

6600-1B

DUMBARTON CIRCLE, FREMONT CA



BUILD-TO-SUIT LIFE SCIENCE OPPORTUNITY
UP TO ±75,000 SF



OPPORTUNITY HIGHLIGHTS

6600 1-B Dumbarton Circle offers an exciting build-to-suit life science opportunity with space for up to $\pm 75,000$ SF and an additional 5-acres available on-site for future growth. Located in the thriving Ardenwood Tech Area, the site is surrounded by notable life science neighbors and boasts convenient access to major highways and an abundance of amenities.

UP TO $\pm 75,000$ SF WITH AN ADDITIONAL 5-ACRES AVAILABLE ON-SITE

SIGNAGE OPPORTUNITY WITH FREEWAY VISIBILITY

LOCATED IN THE ARDENWOOD TECHNOLOGY PARK, FREMONT'S THRIVING LIFE SCIENCE HUB

NEW OUTDOOR AMENITY SPACE

CONVENIENT ACCESS TO HIGHWAY 880 AND THE CA-84

CLOSE PROXIMITY TO RESTAURANTS, SHOPPING, AND HOTELS



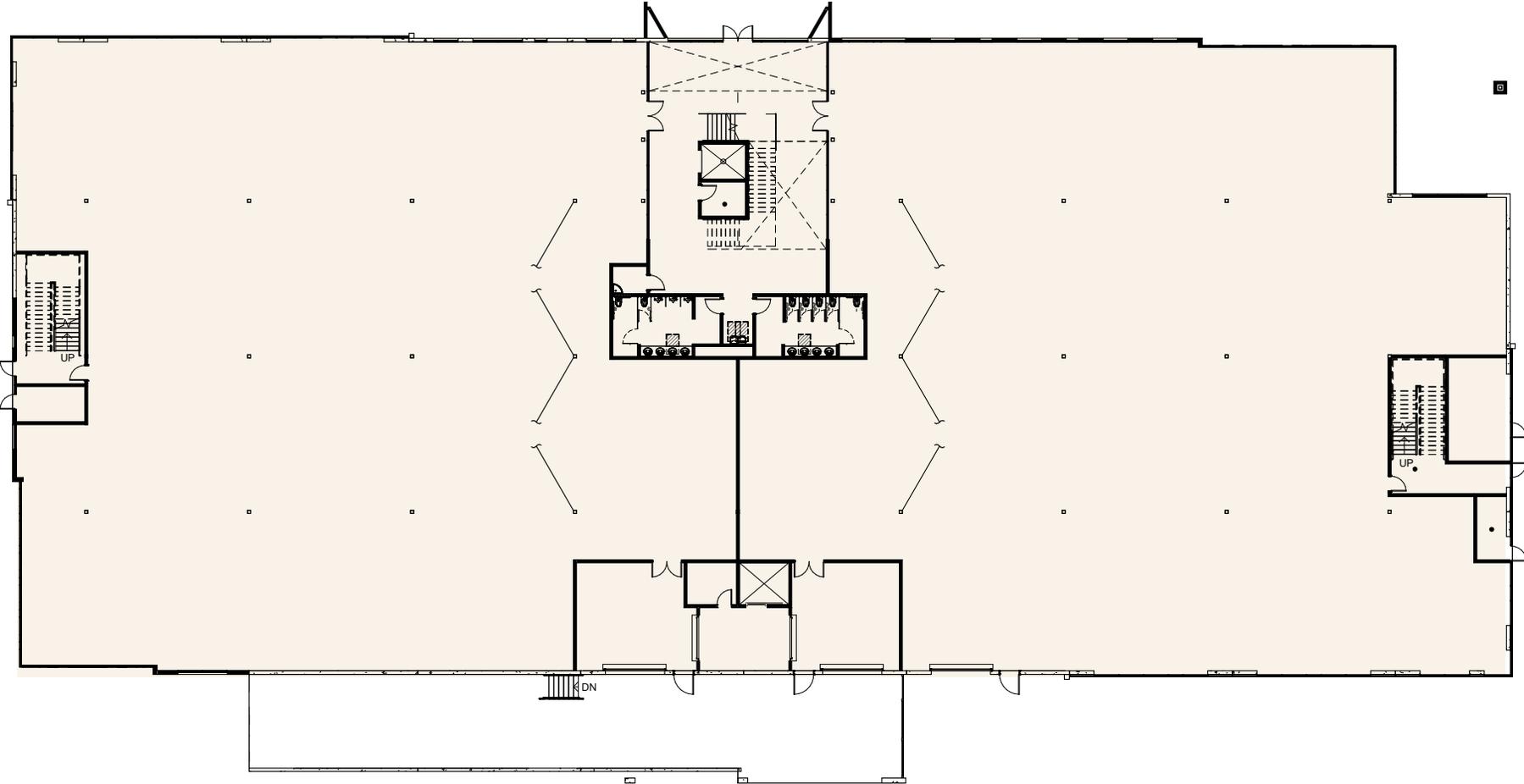
CONCEPTUAL DESIGN

- Size: ±75,000 SF
- Clear Height: Up to 17'
- Column Spacing: 30' x 30'
- Live Load Capacity: 150lbs/SF
- Power: Up to 4,000 AMPS
- Backup Power: Generator pad on-site
- Sustainability Initiatives: LEED Certified, EV chargers on-site



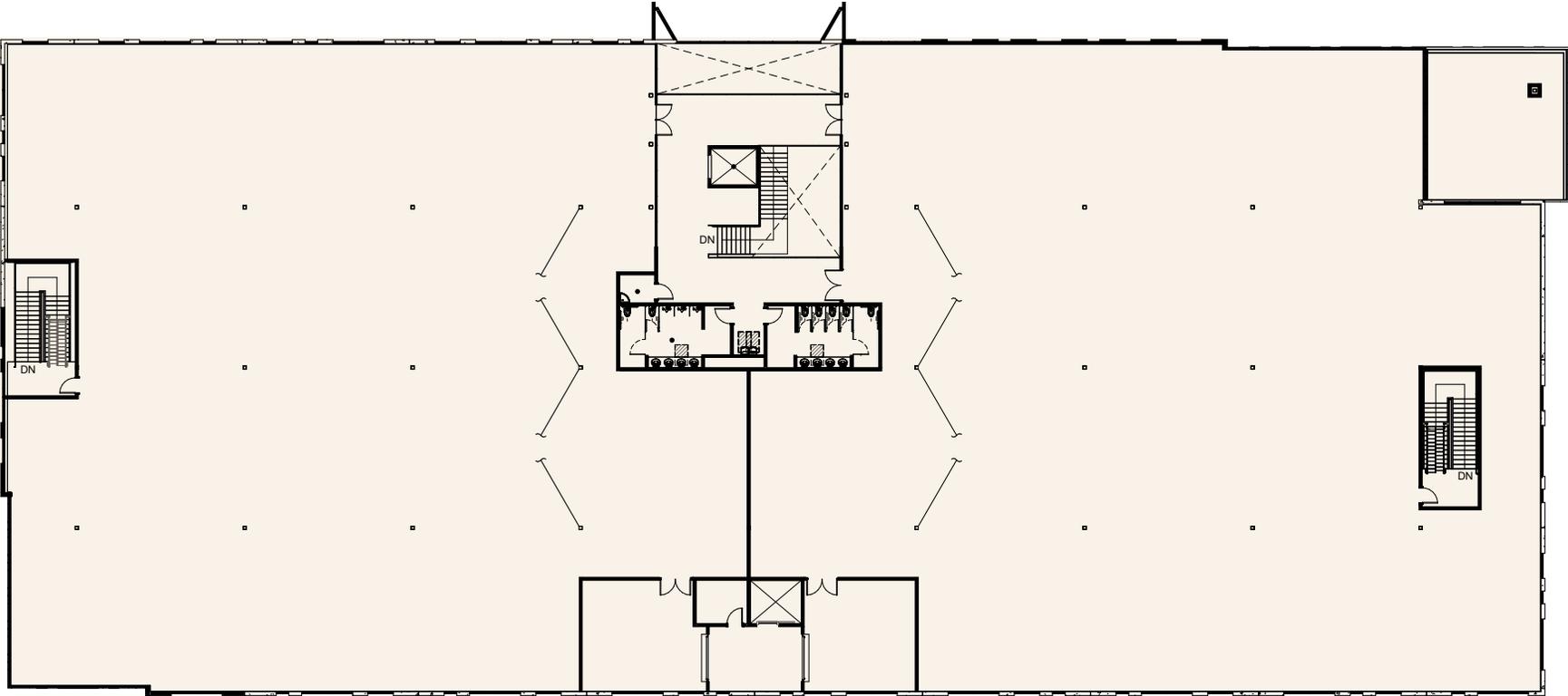
TYPICAL FLOOR PLATES

■ LEVEL ONE



TYPICAL FLOOR PLATES

■ LEVEL TWO



HYPOTHETICAL LAYOUTS

LEVEL ONE | SINGLE TENANT



- Administrative/Workspace
- Amenity
- Building Utility
- Circulation
- Lab - General
- Lab - Support
- Labs - Chemistry
- Labs - Specialized
- Lobby
- Restrooms
- Site Components
- Stairs & Elevators
- Support - General
- Vivarium

HYPOTHETICAL LAYOUTS

LEVEL TWO | SINGLE TENANT



- | | |
|--------------------------|--------------------|
| Administrative/Workspace | Labs - Specialized |
| Amenity | Lobby |
| Building Utility | Restrooms |
| Circulation | Site Components |
| Lab - General | Stairs & Elevators |
| Lab - Support | Support - General |
| Labs - Chemistry | Vivarium |

HYPOTHETICAL LAYOUTS

LEVEL TWO | TWO TENANTS



- | | |
|--------------------------|--------------------|
| Administrative/Workspace | Labs - Specialized |
| Amenity | Lobby |
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BUILD-TO-SUIT OPPORTUNITY



UP TO ±75,000 SF WITH AN ADDITIONAL
5-ACRES AVAILABLE ON-SITE

HOTELS

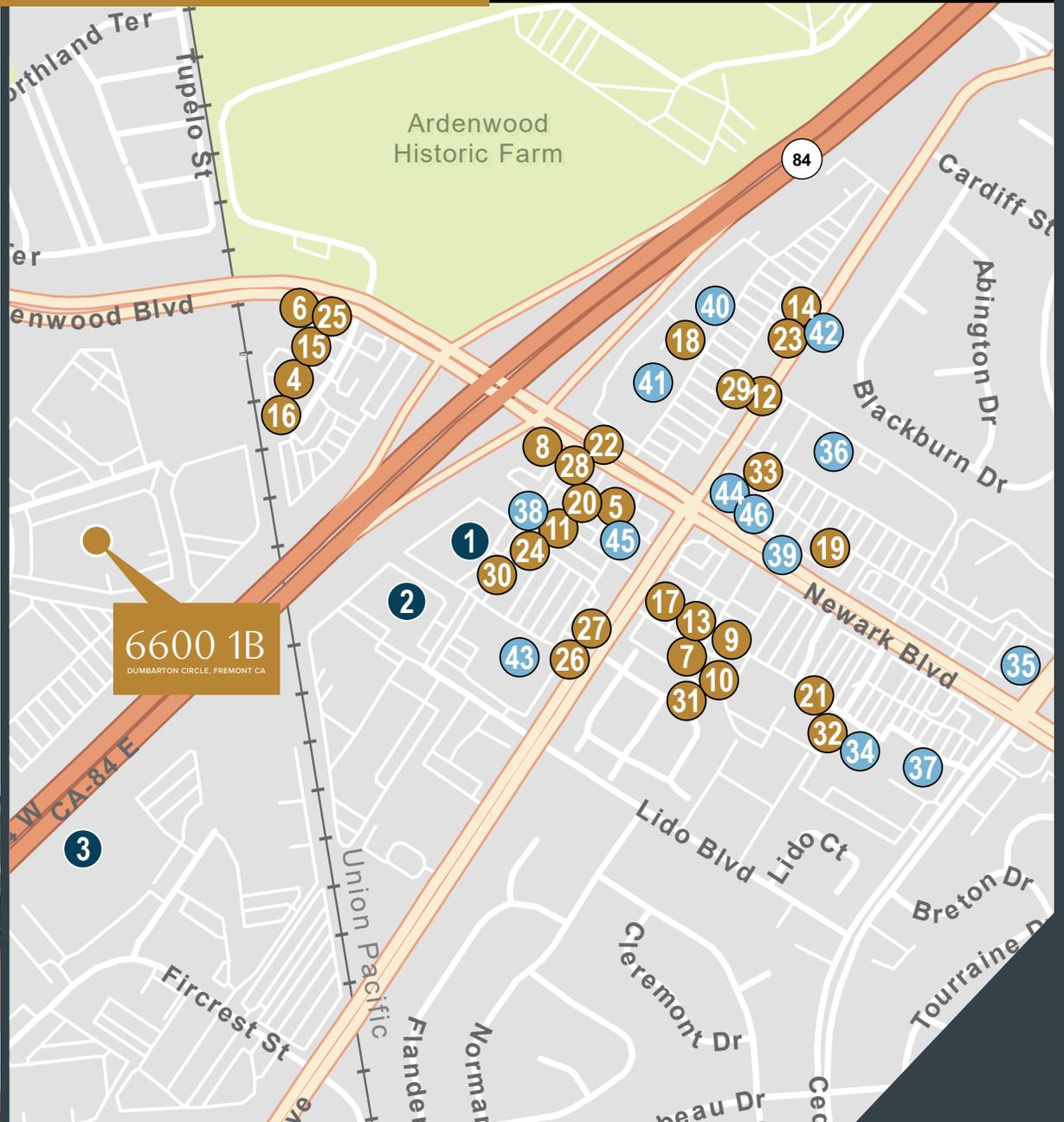
- 1 Courtyard Newark Silicon Valley
- 2 Residence Inn Newark Silicon Valley
- 3 Aloft Silicon Valley

RESTAURANTS

- 4 BunBao
- 5 Burger King
- 6 Chatpatta Corner
- 7 Chef Cho
- 8 Chipotle
- 9 Chopsticks Pho & Grill
- 10 CoCurry Thai Cuisine
- 11 Crabby Crabby
- 12 Dino's Grill
- 13 Himalayan Chef Events & Catering
- 14 IHOP
- 15 Jack in the Box
- 16 King of Thai Noodles House
- 17 Los Gallos Taqueria
- 18 Mr. Pickle's Sandwich Shop
- 19 Mumbai Chowk
- 20 Naan Pizza
- 21 Newark Buffet
- 22 O' Sushi
- 23 Panda Express
- 24 Pho Nation
- 25 Pizza Italia
- 26 Samraat Curry Hut
- 27 Subway
- 28 Tasty Pot
- 29 Urban Kitchen
- 30 Venus Cafe
- 31 Vons Chicken Newark
- 32 Wakatobi
- 33 Wingstop

SHOPPING

- 34 99 Ranch
- 35 O'reily Auto
- 36 CVS Pharmacy
- 37 Dollar Tree
- 38 Masako's Music Studio
- 39 Newark Smoke Shop & Metro PCS
- 40 Ross Dress for Less
- 41 Safeway
- 42 Soccerkrazie
- 43 Sprouts
- 44 T-Mobile
- 45 UPS Store
- 46 Autozone



NEARBY AMENITIES

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



TRANSPORTATION HIGHLIGHTS



LOCATED IN THE ARDEN TECH AREA,
FREMONT'S THRIVING LIFE SCIENCE HUB

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