

LIFE SCIENCE LAB + OFFICE

47621 WESTINGHOUSE DR | FREMONT, CA

±25,832 SF

FOR SUBLEASE

FREMONT RESEARCH CENTER

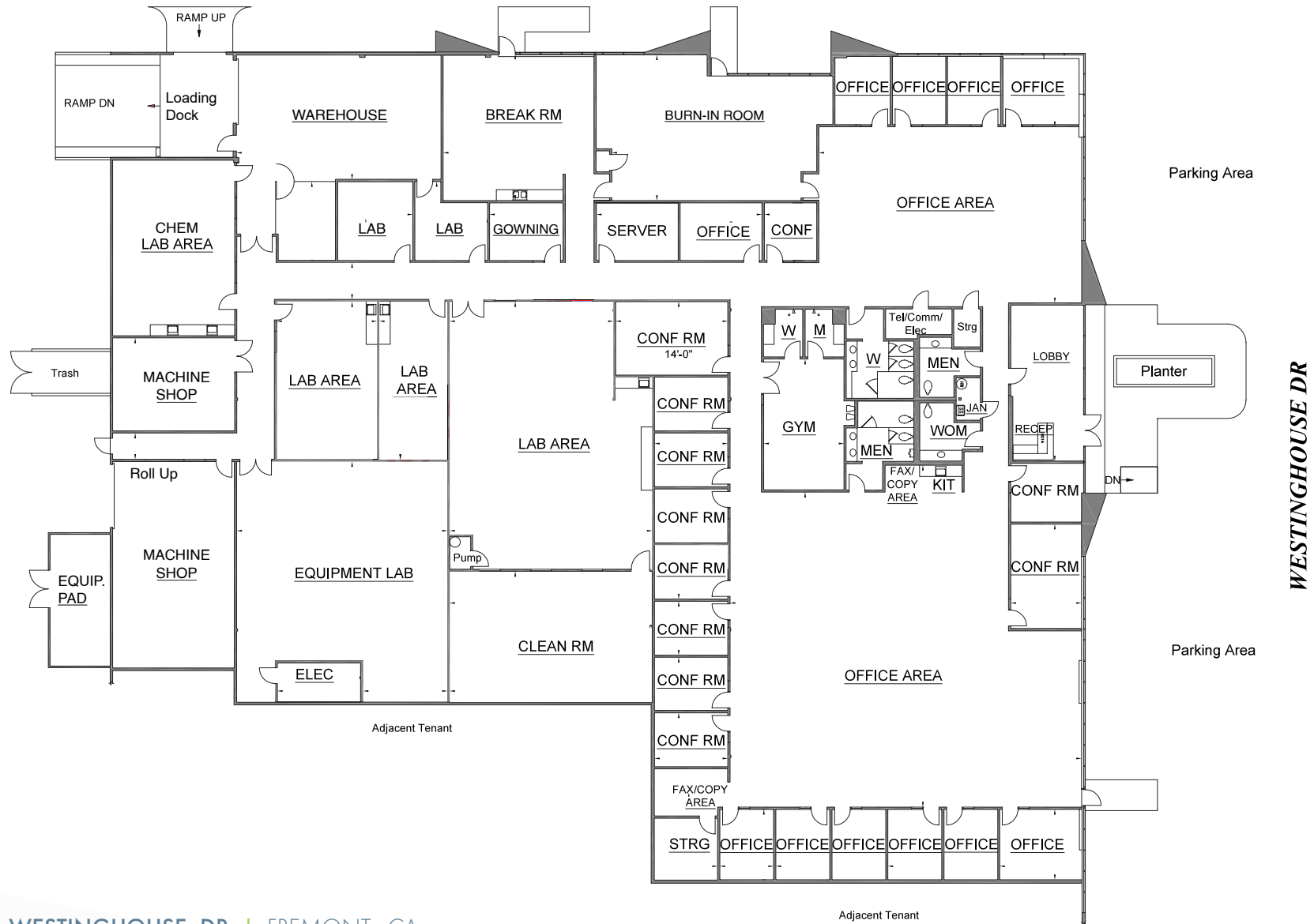


PROPERTY FEATURES

- ±25,835 SF
- Single-Story Building with Excellent Window Line
- New Interiors. Mix of Office/Labs
- ESD Flooring in Some Labs
- Acid Waste Neutralization (AWN) System
- Seven (7) Chemical Fume Hoods
- Plumbing for:
 - CDA
 - Nitrogen
 - Oxygen
 - Chilled Water Loop
- Gym with Showers
- Large Exterior Equipment Pad
- Two (2) Grade Level Doors; One (1) Dock High Door
- 3.4/1000 Parking
- Available March 2022
- Direct Lease Available



FLOOR PLAN





Break Room



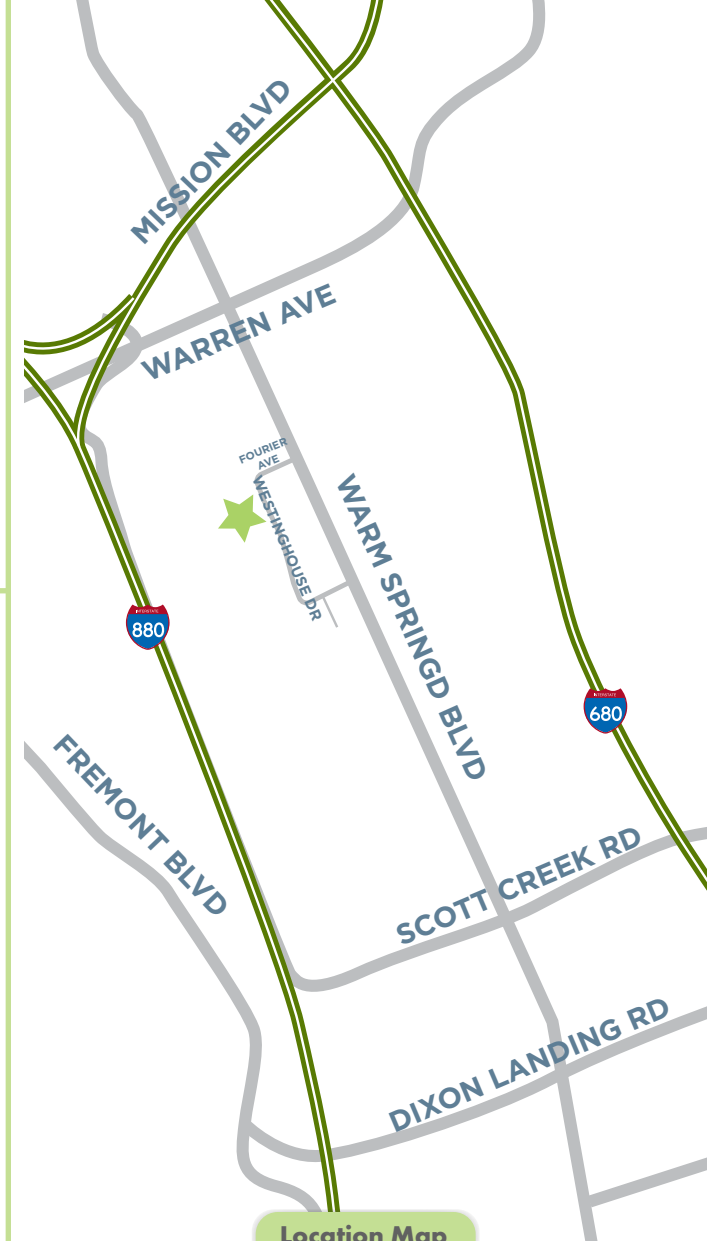
Equipment Pad



Device Lab



Compounding Lab with Walk-In Hoods



Location Map