

FOR LEASE > 1,937± SF PROFESSIONAL OFFICE SPACE

Hastings Plaza

39055 HASTINGS STREET, FREMONT, CA



Second floor suite of 1,937± SF with signage

Property Information

- > Located in Fremont's new Downtown District across from the new City Hall site
- > Just 3 blocks from BART
- > Near Washington and Kaiser Hospitals
- > Excellent access to I-880, I-680 and Highway 84
- > Walking distance to a variety of retail services
- > Building signage available
- > Elevator served

Priced at \$2.40/SF Full Service



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Fremont Downtown Plan

KICKING UP THE URBAN VIBE

Fremont is known for its suburban roots and family-friendly neighborhoods. At the same time, the city's rapid growth and thriving local economy are reshaping its scene to bring in an urban dimension.

Consider this - The number of people who come to work in Fremont each day is

equivalent to the population that lives there. That's a ratio typically associated with major metropolitan cities like Chicago and our Silicon Valley sister San Francisco.

While Fremont celebrates the best aspects of suburban living, Fremont also knows there's an intangible quality from the vibe

that percolates in urban settings. It might be an interaction as simple as running into a potential business connection while waiting for that killer cup of coffee made from Colombian Cauchos beans.

That's where Fremont is headed and it's already making great progress.



THE PROPOSED STREET + BLOCK PLAN WILL INCLUDE

New Streets:

- Capitol Avenue extension - from State Street to Fremont Boulevard
- 1 new east - west street: New Middle Road
- 3 new north - south streets: A, B, and C Streets

New Public Open Spaces:

- Civic Center Park
- 3 new civic parks

Improved Pedestrian Accessibility:

- Shorter blocks
- Mid-block pedestrian crossings
- Intersection sidewalk bulb-outs
- Pedestrian and vehicular easements
- Pedestrian, transit and bike amenities
- On-street parking and bicycle lanes
- Potential pedestrian scramble at the Capitol Avenue and State Street intersection
- Accessible ramps at crossings

Improved Sustainable Elements:

- Stormwater management system
- Increased permeable landscape areas
- Reduced surface parking lots
- More dense, compact development
- Improved access to transit

Streetscapes:

Streets provide the framework of a vibrant community, providing a civic space for pedestrians to mingle, shop, dine and recreate while moving bicycles, cars, and buses, through and within the district. Capitol Avenue, extended to connect to Fremont Boulevard, is to be the main central spine with landscaped medians, diagonal street parking, and wide, amenity-rich sidewalks. Streets leading off of Capitol Avenue are important connectors to the adjacent arterial roadway leads from Downtown's center in the direction of the Fremont BART station, providing a clear and easy ten-minute walk.

The remaining streets create the stage for community interaction and connections.

The proposed Street + Block Plan for the Downtown District, sets the framework for a highly sustainable, economically robust and livable community.

Land Use:

The Land Use Plan for Downtown is intended to balance long-term market flexibility with specific focused development patterns to create a viable and cohesive district. The Plan allows a majority of parcels to be either commercial or residential in use, while retail is prioritized for Capitol Avenue and its adjacent arterial roadways. Fremont's new Civic Center, located in the center of Downtown, is intended to create a public realm and focal point with municipal parking conveniently located for the neighborhood. The municipal parking could be used in the off-peak hours by adjacent uses.

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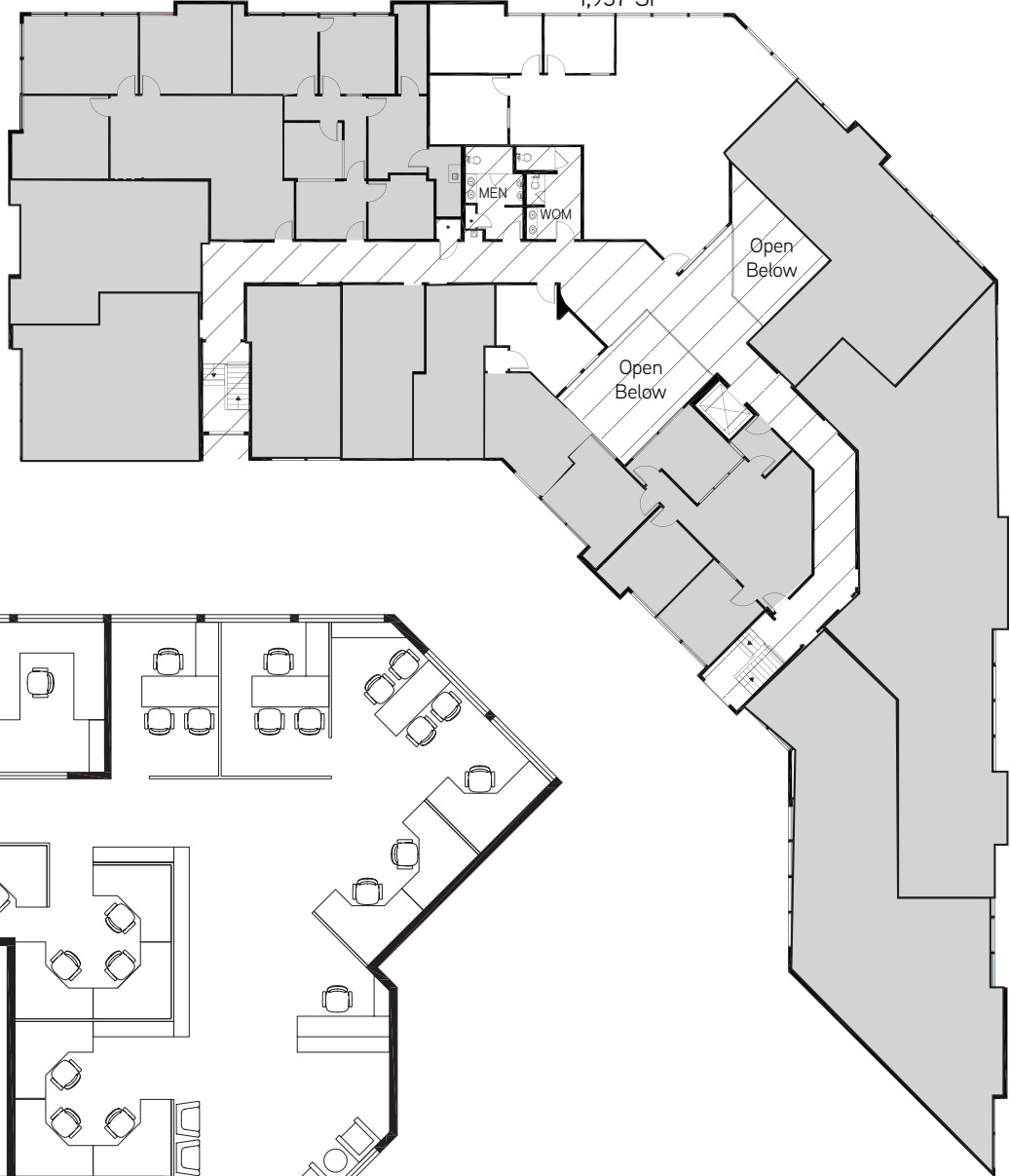
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SECOND FLOOR

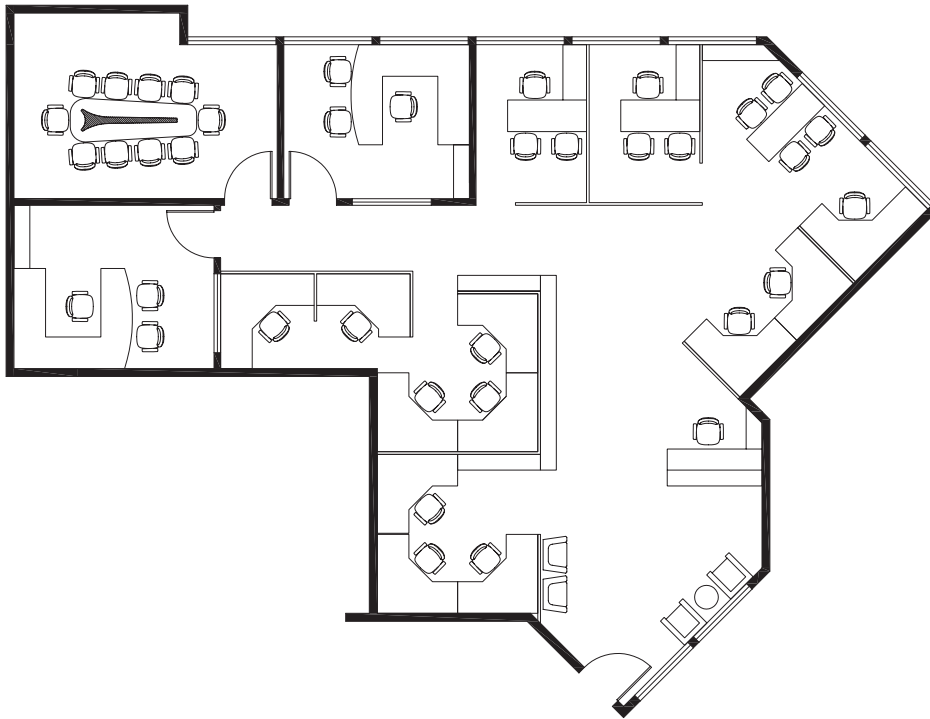
-  = Available Space
-  = Leased

Suite 205
1,937 SF



Available Space

Suite 205 1,937 SF



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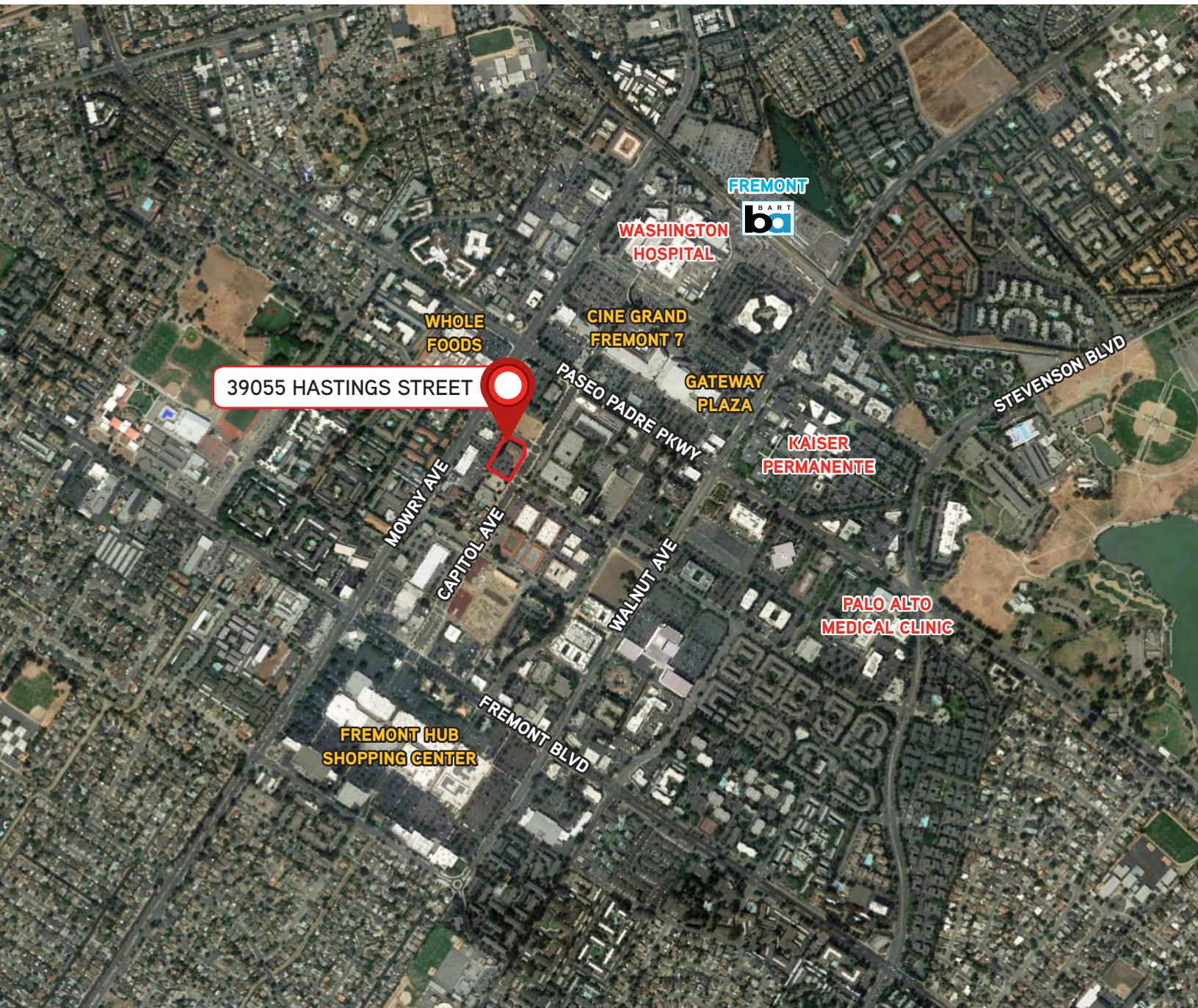
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