

FOR SUBLEASE: ±8,842 SF R&D/FLEX

Fremont Business Center: 41352 Christy Street – Fremont, CA



±8,842 Square Feet Available

As exclusive agents, we are pleased to offer the following space:



FEATURES:

- 100% Conditioned Space – Flexible Layout
- Large Open Office/Lab/Production Area (High Ceiling – ±14')
- Three (3) Large Private Offices/Conf. Rooms
- Employee Break Room
- Small Warehouse/Production
 - ±20 Clear Height
 - Dock + Grade Level Loading
- Power: 200 amp @480V, 300 amp @220V (tenant to verify)
- Location: Great Freeway Access to I-880 via Stevenson Blvd or Auto Mall Pkwy.
- Term: Up to ±7 Years
- Rate: \$1.15 NNN

TOUR BY APPOINTMENT ONLY



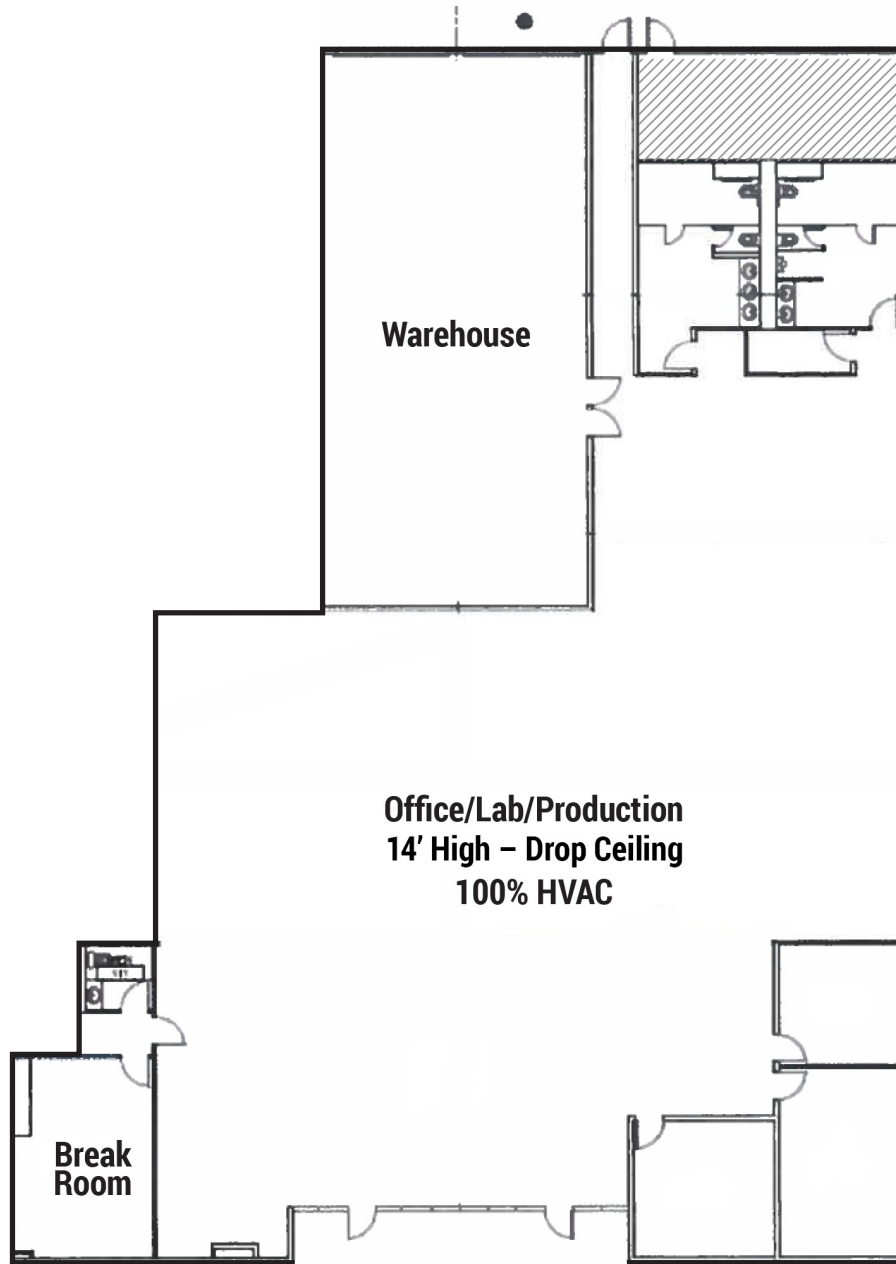
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www.ngkf.com

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Not Included



Grade Level Loading

(potential for shared dock access)

***NOT TO SCALE**



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