

46702 BAYSIDE PARKWAY

BAYSIDE TECHNOLOGY PARK • FREMONT, CA



R&D Building For Lease | **44,941 SQUARE FEET**



Exclusive Brokers:

GREGG VON THADEN
408-282-3915
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CA License No. 00772400

DON REIMANN, SIOR
408-282-3888
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FEATURES AND AMENITIES:

- 44,941 Square Foot Single-Story R&D Building
- Renovated to Warm Shell Condition with Finished Lobby, Conference Room and Restroom Cores – Ready for Tenant Improvements
- High Identity Corner Location with Monument Signage
- Excellent Window Line
- Located in 200 Acre Master Planned Bayside Technology Park
- Convenient Southern East Bay Location with Close Proximity to Housing and Hotel Services
- Immediate Access to Highway 880
- Dock High Loading
- ±3.9/1,000 Parking Ratio
- Park-Like Setting with Walking Trails along Man-Made River, Outdoor Patio Seating Area and Basketball Court



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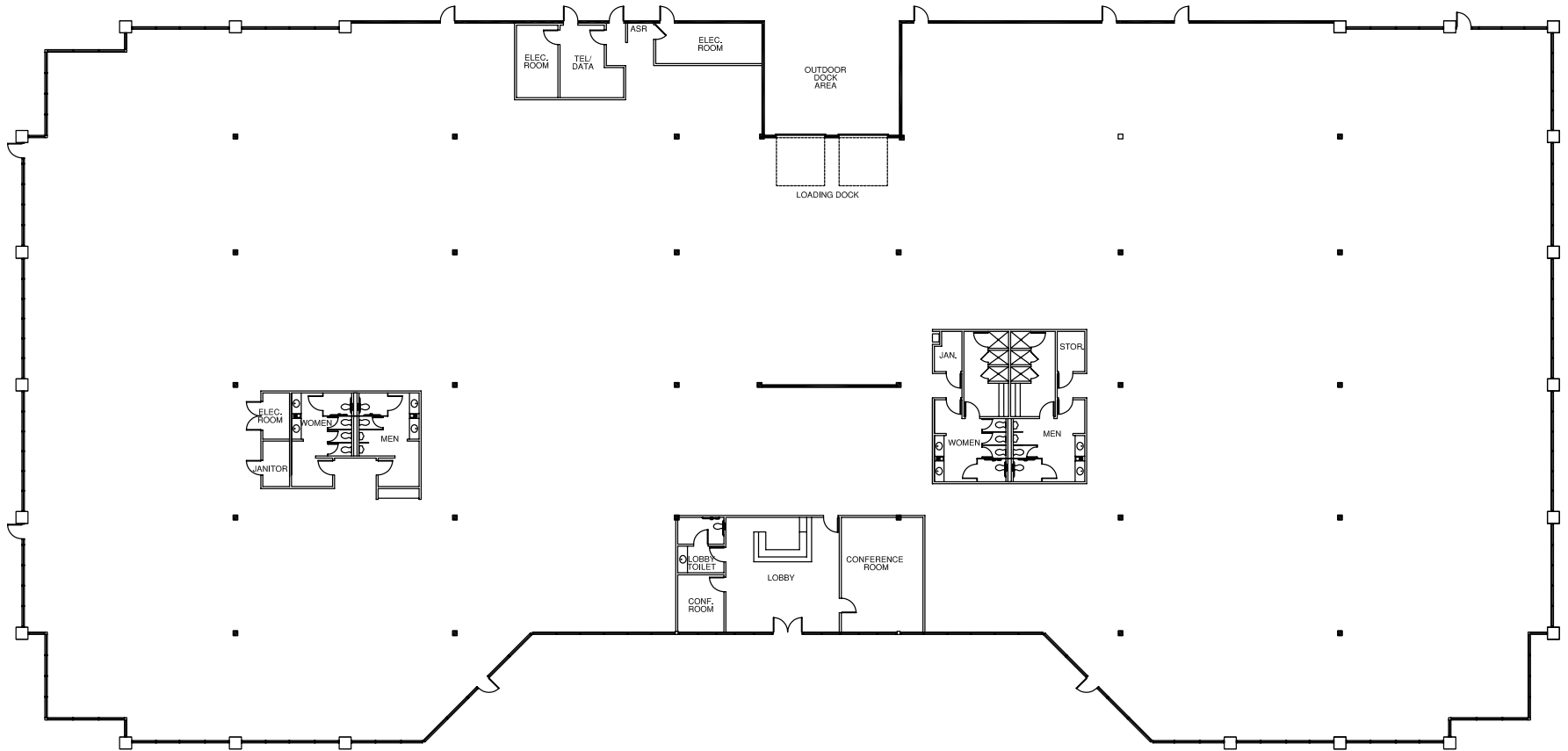
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FLOORPLAN



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




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TRANSPORTATION

For an interactive map with schedules, please visit www.vta.org

Fremont Service

-  VTA Express Bus Routes
-  VTA Local Bus Routes
-  AC Transit Local Bus Routes
-  AC Transit Limited Hours Bus Routes
-  BART Line & Stations
-  Route Terminal (Final destination of specific routes)
-  Hospitals/Medical Clinics
-  Public Libraries
-  Middle & High Schools



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AMENITIES

Financial Institutions

- 1 Bank of America
- 2 Far East National Bank
- 3 US Bank
- 4 Fremont Bank
- 5 Wells Fargo Bank

Car Rental

- 6 Enterprise Rent-A-Car
- 7 Hertz

Lodging

- 8 Marriott
- 9 Hampton Inn
- 10 Ameri Suites
- 11 Homestead Studio Suites
- 12 La Quinta Inn
- 13 Good Nite Inn
- 14 Marriot Courtyard
- 15 Holiday Inn Express
- 16 Hyatt Place
- 17 Extended Stay America

Restaurants

- 18 Y2 Deli
- 19 Vince's Cafe
- 20 McDonald's
- 21 Spin a Yarn Restaurant
- 22 Pick Up Stix
- 23 Quiznos Subs
- 24 Rubio's Fresh Mexican Grill
- 25 Panera Break
- 26 PF Changs China Bistro
- 27 Una Mas
- 28 Round Table Pizza
- 29 Claim Jumper

Additional Services

- 30 Pacific Commons Retail Center
- 31 New Park Mall
- 32 Fremont Hub Shopping Center
- 33 Supercuts
- 34 Megan's Beauty Salon
- 35 Clubsport of Fremont
- 36 24 Hour Fitness
- 37 Nautilus
- 38 Warm Springs Florist
- 39 Fed Ex Kinko's Office



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