

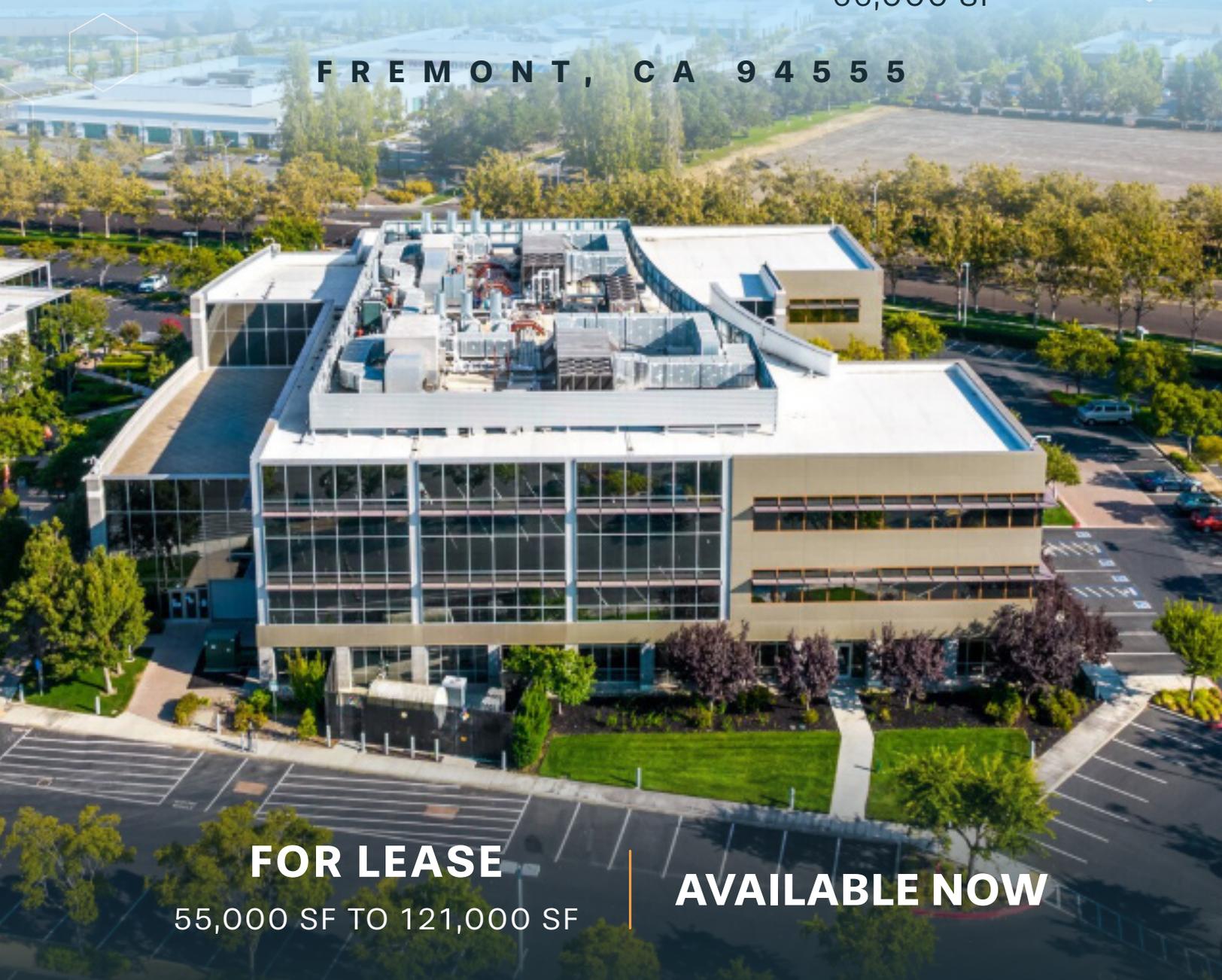
**6900**  
**Paseo Padre**

55,000 SF

**& 6801**  
**Kaiser**

66,000 SF

F R E M O N T , C A 9 4 5 5 5



**FOR LEASE**

55,000 SF TO 121,000 SF

**AVAILABLE NOW**

 **Invesco**

**Lincoln**

**CBRE**

# Campus Highlights

Class A Building Ideal for Life Sciences, STEM, Office, Data Center, & High Tech Users



HVAC/  
CFM



Secure  
Tenant Lobby



Options for 1,500 &  
3,500 SF Lab Space



4,000 Amps at 480V in each building up to an additional 3,000 amps of capacity in each building based on existing load study



Additional  
Lab Support  
Rooms



One – Two  
Conference  
Rooms



Two – Three  
Private  
Offices



Small Kitchenette  
Break / Coffee  
Room



Electric  
Charging  
Stations



Open Office  
Space



Daily Shuttle to  
Bart Station &  
Ace Rail



Storage /  
Copy Room



Freight  
Elevator



Fitness  
Center

## LAB SPACE HIGHLIGHTS

Seamless Vinyl Flooring Coved At Walls

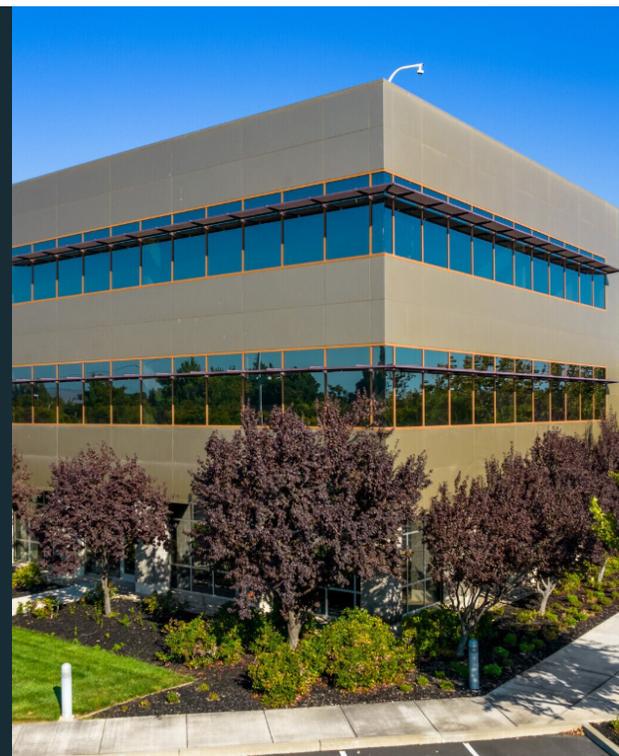
2x4 Grid Ceilings With Non-Particulating Ceiling Tiles

Built In Lab Counter With Lab Sink

One 8'-0" Wide Chemical Fume Hood

New Exhaust Fan On The Roof

Modular Lab Casework



# Building highlights

6900  
Paseo  
Padre



HVAC – 253  
tonnes of cooling



700KW Backup  
Power Available



CFM – 120k  
Supply



4,000 amps at 480V up  
to 3,000 amps of capacity  
in each building based on  
existing load study

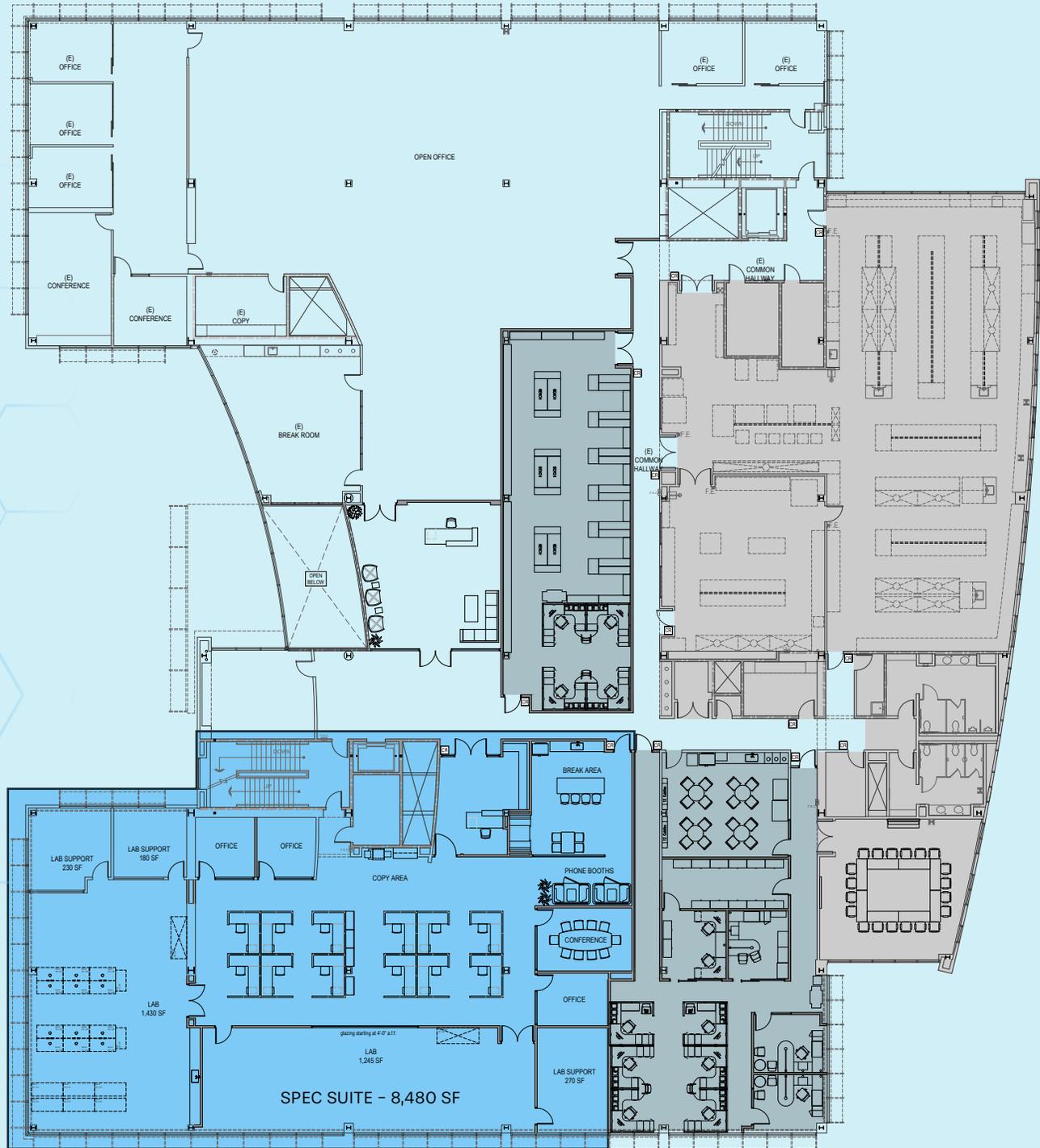


# Floor Plan

2ND FLOOR

±22,000 RSF

6900  
Paseo  
Padre



# Floor Plan

3RD FLOOR

±33,000 RSF

6900  
Paseo  
Padre

Single Tenant Test Fit



# Floor Plan

3RD FLOOR

±33,000 RSF

6900  
Paseo  
Padre

## Hypothetical 3 Tenant Test Fit



### SUMMARY

#### TENANT 1 SF - 6,7673 SQ FT

OFFICE - 3,368 SQ FT	LAB - 3,399 SQ FT	PERCENTAGES
16 - 60"x30" Workstations	28 - Workstations	50 % - Office
19 - 48"x30" Workstations		50 % - Lab
2 - Phone / Focus Rooms		
1 - Collab. Room (4-5)		
1 - Meeting Room (6-8)		25% - Lab Support
1 - Reception		75% - Open Lab
1 - Copy / Print		
1 - Break Room		

#### TENANT 2 SF - 5,4583 SQ FT

OFFICE - 2,789 SQ FT	LAB - 2,669 SQ FT	PERCENTAGES
28 - 60"x30" Workstations	37 - Workstations	51 % - Office
2 - Phone / Focus Rooms		49 % - Lab
1 - Collab. Room (4-5)		
1 - Meeting Room (6-8)		
1 - Reception		21% - Lab Support
1 - Copy / Print		79% - Open Lab
1 - Break Room		
1 - Whiteboard Wall		

#### TENANT 3 SF - 10,623 SQ FT

OFFICE - 5,635 SQ FT	LAB - 4,988 SQ FT	PERCENTAGES
64 - 60"x30" Workstations	62 - Workstations	53 % - Office
2 - Phone / Focus Rooms		47 % - Lab
3 - Meeting Room (6-8)		
1 - Reception		
1 - Copy / Print		23% Lab Support
1 - Break Room		77% Open Lab

#### SHARED

- 1 - Conference Room (365 sq ft)
- Shared Circulation (2,307 sq ft)

#### LEGEND

BLDG SYSTEMS & TOILETS	VERTICAL CIRCULATION	BREAK-ROOM	OFFICE	CONF.	LAB	LAB SUPPORT	CIRCULATION	SHARED
[Grey]	[Light Blue]	[Orange]	[Light Yellow]	[Yellow]	[Blue]	[Light Blue]	[Light Blue]	[Red]

# Building highlights

6801 Kaiser



HVAC/CFM  
300 tonnes of cooling



500KW Backup  
Power Available



CFM - 143k  
Supply air



4,000 amps at 480V up  
to 3,000 amps of capacity  
in each building based on  
existing load study



Cleanroom with ISO  
8 Compability

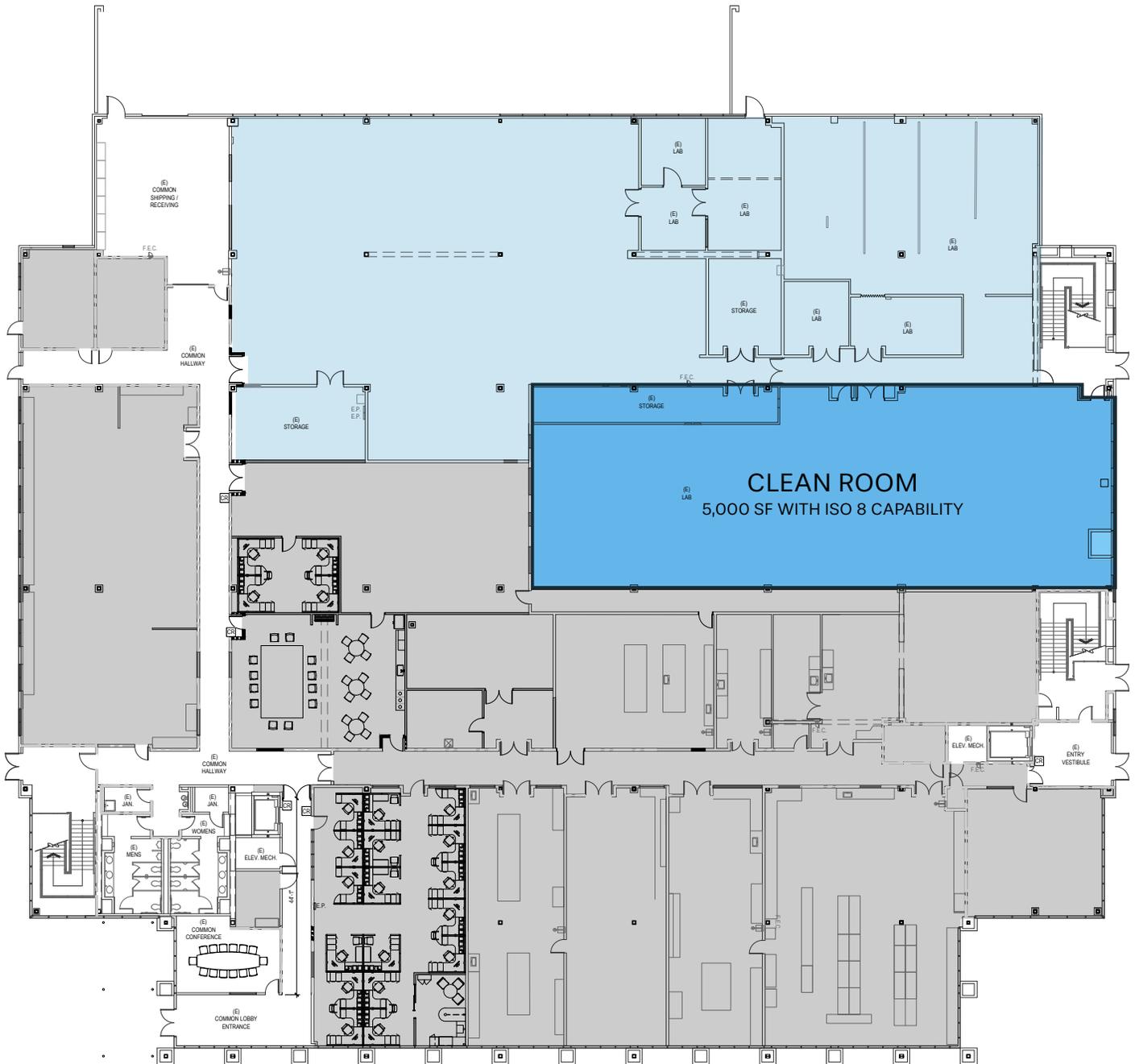


# Floor Plan

6801 Kaiser

1ST FLOOR

±22,000 RSF



5500 SF ISO 8/9 Rated  
Clean Room

## LEGEND

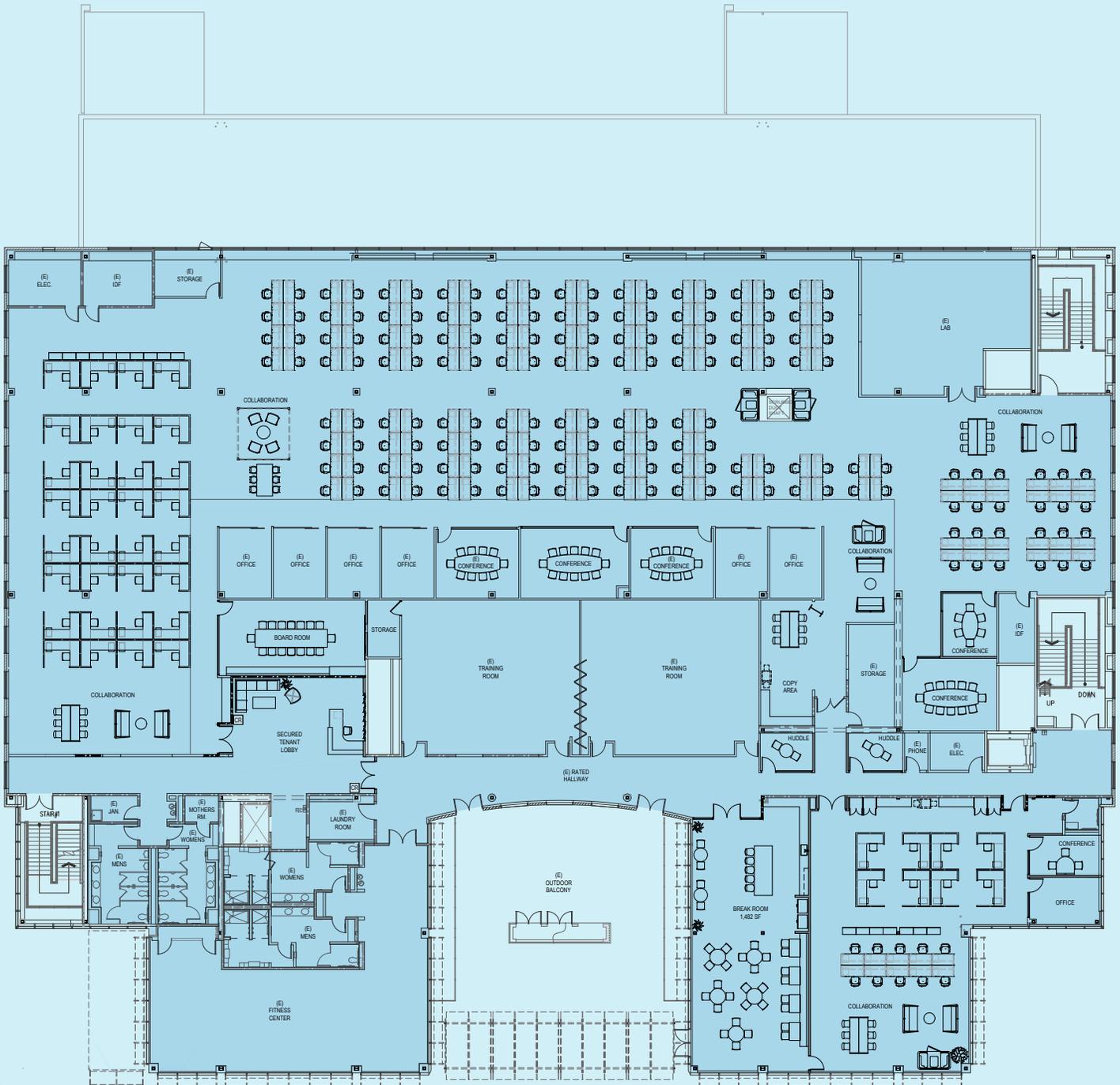
- COMMON AREA
- OCCUPIED TENANT SPACE
- AVAILABLE TENANT SPACE FOR LEASE

# Floor Plan

6801 Kaiser

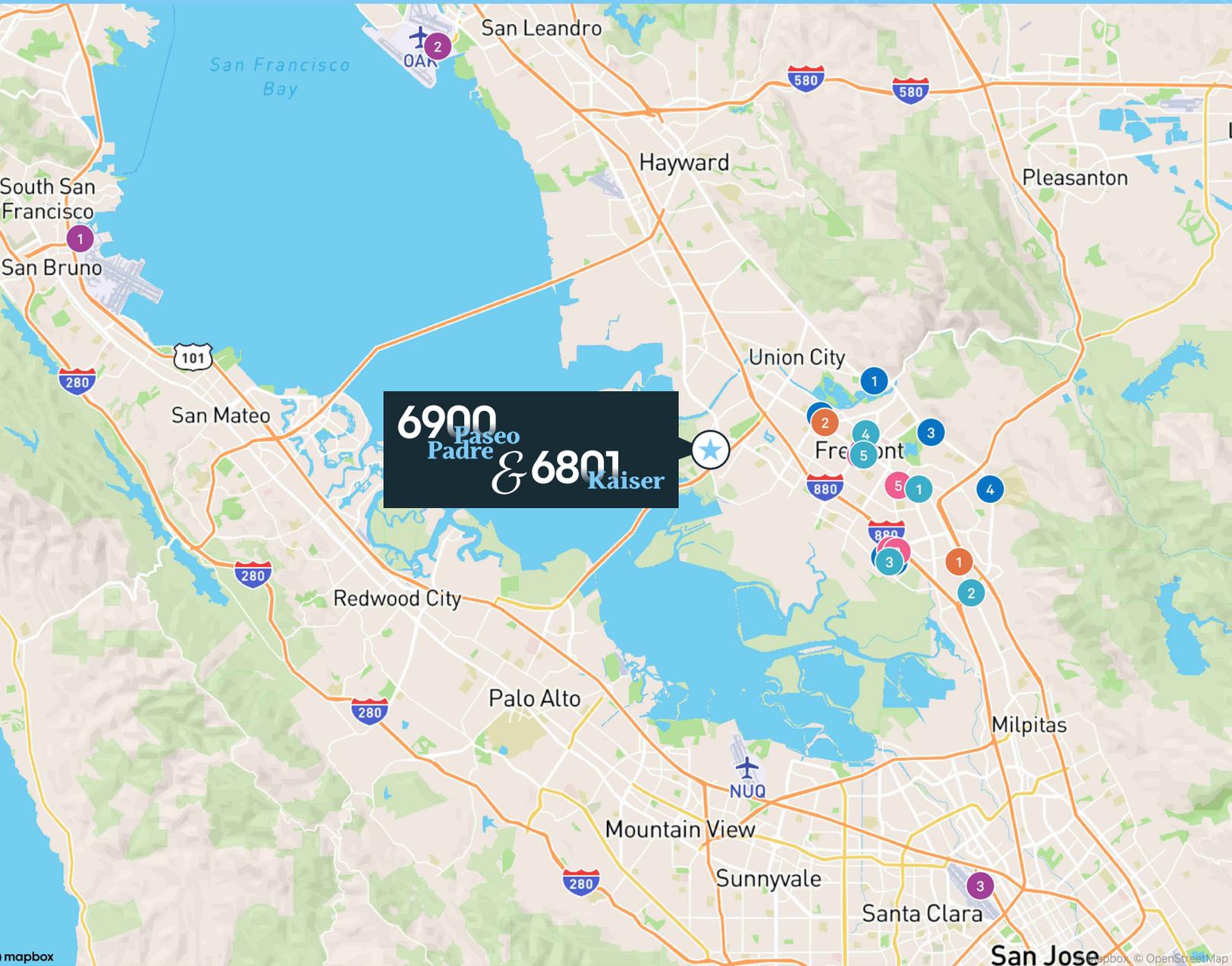
2ND FLOOR

±44,000 RSF





# Amenity Aerial Map



## Property

- ★ 6801 Kaiser Dr  
Fremont, CA, 94555

## Restaurants & Coffee Shops

- 1 37323 Niles Blvd  
Fremont, CA, 94536
- 2 3602 Thornton Ave  
Fremont, CA, 94536
- 3 40087 Mission Blvd  
Fremont, CA, 94539
- 4 43480 Mission Blvd  
Fremont, CA, 94539

- 5 43835 Pacific Commons Blvd  
Fremont, CA, 94538

- 6 43421 Christy St  
Fremont, CA, 94538
- 7 43518 Christy St  
Fremont, CA, 94538
- 8 43456 Boscell Rd  
Fremont, CA, 94538
- 9 43480 Boscell Rd  
Fremont, CA, 94538
- 10 43476 Boscell Rd  
Fremont, CA, 94538

- 11 43316 Christy St  
Fremont, CA, 94538
- 12 43406 Christy St  
Fremont, CA, 94538

## Banks

- 1 43317 Christy St  
Fremont, CA, 94538
- 2 39005 Fremont Hub  
Fremont, CA, 94538
- 3 43518 Christy St  
Fremont, CA, 94538

- 5 Fremont, CA, 94538

## Grocery Stores

- 1 3902 Washington Blvd  
Fremont, CA, 94538
- 2 46851 Warm Springs Blvd  
Fremont, CA, 94539
- 3 43621 Pacific Commons Blvd  
Fremont, CA, 94538
- 4 3111 Mowry Ave  
Fremont, CA, 94538
- 5 39152 Fremont Hub  
Fremont, CA, 94538

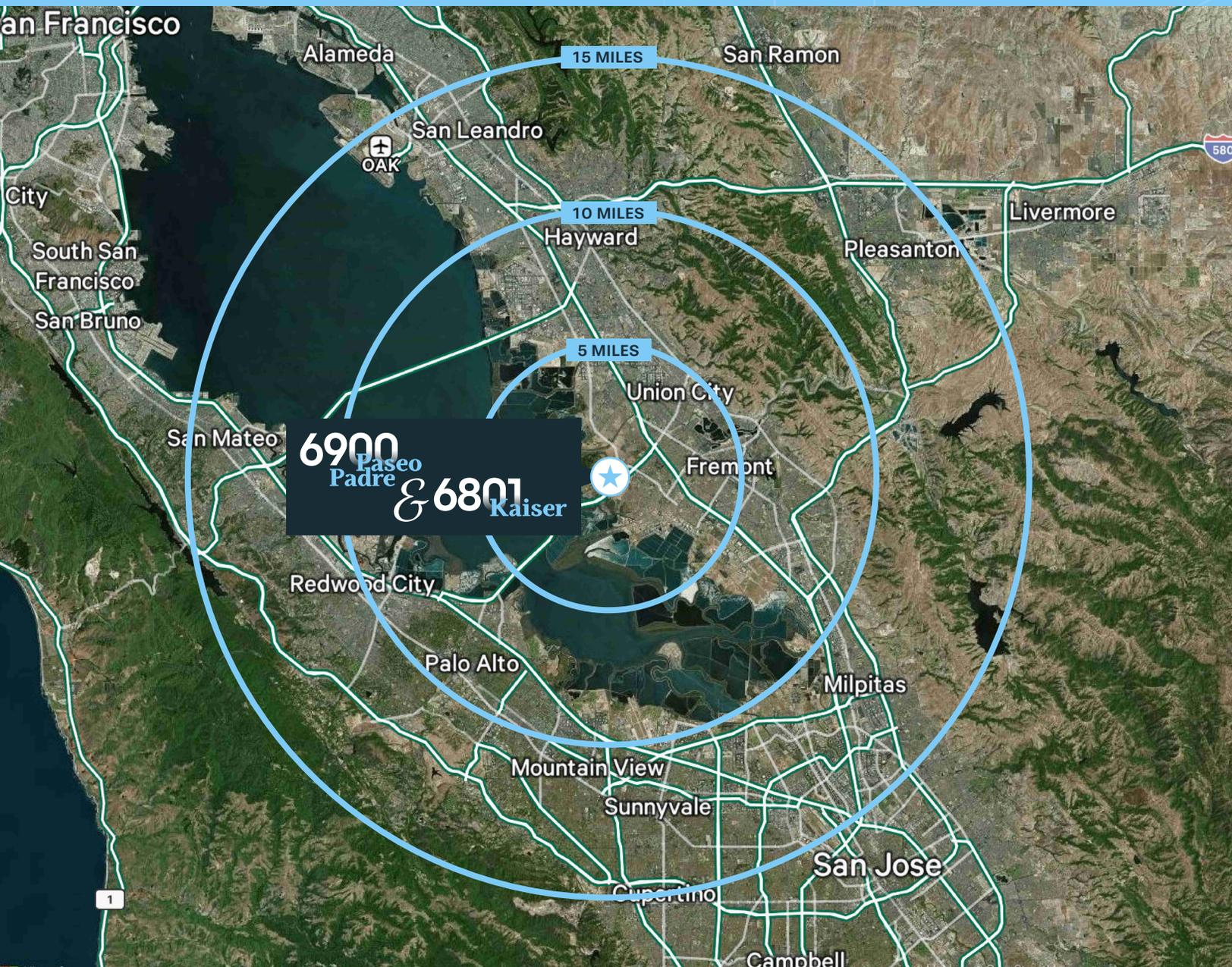
## Transit Stations

- 1 45193 Warm Springs Blvd  
Fremont, CA, 94539
- 2 37260 Fremont Blvd  
Fremont, CA, 94536

## Airports

- 1 780 S Airport Blvd  
San Francisco, CA, 94128
- 2 1 Airport Dr  
Oakland, CA, 94621
- 3 1701 Airport Blvd  
San Jose, CA, 95110

# Location / Aerial Map



DRIVING DISTANCES	MILES
Union City	7
San Leandro	10.6
Fremont	12.5
San Mateo	13.8

DRIVING DISTANCES	MILES
Port of Oakland	17.8
Redwood City	18
Alameda	19.3
Emeryville/Berkeley	22

DRIVING DISTANCES	MILES
Palo Alto	25
Daly City	27
Downtown San Francisco	28
Downtown San Jose	28.6

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66,000 SF

**F R E M O N T , C A 9 4 5 5 5**



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**Invesco**

**Lincoln**

**CBRE**

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