

44235

Nobel Drive
Fremont CA

±15,000 – 25,000 Sq.Ft.
Flex R&D/IT/LAB/Office



Property Highlights

44235 Nobel Drive
Fremont CA

- Flexible Dev / R+D / Labs / Assembly / Office
- 40%-80% Open office with 2 Large Open Areas
- Extensive Window Line
- Professional Image Headquarters Location
- Monument Signage Available
- 100% Drop Ceiling/HVAC
- AT&T High Speed Fiber / Dark Fiber at Street
- 2,000 SF IT Rack Space/Data Center
- Optionally Available:
 - 1/4-Megawatt UPS System
 - 1/2-Megawatt Backup Generator



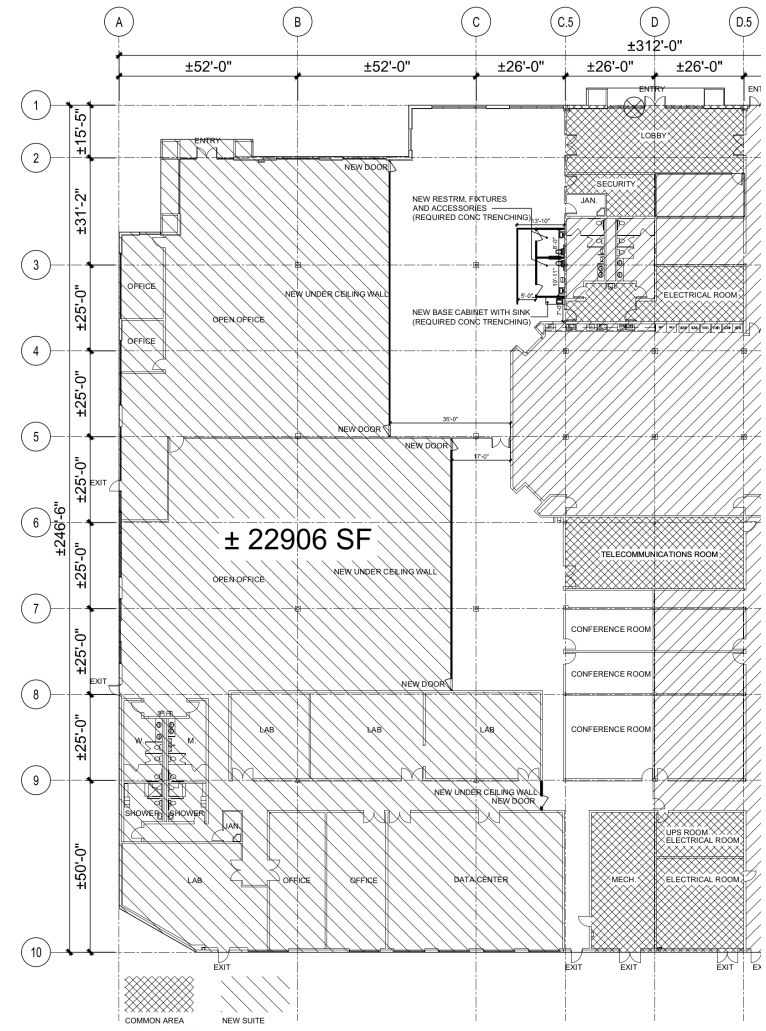
Location Highlights

- Retail Amenities - The Block & Pacific Commons
- Easy Access to Interstate 880 and Highway 84 Warm Springs BART station
- Direct Access to Jogging / Biking Trail

Highlights & Floor Plan

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Located in the heart of the Bay Area, **44235 Nobel** offers an incredible regional or headquarters opportunity that is cost-effective and allows businesses access to the world-class talent found throughout the region. Comprised of $\pm 74,166$ -SF, the building boasts a number of features that lend well to Hi-Tech Development, IoT, Medical, Automotive, Research & Development, Remote Backup, and Light Manufacturing uses. The current leasing opportunity of 25,000-SF (divisible down to 15,000-SF, reach out for more information) includes open office space that allows the flexibility to provide a safe and secure work environment for employees, clients, and visitors alike and which is easily configurable for any mix of remote and on-site workers.



Location

44235 Nobel Drive
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- Easy Freeway Access
- I-880/I-680/Auto Mall Pkwy
- Nearby Theaters/Restaurants/Shopping
- Ample Parking
- Adjacent to Wildlife Preserve

