

FOR SUBLEASE • AVAILABLE NOW

FREMONT, CA • SILICON VALLEY'S ADVANCED MANUFACTURING CORRIDOR

6473 KAISER DRIVE

FREMONT, CA 94555

VACANT | MOVE-IN READY



±21,000^{SF}
TOTAL BUILDING

21^{FT}
CLEAR HEIGHT

1,600^A
3-PHASE / 4-WIRE
POWER

70
PARKING STALLS

Pristine hybrid space built for advanced manufacturing

6473 Kaiser Dr offers move-in ready hybrid office and advanced manufacturing space in Fremont's Ardenwood corridor — flexible R&D and office areas backed by the power, clear height and loading access serious operations need.

- ♦ **Pristine hybrid office** / advanced manufacturing space
- ♦ **21' clear height** throughout the manufacturing area
- ♦ **1,600 amps**, 3-phase / 4-wire electrical service
- ♦ **Large kitchenette** / café area
- ♦ **70 parking stalls** on site, 8 EV charging ports
- ♦ **1 grade-level door** (12'W x 16'H)

SPACE SNAPSHOT

±21,000 SF

Available July 1, 2026

Use	Office / Mfg / R&D
Clear height	21'
Power	1,600A · 3PH/4W
Loading	1 grade-level door
Door size	8'W x 14'H
Kitchenette	Large café area
Parking	70 stalls

8 EV charging ports

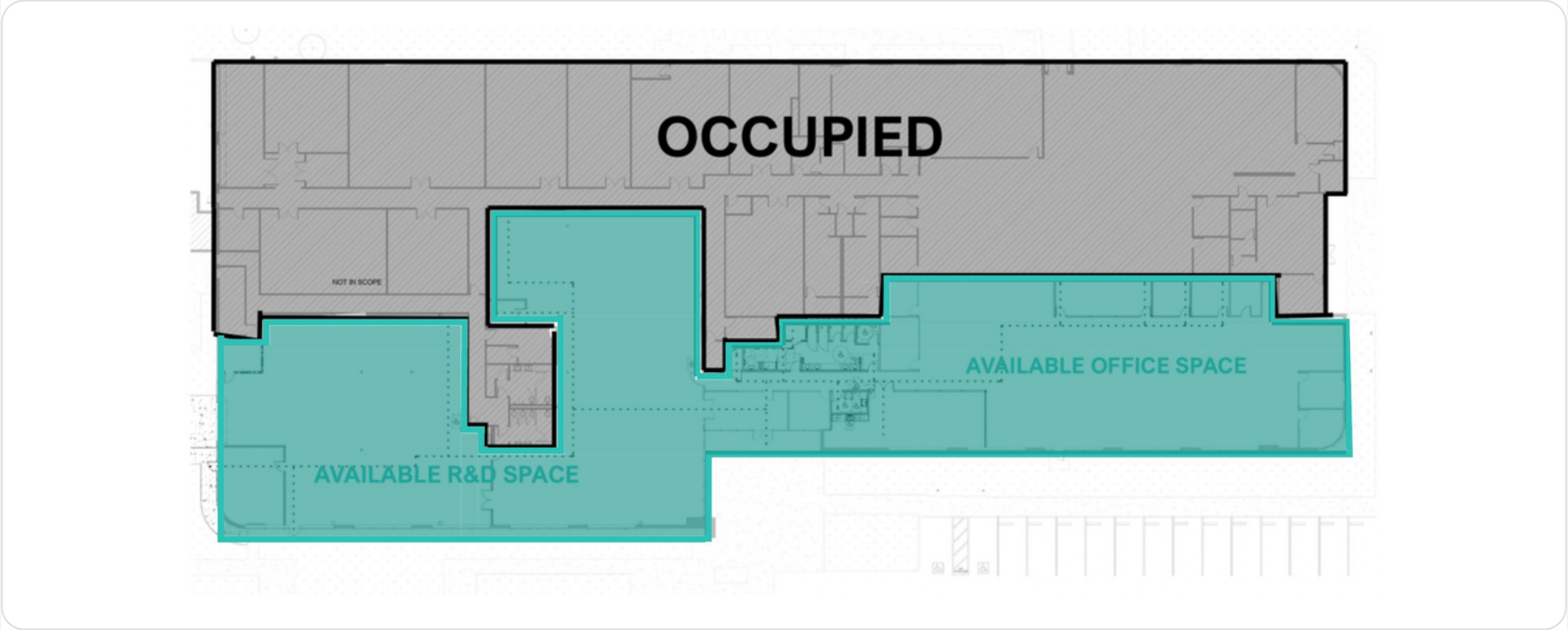
Areas and specifications are approximate and provided for marketing purposes. Exact rentable areas and delivery condition available from the listing team on request.



\$018373
PRICE PER MONTH

6%
PROCURING COMMISSION

AVAILABLE R&D & OFFICE SPACE



Occupied Available R&D Space Available Office Space

TOTAL AVAILABLE ±21,000 SF	CLEAR HEIGHT 21' throughout	LOADING 1 grade-level door · 12'W x 16'H	CONFIGURATION Contiguous R&D + office
--------------------------------------	---------------------------------------	---	---

Deep in Silicon Valley's manufacturing corridor

CORPORATE NEIGHBORS



NEARBY AMENITIES



Fully spec'd. Vacant. Move-in ready.



Bring your business to 6473 Kaiser.



LEASING CONTACTS



Danny Shibliq

SVP • Urban Rock Properties, Inc.

614-312-8811

danny@urbanrockproperties.com

DRE # 02094304



Brenton Wickam

CEO • Urban Rock Properties, Inc.

650-773-2804

brent@urbanrockproperties.com

CA BRE # 01174187

6473 KAISER DR • FREMONT, CA 94555 • FOR SUBLEASE • AVAILABLE NOW

©2026 Urban Rock Properties, Inc. All rights reserved. Information contained herein has been gathered from sources believed to be reliable; however, it has not been independently verified for accuracy or completeness. Recipients are encouraged to perform their own due diligence and confirm all property details. Any use of this information is at the recipient's sole risk. "Urban Rock Properties, Inc." and the Urban Rock Properties, Inc. logo are service marks of Urban Rock Properties, Inc. All other trademarks, logos, and images appearing in this document are the property of their respective owners. Photos are used for informational purposes only.