

# ARDENWOOD POINT



±44,320 - 436,570 SF FOR LEASE



# SITE PLAN



# ARDENWOOD POINT





# HIGHLIGHTS



Ability to Deliver up to 436,570 SF  
Office/R&D/Advanced Manufacturing/  
Life Science Buildings



Building 1: Single Story | 44,320 SF  
Building 2: Two Story | 74,750 SF  
Building 3: Two-Story | 74,750 SF  
Building 4: Two-Story | 78,000 SF  
Building 5: Two-Story | 74,750 SF  
Building 6: Two-Story | 90,000 SF



Building Heights:  
Building 1: 23 Feet  
Buildings 2, 3, 4, 5, 6: 18 Feet on First Floor, 15  
Feet on Second Floor



Up to 4,000 Amps at 277/480 Volts  
per Building



Dock & Grade Level Loading



±3.2/1,000 Parking



Conveniently located to all Bay Area airports  
and major freeways



Reverse commute to SF Peninsula across the  
Dumbarton Bridge - approximately 10 to 15  
minute drive to Menlo Park and Palo Alto areas

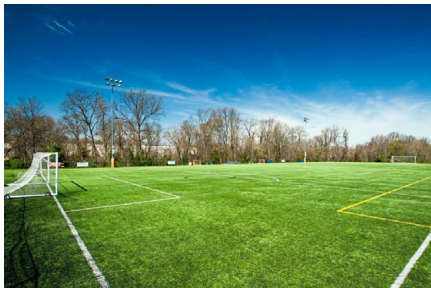


Close to amenities and public  
transportation





# AMENITIES





## AIRPORTS

San Jose International Airport: 22 Miles  
Oakland International Airport: 20 Miles  
San Francisco International Airport: 26 Miles

## DRIVE TIMES

Palo Alto: 23 Minutes  
San Jose Airport: 25 Minutes  
San Jose: 29 Minutes  
Oakland: 34 Minutes  
Oakland Airport: 25 Minutes  
San Francisco: 48 Minutes  
San Francisco Airport: 37 Minutes  
Livermore: 41 Minutes

## BART TIMES

Fremont BART: 6 Minutes  
Castro Valley: 19 Minutes  
Oakland City Center BART: 31 Minutes  
Dublin/Pleasanton BART: 33 Minutes  
Embarcadero BART (SF): 41 Minutes  
San Francisco Airport BART: 77 Minutes

## HIGHWAYS

Major Highways: 880/17 & 680/280,  
Routes 84, 238 & 262

## PORTS

Redwood City: 13 Miles, Oakland: 25 Miles  
Richmond: 38 Miles

## PUBLIC TRANSPORTATION

- Bay Area Rapid Transit (BART) System - 2 Stations
- Less than a 10 Minute Shuttle to and from BART Station
- Rail Transport Including Altamont Commuter Express (ACE) and Amtrak Capitol Corridor
- Local Bus Service



# ARDENWOOD POINT

FREMONT | CALIFORNIA

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