

KATO BUSINESS CENTER

FIVE-BUILDING MULTI-TENANT FLEX/OFFICE CAMPUS | TOTAL ±146,626 SF



WEB SITE
AVAILABILITY UPDATE



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Project Highlights

- Five building multi-tenant Flex/ Office campus totaling 146,626± sf
- Flexible unit sizes ranging from 1,569 sf to 40,558 sf
- Tremendous identity with monument and suite signage
- Dock high and grade level loading with 16' clear height
- Expansive asset with multiple options for future growth
- Flexible layouts with fire sprinklered suites
- Owned and professionally managed by LBA Realty

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Fremont, California



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Suite 102G	LEASED	1,800± sf
Suite 106D	LEASE PENDING	2,290± sf
Suite 400B	NEW	2,414± sf
Suite 107D		2,678± sf
Suite 108D		2,714± sf
Suite 100/200E		24,523± sf

CONTIGUOUS/DIVISIBLE OPTIONS

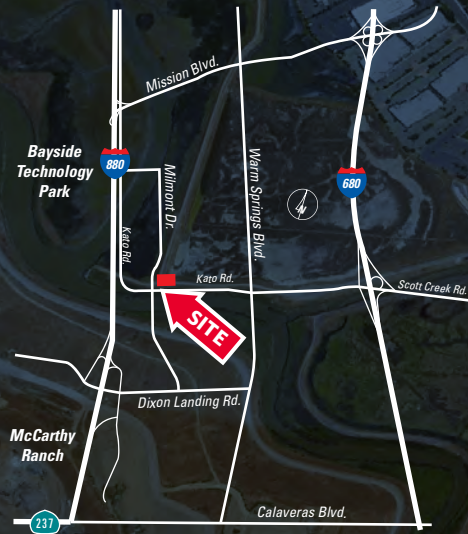
Suites 106/107D	4,968± sf
Suites 107/108D	5,392± sf
Suites 106/107/108D	7,682± sf
Suite 200E	11,649± sf
Suite 100E	12,874± sf

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Location



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- Great access to Interstates 680 and 880 and Highway 237
- Optimal south Fremont location with convenient access
- Excellent parking with 3.58/1,000 ratio

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48860 MILMONT DRIVE

- 102C ANH2 INC.
- 100C EXCEL TEST PREP
- 101C MEYER COMPUTING, INC.
- 105C PRECISION ASPHERE, LLC
- 103C PROMETRIC



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