ardenwood

corporate commons

CBRE



Scalable R&D, Tech, and Lab-Ready Infrastructure For Sublease

FREMONT, CA

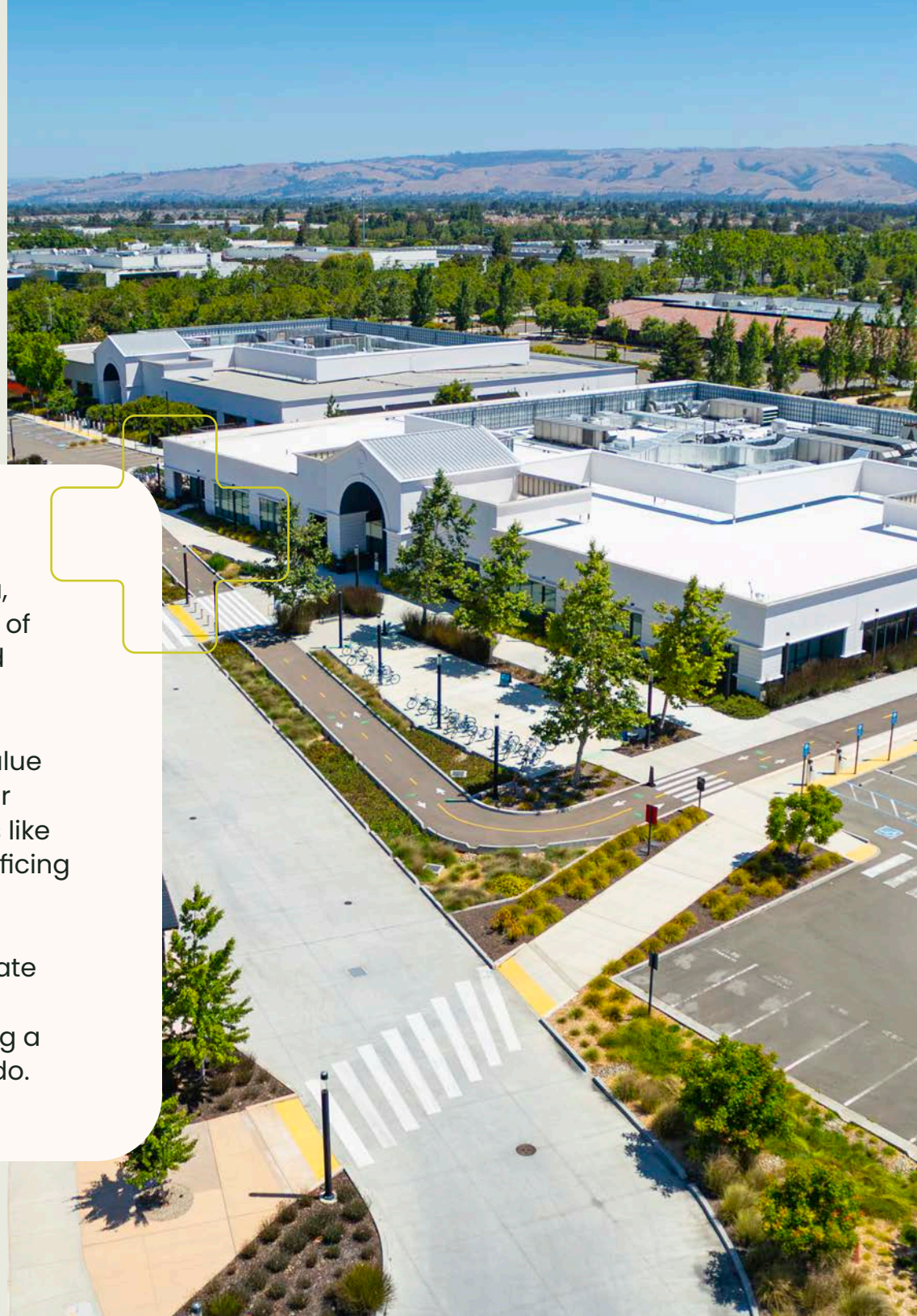
Ardenwood Corporate Commons:

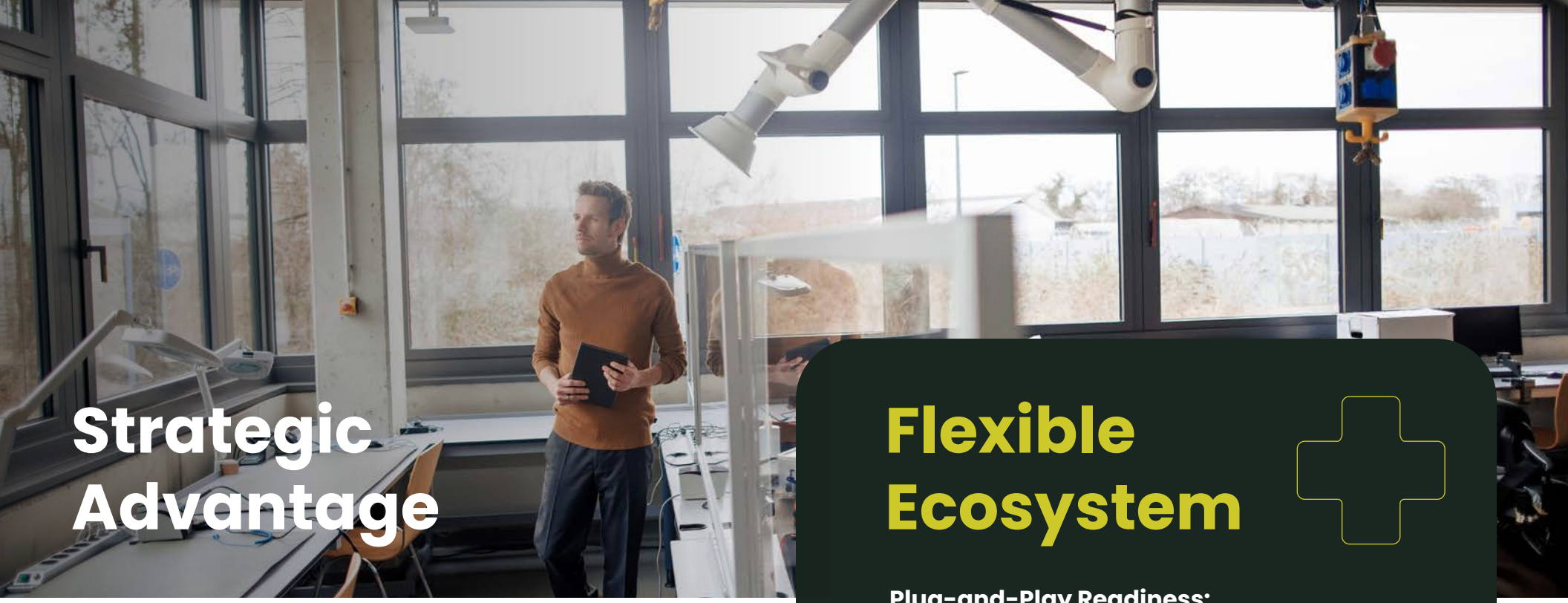
The Gateway to Your Next Chapter

Ardenwood Corporate Commons serves as the premier East Bay gateway to the Peninsula, offering a scalable, plug-and-play ecosystem of headquarters-quality office environments and flexible, single-story R&D facilities.

This campus provides an economical, high-value alternative in a premium market, ensuring your business can thrive alongside industry leaders like Tesla, Quanta, and Bloom Energy without sacrificing infrastructure or access.

Designed to support your growth with immediate occupancy, Ardenwood delivers the perfect balance of adaptability and efficiency, creating a professional home that works as hard as you do.





Strategic Advantage

The East Bay Gateway:
Enjoy direct access to the Peninsula with a location that bridges the gap between major transit hubs and top-tier talent.

A Proven Innovation Hub:
Join a premier corporate neighborhood. Position your business alongside industry-leading giants in the tech, automotive, and energy sectors.

Unmatched Efficiency:
As the low-cost leader in the market, our sublease structure allows you to maximize your capital, providing a flexible, high-value alternative to traditional long-term commitments.

Flexible Ecosystem

Plug-and-Play Readiness:
Minimize downtime with immediate availability. Our spaces are built for speed to occupancy, allowing your team to move in and get to work without delays.

Product Flexibility:
Choose the right fit for your culture and operations. We offer a "collection" of two-story office buildings designed for collaborative team environments, alongside single-story R&D/flex assets capable of housing light robotics, engineering, and wide-ranging technical operations.

Designed for Productivity:
Experience a bright, campus-centric environment. With abundant outdoor break areas, ample parking, and an integrated site plan, Ardenwood is designed to foster both focused work and collaborative team culture.

R&D Buildings

Engineered for flexibility and efficiency,
our single-story R&D campus provides the robust infrastructure and strategic location your team needs to accelerate innovation. Featuring adaptable, open-ceiling layouts and seamless highway connectivity, these buildings are designed to support the dynamic operational requirements of today's R&D leaders.

R&D Highlights

- Single-Story R&D Buildings
- Open Ceiling
- 100% HVAC
- Ample Parking
- EV Charging Stations
- Private Courtyard
- Bike Storage
- Building 111/112 - Dock High Door Potential
- Highway 84 Visibility
- 1.5 Miles from Dumbarton Bridge
- Close Proximity to I-880
- LED: May 31, 2032



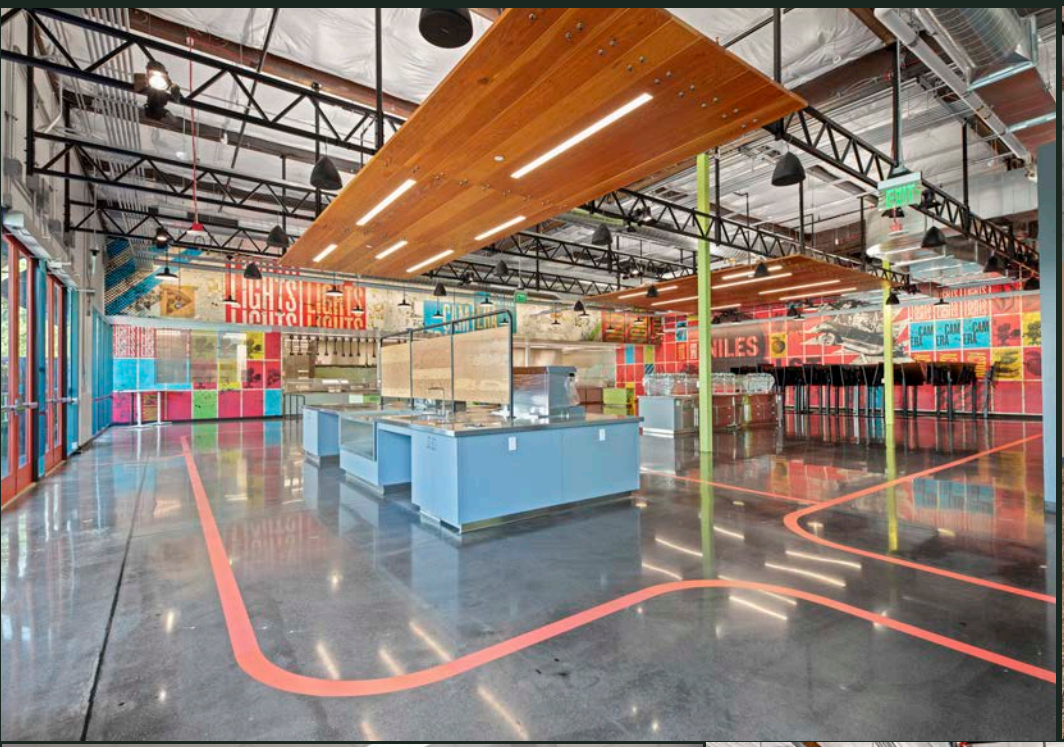


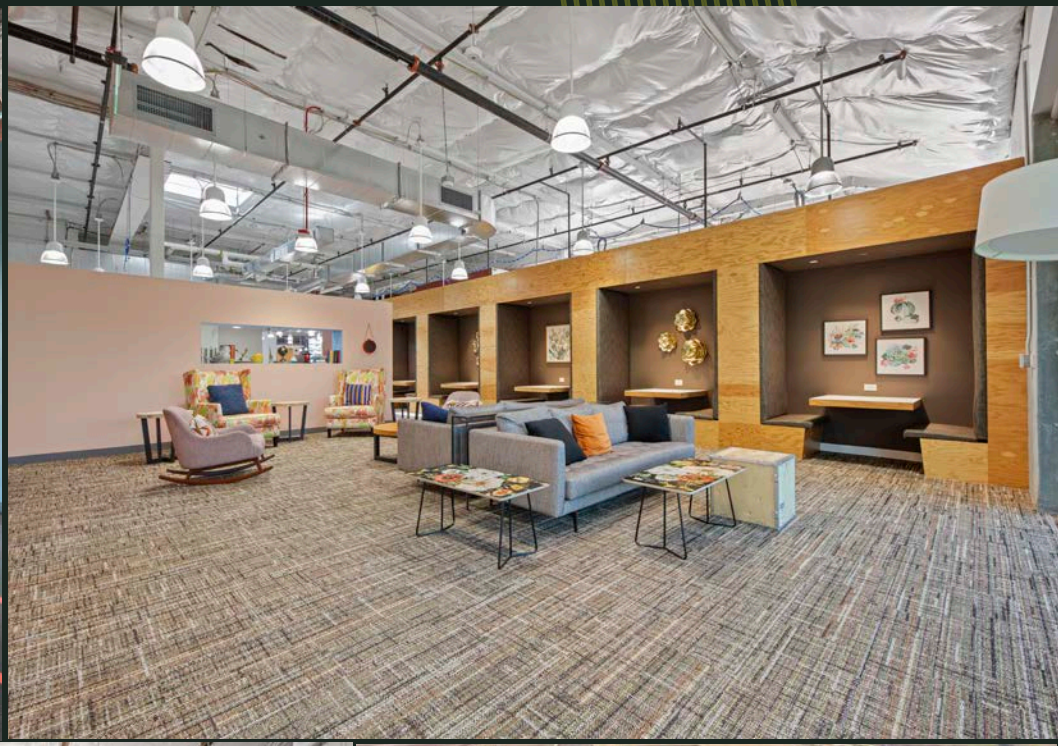
Bldg #	Address	Square Feet
110	7601 Dumbarton Circle	±52,416 SF
111	34800 Campus Drive	±41,472 SF
112	34750 Campus Drive	±65,000 SF
113	34700 Campus Drive	±50,688 SF
122	6539 Dumbarton Circle	±54,942 SF
123	6519 Dumbarton Circle	±51,484 SF
124	6505 Dumbarton Circle	±51,443 SF

Availabilities

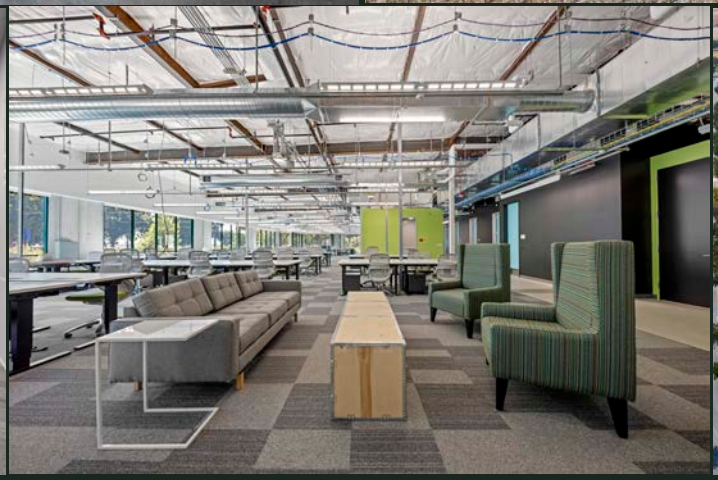
R&D Buildings

	110 7601 Dumbarton Circle	**111** 34800 Campus Drive	**112** 34750 Campus Drive	**113** 34700 Campus Drive	**122** 6539 Dumbarton Circle	**123** 6519 Dumbarton Circle	**124** 6505 Dumbarton Circle
BUILDING SQUARE FEET	±52,416 SF	±41,472 SF	±65,000 SF	±50,688 SF	±54,942 SF	±51,484 SF	±51,443 SF
TOILET FACILITIES	2 restroom cores, 2 gender-neutral restrooms, and 2 showers. Total: 18 toilets and 4 urinals	1 restroom core, 2 gender-neutral restrooms, and 3 showers. Total: 11 toilets and 3 urinals.	2 restroom cores, 2 gender-neutral restrooms, and 3 showers. Total: 22 toilets and 4 urinals	2 restroom cores, 2 gender-neutral restrooms, and 2 showers. Total: 20 toilets and 4 urinals	1 restroom core, 1 gender-neutral restroom, and 3 showers. Total: 16 toilets and 4 urinals	N/A	N/A
LOAD FACTOR	Dead loads: 2,000 PSF; dead + live loads: 2,000 PSF; dead + live + seismic loads: 2,667 PSF	Dead loads: 2,000 PSF; dead + live loads: 2,000 PSF; dead + live + seismic loads: 2,667 PSF	Dead loads: 2,000 PSF; dead + live loads: 2,000 PSF; dead + live + seismic loads: 2,667 PSF.	Dead loads: 2,000 PSF; dead + live loads: 2,000 PSF; dead + live + seismic loads: 2,667 PSF	Dead loads: 1,500 PSF; dead + live loads: 1,500 PSF; dead + live + seismic loads: 2,000 PSF	Dead loads: 2,000 PSF; dead + live loads: 2,000 PSF; dead + live + seismic loads: 2,667 PSF	Dead loads: 2,000 PSF; dead + live loads: 2,000 PSF; dead + live + seismic loads: 2,667 PSF
DOCK CAPACITY	N/A	Single-vehicle loading dock	Single-vehicle loading dock.	N/A	N/A	N/A	N/A
PARKING	151 parking spaces and 23 EV charging ports	236 parking spaces and 36 EV charging ports	116 parking spaces and 26 EV charging ports	104 parking spaces and 24 EV ports	141 parking spaces and 21 EV charging ports	N/A	N/A
HVAC	2 Trane package units, 2 Lochinvar boilers, 3 Mitsubishi split systems, and 2 Mitsubishi condensers	3 Daikin AHUs, 1 Trane air-cooled chiller (165 tons), 2 Lochinvar condensing boilers (750 MBH each), and 3 Mitsubishi split systems	3 Daikin AHUs, 1 Trane chiller, 2 Lochinvar boilers, 4 Mitsubishi split systems, and 2 Mitsubishi ductless mini-split systems	2 Trane Intellipak AC Units (60 ton and 75 ton), 2 Lochinvar Condensing boilers (1000 MBH each), 2 Mitsubishi Split Systems	3 Daikin AHUs, 1 Trane chiller, 4 Mitsubishi fan coils, 2 Lochinvar boilers, and 2 Mitsubishi condensers	N/A	N/A
POWER	2,000 amp, 480/277-volt, 3-phase, 4-wire service	2,000 amp, 480/277-volt, 3-phase, 4-wire service	2,000 amp, 480/277-volt, 3-phase, 4-wire service	2,000 amp, 480/277-volt, 3-phase, 4-wire service	2,000 amp, 480/277-volt, 3-phase, 4-wire service	N/A	N/A
FIBER SERVICE	Zayo fiber ring	Zayo fiber ring	Zayo fiber ring	Zayo fiber ring	Zayo fiber ring	N/A	N/A
BACKUP POWER GENERATOR	Generac generator (192-gallon fuel tank)	Cummins generator (317-gallon fuel tank)	Cummins generator (317-gallon fuel tank)	Cummins generator (317-gallon fuel tank)	MTU Onsite Energy generator (400-gallon fuel tank)	N/A	N/A
PDU/UPS MAKE MODEL	Schneider Electric Galaxy VS Series	Schneider Electric MGE Galaxy 3500	Schneider Electric MGE Galaxy 3500	Schneider Electric MGE Galaxy 3500	Schneider Electric MGE Galaxy 3500	Schneider Electric MGE Galaxy VM Series	Schneider Electric MGE Galaxy VM Series
UPS RUNNING TIME	Approx. 30 min	Approx. 30 min	Approx. 30 min	Approx. 30 min	Approx. 30 min	N/A	N/A
ELECTRICAL (APM / VOLTS / PROVIDER)	2,000 amp, 480/277-volt, 3-phase, 4-wire service; PG&E.	2,000 amp, 480/277-volt, 3-phase, 4-wire service; PG&E	2000amp, 480/277 volt, 3 phase, 4 wire; PG&E	2,000 amp, 480/277-volt, 3-phase, 4-wire service; PG&E	2,000 amp, 480/277-volt, 3-phase, 4-wire service; PG&E	N/A	N/A
NATURAL GAS (LINE SIZE / PROVIDER)	4" PG&E	4" PG&E	3" PG&E	4" PG&E	3" PG&E	N/A	N/A
WATER (LINE SIZE / PROVIDER)	1" ACWD	2" ACWD	3" ACWD	2.5" ACWD	2.5" ACWD	N/A	N/A











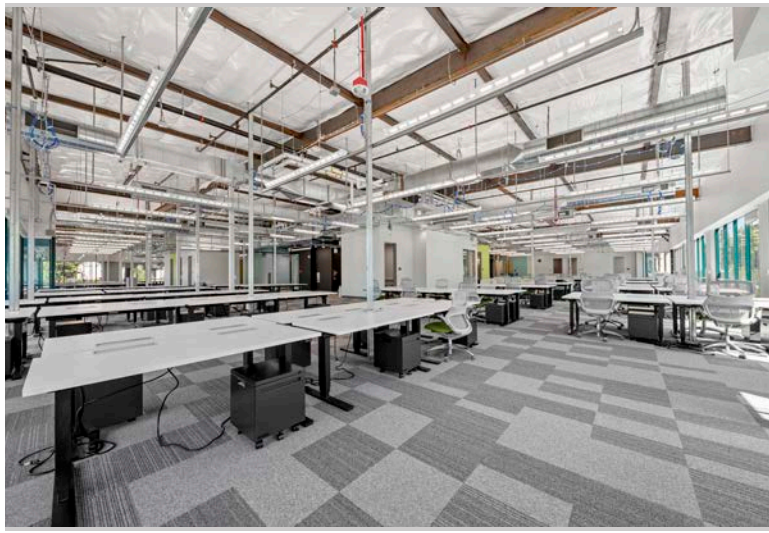
R&D Building Overview

Building 110

7601 Dumbarton Circle
±52,416 SF

TOILET FACILITIES	(2) RESTROOM CORES, (2) GENDER NEUTRAL, (2) SHOWERS. TOTAL 18 TOILETS, 4 URINALS
LOAD FACTOR	DEAD LOADS: 2000 PSF; DEAD + LIVE LOADS: 2000 PSF; DEAD + LIVE + SEISMIC LOADS: 2667 PSF
DOCK CAPACITY	N/A
PARKING	151 PARKING SPACES, 23 EV PORTS,
HVAC	(2) TRANE PACKAGE UNIT; (2) LOCHINVAR BOILERS; (3) MITSUBISHI SPLIT SYSTEMS; (2) MITSUBISHI CONDENSER
POWER	2000AMP, 480/277 VOLT, 3 PHASE, 4 WIRE
FIBER SERVICE	ZAYO FIBER RING
BACKUP POWER GENERATOR	GENERAC - (192 GALLONS)
PDU/UPS MAKE MODEL	SCHNEIDER ELECTRIC GALAXY VS SERIES
UPS RUNNING TIME	APPROX. 30 MIN.
ELECTRICAL (APM / VOLTS / PROVIDER)	2000AMP, 480/277 VOLT, 3 PHASE, 4 WIRE; PG&E
NATURAL GAS (LINE SIZE / PROVIDER)	4" PG&E
WATER (LINE SIZE / PROVIDER)	1" ACWD





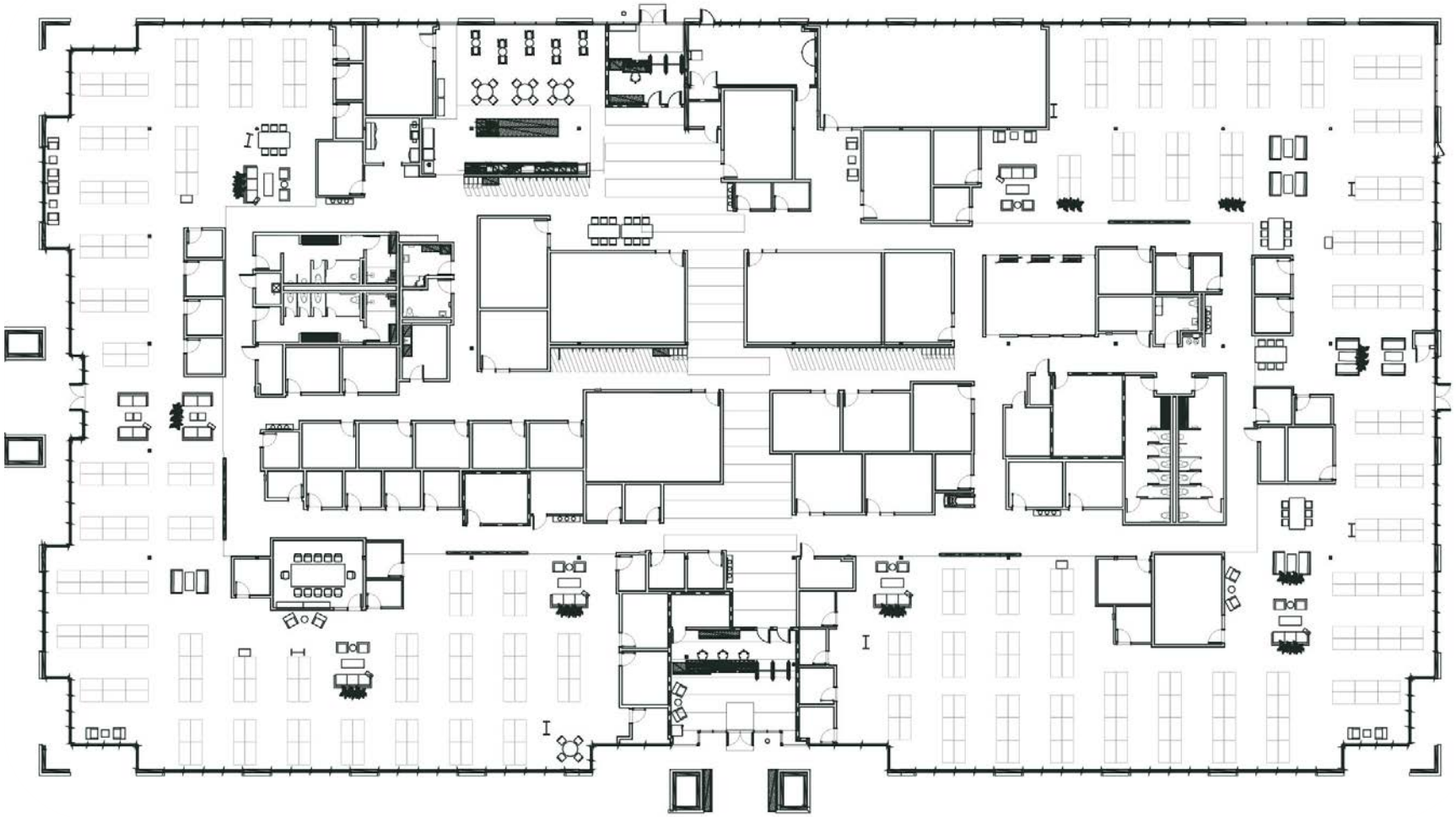


R&D Floorplans

Building 110

7601 Dumbarton Circle

±52,416 SF



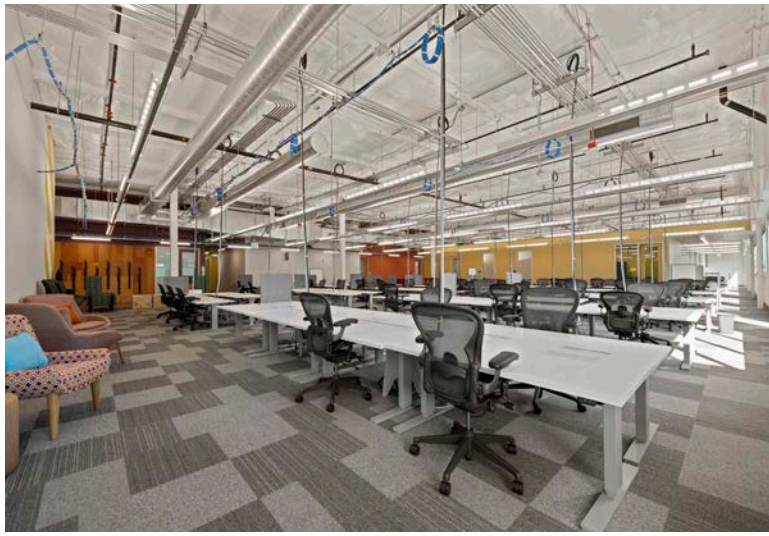
R&D Building Overview

Building 111

34800 Campus Drive
±41,472 SF

TOILET FACILITIES	(1) RESTROOM CORE, (2) GENDER NEUTRAL, (3) SHOWERS. TOTAL 11 TOILETS, 3 URINALS
LOAD FACTOR	DEAD LOADS: 2000 PSF; DEAD + LIVE LOADS: 2000 PSF; DEAD + LIVE + SEISMIC LOADS: 2667 PSF
DOCK CAPACITY	SINGLE VEHICLE LOADING DOCK
PARKING	236 PARKING SPACES, 36 EV PORTS
HVAC	(3) DAIKIN AHUS; (1) TRANE AIR COOLED CHILLER (165 TON); (2) LOCHINVAR CONDENSING BOILERS (750 MBH EACH); (3) MITSUBISHI SPLIT SYSTEMS
POWER	2000AMP, 480/277 VOLT, 3 PHASE, 4 WIRE
FIBER SERVICE	ZAYO FIBER RING
BACKUP POWER GENERATOR	CUMMINS - (317 GALLONS)
PDU/UPS MAKE MODEL	SCHNEIDER ELECTRIC MGE GALAXY 3500
UPS RUNNING TIME	APPROX. 30 MIN.
ELECTRICAL (APM / VOLTS / PROVIDER)	2000AMP, 480/277 VOLT, 3 PHASE, 4 WIRE; PG&E
NATURAL GAS (LINE SIZE / PROVIDER)	4" PG&E
WATER (LINE SIZE / PROVIDER)	2" ACWD



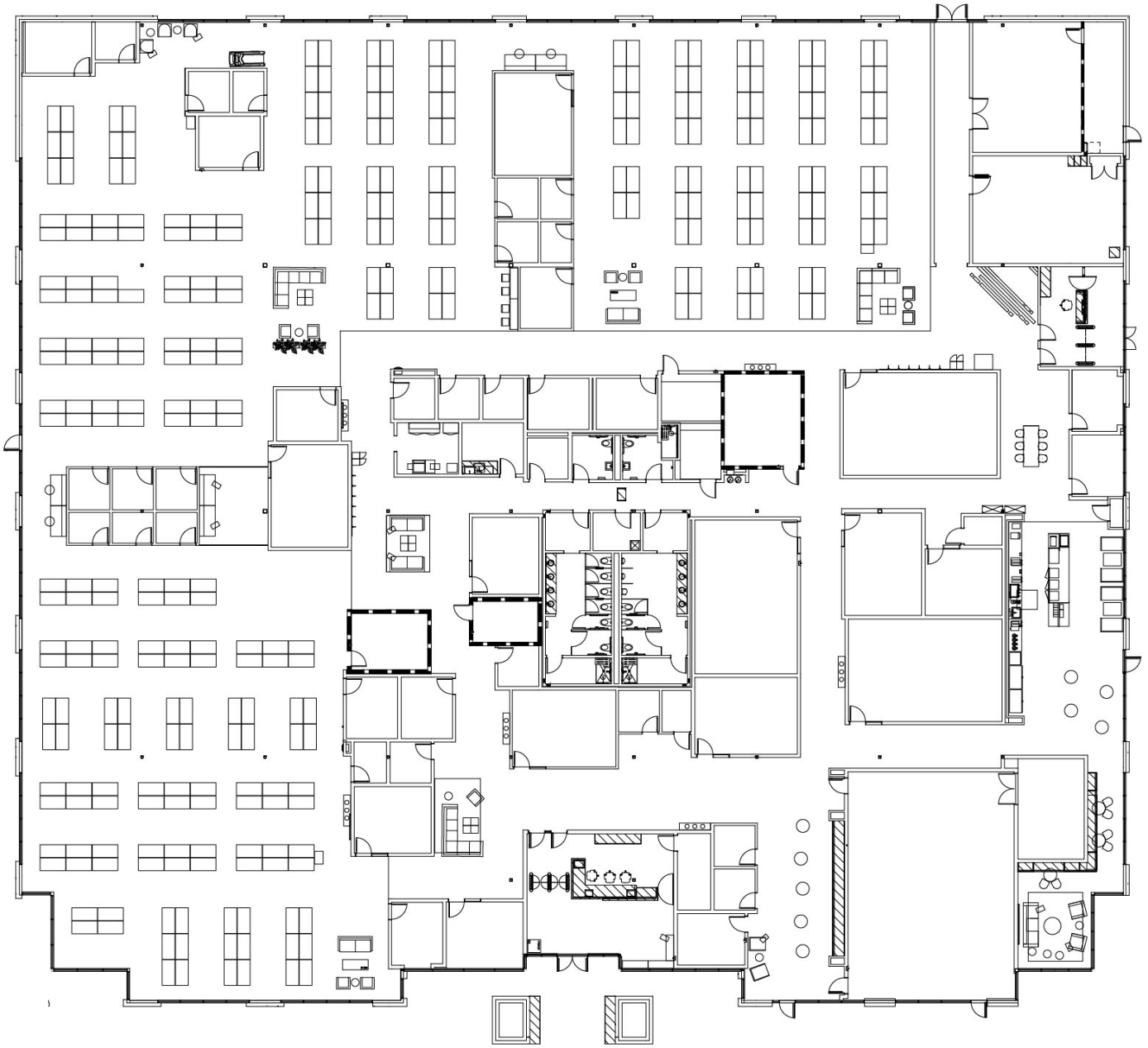




R&D Floorplans

Building 111

34800 Campus Drive
±41,472 SF



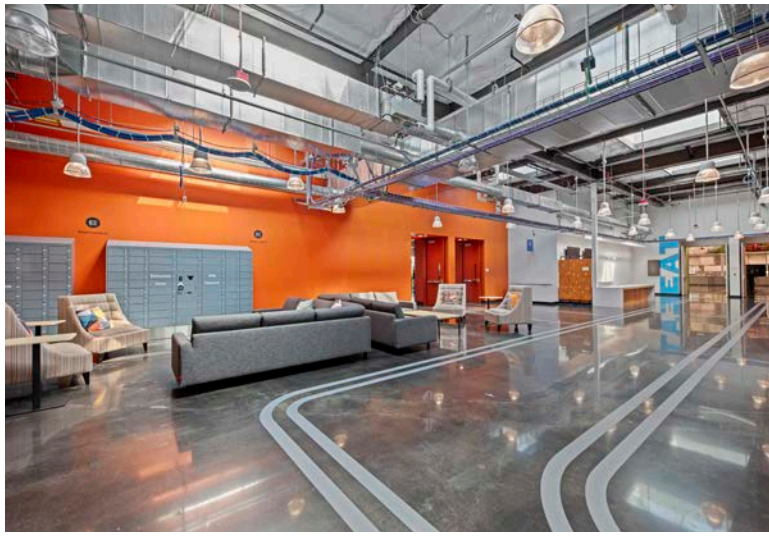
R&D Building Overview

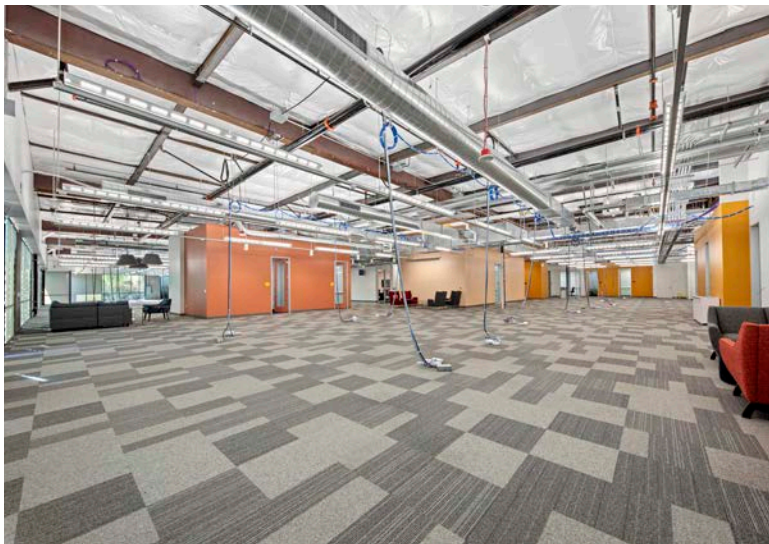
Building 112

34750 Campus Drive
±65,000 SF

TOILET FACILITIES	(2) RESTROOM CORES, (2) GENDER NEUTRAL, (3) SHOWERS. TOTAL 22 TOILETS, 4 URINALS
LOAD FACTOR	DEAD LOADS: 2000 PSF; DEAD + LIVE LOADS: 2000 PSF; DEAD + LIVE + SEISMIC LOADS: 2667 PSF
DOCK CAPACITY	SINGLE VEHICLE LOADING DOCK
PARKING	116 PARKING SPACES, 26 EV PORTS
HVAC	(3) DAIKIN AHUS; (1) TRANE CHILLER; (2) LOCHINVAR BOILERS; (4) MITSUBISHI SPLIT SYSTEM; (2) MITSUBISHI DUCTLESS MINI SPLIT
POWER	2000AMP, 480/277 VOLT, 3 PHASE, 4 WIRE
FIBER SERVICE	ZAYO FIBER RING
BACKUP POWER GENERATOR	CUMMINS - (317 GALLONS)
PDU/UPS MAKE MODEL	SCHNEIDER ELECTRIC MGE GALAXY 3500
UPS RUNNING TIME	APPROX. 30 MIN.
ELECTRICAL (APM / VOLTS / PROVIDER)	2000AMP, 480/277 VOLT, 3 PHASE, 4 WIRE; PG&E
NATURAL GAS (LINE SIZE / PROVIDER)	3" PG&E
WATER (LINE SIZE / PROVIDER)	3" ACWD



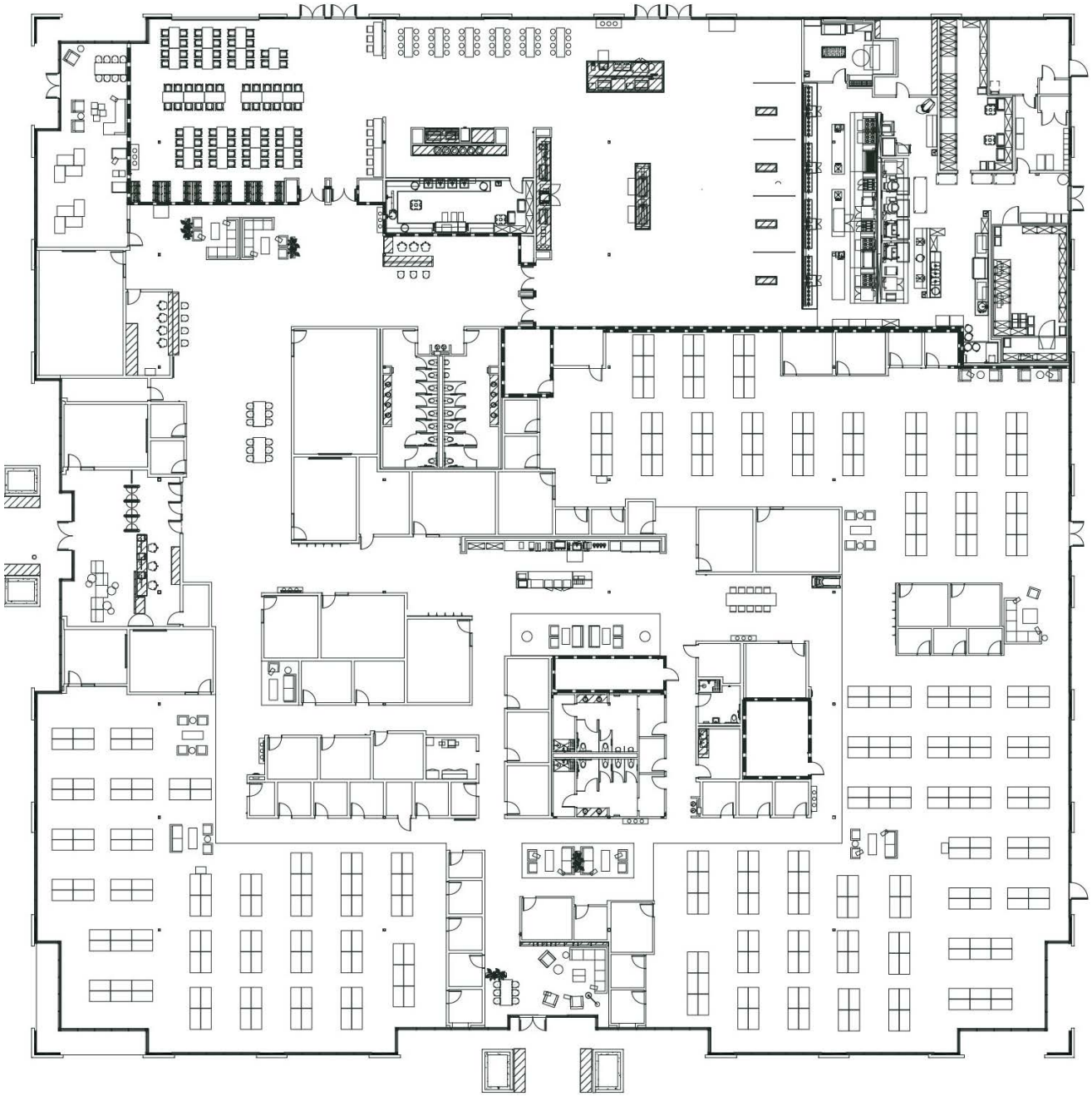




R&D Floorplans

Building 112

34750 Campus Drive
±65,000 SF



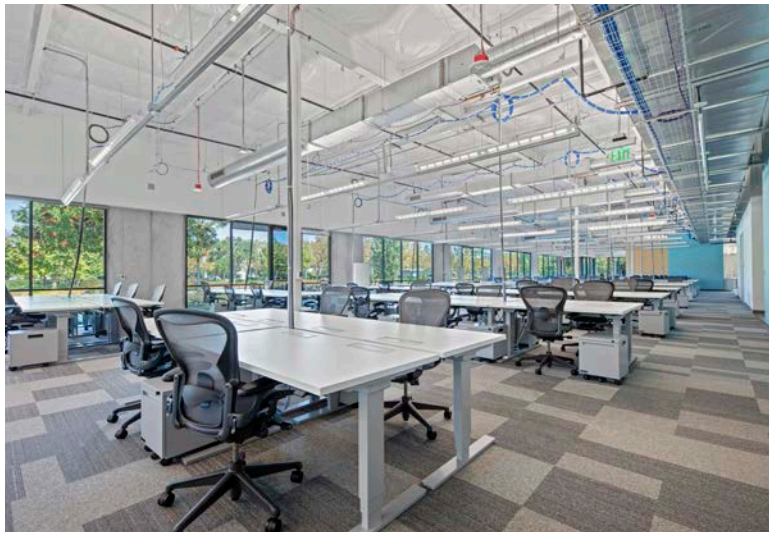
R&D Building Overview

Building 113

34700 Campus Drive
±50,688 SF

TOILET FACILITIES	(2) RESTROOM CORES, (2) GENDER NEUTRAL, (2) SHOWERS. TOTAL 20 TOILETS, 4 URINALS
LOAD FACTOR	DEAD LOADS: 2000 PSF; DEAD + LIVE LOADS: 2000 PSF; DEAD + LIVE + SEISMIC LOADS: 2667 PSF
DOCK CAPACITY	N/A
PARKING	152 PARKING SPACES, 38 EV PORTS
HVAC	(2) DAIKIN AHUS; (1) TRANE CHILLER; (4) MITSUBISHI FAN COIL; (2) MITSUBISHI CONDENSER
POWER	2000AMP, 480/277 VOLT, 3 PHASE, 4 WIRE
FIBER SERVICE	ZAYO FIBER RING
BACKUP POWER GENERATOR	CUMMINS - (317 GALLONS)
PDU/UPS MAKE MODEL	SCHNEIDER ELECTRIC MGE GALAXY 3500
UPS RUNNING TIME	APPROX. 30 MIN.
ELECTRICAL (APM / VOLTS / PROVIDER)	2000AMP, 480/277 VOLT, 3 PHASE, 4 WIRE; PG&E
NATURAL GAS (LINE SIZE / PROVIDER)	4" PG&E
WATER (LINE SIZE / PROVIDER)	2.5" ACWD



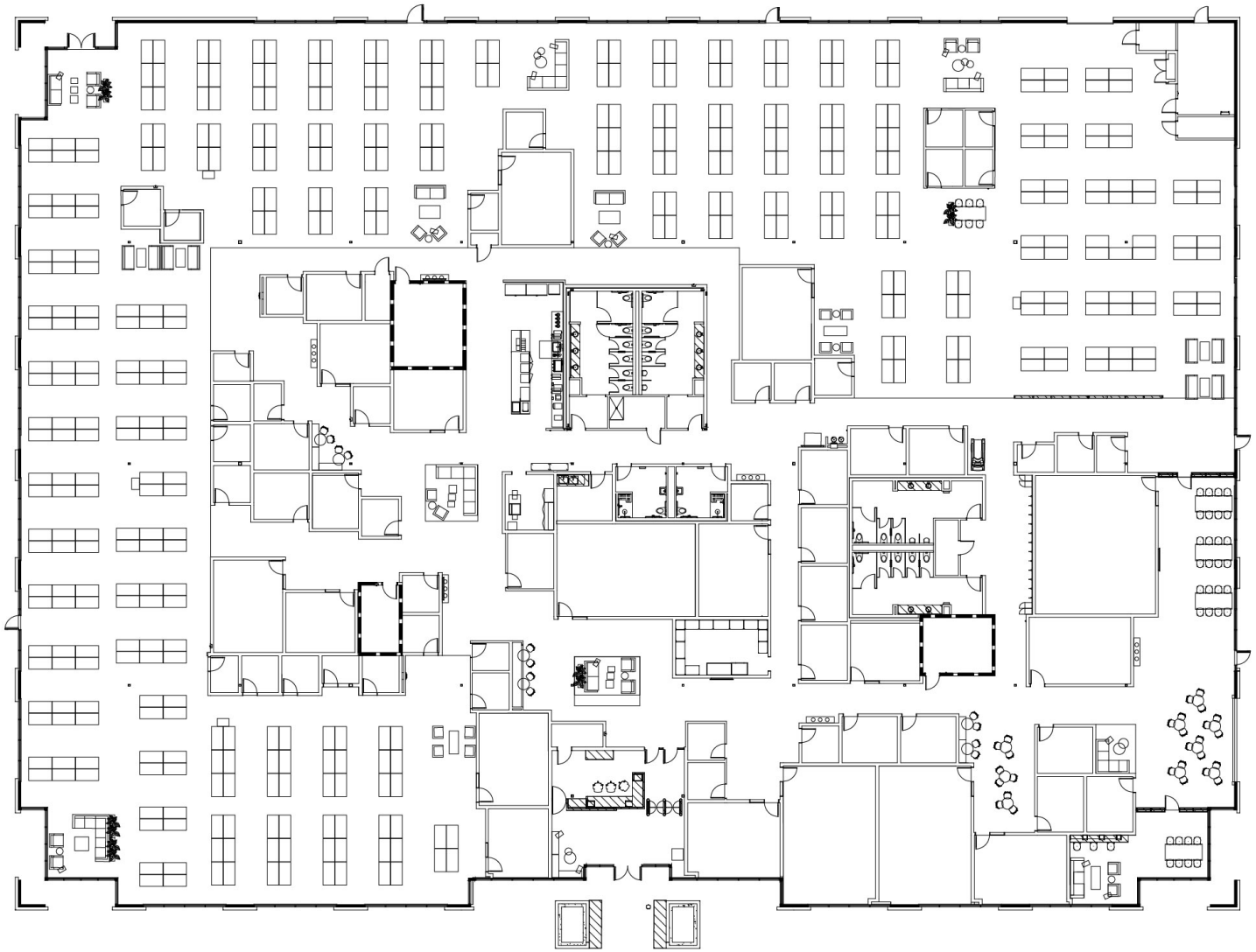




R&D Floorplans

Building 113

34700 Campus Drive
±50,688 SF



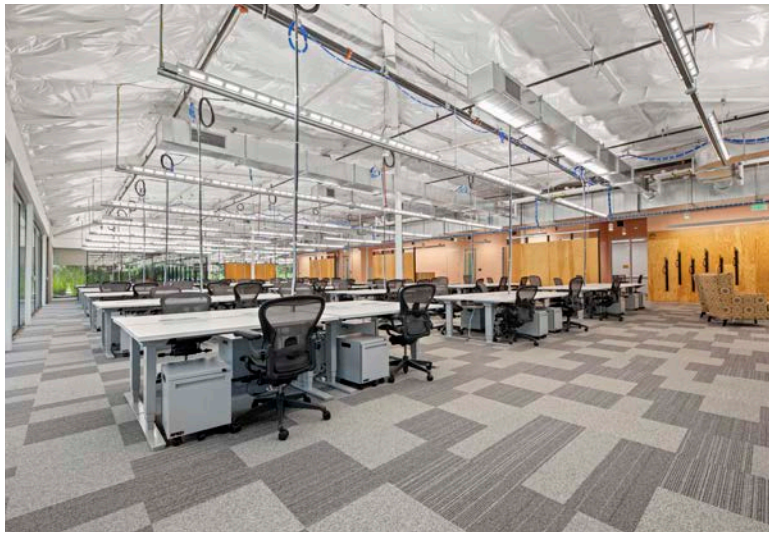
R&D Building Overview

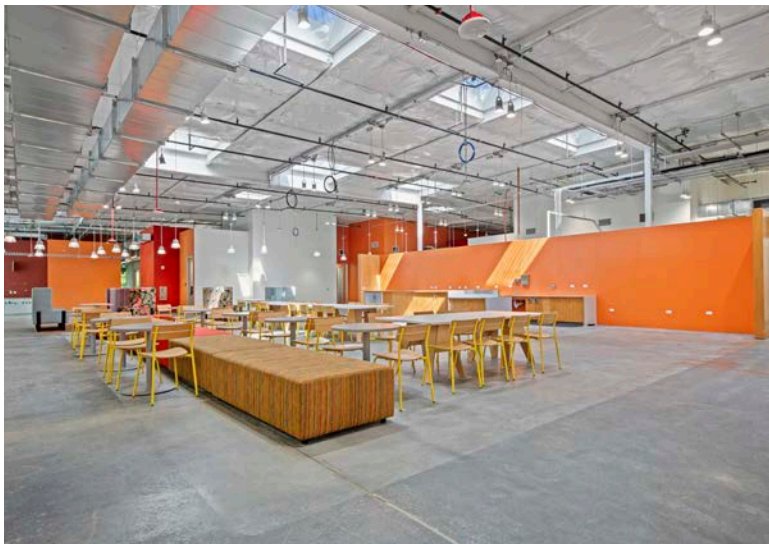
Building 122

6539 Dumbarton Circle
±54,492 SF

TOILET FACILITIES	(1) RESTROOM CORE, (1) GENDER NEUTRAL, (3) SHOWERS. TOTAL 16 TOILETS, 4 URINALS
LOAD FACTOR	DEAD LOADS: 1500 PSF; DEAD + LIVE LOADS: 1500 PSF; DEAD + LIVE + SEISMIC LOADS: 2000 PSF
DOCK CAPACITY	N/A
PARKING	141 PARKING SPACES, 21 EV PORTS
HVAC	(3) DAIKIN AHUS; (1) TRANE CHILLER; (4) MITSUBISHI FAN COIL; (2) LOCHINVAR BOILER; (2) MITSUBISHI CONDENSER
POWER	2000AMP, 480/277 VOLT, 3 PHASE, 4 WIRE
FIBER SERVICE	ZAYO FIBER RING
BACKUP POWER GENERATOR	MTU ONSITE ENERGY - (400 GALLONS)
PDU/UPS MAKE MODEL	SCHNEIDER ELECTRIC MGE GALAXY 3500
UPS RUNNING TIME	APPROX. 30 MIN.
ELECTRICAL (APM / VOLTS / PROVIDER)	2000AMP, 480/277 VOLT, 3 PHASE, 4 WIRE; PG&E
NATURAL GAS (LINE SIZE / PROVIDER)	3" PG&E
WATER (LINE SIZE / PROVIDER)	2 1/2" ACWD





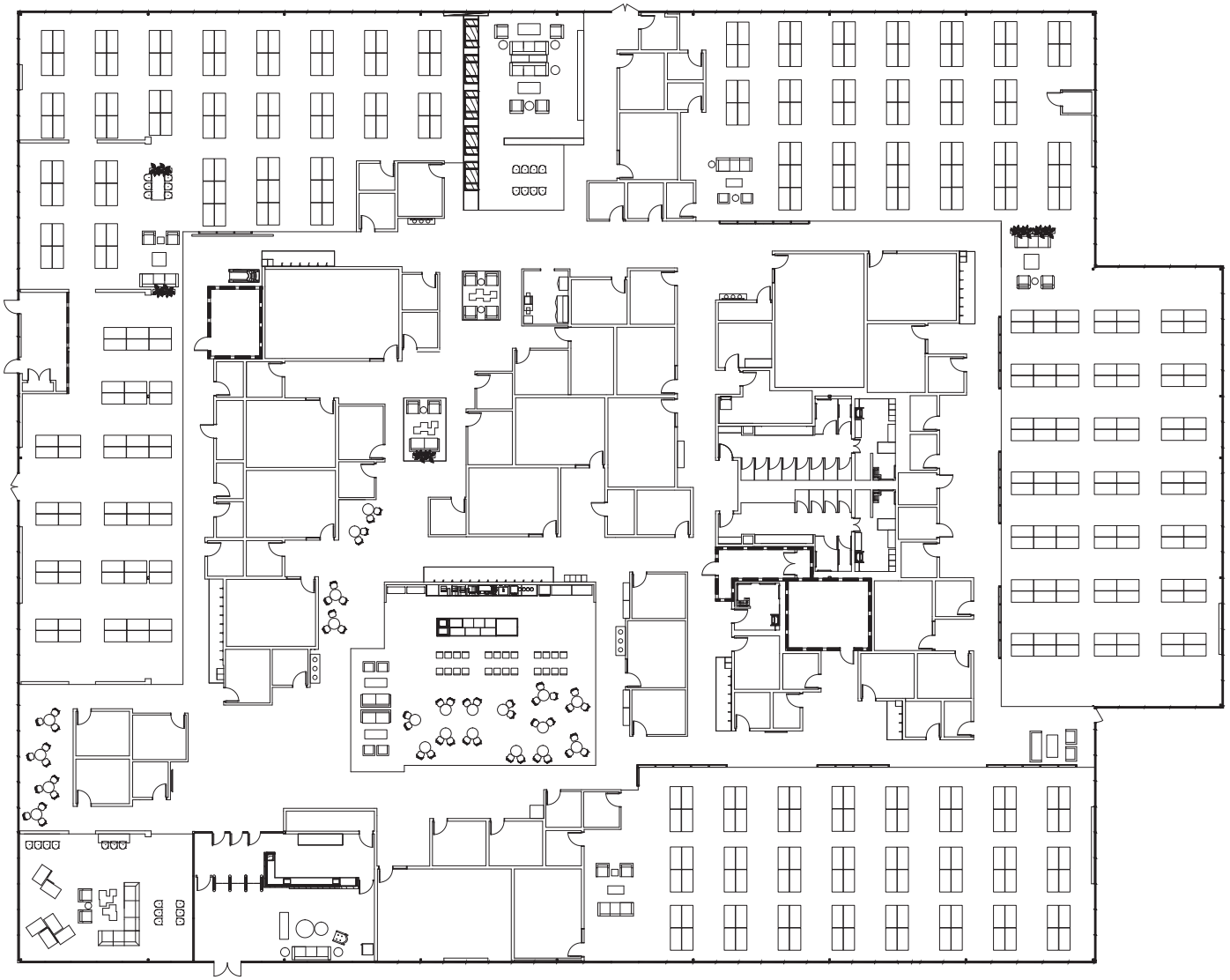


R&D Floorplans

Building 122

6539 Dumbarton Circle

±54,492 SF



R&D Building Overview

Building 123

6519 Dumbarton Circle
±51,484 SF

TOILET FACILITIES	N/A
LOAD FACTOR	DEAD LOADS: 2000 PSF; DEAD + LIVE LOADS: 2000 PSF; DEAD + LIVE + SEISMIC LOADS: 2667 PSF
DOCK CAPACITY	N/A
PARKING	N/A
HVAC	N/A
POWER	N/A
FIBER SERVICE	N/A
BACKUP POWER GENERATOR	N/A
PDU/UPS MAKE MODEL	SCHNEIDER ELECTRIC MGE GALAXY VM SERIES
UPS RUNNING TIME	N/A
ELECTRICAL (APM / VOLTS / PROVIDER)	N/A
NATURAL GAS (LINE SIZE / PROVIDER)	N/A
WATER (LINE SIZE / PROVIDER)	N/A



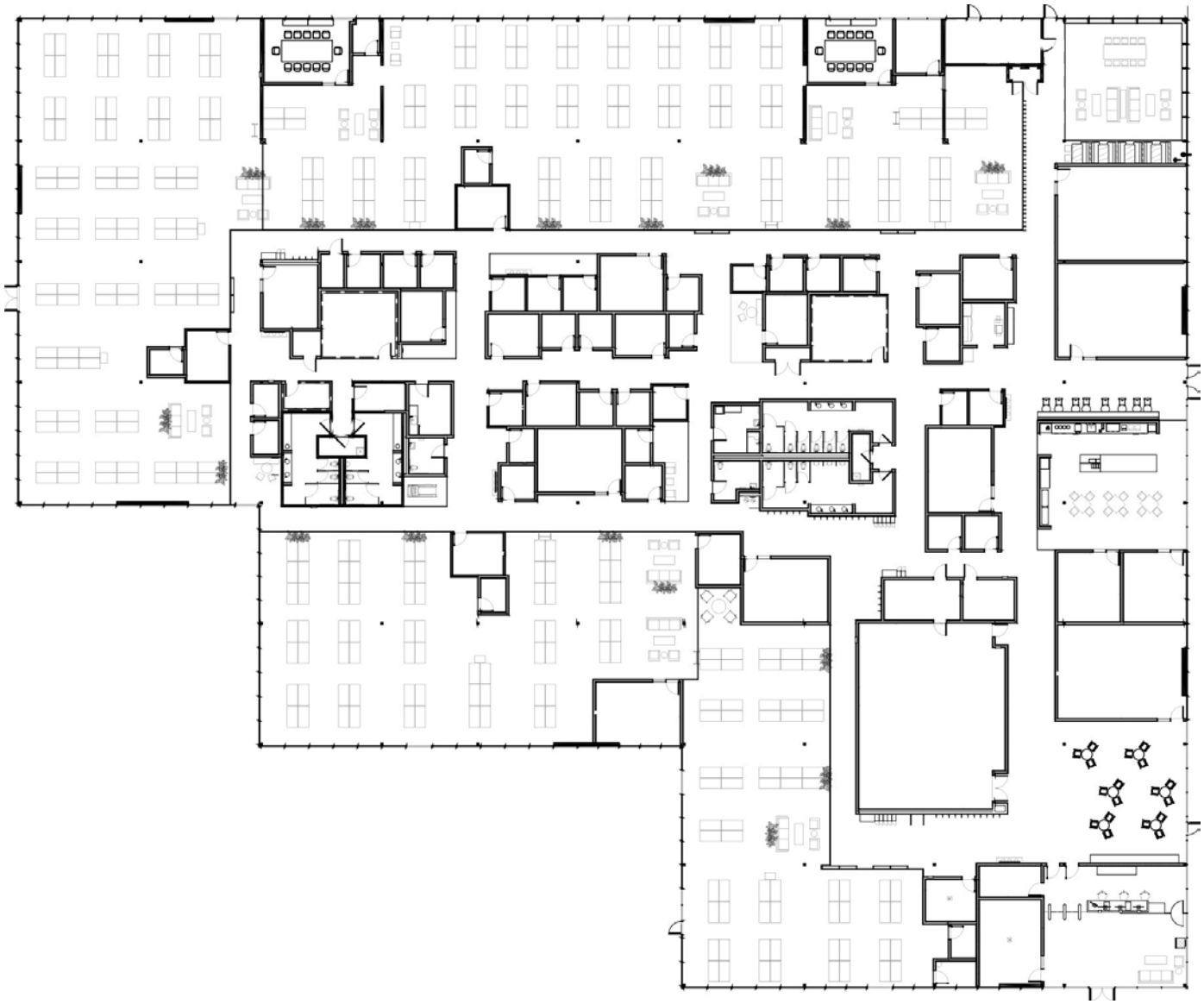




R&D Floorplans

Building 123

6519 Dumbarton Circle
±51,484 SF



R&D Building Overview

Building 124

6505 Dumbarton Circle
±51,443 SF

TOILET FACILITIES	N/A
LOAD FACTOR	DEAD LOADS: 2000 PSF; DEAD + LIVE LOADS: 2000 PSF; DEAD + LIVE + SEISMIC LOADS: 2667 PSF
DOCK CAPACITY	N/A
PARKING	N/A
HVAC	N/A
POWER	N/A
FIBER SERVICE	N/A
BACKUP POWER GENERATOR	N/A
PDU/UPS MAKE MODEL	SCHNEIDER ELECTRIC MGE GALAXY VM SERIES
UPS RUNNING TIME	N/A
ELECTRICAL (APM / VOLTS / PROVIDER)	N/A
NATURAL GAS (LINE SIZE / PROVIDER)	N/A
WATER (LINE SIZE / PROVIDER)	N/A







R&D Floorplans

Building 124

6505 Dumbarton Circle

±51,443 SF



Where Innovation Converges



ardenwood

corporate commons

Chip Sutherland
Vice Chairman
Lic. 01014633
+1 408 453 7410
chip.sutherland@cbre.com

Vince Machado
Executive Vice President
Lic. 01317553
+1 408 453 7411
vince.machado@cbre.com

Ryan Adlesh
Senior Vice President
Lic. 01933004
+1 408 453 7414
ryan.adlesh@cbre.com

Michael Griffiths
Executive Vice President
Lic. 01933331
+1 415 772 0351
michael.griffiths@cbre.com

Simon Clark
Executive Vice President
Lic. 01318652
+1 415 269 8919
simon.clark@cbre.com

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