

47215 LAKEVIEW BOULEVARD

FREMONT | CALIFORNIA



±35,462 SF TO ±99,378 SF
R&D AVAILABLE FOR LEASE

 CUSHMAN &
WAKEFIELD

THE
RMR
GROUP

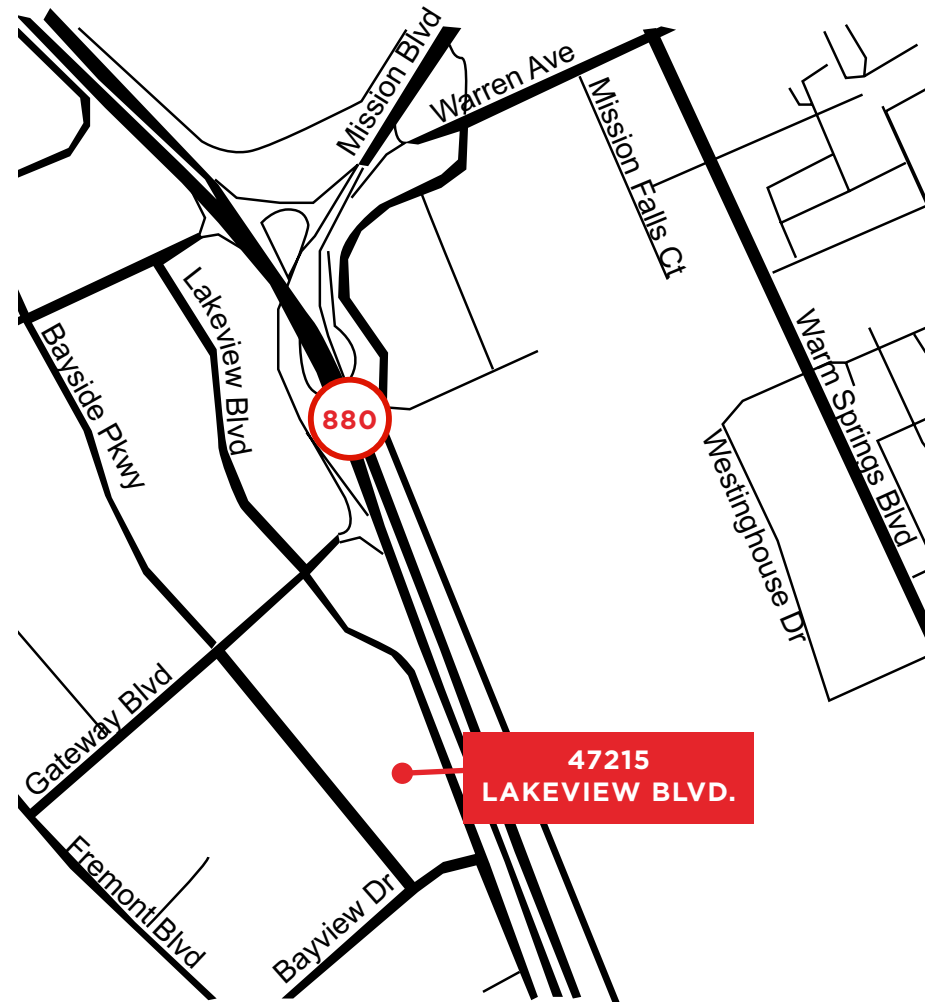
47215 LAKEVIEW BOULEVARD

BUILDING HIGHLIGHTS

- ±99,378 SF
- Divisible to ±35,462 SF and ±59,360 SF
- Partial 2-Story with Flexible Floor Plans
 - 1st Floor: ±76,000 SF & 2nd Floor: ±22,000 SF
- 3,000 Amps @ 480V, 3-Phase
- 225 Tons of HVAC Plus 43 Tons of Supplemental Lab Cooling
- ±3.43/1,000 Parking
- (4) EV Charging Stations, (8) Connection Points
- (4) Covered Dock High Doors
- (1) Grade Level (Expandable) Door
- Showers, Lockers, (2) Breakrooms and (3) Outdoor Patios
- South Fremont's Bayside Technology Park
- Signage Visibility From Highway 880 - 230,000 Daily Cars
- Mature Landscape and Walking Trails
- Easy Access to Highway 237, I-880, and I-680

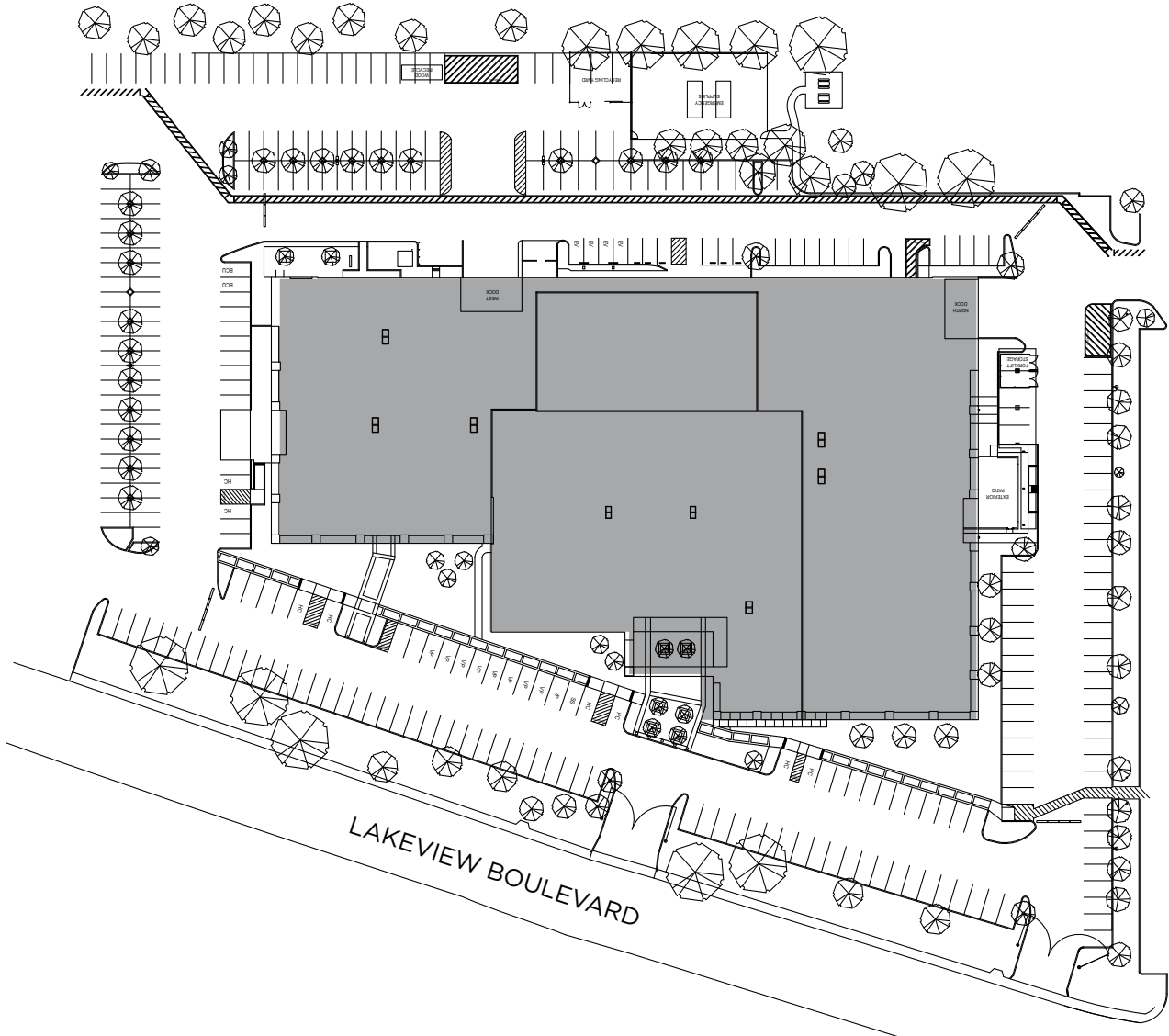


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BROCHURE**



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SITE PLAN



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**HIGHWAY 880
230,000 ADT**

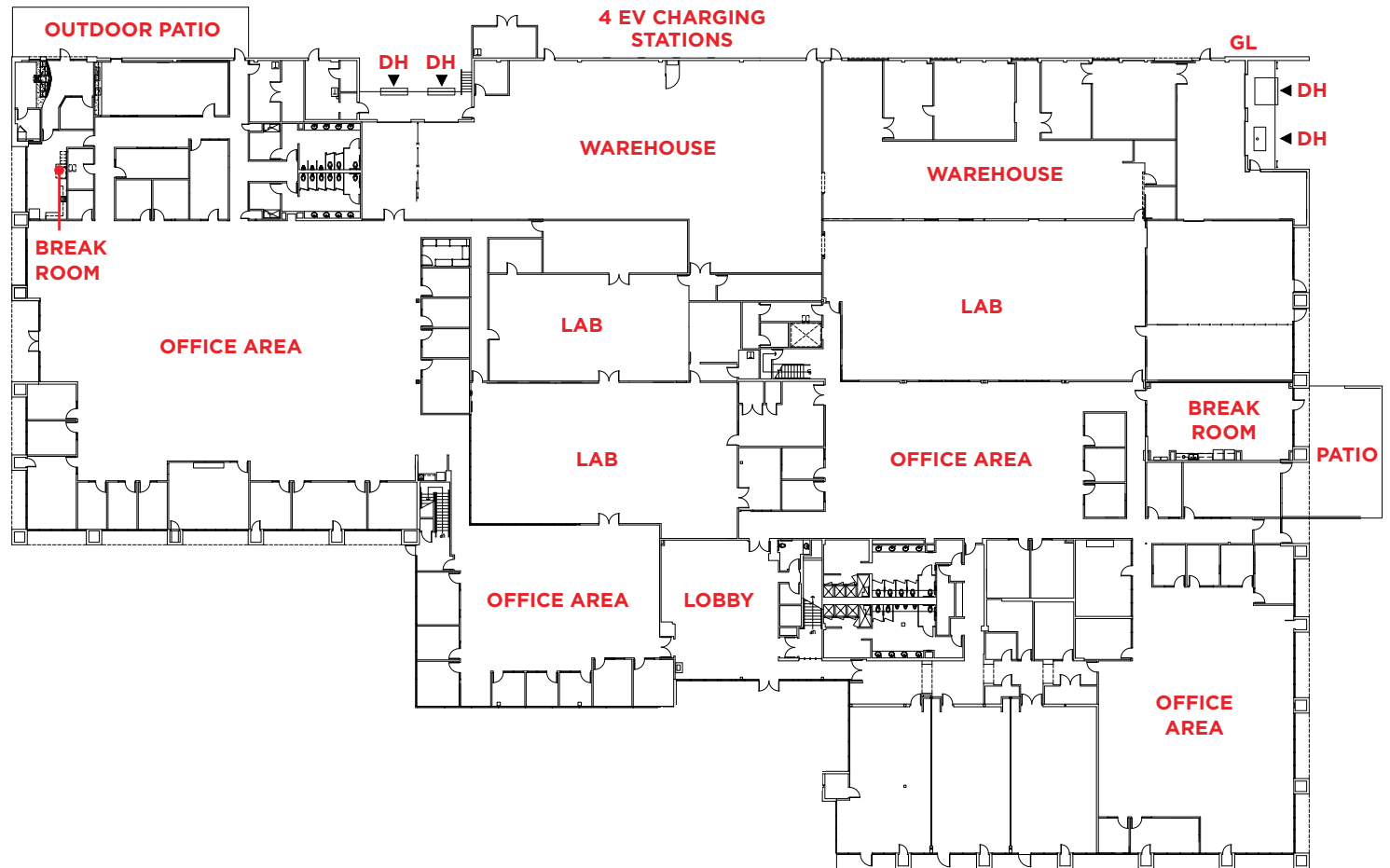
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**SHIPPING/
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EXISTING FLOOR PLAN FIRST FLOOR

- 4 Open Area Offices
- 2 Warehouses
- 3 Labs
- 4 Dock High Doors
& 1 Grade Level Door
- 2 Break Rooms
- 2 Outdoor Patios
- Showers
- ±72,000 SF Floor Plate

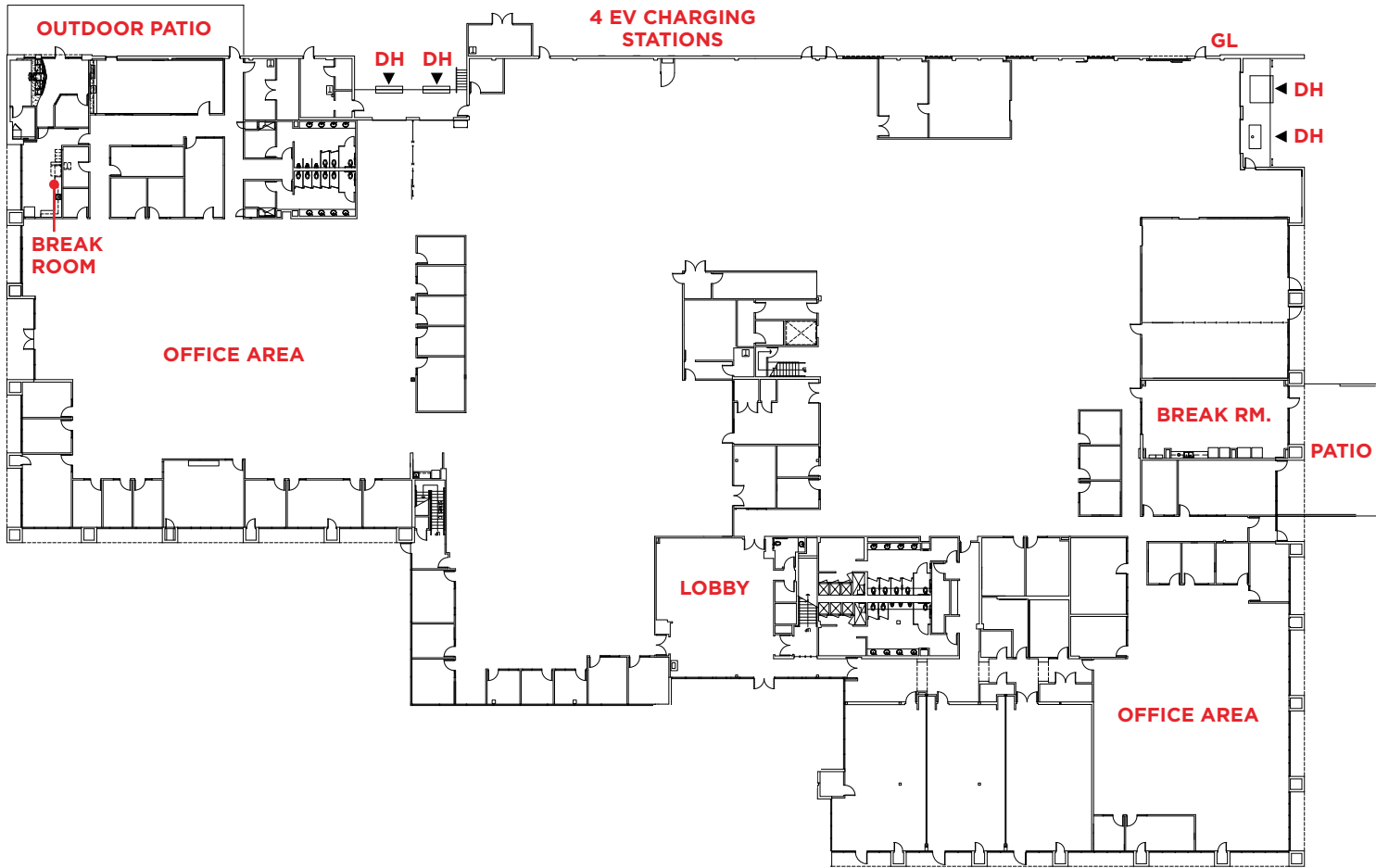


LAKEVIEW DRIVE

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HYPOTHETICAL FLOOR PLAN FIRST FLOOR

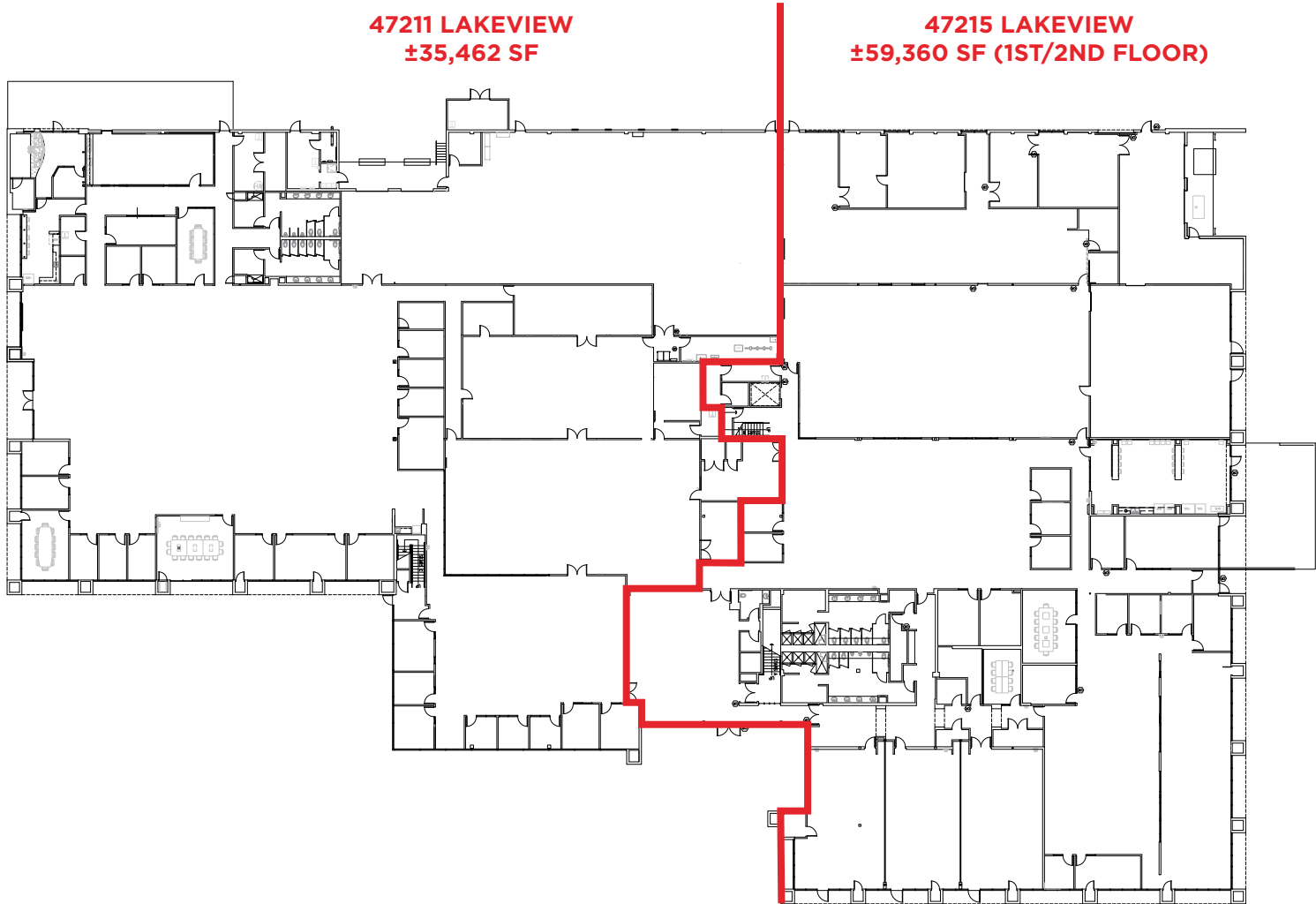
- 4 Dock High Doors
- 1 Grade Level Door
- 2 Break Rooms
- 2 Outdoor Patios
- Showers
- ±76,000 SF Floor Plate



LAKEVIEW DRIVE

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DIVISIBLE FLOOR PLAN FIRST FLOOR

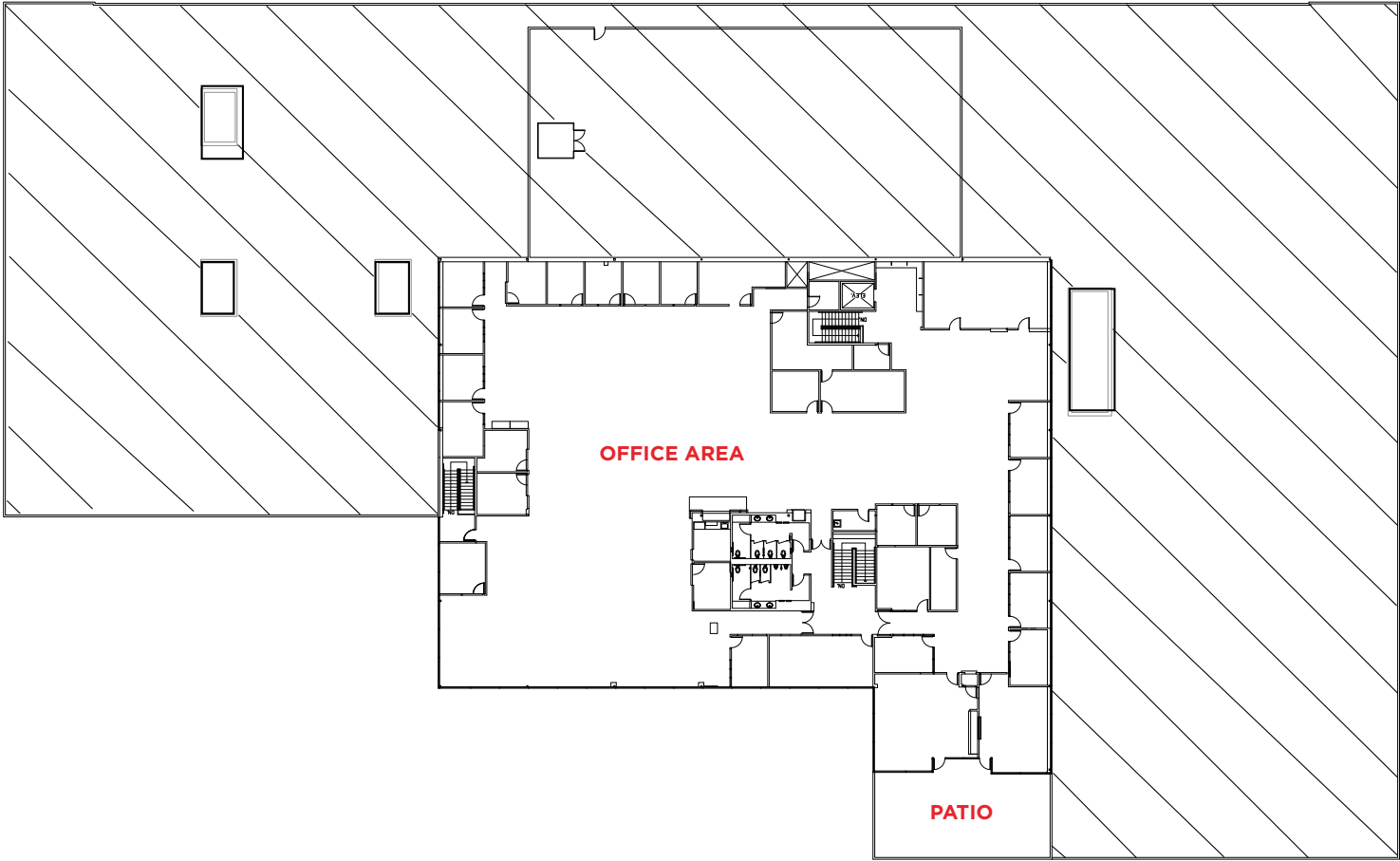


LAKEVIEW DRIVE

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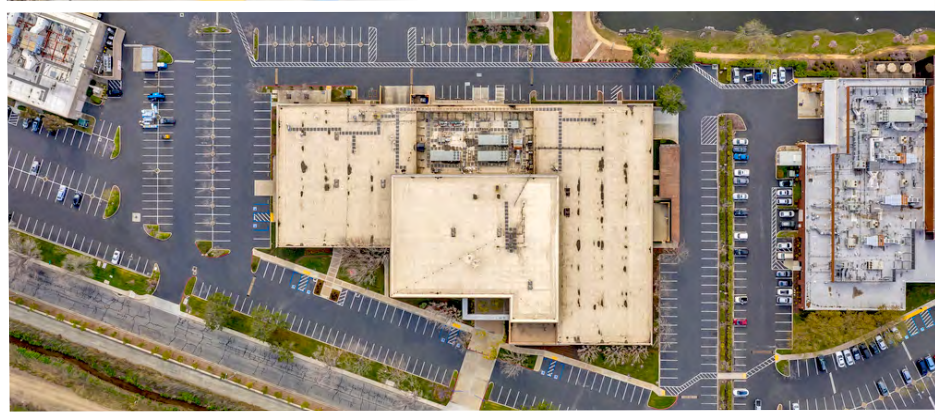
EXISTING FLOOR PLAN SECOND FLOOR

- Open Office Area
- Outdoor Patio
- Skylights
- ±22,000 SF Floor Plate



LAKEVIEW DRIVE

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AMENITIES & TRANSPORTATION

2.6 MILES TO BART



BART
ba
WARM SPRINGS/
FREMONT

**47215
LAKEVIEW BLVD.**

**BAY CLUB
FREMONT**

**EXTENDED STAY
AMERICA**

**COURTYARD
MARRIOTT**

MCCARTHY RANCH

MAJOR STORES
AT&T
Best Buy
Dollar Tree
Mattress Firm
Michael's
Ross
PetSmart
T-Mobile
Walmart

SERVICES
Bank of America
Wells Fargo Bank

DINING
Aria Dining & Banquets
Aroma Dining
Dindigul Thalappakatti
DishDash
In-N-Out
Mirch Masala
On the Boarder
Romano's Macaroni Grill
Shabuya
Starbucks
Sushi King
Taco Bell
Taqueria Los Cunados
Tea Top
The Green Barn
The Sandwich Spot
TOGO's

PACIFIC COMMONS SHOPPING CENTER

DEPARTMENT STORES
Carter's
Costco
CVS
Dick's Sporting Goods
DSW
Homegoods
Kohl's
Lowe's
Mattress Firm
Men's Warehouse
Nordstrom Rack
Old Navy
Sephora
Target
The Block
TJ Maxx
Ulta Beauty

DINING
Blaze Kitchen
Bowl of Heaven
Buffalo Wild Wings
Cold Stone Creamery
CREAM
Dish N Dash
Five Guys
Food Talk Cafe
iTea
Jamba Juice
Koja Kitchen
Krispy Kreme
Little Madfish
Local Cafe
Market Broiler
Mas Fuego
Mr. Green Bubble

DINING
Panera
Pizza Hut
Rangoli Flavors of India
Rubio's Coastal Grill
Sno-Crave Tea House
Starbucks
The Habit
The Halal Guys
The Kebab Shop
Toro Sushi

ENTERTAINMENT
Centry Theaters

SERVICES
Chase Bank
T-Mobile
Verizon

FREMONT AUTO MALL

Audi	BMW	Hyundai
Acura	Honda	Subaru
Lexus	Nissan	Toyota
Mercedes Benz	Porche	

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FREMONT, CA | ±35,462 SF TO ±99,378 SF

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