

PRIME CORNER OFFICE SPACE

FOR LEASE

809 Corporate Way
Fremont, CA



PRICE

\$2,995/month
Modified Gross



BUILDING SIZE

± 1,259 SF



LOT SIZE

± 208,608 SF
± 4.789 acres



YEAR BUILT

2005



LAYOUT

Large open area,
private offices,
conference room



LOCATION

Walk to Warm
Springs BART
Station

THE IVY GROUP

Commercial Properties, Above & Beyond

TIM VI TRAN, SIOR, CCIM

tim@theivygroup.com | 510.213.8883

CA DRE #01784630

PRIME CORNER OFFICE SPACE FOR LEASE – VENTURE COMMERCE CENTER FREMONT

The Ivy Group is proud to offer a premier corner office space for lease in the highly sought-after Venture Commerce Center Fremont.

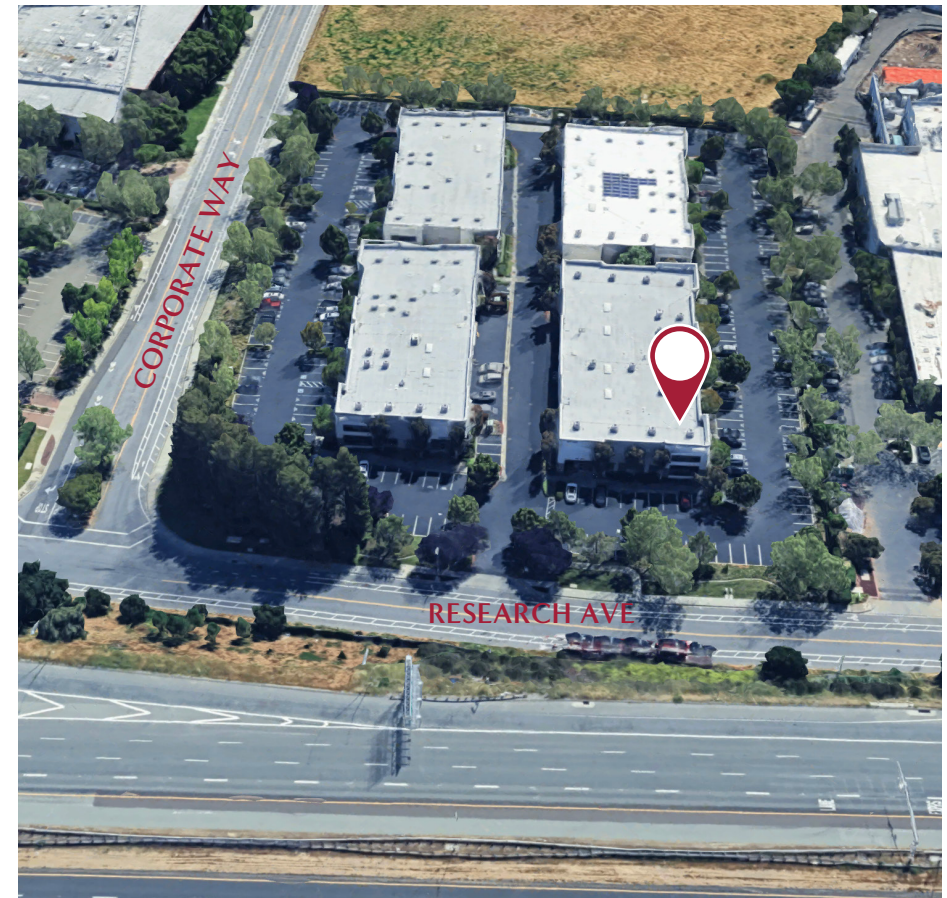
This well-appointed commercial condominium features:

- » A grand reception area to make a lasting first impression
- » Three private offices for focused productivity
- » A spacious common/shared work area
- » A kitchenette for added convenience
- » High ceilings & abundant natural light for an open, airy feel
- » Prime freeway visibility for enhanced exposure

Ideal for established businesses and financially strong tenants, this professional office space offers a prestigious setting to support growth and success.

Contact us today to schedule a private tour.

Building Size	± 1,259 SF
Lot Size	± 208,608 SF (± 4.789 acres)
Use	Office
Zoning	Warm Springs Innovation District 10 (WSI 10)
Year Built	2005
Parking	Abundant reserved and open parking spaces
Ceiling Height	12 FT
APN	519-1730-8
Landlord Pays	Property tax, property insurance, association dues (which includes water & sewer)
Tenant Pays	Liability insurance, electric, internet, phone, etc.

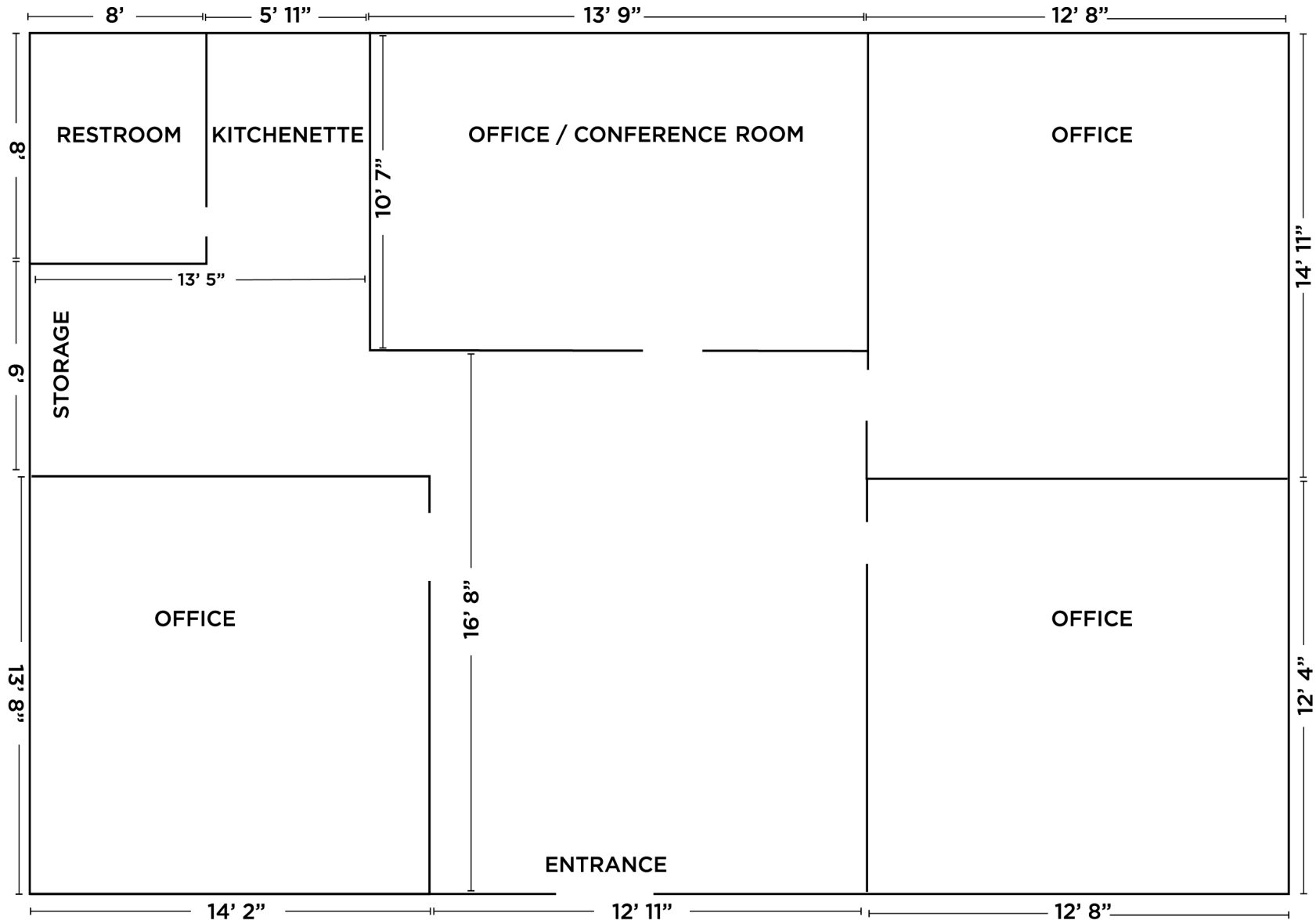




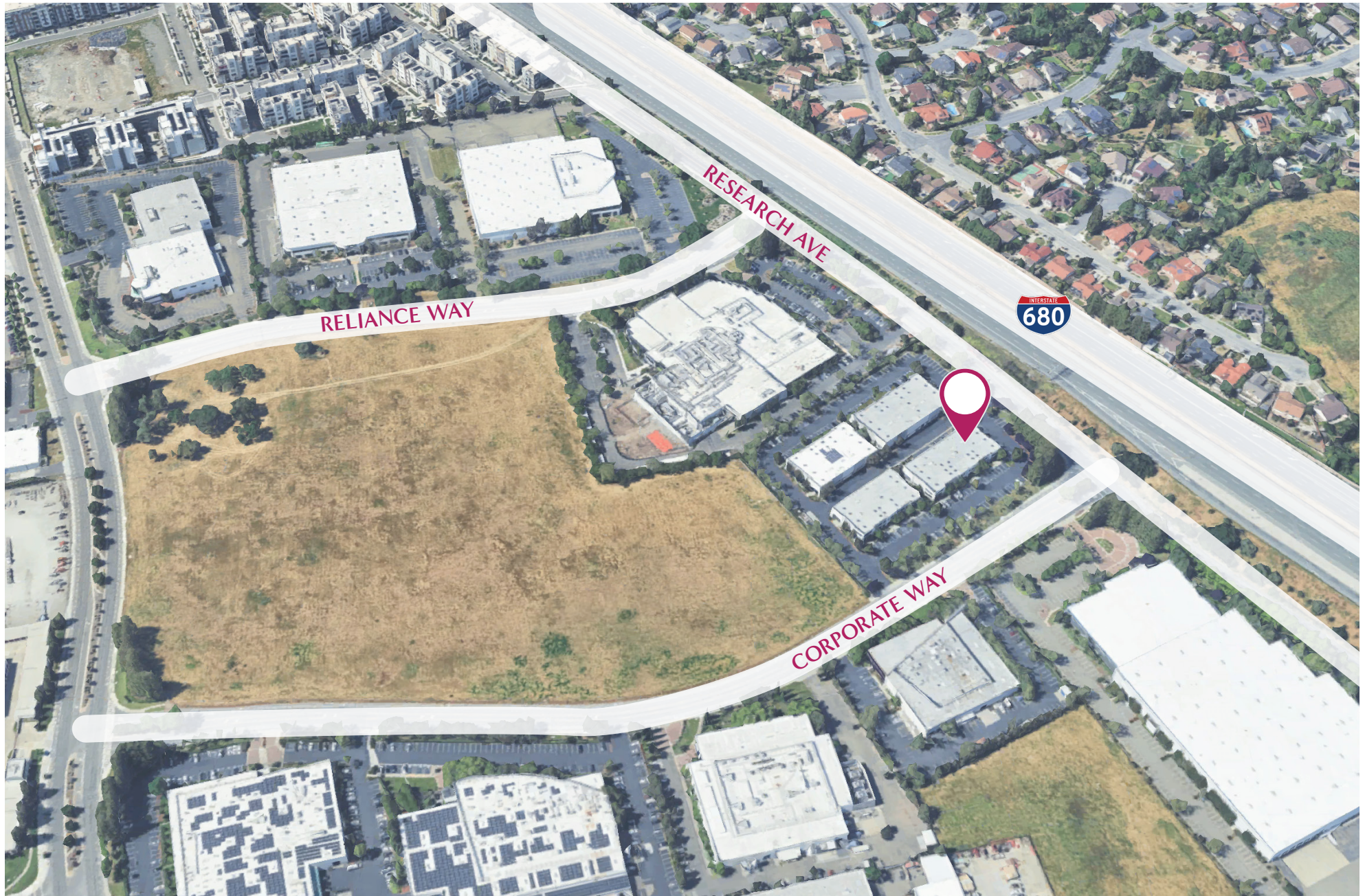


FLOOR PLAN

PRIME CORNER OFFICE SPACE
FOR LEASE



CEILING HEIGHT IS 12 FT





LOCATION OVERVIEW

PRIME CORNER OFFICE SPACE
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