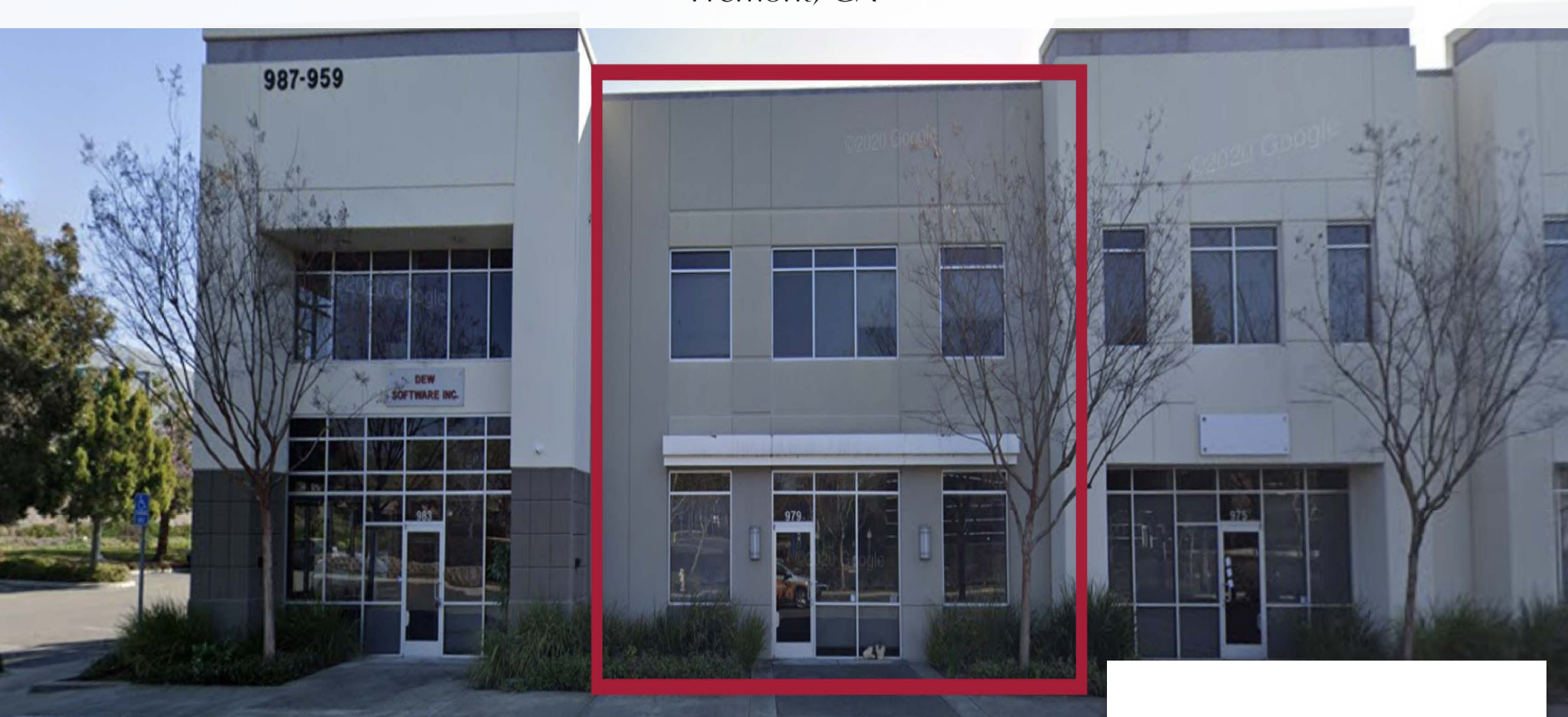


± 3,116 SF OFFICE AND WAREHOUSE

# FOR LEASE

979 Corporate Way  
Fremont, CA



**PRICE**  
\$1.70/SF NNN  
(\$0.60/SF)



**AVAILABLE SIZE**  
± 3,116 SF



**LOT SIZE**  
± 208,609 SF  
± 4.789 acres



**YEAR BUILT**  
2005



**POWER**  
250 A,  
120/208 V, 3 Ø



**LAYOUT**  
Office (40%) /  
Warehouse (60%)

**THE IVY GROUP**  
Commercial Properties, Above & Beyond

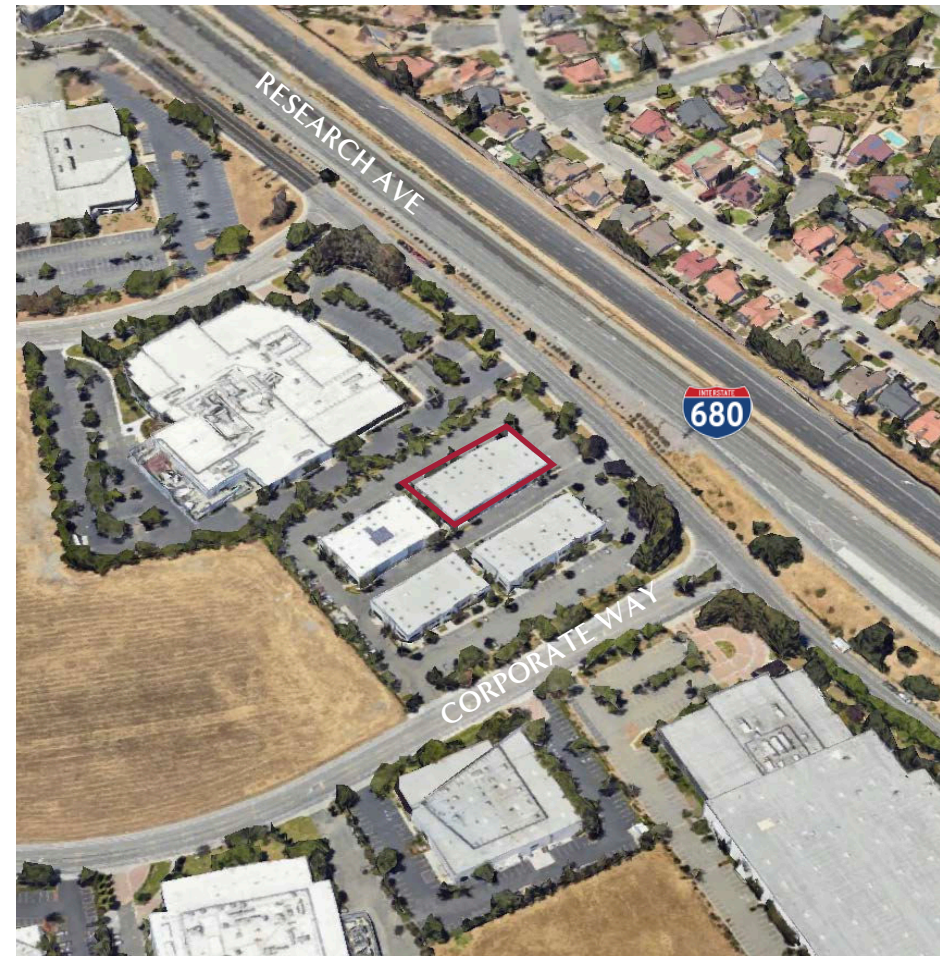
**TIM VI TRAN, SIOR, CCIM**  
tim@theivygroup.com | 510.213.8883  
CA DRE #01784630

## PRIME OFFICE/WAREHOUSE CONDOMINIUM FOR LEASE IN FREMONT'S WARM SPRINGS INNOVATION DISTRICT

The Ivy Group proudly presents an exceptional leasing opportunity: an office/warehouse condominium located in the prestigious Venture Commerce Center Fremont.

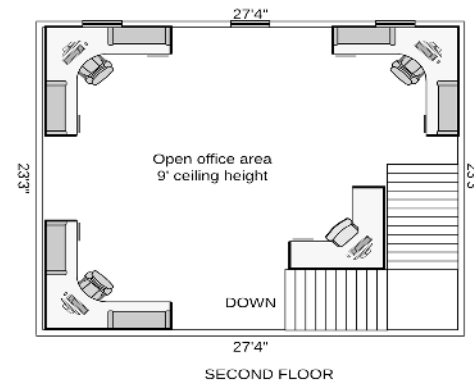
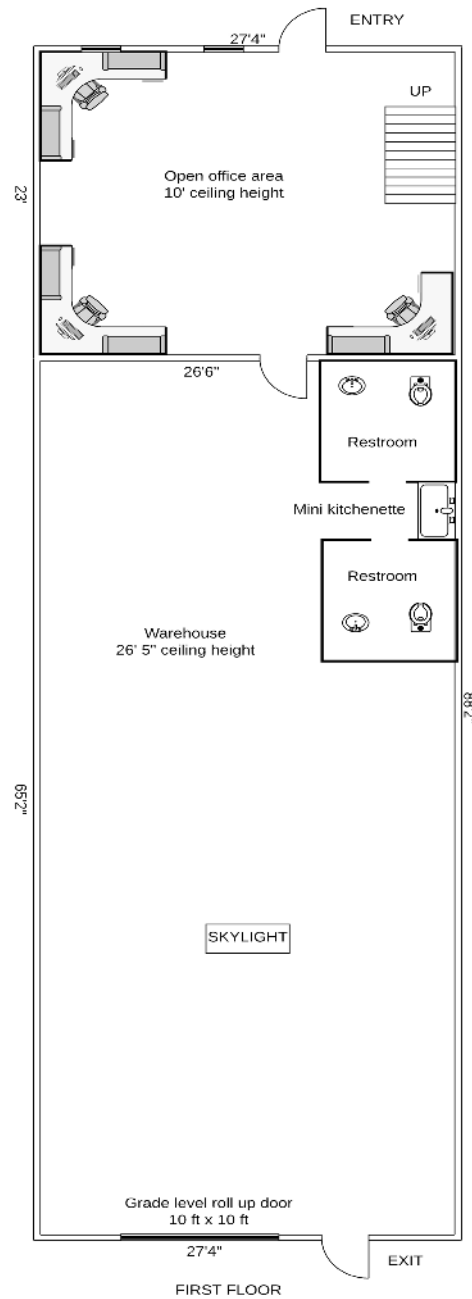
Location:  
Nestled in the highly sought after Warm Springs Innovation District, this property sits at the strategic intersection of Corporate Way and Warm Springs Blvd, offering unparalleled accessibility and convenience.

Available Size	± 3,116 SF
Lot Size	± 208,609 SF (± 4.789 acres)
Layout	Office (40%) / Warehouse (60%)
Zoning	Warm Springs Innovation District 10 (WSI 10)
Year Built	2005
Ceiling Height	10 FT (office), 27 FT (warehouse)
BART Station	± 1.1 miles to Warm Springs BART Station
APN	519-1730-28
Fire Sprinklers	100% sprinklered
Power	250 A, 120/208 V, 3 Ø



# FLOOR PLAN

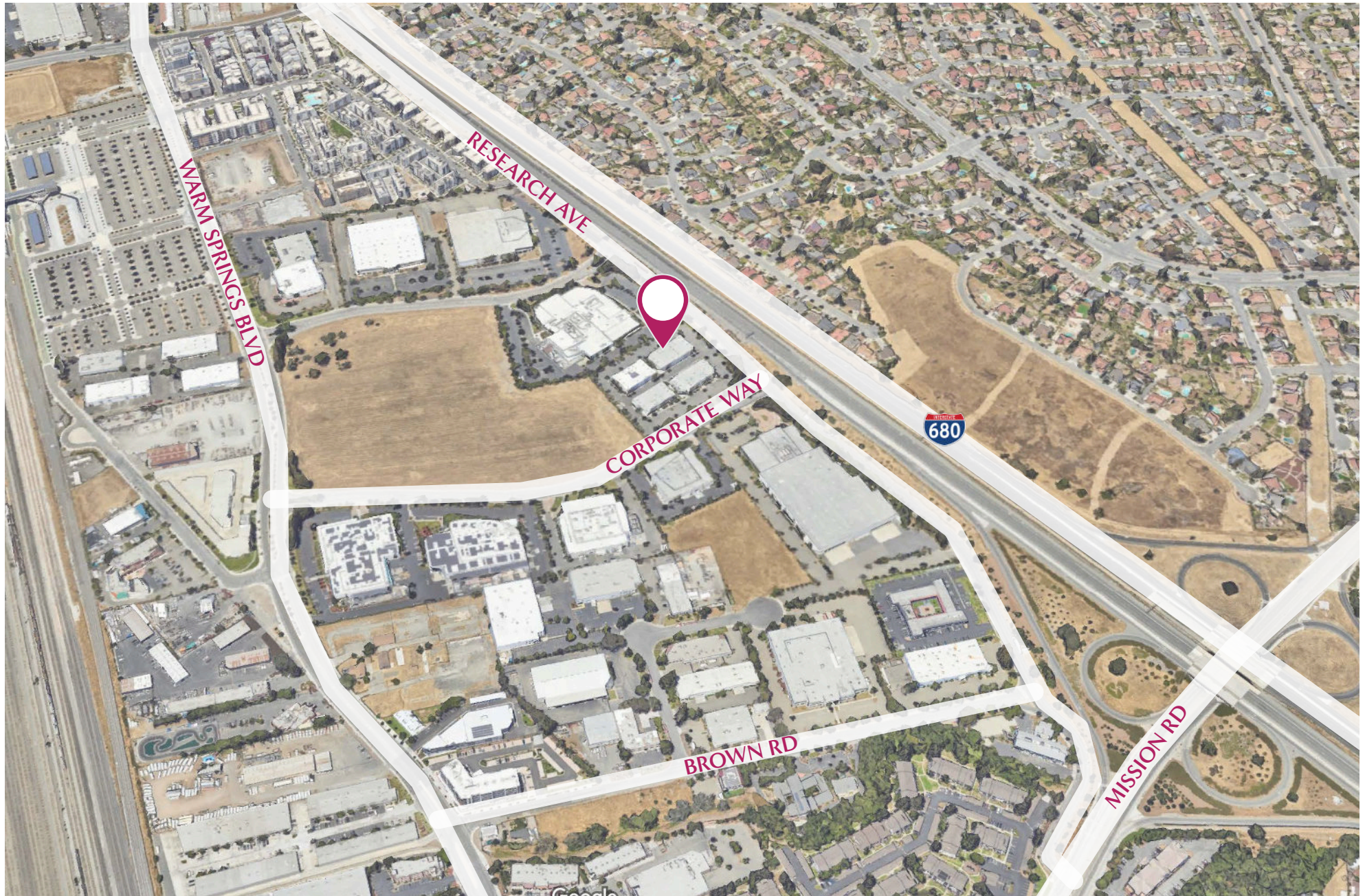
± 3,116 SF OFFICE/WAREHOUSE  
FOR LEASE













# AMENITY MAP

± 3,116 SF OFFICE/WAREHOUSE  
FOR LEASE





# LOCATION OVERVIEW

± 3,116 SF OFFICE/WAREHOUSE  
FOR LEASE

Fremont is a city in Alameda County, California. Located in the East Bay region of the Bay Area, Fremont has a population of 230,504 as of 2020, making it the fourth most populous city in the Bay Area, behind San Jose, San Francisco, and Oakland. It is the closest East Bay city to the high tech Silicon Valley network of businesses, and has a strong tech industry presence. Companies headquartered in Fremont include Antec Inc, Corsair Gaming, Electronics for Imaging, Ikanos Communications, Lam Research, Fremont Bank, Nielsen Norman Group, Oplink Communications, SYNnex, S3 Graphics, Tailored Brands and DCKAP.

Fremont is served by Interstate 880 (Nimitz Freeway) and Interstate 680 (Sinclair Freeway). The two freeways are connected in the Warm Springs district via Mission Boulevard which is SR 262. In addition, Fremont is served by SR 84 and the segment of Mission Boulevard which is SR 238. Regional rail transportation is provided by Fremont BART Station, Warm Springs BART Station, and the Altamont Corridor Express (ACE).



## LARGEST EMPLOYERS

#	Employer	# of Employees
1	Tesla, Inc.	22,000
2	Lam Research	3,000
3	Washington Hospital	2,400
4	Kaiser Permanente	1,600
5	Synnex	1,350
6	Western Digital	1,100
7	City of Fremont	1,100
8	Fremont Unified School District	800
9	Boehringer Ingelheim	800
10	Sutter Health	775

CONTACT EXCLUSIVE AGENT  
**FOR DETAILS AND TOUR**

**TIM VI TRAN, SIOR, CCIM**

tim@theivygroup.com | 510.213.8883

CA DRE #01784630



**THE IVY GROUP**

Commercial Properties, Above & Beyond

975 Corporate Way | Fremont, CA 94539

Acquisition | Disposition | Leasing