



Available

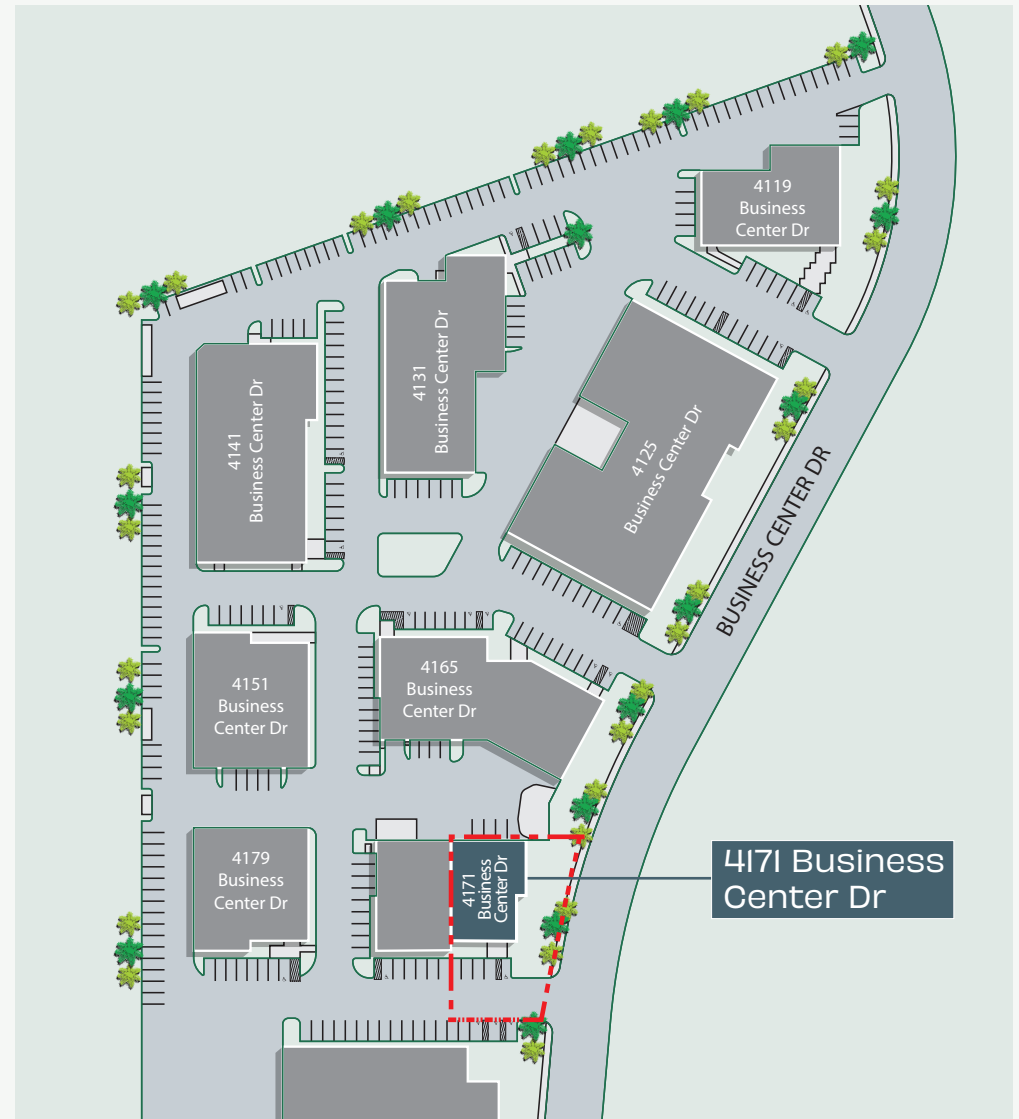
# 4171 Business Center Dr

FREMONT, CA

**CBRE**

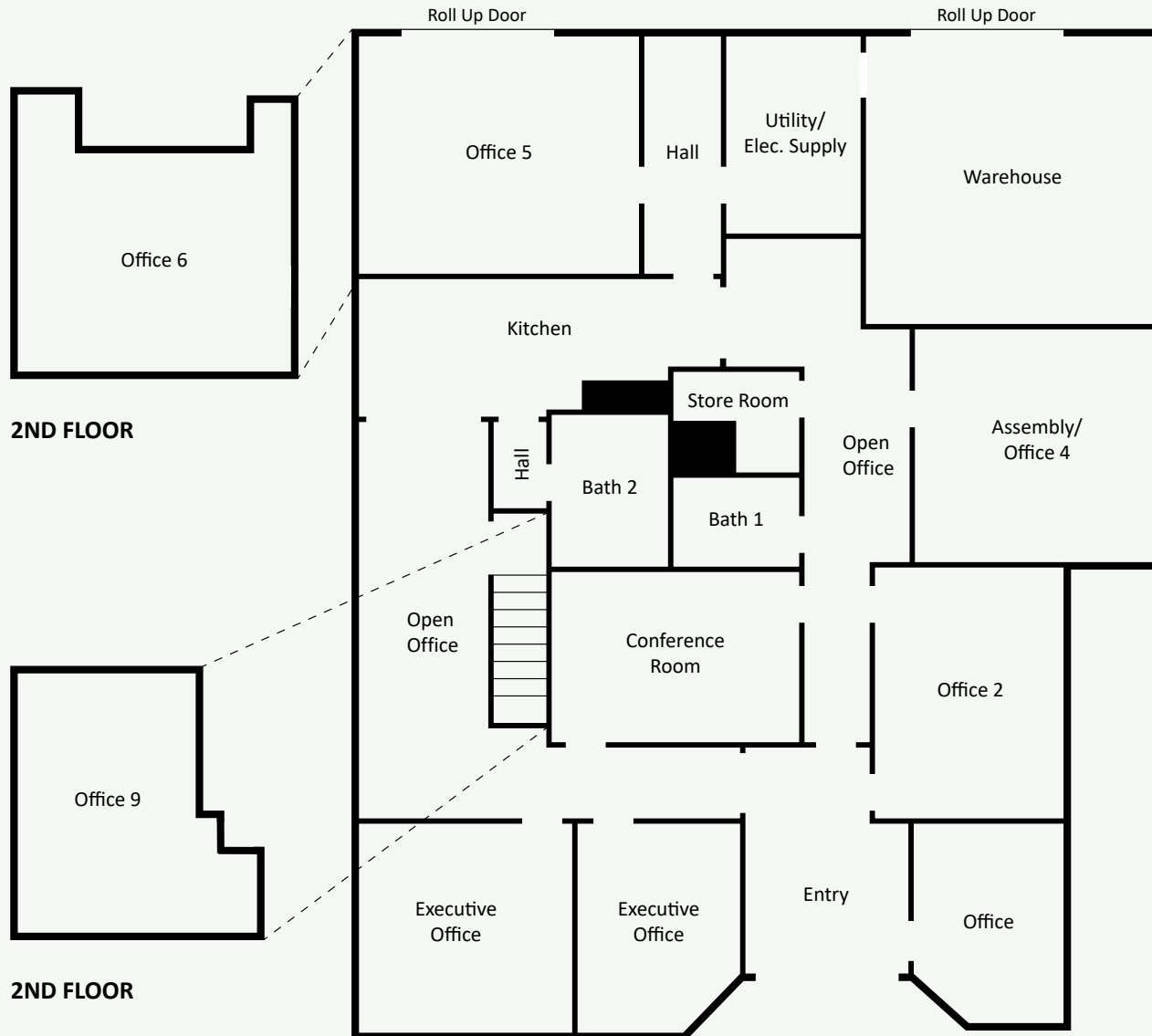
# Property Highlights

- Flex Condominium
- 4,736 SF
- 400 Amps 208/120 V
- Two (2) Grade Level Doors
- Flexible Office Layout:
  - Private Offices
  - Conference Room
  - Mezzanine
- Ideal Fremont Location
- Easy Access to HWY 880 & 680
- Zoning: Industrial General (I-G)
- Available 8/1/2026
- Asking Lease Rate: \$1.75NNN
- Sale Price: Call Broker For Pricing



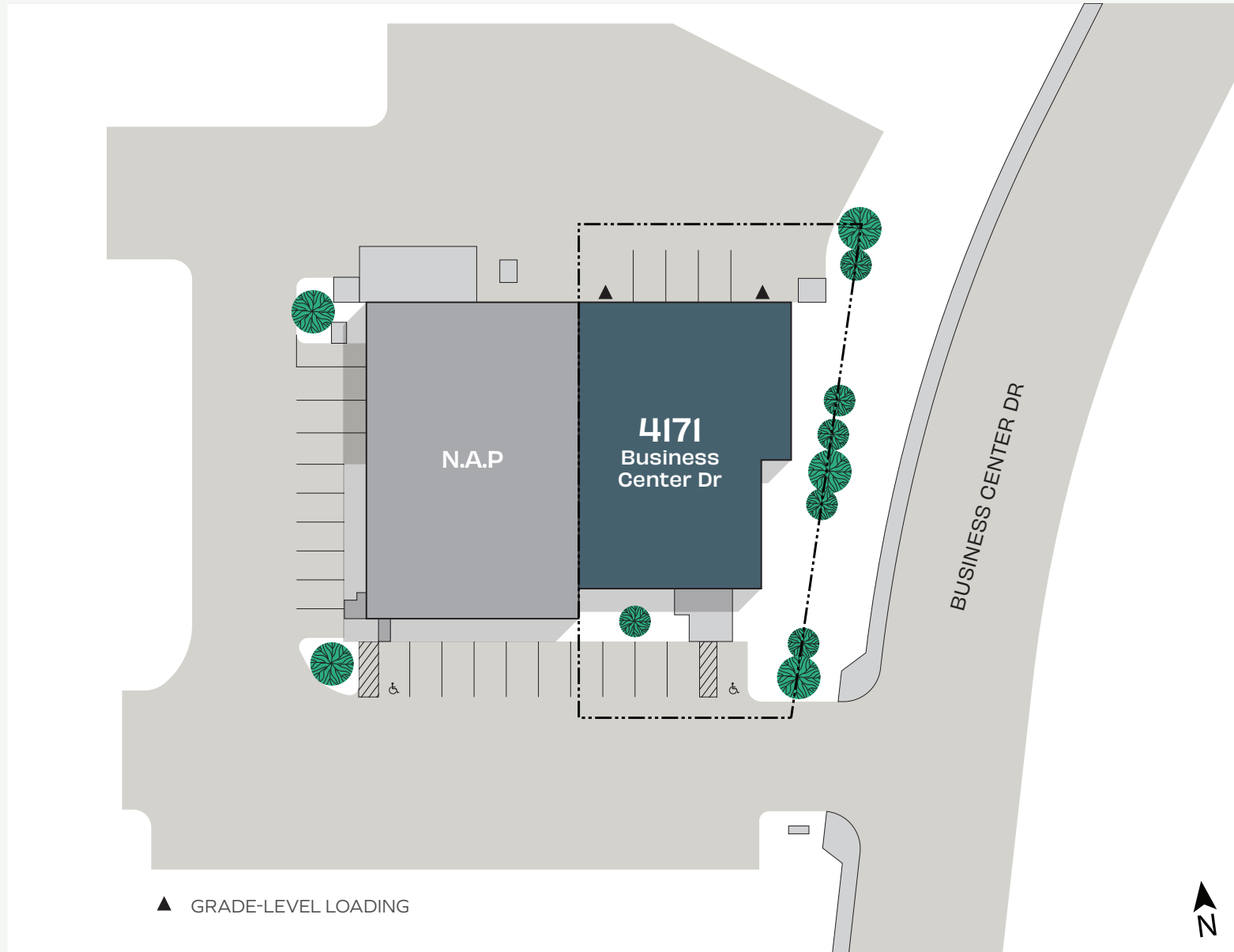
# Floor Plan

4171 Business Center Dr



# Site Plan

4171 Business Center Dr



# Amenity Map



FREMONT

NOAH'S BAKERY  
BR BASKIN-ROBBINS  
CURRY PIZZA HOUSE  
Starbucks  
BIG5  
FedEx  
Jamba

FedEx

metro by Mobile  
Yogurtland get real.

Black Bear Diner  
PARIS BAGUETTE  
H&R BLOCK  
WELLS FARGO  
DUNKIN'  
Freeway INSURANCE  
HARBOR FREIGHT  
BevMo!

KFC

KinderCare LEARNING CENTERS

Mowry East SC  
BMO  
KUMON  
Penny's  
BROWN SHOES  
planet fitness  
Starbucks

Fremont Hub  
DAISO  
verizon  
POPEYES  
SUBWAY  
SAFEMART  
Staples  
LANE BRYANT  
LIBERTY TAX  
education  
LENSCRAFTERS  
five BELOW  
xfinity  
Marathon  
COLD STONE CREAMERY  
ROSS DRESS FOR LESS  
OLD NAVY  
SPRINT  
HALF PRICE BOOKS  
CVS pharmacy  
T  
EUROPEAN VIA CENTER  
UPS  
AT&T  
bundt  
Starbucks

Starbucks

SalonCentric  
WINGS ICE  
Applebee's GRILL + BAR

BRU'STER'S  
JUST FOR FUN CROSSFIT

471 Business Center Dr

PROLOGIS

PROLOGIS

Fountains Business Park  
DS

SWIM ACADEMY

ARCTIC GLACIER PREMIUM ICE

Golden Altos

Inspiration Plaza

USPS.COM

SMS Screen Golf And Academy

Hybridworkz

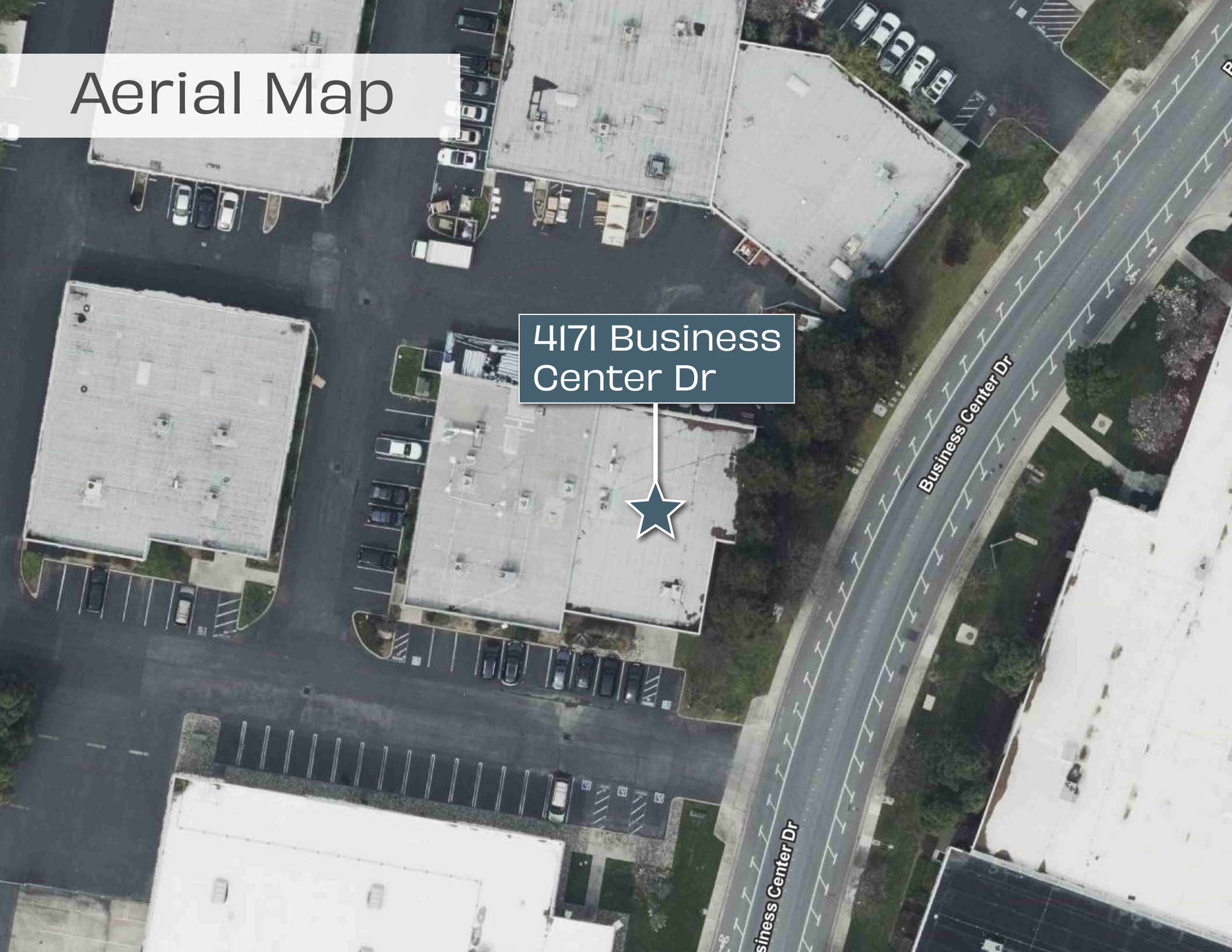
Pacific Commons SC  
COSTCO WHOLESALE

TESLA

Lam RESEARCH

# Aerial Map

4171 Business Center Dr





# 4171 Business Center Dr

FREMONT, CA

Available

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