

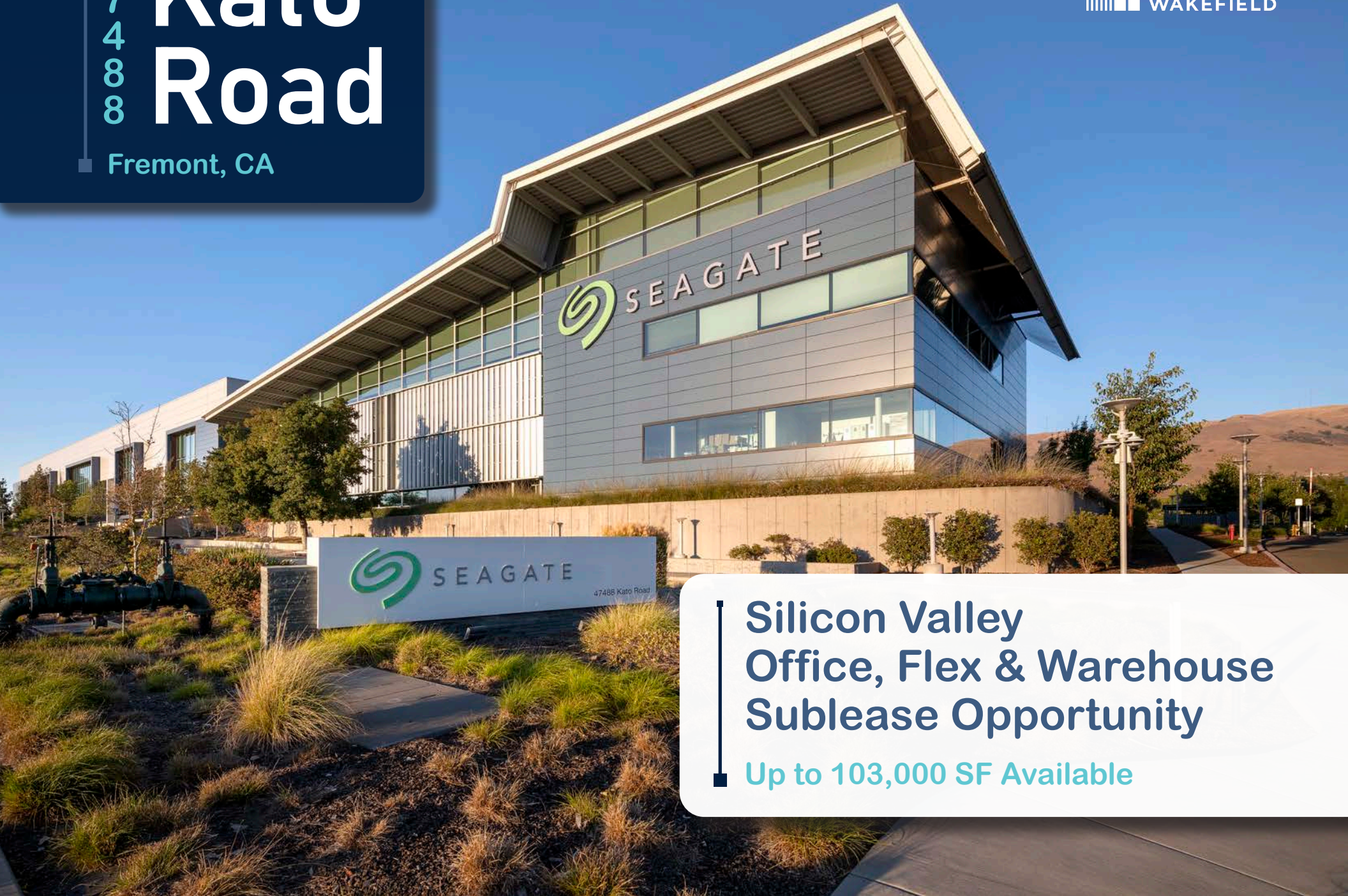
cresa

CUSHMAN &  
WAKEFIELD

4  
7  
4  
8  
8

# Kato Road

Fremont, CA



**Silicon Valley  
Office, Flex & Warehouse  
Sublease Opportunity**

**Up to 103,000 SF Available**



# Sublease Opportunity Highlights

- Up to 103,000 SF available
- Flexible sublease term
- Plug and play with 396 5x5 workstations, 46 private offices, and 26 conference rooms of varying sizes
- Robust infrastructure can support light manufacturing, industrial, and flex uses
- Warehouse with three (3) dock doors
- 3.0/1,000 SF parking ratio
- Dedicated coffee bar and all-hands meeting area
- On-site fitness center with showers and locker rooms
- Conference center
- On-site cafeteria operated by Epicurean
- Dedicated server room
- Immediate access to Highway 880 and Highway 660





# Up to 103,000

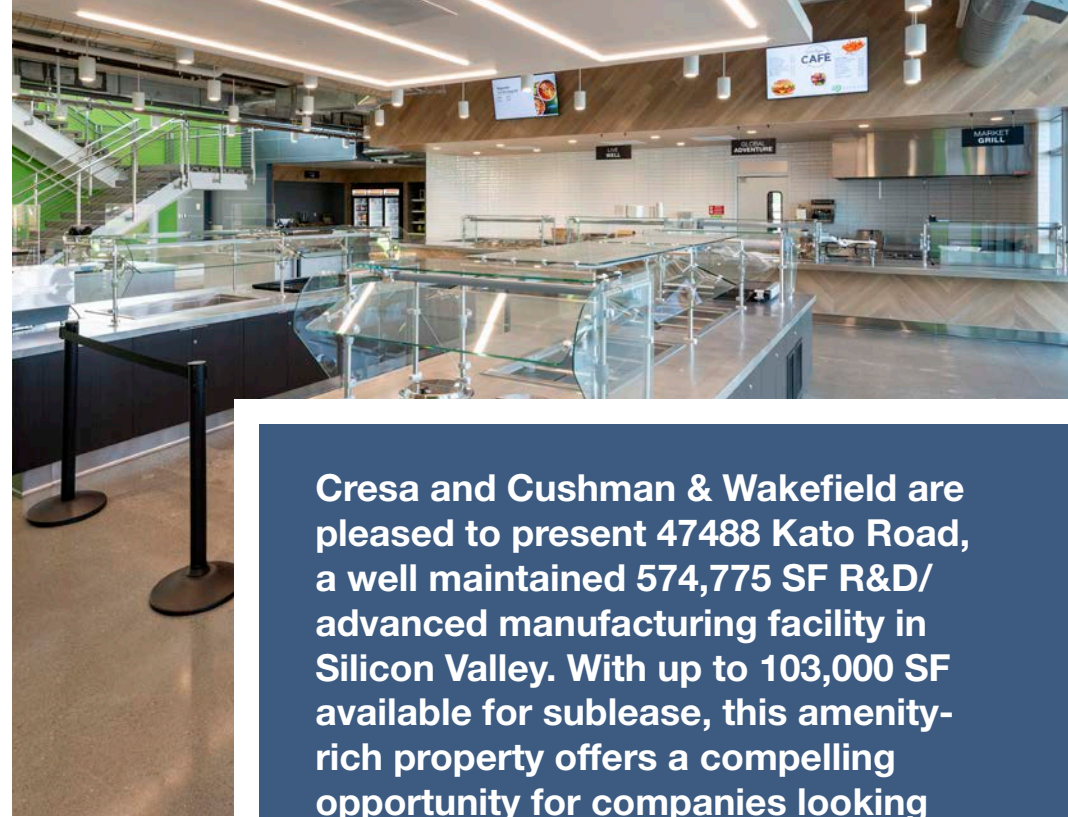
Available SF

# Immediate

Availability

# 5/31/2033

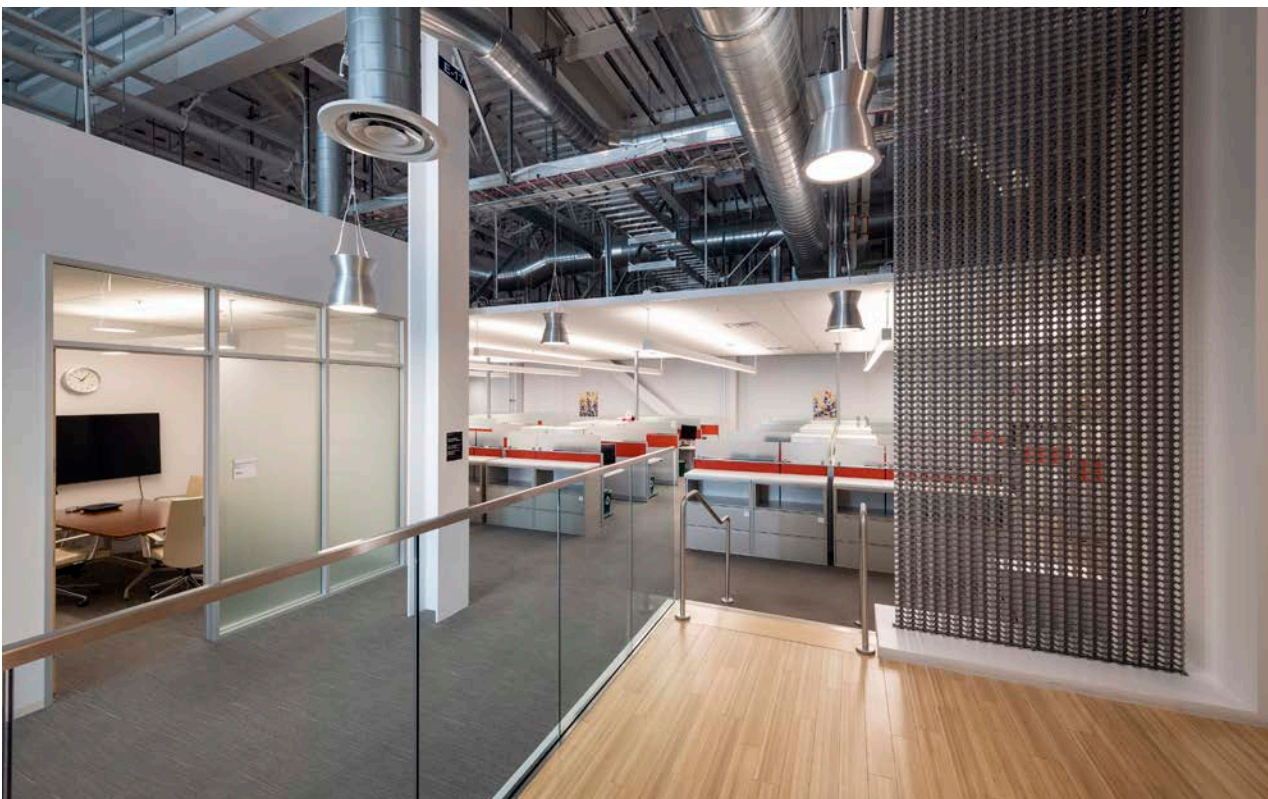
Term Through



Cresa and Cushman & Wakefield are pleased to present 47488 Kato Road, a well maintained 574,775 SF R&D/ advanced manufacturing facility in Silicon Valley. With up to 103,000 SF available for sublease, this amenity-rich property offers a compelling opportunity for companies looking to expand their office, flex, and/or warehouse operations.

### OPTIMAL LOCATION

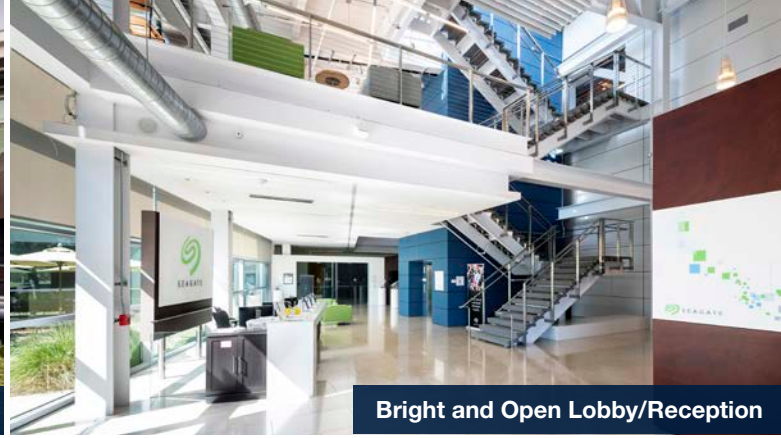
The Property is highly visible from Interstate 880 and is located just two miles from Interstate 680. It is ideally located in the Silicon Valley's Fremont submarket, known for its skilled workforce and cache of global advanced manufacturing, life sciences, and cleantech companies. The facility also offers heavy power and a robust MEP infrastructure to support potential light manufacturing, industrial, and flex uses.







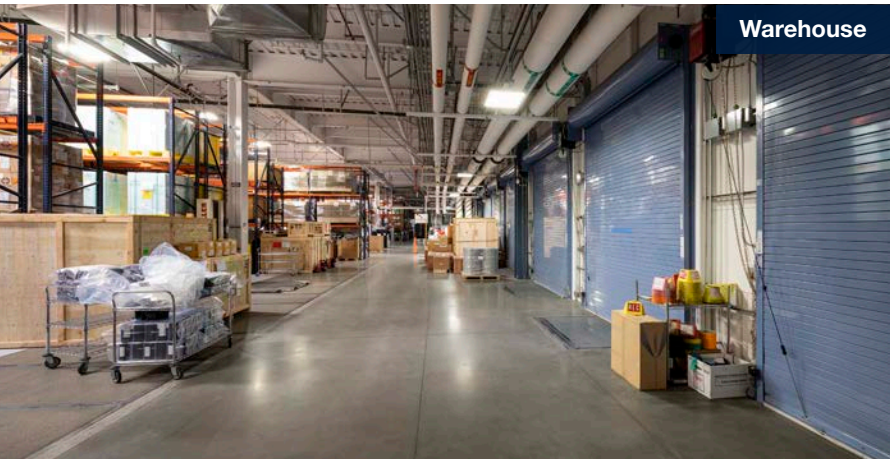
Courtyard



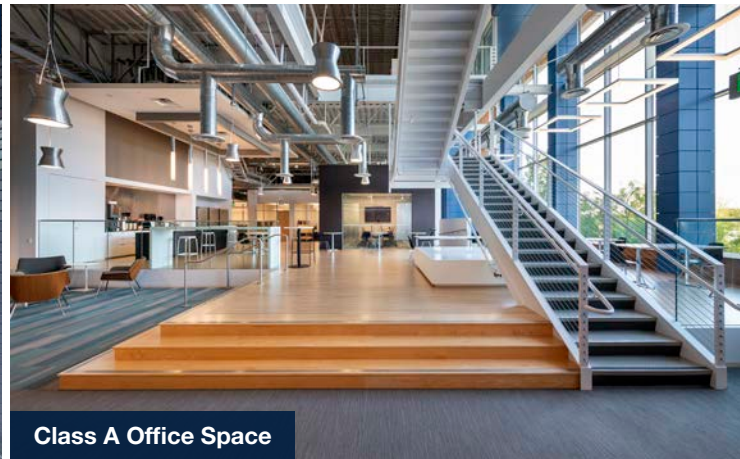
Bright and Open Lobby/Reception



Modern & Flexible Conference Center



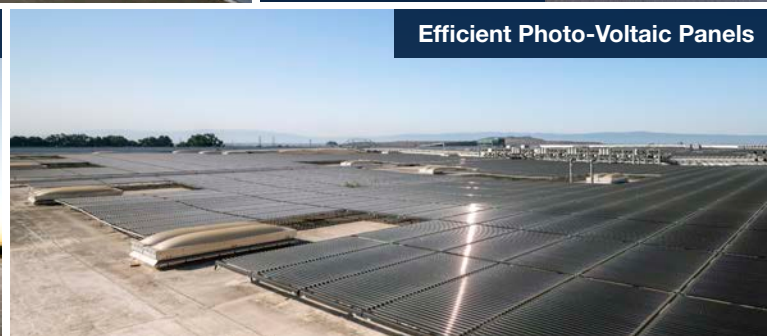
Warehouse



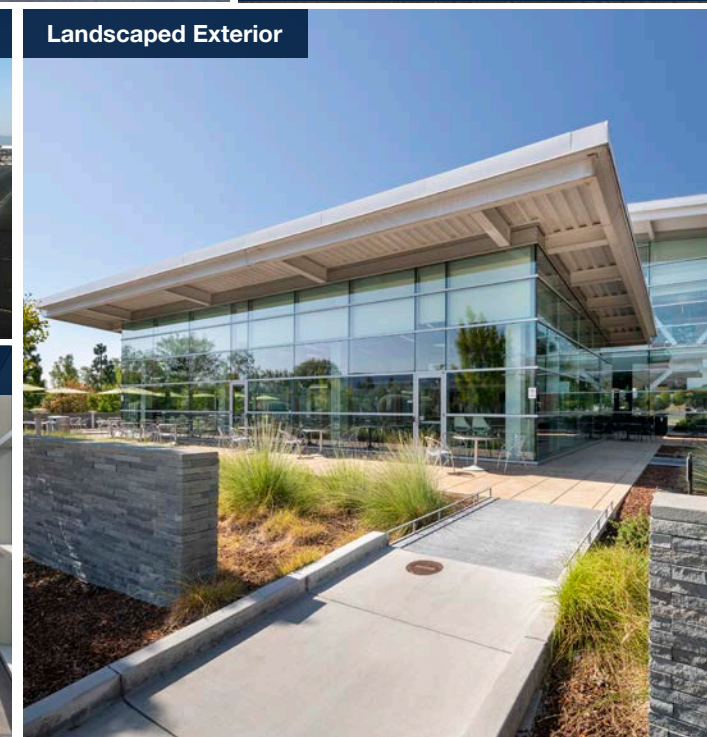
Class A Office Space



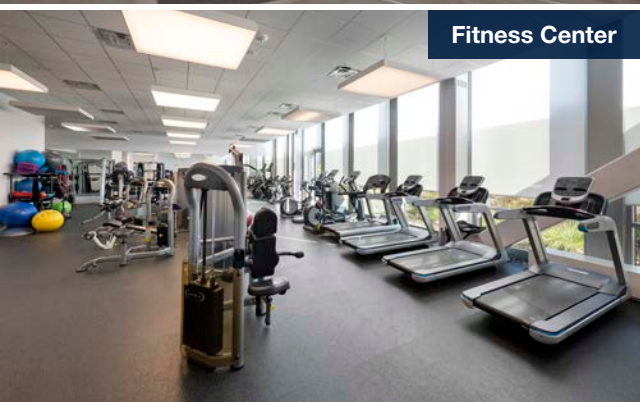
Dock/Roll Up Doors



Efficient Photo-Voltaic Panels



Landscaped Exterior



Fitness Center



Newly Constructed Cafe (2020)



# Floor 1: Available Space

- WAREHOUSE
- OPEN OFFICE / OFFICES
- CONFERENCE ROOMS
- CAFETERIA / BREAK AREAS
- SUPPORT SPACES (RESTROOMS, MECH.)
- LOBBY
- FITNESS CENTER

Kato Road

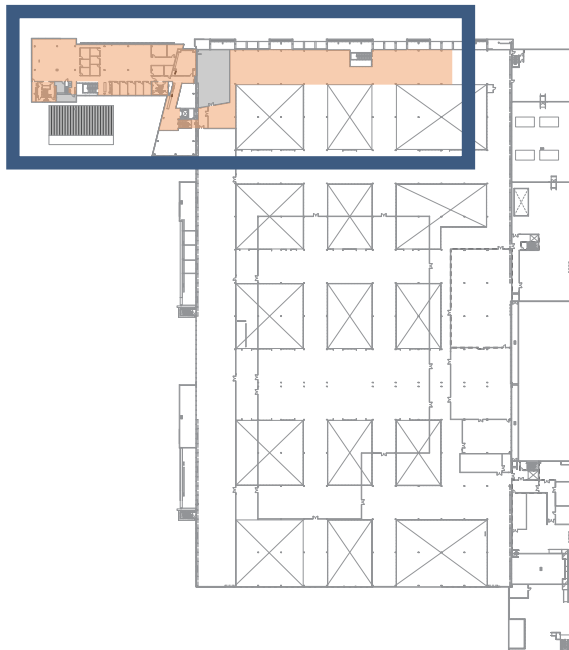
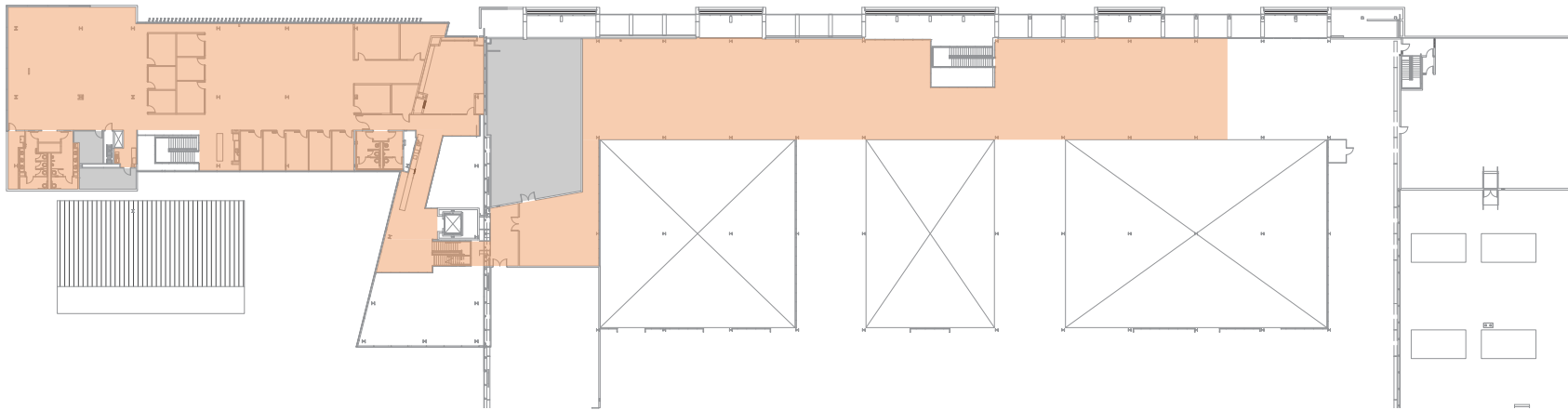


- Plug and play layout
- 340 workstations
- 36 private offices
- Floor to ceiling window line
- Exposed ceilings

# Floor 2: Available Space

OPEN OFFICE / OFFICES

Kato Road



- Plug and play layout
- 66 workstations
- 10 private offices

# Potential Light Mfg/ Flex Opportunity

## Electrical Service

The site is equipped with (2) 21KV (600A/3 phase/4 Wire) substations, which are fed by (2) PG&E Circuits (DL 2106 and DL 2107). Each circuit is rated at 11MW for a total of 22MW. Current running load is less than 2MW on each circuit for a total site load of 4MW. The first level of 21KV Distribution has (2) spare 250-amp circuits (one from each utility feed) and conduit/Vault that was intended to provide power for a second building east of the current FRC main Building. The second level of 21 KV distribution has (4) spare 125-amp circuits that were intended for future (4) 2500kva 21KV/480v transformers 4000-amp 480volt USS boards. The site has a 4160-volt system with redundant 750MVA transformers. It has (3) spare 200-amp circuits and (1) spare 350-amp circuit. There are (2) 350-amp circuits that support (2) 1800-ton chillers. The Main Building has (6) 480v 4000-amp distribution USS boards. Current load is less than 25% of rated capacity. The site has (2) 2,000KW back up power generators.

## HVAC

The Building is equipped with three (3) two-cell Baltimore Air coil cooling towers rated for a combined nominal capacity of approximately 6,000-tons. The Building is equipped with two (2) large Trane centrifugal chillers rated for approximately 1,800-tons each and two (2) smaller Trane centrifugal chillers rated for approximately 900-tons each. The Building is equipped with two (2) large Hydrothermal boilers rated for approximately 2,780-MBh output each and two (2) smaller hydrothermal boilers rated for approximately 1,480-MBh output each.

## Gas Service

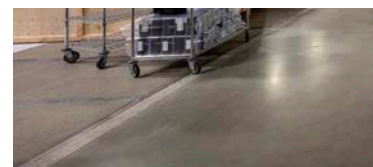
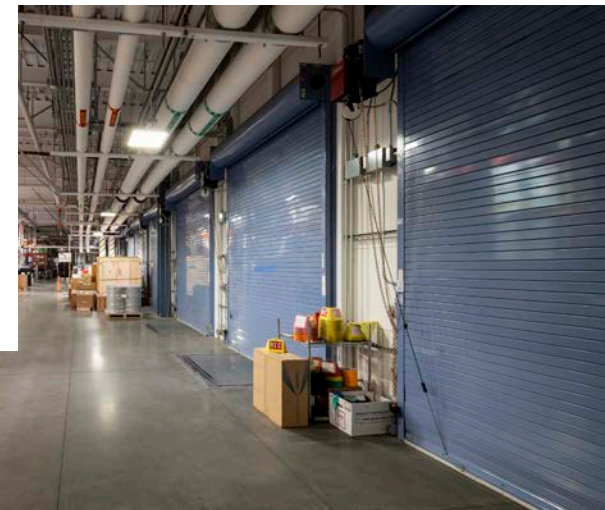
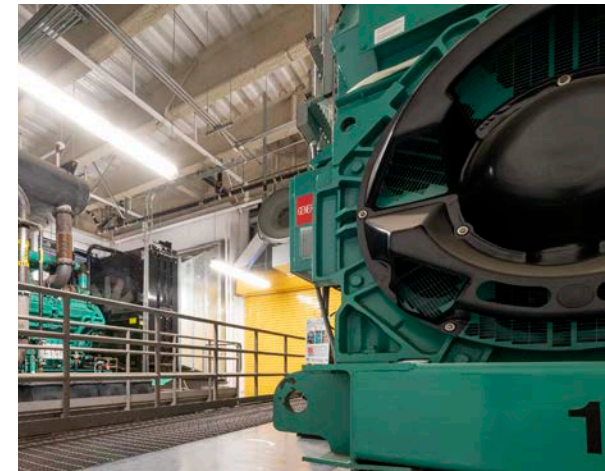
A 6-inch diameter, 5-psi natural gas service line extends to the northwest corner of the Building adjacent to the boiler room. A 6-inch diameter, 5-psi natural gas service line extends to the northwest corner of the Building adjacent to the boiler room.

## Ultra-Pure Water System

The Ultra-Pure Water (UPW) has produced 27M gallons of Ultra-Pure Water (UPW) for fab/lab use and reclaimed 22M gallons of wash tool discharge. Net 2020 water savings for UPW production totaled 24M gallons.

## Clear Heights

23' 6"





# Amenity Map

## AREA AMENITIES WITHIN A 2-MILE RADIUS

### FOOD & BEVERAGE

- 1 KAZUMA SUSHI
- 2 SALA THAI 3
- 3 VINCE'S CAFE
- 4 LOS DOS GALLOS
- 5 THE GREATROOM
- 6 STARBUCKS
- 7 TACO BELL
- 8 POKE HOUSE
- 9 AMAZING BASIL
- 10 TEO CHOW NOODLE SHACK
- 11 TAQUERIA LAS VEGAS & BAR
- 12 BODO LUCKY JAPANESE
- 13 HONG KONG CHEF
- 14 SPIN A YARN STEAKHOUSE
- 15 JACK IN THE BOX
- 16 BURGER KING

### LODGING

- 1 COURTYARD BY MARRIOTT
- 2 HYATT PLACE
- 3 HAMPTON INN
- 4 SPRINGHILL SUITES
- 5 FREMONT MARRIOTT
- 6 LA QUINTA INN & SUITES
- 7 EXTENDED STAY AMERICA FREMONT
- 8 GOOD NITE INN
- 9 DAYS INN
- 10 HILTON GARDEN INN
- 11 MOTEL 6
- 12 EXTENDED STAY AMERICA WARM SPRINGS

### RETAIL & GROCERY

- 1 SAFEWAY
- 2 MISSION SQUARE MALL
- 3 OSAKA MARKETPLACE
- 4 TESLA





# Fremont Neighbors

84 Dumbarton Bridge

San Francisco

Boston Scientific  
SIEMENS  
VIANT  
CYMABAY THERAPEUTICS  
logitech  
Allogene  
HID  
biotium  
Personalis  
Stanford HEALTH CARE  
UCB  
INTABIO  
SOLARIA  
CitraGen Pharmaceuticals  
Boehringer Ingelheim  
novartis  
ANASPEC  
VERSEON  
ENPHASE  
IDEXX  
ARBOR VITA  
stryker  
Lam RESEARCH  
APPLIED MATERIALS  
Apple  
CORSAIR  
CYTEK  
pony.ai  
mattson technology  
Bloomenergy  
ENERVEUE

amazon  
ups

Pacific Commons Shopping Center

COSTCO  
Wendy's  
TARGET  
IN-N-OUT BURGER  
SEPHORA  
Panera BREAD  
NORDSTROM  
Chick-fil-A

SEAGATE

TESLA  
FedEx  
ThermoFisher SCIENTIFIC  
DHL  
UL Solutions

San Jose



220,000+  
Average Daily  
Vehicles





cresa

CUSHMAN &  
WAKEFIELD



## For More Information

### Walt Stephenson

walt.stephenson@cushwake.com  
408.615.3458  
Lic #01793438

### Scott Kinder

scott.kinder@cushwake.com  
408.436.3664  
Lic #00775111

### Vicki Keenan

vkeenan@cresa.com  
617.592.5259

### Jacob Bider

jacob.bider@cushwake.com  
408.572.4138  
Lic #02110355

4  
7  
4  
8  
8

# Kato Road

Fremont, CA