

FREMONT BUSINESS CENTER

HIGH QUALITY MULTI-TENANT INDUSTRIAL / R&D FOR LEASE

5690-96 STEWART AVENUE

CURRENT VACANCIES

5696 STEWART AVE
±17,008 SF

5692 STEWART AVE
±8,504 SF

41380 CHRISTY ST
±12,564 SF

PROJECT HIGHLIGHTS

Landscaped outdoor patio areas

±3.8/1,000 Parking Ratio

Great freeway access to I-880 via Stevenson Blvd or Auto Mall Parkway

Multiple expansion opportunities within the park

Dock and grade level loading

Close proximity to Pacific Commons retail amenities

Flexible unit sizes to accommodate wide range of requirements



Albrae St

5690

5696

41380

Stewart Ave

5692

Christy St

Unit	SF	Office SF	Loading
5696	±17,008 SF	25%	One (1) Dock Door Two (2) Grade-Level Doors
5692	±8,504 SF	20%	One (1) Grade-Level Door
5690	±8,504 SF	70%	Sublease - Life Science
41380	± 12,564 SF	25%	Two (2) Grade-Level Doors



FLOOR PLANS

5696 STEWART AVENUE

UNIT HIGHLIGHTS

±17,008 SF

25% Office

Power: 400 amps 240 Volt

Extensive Power Drops in Warehouse

Insulated

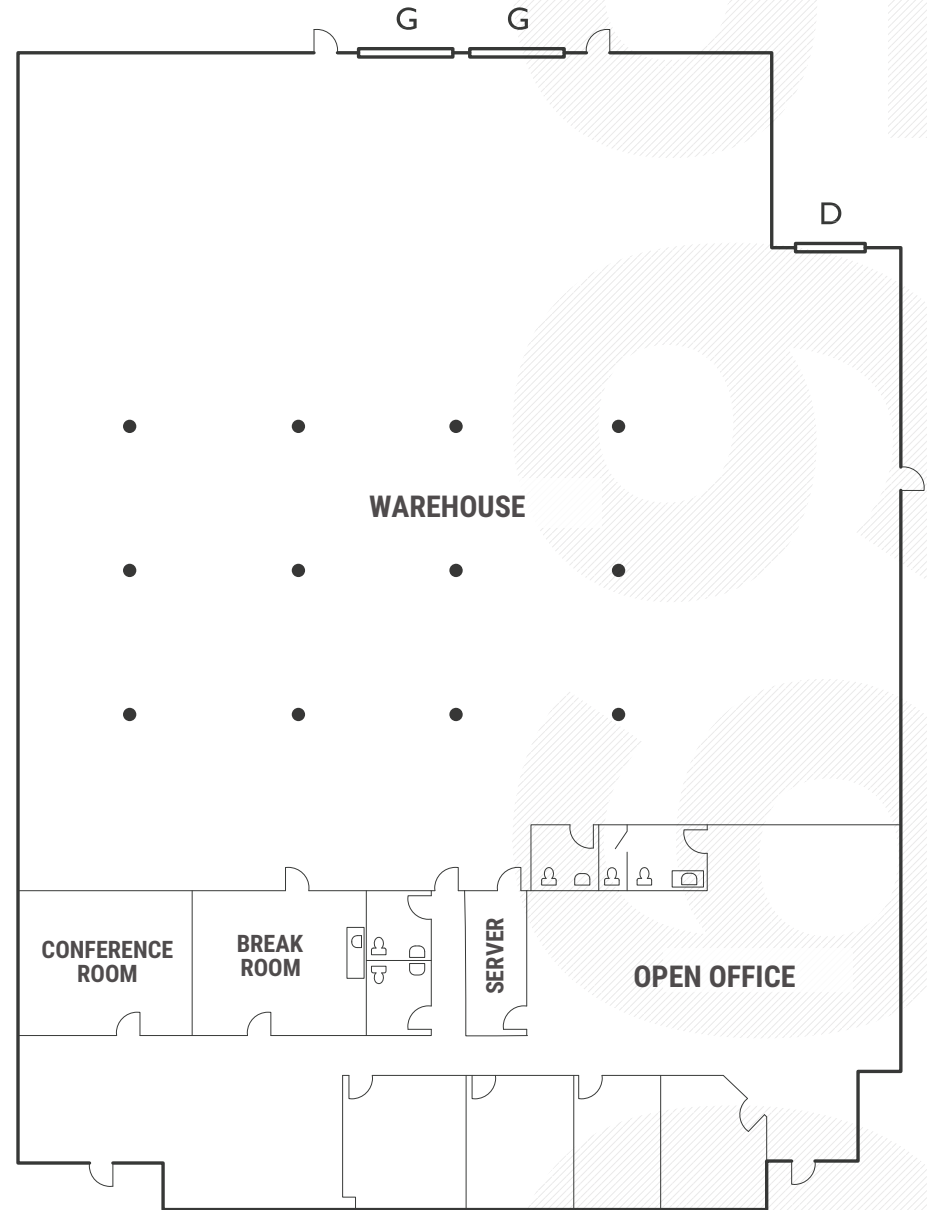
One (1) Dock Door

Two (2) Grade-Level Doors

Shower

Available Now

Can be combined with 5692 Stewart
for ±25,512 SF



● POWER DROPS

FLOOR PLANS

5692 STEWART AVENUE

UNIT HIGHLIGHTS

±8,504 SF

20% Office

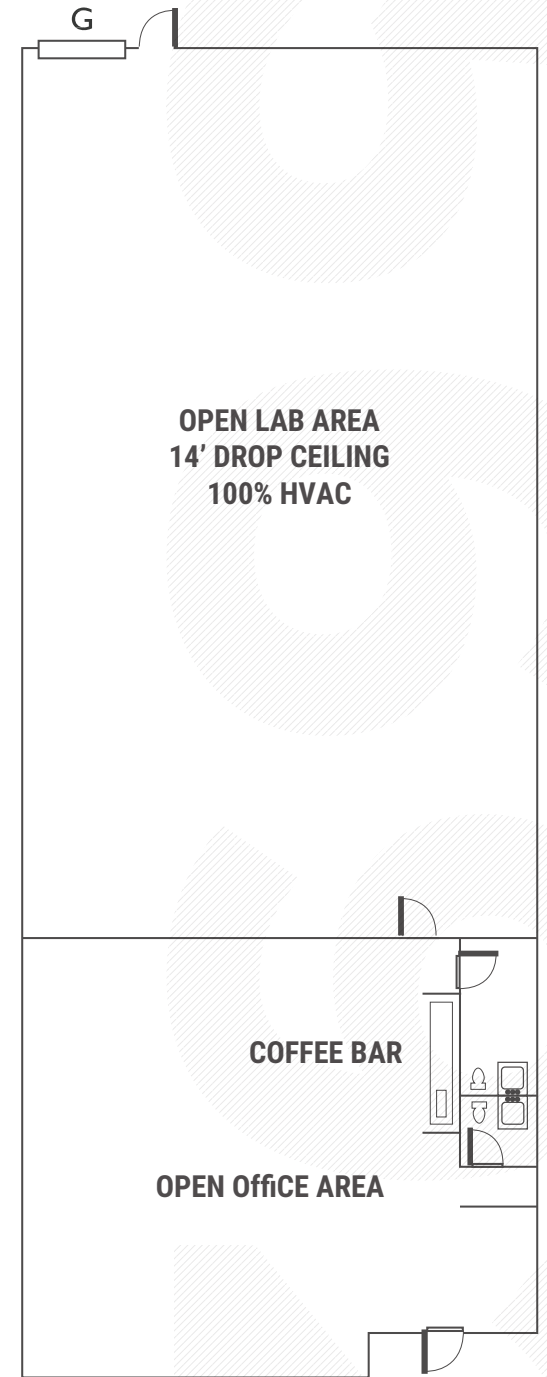
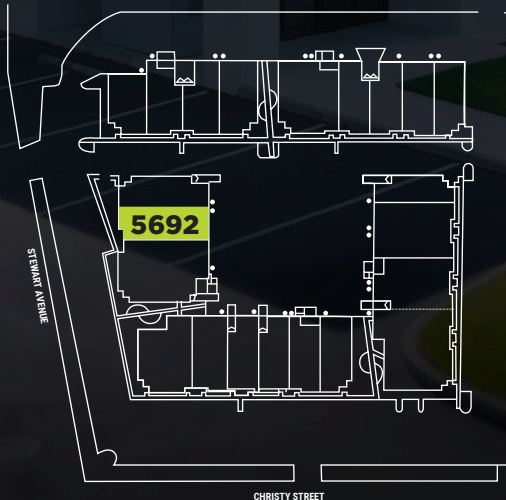
80% Drop Ceiling

HVAC Lab Production Area

One (1) Grade Level Door

Available Now

Can be combined with 5696
Stewart for ±25,512 SF



FLOOR PLANS

41380 CHRISTY STREET

UNIT HIGHLIGHTS

±12,564 SF

25% Office

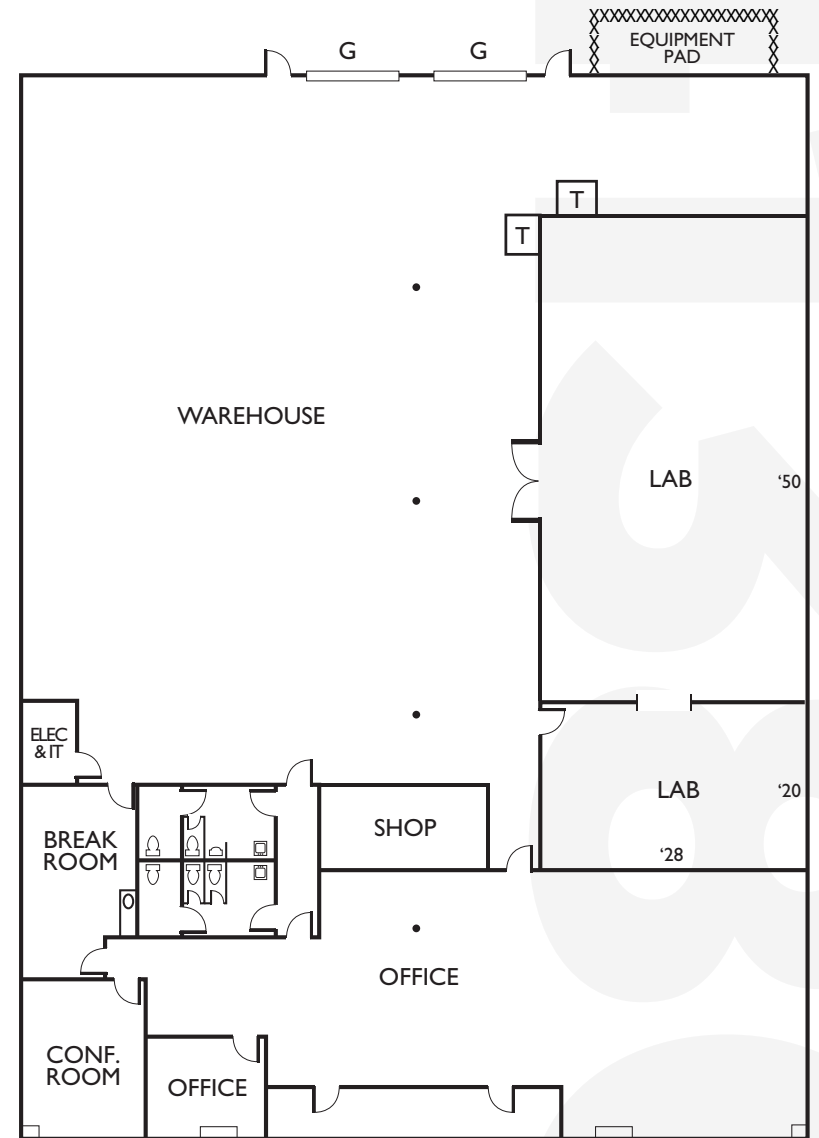
20% HVAC Conditioned Lab Space

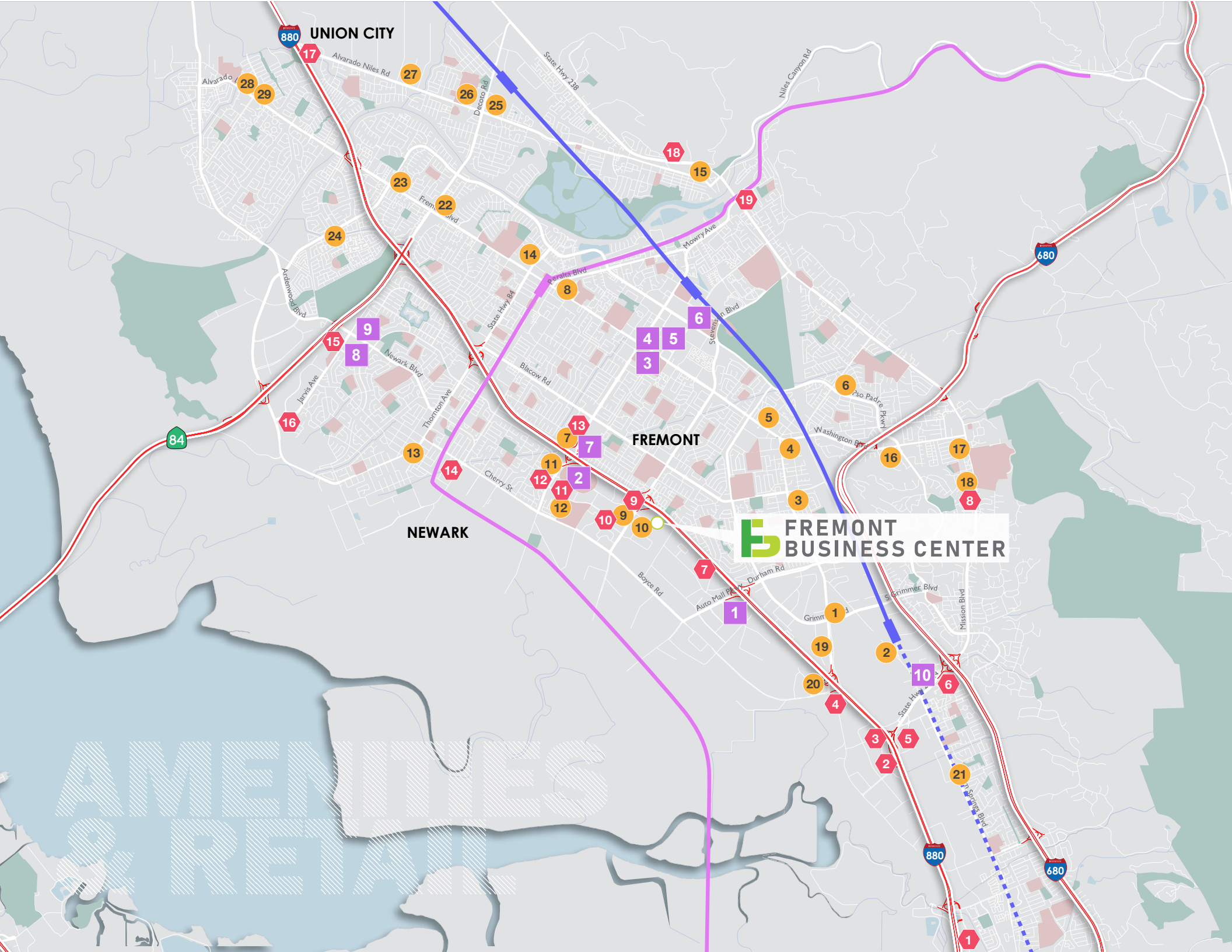
Two (2) Grade-Level Doors

400 Amps Power

Available June 1, 2020

Large Equipment Pad





UNION CITY

FREMONT

NEWARK

FREMONT BUSINESS CENTER

AMENITIES
& RETAIL

LEGEND

● RESTAURANTS

1. Sala Thai 2
2. Spin A Yarn
3. Green Champa
4. La Casita Restaurant
Pakwan Restaurant
Biryani Bowl
5. Mirchi Cafe
New Yong Kang
Tandoori & Curry
6. Yuki
7. Chaat Bhavan
Country Way
8. Salang Pass Restaurant
9. Peach Garden
Chandni Restaurant
Isla Restaurant
Com Tam Thanh
Nijo Castle
10. Fu Lam Moon
World Gourmet
PhoAppetit
11. BJ's Restaurant
Ray's Crab Shack
Swiss Park
Bombay Garden
12. Vung Tau Restaurant
Ninji Hot Pot
Happy Kitchen
Papaya Thai Restaurant
Beque Korean Grill
My Tho Restaurant
Jay Bharat Restaurant
King of Dumplings
Sia Fusion Eatery
Biryani Pot
Sushi Yoshi
13. La Cabana
All Star Hamburgers
New Ocean Chinese Restaurant
La Pinata
New King Eggroll
Chef Wu Restaurant
14. Dino's Family Restaurant
Satomi Sushi
15. Papillon Restaurant
The Vine

16. Mission Pizza
El Mezcal
Spices
17. Sushi Mori
Mission Burgers
18. Dohatsuten
19. Taqueria Las Vegas
20. Elite Restaurant
Bob Sang
Sushi Tango
Teo Chow Noodle Shack
Qochon
21. Ajisen Ramen
Arka Indian Restaurant
22. Mioki Sushi
Mr Taco
23. Tea Six
Pho 99
24. Peacock
25. Break Your Fast
Wingstop
New Sakura Buffet
26. Little Shen Yang
Pho Tuong Lai
Mayflower
Little Sheep
27. Rose Garden
Mr. Pickle's
Mexico Lindo
28. Chowking
Popeyes
New Luk Yuen
Pho Pasteur
Thai Kitchen
29. Lenchon Manila
S K Donut Shop
New York Pasta & Pizza
Yokohama Iekei Ramen

◆ HOTELS

1. Residence Inn
2. Courtyard
3. Hyatt Place
Hampton Inn
4. Fremont Marriott
La Quinta Inn & Suites
Good Nite Inn
5. Comfort Inn
6. Extended Stay America
7. Holiday Inn Express
8. Mission Peak Lodge
9. DoubleTree
10. TownePlace Suites
Chase Suite Hotel
11. Homewood Suites
12. Comfort Inn & Suites
13. Residence Inn
Extended Stay America
14. Best Western Plus
15. Courtyard
Residence Inn
16. Aloft
17. Crowne Plaza
18. Belvoir Springs
19. Fremont Frontier Motel

■ SHOPPING CENTERS

1. **Pacific Commons**
Market Broiler, Five Guys, P.F. Chang's, Panera Bread, Claim Jumper, In-N-Out Burger, Firehouse Subs, Applebee's, Dicky's, Fremont Asian Pearl, Shao Mountain, Krispy Kreme, Buffalo Wild Wings, Sno-Crave Tea House, The Habit Burger Grill, Bennigan's, Bowl of Heaven, Blaze Pizza, Ono Hawaiian BBQ, TKS, Pancheros, Spicy Town, The Little Hot Pot, Kaenyama, Wingstop, Dog Haus, Chipotle, Sunfish Poke Bar, Rubios, Little Madfish
2. **NewPark Mall**
Andersen Bakery, Hibachi-San, Charley's Philly Steaks, Tasty Chinese, Phanthai Kitchen, Hi Seoul
3. **Fremont Hub**
Chili's Grill & Bar, Elephant Bar, Posh Bagel, Amia Bakery, MOD Pizza, Jack's, King Noodle, Popeyes
4. **Fremont Plaza**
Aniki's Sushi, Noah's Bagel, Boston Market, Jamba Juice, Benh Thai, Miga Kitchen, Gaters, The Original Pancake House, Cherry Garden, Falafel, etc., Munchner Haus
5. **Walnut Plaza**
Din Ding Dumpling House, Los Cabos, Ristorante Il Porcino, Basil Leaf, Indian Chatkhara, Shalimar, Cracker Barrel Deli
6. **Gateway Plaza**
Panera Bread, Strizzi's, Peet's Coffee, La Pinata, Just Falafel, Chinese Cuisine, Go Chaatzz, Dosa Hut, Frodo Joe's Petit Cafe
7. **Mowry East**
Olive Garden, Sakoon, Applebee's, Massimo's, Denny's, Lloyd's Donuts, Sri Ananda Bhavan, Papa Murphy's, Coco Chicken, Semo Sushi
8. **Lido Faire**
Zensen Sushi Express, Little Sichuan, Popeyes, Papa Lin, 85C Bakery Cafe, Newark Buffet, Kioku Sushi, Pho Saigon, booniepepper Islander Grill, Cocurry Thai Cuisine, Vitality Bowls
9. **Rosemont Square**
Harumi Sushi, Good Neighbour, Mumbai Chowk, Taqueria Los Gallos
10. **Warm Springs Plaza**
Hong Kong Chef, Fusion House, Three Guys Pies, Sogo Bakery, Mango Garden, Chaat House, zpizza, Little Dipper, Una Mas, Seoul 2go, Donut House, Denny's

—■— BART STATIONS

—●●● BART PROPOSED LINE

—■— ACE STATIONS



FREMONT BUSINESS CENTER

HIGH QUALITY MULTI-TENANT INDUSTRIAL / R&D FOR LEASE

5690-96 STEWART AVENUE

ELLEX SCIENCE, INC.

MIKE SPIRO

Executive Managing Director
510.300.0212
mspiro@ngkf.com
CA RE License #01433395

STEVE KAPP, SIOR

Executive Managing Director
510.300.0213
skapp@ngkf.com
CA RE License #01069911

1111 BROADWAY, SUITE 100 | OAKLAND, CA. 94607



The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. 17-0483.02/20