

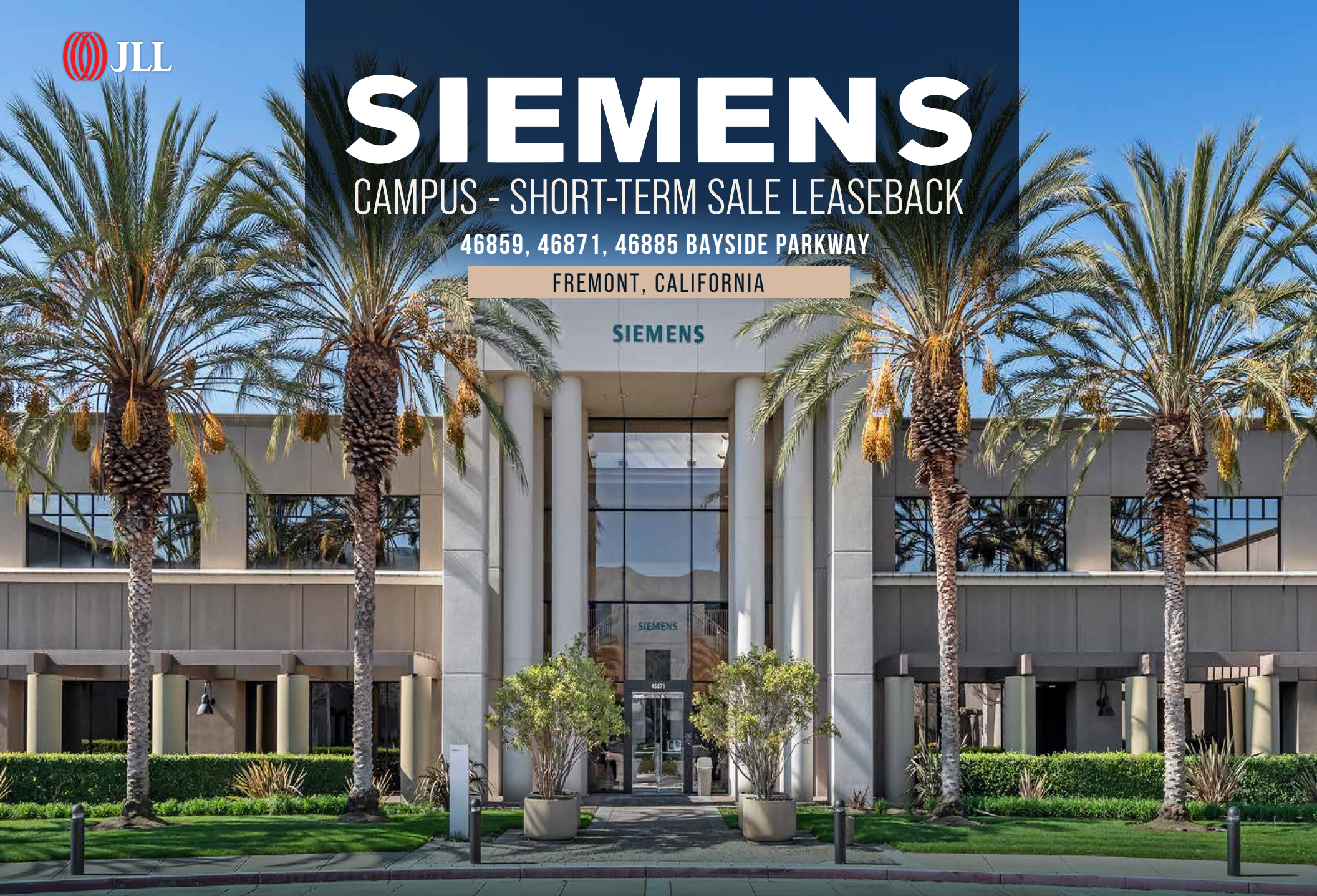


# SIEMENS

CAMPUS - SHORT-TERM SALE LEASEBACK

46859, 46871, 46885 BAYSIDE PARKWAY

FREMONT, CALIFORNIA



Jones Lang LaSalle Americas, Inc. California License #01223413

INVESTMENT SUMMARY

**THREE BUILDING SHORT-TERM SALE LEASEBACK WITH REPOSITIONING OR REDEVELOPMENT OPPORTUNITY**



# THE OFFERING

Jones Lang LaSalle Americas, Inc. ("JLL"), as an exclusive advisor is pleased to present the opportunity to acquire 46859, 46871, 46885 Bayside Parkway ("Siemens Campus STSLB" or the "Property"), a three-building, 192,129 SF R&D facility located in Fremont, California. Situated on 10.55 acres, the Property is 100% owned and occupied by Siemens (S&P: A+) which will execute a 1 year leaseback on Buildings B and C and a 1.5 year leaseback on Building A, offering investors near-term cash flow prior to repositioning or redeveloping the site.

The Property offers a prominent Headquarters-style campus of scale with highly functional base building specs and future development optionality.

**The Siemens Campus presents investors with an opportunity to acquire a property of scale with near-term cash flow and multiple viable business plans to reposition the Property.**

## PROPERTY SUMMARY

ADDRESS	46859, 46871, 46885 Bayside Parkway, Fremont, CA
SQUARE FOOTAGE	192,129
YEAR BUILT	1998
BUILDINGS	Three (3)
STORIES	Two (2)
POWER	7,000 Amps
SITE SIZE	10.55 Acres / 458,251 Land SF
APN	519-1005-092, 519-1005-094, 519-1005-093
PARKING	625 stalls (3.25 per 1,000 SF)
OCCUPANCY	100%
TENANT	Siemens Corporation (Digital Industries)
LEASEBACK TERM	Building A: 1.5 years Building B & C: 1 year
ZONING	Tech Industrial (I-T)





# INVESTMENT HIGHLIGHTS



OPPORTUNITY TO ACQUIRE R&D CAMPUS OF SCALE



SHORT-TERM LEASEBACK OFFERING CASH FLOW BRIDGE TO RENOVATION OR REDEVELOPMENT



CAPABLE BASE BUILDING SPECS, INCLUDING, 7,000 AMPS, GRADE LOADING, AND 16.5' CLEAR HEIGHTS



LARGE SITE CAPABLE OF ADVANCED MANUFACTURING OR DATA CENTER DEVELOPMENT



CENTRALIZED FREMONT LOCATION WITH IDEAL ARTERIAL ACCESS



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

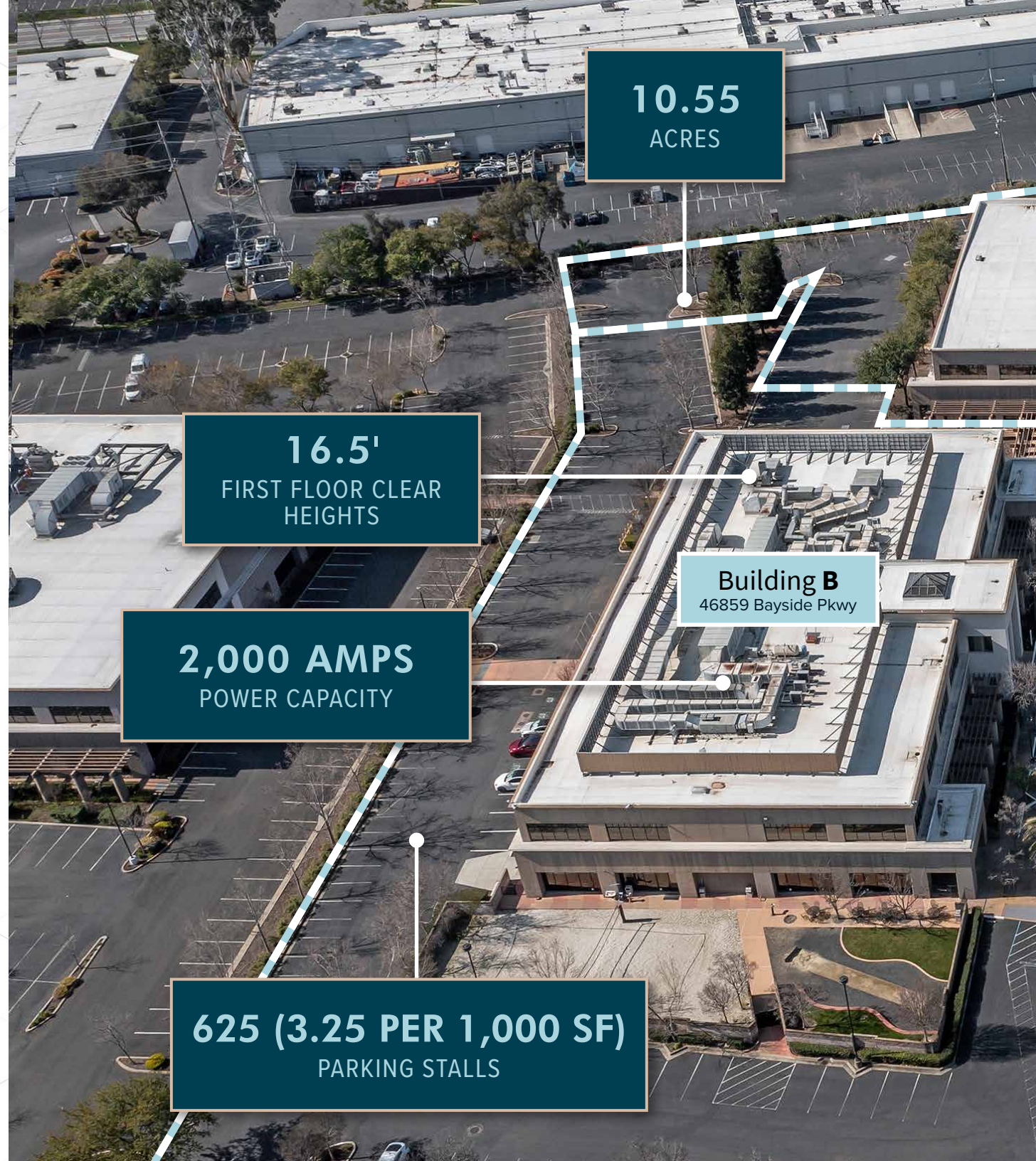




## OPPORTUNITY TO ACQUIRE A HQ - QUALITY CAMPUS OF SCALE WITH REDEVELOPMENT POTENTIAL

The Siemens Campus presents an opportunity for investors seeking a substantial technology industrial campus, conveniently located adjacent to I-880. With its size and scale, this Property stands out as a rare gem in the market, offering a unique chance to acquire a large campus that is rarely available in the southern portion of Fremont. Notably, its proximity to prominent tech tenants further enhances its allure, serving as a gateway for users looking to establish their presence in this thriving technology hub.

What sets this property apart is its incredible flexibility and potential for repositioning. The existing infrastructure and adaptable usability enable investors to explore various possibilities for renovation or redevelopment. This opens doors for attracting users who are actively seeking to expand their footprint in the Silicon Valley region. The chance to optimize this asset's potential through strategic repositioning is an invaluable opportunity that should not be overlooked by astute investors seeking to make their mark in the ever-evolving Bay Area market.



**10.55**  
ACRES

**16.5'**  
FIRST FLOOR CLEAR  
HEIGHTS

**2,000 AMPS**  
POWER CAPACITY

**Building B**  
46859 Bayside Pkwy

**625 (3.25 PER 1,000 SF)**  
PARKING STALLS



**16.5'**  
FIRST FLOOR CLEAR  
HEIGHTS

**Building A**  
46871 Bayside Pkwy

**3,000 AMPS**  
POWER CAPACITY

**2,000 AMPS**  
POWER CAPACITY

**Building C**  
46885 Bayside Pkwy

**16.5'**  
FIRST FLOOR CLEAR  
HEIGHTS

SIEMENS BLDG ID	BUILDING A	BUILDING B	BUILDING C	TOTAL
ADDRESS	46871 Bayside Pkwy	46859 Bayside Pkwy	46885 Bayside Pkwy	46871, 46859, 46885 Bayside Pkwy
PARCEL NUMBER	519-1005-094-00	519-1005-092-00	519-1005-093-00	-
YEAR BUILT	1998	1998	1998	1998
LAND AREA (ACRES)	4.88	2.82	2.85	10.55
LAND AREA (SF)	212,616	122,970	124,059	459,645
RENTABLE AREA (SF)	87,729	52,072	52,328	192,129
CURRENT FAR	0.41	0.42	0.42	0.42
STORIES	2	2	2	2
PARKING STALLS	265	175	185	625 stalls (3.25 per 1,000 SF)



## SIEMENS (S&P: A+) SHORT-TERM SALE LEASEBACK

Siemens will leaseback Buildings B and C for 1 year and Building A for 1.5 years with plans to vacate upon lease expiration. The one year leaseback allows investors to formulate their value-add strategy to reposition the existing buildings or work through the entitlement process to redevelop the Property.



**Building B**  
46859 Bayside Pkwy

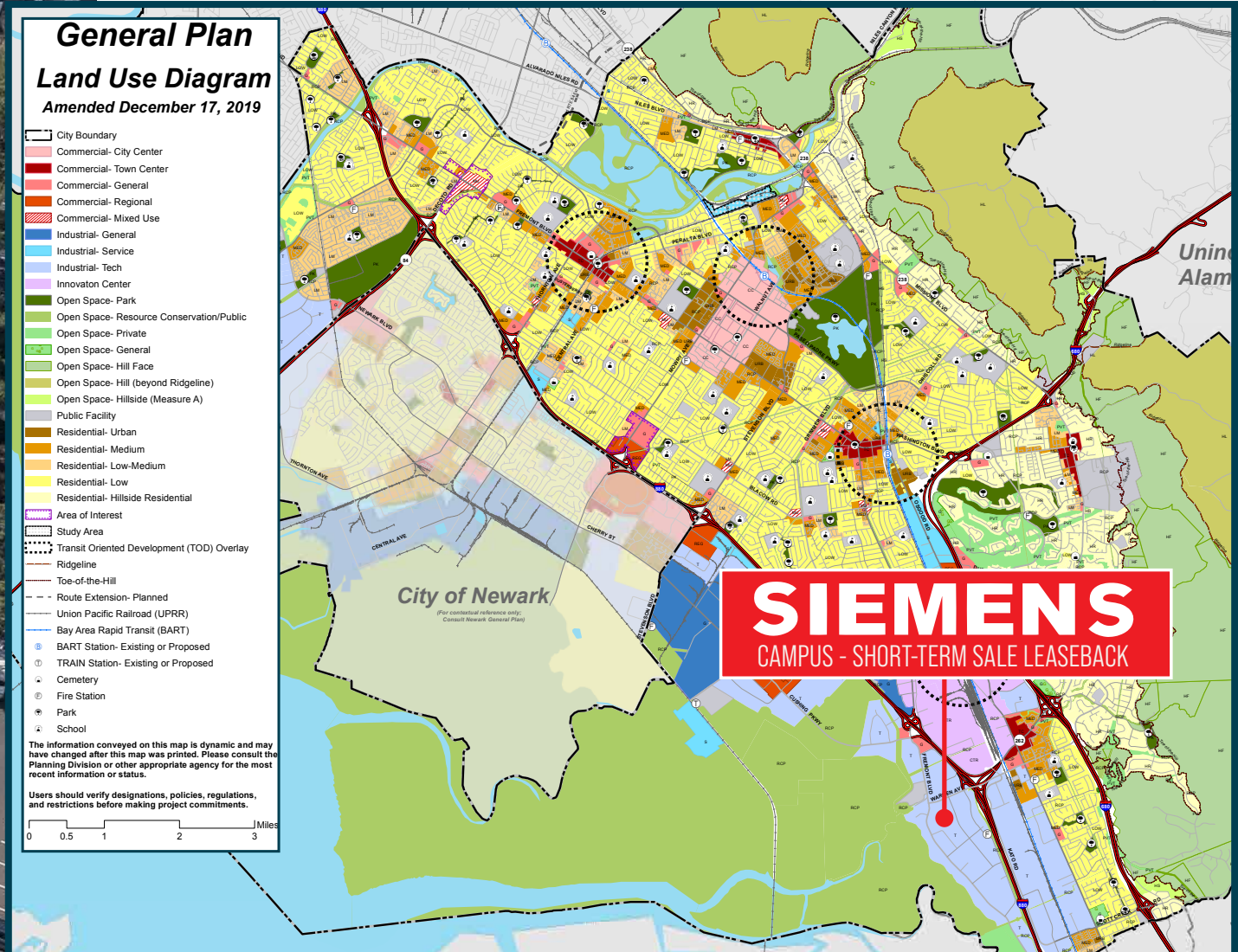
**Building A**  
46871 Bayside Pkwy

**Building C**  
46885 Bayside Pkwy



## SCALE & OPTIONALITY

The Siemens Campus offers investors with an opportunity to acquire a Property with a short-term cash flow bridge to renovation or redevelopment. As currently configured, the Property features a mix of office and R&D space across three buildings and 10.55 acres. The Property is zoned I-T Tech Industrial which is intended to provide areas devoted to research and development, "clean and green" tech and software engineering. Additionally, I-T Tech Industrial allows a wide variety of industrial uses for general warehouse and manufacturing. The I-T zoning allows for a max FAR of 0.35 and 0.45 for general warehouse and manufacturing.





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

The Property 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  
SHORT-TERM SALE LEASEBACK

SIEMENS

LAKEVIEW BLVD

COURTYARD  
Marriott

ALAMAR  
BIOSCIENCES





# PRIME SILICON VALLEY LOCATION WITH SUPERIOR ACCESS

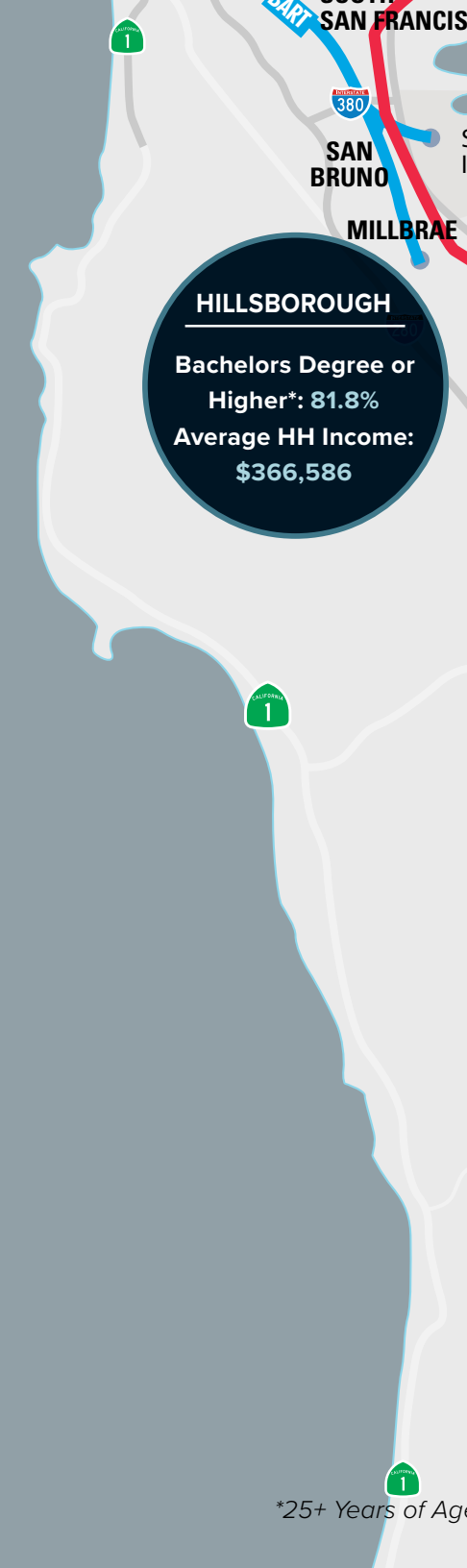
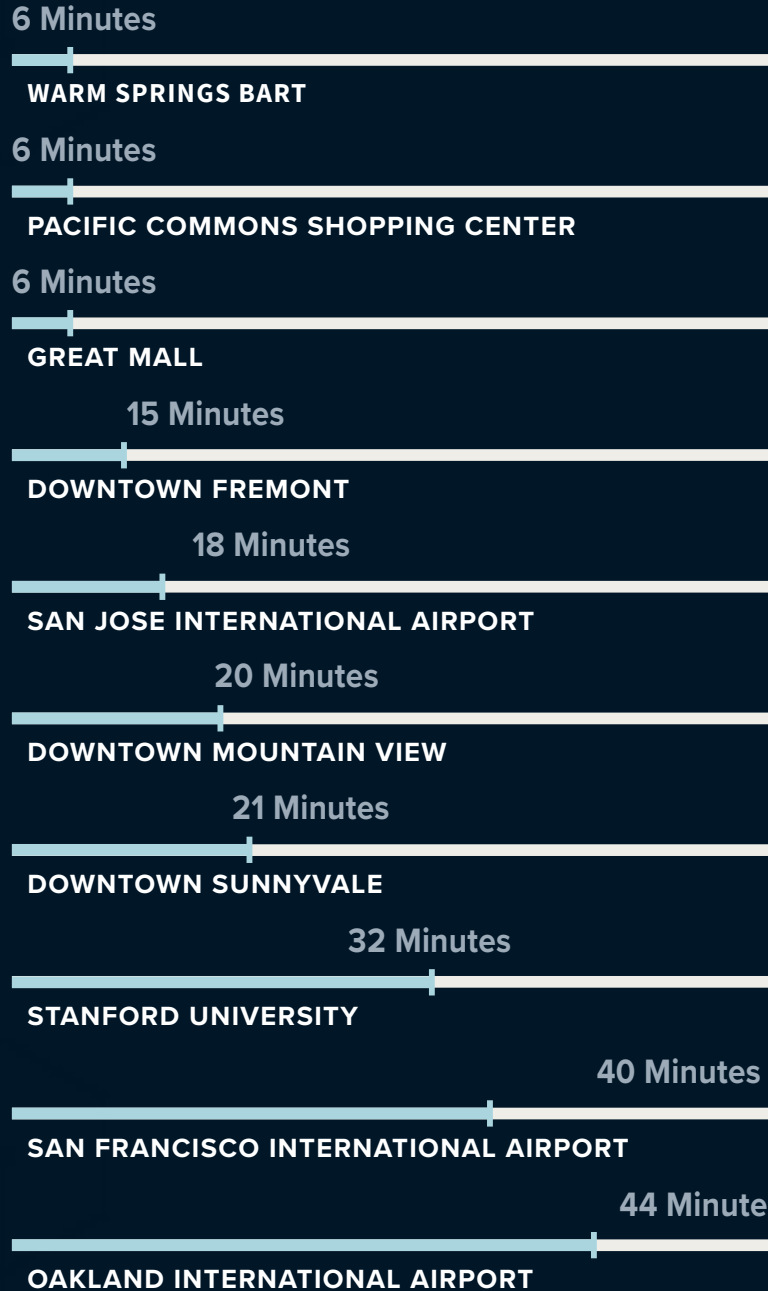
## PREMIER CENTRAL LOCATION

The Siemens Campus 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







# SIEMENS

CAMPUS - SHORT-TERM 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  
PALO ALTO UNIFIED**

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





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#### INVESTMENT SALES & ADVISORY

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**WILL CONNORS** Senior Managing Director  
+1 650 480 2222 // will.connors@jll.com  
CA DRE# 01901361

**ADAM LASOFF** Managing Director  
+1 415 395 7283 // adam.lasoff@jll.com  
CA DRE# 01891096

**DANIEL RENZ** Senior Director  
+1 415 395 7244 // daniel.renz@jll.com  
CA DRE# 01892286

**MICHAEL MANAS** Senior Director  
+1 415 395 4969 // michael.manas@jll.com  
CA DRE# 02010118

**CHERI PIERCE** Vice President  
+1 415 395 4957 // cheri.pierce@jll.com  
CA DRE# 01248575

#### INDUSTRIAL EXPERTS

---

**RYAN SITOV** Managing Director  
+1 925 451 3485 // ryan.sitov@jll.com  
CA DRE# 01874541

**MELINDA MARINO** Director  
+1 818 667 1123 // melinda.marino@jll.com  
CA DRE# 02075704

#### DEBT ADVISORY

---

**MEGAN WOODRING** Senior Director  
+1 916 759 3201 // megan.woodring@jll.com  
CA DRE# 01955664

**TAYLOR GIMIAN** Director  
+1 415 276 6933 // taylor.gimian@jll.com  
CA DRE# 02020484

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#### MARKET LEASING EXPERTS

---

**GREG MATTER** Executive Managing Director  
+1 650 480 2220 // greg.matter@jll.com  
CA DRE# 01380731

**DAVID SESI** Managing Director  
+1 650 480 2136 // david.sesi@jll.com  
CA DRE# 01981744

#### DATA CENTER SPECIALIST

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**RYAN ATKINSON** Managing Director  
+1 650 480 2237 // ryan.atkinson@jll.com  
CA DRE# 01800278

# SIEMENS

## CAMPUS - SHORT-TERM SALE LEASEBACK

FREMONT, CALIFORNIA

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