

# FREMONT OFFICE CENTER

39300 CIVIC CENTER DRIVE & 2201 WALNUT AVENUE, FREMONT



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# FREMONT OFFICE CENTER

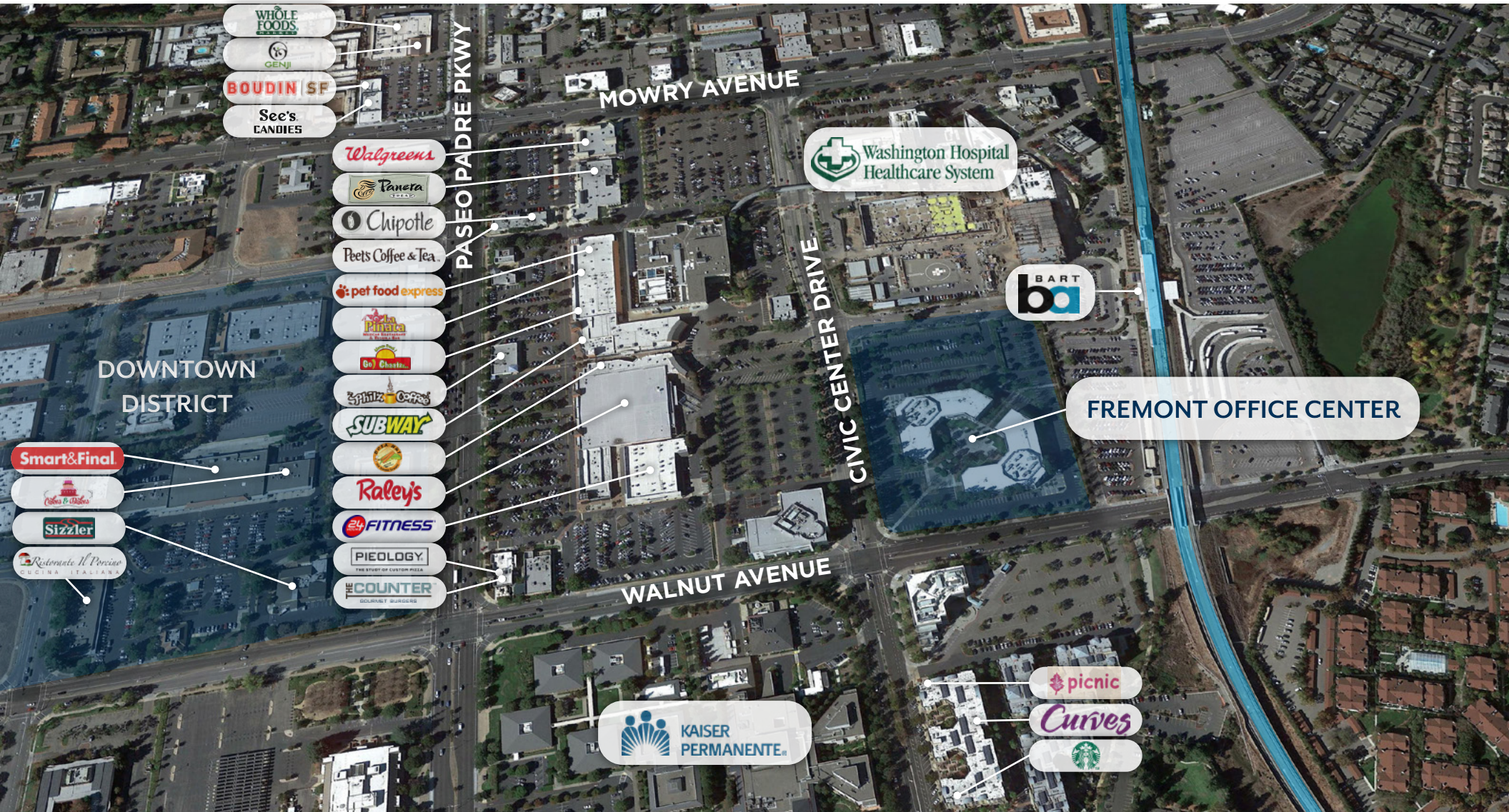


## PROPERTY HIGHLIGHTS

- Adjacent to Fremont BART station
- Numerous walkable amenities
- Reputable local ownership
- Onsite services include:
  - Property management
  - Maintenance engineer
  - Day porter
  - Security



# FREMONT OFFICE CENTER



## IDEAL LOCATION

Fremont Office Center is located within walking distance to numerous restaurants, retailers, and many other nearby amenities. With BART located adjacent to the property, Fremont Office Center offers excellent transportation options.



# FREMONT OFFICE CENTER

## AVAILABILITY

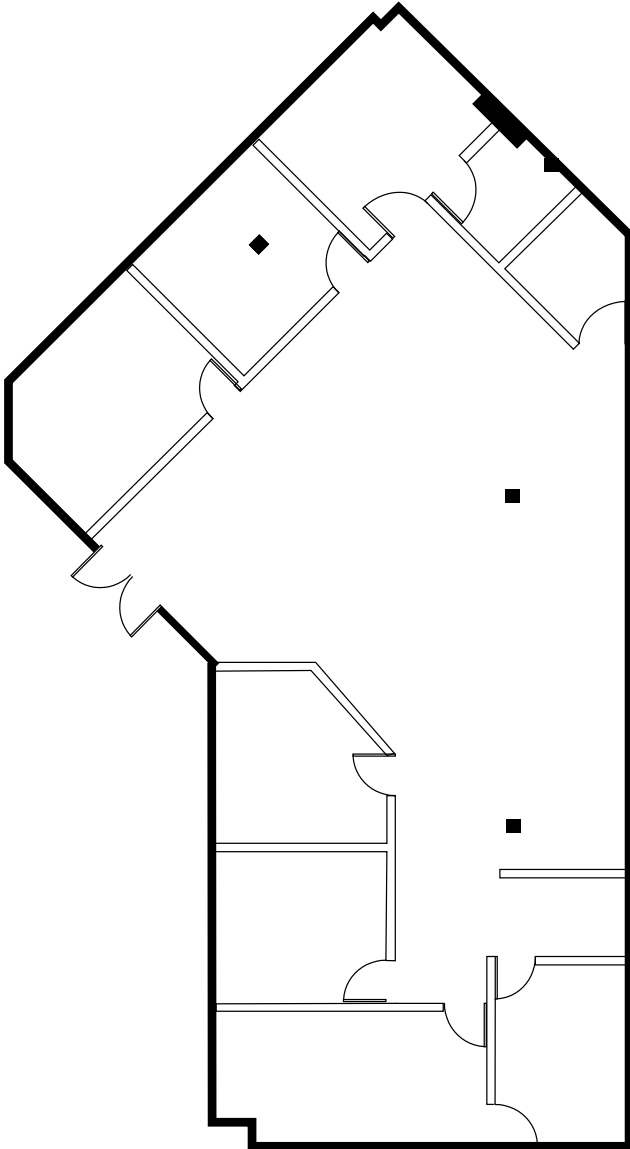
BUILDING	SUITE	AVAILABLE SQUARE FOOTAGE	MAXIMUM CONTIGUOUS SQUARE FOOTAGE
2201 Walnut Avenue	<a href="#">100</a>	2,871	6,205
39300 Civic Center Drive	<a href="#">360</a>	2,903	8,577
39300 Civic Center Drive	<a href="#">230</a>	2,927	
2201 Walnut Avenue	<a href="#">110</a>	3,334	6,205
39300 Civic Center Drive	<a href="#">240</a>	3,466	
39300 Civic Center Drive	<a href="#">340</a>	5,674	8,577
2201 Walnut Avenue	<a href="#">100-110</a>	6,205	6,205
39300 Civic Center Drive	<a href="#">340-360</a>	8,577	8,577
2201 Walnut Avenue	<a href="#">310</a>	11,081	

# FREMONT OFFICE CENTER

**2201 WALNUT AVENUE  
SUITE 100**

±2,871 SF

AVAILABLE DECEMBER 1, 2024

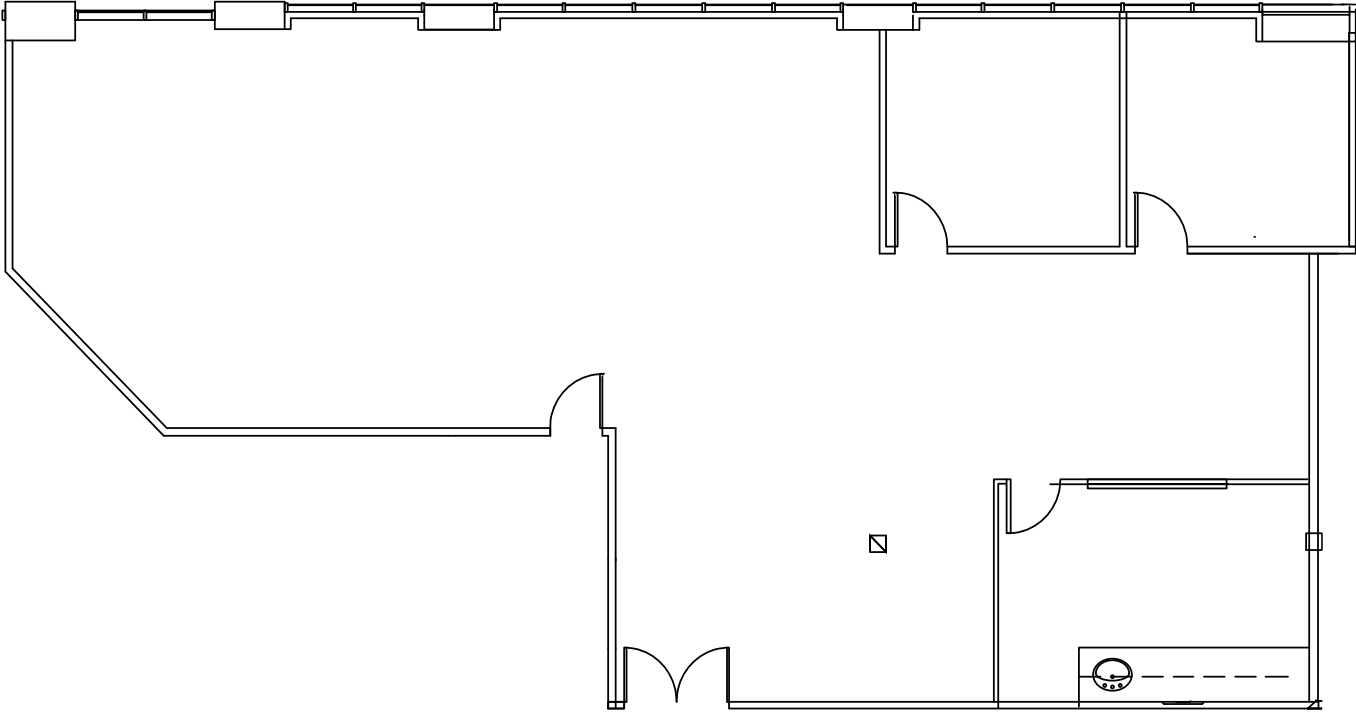


# FREMONT OFFICE CENTER

**39300 CIVIC CENTER DRIVE**  
**SUITE 360**

±2,903 SF

*LEASES THROUGH FEBRUARY 28, 2027*

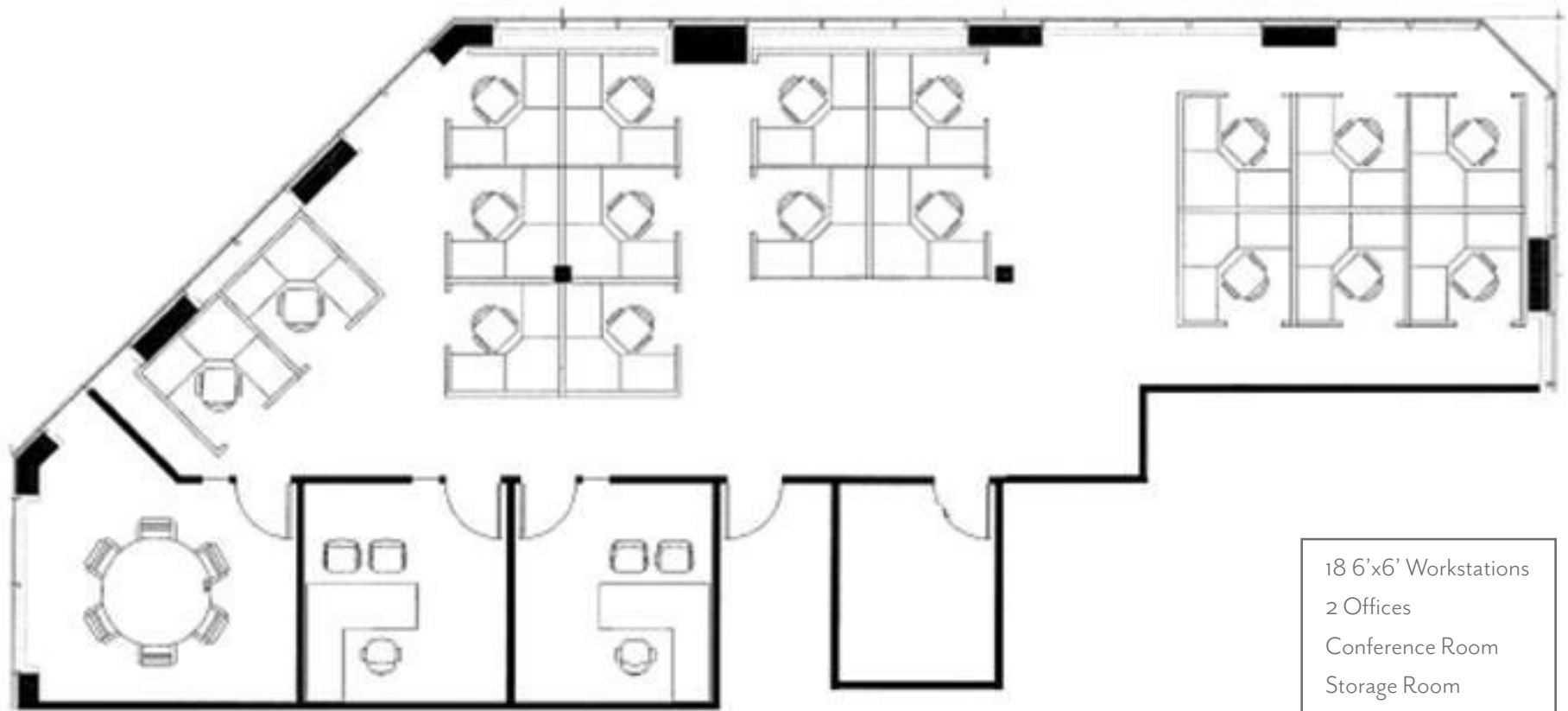


# FREMONT OFFICE CENTER

**39300 CIVIC CENTER DRIVE**  
**SUITE 230**

±2,927 SF

LEASES THROUGH JANUARY 31, 2026

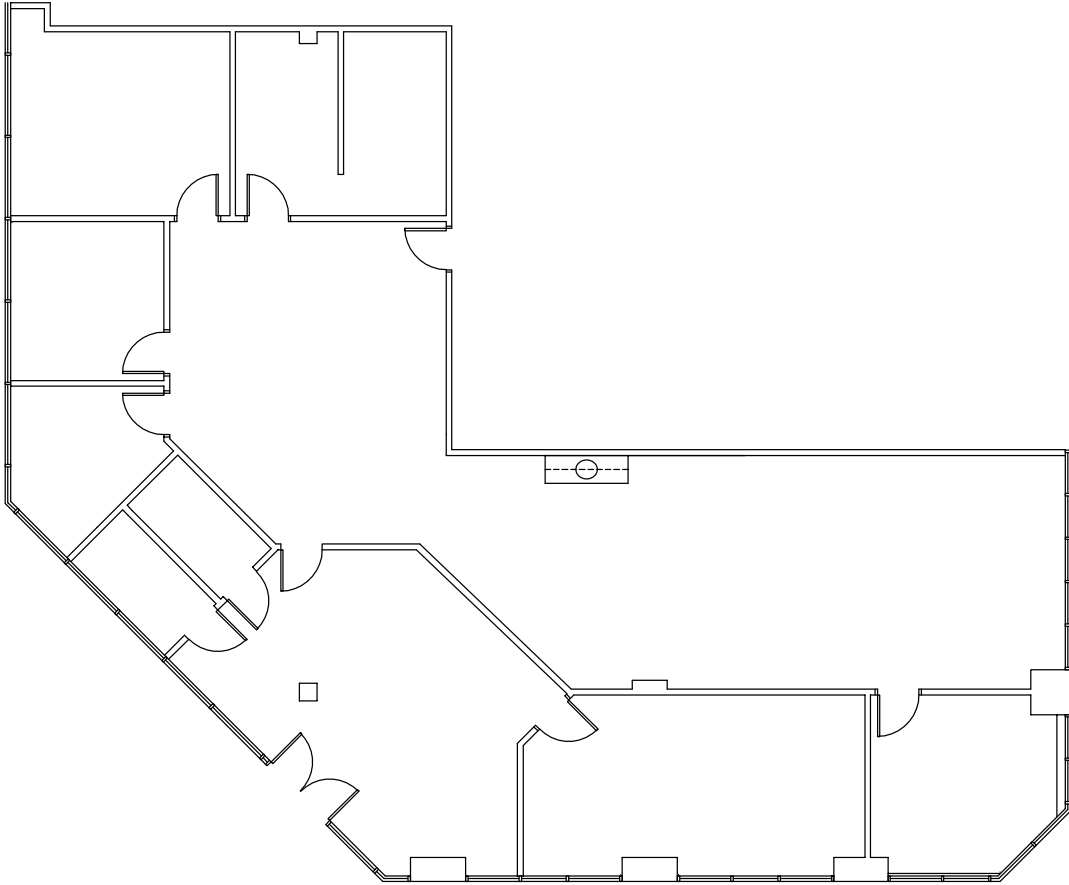


HYPOTHETICAL FURNITURE LAYOUT

# FREMONT OFFICE CENTER

**2201 WALNUT AVENUE  
SUITE 110**

±3,334 SF



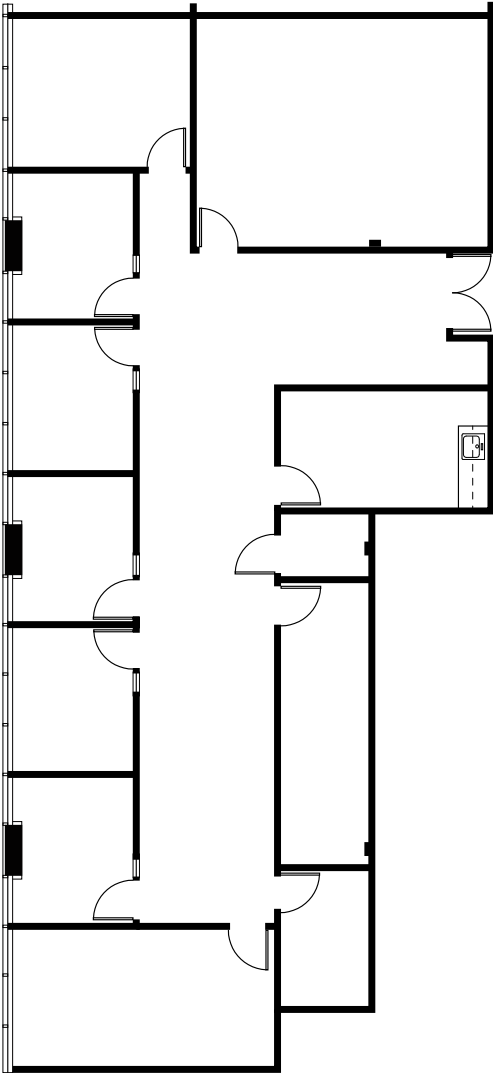


# FREMONT OFFICE CENTER

**39300 CIVIC CENTER DRIVE**  
**SUITE 240**

±3,466 SF

*LEASES THROUGH JANUARY 31, 2026*

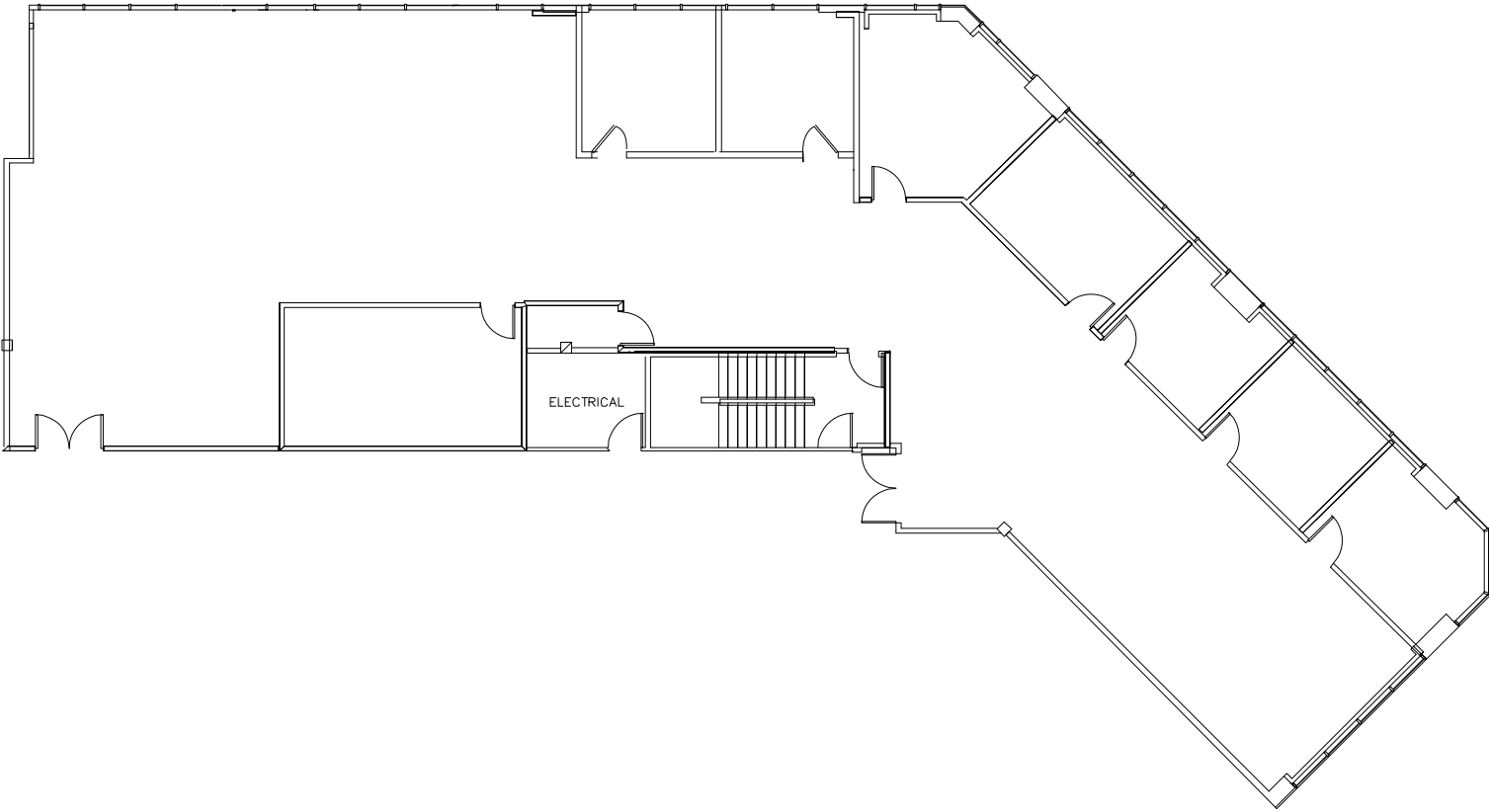


# FREMONT OFFICE CENTER

**39300 CIVIC CENTER DRIVE**  
**SUITE 340**

±5,674 SF

*LEASES THROUGH FEBRUARY 28, 2027*





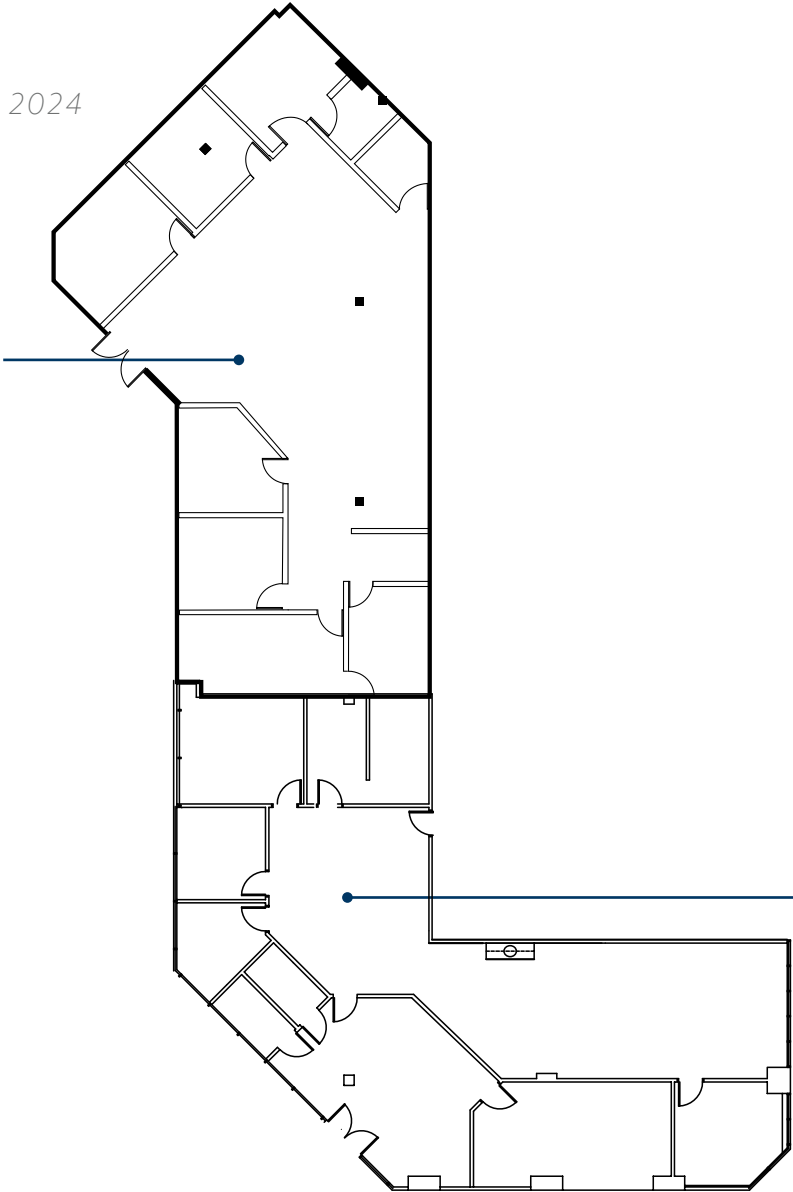
# FREMONT OFFICE CENTER

## 2201 WALNUT AVENUE SUITE 100-110

±6,205 TOTAL SF

*SUITE 100 AVAILABLE DECEMBER 1, 2024*

**SUITE 100**  
±2,871 SF



**SUITE 110**  
±3,334 SF

# FREMONT OFFICE CENTER

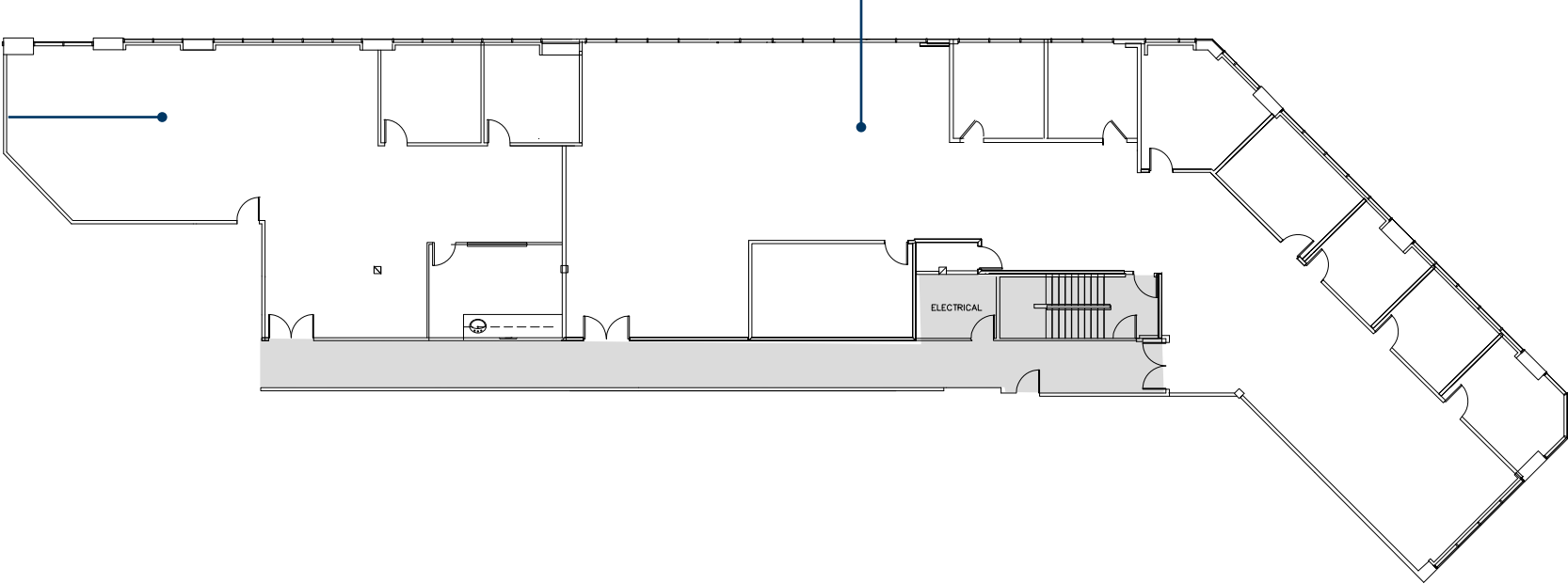
**39300 CIVIC CENTER DRIVE**  
**SUITES 340-360**

±8,577 TOTAL SF

LEASES THROUGH FEBRUARY 28, 2027

**SUITE 360**  
±2,903 SF

**SUITE 340**  
±5,674 SF

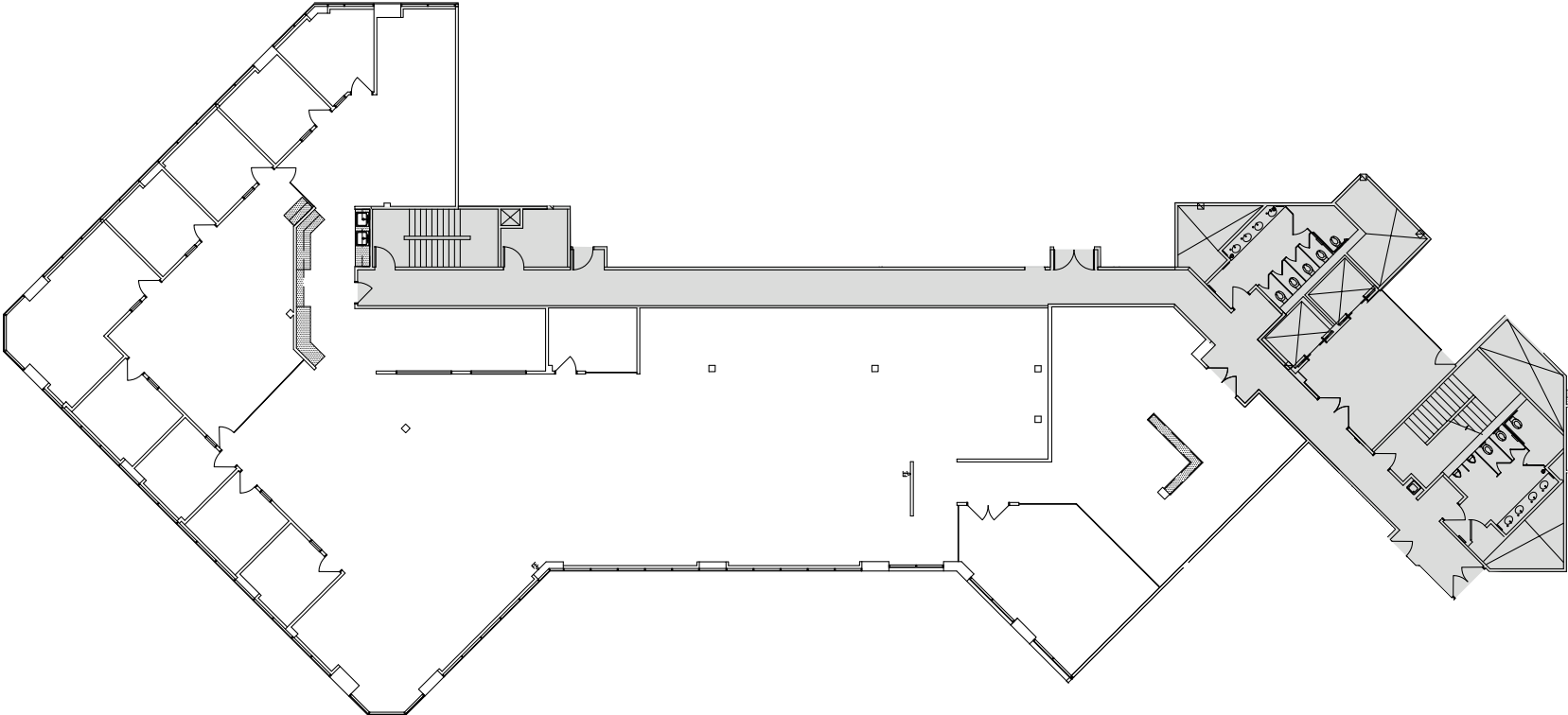




# FREMONT OFFICE CENTER

2201 WALNUT AVENUE  
SUITE 310

±11,081 SF





## CONTACTS

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