

MERIDIAN

Real Estate Services Corporation

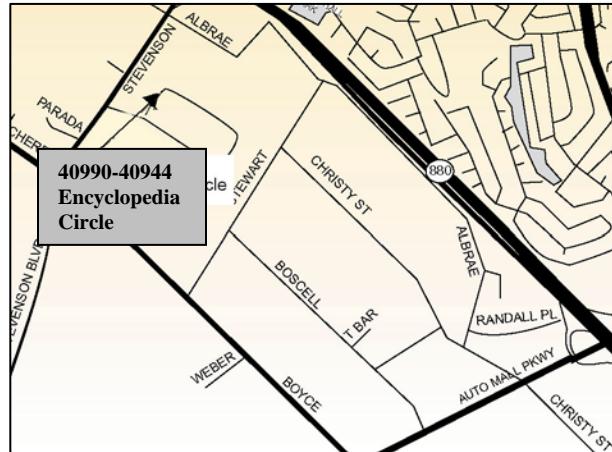
±13,097SF For Lease Office/R&D

40990-40994 Encyclopedia Circle – Fremont, CA



±13,097sf Office R&D Divisible To:

- ± 5,736sf- W/ Kitchen**
- ± 2,917sf- W/ coffee Bar**
- ±4,444sf-W/ Coffee Bar**
- PVT Offices with Sidelights**
- 95% HVAC**
- One Grade Level Door in each Unit**
- Parking 3/1000**
- Excellent Access to I-880 & Hwy 84**
- Flexible Lease Terms**
- AVAILABLE**
- \$.85NNN (Nets=\$.10)**



MRESC

Meridian Real
Estate Services
Corp.

For more information contact Exclusive Agent

John L. King

Lic#00648197

Office (510) 657-0900 Cell (415) 407-1807

meridiancommercial@sbcglobal.net

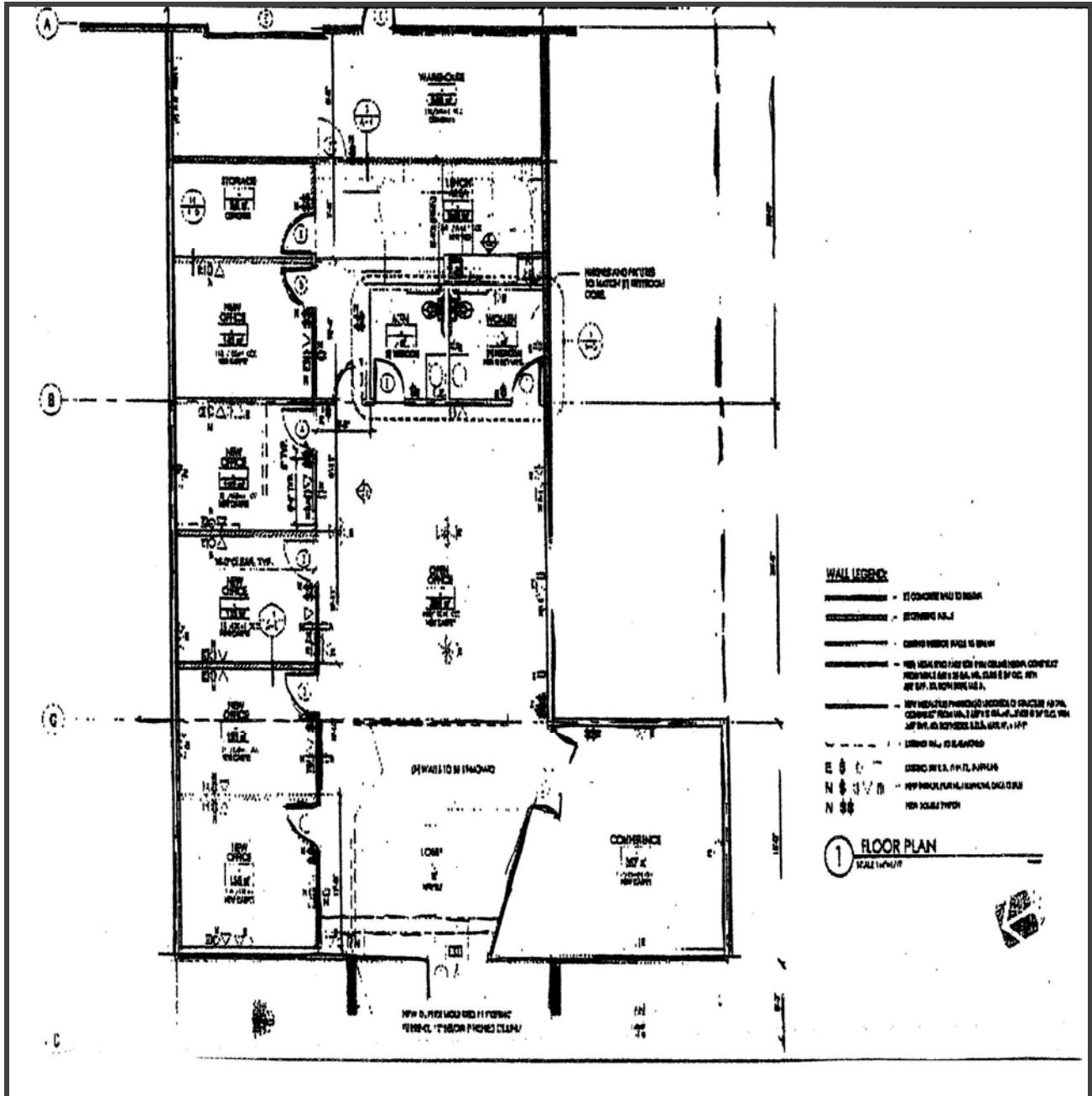
4803 Hannover Place - Fremont, Ca - 94538

The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

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40992 Encyclopedia Circle 2,917sf (Not to Scale)



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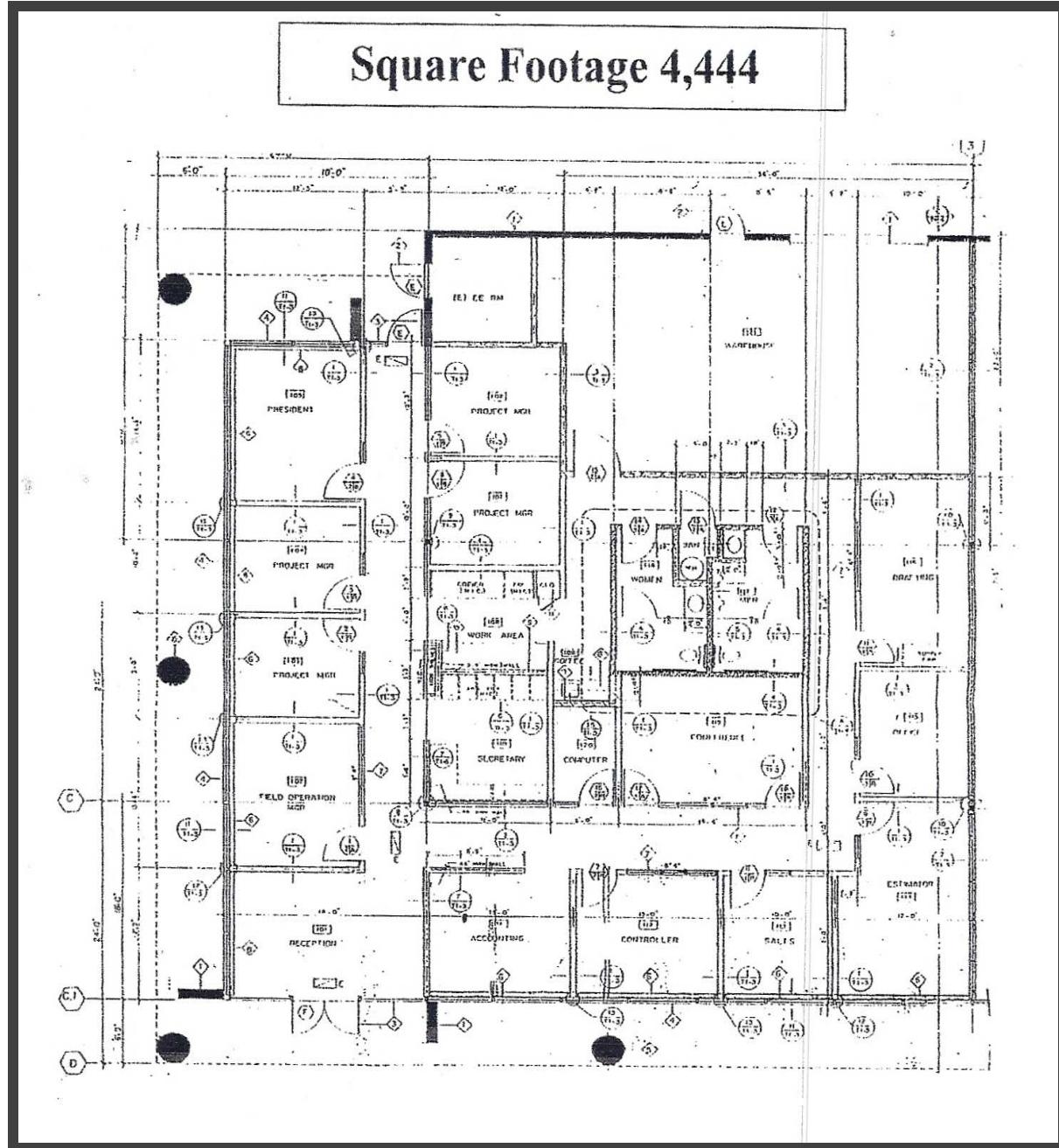
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40990 Encyclopedia Circle Floor Plan (Not to Scale)



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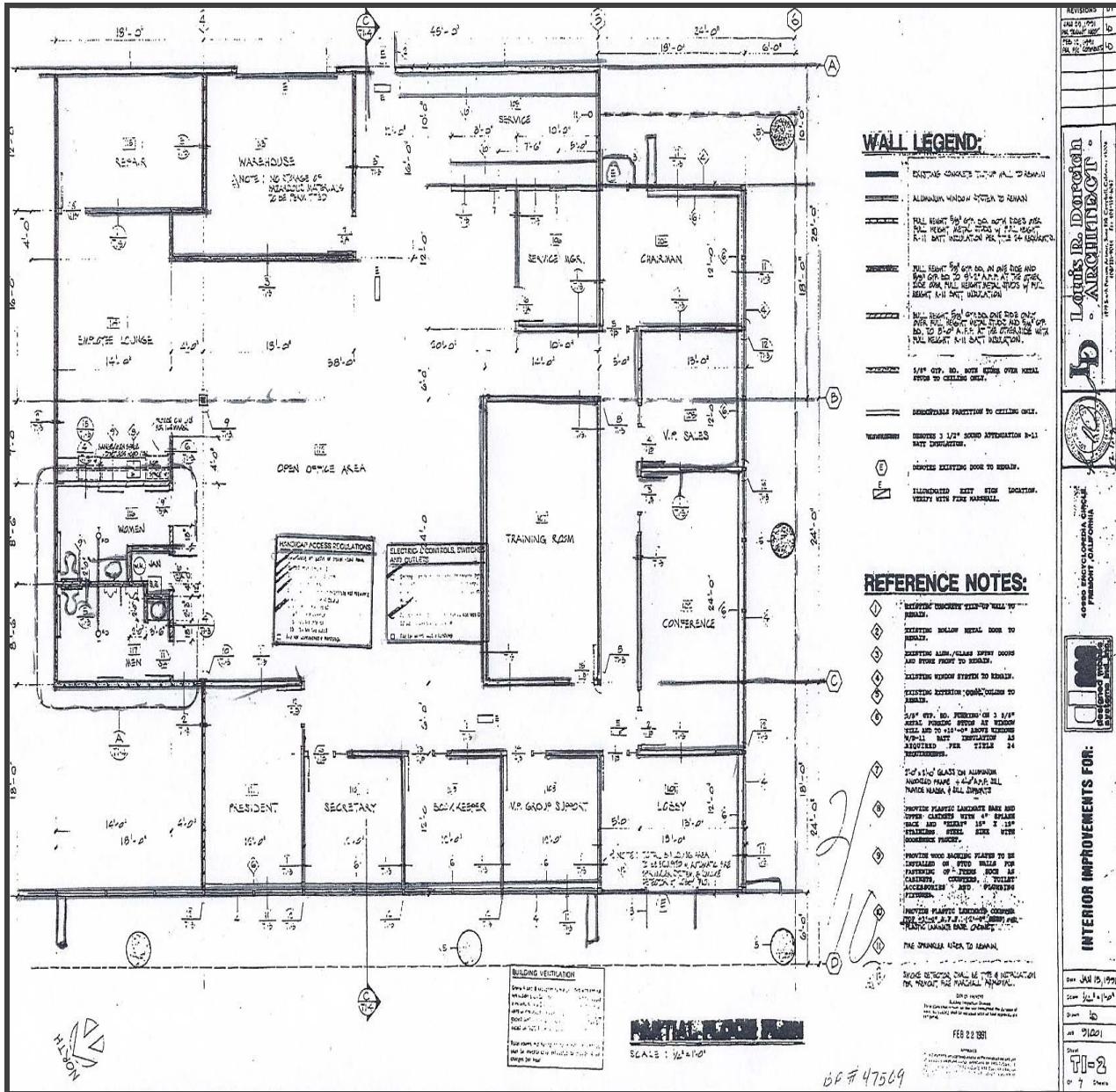
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40994 Encyclopedia Circle Floor Plan (Not to Scale)

5,736sf



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