

FOR LEASE > OFFICE/MEDICAL/DENTAL USES

# 3,292± SF Office Space

4555 & 4559 MATTOS DRIVE, FREMONT, CA



*Back on the market*



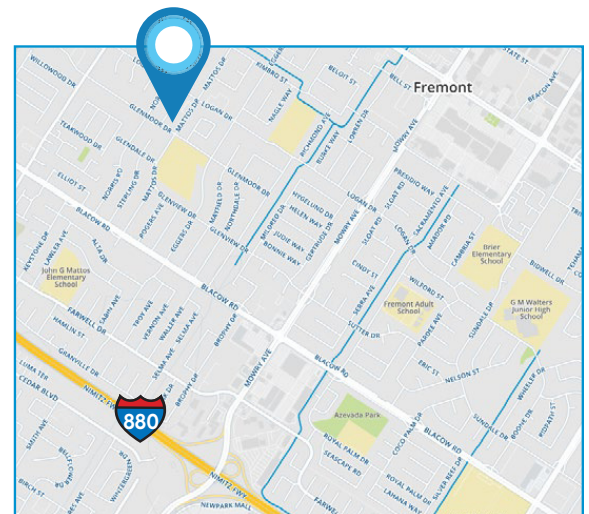
*Reduced rent during building shell & parking lot renovations*

**\$2.00/SF**

Rent: ~~\$2.30/SF~~ (PG&E/janitorial paid by tenant)

## Features

- > 3,292± SF with kitchenette and common conference room
- > Space divisible (subject to design feasibility)
- > Monument signage for two tenants
- > Quiet neighborhood setting adjacent to other professional offices
- > Near Fremont's Central Business District and retail services
- > Easy freeway access
- > 18 parking spaces (5.46/1,000 ratio)



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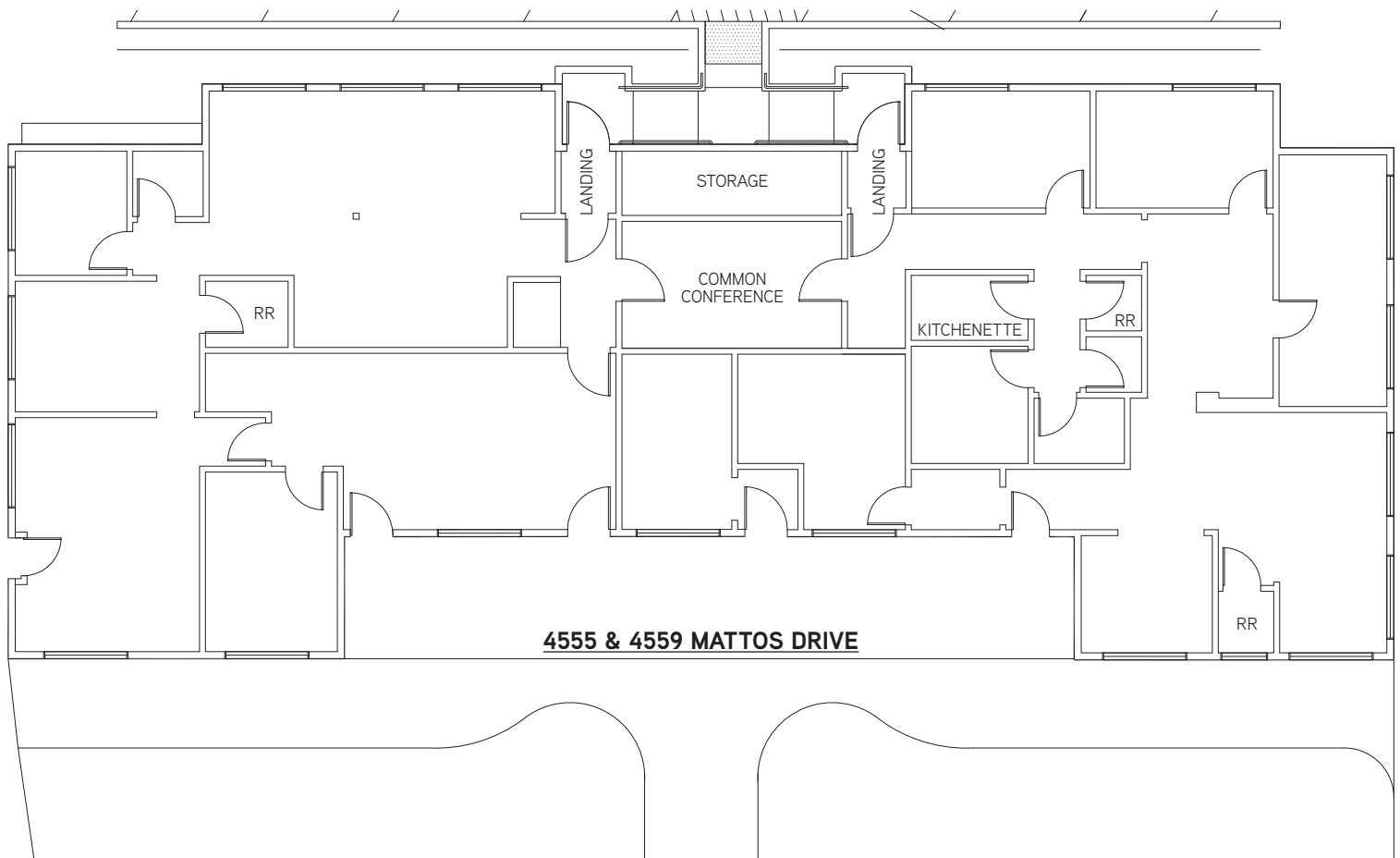
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## Floor Plan



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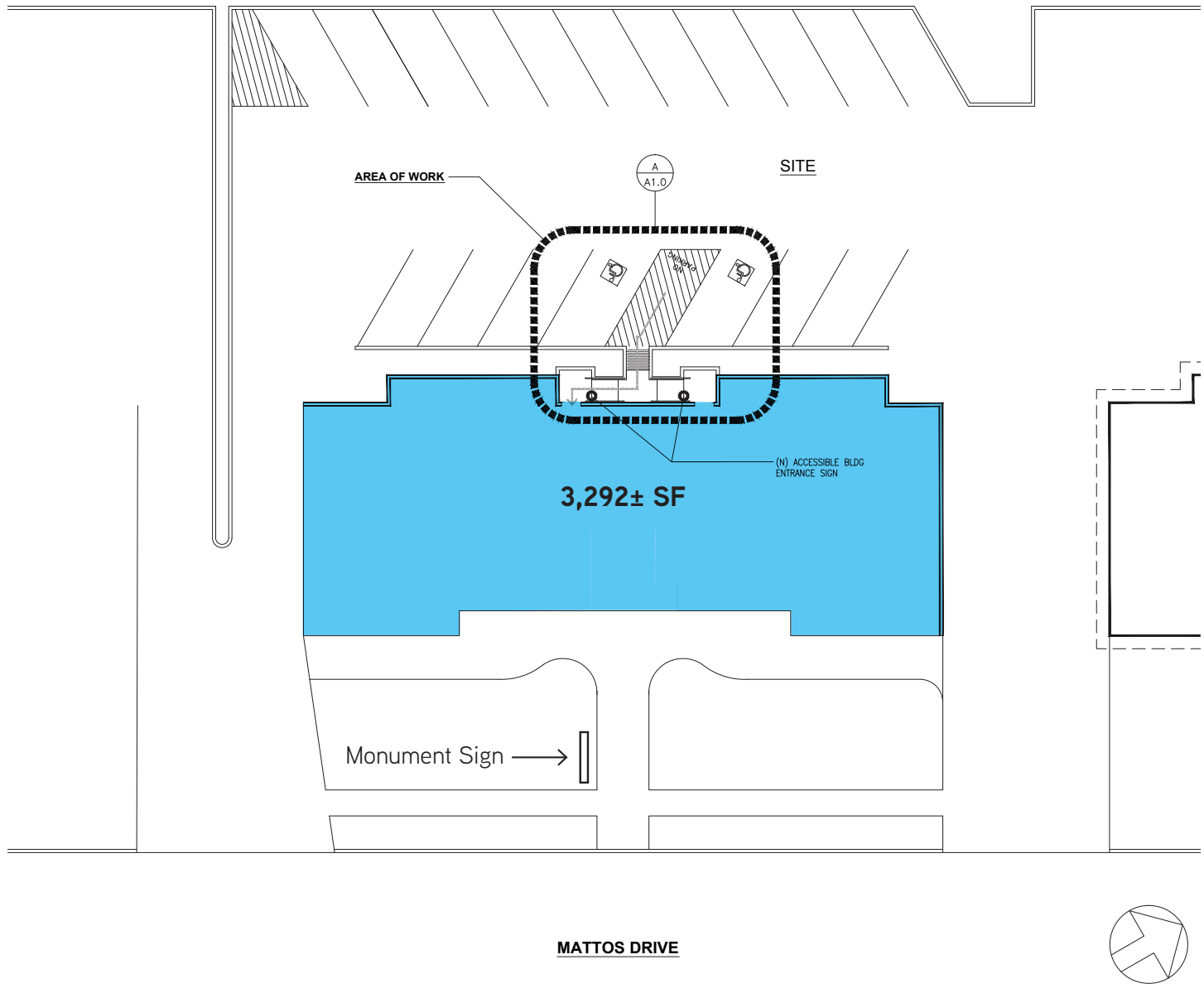
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## Site Plan



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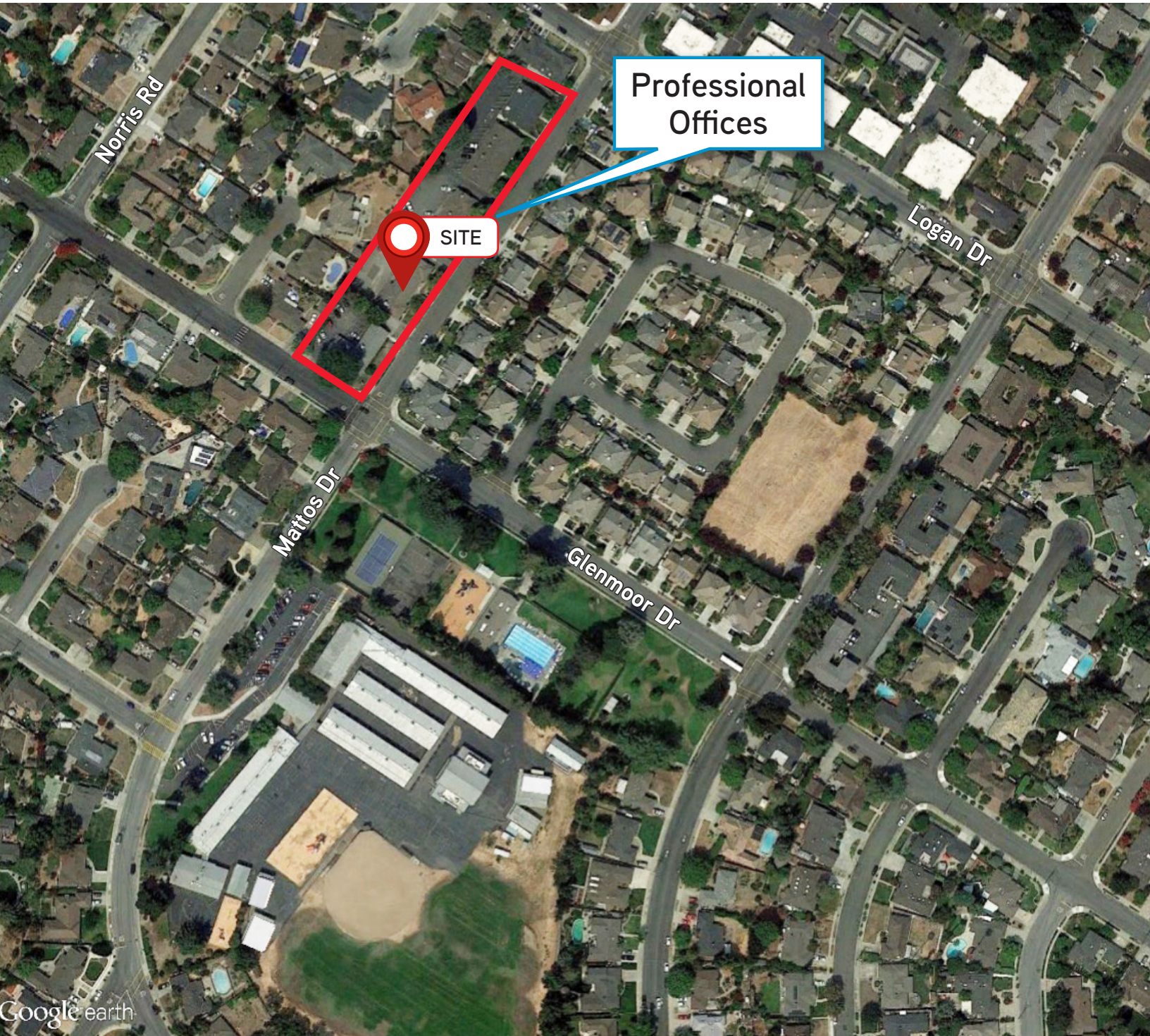
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