

ARDENWOOD POINT



6200 PASEO PADRE PARKWAY, FREMONT
±44,320 - 436,570 SF FOR LEASE



Renault & Handley



CUSHMAN &
WAKEFIELD

SITE PLAN





HIGHLIGHTS



Ability to Deliver up to 436,570 SF
Office/R&D/Advanced Manufacturing/
Life Science Buildings



Building 1: Single Story | 44,320 SF
Building 2: Two Story | 74,750 SF
Building 3: Two-Story | 74,750 SF
Building 4: Two-Story | 78,000 SF
Building 5: Two-Story | 74,750 SF
Building 6: Two-Story | 90,000 SF



Clear Heights:
Building 1: ± 23 Feet
Buildings 2, 3, 4, 5, 6: ± 18 Feet on First Floor, ± 15
Feet on Second Floor



Up to 4,000 Amps at 277/480 Volts
per Building



Dock & Grade Level Loading



$\pm 3.2/1,000$ Parking



Conveniently located to all Bay Area airports
and major freeways



Reverse commute to SF Peninsula across the
Dumbarton Bridge - approximately 10 to 15
minute drive to Menlo Park and Palo Alto areas



Close to amenities and public
transportation





AIRPORTS

San Jose International Airport: 22 Miles
Oakland International Airport: 20 Miles
San Francisco International Airport: 26 Miles

DRIVE TIMES

Palo Alto: 23 Minutes
San Jose Airport: 25 Minutes
San Jose: 29 Minutes
Oakland: 34 Minutes
Oakland Airport: 25 Minutes
San Francisco: 48 Minutes
San Francisco Airport: 37 Minutes
Livermore: 41 Minutes

BART TIMES

Fremont BART: 6 Minutes
Castro Valley: 19 Minutes
Oakland City Center BART: 31 Minutes
Dublin/Pleasanton BART: 33 Minutes
Embarcadero BART (SF): 41 Minutes
San Francisco Airport BART: 77 Minutes

HIGHWAYS

Major Highways: 880/17 & 680/280,
Routes 84, 238 & 262

PORTS

Redwood City: 13 Miles, Oakland: 25 Miles
Richmond: 38 Miles

PUBLIC TRANSPORTATION

- Bay Area Rapid Transit (BART) System - 2 Stations
- Less than a 10 Minute Shuttle to and from BART Station
- Rail Transport Including Altamont Commuter Express (ACE) and Amtrak Capitol Corridor
- Local Bus Service



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