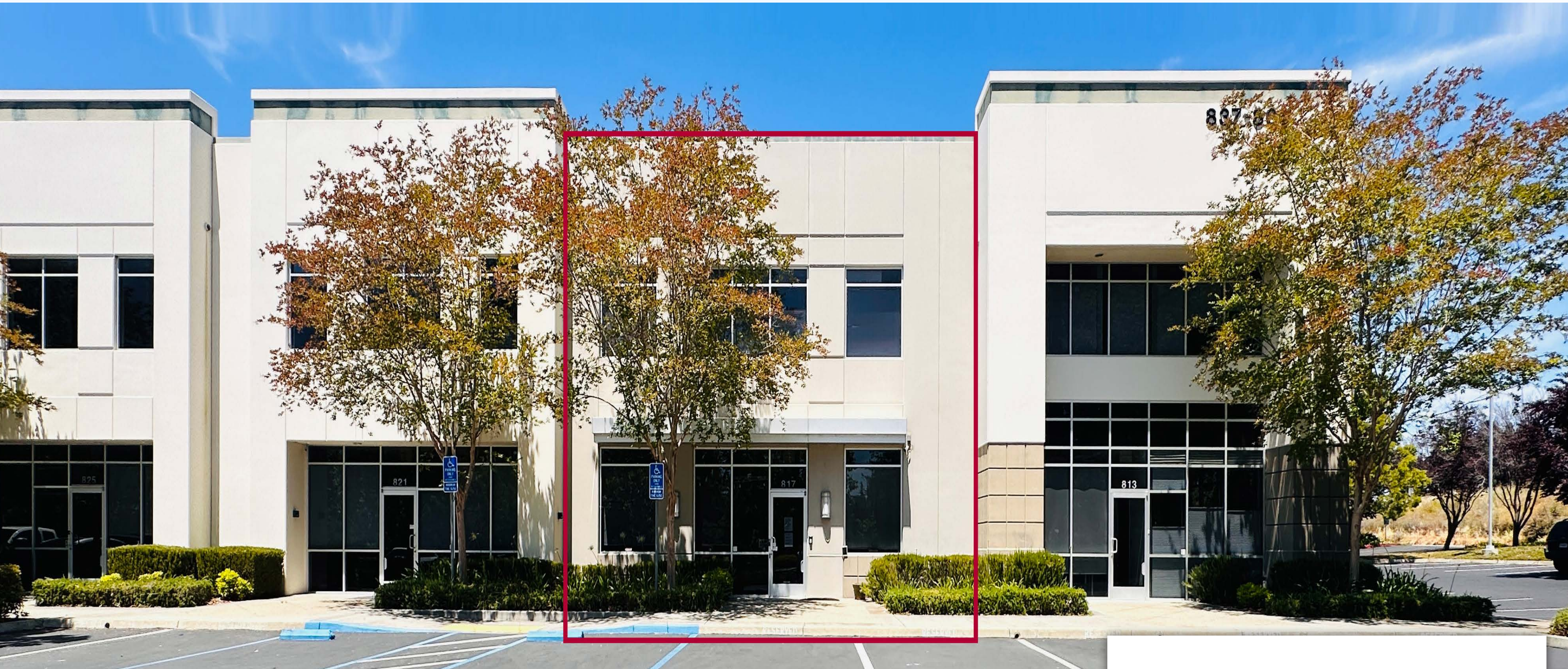
OFFICE / WAREHOUSE CONDO

FOR SALE / LEASE

817 Corporate Way
Fremont, CA



PRICE	BUILDING SIZE	LOT SIZE	YEAR BUILT	LAYOUT	ZONING
$1,650,000 ($576/SF), $1.70/SF NNN ($0.67/SF)	± 2,863 SF	± 208,609 SF ± 4.789 acres	2005	50% office / 50% warehouse	Warm Springs District 10 (WSi10)

THE IVY GROUP
Commercial Properties, Above & Beyond

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

CONFIDENTIALITY AGREEMENT

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the property located at 817 Corporate Way, Fremont, CA (“Property”).

This Memorandum contains selected information pertaining to the Property and is unintended to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and The Ivy Group (“TIG”). Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form.

These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither TIG nor any of their respective directors, officers, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owners expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owners shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owners and any conditions to the Owners’ obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owners or TIG. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owners or TIG.

HIGHLIGHTS

PRIME INDUSTRIAL CONDO FOR SALE / LEASE AT VENTURE COMMERCE CENTER – IDEAL OFFICE/WAREHOUSE MIX

The Ivy Group is proud to present a rare purchase or leasing opportunity in the highly desirable Venture Commerce Center in Fremont.

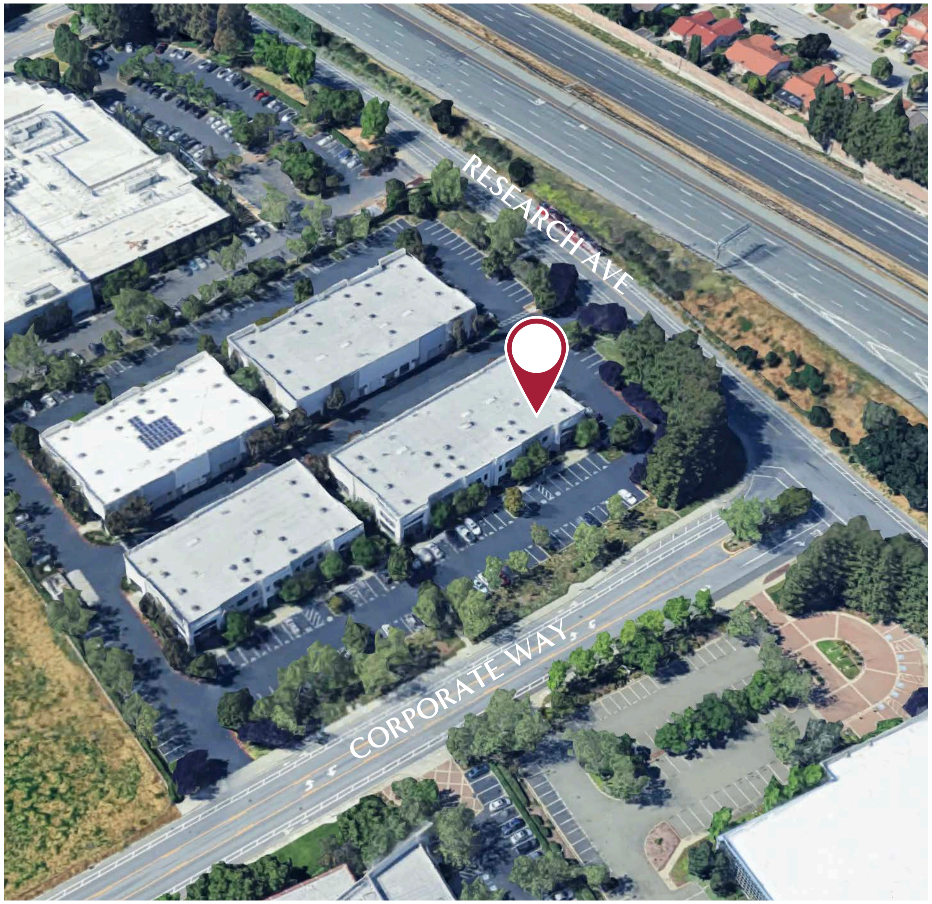
This versatile industrial condominium offers the perfect blend of functionality and professionalism, featuring a modern two-story office space at the front and a spacious high-ceiling warehouse in the rear—ideal for a wide range of business operations.

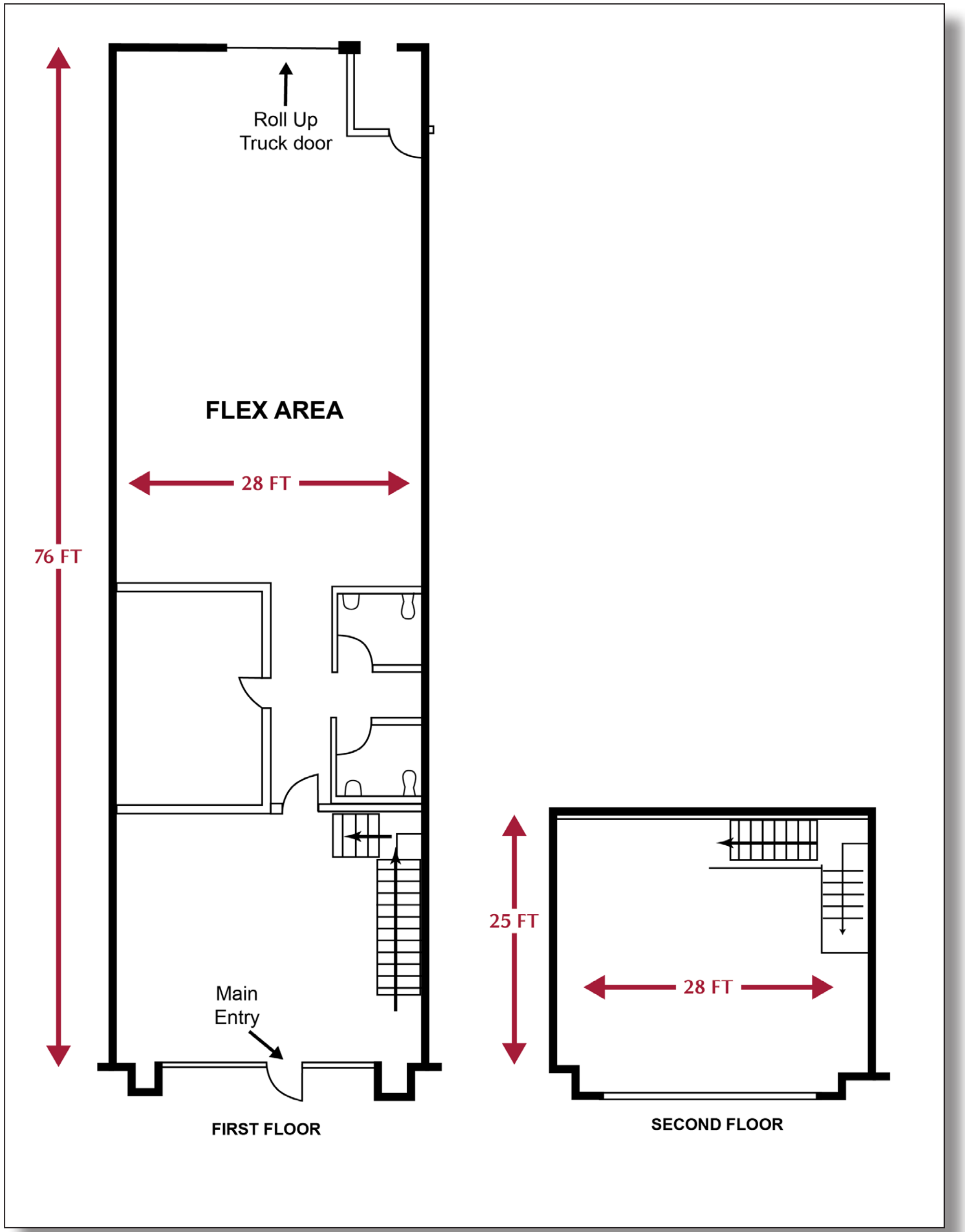
Strategically located with immediate access to I-880, I-680, and Highway 237, and just minutes from the Warm Springs BART Station, this location ensures seamless connectivity for your team, clients, and distribution needs.

Whether you're expanding, relocating, or launching a new venture, this space offers the flexibility and visibility to support your business growth.

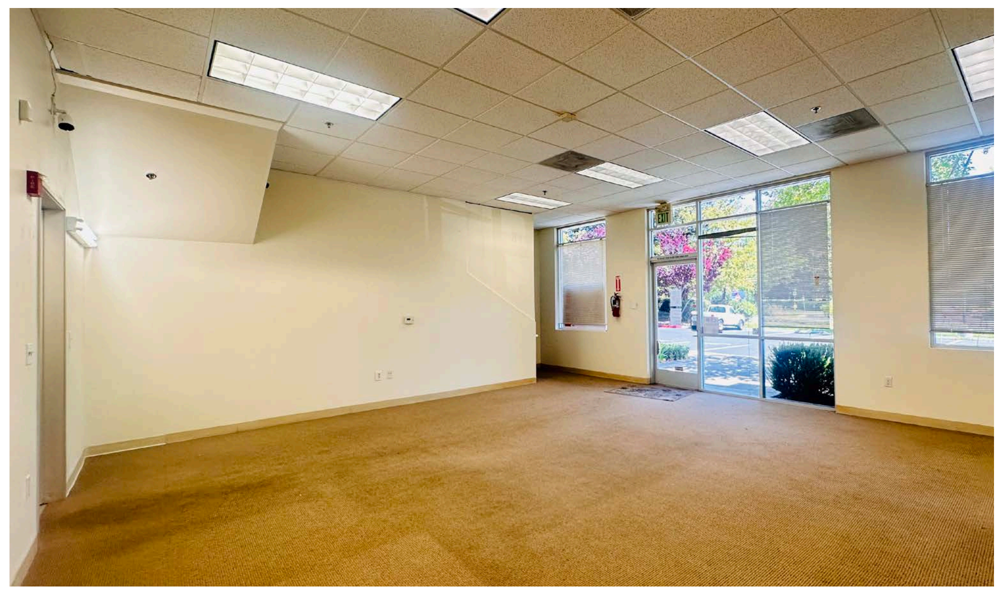
Contact The Ivy Group today to schedule a private tour and explore how this space can elevate your business.

Building Size	± 2,863 SF
Lot Size	± 208,609 SF (± 4.789 acres)
Layout	50% office / 50% warehouse
Zoning	Warm Springs Innovation District 10 (WSI 10)
Year Built	2005
Power	250 A, 120/208 V, 3 Ø
Parking	5 reserved + abundant unreserved spaces
Ceiling Height	10 FT (office), 27 FT (warehouse)
Sprinklers	100% sprinklered
APN	519-1730-6

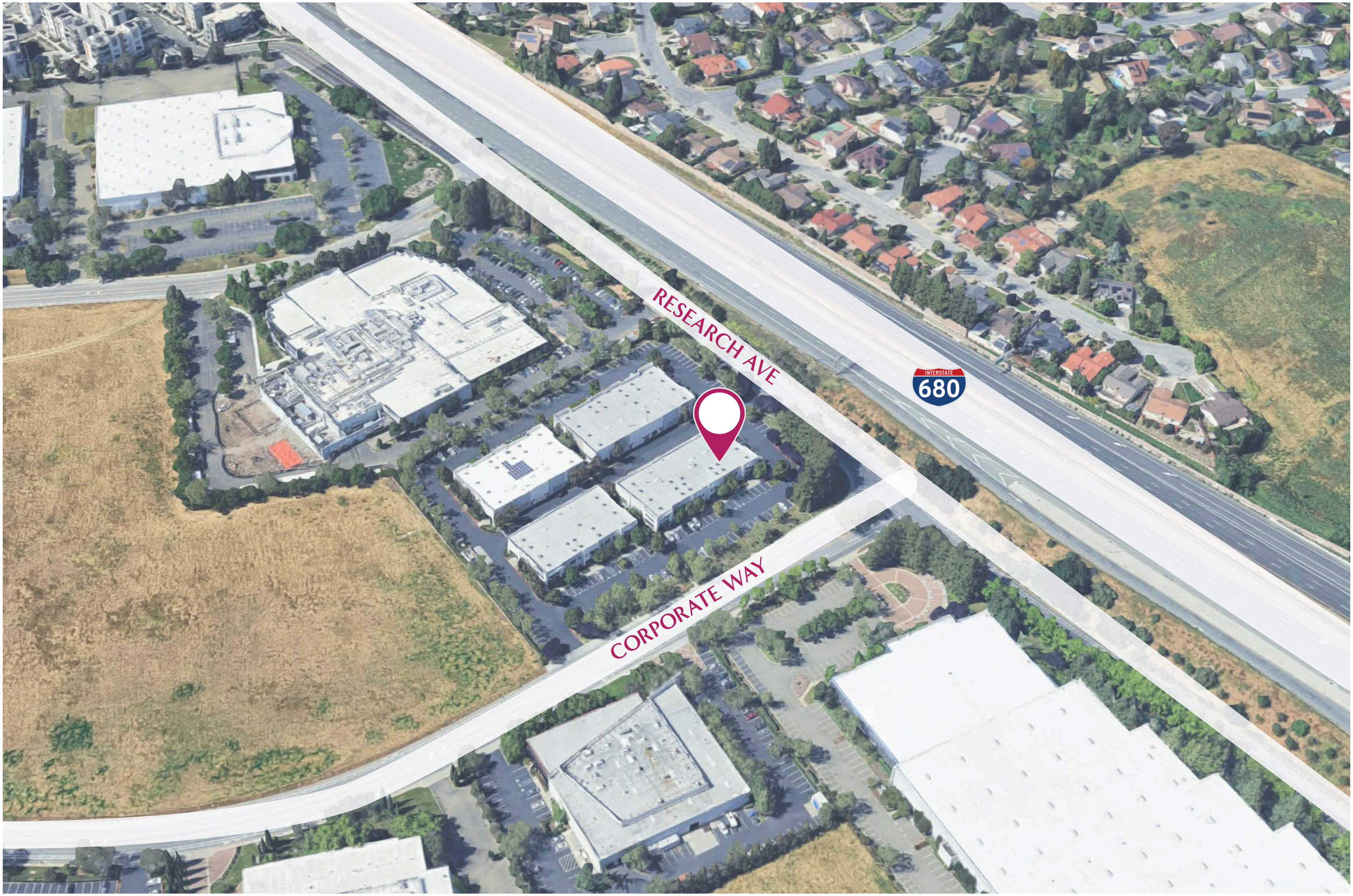



Roll Up
Truck door
FLEX AREA
28 FT
76 FT
Main
Entry
FIRST FLOOR
25 FT
28 FT
SECOND FLOOR

PROPERTY PHOTOS



PROPERTY AERIAL




BART
WARM SPRINGS / SOUTH FREMONT STATION
INNOVIA APARTMENTS
UCSF
AMERICAN CANINE INSTITUTE
ACI
SPIN A YARN STEAKHOUSE
Hilton Garden Inn

PROPOSED SBA LOAN STRUCTURE

PROPOSED SBA 504 LOAN STRUCTURE

Business Finance Capital

BUILDING ACQUISITION	$1,650,000
SBA/CDC FEES	$20,500
TOTAL PROJECT COST	**$1,670,500**

SOURCE OF FUNDS		AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT
BANK	50%	$825,000	6.75%	25 Years 25 Yr. Amort.	1st Deed	$5,700	$68,400
SBA 504 LOAN	40%	$680,500	6.00% Sep '25	25 Years Full Amort.	2nd Deed	$4,384	$52,614
BORROWER	10%	$165,000					
TOTAL	**100%**	**$1,670,500**				**$10,084**	**$121,014**

RATES:
Bank: Rate is estimated - will vary depending on lender.
SBA 504: Rate is FIXED at the time of the debenture sale.

FEES:
Bank: Vary depending on lender policy.
SBA/CDC: 2.15%* of SBA loan plus legal fees are financed, and therefore included in the SBA loan amount.
MISC: Related costs may be included in the SBA 504 Loan including: Appraisal, environmental report (if required), and escrow closing costs (including insurance and legal closing costs).

COLLATERAL: 90% financing generally does not require additional collateral.

BFC will perform a **free prequalification** for prospective buyers upon receiving complete financial information.

FOR MORE INFORMATION, PLEASE CONTACT:

Stephanie Chung
925-900-3344/ Stephanie@bfcfunding.com

LOCATION OVERVIEW

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).


Source: Wikipedia

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