



WS | WARM SPRINGS INNOVATION CENTER

NEW MARKET READY SPACES: ±8,976-±40,247 SF

±148,926 SF/9.84 Acres (5 Single-Story R&D Buildings)

Hines
NEWMARK

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PROJECT HIGHLIGHTS

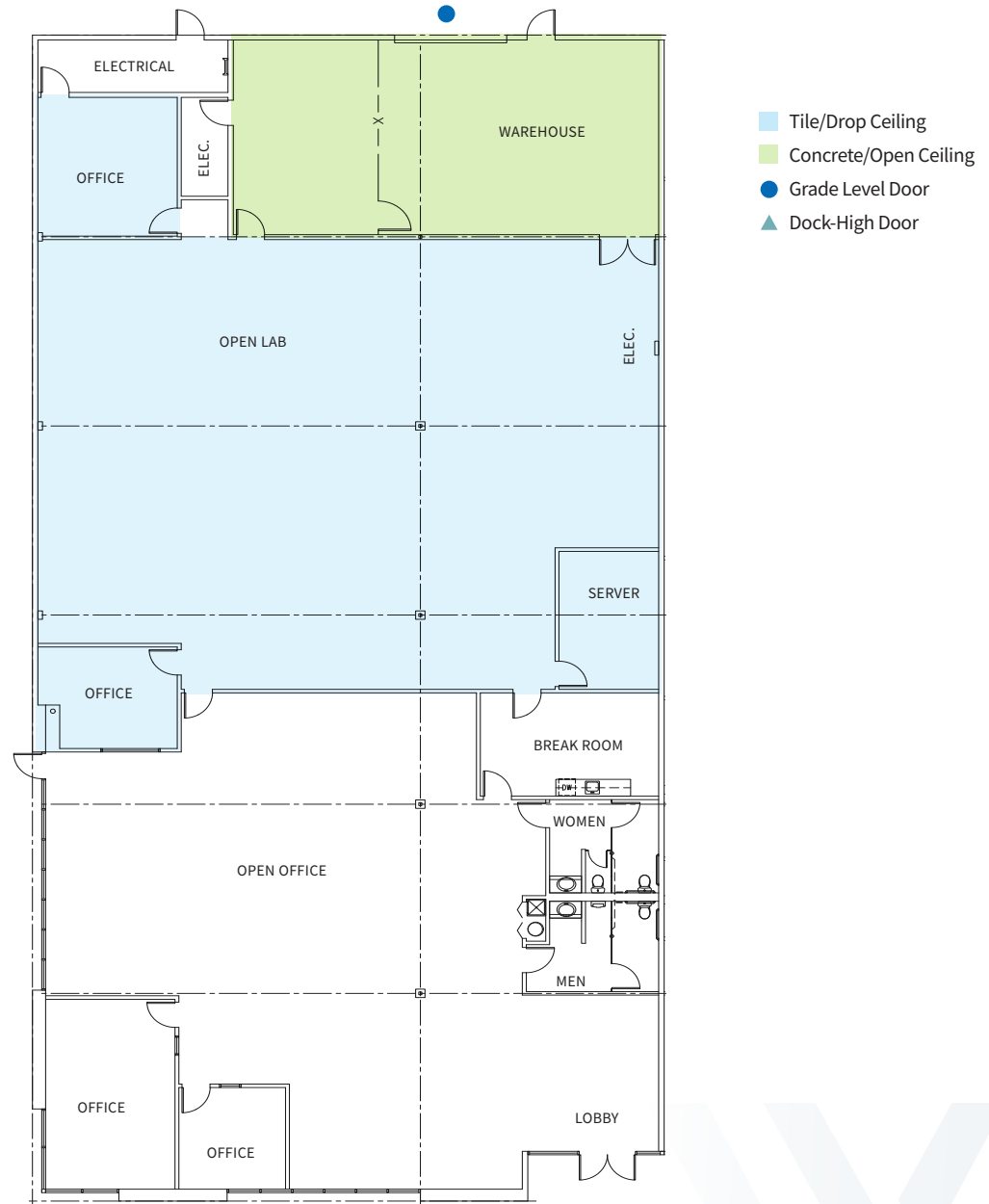
- 148,926 SF on 9.84 Acres
- 5 Single-Story R&D Buildings
- New Exterior Renovations Underway
- **Power Upgrade to 480 Volts scheduled for 2027**
- 3.2/1,000 Per SF Parking
- Building Signage Available
- Located in Fremont Innovation District
- Easy Access to Highways 880 & 680
- 1.9 Miles from Warm Springs Bart Station
- Proximity to Many Retail Amenities, Restaurants and Hotels



| 103 HAMMOND AVE

- ±9,216 SF
- Available Now
- Corner Unit
- Full Market Ready Condition: Title 24 & ADA Code Compliant, Updated Rooftop Mechanical
- Office/Lab/Warehouse
- One (1) Grade Level Door
- 14'2" Clear Height in Warehouse
- 800 Amps @ 120/208v*

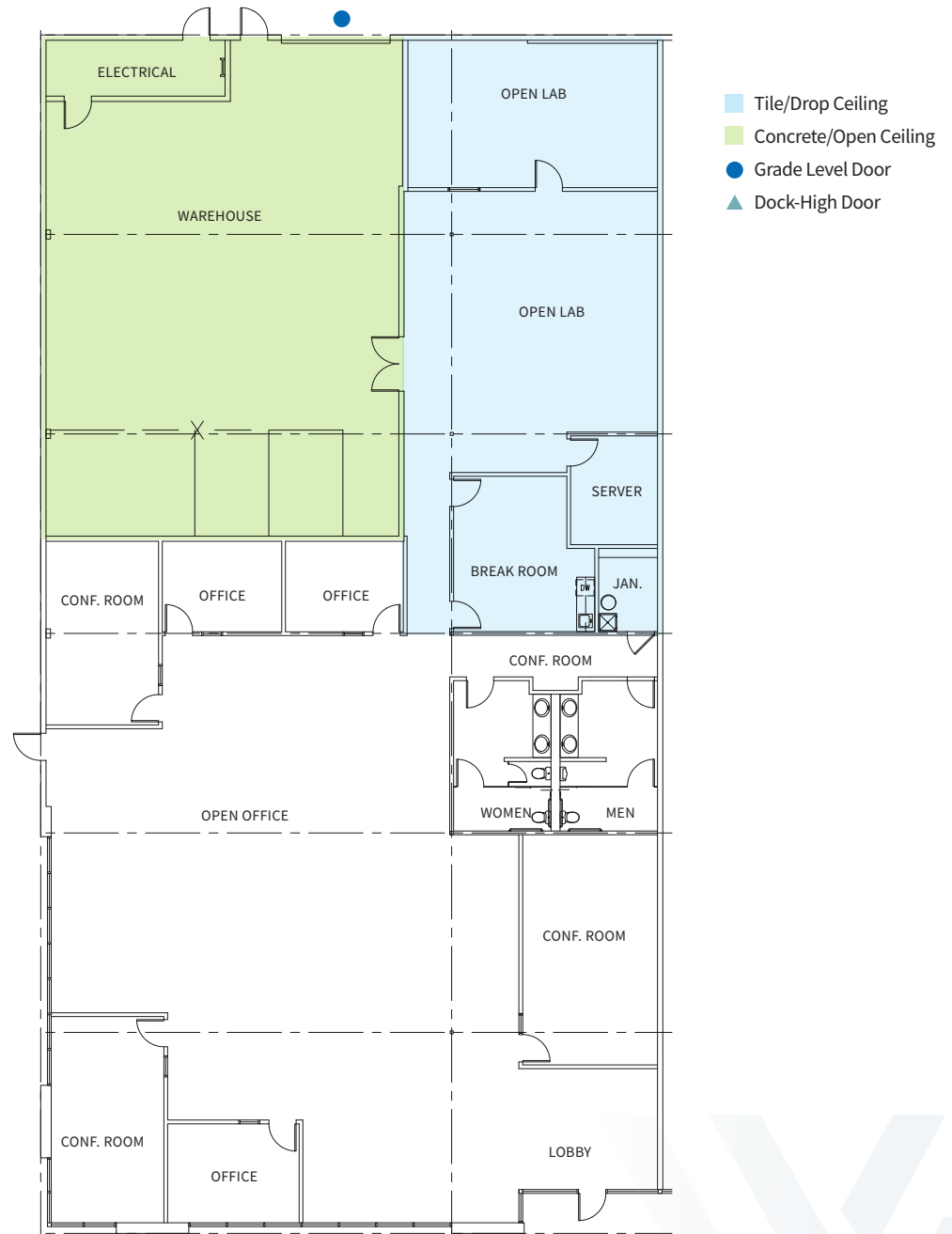
**480 Volt Power Upgrade Scheduled for 2027*





47800 WESTINGHOUSE DR

- ±8,976 SF
- Available Now
- Corner Unit
- Full Market Ready Condition: Title 24 & ADA Code Compliant, Updated Rooftop Mechanical
- 75% Drop Ceiling HVAC
- 25% Open Ceiling Warehouse
- Three (3) Private Offices
- Three (3) Conference Rooms
- One (1) Grade Level Door
- 13'9" Clear Height in Warehouse
- 600 Amps @ 120/208v





213 HAMMOND AVE

- ±9,430 SF
- Available 10/1/2026
- Corner Unit
- 60% Drop Ceiling HVAC
- 40% Manufacturing/Warehouse with HVAC
- One (1) Grade Level Door
- 1,200 Amps @ 120/208v*

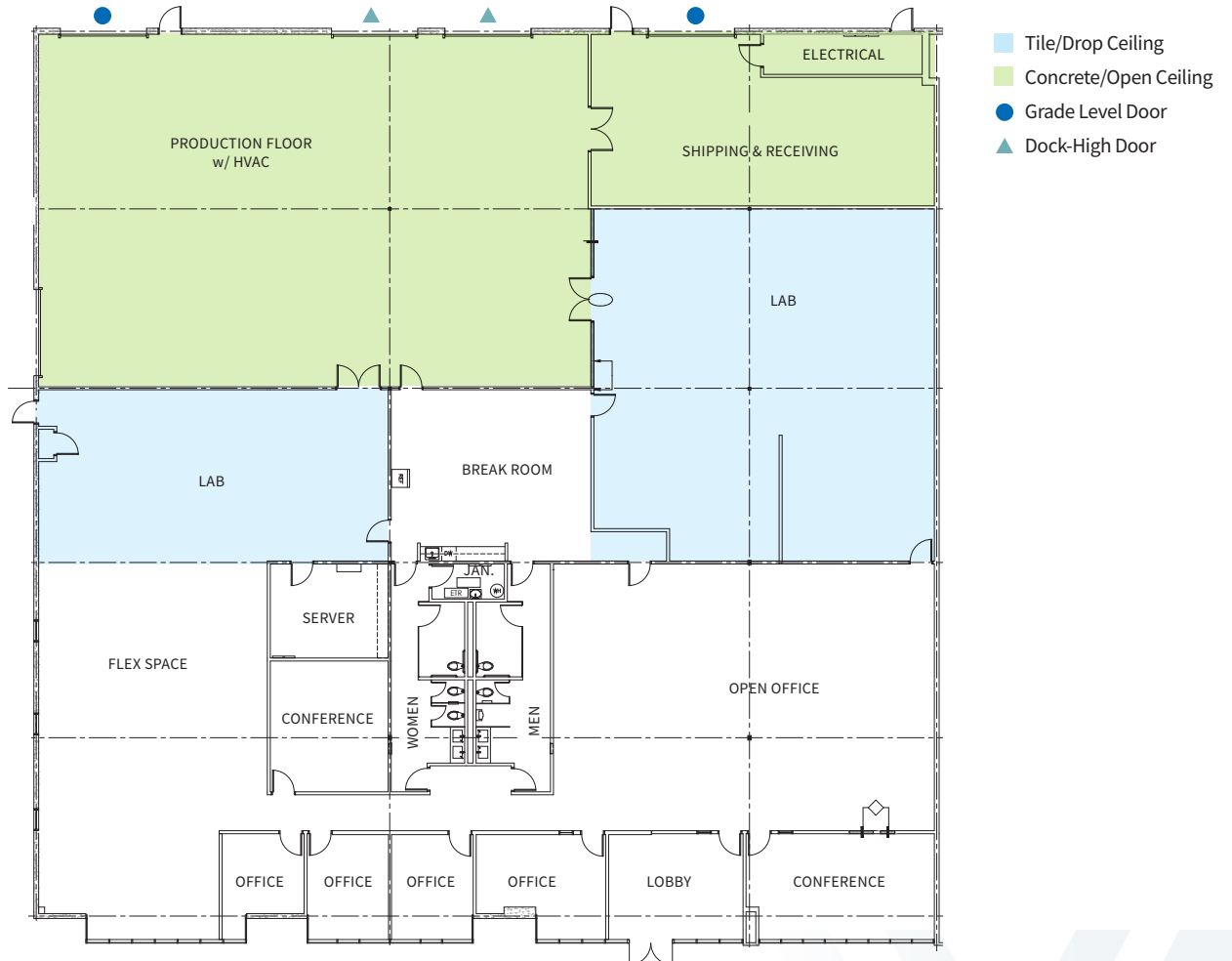
**480 Volt Power Upgrade Scheduled for 2027*

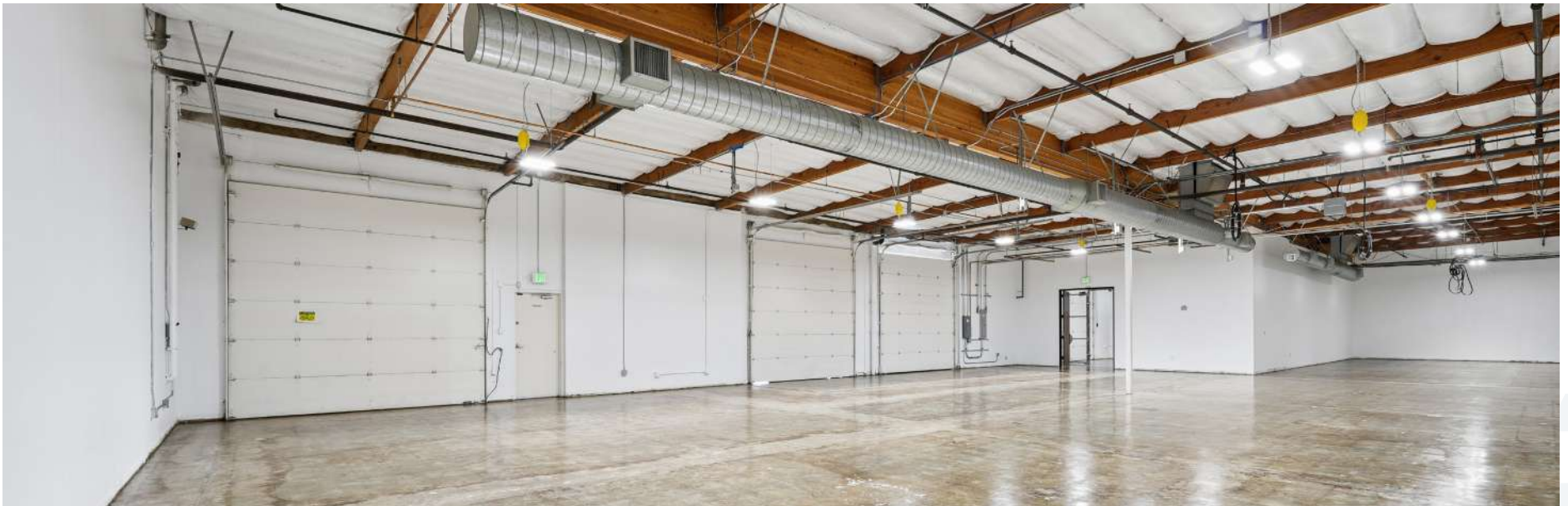


47777 WARM SPRINGS BLVD

- ±15,746 SF
- Available Now
- Corner Unit
- New Carpet, Paint, and LED Lighting
- 40% Office/Flex
- 60% Production/Assembly
- 100% HAVC
- Multiple Private Offices/Conf. Rooms
- Three (3) Grade Level Doors
- Two (2) Dock-High Doors
- 15' Clear Height in Warehouse
- 400 Amps @ 120/208v*

**480 Volt Power Upgrade Scheduled for 2027*





- *480 Volt Power Upgrade Scheduled for 2027





47825 WARM SPRINGS BLVD

- ±11,856 SF
- Available in 60 Days
- Corner Unit
- 35% Office
- 65% Warehouse
- Five (5) Private Offices
- Two (2) Conference Rooms
- Two (2) Grade Level Doors
- ±19'-20' Clear Height in Warehouse
- Fenced Yard Area w/ Equipment Pad
- 400 Amps @ 120/208v*

**480 Volt Power Upgrade Scheduled for 2027*



47811-47825 WARM SPRINGS BLVD

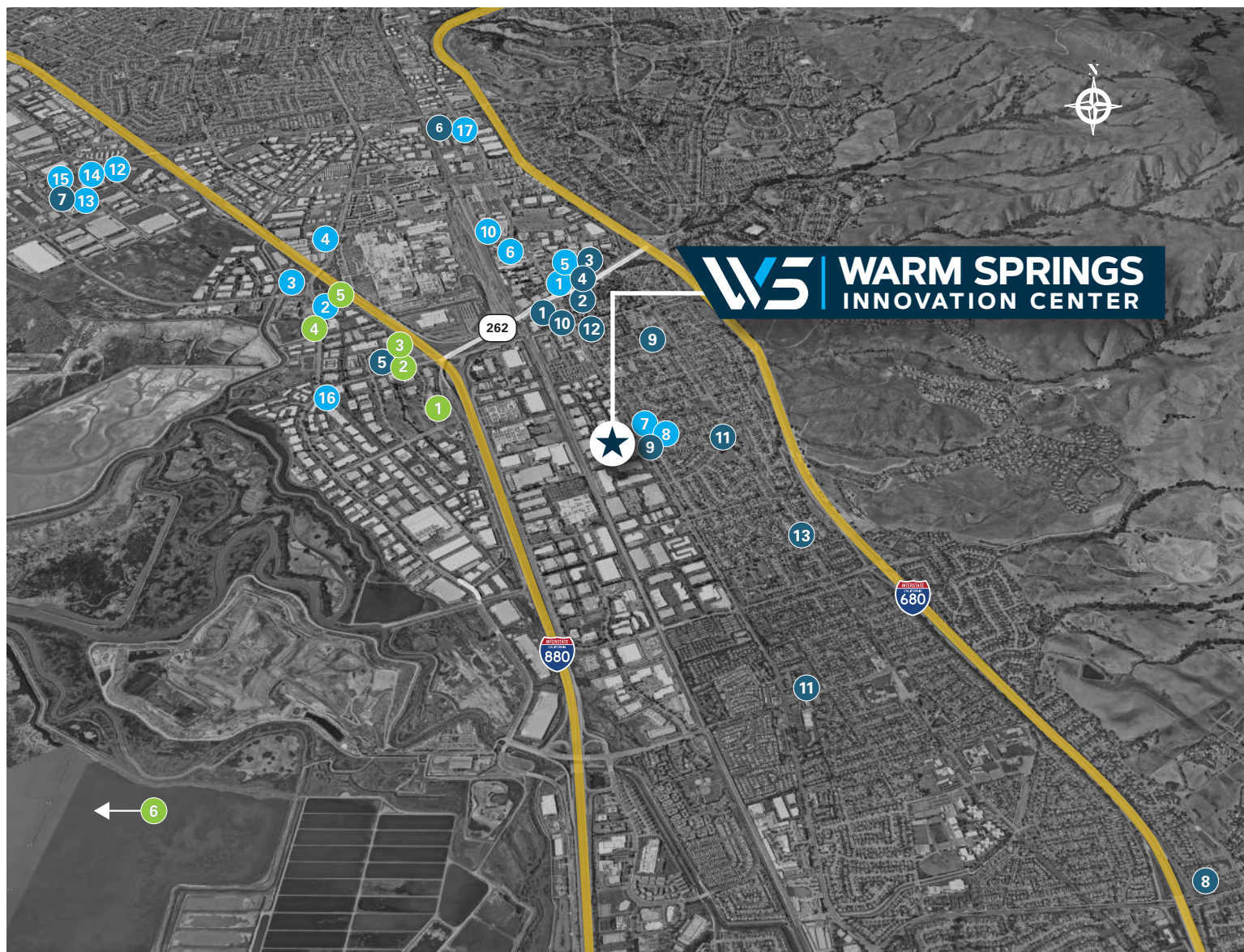
±40,247 SF of Standalone R&D Space

- ±40,247 SF
- Available Now
- Full Building Opportunity
- 50% Drop Ceiling Office/Flex
- 50% Warehouse/Manufacturing
- One (1) Dock-High Door
- Four (4) Grade Level Doors
- ±19'-20' Clear Height in Warehouse
- Large Fenced-In Yard Area
- 1,600 Amps @ 120/208v*

**480 Volt Power Upgrade Scheduled for 2027*

- Tile/Drop Ceiling
- Concrete/Open Ceiling
- Grade Level Door
- ▲ Dock-High Door





Restaurants

- 1 Nekter Juice Bar
- 2 The Great Room
- 3 Zingsters
- 4 Taqueria Las Vegas & Bar
- 5 Ramen Arashi
- 6 Spin A Yarn Steakhouse
- 7 Burma Bay Café
- 8 Sala Thai 3 Warm Springs
- 9 Taipei Station
- 10 Pings Bistro
- 11 Vande Bharat
- 12 Market Broiler Fremont
- 13 Blaze Pizza
- 14 Panera
- 15 In-N-Out
- 16 Vince's Café
- 17 iniWings

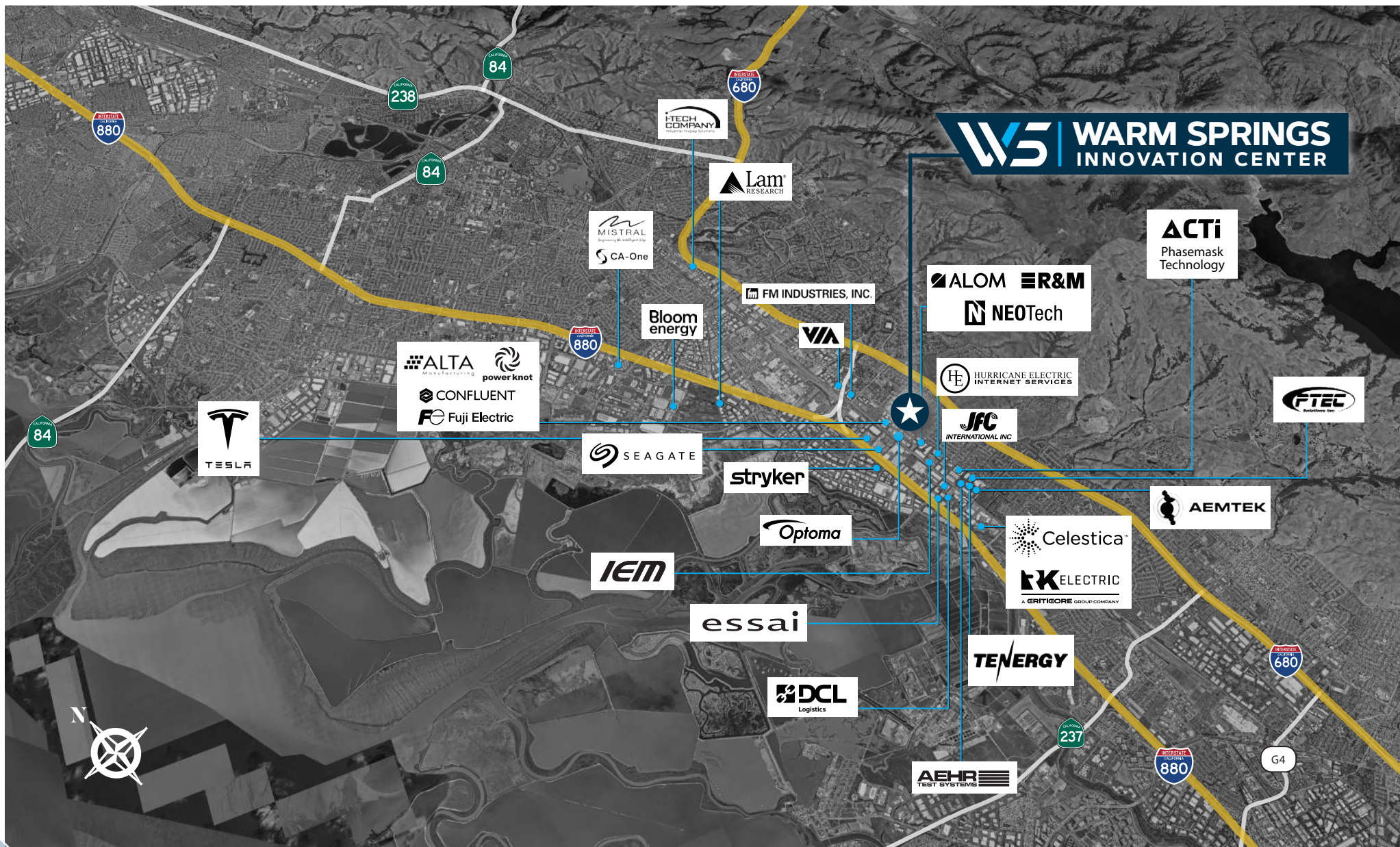
Hotels

- 1 Courtyard by Marriott - Fremont Silicon Valley
- 2 Hyatt Place Fremont/Silicon Valley
- 3 Hampton Inn Fremont
- 4 SpringHill Suites by Marriott
- 5 La Quinta
- 6 Comfort Inn

POIs

- 1 Osaka Marketplace
- 2 Safeway
- 3 Orange Theory Fitness
- 4 99 Ranch Market
- 5 Bay Club Fremont
- 6 Walmart
- 7 Costco
- 8 Golfland
- 9 Warm Springs Community Park
- 10 M Dumpling
- 11 Lone Tree Creek Park
- 12 UPS
- 13 Plomosa Park

W5 | NOTABLE NEIGHBORS





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