



RARE OPPORTUNITY TO ACQUIRE A LONG-TERM CREDIT-LEASED MISSION CRITICAL DATA CENTER/R&D ASSET

INVESTMENT SUMMARY

Jones Lang LaSalle Americas, Inc. California License #01223413



SIEMENS
10-YEAR SALE LEASEBACK

46897 BAYSIDE PARKWAY

FREMONT, CALIFORNIA



THE OFFERING

Jones Lang LaSalle Americas, Inc. ("JLL"), as an exclusive advisor is pleased to present the opportunity to acquire 46897 Bayshore Parkway ("46897 Bayshore" or the "Property"), a two-story, 95,938 square foot mission critical data center/R&D facility located in Fremont, California. Situated on a 4.25 acre site, the Property is 100% occupied by Siemens (S&P: A+) which will execute a 10 year leaseback upon closing of the transaction. Further, Siemens is investing in additional upgrades to the Property which already boasts highly desirable existing infrastructure.

46897 Bayshore offers investors a unique opportunity to acquire a mission critical data center/R&D asset leased on a long-term basis to an investment grade tenant.

PROPERTY SUMMARY

ADDRESS	46897 Bayside Parkway, Fremont, CA
SQUARE FOOTAGE	95,938
YEAR BUILT	2001
BUILDINGS	One (1)
STORIES	Two (2)
POWER	6,000 Amps
SITE SIZE	4.25 Acres / 185,130 Land SF
APN	519-1005-091-00
PARKING	331 (3.45 per 1,000 SF)
OCCUPANCY	100%
TENANT	Siemens Corporation (Digital Industries)
LEASEBACK TERM	10.00 Years
LEASE TYPE	NNN
ANNUAL ESCALATIONS	3.00%



INVESTMENT HIGHLIGHTS



OPPORTUNITY TO ACQUIRE A MISSION CRITICAL PROPERTY OCCUPIED BY SIEMENS DIGITAL INDUSTRIES BUSINESS UNIT



10.0 YEARS OF SIEMENS (S&P: A+) NNN LEASE TERM WITH 3.0% ANNUAL ESCALATIONS



DESIRABLE INFRASTRUCTURE SPECS INCLUDING 6,000 AMPS, 16.5' CLEAR HEIGHTS, AND BOTH DOCK AND ROLL UP DOORS



SIEMENS HAS MADE SIGNIFICANT IMPROVEMENTS, INCLUDING ENERGY EFFICIENCY UPGRADES



CENTRALIZED FREMONT LOCATION WITH IDEAL ACCESS



PROXIMATE TO A DIVERSE TENANT BASE IN A PROMINENT SILICON VALLEY SUBMARKET

OPPORTUNITY TO ACQUIRE A DATA CENTER / R&D ASSET WITH HIGHLY CAPABLE INFRASTRUCTURE

The Property features robust infrastructure, including distinct HVAC systems catering to the unique requirements of both the data center and the R&D space. This ensures optimal temperature and cooling control for the specialized equipment and sensitive processes carried out in each area.

Moreover, the Property is equipped with an impressive power capacity of 6,000 amps. This level of power supply showcases the building's capability to accommodate high-density computing and research activities, providing tenants with the necessary resources to support their operations efficiently and reliably.

Historically Siemens has invested considerably into the asset and has plans for continued investment and upgrades on a go forward basis.



4.25
ACRES

331 (3.45/1,000)
PARKING STALLS



6,000 AMPS
POWER CAPACITY

4,500 LB
ELEVATOR CAPACITY

16.5'
FIRST FLOOR CLEAR
HEIGHTS

10 YEARS OF SIEMENS (S&P: A+) NNN LEASE TERM WITH 3.0% ANNUAL ESCALATIONS

Siemens has owned and occupied the Property since 2014 and will execute a 10 year leaseback at closing. Investors will benefit from the long-term lease commitment, 3% annual rent escalations, and significant improvements and investment to the expansion of the data center. Siemens' diversified portfolio of products and services has resulted in healthy cash flow and a strong business profile, enabling the company to uphold an investment-grade credit rating for over two decades.

Despite market conditions, Siemens achieved record profitability in their Industrial Business line, achieving an all time high operating margin of 16.5% in Q4 2023. In addition, Siemens' cross functional expertise has kept them at the cutting edge of every industry, notably partnering with Microsoft to drive cross-industry AI adoption and the introduction of Siemens Industrial Copilot.



SIEMENS HIGHLIGHTS

A+

Investment-Grade
Credit Rating

\$153.7B

Market Cap
(as of May 2024)

320K

Employees
Worldwide

\$84.49B

2023
Revenue

#47

Fortune 100
Companies

1847

Year
Founded

IDEAL FREMONT LOCATION SURROUNDED BY PREEMINENT MANUFACTURING, LIFE SCIENCES, AND TECHNOLOGY TENANTS

46897 Bayshore is strategically located in close proximity to a multitude of R&D tenants in Fremont, showcasing the city's reputation as a business-friendly environment. One of the major advantages of this property is its prime positioning off the I-880 and Fremont Boulevard. This convenient location provides excellent accessibility and connectivity for businesses, suppliers, partners, and employees. This not only enhances operational efficiency but also supports the potential for growth and collaboration within the thriving R&D ecosystem of Fremont.





TESLA

molex

RETC

Thermo Fisher
SCIENTIFIC

MASS

IGG

W WARREN AVE

Brooks

BAYSIDE PKWY



ISE LABS

Lam
RESEARCH



SIEMENS

SIEMENS
10-YEAR SALE LEASEBACK

LAKEVIEW BLVD

COURTYARD
Marriott



PRIME SILICON VALLEY LOCATION WITH SUPERIOR ACCESS

PREMIER CENTRAL LOCATION

46897 Bayshore is ideally positioned off Highway 880, Highway 680, and Highway 237, enabling ease of access across the Bay Area. Located in one of the Bay Area's most dynamic submarkets, the Property's Fremont location is proximate to a diverse, growing tenant base and home to top technology, life sciences, and manufacturing companies alike. The Property is located 8 miles from the Fremont BART Station and just 4.2 miles from the Irvington BART station, which will begin construction in mid-2026 and be delivered and open for service in 2031.

PROXIMITY TO MAJOR TALENT HUBS

Fremont is a short distance from many of Bay Area's major talent hubs, including Fremont/Milpitas, San Jose, and Morgan Hill. The Property's proximity to Highway 237 also offers convenient access to communities south and west of the Property with high-quality schools and upscale housing desired by the region's large, well-educated talent pool and highly-skilled engineers.

DRIVE TIMES TO POINTS OF INTEREST

6 Minutes

WARM SPRINGS BART

6 Minutes

PACIFIC COMMONS SHOPPING CENTER

6 Minutes

GREAT MALL

15 Minutes

DOWNTOWN FREMONT

18 Minutes

SAN JOSE INTERNATIONAL AIRPORT

20 Minutes

DOWNTOWN MOUNTAIN VIEW

21 Minutes

DOWNTOWN SUNNYVALE

32 Minutes

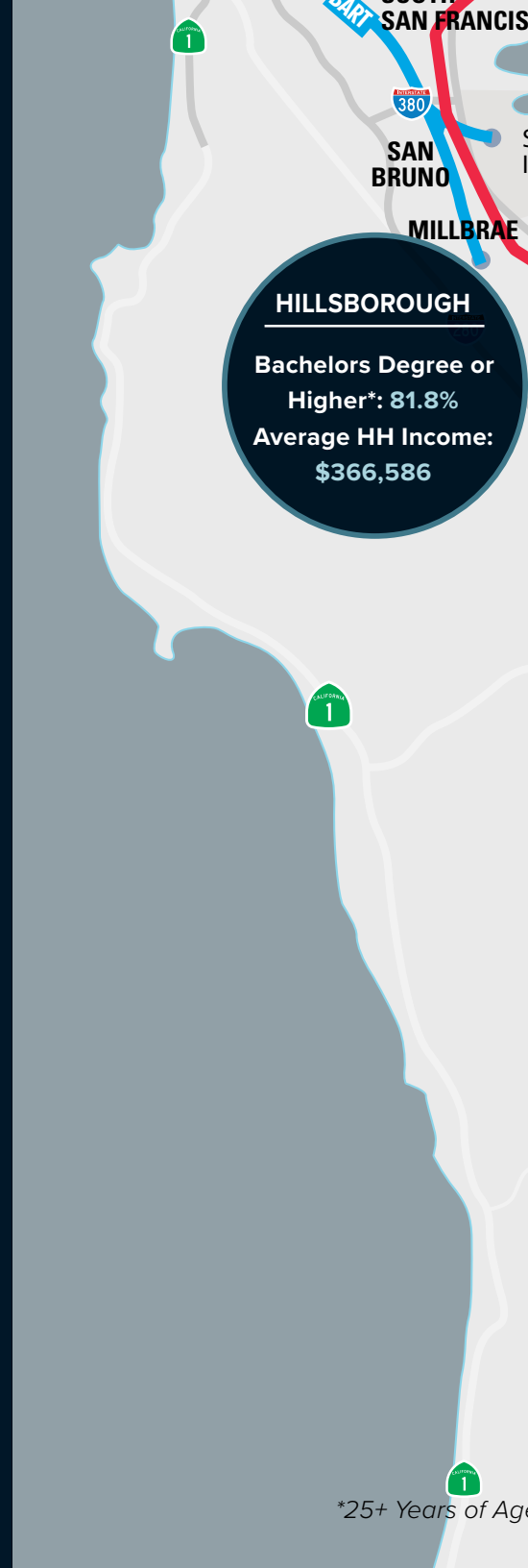
STANFORD UNIVERSITY

40 Minutes

SAN FRANCISCO INTERNATIONAL AIRPORT

44 Minutes

OAKLAND INTERNATIONAL AIRPORT



HILLSBOROUGH

Bachelors Degree or Higher*: 81.8%

Average HH Income: \$366,586



SIEMENS
10-YEAR SALE LEASEBACK

FREMONT
Bachelors Degree or Higher*: 53.0%
Average HH Income: \$166,455

PLEASANTON
Bachelors Degree or Higher*: 63.0%
Average HH Income: \$189,401

MENLO PARK
Bachelors Degree or Higher*: 70.5%
Average HH Income: \$269,921

**SAN CARLOS
ATHERTON**
Bachelors Degree or Higher*: 82.6%
Average HH Income: \$373,202

WOODSIDE
Bachelors Degree or Higher*: 77.0%
Average HH Income: \$362,340

PALO ALTO
Bachelors Degree or Higher*: 82.7%
Average HH Income: \$266,907

SANTA CLARA
Bachelors Degree or Higher*: 62.1%
Average HH Income: \$177,643

SAN JOSE
Bachelors Degree or Higher*: 44.8%
Average HH Income: \$174,217



Presented by Jones Lang LaSalle Americas, Inc.
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SIEMENS

10-YEAR SALE LEASEBACK

FREMONT, CALIFORNIA

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