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**45700**  
northport loop east  
FREMONT CALIFORNIA



## Best in Class Fremont Tech Space

**FOR LEASE** | 45700 Northport Loop East | Fremont, CA

- Bayside Business Park
- Partial or full, freestanding building available
- 22,847 to 47,570 square feet
- New market-ready improvements underway (complete in 90-120 days)
- Building immediately off Hwy. 880 & Cushing Parkway
- Approx. 2 miles to Warm Springs BART Station
- Proposed bike promenade from BART Station
- Grade level loading
- Heavy power
- \$1.65 NNN with \$0.36 expenses
- Call to tour

### GEORGE QUINN

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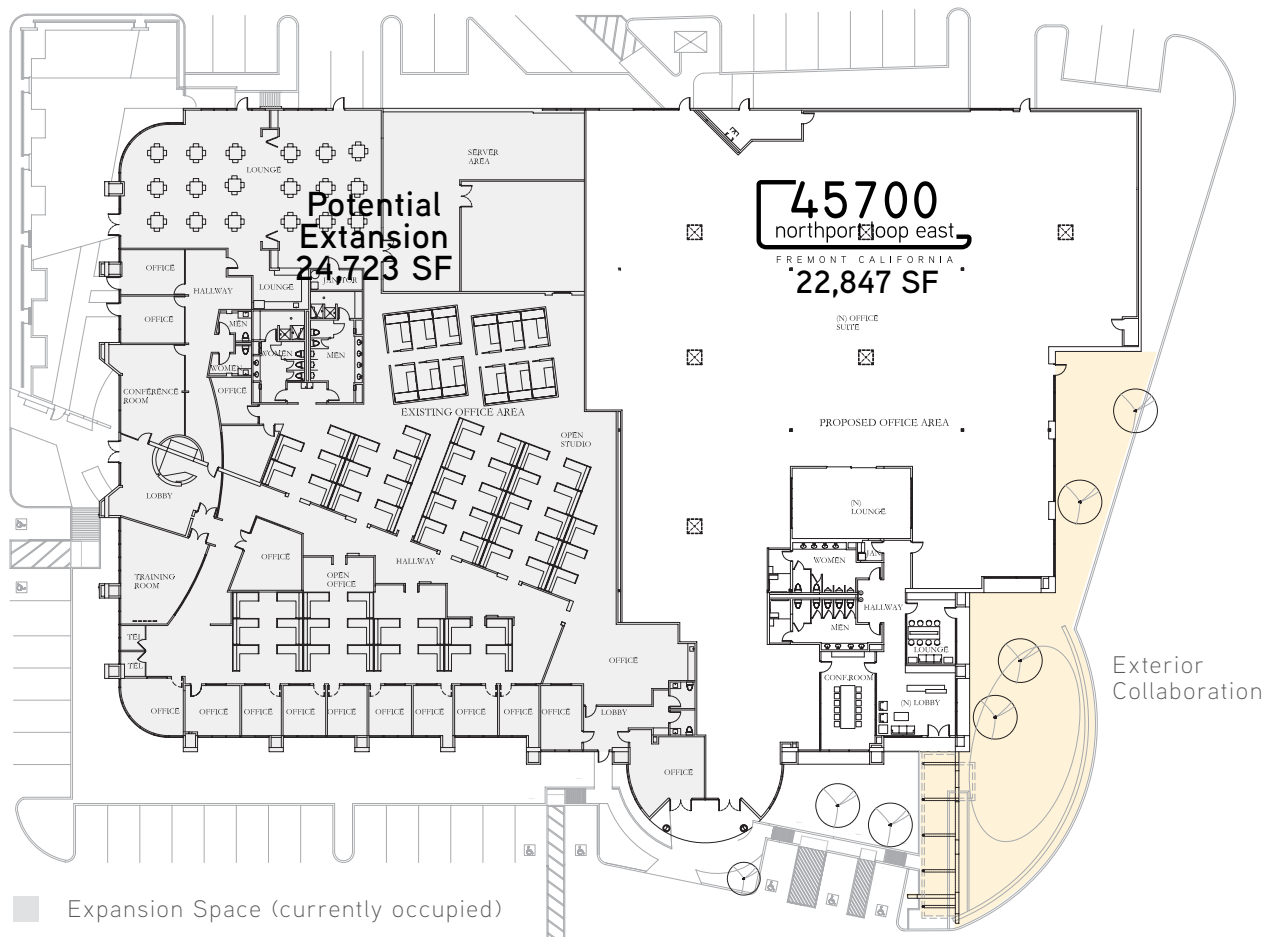
450 Santa Clara Street

San Jose, CA 95113

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Accelerating success.



### Scope of work in 45700 to include open, creative concept interiors as follows:

- Exposed ceilings and metal spiral ducting
- Sealed and polished concrete floors
- Large conference room & all-hands multi-purpose room
- Upgraded restrooms
- Modern coffee bar
- Exterior employee lounge
- Chance to customize 22,000 sf

### Opportunity to expand into the adjacent 45680 Northport which includes:

- Newer improvements
- 100% office with furniture included
- Large server lab
- **DO NOT DISTURB TENANT**

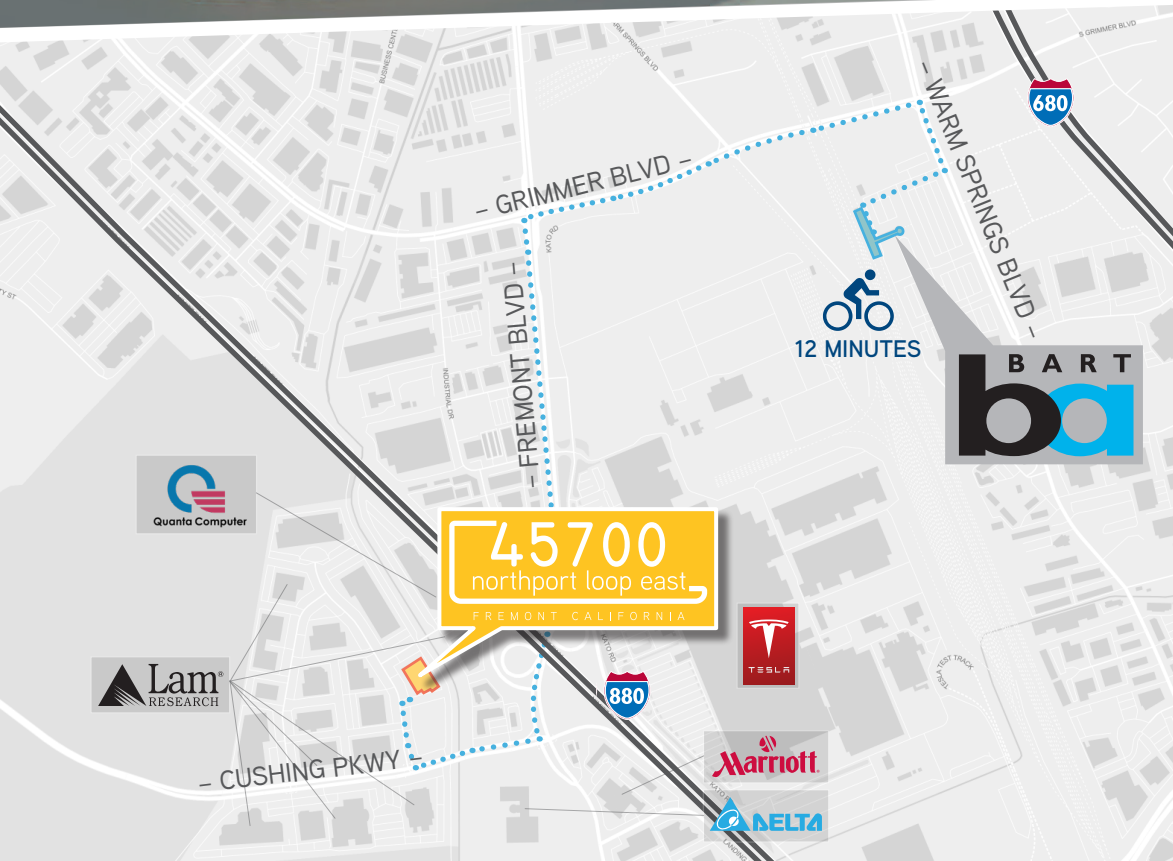


LEASE | 45700 Northport Loop East, Fremont | CA

Upgraded Entrance



Exterior Collaboration



Contact us:

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