

TWO STORY HI TECH OFFICE BUILDING

# FOR LEASE

7100 Stevenson Blvd.  
Fremont, CA



**PRICE**  
\$2.25/SF  
MODIFIED GROSS



**AVAILABLE SIZE**  
± 7,500 SF



**YEAR BUILT**  
2003



**APN**  
531-165-48



**USE**  
Office

**THE IVY GROUP**

Commercial Properties, Above & Beyond

**TIM VI TRAN, SIOR, CCIM**

tim@theivygroup.com | 510.213.8883  
CA DRE #01784630

## MOVE-IN READY OFFICE | IDEAL FOR TECH, AI & R&D

Fully built-out two-story office space featuring private offices, open work areas, conference rooms, and server infrastructure—designed for high-performance teams.

### HIGHLIGHTS

- » Efficient layout with modern improvements
- » Ample parking + signage opportunity
- » Immediate access to I-880, I-680 & Hwy 237
- » Near major employers including Tesla and Lam Research
- » Close to Pacific Commons retail & dining amenities

Ideal for AI, software, semiconductor, and R&D users seeking a scalable Silicon Valley location.

<b>Available Size</b>	± 7,500 SF
<b>Lot Size</b>	± 1.5 acres
<b>Year Built</b>	2003
<b>Zoning</b>	General Industrial (GI)
<b>Use</b>	Office
<b>Parking</b>	± 38 onsite, unreserved, first come first serve spaces
<b>Sprinklers</b>	Fully sprinklered
<b>APN</b>	531-165-48
<b>Location</b>	Near Pacific Commons, Auto Mall, Tesla Manufacturing Plant, Lam Research, Amazon Distribution Center (slated), UPS Distribution Center (slated)
<b>Amenities</b>	Residential homes, offices, hi tech companies, hotels, shopping centers
<b>Accessibility</b>	Convenient access to freeways 84, 92, 237, 680 and 880



# FIRST FLOOR LAYOUT

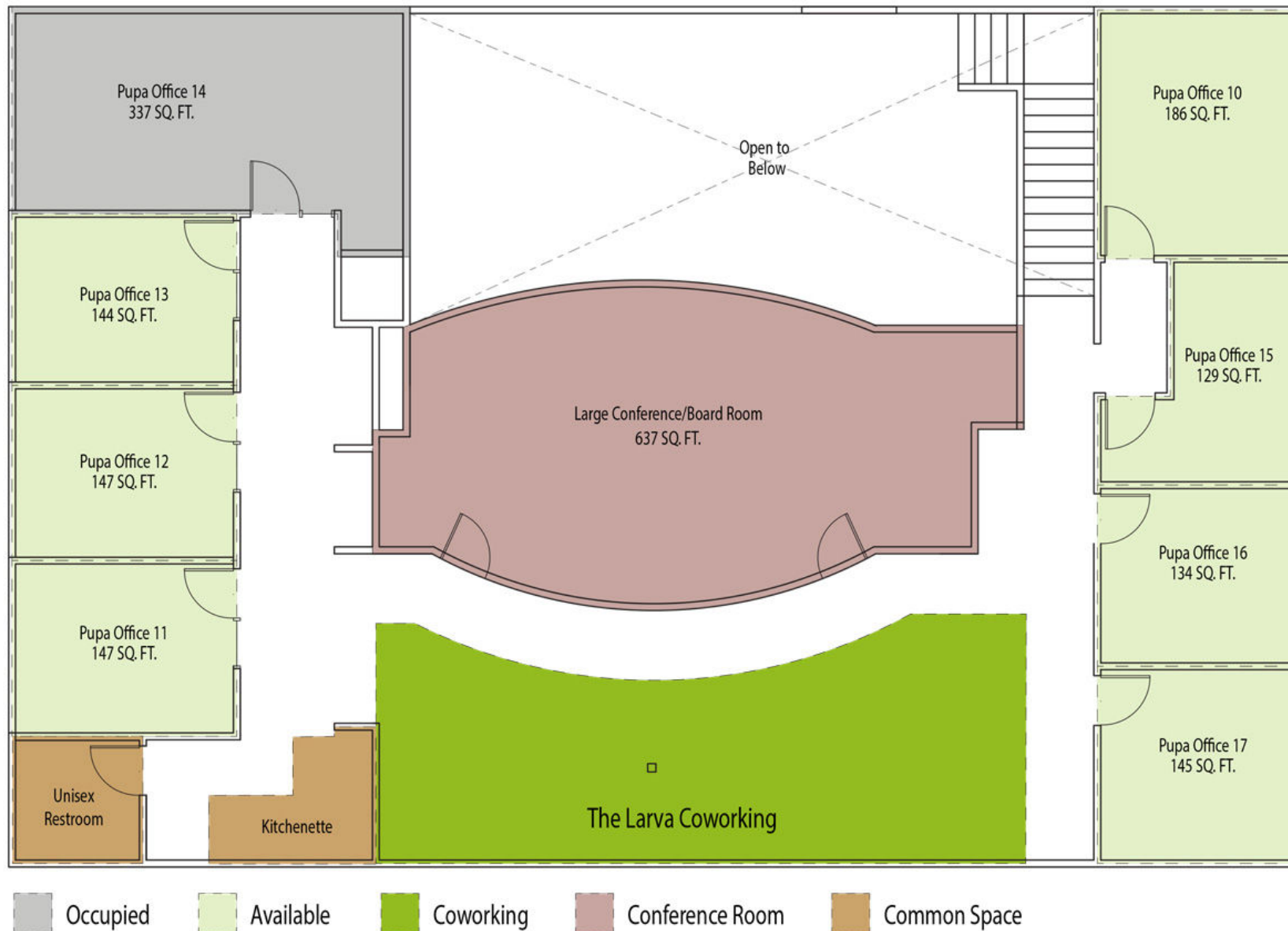
TWO-STORY  
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Occupied
  Available
  Coworking
  Conference Room
  Common Space

# SECOND FLOOR LAYOUT

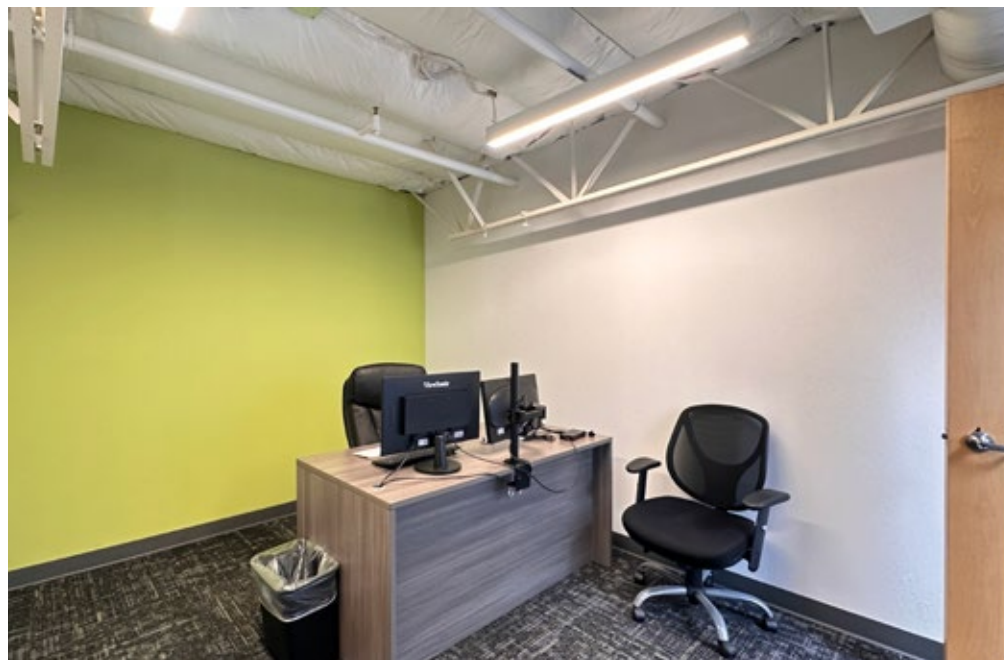
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CONTACT EXCLUSIVE AGENT  
**FOR DETAILS AND TOUR**

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Acquisition | Disposition | Leasing