



Office / Flex / R&D / Industrial Space Available For Lease

46700 - 46820 Fremont Blvd. & 4005 - 4125 Clipper Court, Fremont, CA



Property Features



Silicon Valley's Premier Bayside Business Park



Office / R&D / Flex / Warehouse



Newly Upgraded Interiors: ADA Restrooms, Kitchenettes, Sprinklers, Zoning (IT)

14

14 Buildings Totaling ± 352,280 SF



3/1,000 SF Parking



Expansion Capabilities



Units Ranging From 1,041 SF to 10,000 SF



Grade Level & Loading Docks



On Site Management Office

Site Plan



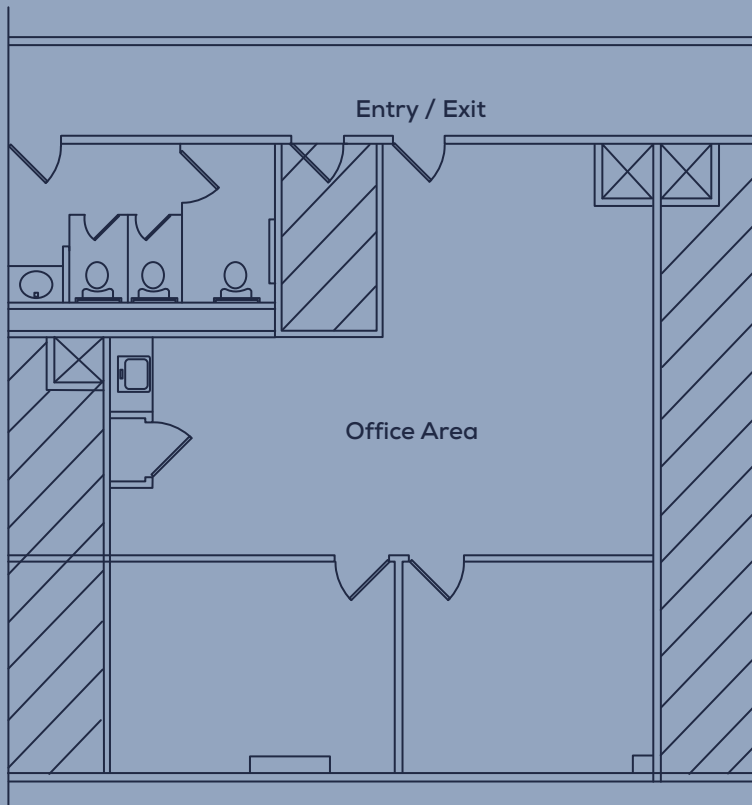
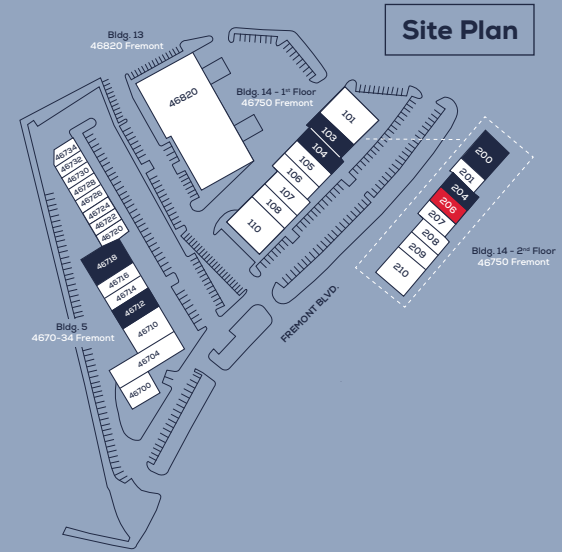
Address	Total SF	Office	Rate	Status
46750 Suite 206	1,041 SF	100%	\$2.50	Available
46750 Suite 204	1,235 SF	100%	\$2.50	Available
46741	1,800 SF	50%	\$2.25	Available
46747	1,800 SF	50%	\$2.25	Available
4015	2,150 SF	100%	\$2.25	Available
4039	2,400 SF	40%	\$2.25	Available
46750 Suite 103	2,400 SF	50%	\$2.25	Available
46750 Suite 104	2,400 SF	60%	\$2.25	Available
4019	2,400 SF	50%	\$2.25	Available

Address	Total SF	Office	Rate	Status
46759	2,400 SF	60%	\$2.25	Available
46750 Suite 200	2,700 SF	100%	\$2.25	Available
46712	2,880 SF	50%	\$2.25	Available
46718	2,880 SF	50%	\$2.25	Available
4035	3,200 SF	30%	\$2.25	Available
46713	3,600 SF	20%	\$2.25	Available
46715	3,600 SF	40%	\$2.25	Available
4115	4,822 SF	50%	\$2.25	Available
46791	10,000 SF	55%	\$2.25	Available

CLIPPER CT.
COMMERCE CENTER

Floor Plan

46750 Suite 206
Fremont Blvd.



46750 Suite 206
Fremont Blvd.

Total SF	1,041 SF
Office	100%
Rate	\$2.50
Status	Available

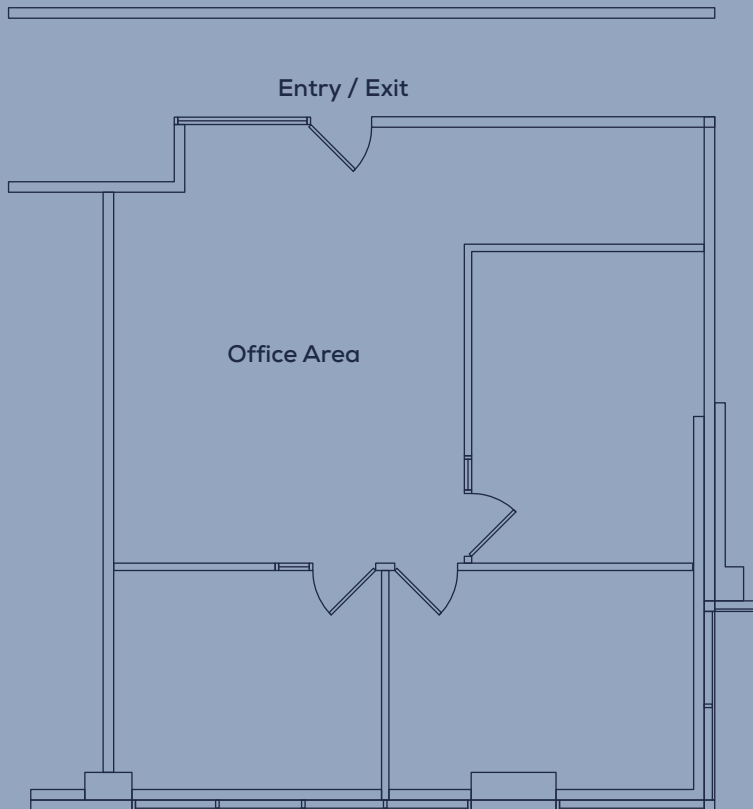
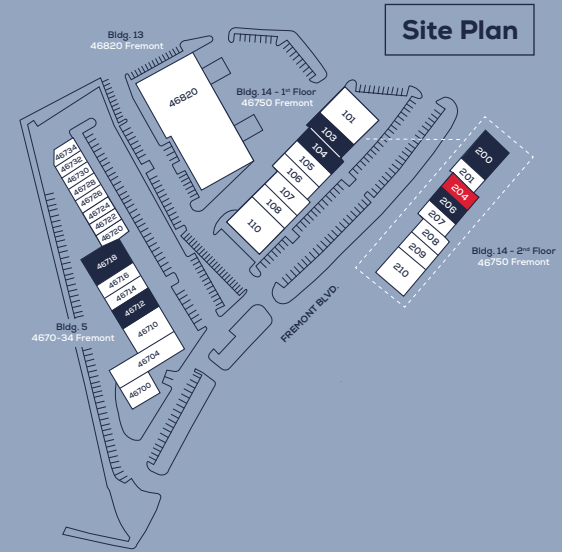
Comments

Floor	Second Floor (No elevator)
Private Office	2
Open Area	1
Manufacturing / Warehouse Area	
Assembly / Conference Room	
Grade Level Door	
Dock Door	
Power	
Kitchenette	1
Break / Lunch Room	
Restrooms	1

CLIPPER CT.
COMMERCE CENTER

Floor Plan

46750 Suite 204
Fremont Blvd.



46750 Suite 204
Fremont Blvd.

Total SF	1,235 SF
Office	100%
Rate	\$2.50
Status	Available

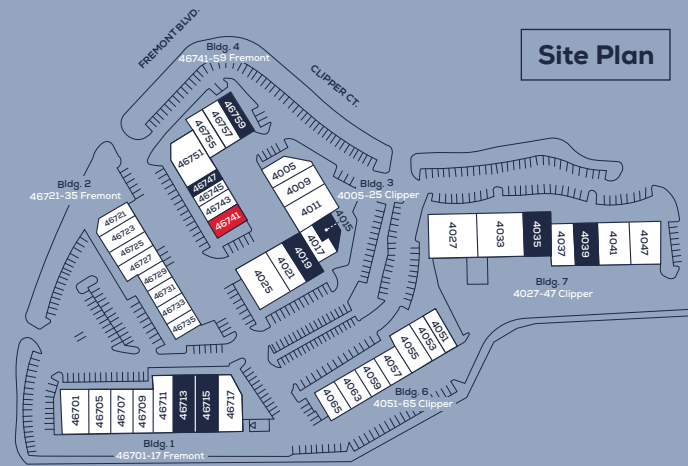
Comments

Floor	Second Floor (No elevator)
Private Office	2
Open Area	1
Manufacturing / Warehouse Area	
Assembly / Conference Room	1
Grade Level Door	
Dock Door	
Power	
Kitchenette	
Break / Lunch Room	
Restrooms	

CLIPPER CT.
COMMERCE CENTER

Floor Plan

46741 Fremont Blvd.



Site Plan

46741 Fremont Blvd.

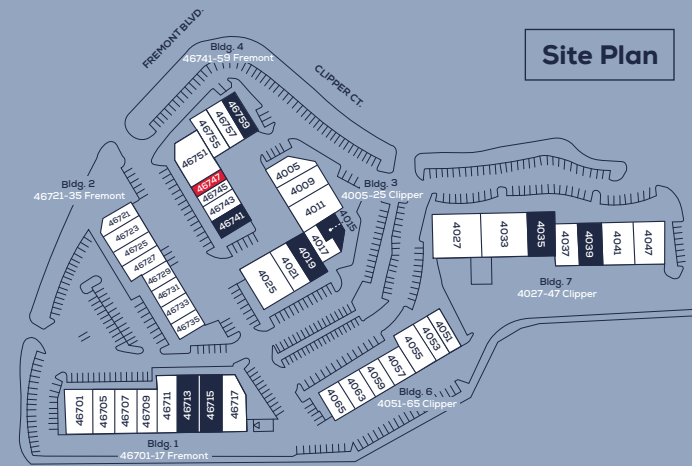
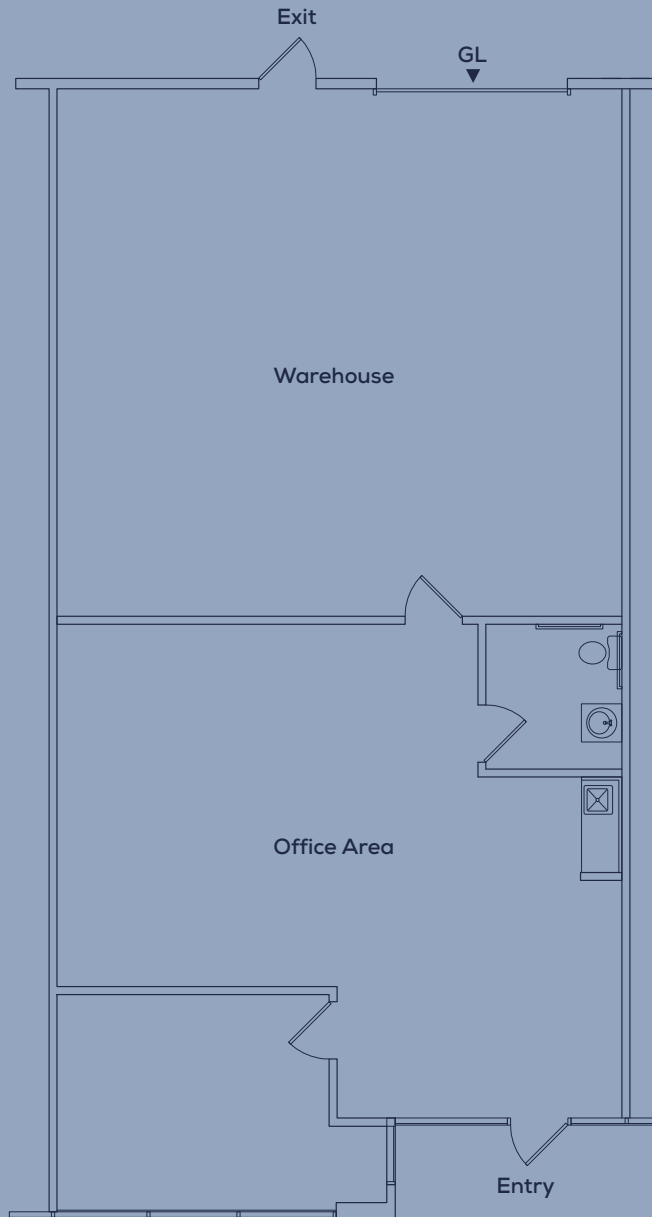
Total SF	1.800 SF
Office	50%
Rate	\$2.25
Status	Available

Comments

Floor	First Floor
Private Office	2
Open Area	1
Manufacturing / Warehouse Area	1
Assembly / Conference Room	
Grade Level Door	1
Dock Door	
Power	200 Amps 120/208 /3 Phase
Kitchenette	1
Break / Lunch Room	
Restrooms	1 ADA

Floor Plan

46747 Fremont Blvd.



Site Plan

46747 Fremont Blvd.

Total SF	1,800 SF
Office	50%
Rate	\$2.25
Status	Available

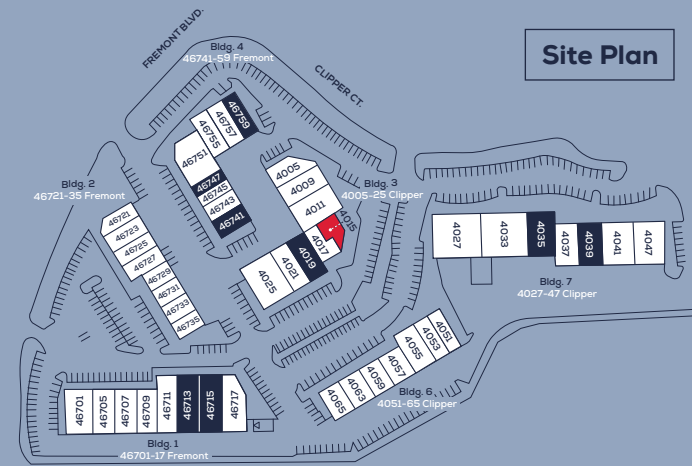
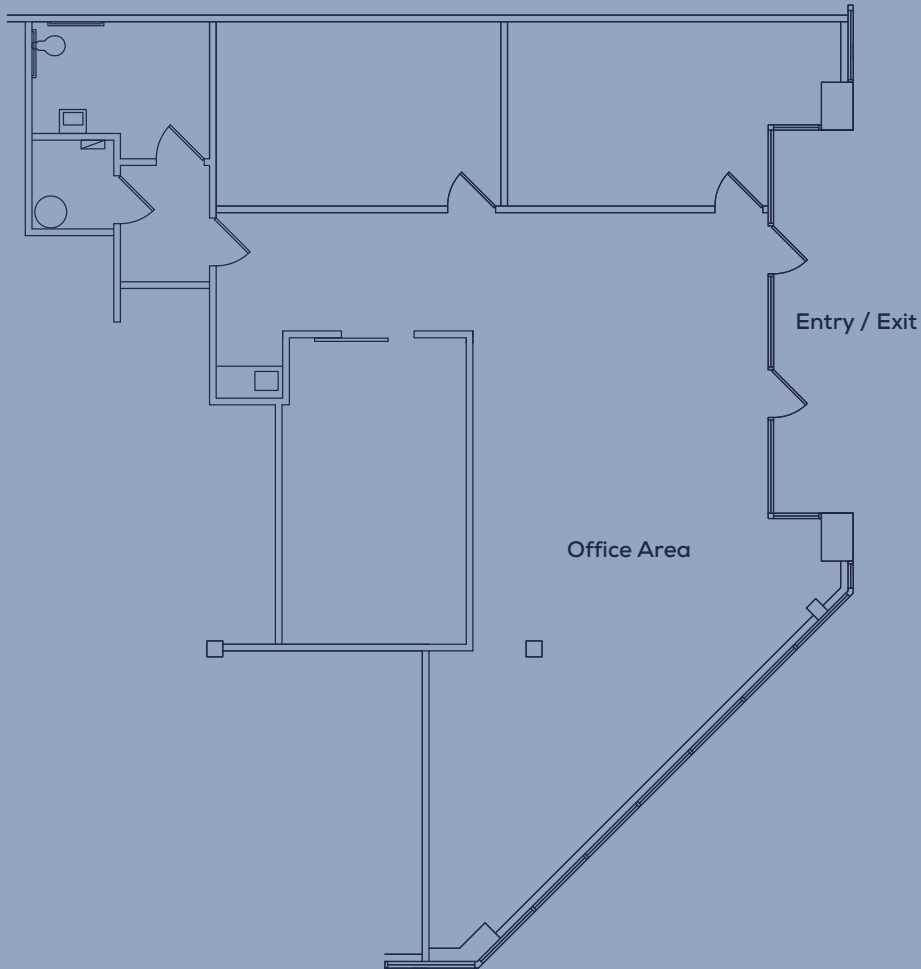
Comments

Floor	First Floor
Private Office	1
Open Area	1
Manufacturing / Warehouse Area	50%
Assembly / Conference Room	
Grade Level Door	1
Dock Door	
Power	200 Amps
Kitchenette	1
Break / Lunch Room	
Restrooms	1

CLIPPER CT. COMMERCE CENTER

Floor Plan

4015 Clipper Ct.



Site Plan

4015 Clipper Ct.

Total SF	2,150 SF
Office	100%
Rate	\$2.25
Status	Available

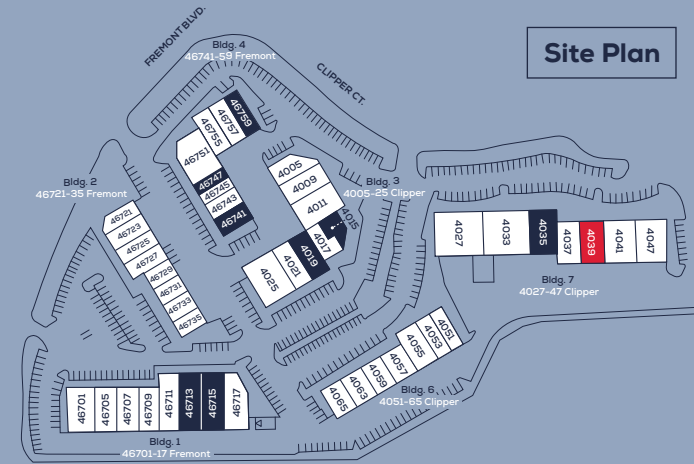
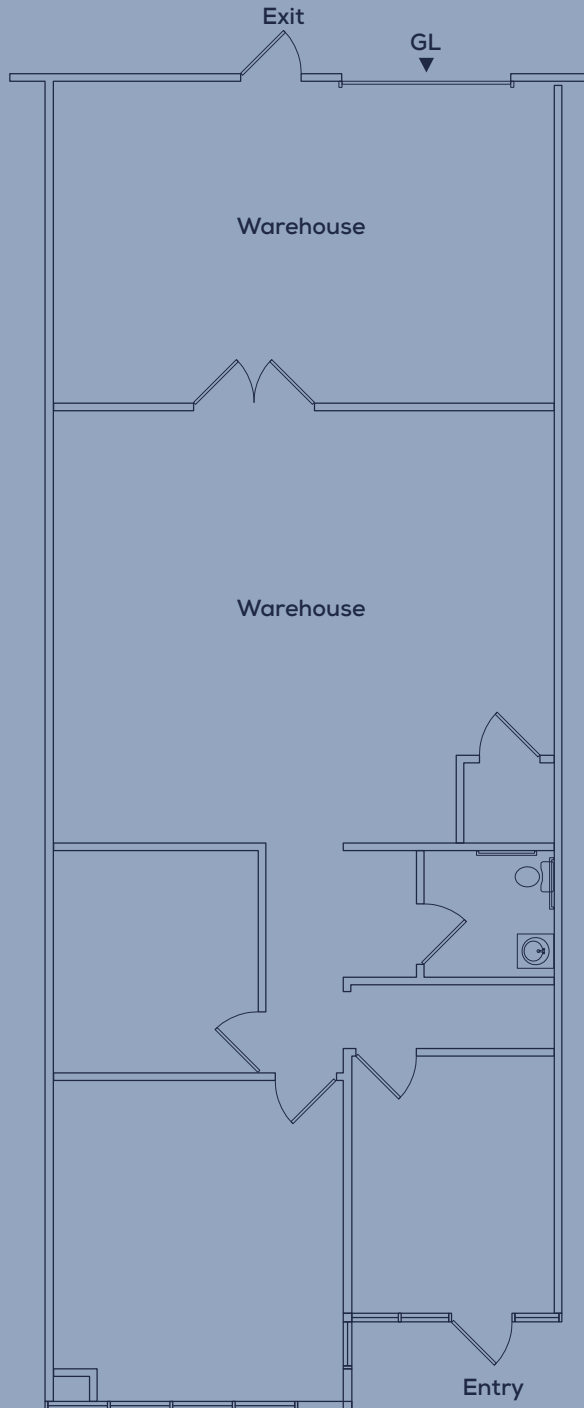
Comments

Floor	First Floor
Private Office	2
Open Area	1
Manufacturing / Warehouse Area	
Assembly / Conference Room	1
Grade Level Door	
Dock Door	
Power	
Kitchenette	1
Break / Lunch Room	
Restrooms	1

CLIPPER CT.
COMMERCE CENTER

Floor Plan

4039 Clipper Ct.



Site Plan

4039 Clipper Ct.

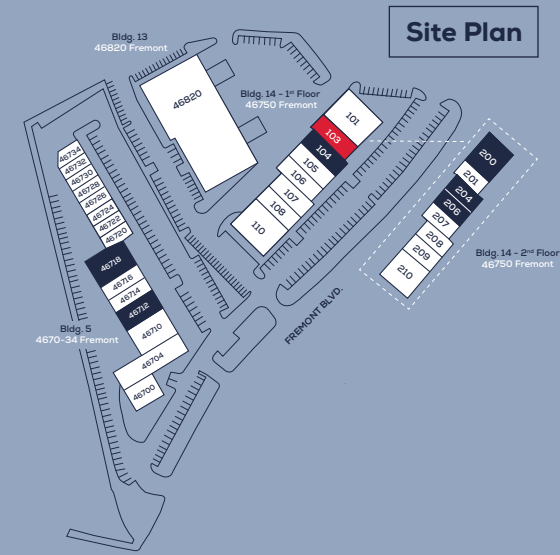
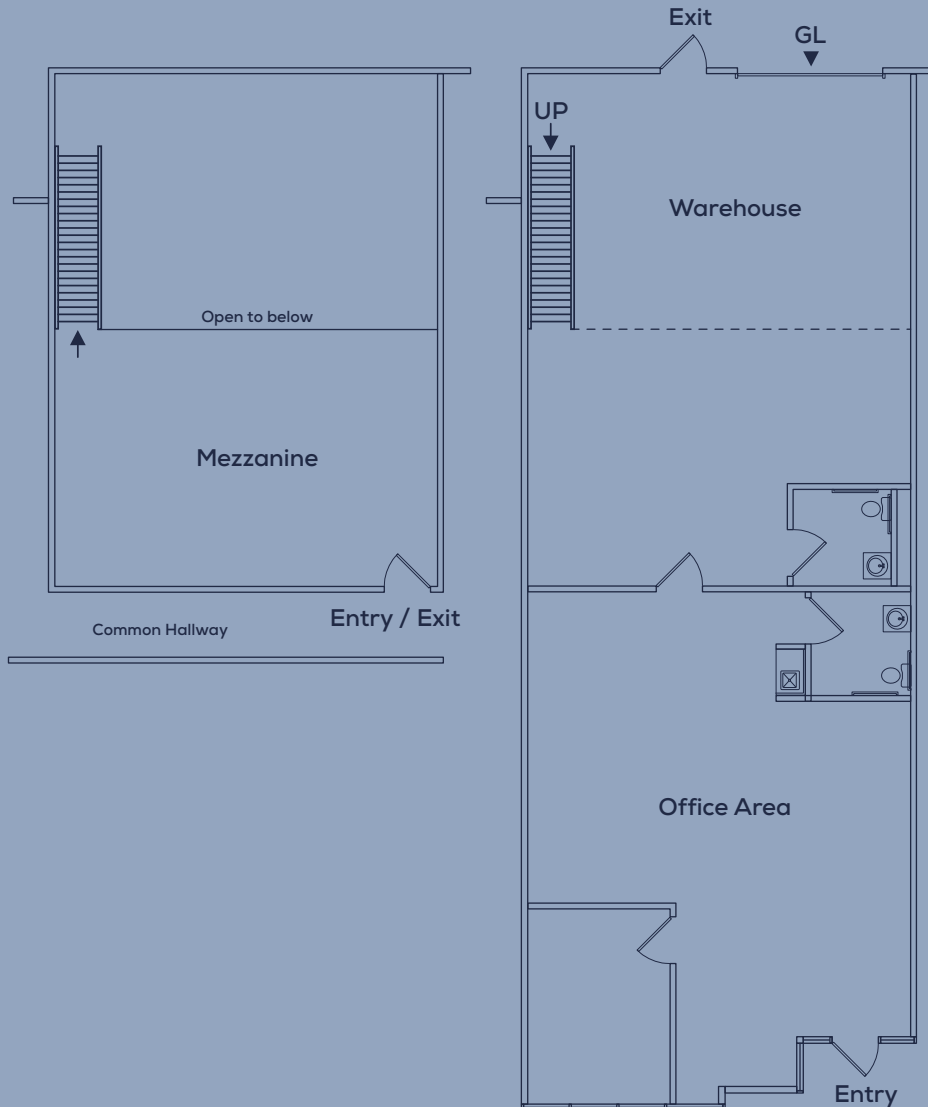
Total SF	2,400 SF
Office	40%
Rate	\$2.25
Status	Available

Comments

Floor	First Floor
Private Office	2
Open Area	1
Manufacturing / Warehouse Area	HVAC
Assembly / Conference Room	
Grade Level Door	1
Dock Door	
Power	150 Amps
Kitchenette	
Break / Lunch Room	
Restrooms	1

Floor Plan

46750 Suite 103
Fremont Blvd.



46750 Suite 103
Fremont Blvd.

Total SF	2,400 SF
Office	50%
Rate	\$2.25
Status	Available

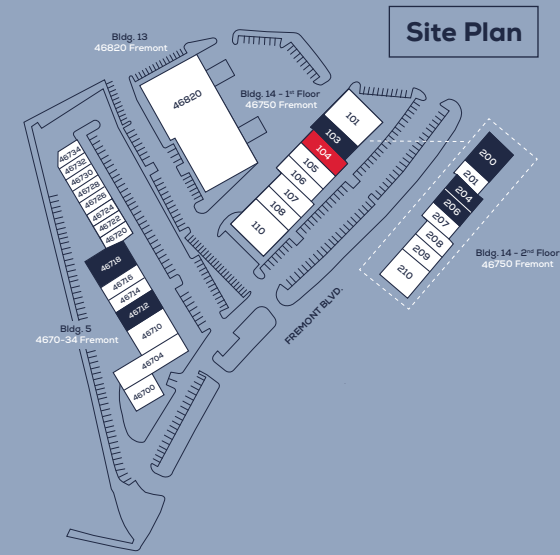
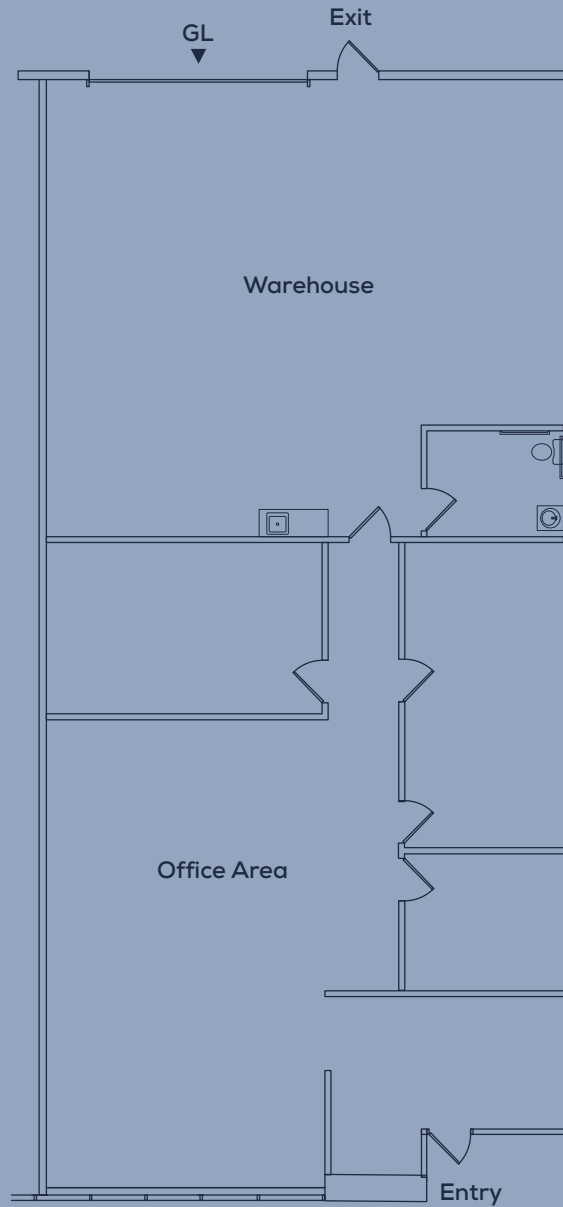
Comments

Floor	First Floor
Private Office	1
Open Area	1
Manufacturing / Warehouse Area	1
Assembly / Conference Room	
Grade Level Door	1
Dock Door	1
Power	125 Amps
Kitchenette	
Break / Lunch Room	
Restrooms	2

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Floor Plan

46750 Suite 104
Fremont Blvd.



46750 Suite 104
Fremont Blvd.

Total SF	2,400 SF
Office	60%
Rate	\$2.25
Status	Available

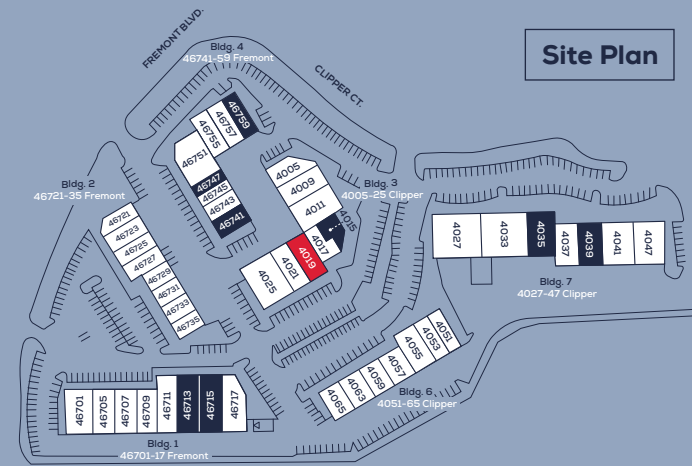
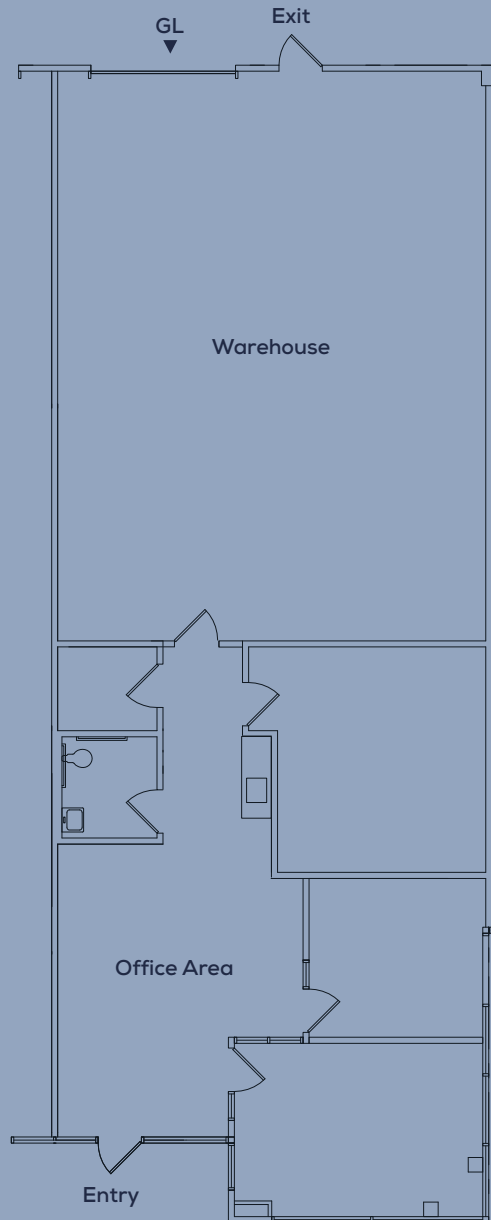
Comments

Floor	First Floor
Private Office	2
Open Area	1
Manufacturing / Warehouse Area	1 - 22' Clear
Assembly / Conference Room	1
Grade Level Door	1 - 12' Clear
Dock Door	
Power	200 Amps 120/208 /3 Phase
Kitchenette	1
Break / Lunch Room	
Restrooms	1 ADA

CLIPPER CT.
COMMERCE CENTER

Floor Plan

4019 Clipper Ct.



Site Plan

4019 Clipper Ct.

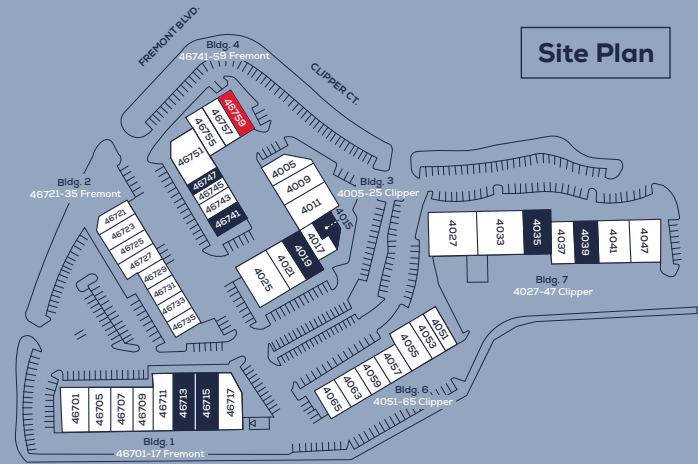
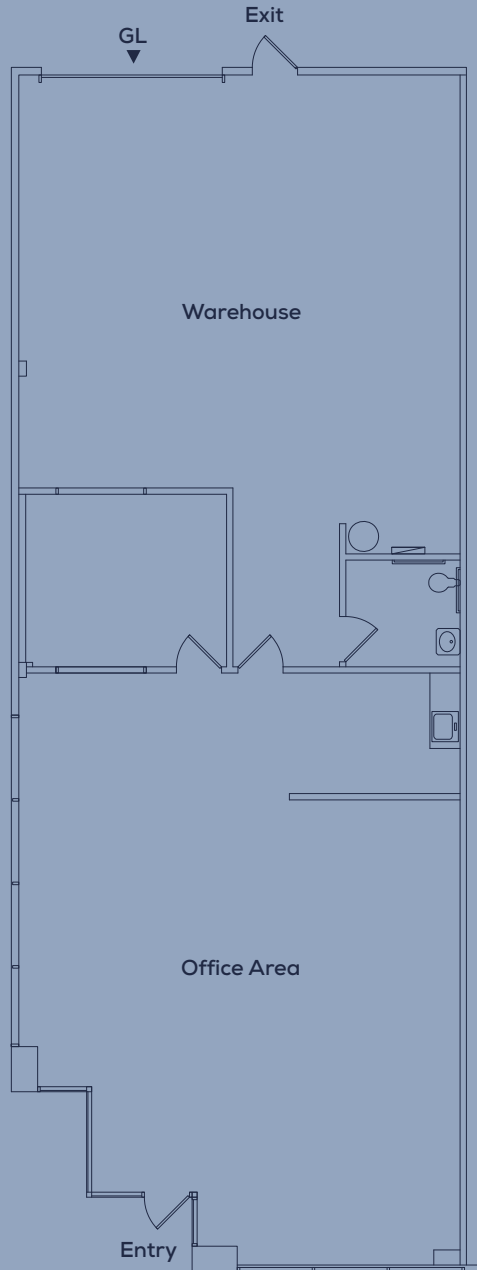
Total SF	2,400 SF
Office	50%
Rate	\$2.25
Status	Available

Comments

Floor	First Floor
Private Office	3
Open Area	1
Manufacturing / Warehouse Area	1
Assembly / Conference Room	
Grade Level Door	1
Dock Door	
Power	200 Amps
Kitchenette	
Break / Lunch Room	
Restrooms	1 ADA

Floor Plan

46759 Fremont Blvd.



Site Plan

46759 Fremont Blvd.

Total SF	2,400 SF
Office	60%
Rate	\$2.25
Status	Available

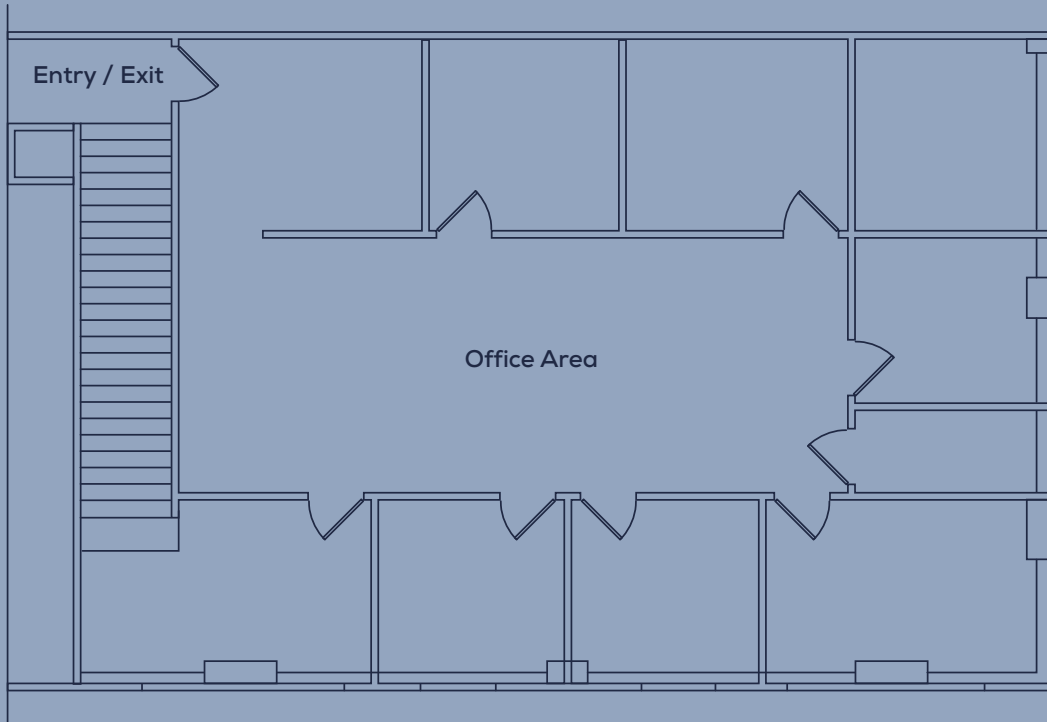
Comments

Floor	First Floor
Private Office	1
Open Area	1
Manufacturing / Warehouse Area	1 - 14' Clear
Assembly / Conference Room	
Grade Level Door	1
Dock Door	
Power	200 Amps 120/208 /3 Phase
Kitchenette	1
Break / Lunch Room	
Restrooms	1 ADA

CLIPPER CT.
COMMERCE CENTER

Floor Plan

46750 Suite 200
Fremont Blvd.



46750 Suite 200
Fremont Blvd.

Total SF	2,700 SF
Office	100%
Rate	\$2.25
Status	Available

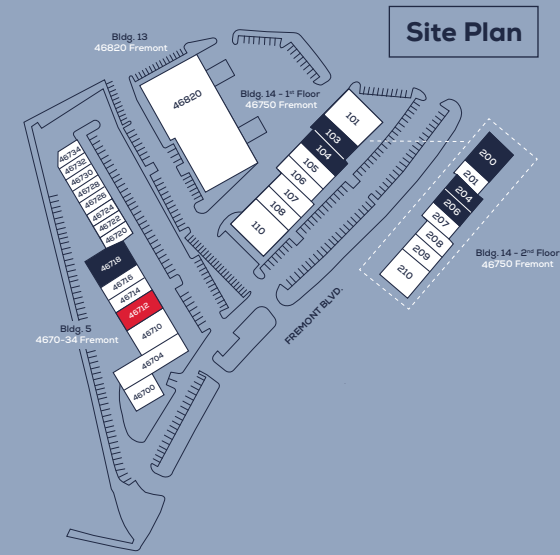
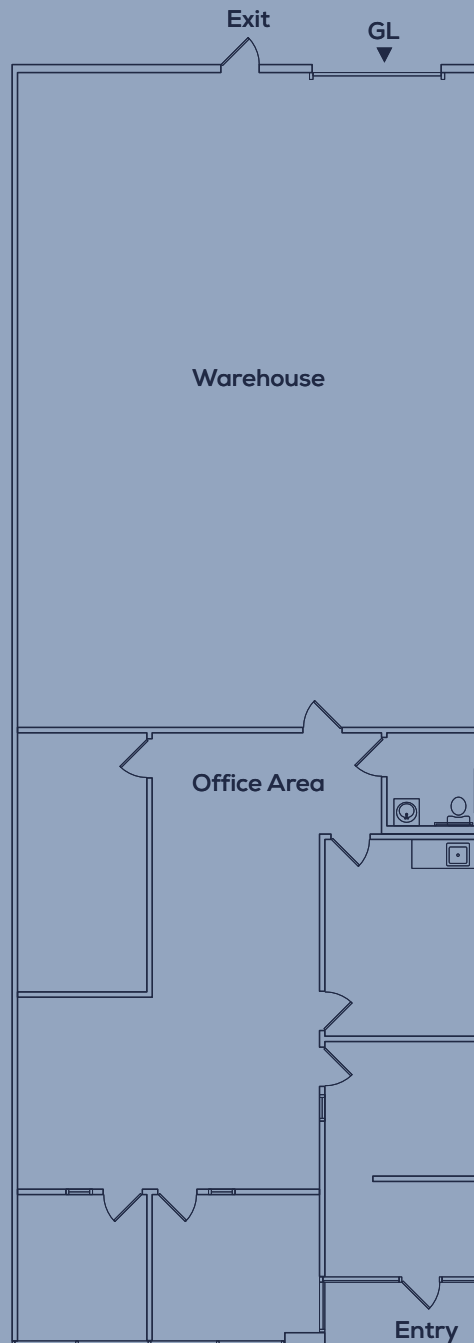
Comments

Floor	Second Floor (No elevator)
Private Office	7
Open Area	1
Manufacturing / Warehouse Area	
Assembly / Conference Room	1
Grade Level Door	
Dock Door	
Power	200 Amps
Kitchenette	
Break / Lunch Room	
Restrooms	

CLIPPER CT.
COMMERCE CENTER

Floor Plan

46712 Fremont Blvd.



46712 Fremont Blvd.

Total SF	2,880 SF
Office	50%
Rate	\$2.25
Status	Available

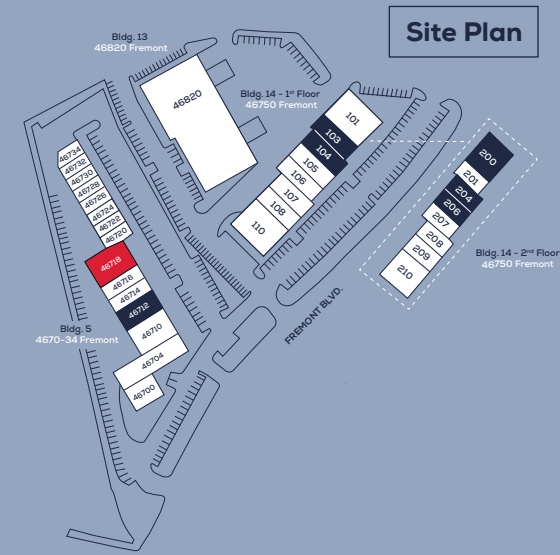
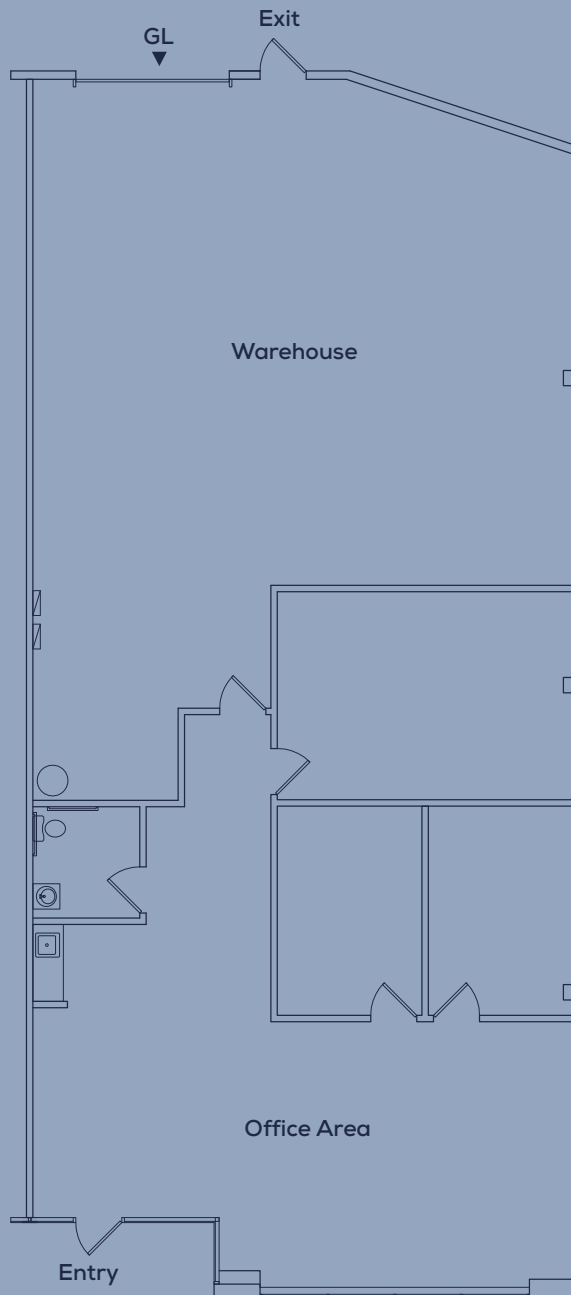
Comments

Floor	First Floor
Private Office	3
Open Area	1
Manufacturing / Warehouse Area	50%
Assembly / Conference Room	1
Grade Level Door	1
Dock Door	
Power	200 Amps
Kitchenette	
Break / Lunch Room	1
Restrooms	1

CLIPPER CT.
COMMERCE CENTER

Floor Plan

46718 Fremont Blvd.



46718 Fremont Blvd.

Total SF	2,880 SF
Office	50%
Rate	\$2.25
Status	Available

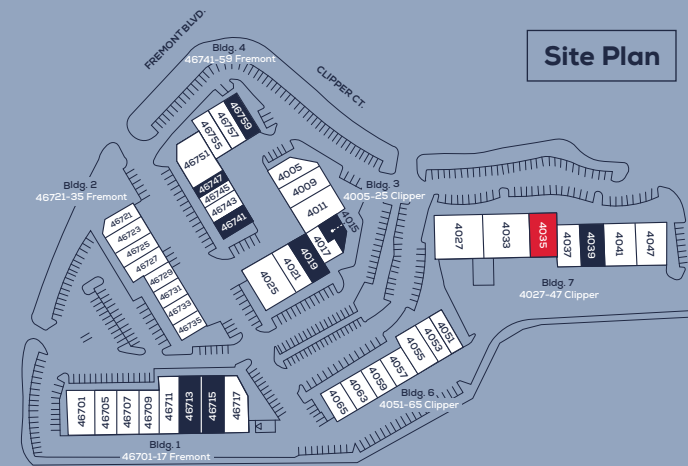
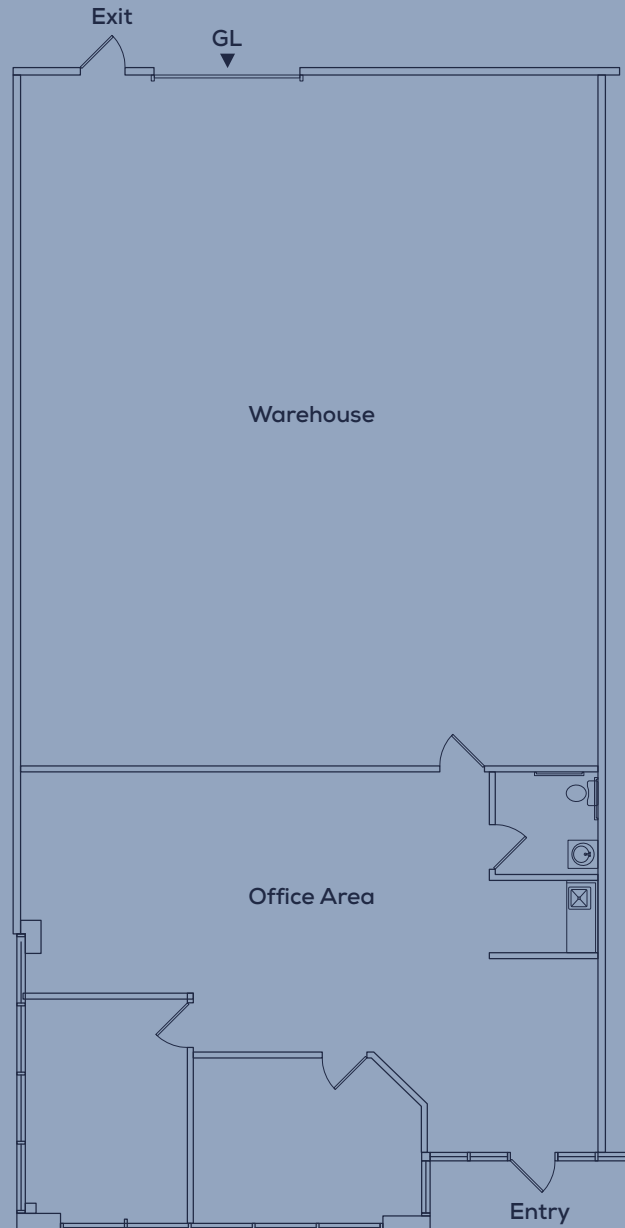
Comments

Floor	First Floor
Private Office	2
Open Area	1
Manufacturing / Warehouse Area	50%
Assembly / Conference Room	1
Grade Level Door	1
Dock Door	
Power	200 Amps
Kitchenette	1
Break / Lunch Room	
Restrooms	1

CLIPPER CT. COMMERCE CENTER

Floor Plan

4035 Clipper Ct.



Site Plan

4035 Clipper Ct.

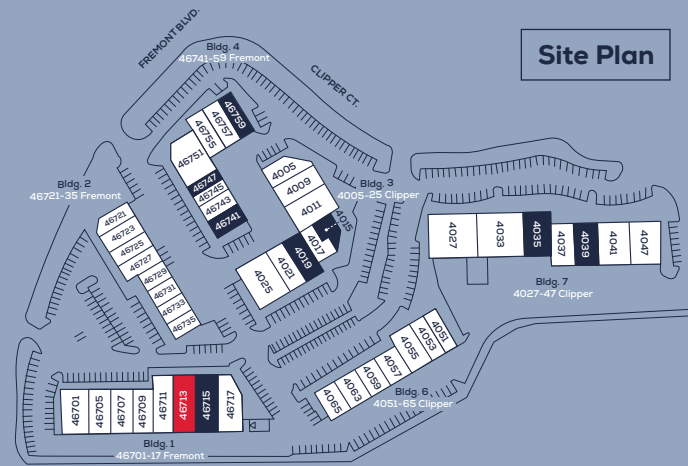
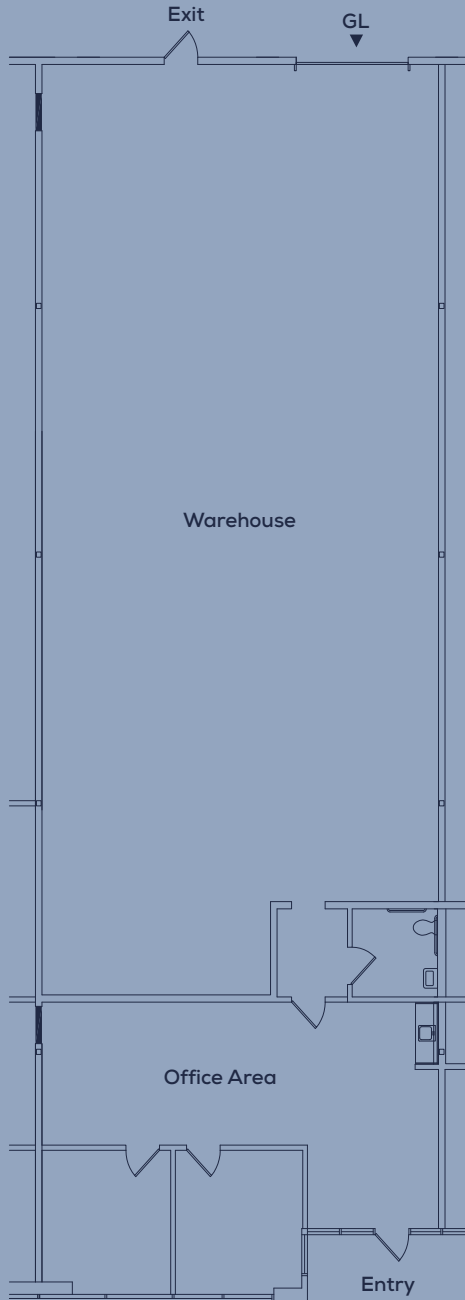
Total SF	3,200 SF
Office	30%
Rate	\$2.25
Status	Available

Comments

Floor	First Floor
Private Office	2
Open Area	1
Manufacturing / Warehouse Area	1
Assembly / Conference Room	
Grade Level Door	1
Dock Door	
Power	150 Amps
Kitchenette	1
Break / Lunch Room	
Restrooms	1

Floor Plan

46713 Fremont Blvd.



Site Plan

46713 Fremont Blvd.

Total SF	3,600 SF
Office	20%
Rate	\$2.25
Status	Available

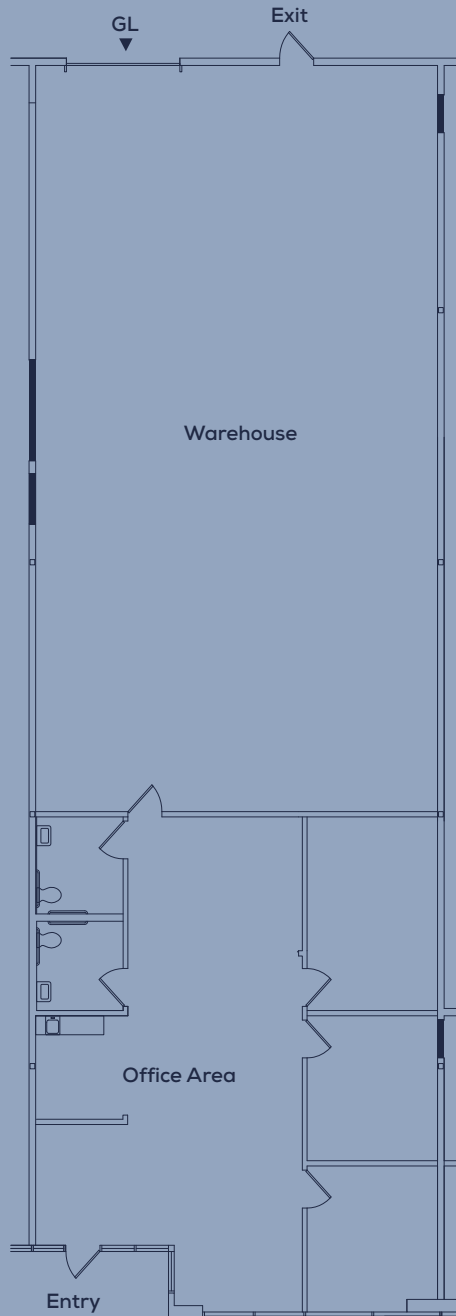
Comments

Floor	First Floor
Private Office	2
Open Area	1
Manufacturing / Warehouse Area	1- 14' Clear
Assembly / Conference Room	
Grade Level Door	1 - 10'
Dock Door	
Power	200 Amps
Kitchenette	1
Break / Lunch Room	
Restrooms	1

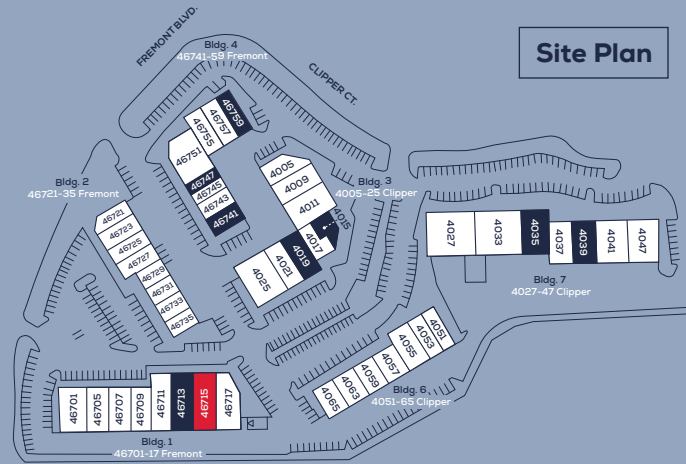
CLIPPER CT.
COMMERCE CENTER

Floor Plan

46715 Fremont Blvd.



Site Plan



**46715
Fremont Blvd.**

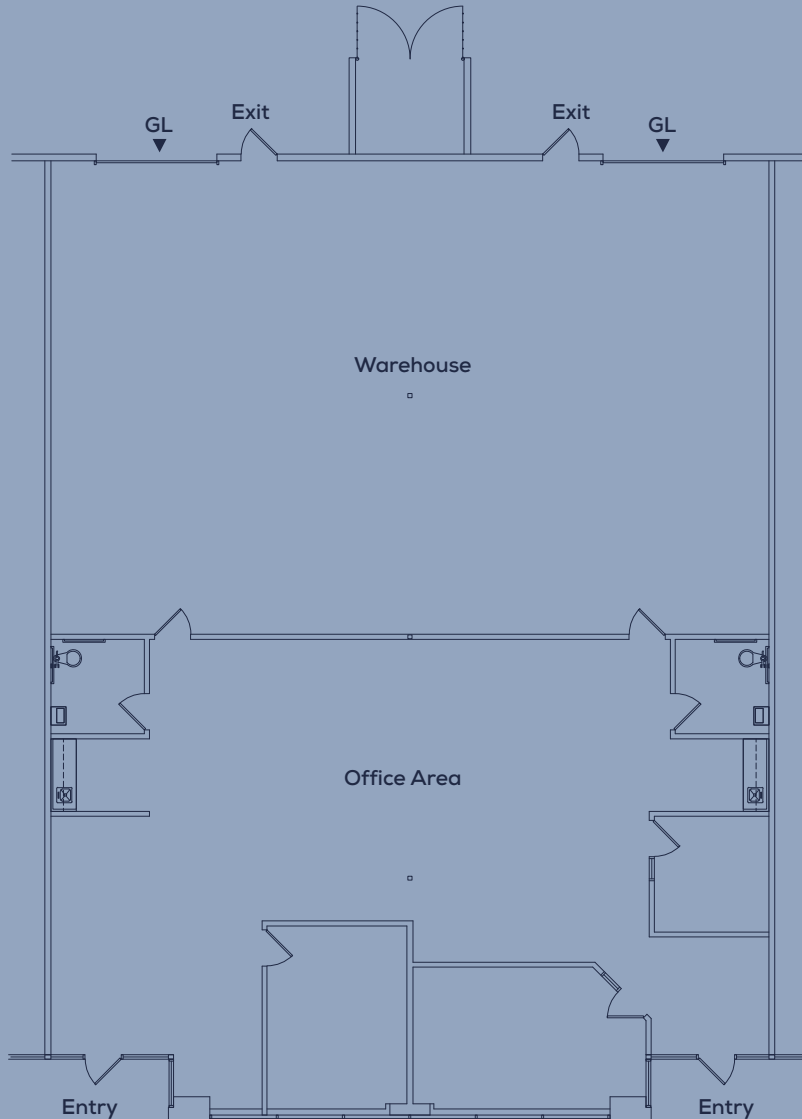
Total SF	3,600 SF
Office	40%
Rate	\$2.25
Status	Available

Comments

Floor	First Floor
Private Office	3
Open Area	1
Manufacturing / Warehouse Area	1 - 14' Clear
Assembly / Conference Room	
Grade Level Door	1 - 10'
Dock Door	
Power	200 Amps 120/208/3 Phase
Kitchenette	1
Break / Lunch Room	
Restrooms	2 ADA

Floor Plan

4115 Clipper Ct.



4115 Clipper Ct.

Total SF	4,822 SF
Office	50%
Rate	\$2.25
Status	Available

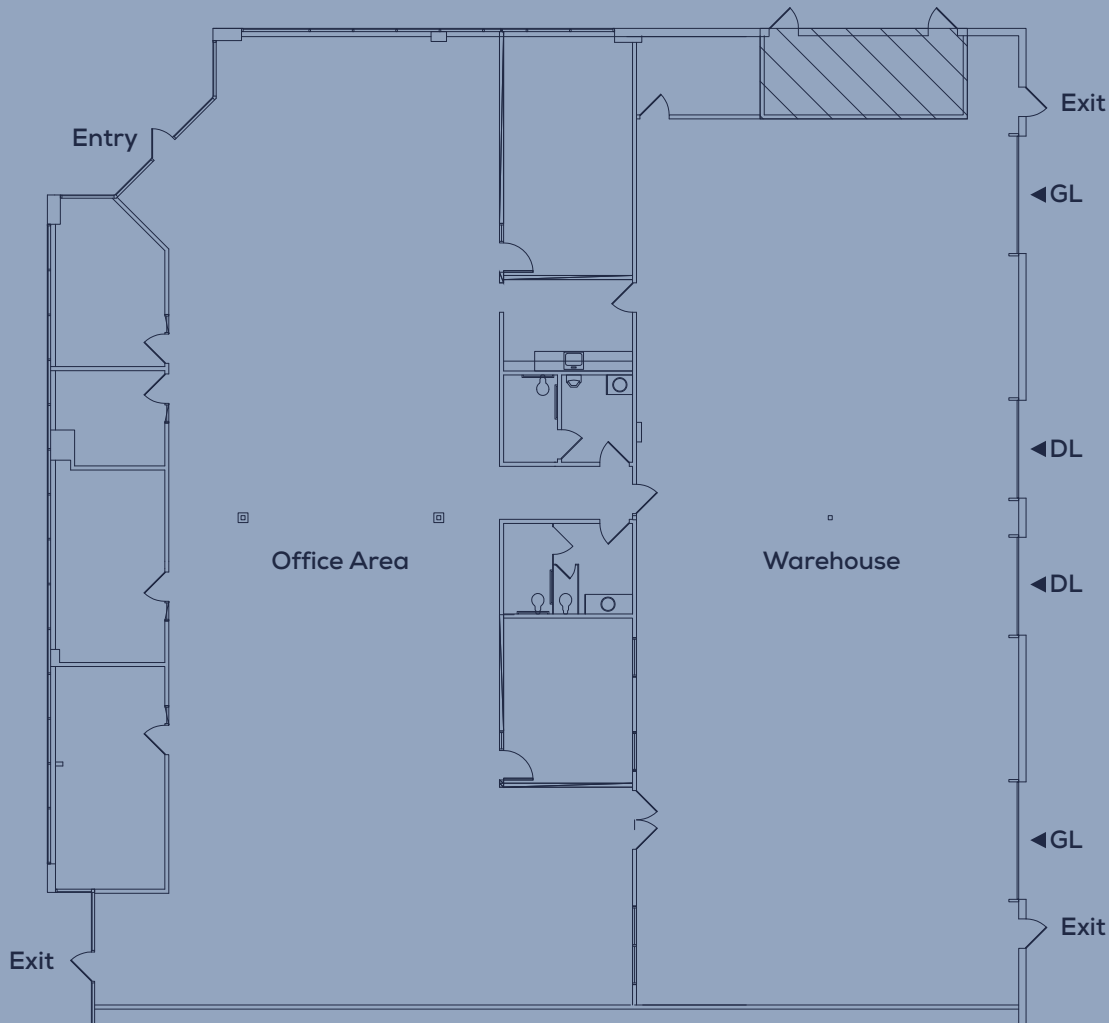
Comments

Floor	First Floor
Private Office	3
Open Area	1
Manufacturing / Warehouse Area	50%
Assembly / Conference Room	
Grade Level Door	2
Dock Door	
Power	2x 100 Amps 120/208
Kitchenette	2
Break / Lunch Room	
Restrooms	2 ADA

CLIPPER CT.
COMMERCE CENTER

Floor Plan

46791 Fremont Blvd.



**46791
Fremont Blvd.**

Total SF	10,000 SF
Office	55%
Rate	\$2.25
Status	Available

Comments

Floor	First Floor
Private Office	6
Open Area	1
Manufacturing / Warehouse Area	1
Assembly / Conference Room	
Grade Level Door	2 - 12' Clear
Dock Door	2 - 10' Clear
Power	200 & 225 Amps 408/227/3 Phase
Kitchenette	
Break / Lunch Room	1
Restrooms	2

CLIPPER CT.
COMMERCE CENTER

