

2026 1ST YEAR BROKER INCENTIVE \$1.75 NNN*

*MUST BE A 5-YEAR LEASE

6900
Paseo
Padre
55,000 SF

&

6801
Kaiser
66,000 SF

F R E M O N T , C A 9 4 5 5 5

FOR LEASE

6900 PASEO PADRE

**2ND
FLOOR**

Office ±13,520 SF
Spec lab ±8,480 SFF

**3RD
FLOOR**

Existing office/Potential Spec
Lab up to ±33,000 SF
Tenant 1: ±5,458 (50/50)
Tenant 2: ±6,767 (50/50)
Tenant 3: ±10,623 (60/40)

6801 KAISER

**1ST
FLOOR**

Clean room ±5,000 SF, ISO 8
R&D space ±15,000 SF

**2ND
FLOOR**

Office, Single-floor user
±44,000 SF



Campus Highlights

Class A Building Ideal for Life Sciences, STEM, Office, Data Center, & High Tech Users



HVAC/
CFM



Secure
Tenant Lobby



4,000 Amps at 480v in Each Building Up to An
Additional 3,000 Amps Of Capacity In Each Building
Based On Existing Load Study



Additional
Lab Support
Rooms



One – Two
Conference
Rooms



Two – Three
Private
Offices



Small Kitchenette
Break / Coffee
Room



Electric
Charging
Stations



Open Office
Space



Daily Shuttle to
Bart Station &
Ace Rail



Storage /
Copy Room



Freight
Elevator



Fitness
Center

LAB SPACE HIGHLIGHTS

Seamless Vinyl Flooring Coved At Walls

2x4 Grid Ceilings With Non-Particulating Ceiling Tiles

Built In Lab Counter With Lab Sink

One 8'-0" Wide Chemical Fume Hood

New Exhaust Fan On The Roof

Modular Lab Casework



Building highlights

6900
Paseo
Padre



HVAC
253 Tons of cooling



700KW Backup
Power Available



CFM – 120k
Supply



4,000 Amps at 480V up to 3,000
amps of capacity in each building
based on existing load study



Gallery

2ND FLOOR SPEC SUITE

8,480 SF

6900
Paseo
Padre



2nd Floor Spec Suite | Lobby Area



2nd Floor Spec Suite | Kitchen / Break Area



2nd Floor Spec Suite | Lab Area



2nd Floor Spec Suite | Lab Area



2nd Floor Spec Suite | Office Area

Floor Plan

2ND FLOOR

±22,000 RSF

6900
Paseo
Padre



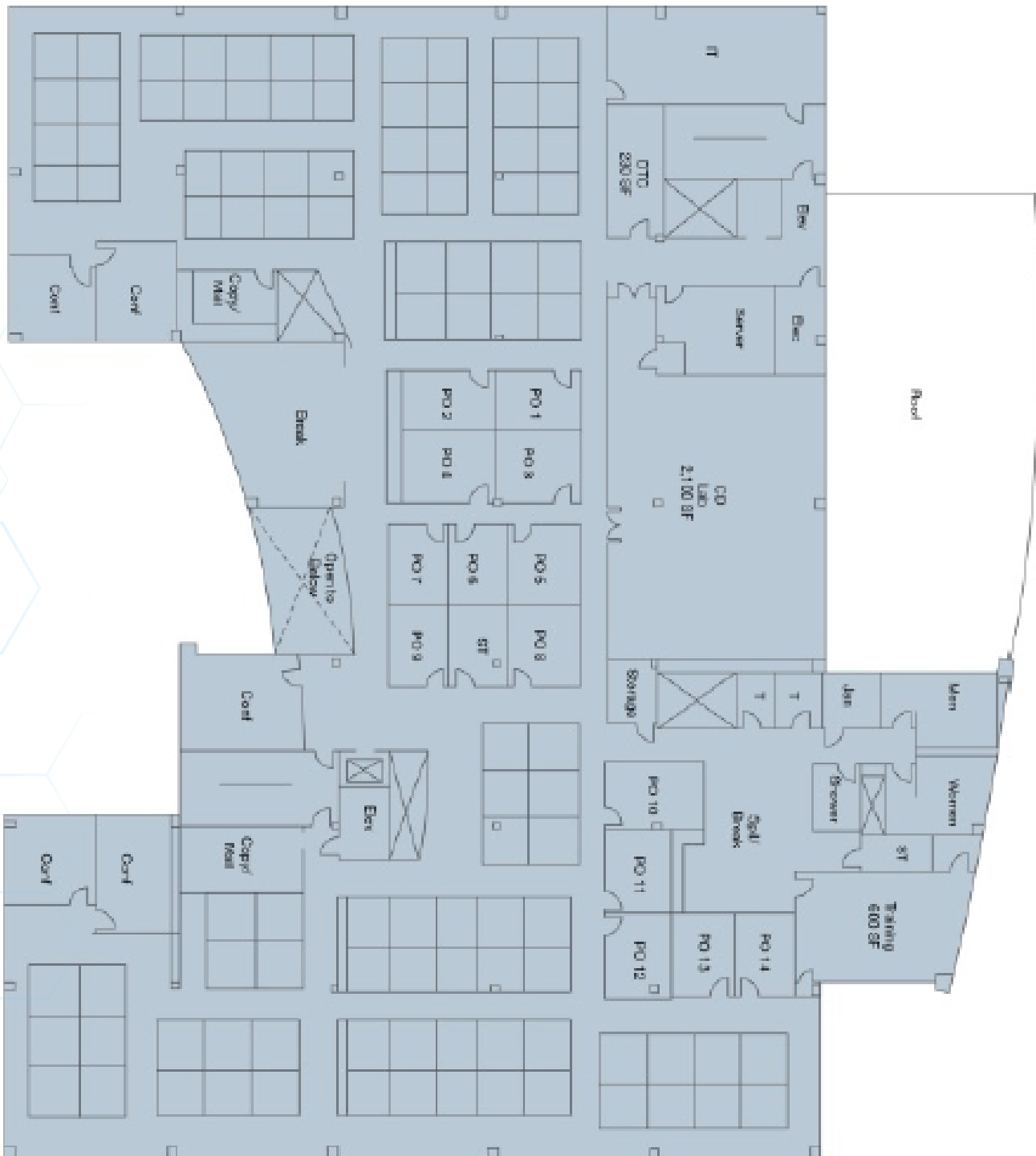
Floor Plan

3RD FLOOR

±33,000 RSF

6900 Paseo Padre

Single Tenant Test Fit



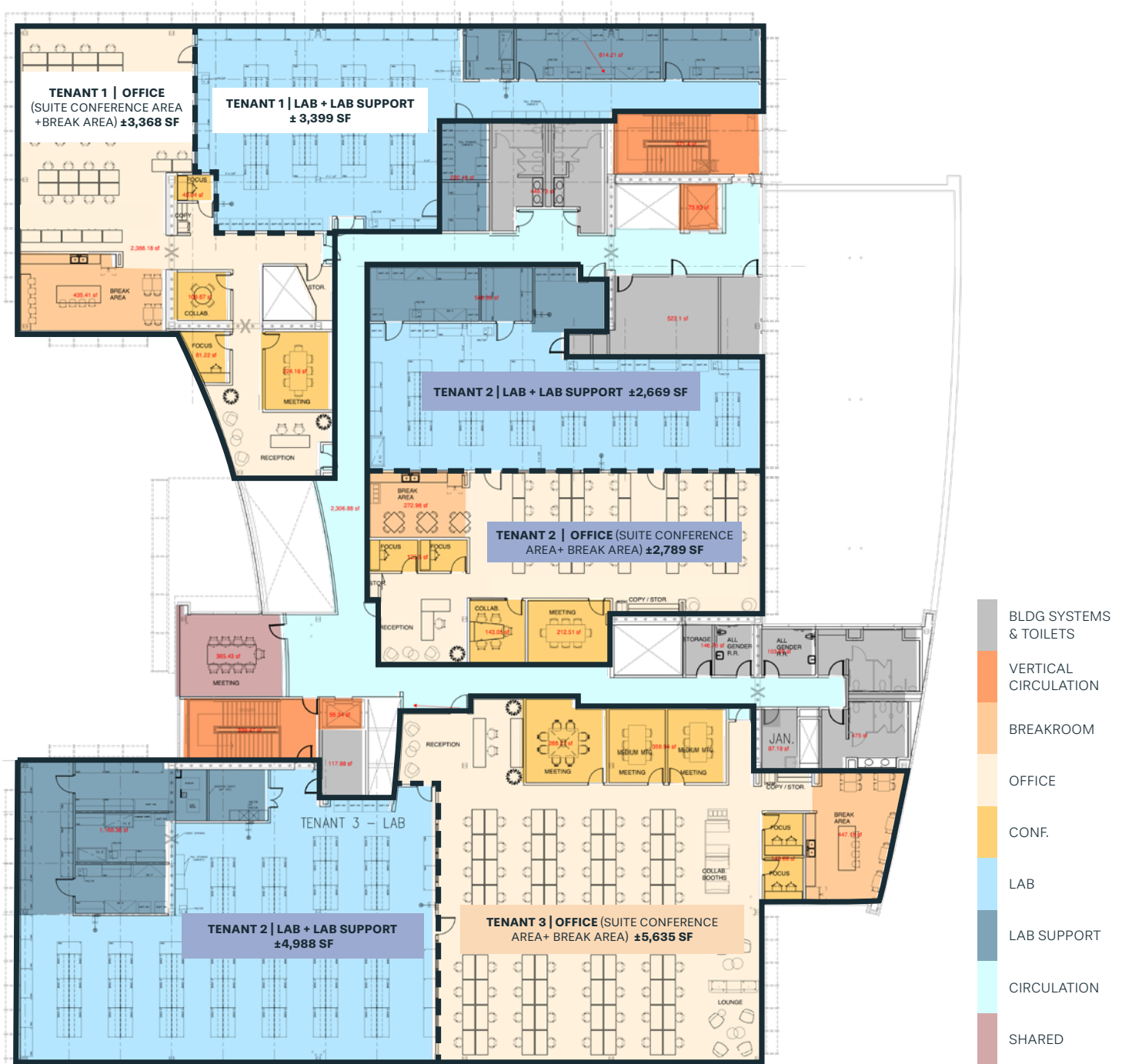
Floor Plan

3RD FLOOR

±33,000 RSF

6900 Paseo Padre

Hypothetical 3 Tenant Test Fit



Floor Plan Summary Details

Building highlights

6801 Kaiser



HVAC/CFM
300 Tons of
cooling



500KW Backup
Power Available



CFM - 143k
Supply air



4,000 Amps at 480V up
to 3,000 amps of capacity
in each building based on
existing load study



Cleanroom with ISO
8 Compability

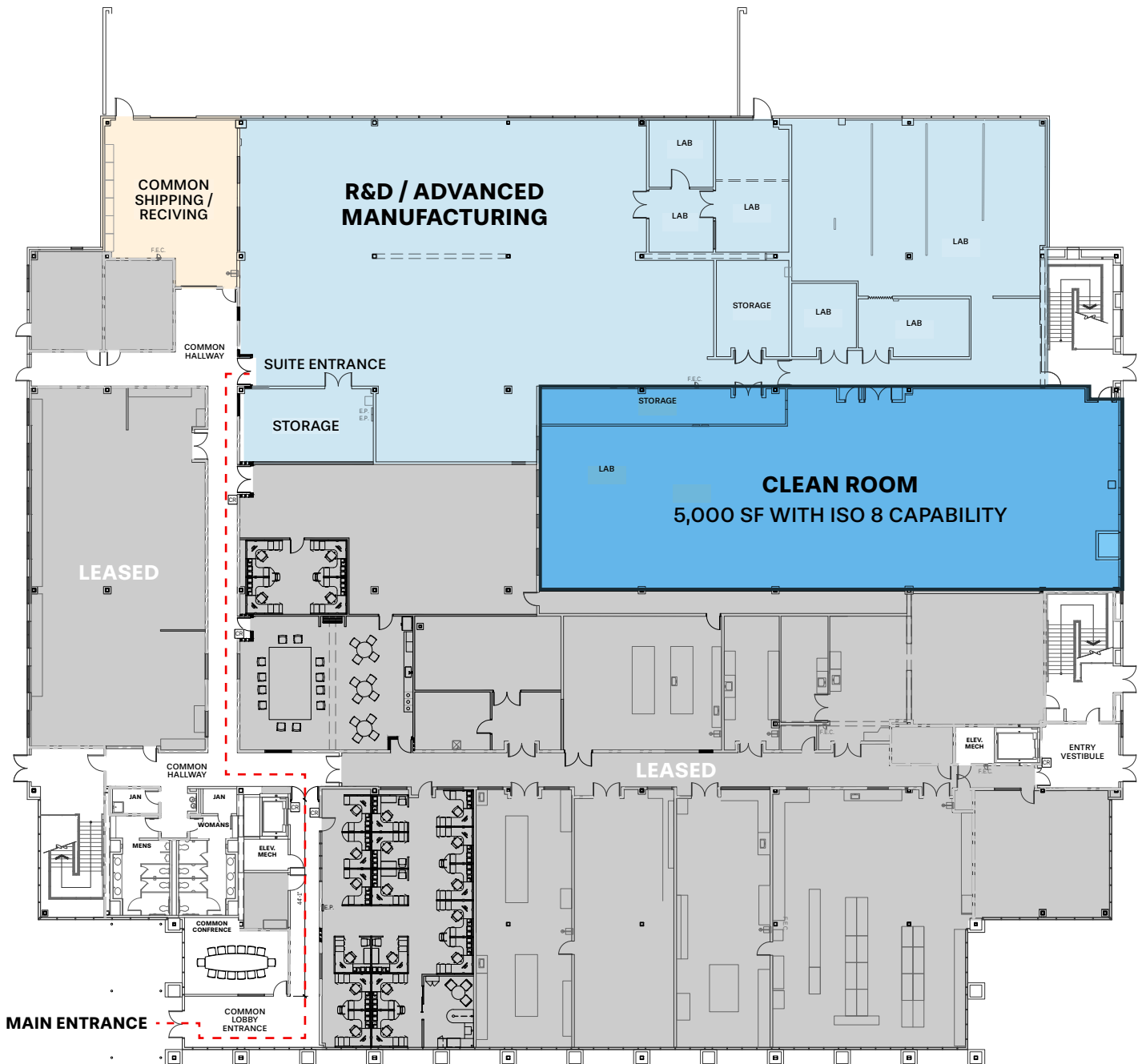


Floor Plan

6801 Kaiser

1ST FLOOR

±22,000 RSF



5,000 SF ISO 8/9 Rated
Clean Room



COMMON
AREA



AVAILABLE TENANT
SPACE FOR LEASE



OCCUPIED
TENANT SPACE



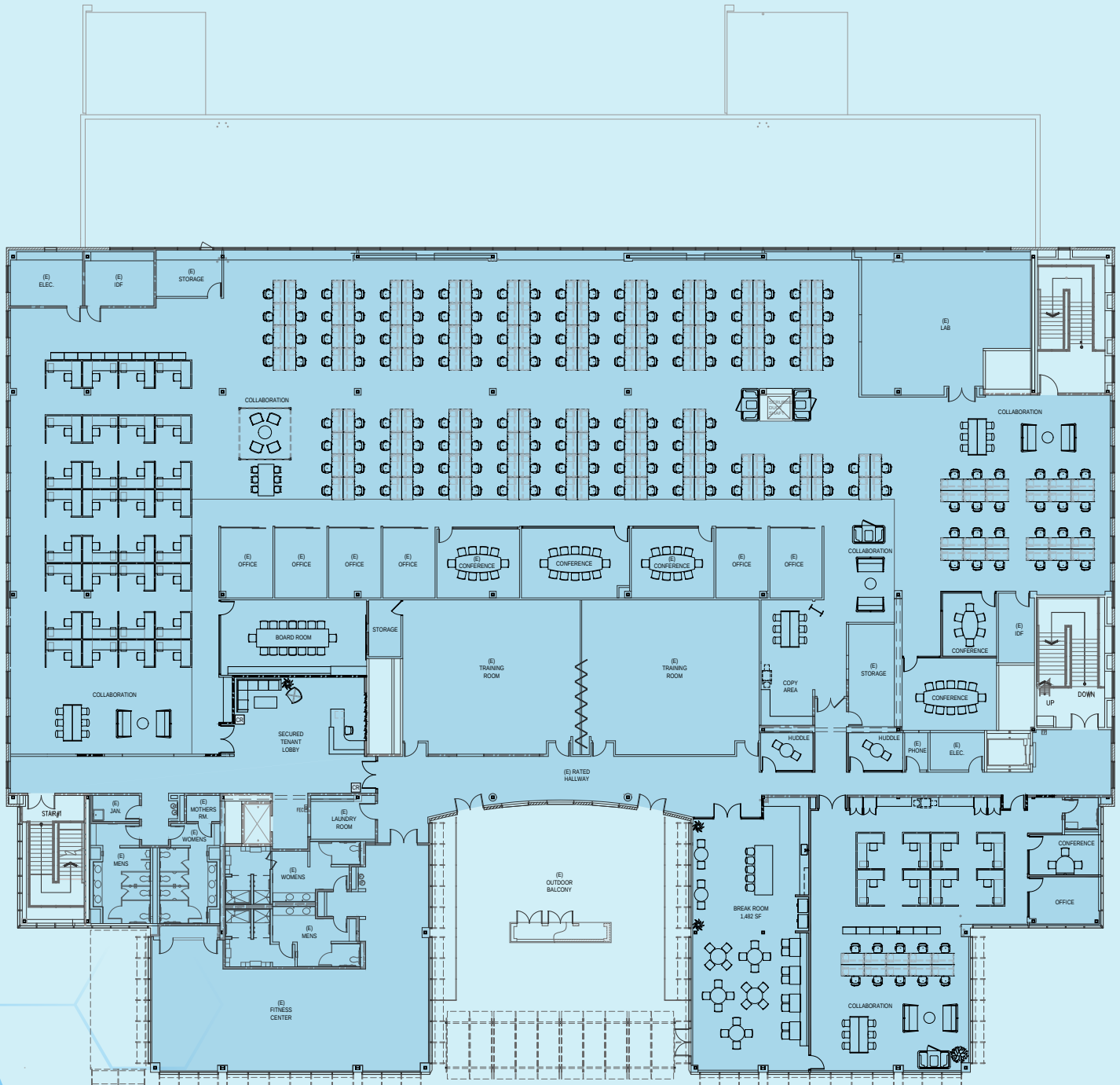
COMMON SHIPPING
& RECEIVING

Floor Plan

6801 Kaiser

2ND FLOOR

±44,000 RSF



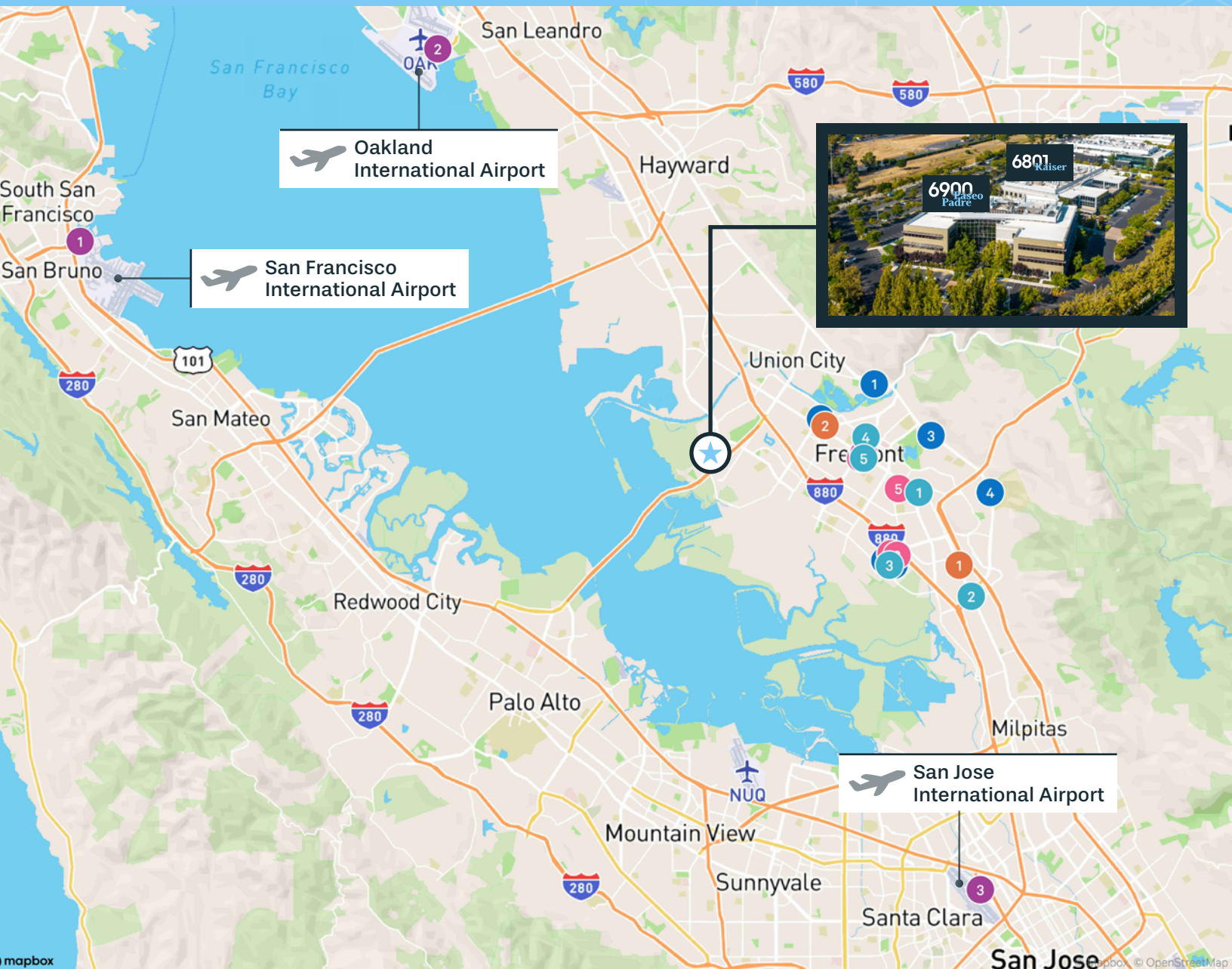
6801 Kaiser



6900 Paseo Padre



Amenity Aerial Map



Property

★ 6801 Kaiser Dr
Fremont, CA, 94555

Restaurants & Coffee Shops

- 1 37323 Niles Blvd
Fremont, CA, 94536
- 2 3602 Thornton Ave
Fremont, CA, 94536
- 3 40087 Mission Blvd
Fremont, CA, 94539
- 4 43480 Mission Blvd
Fremont, CA, 94539

5 43835 Pacific Commons Blvd
Fremont, CA, 94538

- 6 43421 Christy St
Fremont, CA, 94538
- 7 43518 Christy St
Fremont, CA, 94538
- 8 43456 Boscell Rd
Fremont, CA, 94538
- 9 43480 Boscell Rd
Fremont, CA, 94538
- 10 43476 Boscell Rd
Fremont, CA, 94538

11 43316 Christy St
Fremont, CA, 94538

12 43406 Christy St
Fremont, CA, 94538

Banks

- 1 43317 Christy St
Fremont, CA, 94538
- 2 39005 Fremont Hub
Fremont, CA, 94538
- 3 43518 Christy St
Fremont, CA, 94538

5 Fremont, CA, 94538

Grocery Stores

- 1 3902 Washington Blvd
Fremont, CA, 94538
- 2 46851 Warm Springs Blvd
Fremont, CA, 94539
- 3 43621 Pacific Commons Blvd
Fremont, CA, 94538
- 4 3111 Mowry Ave
Fremont, CA, 94538
- 5 39152 Fremont Hub
Fremont, CA, 94538

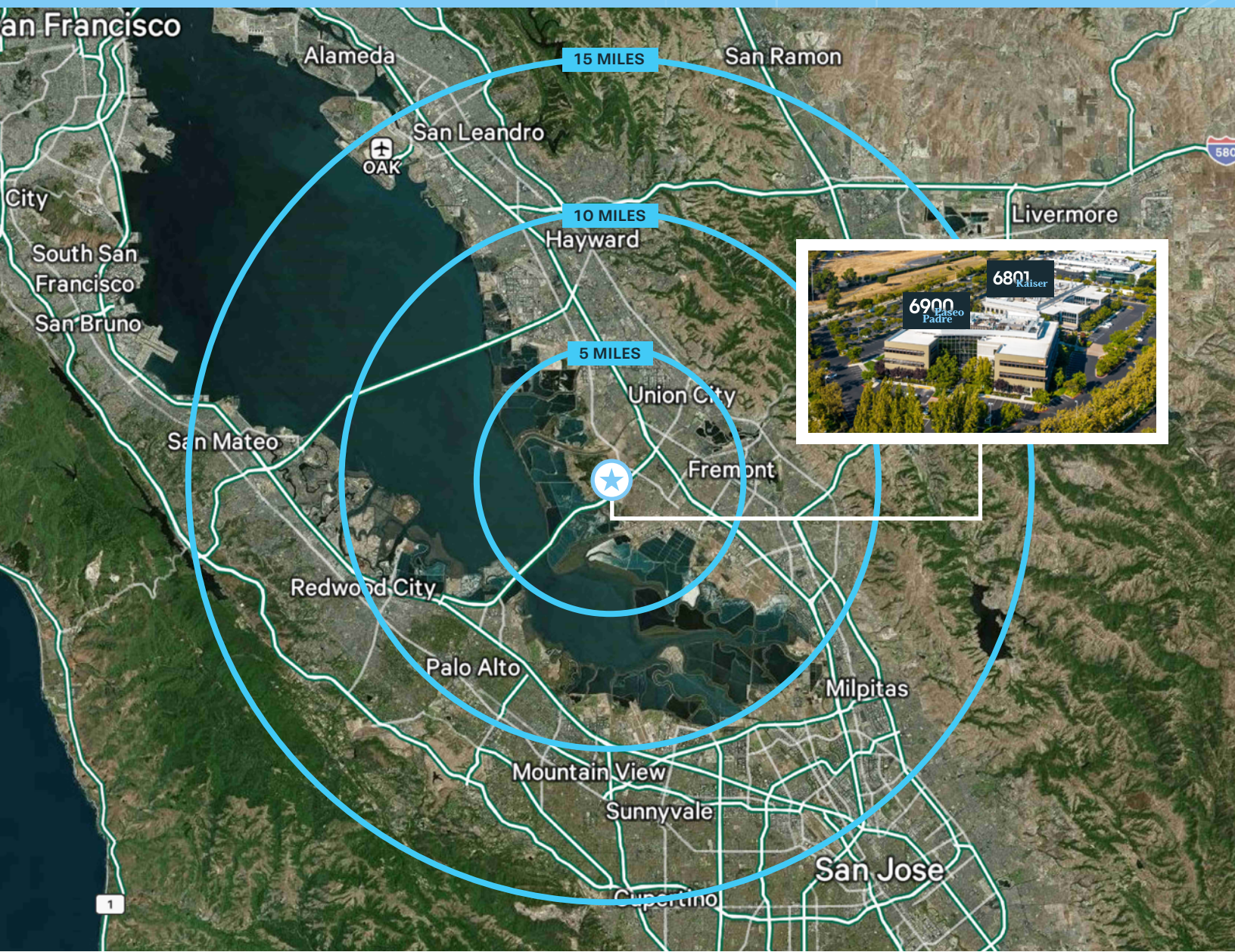
Transit Stations

- 1 45193 Warm Springs Blvd
Fremont, CA, 94539
- 2 37260 Fremont Blvd
Fremont, CA, 94536

Airports

- 1 780 S Airport Blvd
San Francisco, CA, 94128
- 2 1 Airport Dr
Oakland, CA, 94621
- 3 1701 Airport Blvd
San Jose, CA, 95110

Location / Aerial Map



DRIVING DISTANCES	MILES
Union City	7
San Leandro	10.6
Fremont	12.5
San Mateo	13.8

DRIVING DISTANCES	MILES
Port of Oakland	17.8
Redwood City	18
Alameda	19.3
Emeryville/Berkeley	22

DRIVING DISTANCES	MILES
Palo Alto	25
Daly City	27
Downtown San Francisco	28
Downtown San Jose	28.6

6900 Paseo Padre & 6801 Kaiser

F R E M O N T , C A 9 4 5 5 5



FOR MORE INFORMATION, CONTACT:

MARK KOL

Executive Vice President
Lic. 01251158
+1 510 874 1992
mark.kol@cbre.com

SHERMAN CHAN

Senior Vice President
Lic. 01046769
+1 408 453 7488
sherman.chan@cbre.com

DAMON SCHOR

Executive Vice President
Lic. 01317778
+1 650 494 5121
damon.schor@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.