

4115-4119
Business Center
Fremont, California

- » ±7,700 SF
- » APN 525 1250 058
- » ±2,837 SF Office

- » ±3,119 SF Mezzanine
(not included in the total SF)
- » Two Separate Entrances

- » ±3.76/1000 Parking
- » ±14' Clear Height

- » Monthly HOA
±\$504.35
- » 2 Grade Level Doors

For Sale



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CBRE, Inc.
225 W Santa Clara Street
12th Floor
San Jose, CA 95113
www.cbre.com/siliconvalley

CBRE

Site Plan



4115-4119
Business Center



For Sale

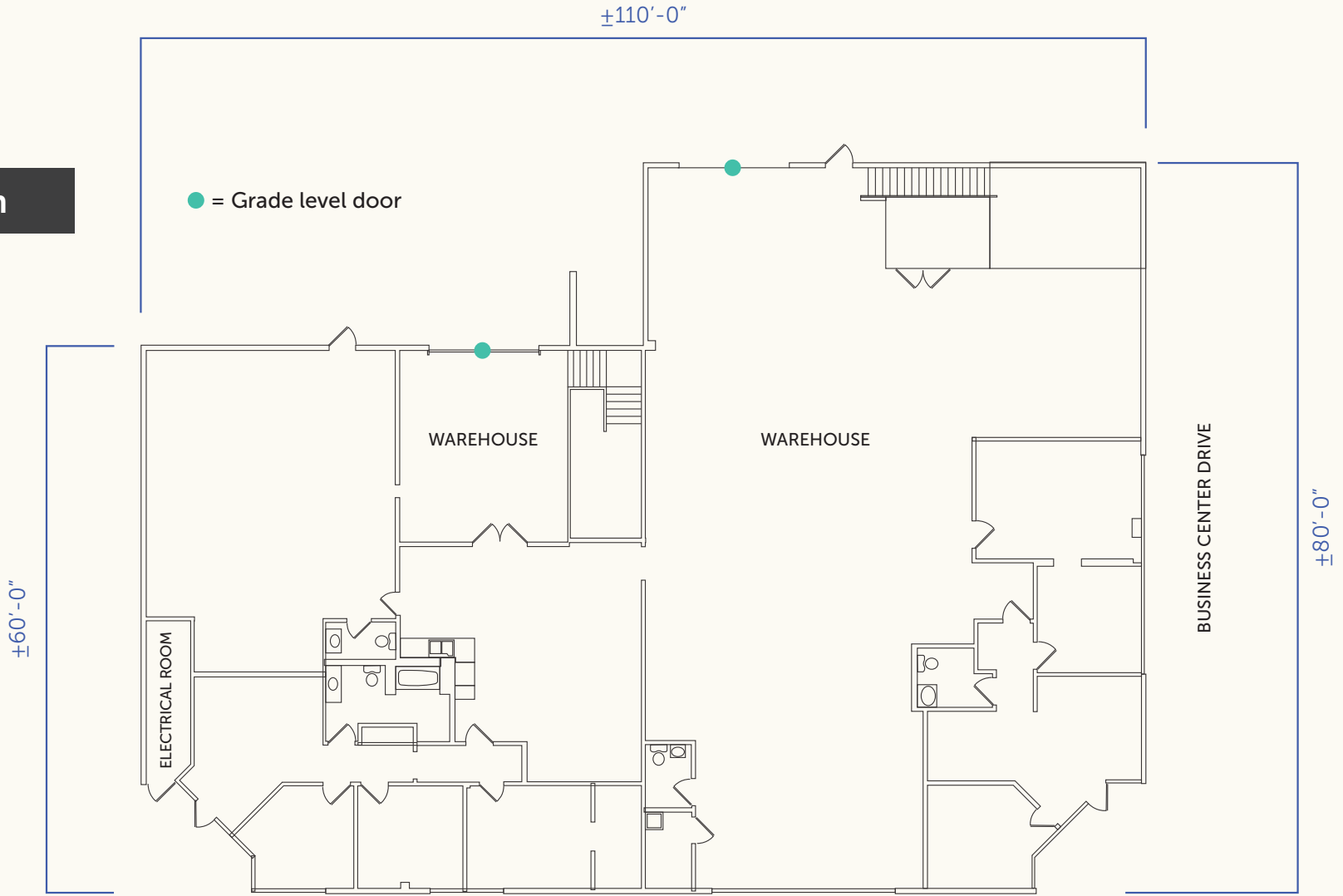
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Floor Plan



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Amenities Aerial



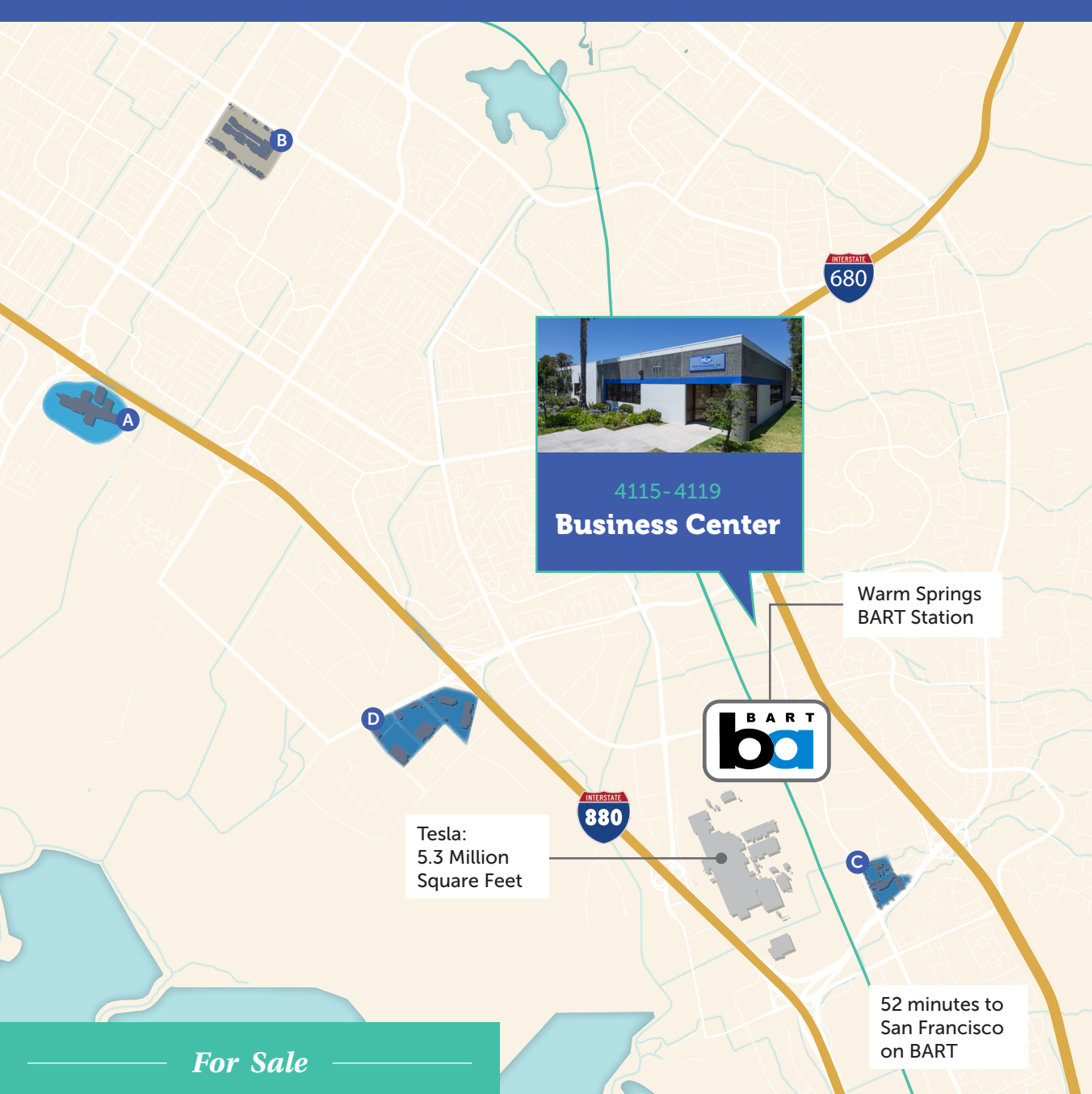
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Amenities Map

A Newpark Mall

- | | | | |
|-------------------|-------------------|----------------------|---------------|
| RETAIL | Forever 21 | RESTAURANT | COFFEE |
| Sears | Hollister Co. | Taqueria La Tita | Starbucks |
| Bath & Body Works | Macy's | Pieology | |
| Charlotte Russe | Victoria's Secret | Anderson Bakery | |
| Disney Store | JCPenney | Hibachi San | |
| Express | | Hi Seoul Korean Cafe | |

B 11 minutes to Fremont Hub

- | | |
|------------------------|---------------------------|
| RETAIL | RESTAURANT |
| Target | Jack's Brewing Company |
| Marshalls | Popeyes Louisiana Kitchen |
| Sprouts Farmers Market | Nothing Bundt Cakes |
| Ross Dress for Less | Posh Bagel |
| Michaels | Amia Bakery |
| Safeway | MOD Pizza |
| CVS Pharmacy | Chili's Grill & Bar |
| Staples | COFFEE |
| GameStop | Starbucks |
| Payless ShoeSource | |

C Warm Springs Plaza

- | | | |
|---------------------|---------------------------|---------------|
| RETAIL | RESTAURANT | COFFEE |
| Ross Dress for Less | Beyond Thai | Starbucks |
| DD's Discounts | Chaat House | Tea Papa |
| CVS Pharmacy | Grand Harbor | |
| | Little Dipper Shabu Shabu | |
| | ZPizza | |
| | Denny's | |

D Pacific Commons Shopping Center

- | | |
|-----------------------|------------------------|
| RETAIL | RESTAURANT |
| Nordstrom Rack | In-N-Out Burger |
| DSW | Claim Jumper |
| Kohl's | Panera Bread |
| Target | P.F. Changs |
| Men's Warehouse | Market Broiler |
| Lowe's | Blaze Pizza |
| Costco | Buffalo Wild Wings |
| Dick's Sporting Goods | The Habit Burger Grill |
| Carter's | |
| Old Navy | COFFEE |
| Ulta Beauty | Tapioca Express |

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