

FREMONT TECHNOLOGY PARK

4209-4215 & 4245 TECHNOLOGY DRIVE

FREMONT, CA

Hewlett Packard
Enterprise

4209

±75,036 SF OFFICE/R&D BUILDING AVAILABLE FOR LEASE

CBRE

PROPERTY OVERVIEW



Three Office/R&D Buildings totaling $\pm 166,758$ SF



Fully Sprinklered



$\pm 3.08/1,000$ Parking Ratio



Less than 2 miles from Warm Springs BART Station and Pacific Commons Shopping Center



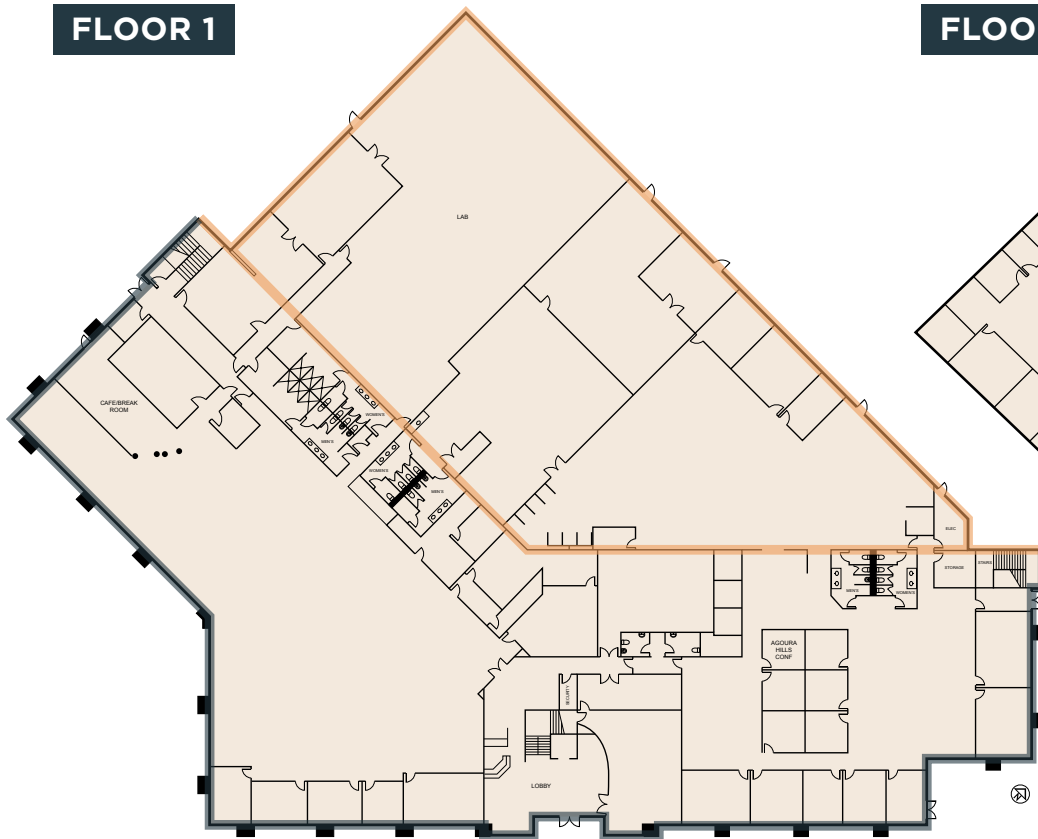
Convenient Fremont location with great access to I-680 and I-880



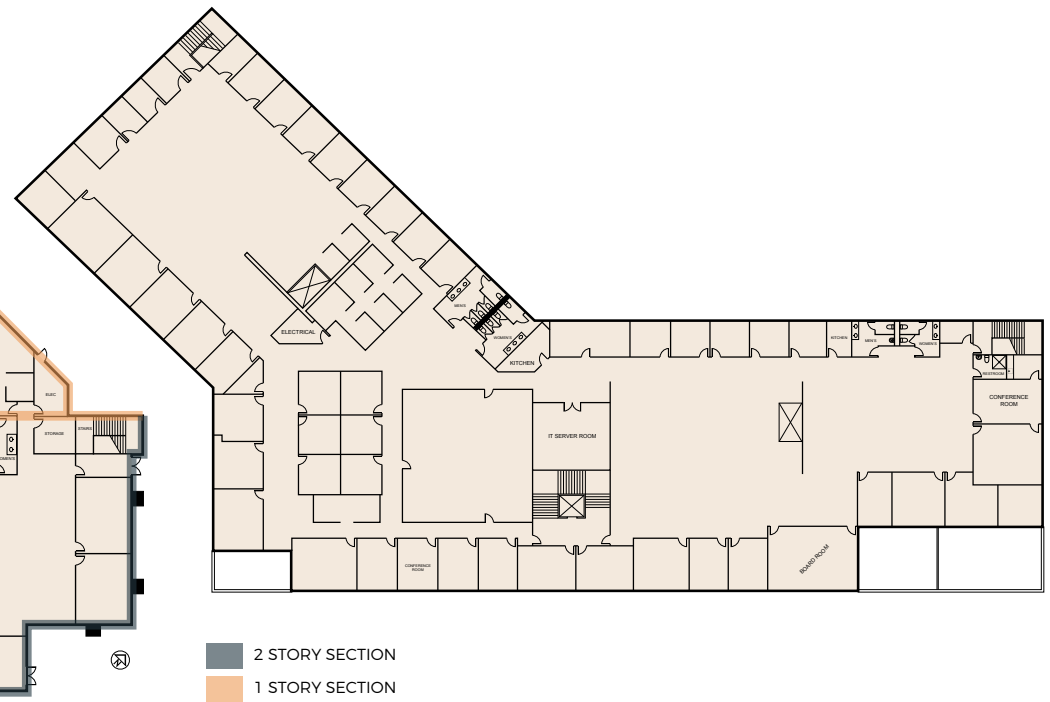
4209-4215 TECHNOLOGY DRIVE

- » ±75,036 SF Partial 2-Story Office/R&D
- » Mix of Open Office, Conference Rooms, and Lab
- » Dock and Grade Level Loading
- » 291.5 Tons HVAC
- » 2,000 Amps @ 277/480V, 3-Phase, 4-Wire Service

FLOOR 1



FLOOR 2



■ 2 STORY SECTION
■ 1 STORY SECTION

LOCATION



FREMONT TECHNOLOGY PARK



Toll Brothers
AMERICA'S LUXURY HOME BUILDER

INNOVATION
FREMONT, CALIFORNIA



PACIFIC COMMONS SHOPPING CENTER

RETAIL

- Nordstrom Rack
- DSW
- Kohl's
- Target
- Men's Wearhouse
- Lowe's
- Costco
- Dick's Sporting Goods
- Carter's
- Old Navy
- Ulta Beauty
- TJ Maxx / Home Goods
- Jo-Ann Fabric & Crafts
- Toys R Us
- Tilly's
- Total Wine & More
- Sephora
- Sally Beauty

RESTAURANT

- Applebees
- Blaza Pizza
- Buffalo Wild Wings
- Claim Jumper
- Coldstone Creamery
- Cream
- Dog Haus
- Dickey's BBQ
- Firehouse Subs
- Five Guys Burgers & Fries
- In-N-Out Burger
- Jamba Juice
- Krispy Kreme
- Simply Thai

COFFEE

- Tapioca Express



9 Minutes to Newpark Mall

RETAIL

- Sears
- Bath & Body Works
- Charlotte Russe
- Disney Store
- Express
- Forever 21
- Hollister Co.
- Macy's
- Victoria's Secret
- JCPenney

RESTAURANT

- Taqueria La Tita
- Pieology
- Anderson Bakery
- Hibachi San
- Hi Seoul Korean Cafe

COFFEE

- Starbucks

13 Minutes to Fremont Hub

RETAIL

- AT & T
- Bed Bath & Beyond
- CVS
- Daiso Japan
- GameStop
- GNC
- Marshalls
- Michaels
- Party City
- PetSmart
- Pier 1 Imports
- Ross Dress for Less
- Safeway
- Staples
- Target
- Trader Joe's

RESTAURANT

- Amia Bakery
- Chili's
- Cold Stone Creamery
- Indian Chili
- Jack's Brewing Company
- MOD Pizza
- Nothing Bundt Cake
- Ohana Hawaiian BBQ
- Posh Bagel

COFFEE

- Starbucks

FREMONT TECHNOLOGY PARK

6 Minutes to Pacific Commons Shopping Center

RETAIL

- Nordstrom Rack
- DSW
- Kohl's
- Target
- Men's Wearhouse
- Lowe's
- Costco
- Dick's Sporting Goods
- Carter's
- Old Navy
- Ulta Beauty
- TJ Maxx / Home Goods
- Jo-Ann Fabric & Crafts
- Toys R Us
- Tilly's
- Total Wine & More
- Sephora
- Sally Beauty

RESTAURANT

- Applebees
- Blaza Pizza
- Buffalo Wild Wings
- Claim Jumper
- Coldstone Creamery
- Cream
- Dog Haus
- Dickey's BBQ
- Firehouse Subs
- Five Guys Burgers & Fries
- In-N-Out Burger
- Jamba Juice
- Krispy Kreme
- Simply Thai

COFFEE

- Tapioca Express

52 Minutes to San Francisco on BART

5 Minutes to Recently Opened: Warm Springs BART Station

8 Minutes to Warm Springs Plaza

RETAIL

- Ross Dress For Less
- DD's Discounts
- CVS Pharmacy

RESTAURANT

- Beuound Thai
- Chaat House
- Grand Harbor
- Little Dipper Shabu Shabu
- Zpizza
- Denny's

COFFEE

- Starbucks
- Tea Papa

AMENITIES



FREMONT TECHNOLOGY PARK

4209-4215 & 4245 TECHNOLOGY DRIVE

FREMONT, CA

CONTACT INFORMATION

CHIP SUTHERLAND

Executive Vice President

+1 408 453 7410

chip.sutherland@cbre.com

Lic. 01014633

SHERMAN CHAN

Senior Vice President

+1 408 453 7488

sherman.chan@cbre.com

Lic. 01046769

CBRE

© 2019 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio_October2019