
KATO BUSINESS CENTER

FIVE-BUILDING MULTI-TENANT FLEX/OFFICE CAMPUS | ±146,626 SF



LBA Logistics 

 CUSHMAN & WAKEFIELD

AVAILABILITIES

SEPTEMBER 2024 EDITION

CURRENT AVAILABILITIES (<3 MONTHS)

| SUITE | AVAILABLE | SIZE | SUITE NOTES |
|----------------|-----------|------------|-------------|
| Suite 108D | NOW | ±2,714 sf | |
| Suite 110A | NOW | ±4,397 sf | |
| Suite 103A | NOW | ±4,621 sf | |
| Suite 107C | NOW | ±4,857 sf | |
| Suite 100/200B | NOW | ±5,303 sf | |
| Suite 300E | NOW | ±16,035 sf | |

KATO BUSINESS CENTER

Fremont, California



REQUEST FLOOR PLANS

CLICK TO EMAIL REQUIREMENT DETAILS AND RECEIVE MATCHING FLOOR PLANS

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RESOURCES

KATO BUSINESS CENTER

RESOURCE DOWNLOADS

-  AVAILABILITY UPDATE
-  PROJECT HIGHLIGHTS
-  HI-RESOLUTION PHOTOS (ZIP FILE)

RESOURCE LINKS

-  PROPERTY WEBSITE
-  GOOGLE MAP / AERIAL
-  HOTEL BOOKING
-  BART SCHEDULE
-  CITY OF FREMONT WEBSITE

COVID-19 RESOURCE

-  VIEW SITE SPECIFIC COVID-19 PREVENTION PLAN



HIGHLIGHTS

KATO BUSINESS CENTER



HIGH IMAGE

FIVE MULTI-TENANT FLEX/OFFICE BUILDINGS
TOTALING 146,626 SF



FLEXIBILITY

WIDE VARIETY OF SUITE SIZES RANGING
FROM 1,569 SF TO 16,035 SF



CONNECTIVITY

PROJECT-WIDE COMCAST HIGH-SPEED
INTERNET ACCESS AVAILABLE



SHIPPING & RECEIVING

DOCK HIGH AND GRADE LEVEL LOADING
WITH 16' CLEAR HEIGHT



WIDE VARIETY

VARIABLE CONFIGURATIONS OF OFFICE,
LAB, AND WAREHOUSE/SHIPPING



EXCELLENT ACCESS

EXCELLENT ACCESS TO INTERSTATE 880
AND OTHER MAJOR HIGHWAYS



ABUNDANT PARKING

EXCELLENT PARKING CAPACITY WITH
3.58/1,000 PARKING RATIO



PROFESSIONAL OWNERSHIP

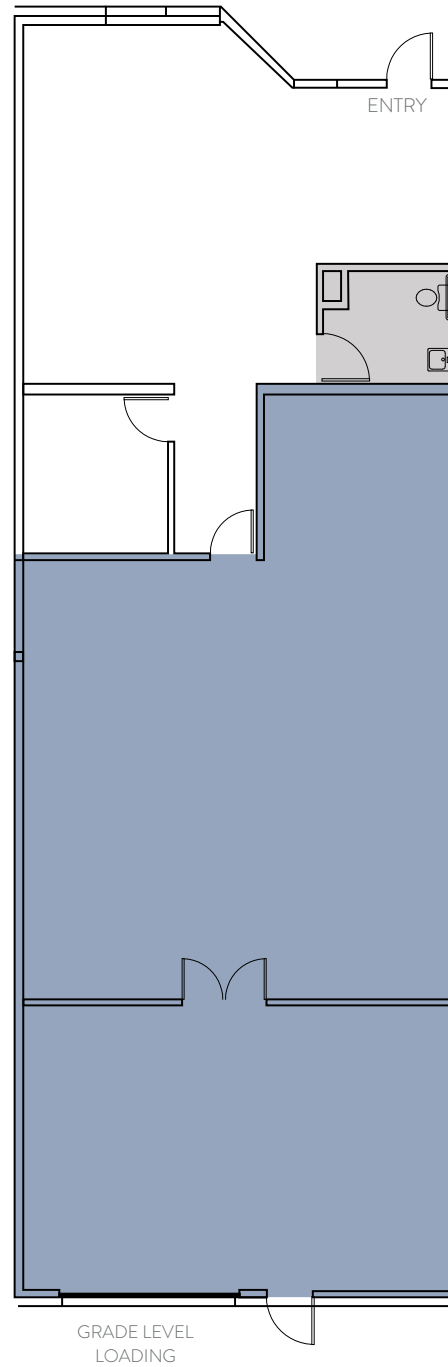
OWNED AND PROFESSIONALLY MANAGED
BY LBA LOGISTICS



48890-S108D | ±2,714 SF

KATO BUSINESS CENTER

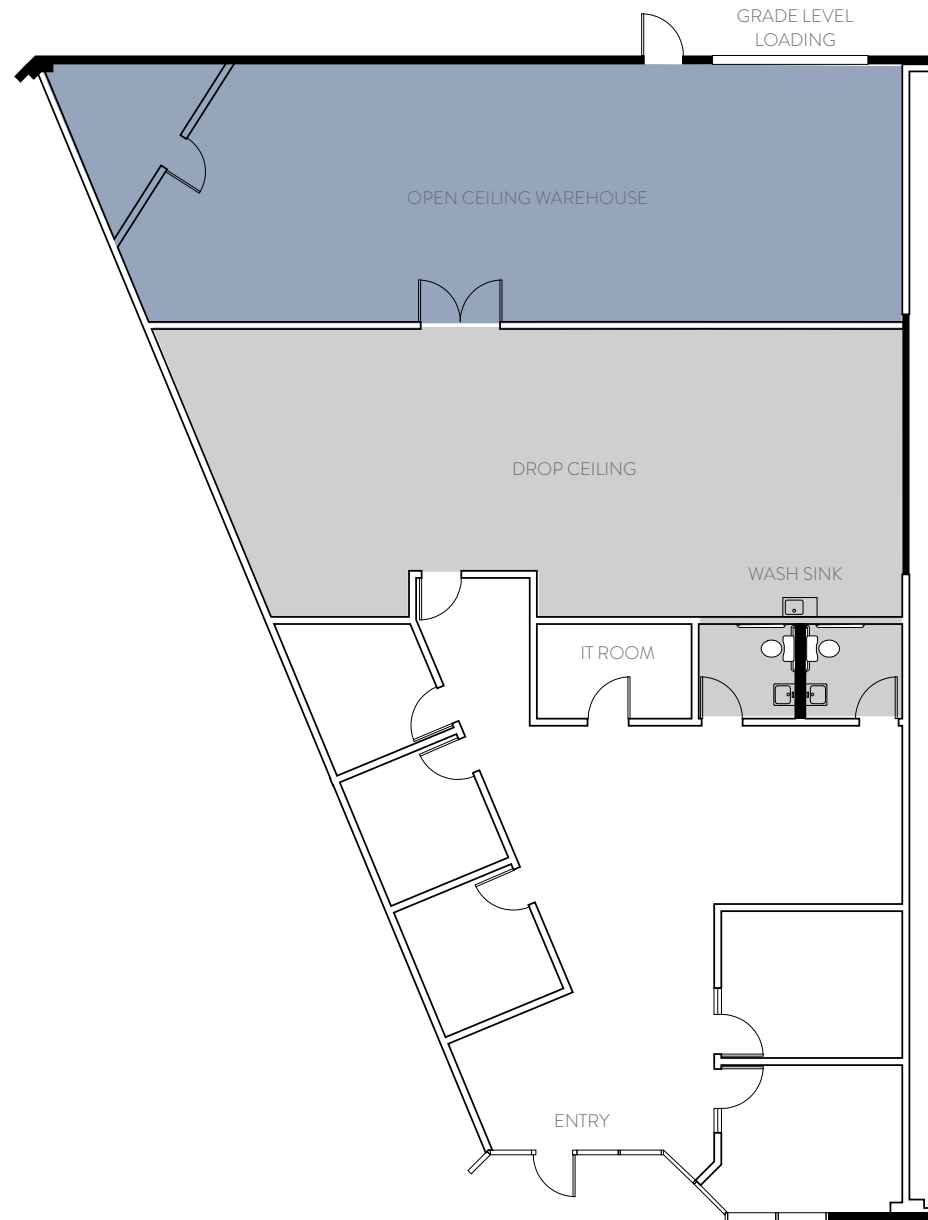
Fremont, California



TENANT SHALL BE RESPONSIBLE TO VERIFY POWER
POWER: 200 AMPS @ 208/120 VOLT

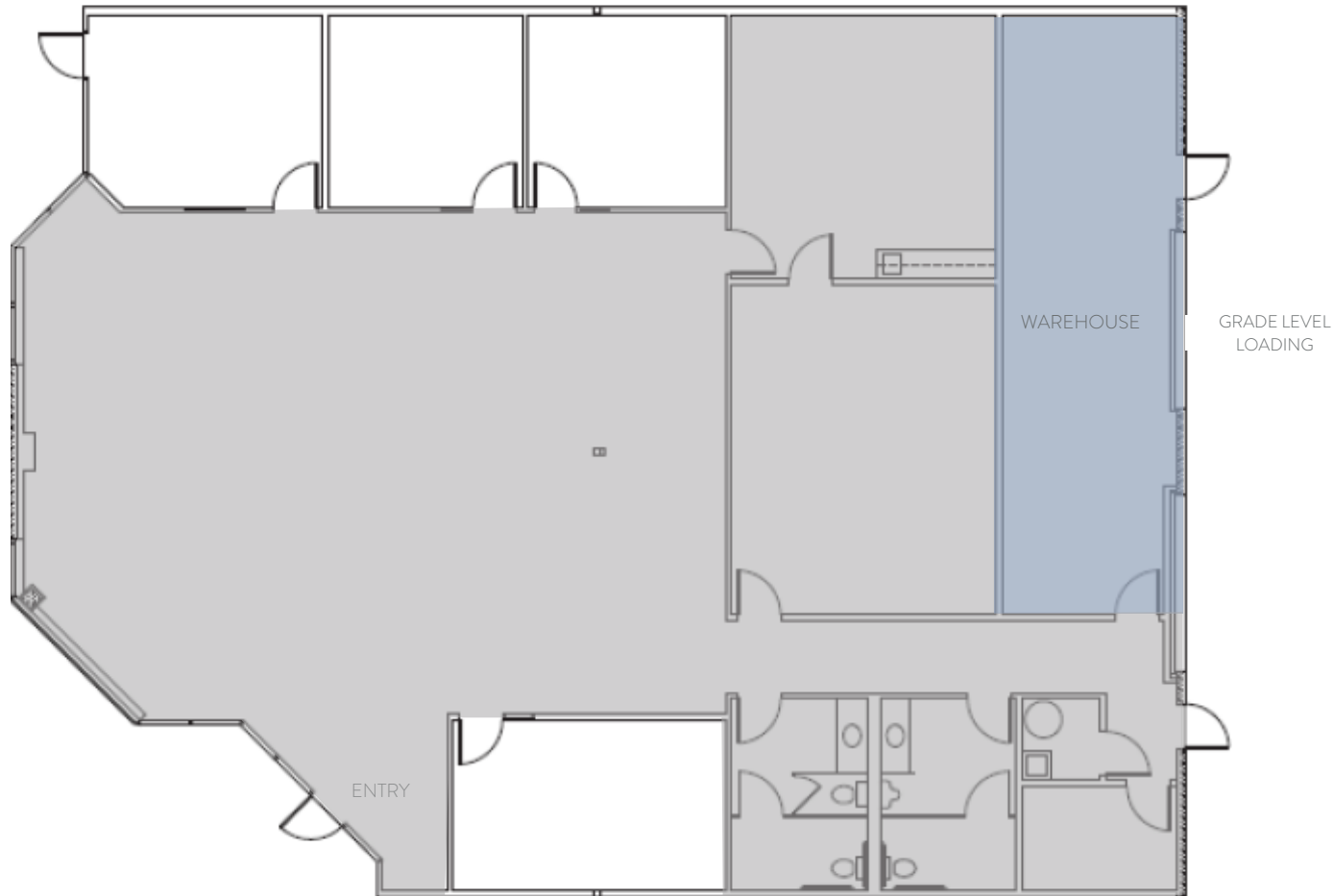
□ CARPET AREA ■ VCT TILE AREA ■ CONCRETE AREA





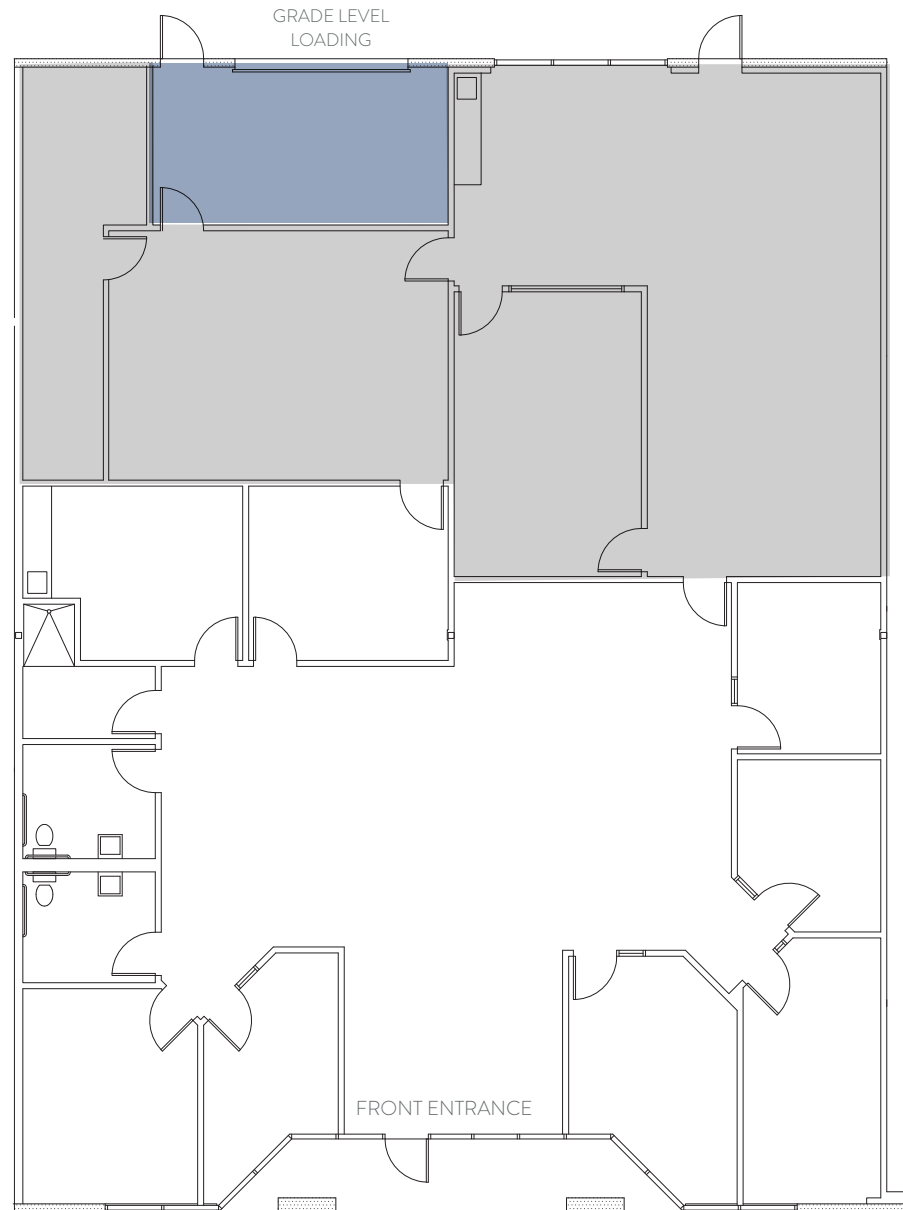
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POWER: 400 AMPS @ 208/120 VOLT

□ CARPET AREA ■ VCT TILE AREA ■ CONCRETE AREA



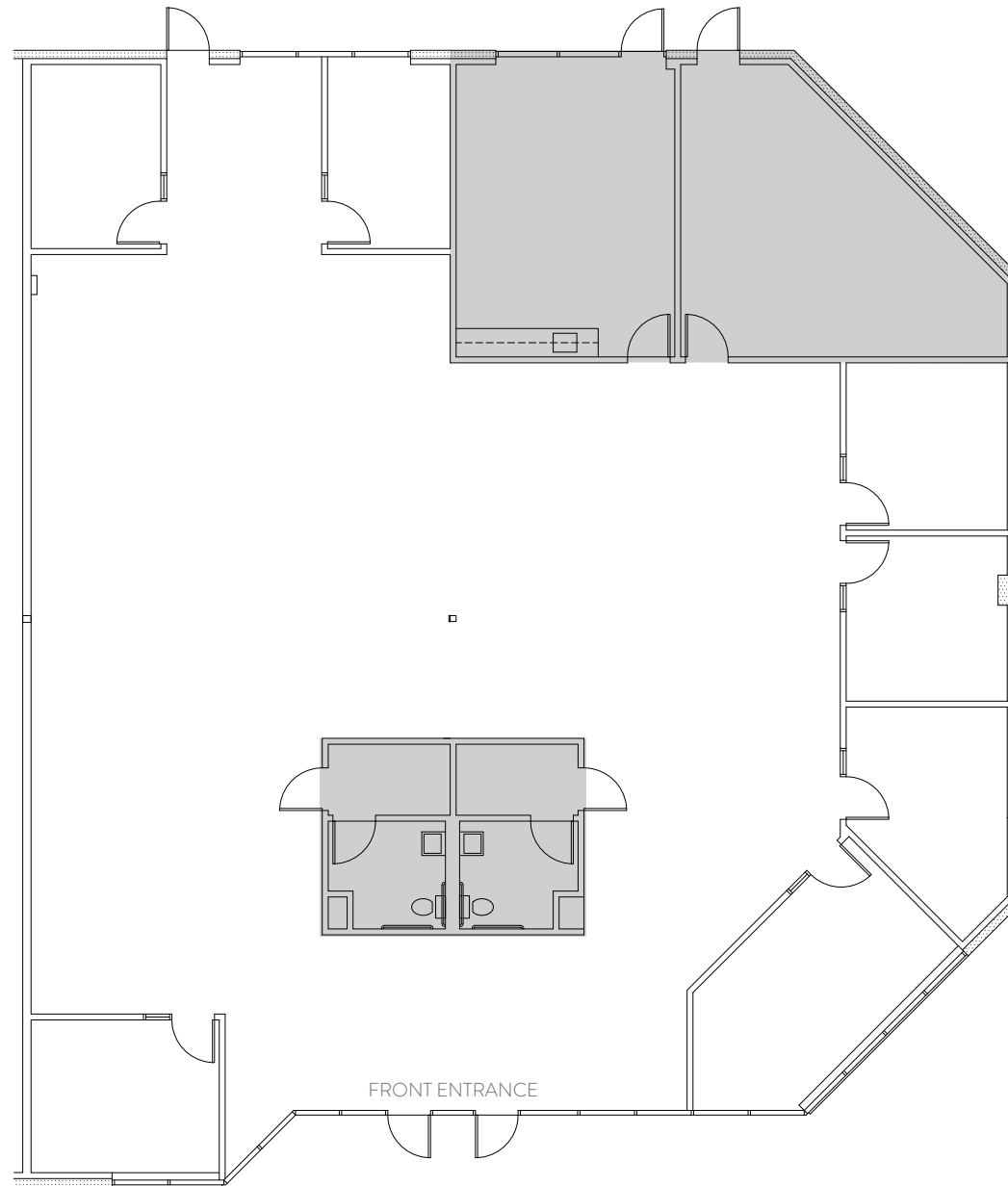
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POWER: 100 AMPS @ 208/120 VOLT

□ CARPET AREA ■ VCT TILE AREA ■ CONCRETE AREA



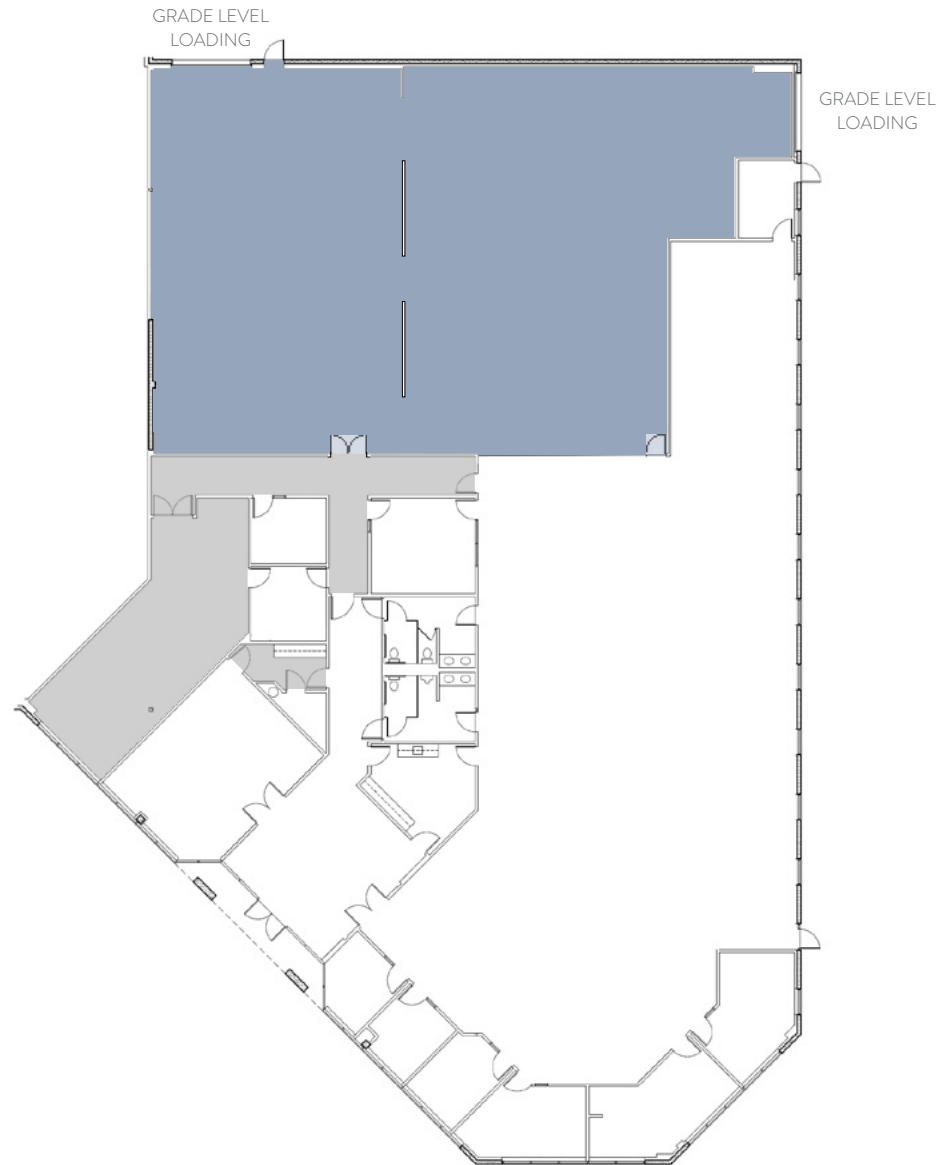
TENANT SHALL BE RESPONSIBLE TO VERIFY POWER
POWER: 200 AMPS @ 208/120 VOLT

□ CARPET AREA ■ VCT TILE AREA ■ CONCRETE AREA



TENANT SHALL BE RESPONSIBLE TO VERIFY POWER
POWER: 400 AMPS @ 208/120 VOLT

□ CARPET AREA ■ VCT TILE AREA ■ CONCRETE AREA



TENANT SHALL BE RESPONSIBLE TO VERIFY POWER
POWER: 400 AMPS @ 480/277 VOLT

□ CARPET AREA ■ VCT TILE AREA ■ CONCRETE AREA