

FOR LEASE

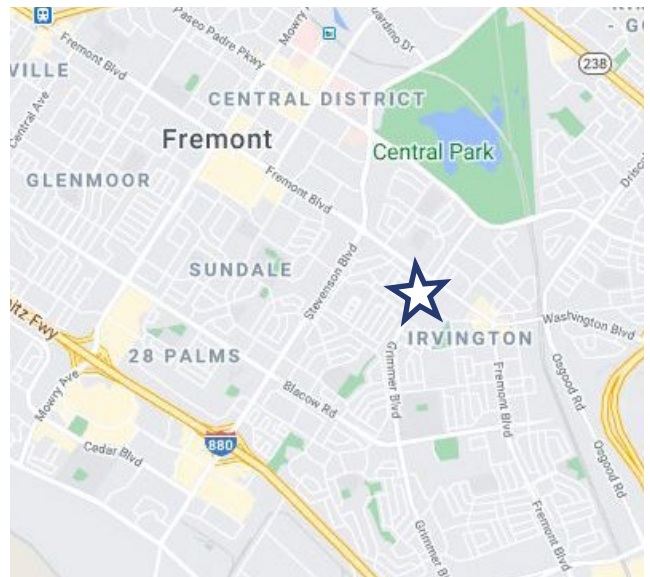
40611 Grimmer Boulevard
Fremont, California 94538



FEATURES

- Two individual units available
 - Each unit with private restroom
 - 962 sf - Second floor office with patio and kitchenette
 - 750 sf - First floor office
- Ample parking (9 surface spaces)
- Building signage
- Newly renovated with new exterior paint
- Great central Fremont location
- High Visibility on one of Fremont's main thoroughfares (18,800 ADT)

MAP



DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Population	34,136	153,065	262,513
Avg. HH Income	\$150,343	\$168,001	\$168,039

TRAFFIC COUNTS

Grimmer Boulevard	18,800 ADT
Fremont Boulevard	33,388 ADT

 **PRIME COMMERCIAL**
INCORPORATED
www.primecommercialinc.com

DIXIE DIVINE

408.879.4001
ddivine@primecommercialinc.com
CA BRE 00926251 & 01481181

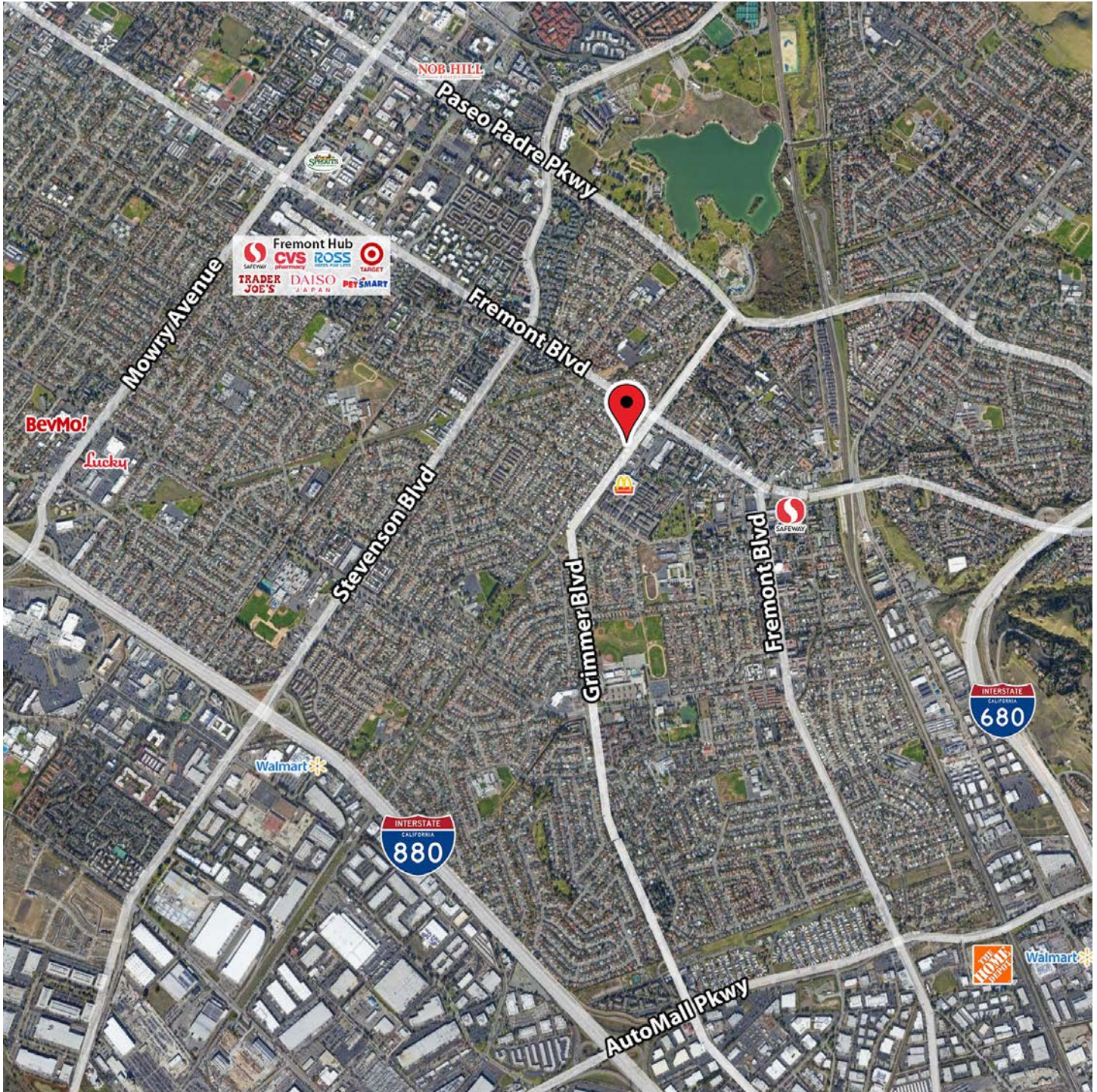
DENISE LUPRETTA

408.879.4003
dferrari@primecommercialinc.com
CA BRE 01735925

Prime Commercial, Inc. has obtained the information contained herein from sources we deem reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is subject to errors, modification, omission, change of price and/or terms, prior lease sale or financing, or withdraw without notice. It may include projections, opinions, or assumptions or estimated for example only, and they may represent current or future performance of the property. You and your tax and legal advisors should conduct your own of the property and transaction. The information provided in this brochure are estimates only, not representations, and are not intended to be relied upon for any purpose. All demographic information contained in this brochure is obtained from esri.

AERIAL MAP

40611 Grimmer Boulevard
Fremont, California 94538



PRIME COMMERCIAL
INCORPORATED
www.primecommercialinc.com

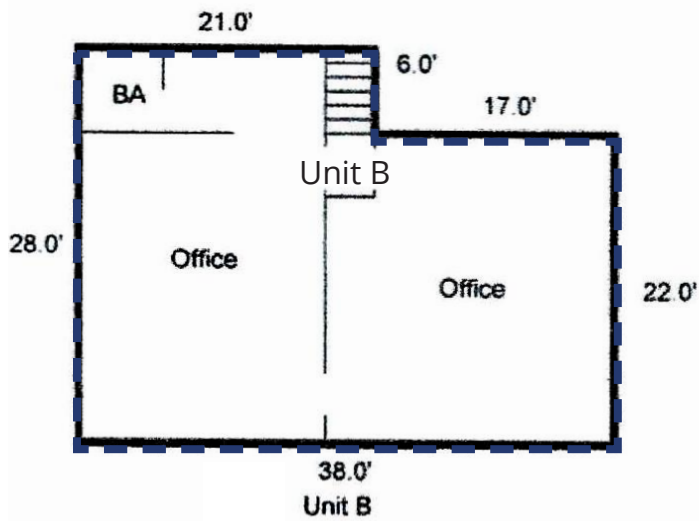
DIXIE DIVINE
408.879.4001
ddivine@primecommercialinc.com
CA BRE 00926251 & 01481181

DENISE LUPRETTA
408.879.4003
dferrari@primecommercialinc.com
CA BRE 01735925

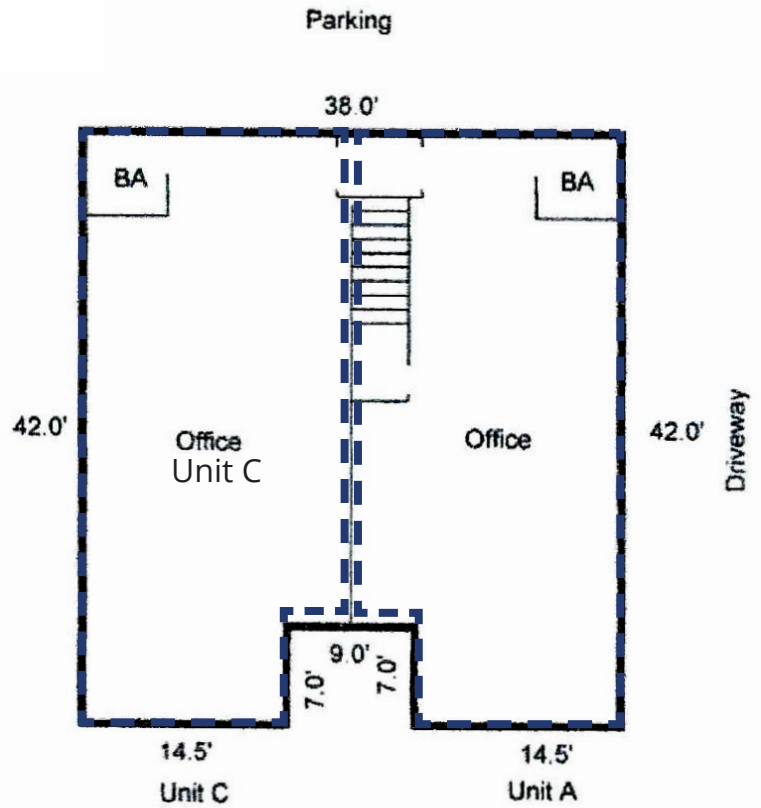
Prime Commercial, Inc. has obtained the information contained herein from sources we deem reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is subject to errors, modification, omission, change of price and/or terms, prior lease sale or financing, or withdraw without notice. It may include projections, opinions, or assumptions or estimated for example only, and they may represent current or future performance of the property. You and your tax and legal advisors should conduct your own of the property and transaction. The information provided in this brochure are estimates only, not representations, and are not intended to be relied upon for any purpose. All demographic information contained in this brochure is obtained from esri.

SPACE PLAN

40611 Grimmer Boulevard
Fremont, California 94538



SECOND FLOOR
Unit B - 962 SF



GROUND FLOOR
Unit C- Approx. 750 SF