

7400
PASEO PADRE PKWY

ARDENWOOD RESEARCH CENTER

FREMONT, CA



±48,240 SF | LIFE SCIENCE | R&D | OFFICE

HIGH QUALITY BIO / LIFE SCIENCE BUILDING
WITH ROBUST INFRASTRUCTURE & AMPLE WET LAB
PLUG & PLAY

MARK BODIE
650.480.2212
mark.bodie@am.jll.com
Lic # 01941415

TOSS VALLENTINE
650.480.2133
toss.valentine@am.jll.com
Lic # 01742629

ARDENWOOD RESEARCH CENTER REPRESENTS ONE OF THE ONLY EXISTING LAB OPPORTUNITIES IN SILICON VALLEY.

Current infrastructure supports the immediate needs of heavy lab and office users. Nearby vacancies also provide an opportunity for future growth and expansion. A private campus feel with outdoor amenity area provides an inviting environment for employees, with surrounding areas offering a variety of shopping and dining options. Ideal location has the ability to attract top talent from both the San Francisco Peninsula and East Bay.



ROBUST INFRASTRUCTURE WITH AMPLE WET LAB AND NEW MECHANICAL

BRAND NEW MECHANICAL

- 70 TON Chiller
- 170 TON Chiller
- Chilled water pumps
- Hot water pumps
- Vacuum pump
- Distech EC-BOS 7 BAS and field controllers

SERVER ROOM

- 400 square feet, FM200, power supply protected by UPS and generator

POWER

- 3000A, 277/480V, 3P, 4W
- 250 KVA emergency generator

LIFE-SAFETY

- 4 and 6 inch risers in the building
- Designed to 0.17/3000 square feet





○ PRODUCT TYPE

Life Science / Office / R&D

○ AVAILABLE

48,240 RSF

○ YEAR BUILT

1998

○ TOTAL SQUARE FOOTAGE

92,250 RSF

○ SITE

7.09 acres

○ PARKING RATIO

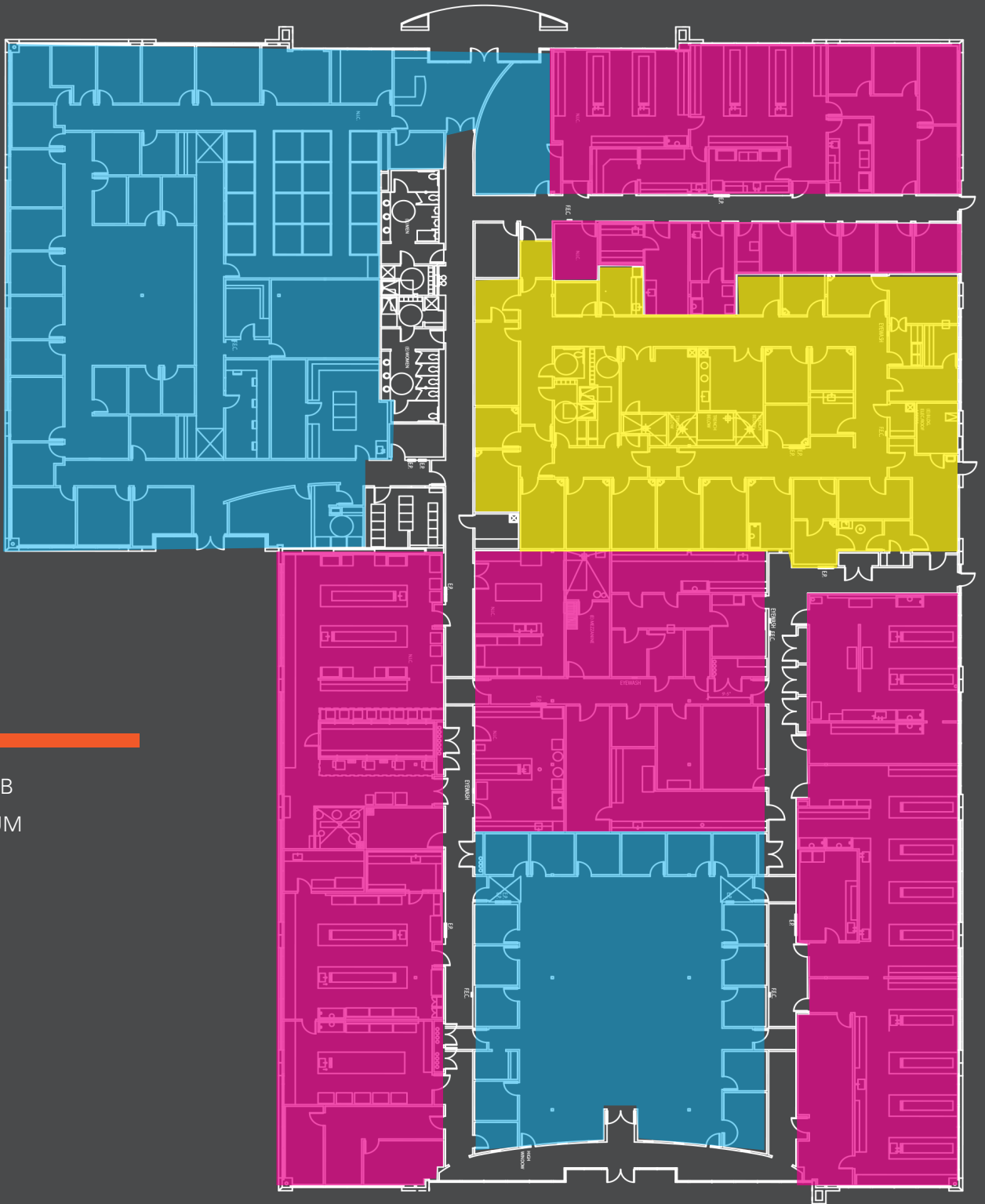
3.8 per 1,000 SF

○ CLEAR HEIGHT

16' to 18'

ARDENWOOD RESEARCH CENTER

LEASING OPPORTUNITY



- WET LAB
- VIVARIUM
- OFFICE

ARDENWOOD RESEARCH CENTER

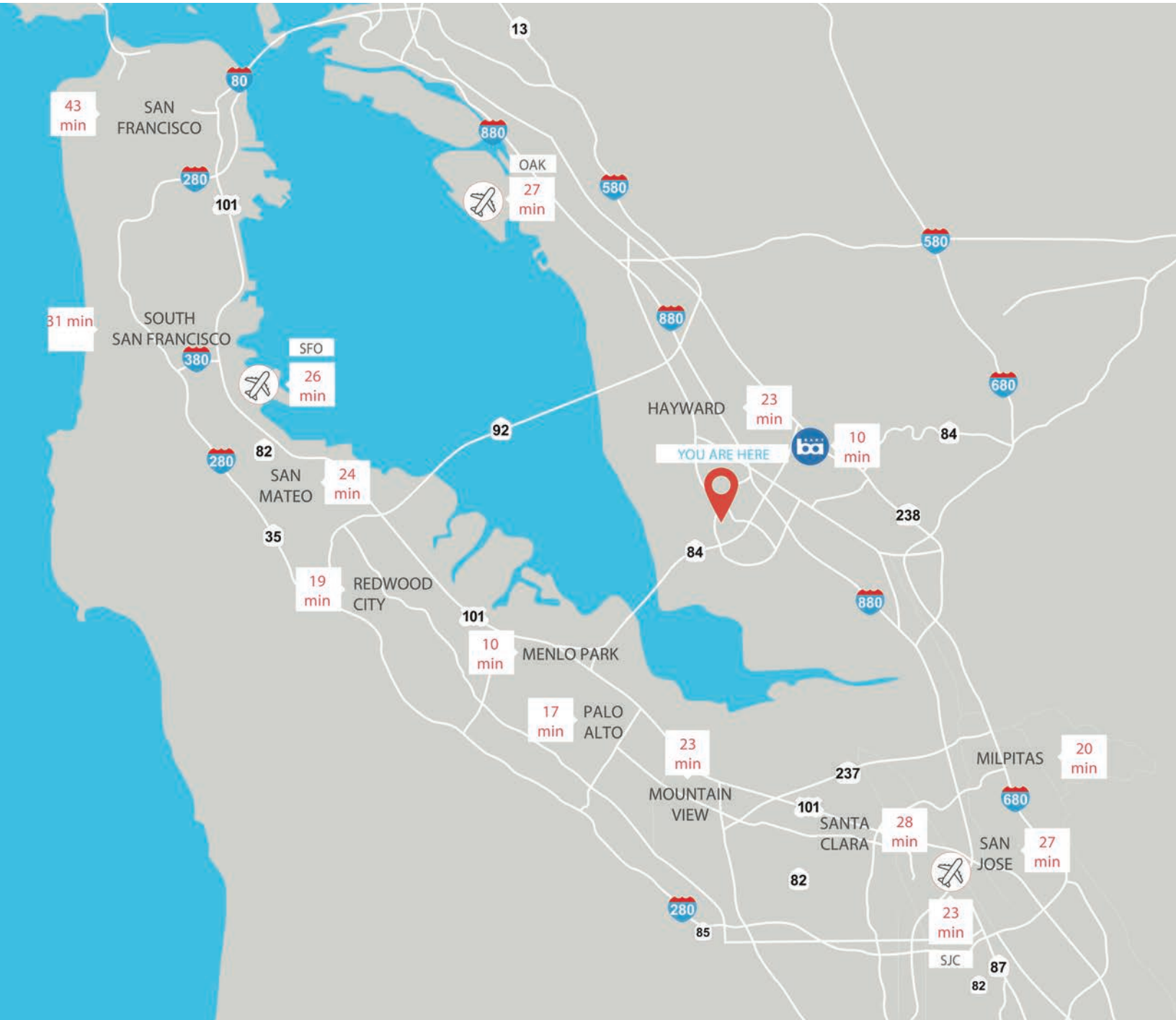
FLOOR PLAN



Central location, proximate to
**MENLO PARK, THE
PENINSULA & SILICON
VALLEY.**



AREA OVERVIEW



MARK BODIE
650.480.2212
mark.bodie@am.jll.com
Lic # 01941415

TOSS VALLENTINE
650.480.2133
toss.valentine@am.jll.com
Lic # 01742629

