

KATO BUSINESS CENTER

FIVE-BUILDING MULTI-TENANT FLEX/OFFICE CAMPUS | ±146,626 SF



LBA Logistics 

 CUSHMAN & WAKEFIELD

AVAILABILITIES

SEPTEMBER 2026 EDITION

CURRENT AVAILABILITIES (<3 MONTHS)

SUITE	AVAILABLE	SIZE
Suite 108A	NOW	±2,243 sf
Suite 104D	NOW	±2400 sf
Suite 107D	NOW	±2,678 sf
Suite 109D	NOW	±2,711 sf
Suite 108D	NOW	±2,714 sf
Suite 109A	NOW	±2,657 sf
Suite 110A	NOW	±4,397 sf
Suite 111D	NOW	±4,578 sf
Suite 103A	NOW	±4,621 sf
Suite 100/200B	NOW	±5,303 sf
Suite 300E	NOW	±16,035 sf

KATO BUSINESS CENTER

Fremont, California



REQUEST FLOOR PLANS

CLICK TO EMAIL REQUIREMENT DETAILS AND
RECEIVE MATCHING FLOOR PLANS

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RESOURCES

KATO BUSINESS CENTER

RESOURCE DOWNLOADS



AVAILABILITY UPDATE



PROJECT HIGHLIGHTS



HI-RESOLUTION PHOTOS (ZIP FILE)

RESOURCE LINKS



PROPERTY WEBSITE



GOOGLE MAP / AERIAL



HOTEL BOOKING



BART SCHEDULE



CITY OF FREMONT WEBSITE



HIGHLIGHTS

KATO BUSINESS CENTER



HIGH IMAGE

FIVE MULTI-TENANT FLEX/OFFICE BUILDINGS
TOTALING 146,626 SF



FLEXIBILITY

WIDE VARIETY OF SUITE SIZES RANGING
FROM 1,569 SF TO 16,035 SF



CONNECTIVITY

PROJECT-WIDE COMCAST HIGH-SPEED
INTERNET ACCESS AVAILABLE



SHIPPING & RECEIVING

DOCK HIGH AND GRADE LEVEL LOADING
WITH 16' CLEAR HEIGHT



WIDE VARIETY

VARIABLE CONFIGURATIONS OF OFFICE,
LAB, AND WAREHOUSE/SHIPPING



EXCELLENT ACCESS

EXCELLENT ACCESS TO INTERSTATE 880
AND OTHER MAJOR HIGHWAYS



ABUNDANT PARKING

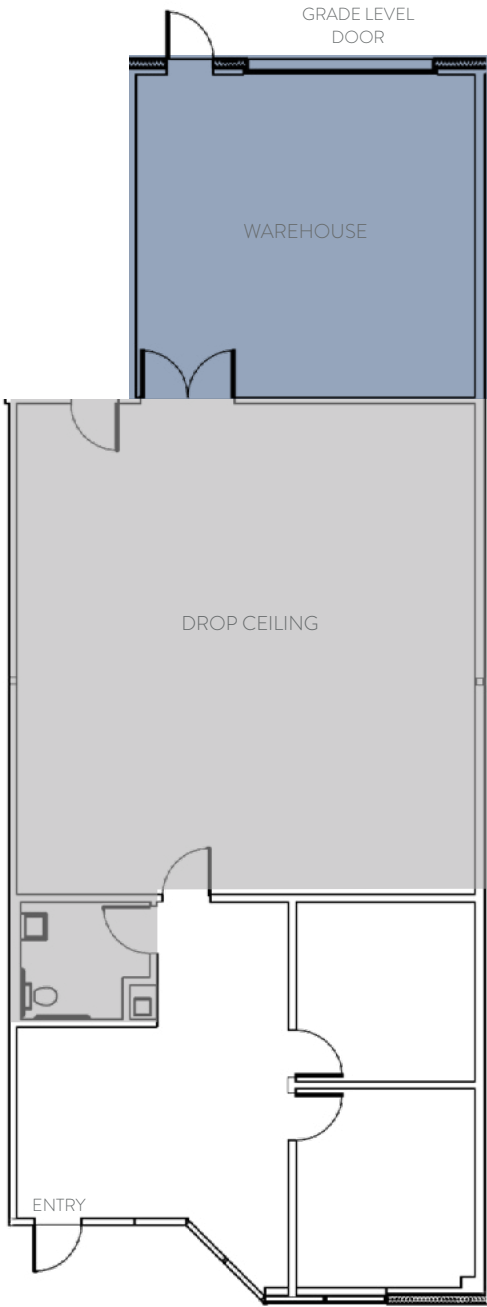
EXCELLENT PARKING CAPACITY WITH
3.58/1,000 PARKING RATIO



PROFESSIONAL OWNERSHIP

OWNED AND PROFESSIONALLY MANAGED
BY LBA LOGISTICS





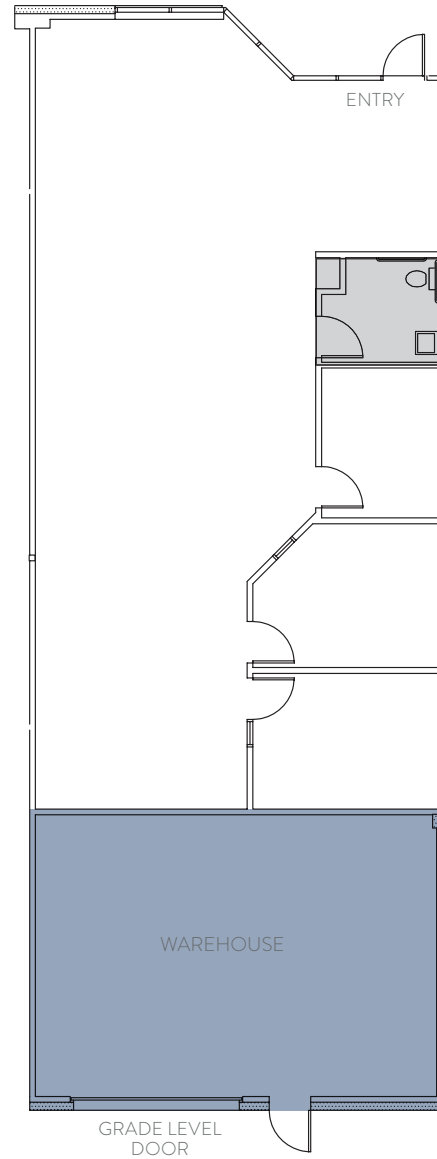
TENANT SHALL BE RESPONSIBLE TO VERIFY POWER
POWER: 100 AMPS @ 208/120 VOLT

□ CARPET AREA ■ VCT TILE AREA ■ CONCRETE AREA

48890-S104D | ±2,400 SF

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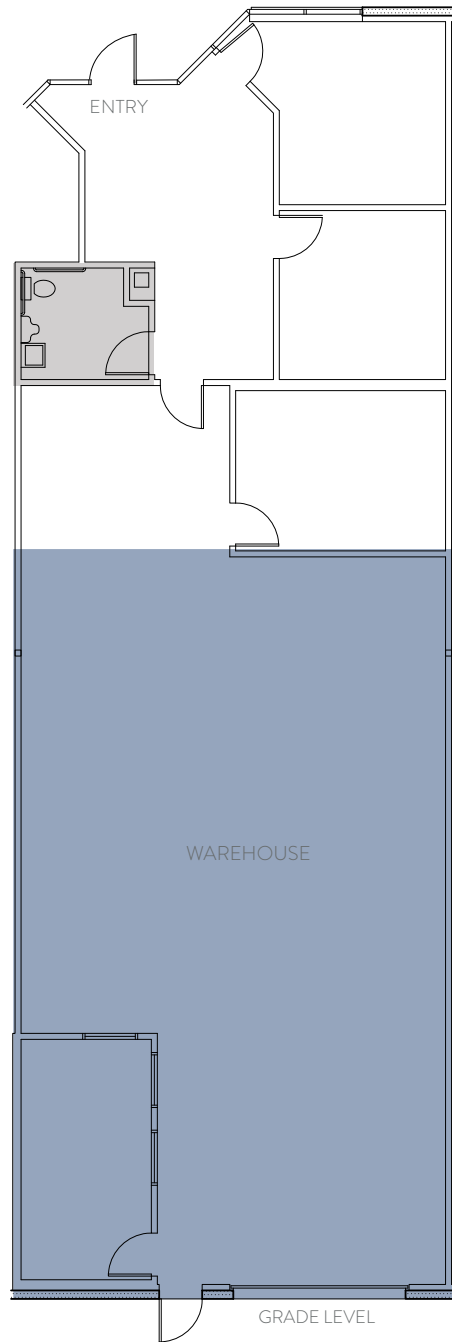
TENANT SHALL BE RESPONSIBLE TO VERIFY POWER
POWER: 100 AMPS @ 208/120 VOLT

□ CARPET AREA ■ VCT TILE AREA ■ CONCRETE AREA

48890-S107D | ±2,678 SF

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Fremont, California



TENANT SHALL BE RESPONSIBLE TO VERIFY POWER
POWER: 200 AMPS @ 208/120 VOLT

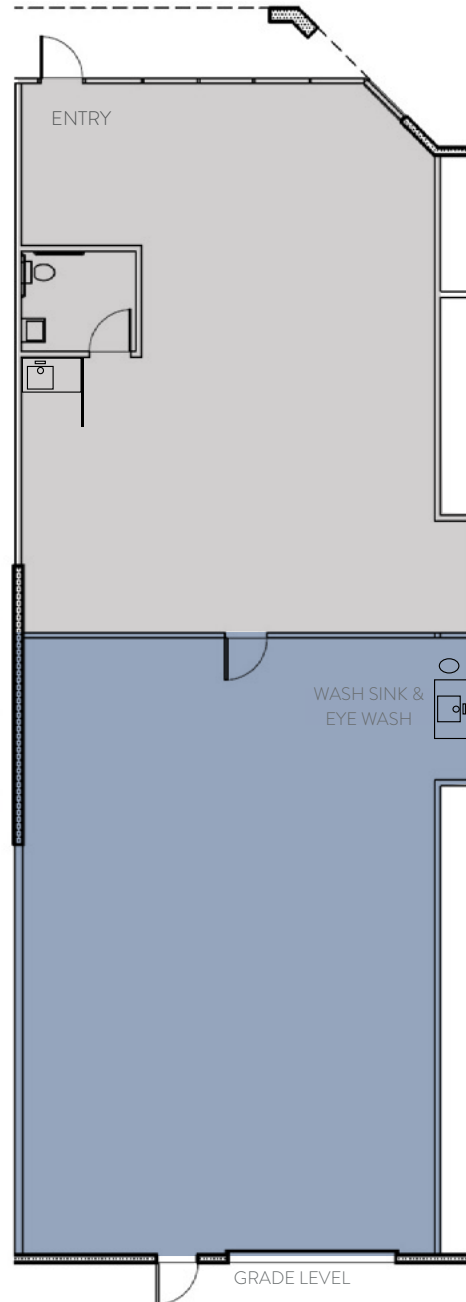
□ CARPET AREA ■ VCT TILE AREA ■ CONCRETE AREA



48890-S109D | ±2,711 SF

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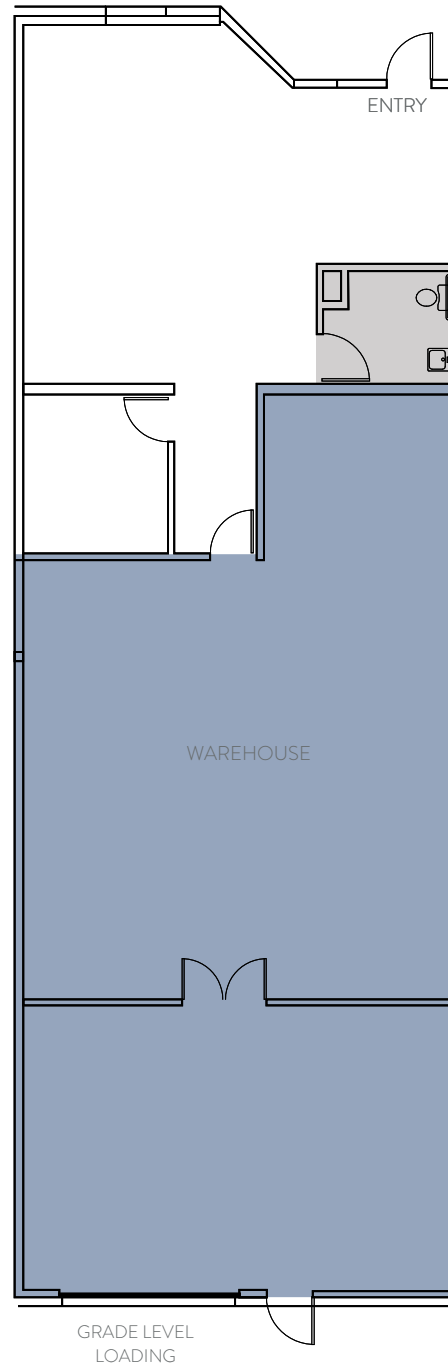
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POWER: 200 AMPS @ 208/120 VOLT

□ CARPET AREA ■ VCT TILE AREA ■ CONCRETE AREA

48890-S108D | ±2,714 SF

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Fremont, California



TENANT SHALL BE RESPONSIBLE TO VERIFY POWER
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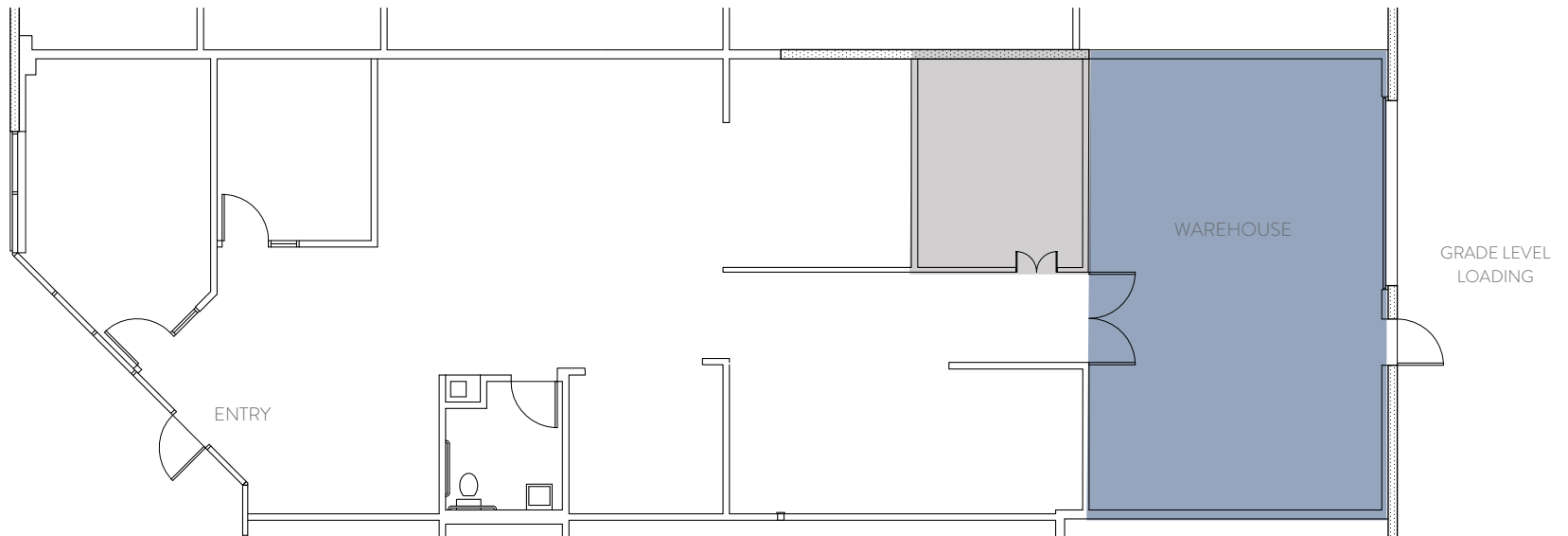
□ CARPET AREA ■ VCT TILE AREA ■ CONCRETE AREA



48834-S109A | ±2,657 SF

KATO BUSINESS CENTER

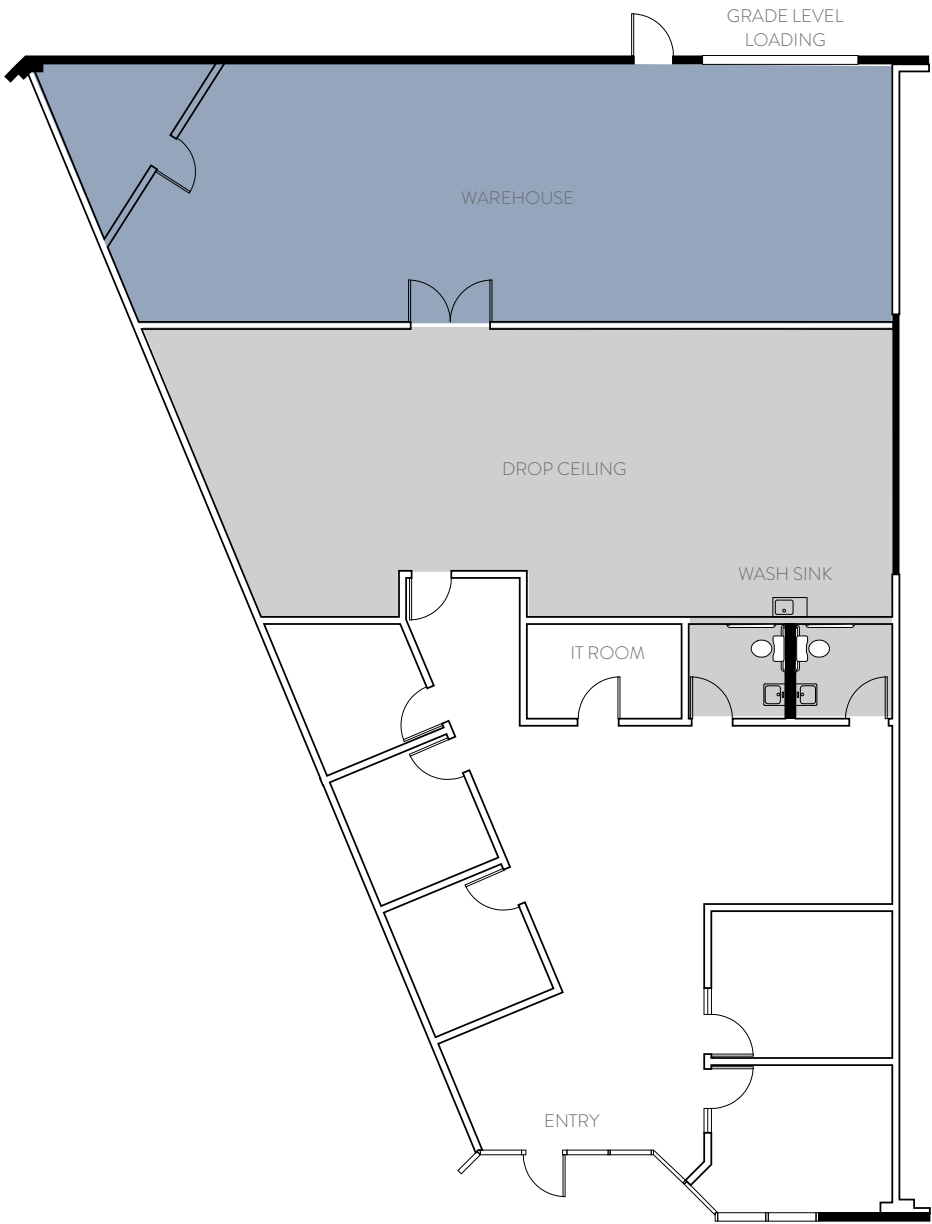
Fremont, California



TENANT SHALL BE RESPONSIBLE TO VERIFY POWER
POWER: 100 AMPS @ 208/120 VOLT

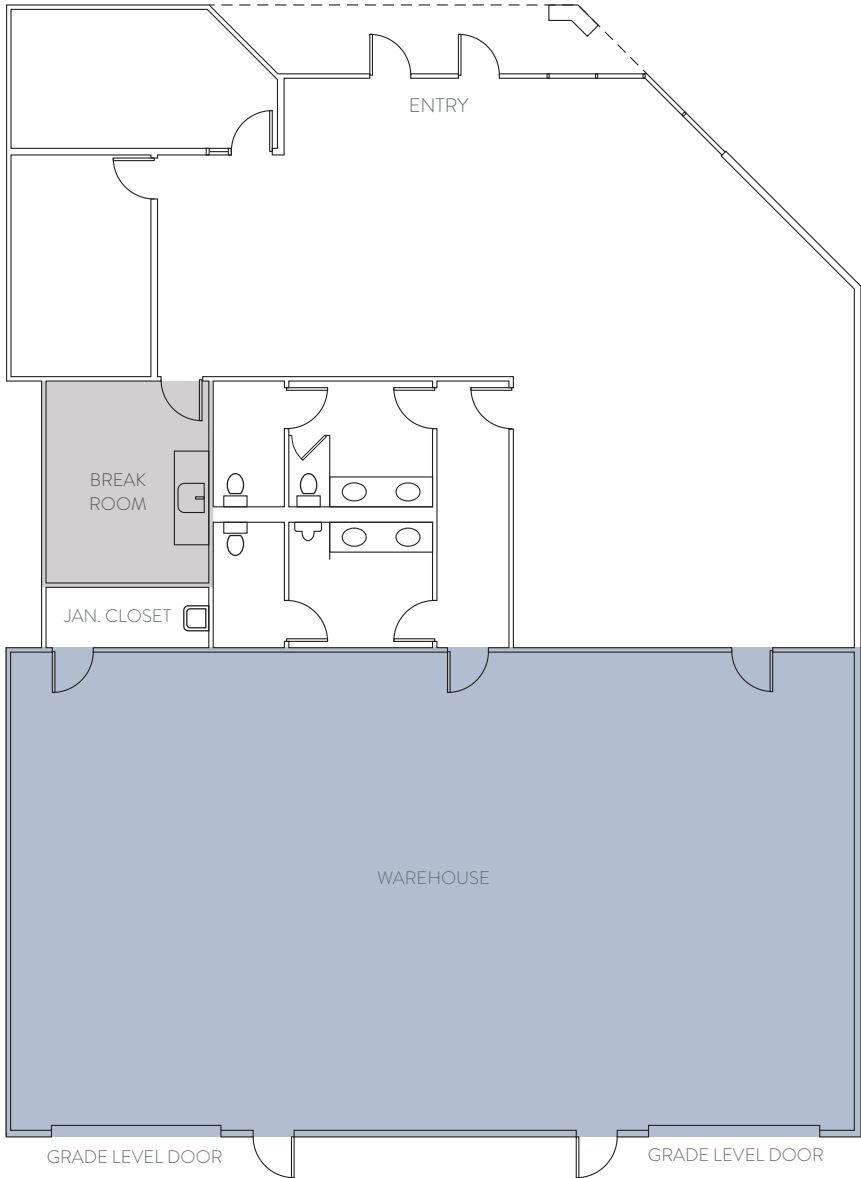


□ CARPET AREA ■ VCT TILE AREA ■ CONCRETE AREA



TENANT SHALL BE RESPONSIBLE TO VERIFY POWER
POWER: 400 AMPS @ 208/120 VOLT

□ CARPET AREA ■ VCT TILE AREA ■ CONCRETE AREA



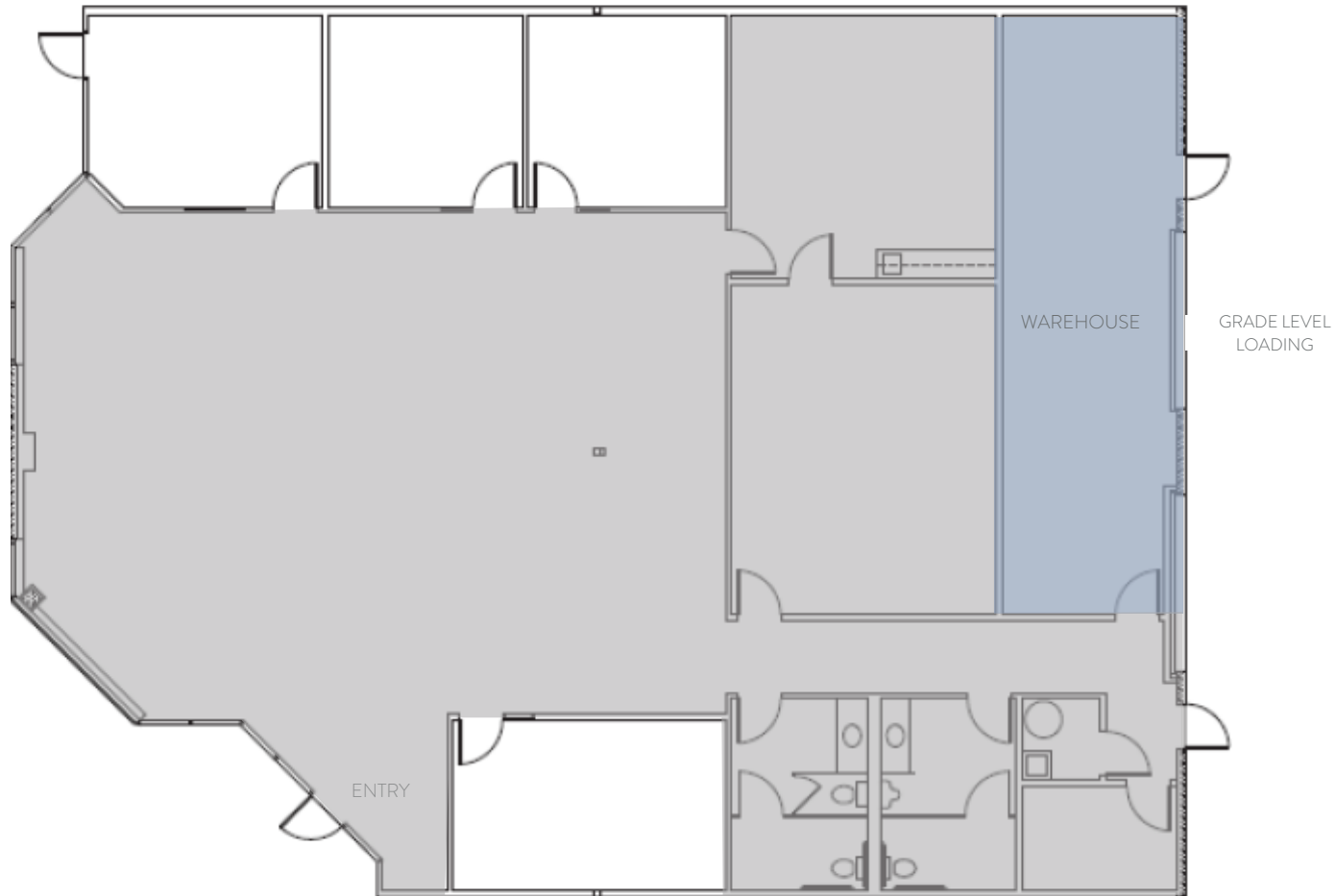
TENANT SHALL BE RESPONSIBLE TO VERIFY POWER
POWER: 200 AMPS @ 208/120 VOLT

□ CARPET AREA ■ VCT TILE AREA ■ CONCRETE AREA

48834-103A | 4,621 SF

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Fremont, California



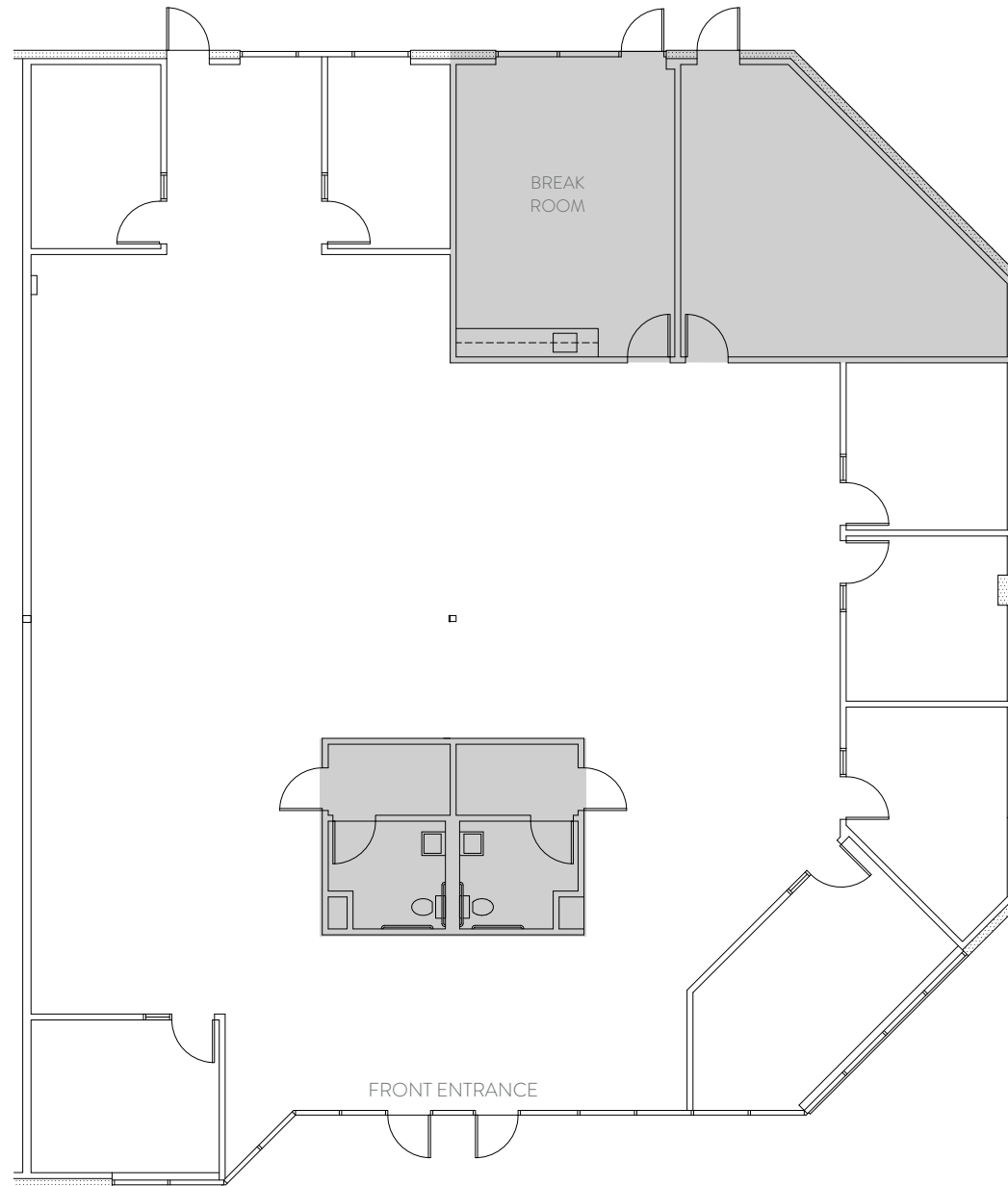
TENANT SHALL BE RESPONSIBLE TO VERIFY POWER
POWER: 100 AMPS @ 208/120 VOLT

□ CARPET AREA ■ VCT TILE AREA ■ CONCRETE AREA

48820-S100/200B | 5,303 SF

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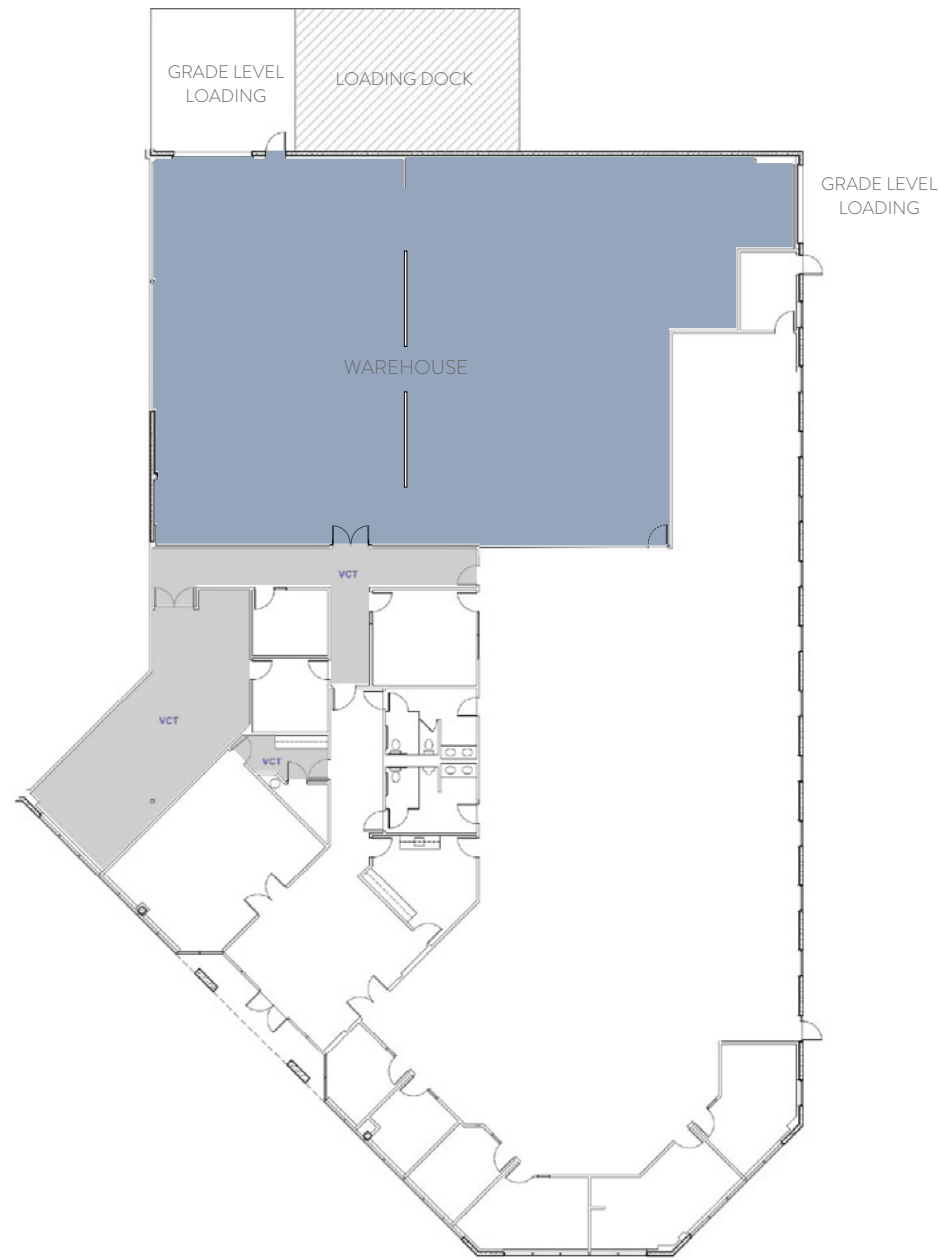
TENANT SHALL BE RESPONSIBLE TO VERIFY POWER
POWER: 400 AMPS @ 208/120 VOLT

□ CARPET AREA ■ VCT TILE AREA ■ CONCRETE AREA

48810-300E | 16,035 SF

KATO BUSINESS CENTER

Fremont, California



TENANT SHALL BE RESPONSIBLE TO VERIFY POWER
POWER: 400 AMPS @ 480/277 VOLT

□ CARPET AREA ■ VCT TILE AREA ■ CONCRETE AREA