



WARM SPRINGS INNOVATION CENTER



FOR LEASE
±8,976 - ±28,391 SF

CBRE

Hines



WARM SPRINGS INNOVATION CENTER

101 HAMMOND AVE, 103 HAMMOND AVE, 47800 WESTINGHOUSE DR,
47777 WARM SPRINGS BLVD & 47811 WARM SPRINGS BLVD

±8,976 - ±28,391 SF
FOR LEASE

PROPERTY HIGHLIGHTS



±148,926 SF On 9.84 Acres



5 Single-Story R&D Buildings



Easy Access to Highways 880 & 680



Direct Highway 880 Access Via
Warren Ave Interchange



Close to Retail Amenities and Bedroom
Communities



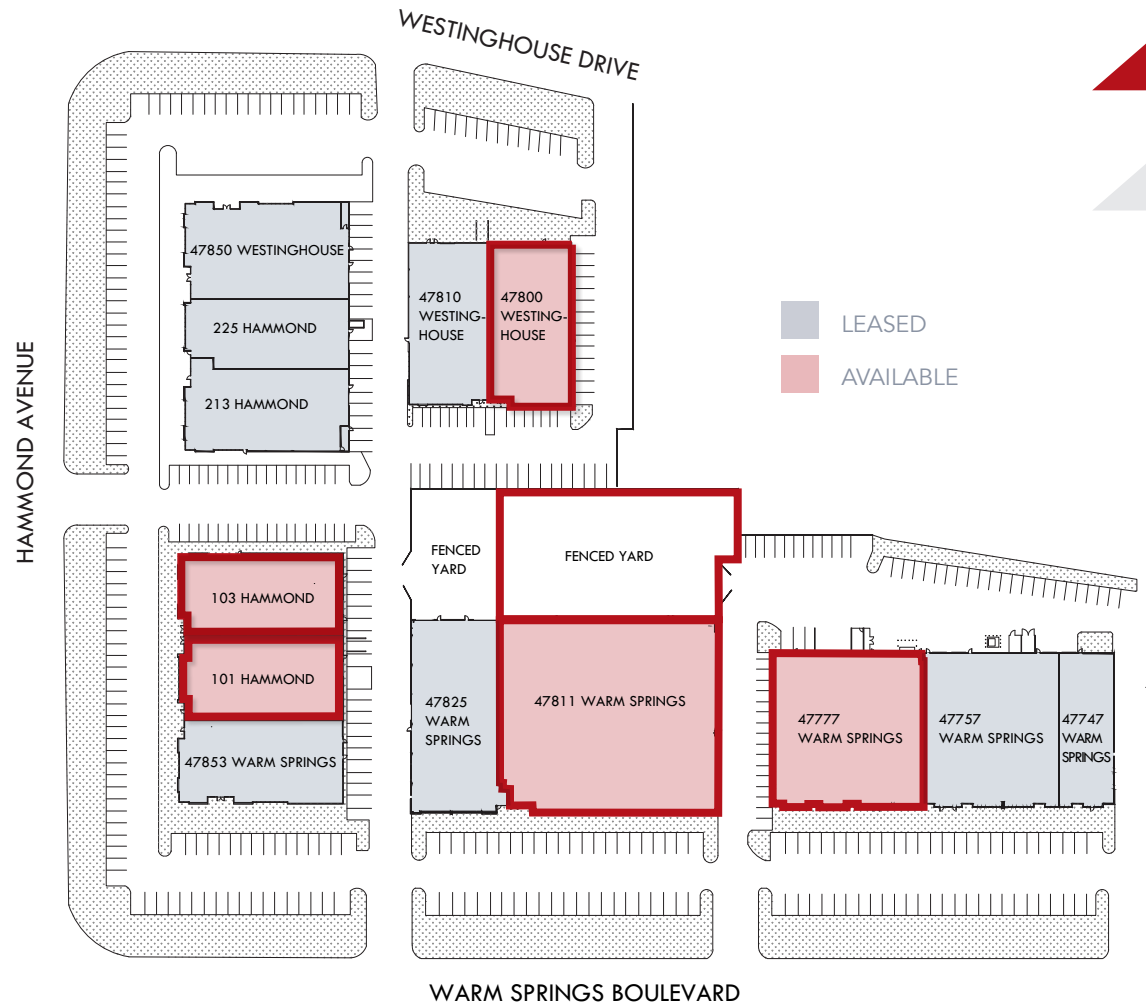
3.2/1,000 Parking Ratio



Located In Fremont Innovation District



1.9 Miles From New Warm Springs
Station





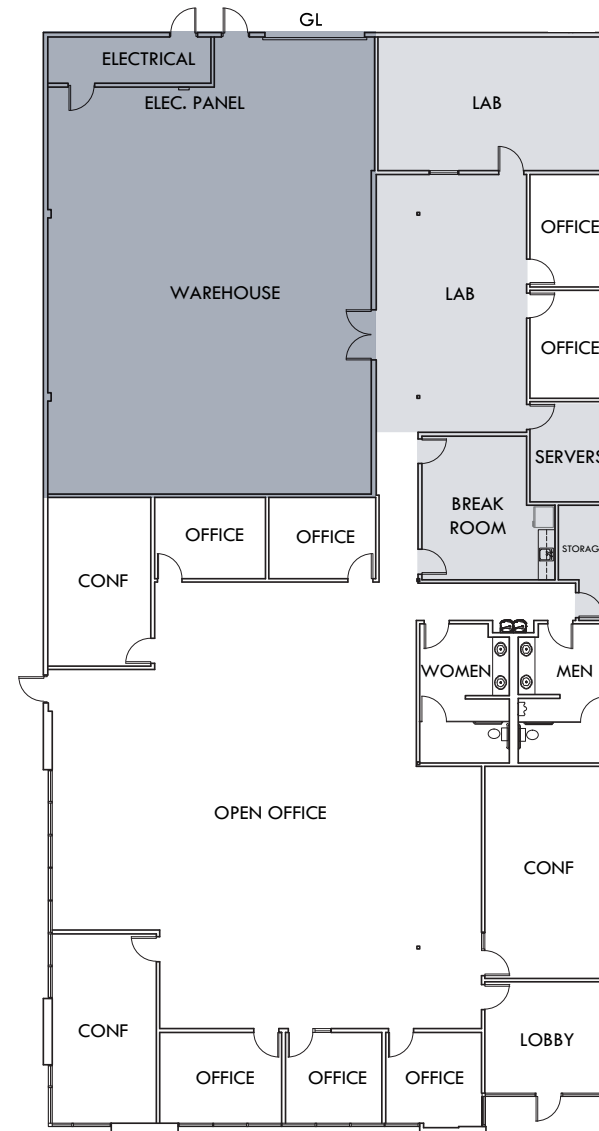
47800 WESTINGHOUSE DRIVE

WARM SPRINGS INNOVATION CENTER

±8,976 SF
AVAILABLE
NOW

PROPERTY HIGHLIGHTS

- > 75% Drop Ceiling HVAC/25% Open Ceiling Warehouse
- > 7 Private Offices
- > 3 Conference Rooms
- > 1 Grade-Level Door
- > Corner Unit
- > 13'9" Clear Height in Warehouse
- > 600 Amps @ 120/208v, 3-Phase, 4 Wire



■ Tile/Open Ceiling

■ Tile/Drop Ceiling



47800 WESTINGHOUSE DRIVE

WARM SPRINGS INNOVATION CENTER

PHOTOS





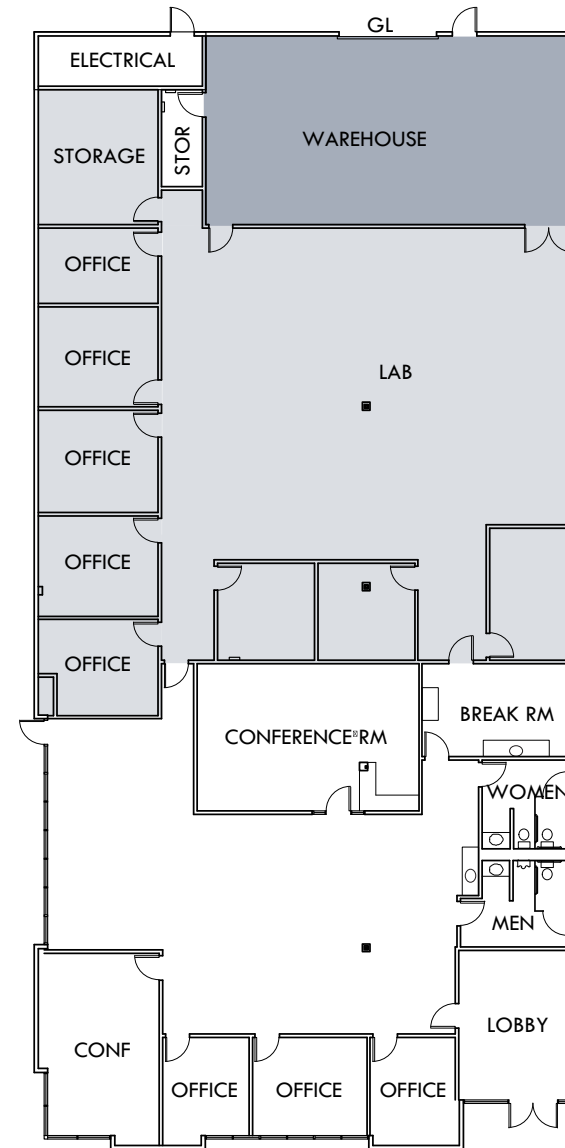
103 HAMMOND AVE

WARM SPRINGS INNOVATION CENTER

±9,216 SF
AVAILABLE
NOW

PROPERTY HIGHLIGHTS

- > ±9,216 SF Corner Unit
- > Available Now
- > Mix of Office/Lab/Warehouse
- > 1 Grade-Level Door
- > 14'2" Clear Height in Warehouse
- > 800 Amps @ 120/208v, 3-Phase, 4 Wire
- > Contiguous with 101 for 18,598 SF



■ Concrete/Open Ceiling ■ Tile/Drop Ceiling



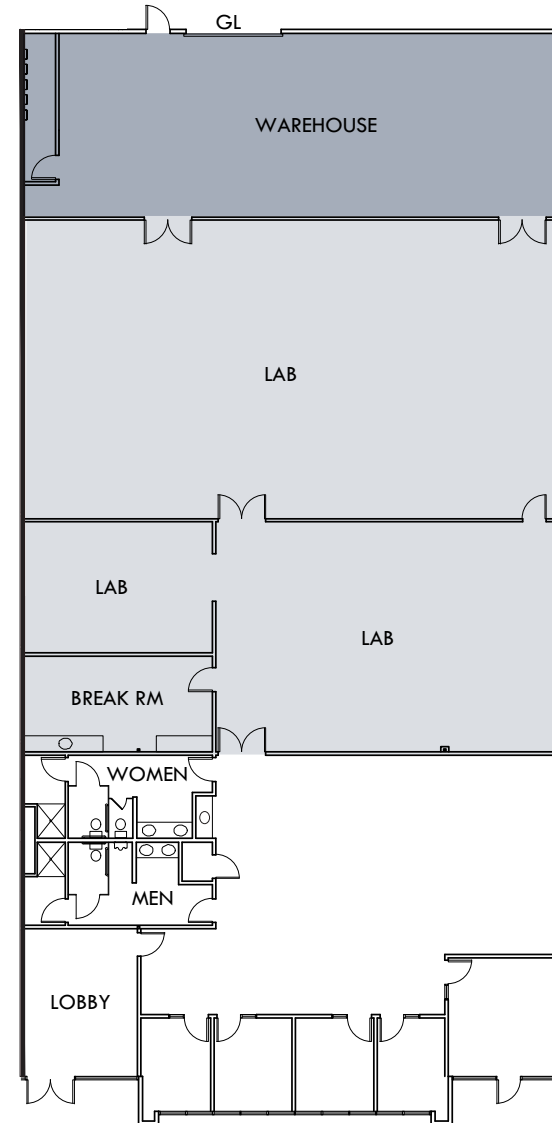
101 HAMMOND AVE

WARM SPRINGS INNOVATION CENTER

±9,382 SF
AVAILABLE
NOW

PROPERTY HIGHLIGHTS

- ±9,382 SF Industrial/Flex Space
- Mix of Office/Lab/Manufacturing/Warehouse
- Lunch Room
- 5 Private Offices
- 1 Grade-Level Door
- 14'2" Clear Height in Warehouse
- 400 Amps @ 120/208v, 3-Phase, 4 Wire
- Contiguous with 103 for 18,598 SF



■ Concrete/Open Ceiling ■ Tile/Drop Ceiling



101 HAMMOND AVE

WARM SPRINGS INNOVATION CENTER

PHOTOS





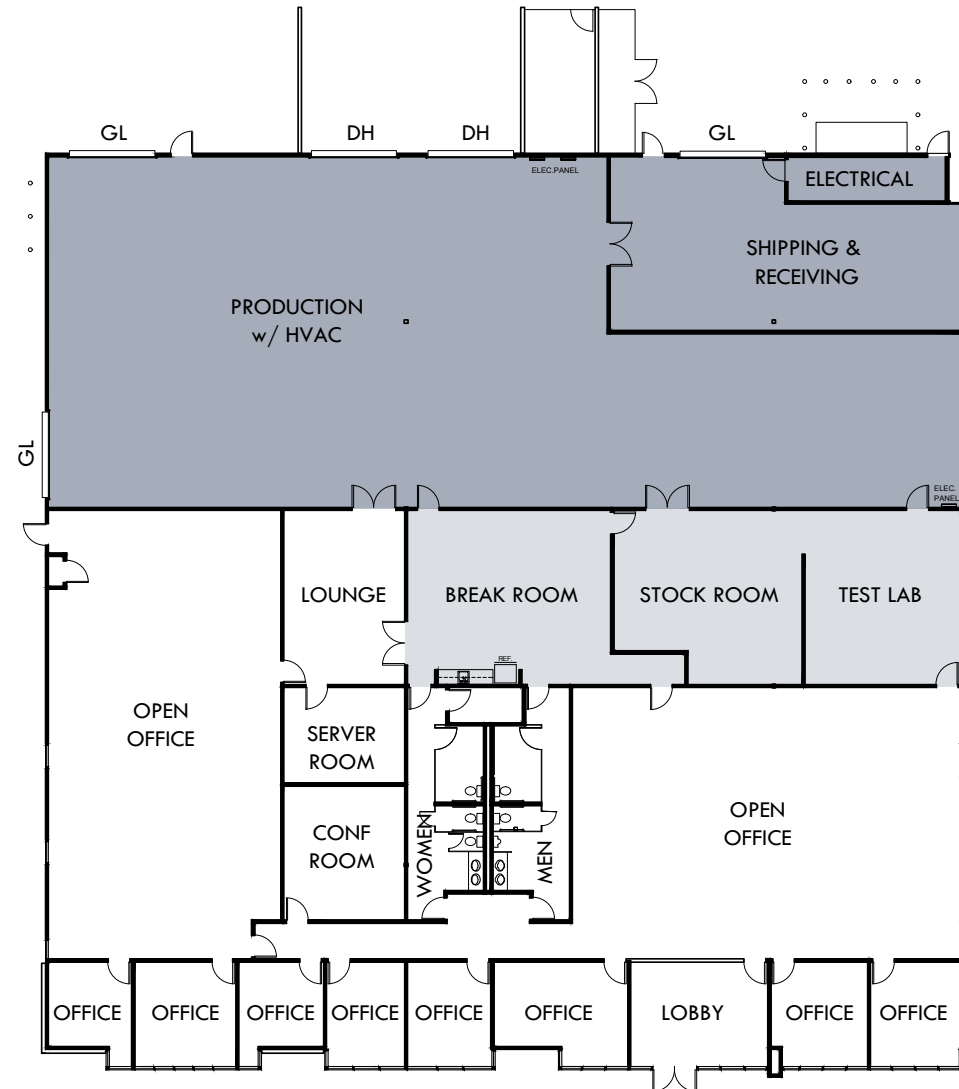
47777 WARM SPRINGS BLVD

WARM SPRINGS INNOVATION CENTER

±15,746 SF
AVAILABLE
NOW

PROPERTY HIGHLIGHTS

- > ±15,746 SF
- > Corner Unit
- > 40% Office, 40% Warehouse, 20% Production/Assembly
- > 8 Private Offices
- > 3 Grade-Level Doors
- > 2 Dock-High Doors
- > 15'0" Clear Height in Warehouse
- > 400 Amps @ 120/208v, 3-Phase, 4 Wire



■ Tile/Open Ceiling

■ Tile/Drop Ceiling



101-103 HAMMOND AVE

WARM SPRINGS INNOVATION CENTER

±18,598 SF
AVAILABLE
NOW

PROPERTY HIGHLIGHTS

- > Contiguous Plan

- > ±18,598 SF Office/Flex Space

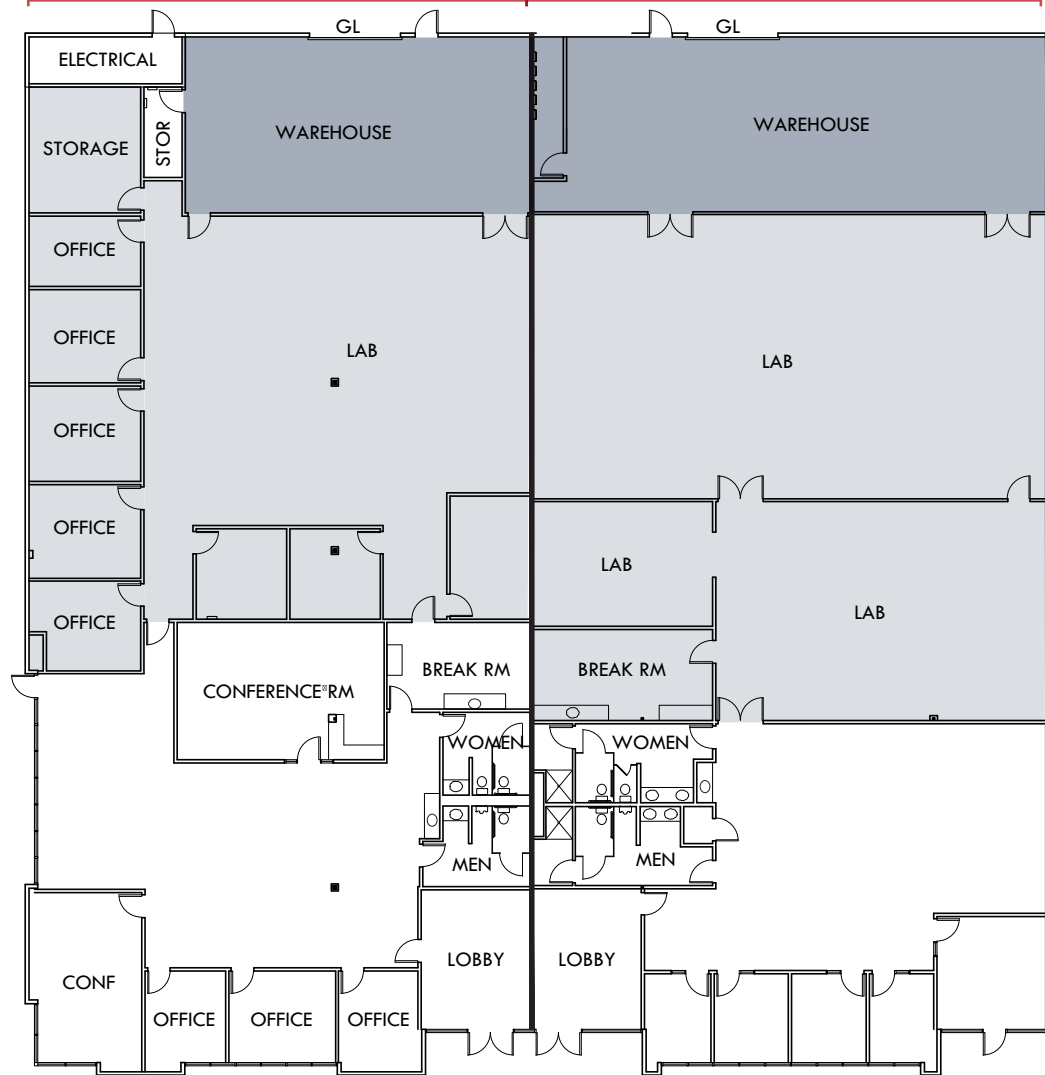
- > Mix of Office/Lab/Warehouse

- > 2 Grade-Level Doors

- > 101 Hammond: 400 Amps @ 120/208v,
3-Phase, 4 Wire
- > 103 Hammond: 800 Amps @ 120/208v,
3-Phase, 4 Wire

103 HAMMOND AVE | ±9,216 SF

101 HAMMOND AVE | ±9,382 SF



■ Concrete/Open Ceiling

■ Tile/Drop Ceiling



478II WARM SPRINGS BLVD

WARM SPRINGS INNOVATION CENTER

±28,391 SF
**AVAILABLE
NOW**

PROPERTY HIGHLIGHTS

- > ±28,391 SF Industrial/Flex Space
- > ±17,424 SF Fenced Yard
- > 19'6" Clear Height in Warehouse
- > 50% Office, 50% Warehouse
- > 2 Grade-Level Doors
- > 1 Dock-High Door with Load Leveler
- > 800 Amps @120/208v, 3-Phase, 4 Wire



■ Concrete/Open Ceiling



47811 WARM SPRINGS BLVD

WARM SPRINGS INNOVATION CENTER

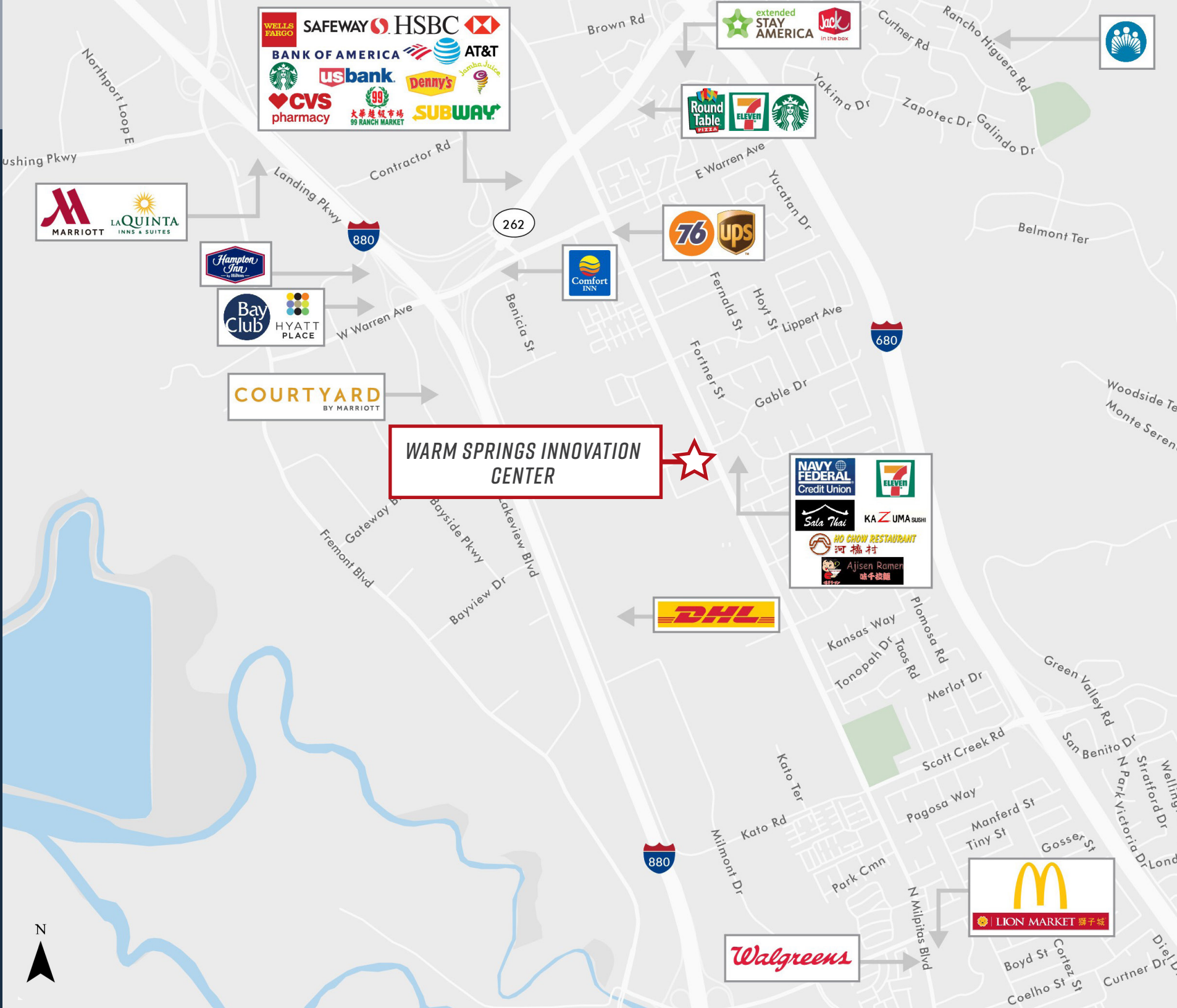
PHOTOS





AMENITY MAP

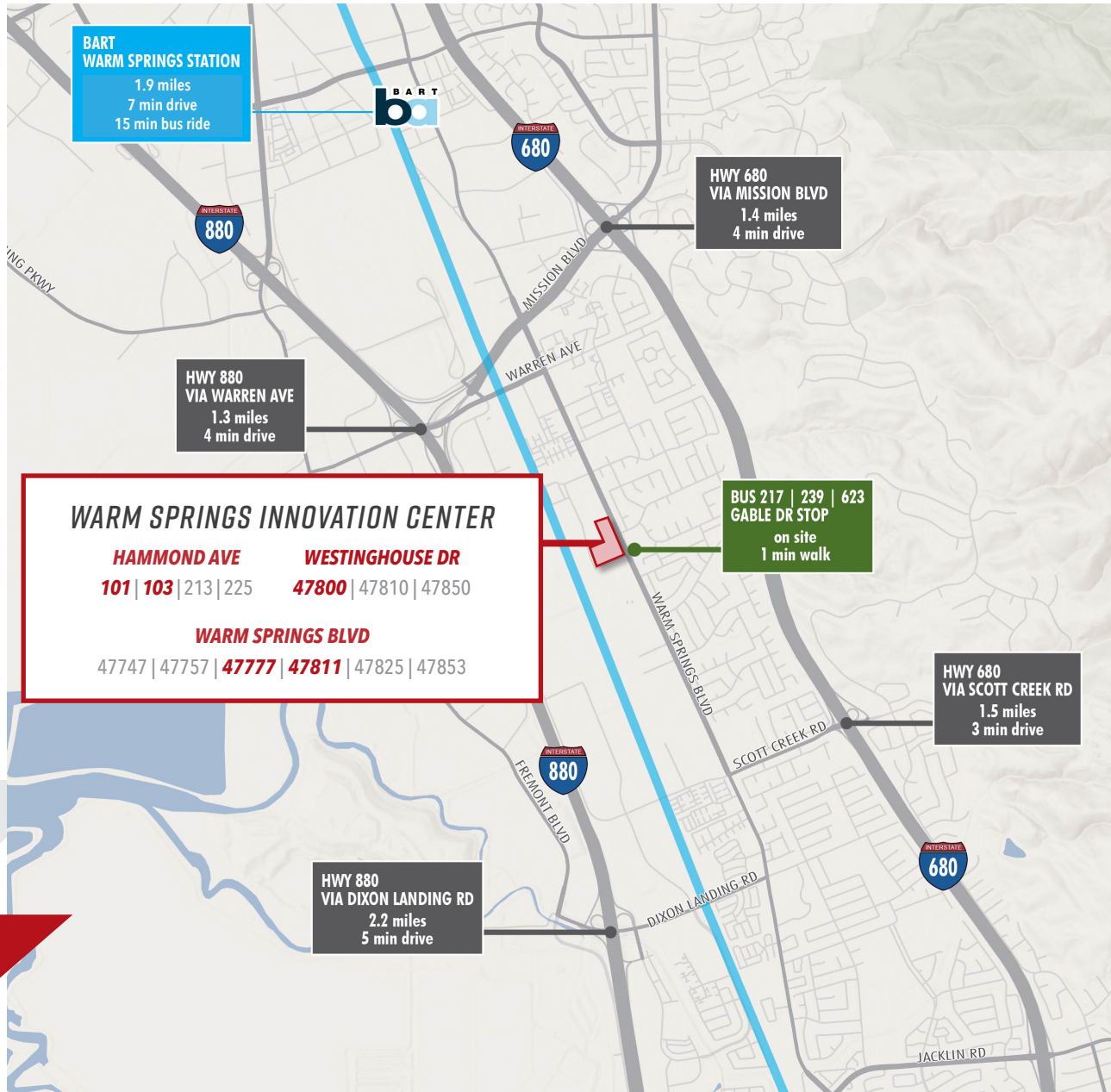
WARM SPRINGS INNOVATION CENTER





TRANSPORTATION MAP

WARM SPRINGS INNOVATION CENTER



FREEWAYS		
HIGHWAY 680	via Scott Creek Rd	1.5 miles 3 min drive
	via Mission Blvd	1.4 miles 4 min drive
HIGHWAY 880	via Warren Ave	1.3 miles 4 min drive
	via Dixon Landing Rd	2.2 miles 5 min drive

BART	
WARM SPRINGS STATION	1.9 miles 7 min drive 11 min bike or 15 min bus

AIRPORT	
MINETA SAN JOSE (SJC)	11.7 miles 15 min drive
OAKLAND (OAK)	25.4 miles 30 min drive
SAN FRANCISCO (SFO)	36.3 miles 36 min drive

BUS: LINES 217, 239, 623	
WARM SPRINGS BLVD GABLE DR STOP	On-site 1 min walk

PORTS	
PORT OF OAKLAND	31.4 miles 37 min drive

TRAIN & AMTRAK	
FREMONT STATION	9.6 miles 15 min drive 8 min to/from Warm Springs BART Station



WARM SPRINGS INNOVATION CENTER

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