

**PRICE  
REDUCTION**

# 41841 ALBRAE STREET

**FREMONT, CA**

**±10,603 SF 2-STORY OFFICE/R&D CONDO FOR SALE OR LEASE**

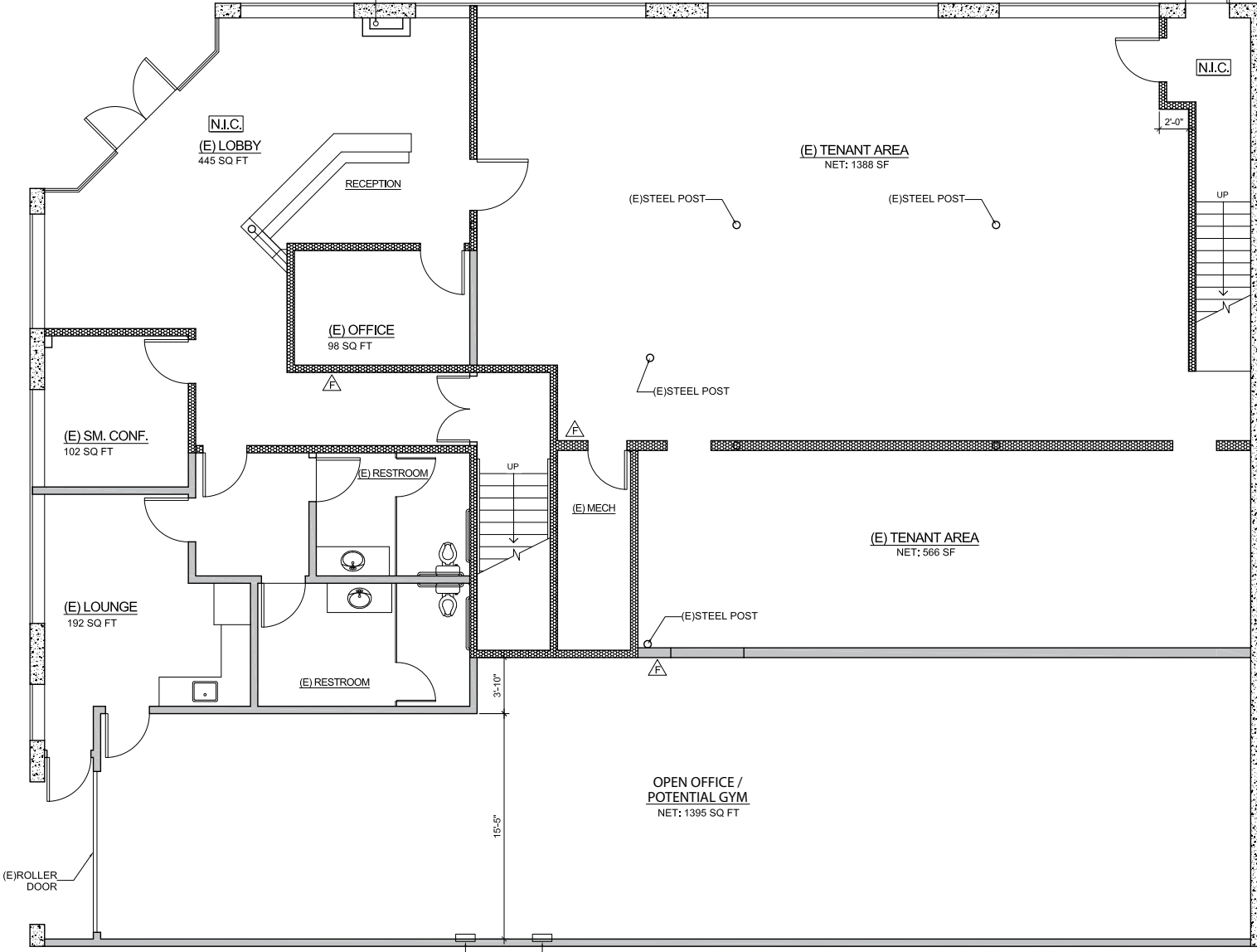
41841 ALBRAE STREET | FREMONT, CA

# PROPERTY HIGHLIGHTS

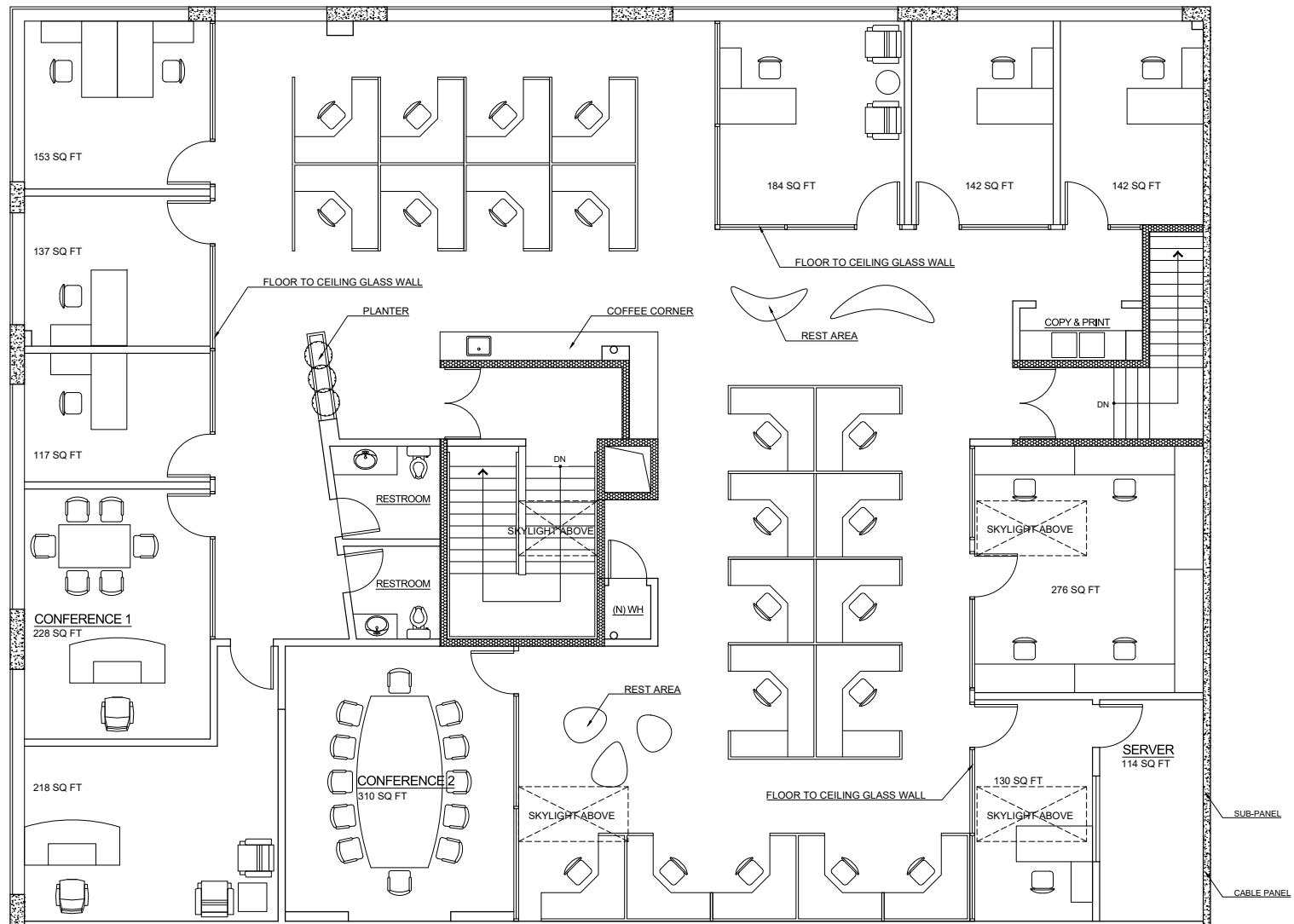
- ±10,603 SF 2-Story Office/R&D Condo
- Hwy 880 Building Signage
- New Office Improvements Throughout
- Nice Glass Line
- Grade Level Roll-up Door
- **Sale Price \$3.1M**
- **Lease Price \$1.25 NNN**
- Call for Pricing & Touring
- Do Not Disturb Tenant





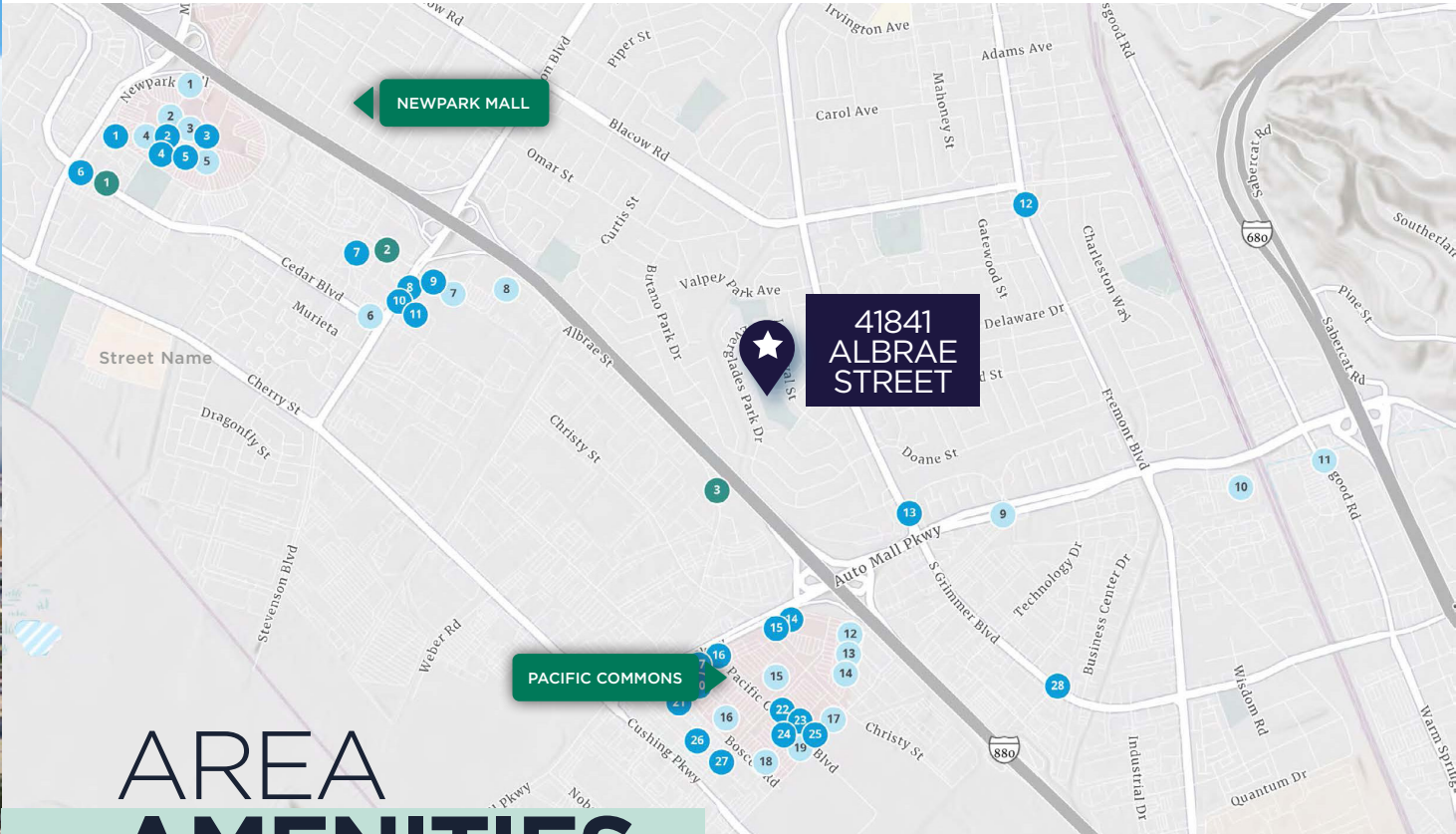


1ST FLOOR









# AREA AMENITIES

● RESTAURANTS/EATERIES

- 1. Lazy Dog
- 2. Hummus Republic
- 3. Crepe & Tea Bar
- 4. Jack's Restaurant & Bar
- 5. Vinum Bar
- 6. LongMen Bay Hotpot
- 7. Isla Restaurant
- 8. I-Shanghai Delight
- 9. STIX Grill & Bar
- 10. Soo Ja Fusion Bistro
- 11. MJ Sushi
- 12. Hyderabad Dum Biryani
- 13. Falafel Corner
- 14. Dish N Dash

- 15. Market Broiler
- 16. In-N-Out Burger
- 17. Firehouse Subs
- 18. Dog Haus
- 19. HaiDiLao Hot Pot
- 20. Gen Korean BBQ
- 21. Red Hot Chilli Pepper
- 22. The Kebab Shop
- 23. ZhangFei Hot Pot
- 24. KoJa Kitchen
- 25. Mas Fuego
- 26. Pearl Bay Restaurant
- 27. Toro Sushi
- 28. Das BrewArea Amenity

● RETAIL/RECREATION

- 1. AMC Theatre
- 2. Express
- 3. LensCrafters
- 4. 24 Hour Fitness
- 5. Macy's
- 6. FoodMaxx
- 7. California Billiards
- 8. Walmart
- 9. 24 Hour Fitness
- 10. The Home Depot
- 11. Walmart
- 12. Nordstrom Rack
- 13. Burlington
- 14. Kohl's

- 15. Lowe's
- 16. Costco Wholesale
- 17. Target
- 18. Century Theatre
- 19. DICK'S Sporting Good

● HOTELS

- 20. Chase Suite Hotel
- 21. DoubleTree by Hilton
- 22. Holiday Inn Express

# CONTACT INFORMATION

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