

# FOR LEASE

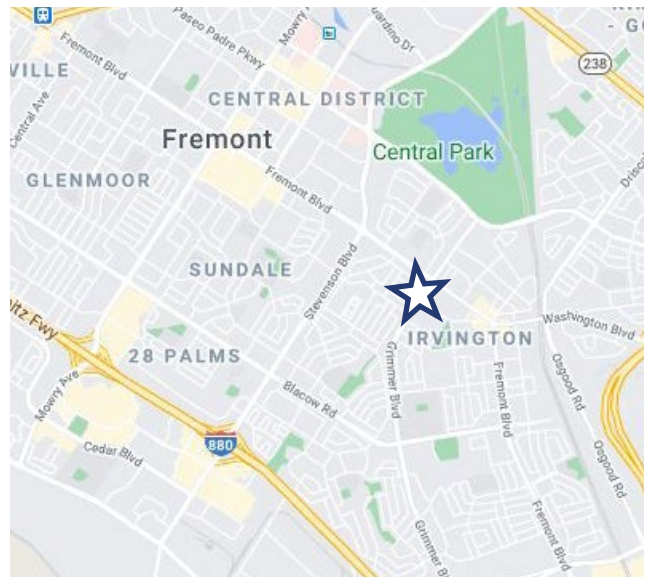
40611 Grimmer Boulevard  
Fremont, California 94538



## FEATURES

- Entire Building Available 2,660 SF
- Or three individual units available
  - Each unit with private restroom
  - 962 sf - Second floor office with patio and kitchenette
  - 750 sf - First floor office
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- 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

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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

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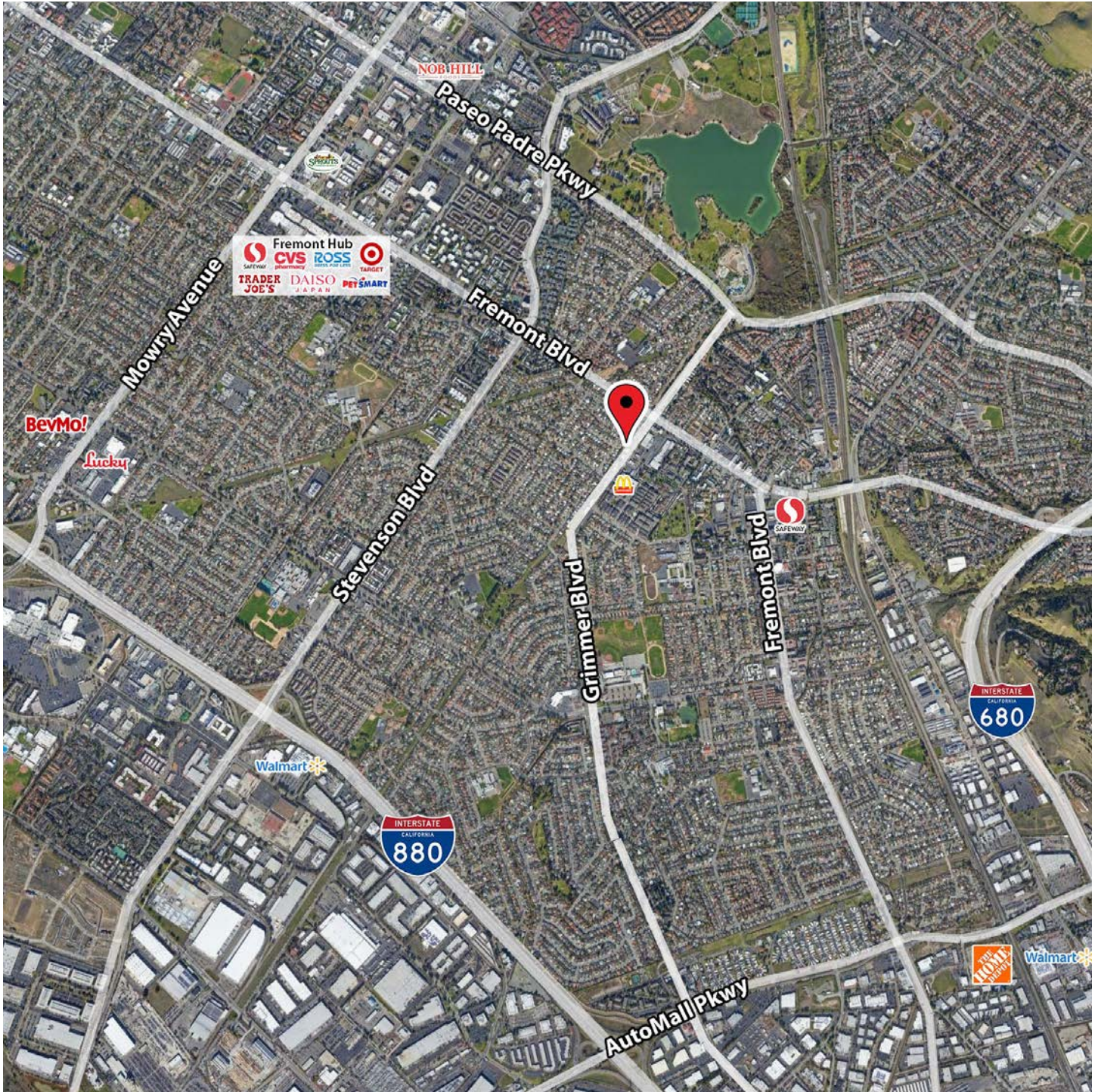
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# AERIAL MAP

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Fremont, California 94538



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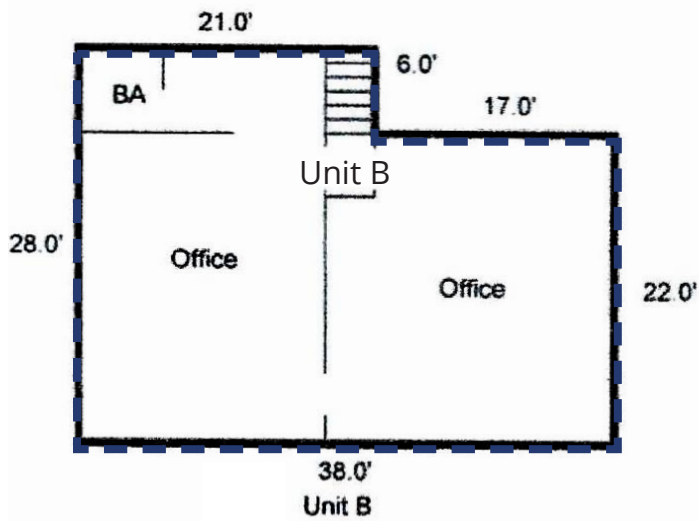
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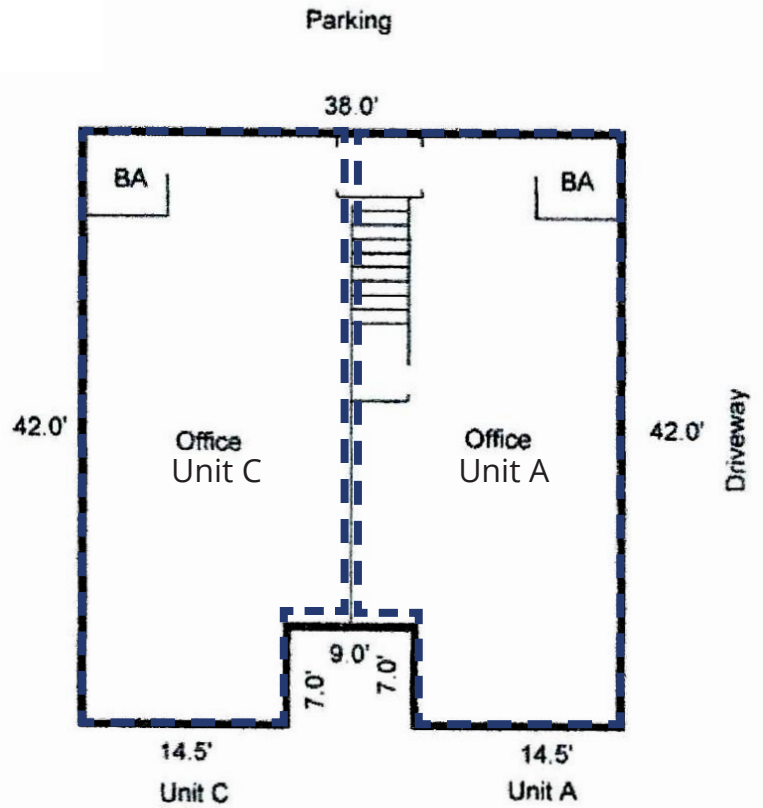
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# SPACE PLAN

40611 Grimmer Boulevard  
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SECOND FLOOR  
Unit B - 962 SF



GROUND FLOOR  
Unit A - Approx. 750 SF  
Unit C - Approx. 750 SF