
KATO BUSINESS CENTER

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



LBA Logistics 

 CUSHMAN & WAKEFIELD

AVAILABILITIES

OCTOBER 2024 EDITION

CURRENT AVAILABILITIES (<3 MONTHS)

SUITE	AVAILABLE	SIZE	SUITE NOTES
Suite 108A	NOW	±2,243 sf	
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	1/1/25	±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

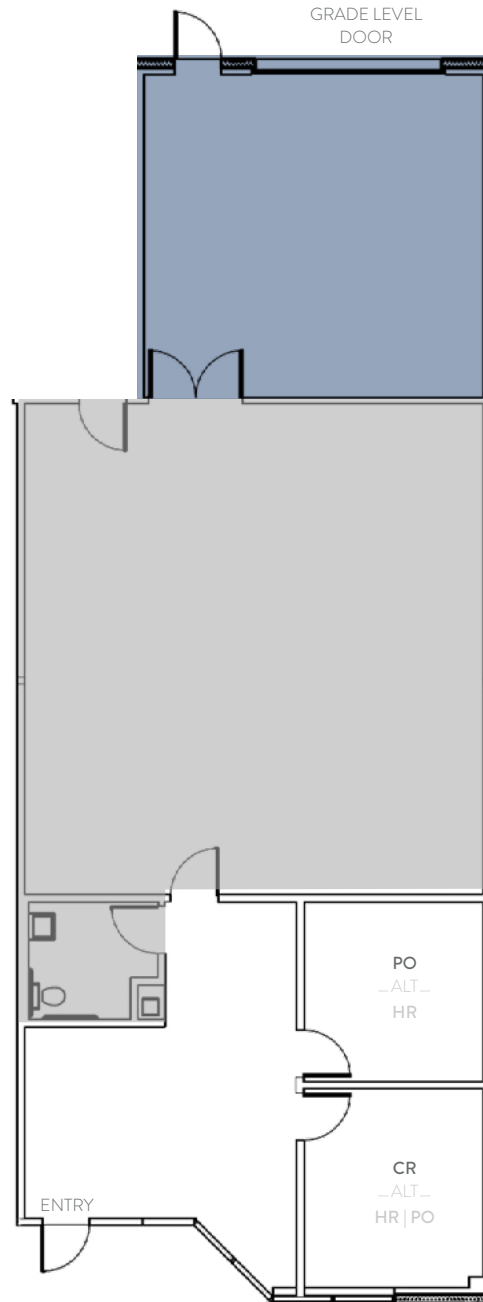
OWNED AND PROFESSIONALLY MANAGED
BY LBA LOGISTICS



48834-S108A | ±2,243 SF

KATO BUSINESS CENTER

Fremont, California



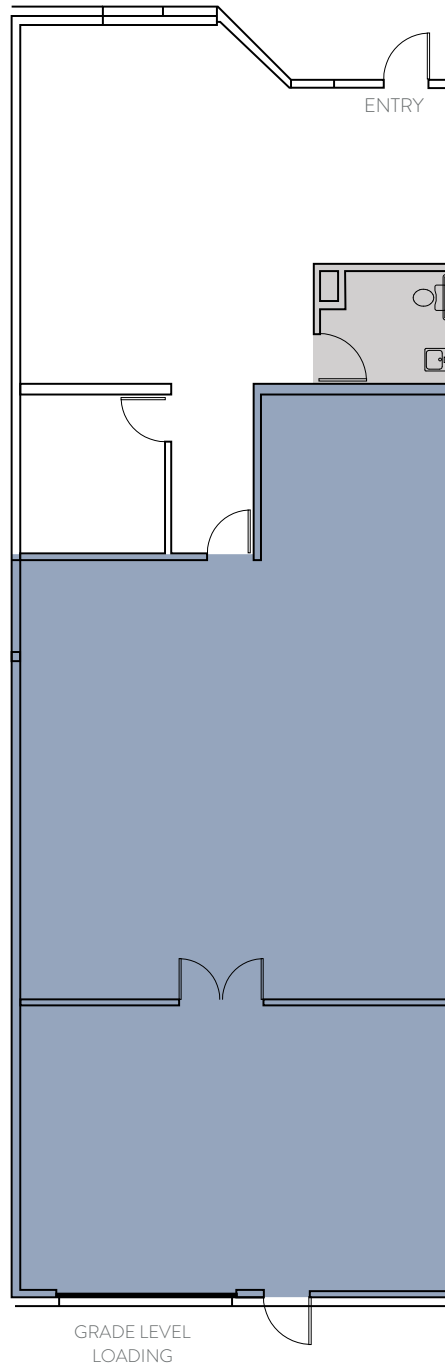
TENANT SHALL BE RESPONSIBLE TO VERIFY POWER
POWER: 100 AMPS @ 208/120 VOLT

□ CARPET AREA ■ VCT TILE AREA ■ CONCRETE AREA

48890-S108D | ±2,714 SF

KATO BUSINESS CENTER

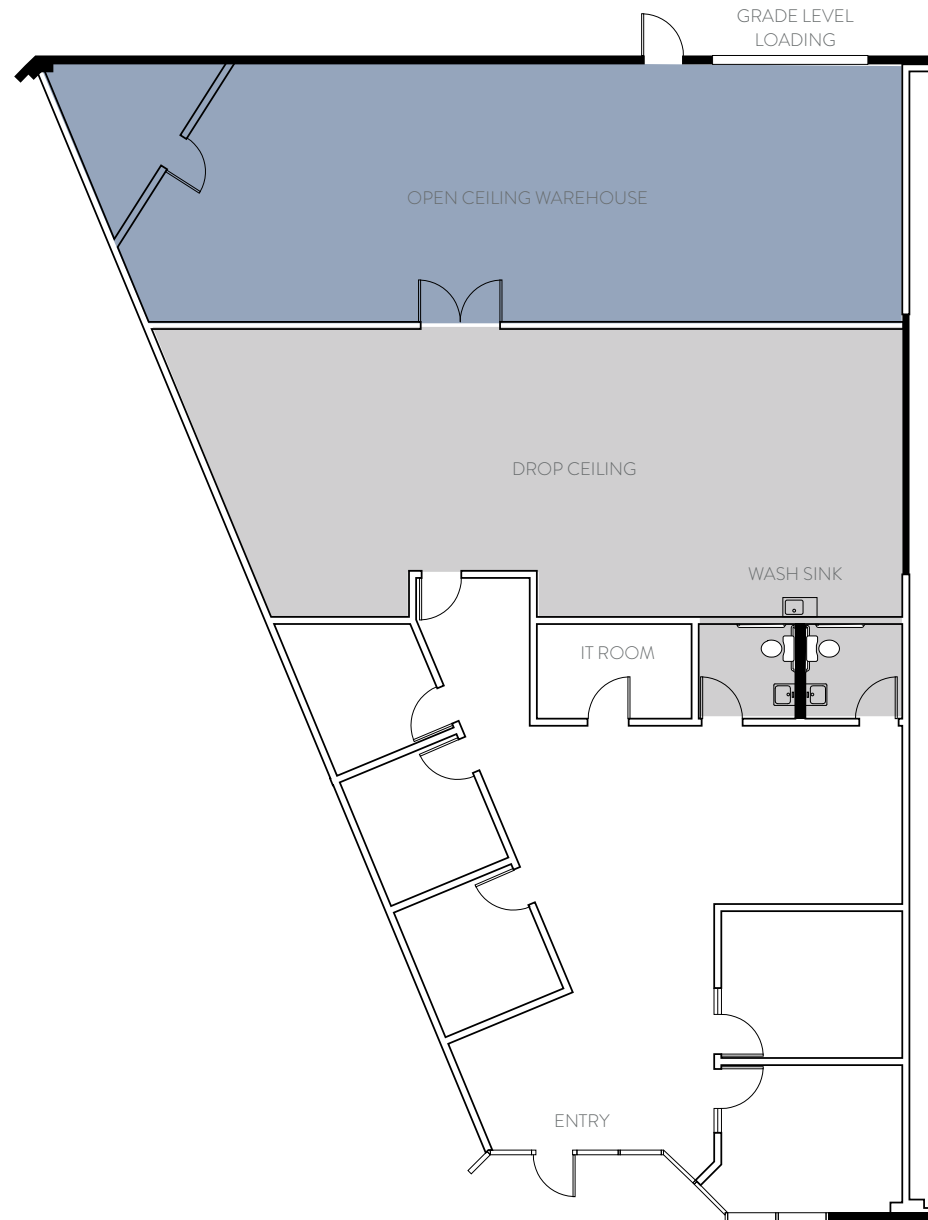
Fremont, California



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

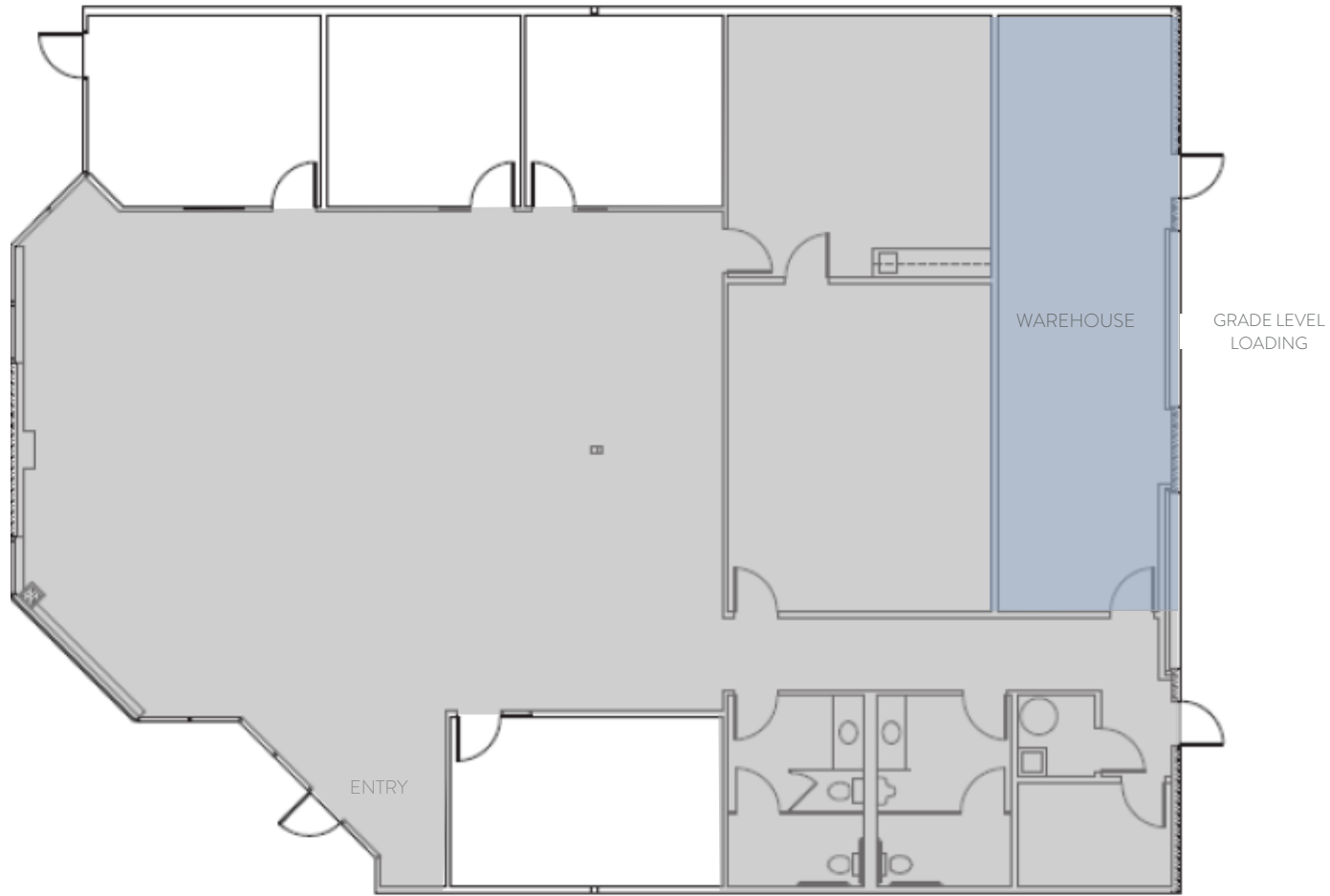
□ CARPET AREA ■ VCT TILE AREA ■ CONCRETE AREA





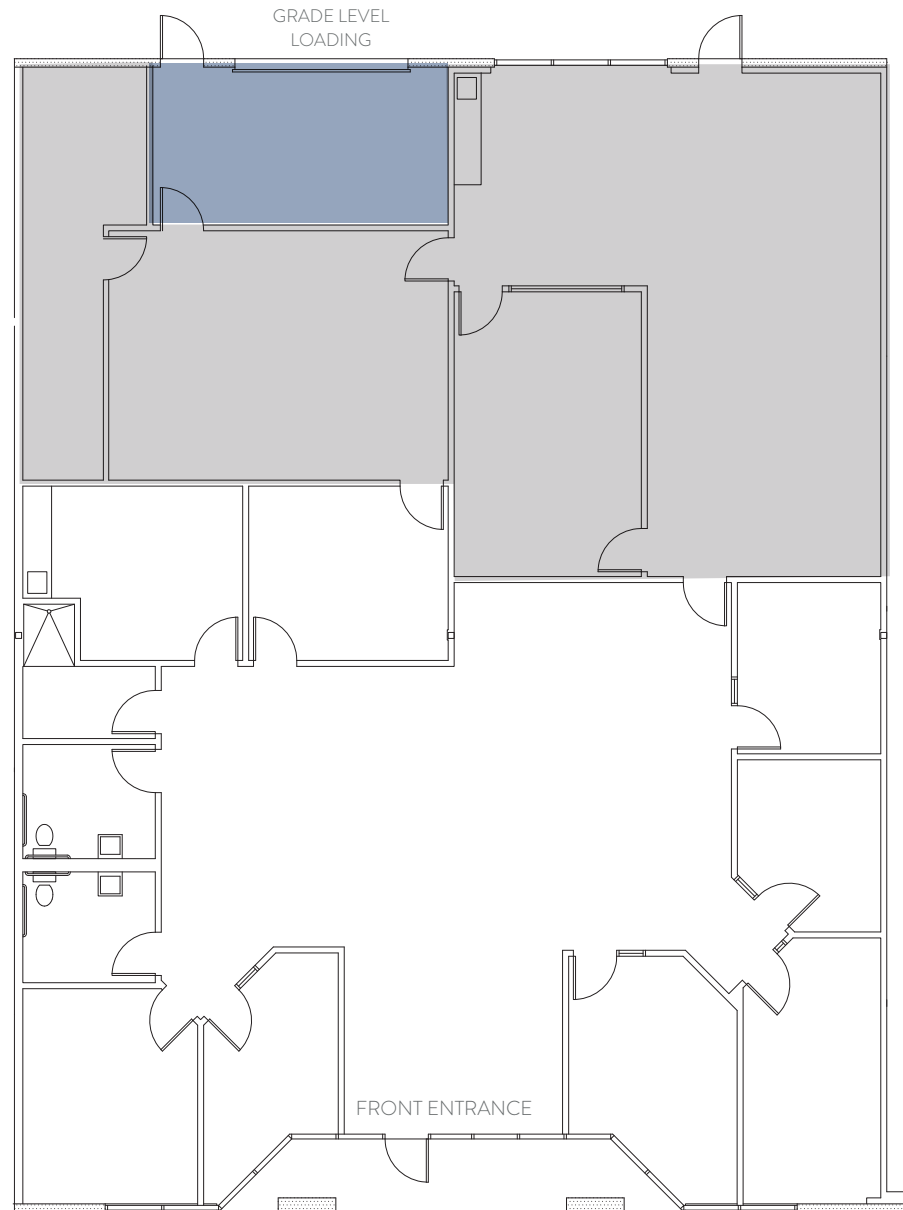
TENANT SHALL BE RESPONSIBLE TO VERIFY POWER
POWER: 400 AMPS @ 208/120 VOLT

□ CARPET AREA ■ VCT TILE AREA ■ CONCRETE AREA



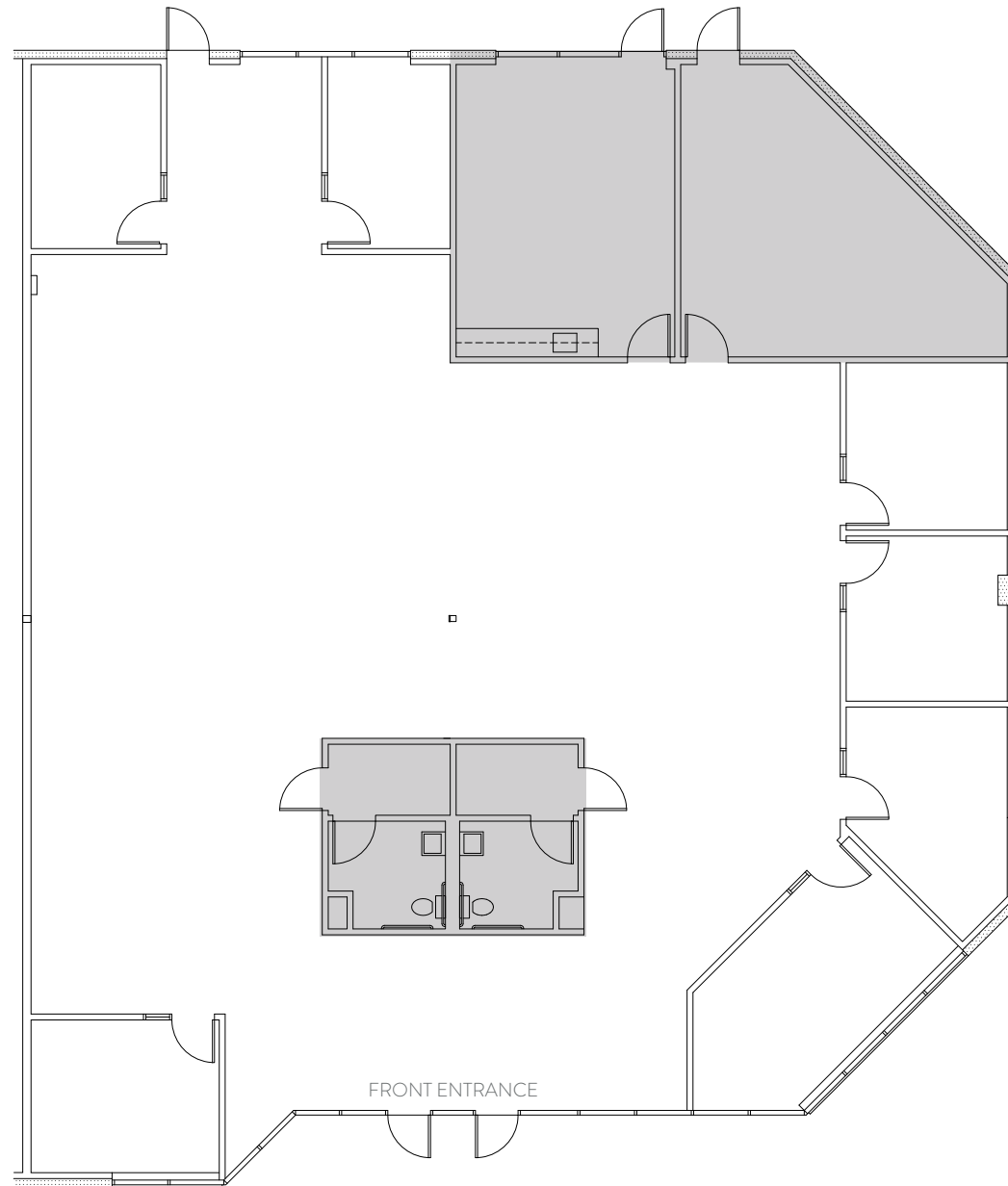
TENANT SHALL BE RESPONSIBLE TO VERIFY POWER
POWER: 100 AMPS @ 208/120 VOLT

□ 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



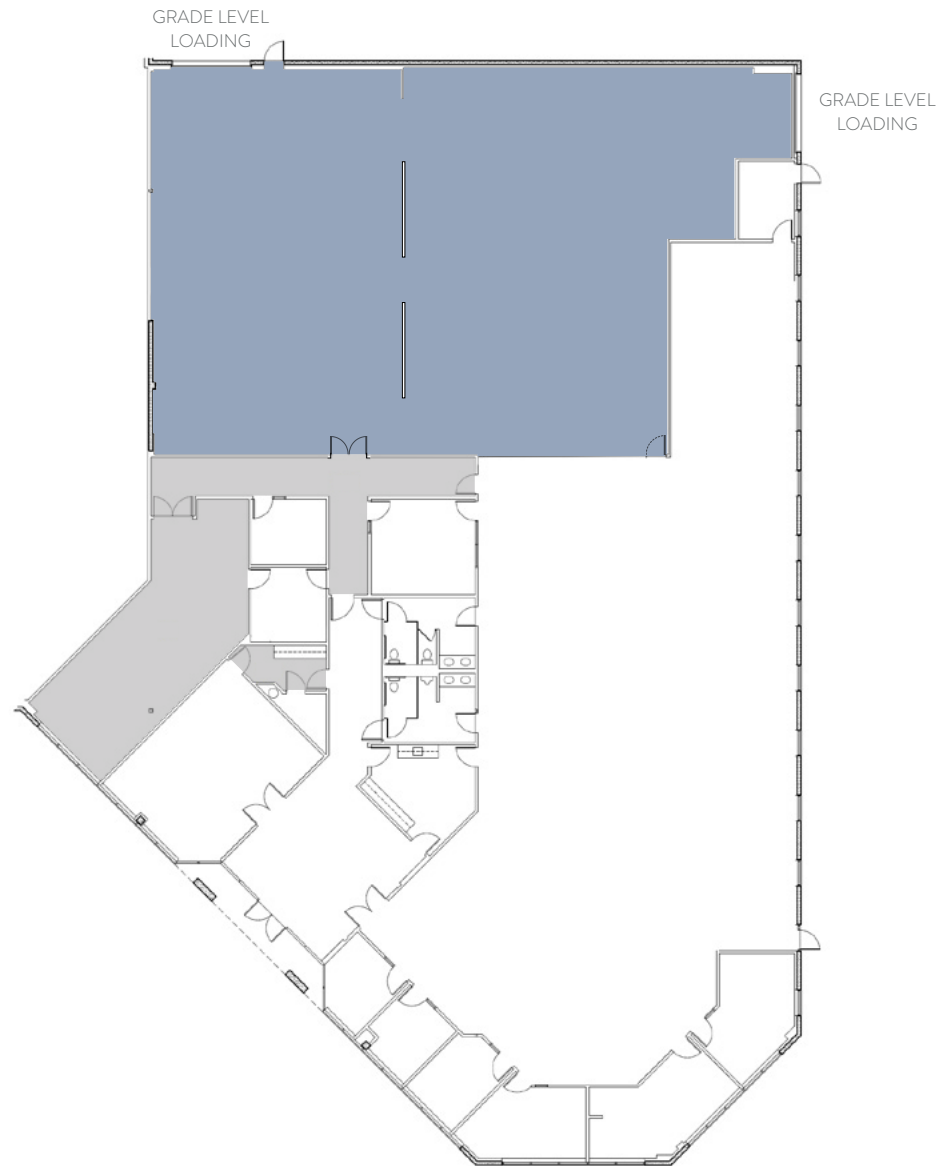
TENANT SHALL BE RESPONSIBLE TO VERIFY POWER
POWER: 400 AMPS @ 208/120 VOLT

□ CARPET AREA ■ VCT TILE AREA ■ CONCRETE AREA

48810-300E | 16,035 SF

KATO BUSINESS CENTER

Fremont, California



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

□ CARPET AREA ■ VCT TILE AREA ■ CONCRETE AREA