

48421 MILMONT DRIVE

25,012± SF For Lease | Fremont, California

Potential Divisibility to ±16,500 SF

**BEST VALUE
FOR HIGH-QUALITY
OFFICE/R&D SPACE
IN FREMONT!**



FOR MORE INFORMATION PLEASE CONTACT:

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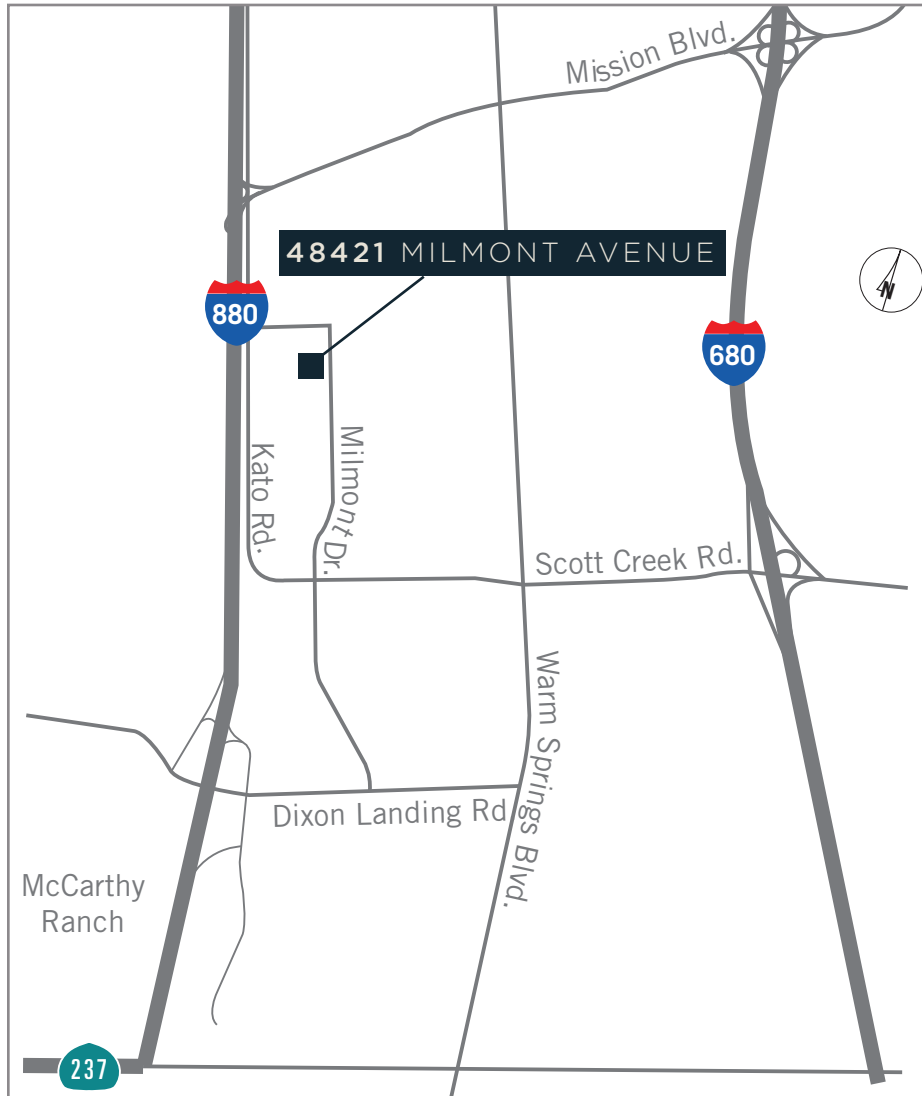
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PROPERTY HIGHLIGHTS

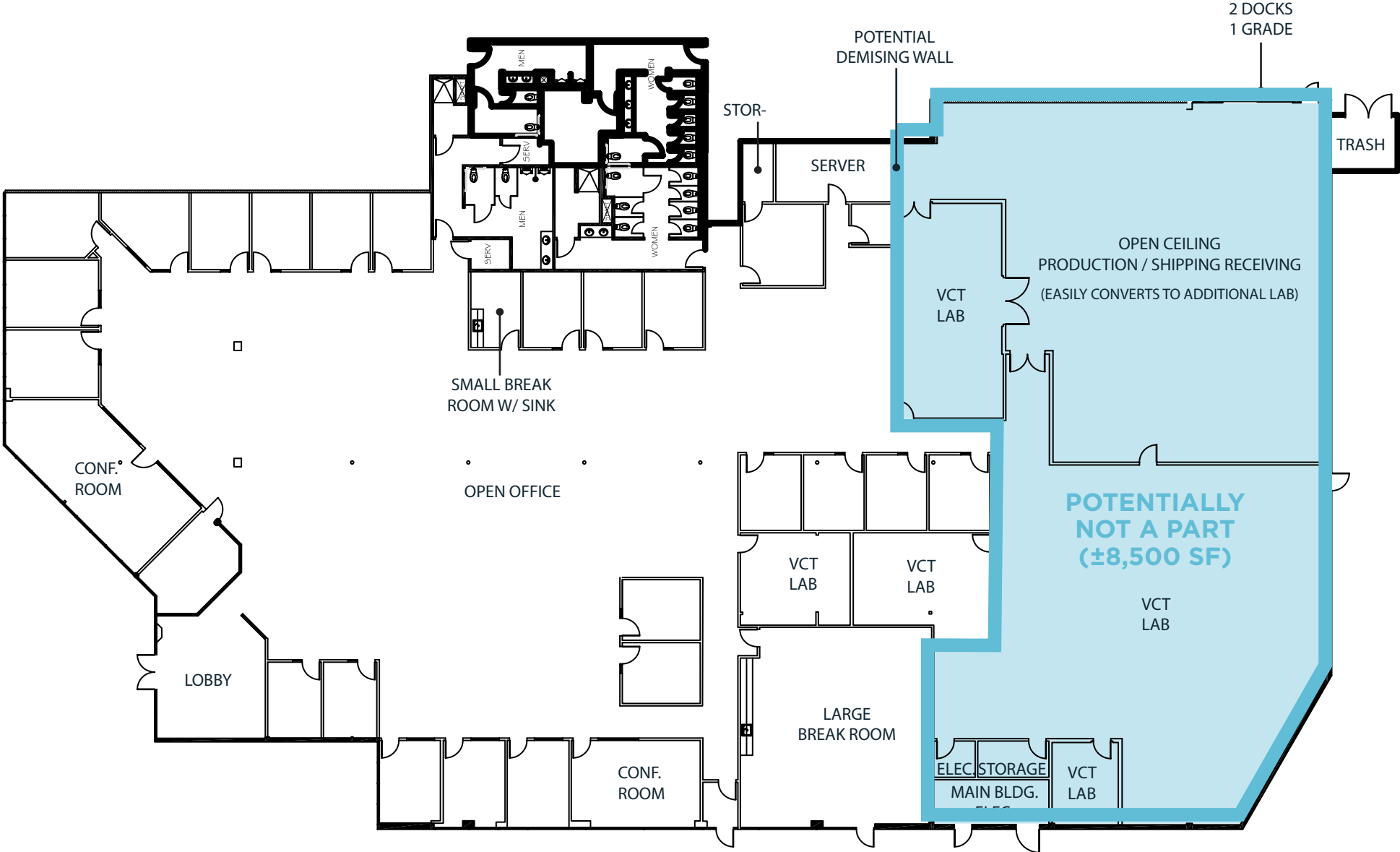
- Best value for high quality office/R&D space in Fremont (\$1.05/SF/NNN)
- Approximately 2/3 drop ceiling office, 1/3 VCT lab & production/shipping & receiving
- Divisible to ±16,500 SF*
- 2,000 Amps at 277/480 Volts to building
- Dock & grade level loading
- Local, responsive ownership
- Very low operating expenses
- Close proximity to Tesla, Solar City, Seagate, Finisar, Confluent Medical & other high profile companies
- Immediate access to Highways 880, 680 & 237
- Short distance to Warm Springs BART station (±10 min)
- Showers
- New carpet & paint
- Available now, call to tour

* Exact sq. ft. subject to mutually agreed upon space plan

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ESTIMATED DRIVE TIMES FROM 48431 MILMONT

- 10 Minutes to BART
- 10 Minutes to Pacific Commons
- 7 Minutes to McCarthy Ranch
- 6 Minutes to Highway 237
- 4 Minutes to Interstate 880
- 3 Minutes to Interstate 680 @ Scott Creek Rd.
- 17 Minutes to San Jose Airport
- 30 Minutes to Oakland Airport



48421 MILMONT DRIVE

MCCARTHY RANCH MARKETPLACE

- | | |
|-----------------------------|---------------------------|
| MAJOR STORES | DINING |
| Best Buy | Applebee's |
| David's Bridal | Banana Leaf |
| Dollar Tree | Black Angus |
| Mattress Discounters | Cinnamon Club Asian Grill |
| Michael's Arts & Crafts | Green Cafe |
| Ross Dress For Less | Happi House |
| PetSmart | HomeTown Buffet |
| Sleep Train Mattress Center | In-N-Out |
| The Men's Warehouse | Macaroni Grill |
| Walmart | On the Border |
| SERVICES | Red Kwai |
| Bank of America | Specialty's Cafe |
| Wells Fargo Bank | Sushi King |
| | Togo's |

PACIFIC COMMONS SHOPPING CENTER

- | | | |
|--------------------------|--------------------|----------------------------|
| DEPARTMENT STORES | DINING | HEALTH & BEAUTY |
| Any Mountain | Applebee's | Flawless Beauty & Slimming |
| Babies "R" Us | Bennigan's | Focus Beauty Center |
| Costco | Buffalo Wild Wings | Fremont Health Spa |
| Dick's Sporting Goods | Claim Jumper | Sally Beauty |
| Dressbarn | Dish N' Dash | Salons by JC |
| DSW | Five Guys Burgers | SportsClips |
| Jo-Ann Fabric & Crafts | In-N-Out Burger | ULTA Beauty |
| Kohl's | Jamba Juice | Vitamin Shoppe |
| Lowe's | Krispy Kreme | ZAZA Nail Spa |
| Mancini's Sleepworld | P.F. Chang's | ENTERTAINMENT |
| Nordstrom Rack | Panda Express | Century Theaters |
| Old Navy | Panera Bread | SERVICES |
| Party City | Rubio's | Chase |
| Target | The Habit Burger | Citibank |
| T.J. Maxx / Homegoods | The Prolific Oven | |
| Toys "R" Us | Wingstop | |

