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Fremont Business Park
42808 & 42840 Christy Street
42501 Albrae Street, Fremont
Office Space: 357 - 14,727 sq. ft.



The statement with the information it contains is given with the understanding that all negotiations relating to this purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed, has been secured from sources we believe to be reliable. Offering subject to change.

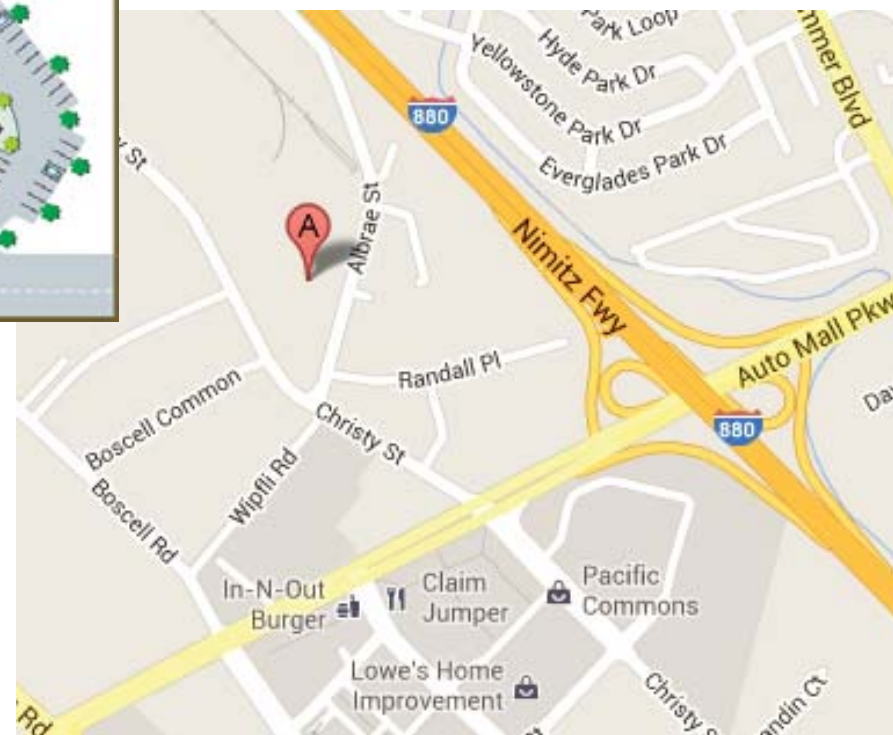
BUILDING FEATURES

- Total Office Space: 119,038sf
- Recently Installed Solar Panels
- 2-story office building
- Common Conference Room
- Fitness Center
- **Extra Sanitization Measures - Day Porter Service - 5 Days a Week**
- Abundant Parking
- Expansion options
- Full Commission
- Near restaurants & retail services
- Located right off I-880 at Auto Mall Parkway in Southern Fremont
- Pacific Common Shopping down the street
- AC Transit bus stop



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SITE PLANS

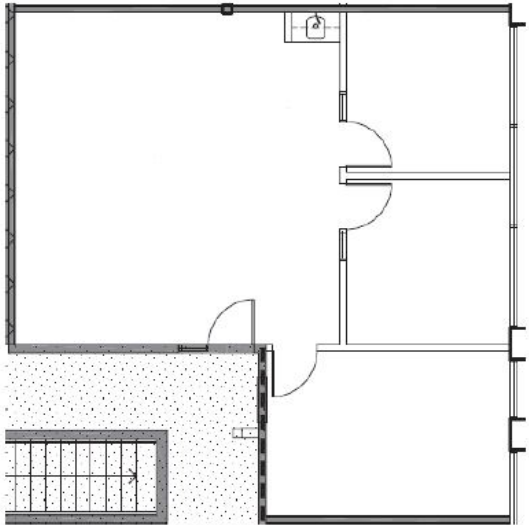


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42480 Christy St.

SUITE 223

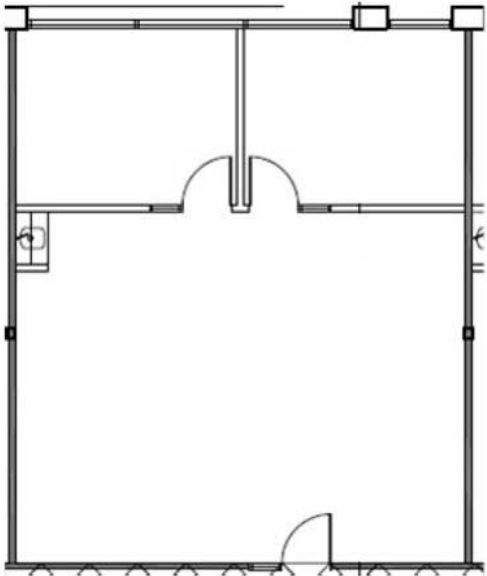
Square Feet: 1,172
Available Now
Price (\$): 2.90 FS
Buildout: Two Private Offices,
Conference Room, Sink, and an Open
Area.



Suite 223 - 1,172 sq.ft.

SUITE 231

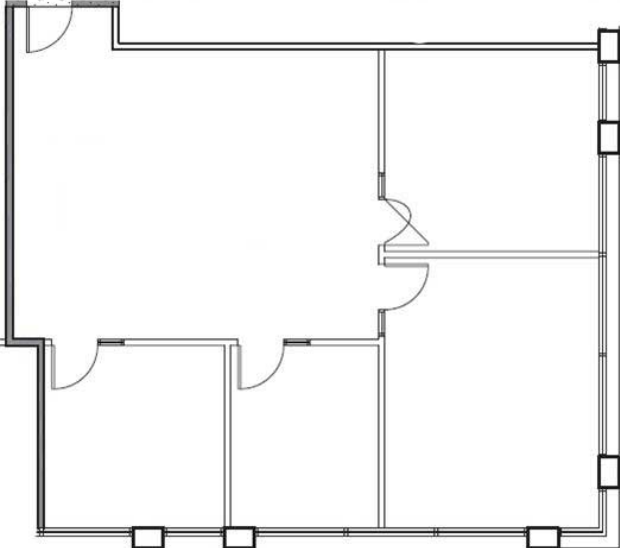
Square Feet: 1,168
Available Now
Price (\$): 2.90 FS
Buildout: Two Private Offices, Open
Area, and Kitchenette.



Suite 231 - 1,168 sq.ft.

SUITE 206

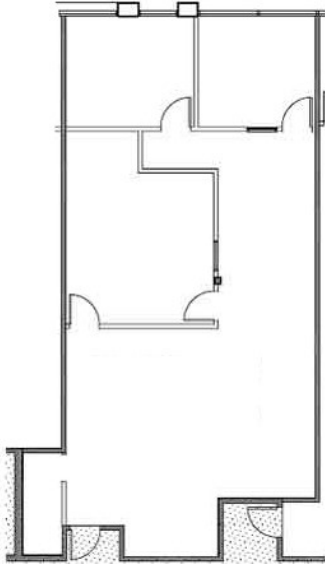
Square Feet: 1,449
Available Now
Price (\$): 2.90 FS
Buildout: Three Private Offices,
Conference Room, and an Open Area.



Suite 206 - 1,449 sq. ft.

SUITE 210

Square Feet: 1,579
Available Now
Price (\$): 2.90 FS
Buildout: Two Private Offices,
Conference Room, and an Open Area.

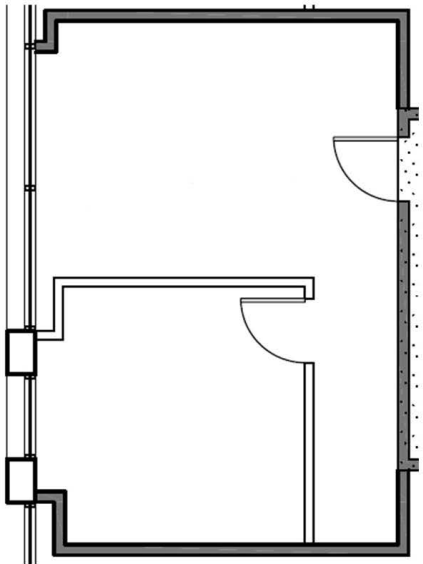


Suite 210 - 1,579 sq.ft.

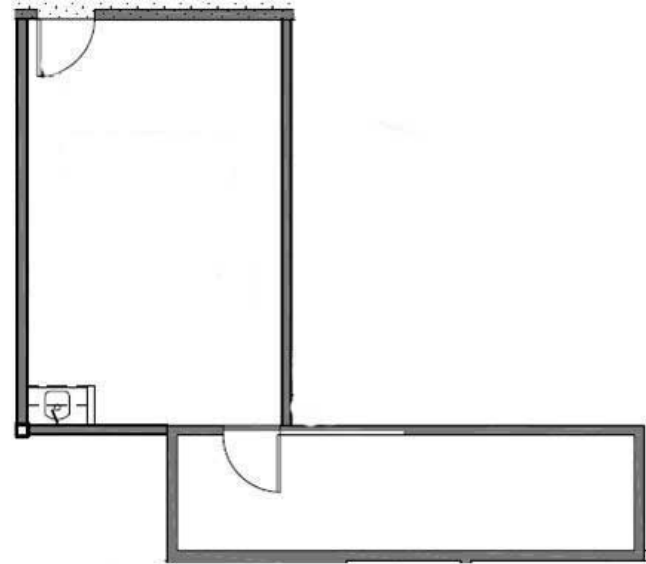
42808 Christy St.

SUITE 230

508 RSF
Available Now
Price (\$): 1,524/mo
Buildout: One Private Office and open area.



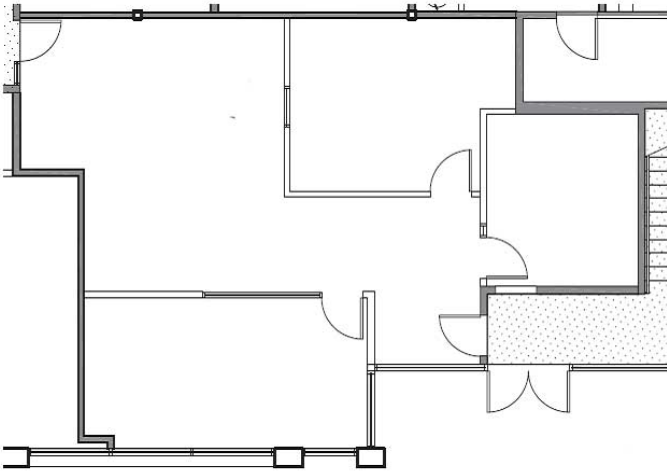
Suite 230 - 508 sq. ft.



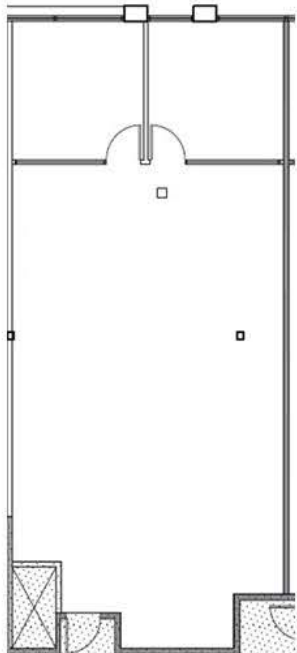
Suite 104 - 539 sq. ft.

SUITE 110

1,291 RSF
Available Now
Price (\$): 2.90 FS
Buildout: Two Private Offices, Conference Room, and Open Area.



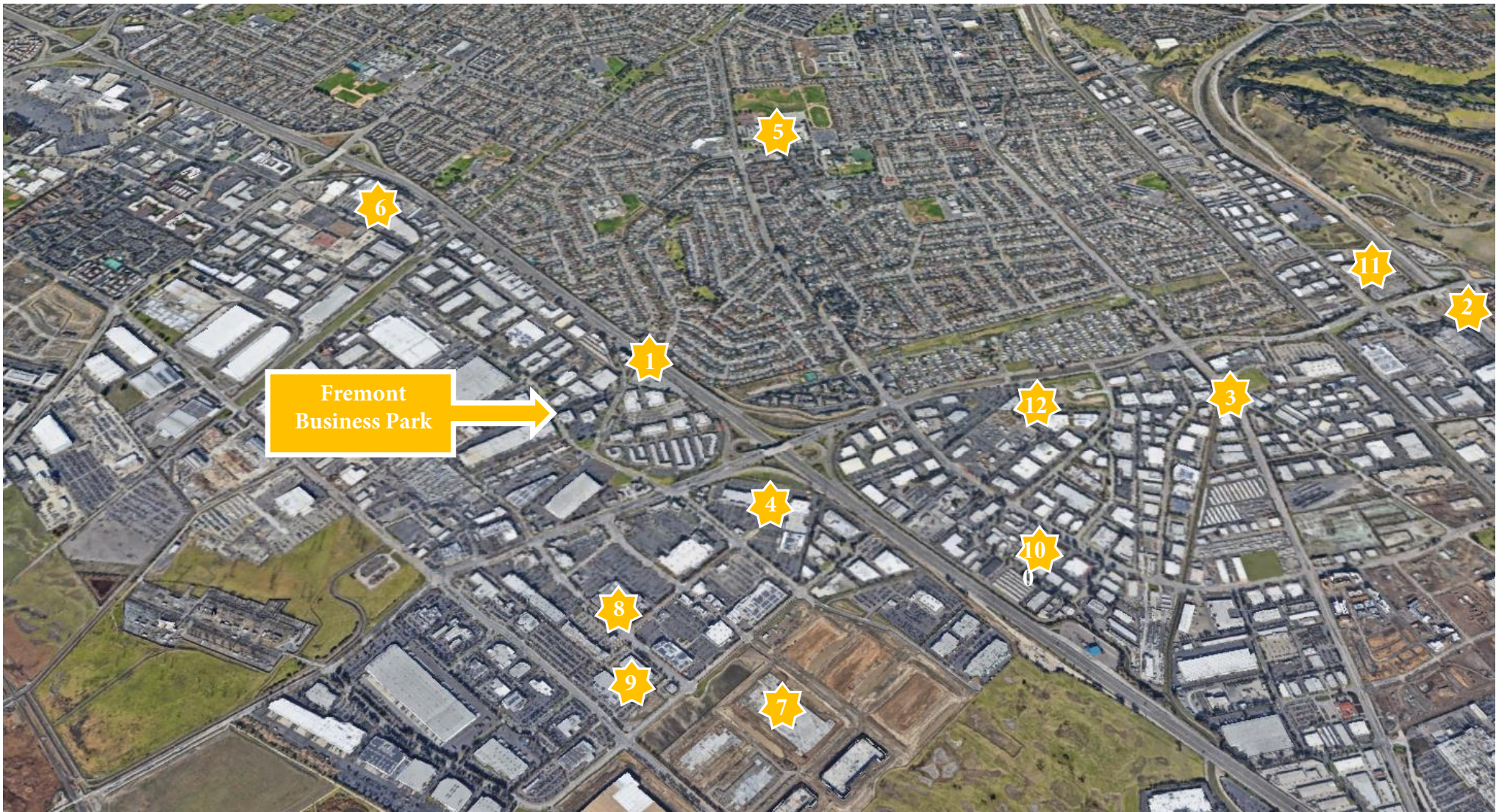
Suite 110 - 1,291 sq. ft.



Suite 225 - 1,512 sq. ft.

SUITE 225

1,512 RSF
Available Now
Price (\$): 2.90 FS
Buildout: Two Private Offices, Kitchenette, and Open Area.



MAJOR LANDMARKS:

- | | |
|------------------------------------|----------------------------------|
| 1. I-880 | 7. Target |
| 2. I-680 | 8. Costco |
| 3. Fremont Blvd. | 9. Chase Bank |
| 4. Pacific Commons Shopping Center | 10. United States Postal Service |
| 5. Irvington High School | 11. Fry's Electronics |
| 6. Walmart | 12. 24-Hour Fitness |

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