

34801 CAMPUS DRIVE  
FREMONT, CA 94555

±9,439 RSF  
Lab and R&D space for lease



Ardenwood  
Research Center



# WELCOME TO ARDENWOOD

Where life sciences, technology, and business intersect, creating a hub of innovation and progress.

- 36,477 SF Campus
- Two freestanding life science/R&D buildings
- 9,439 RSF life science/R&D opportunity available
- Entire project offers 3,000 amps @ 277/480V panel
- 3.65/1,000 SF parking ratio
- 10-20' clear heights
- 1 dock high door
- 2 grade level doors
- Diesel generator on-site
- Easy access to SR-84, I-880, and Dumbarton Bridge

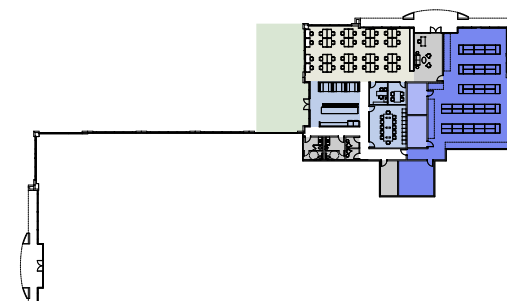


# SUITE 200

HYPOTHETICAL 50/50  
LAB/OFFICE TEST FIT

## SPACE HIGHLIGHTS

- 9,439 RSF
- Signage opportunity
- Turnkey opportunity
- Conference rooms
- Collaboration areas
- Break area
- Outdoor courtyard
- 3.0/1000 SF parking ratio
- Single Pass HVAC
- 1 grade level door
- 10-12' clear height
- Wet sprinkler system fire protection







# LOCAL AREA

At Ardenwood, it's easy to come and go – no matter where your destination. Major roads, airports and transportation options are also within easy reach, with the Dumbarton Bridge only a mile away.

SR-84/Dumbarton Bridge	±1 mile
SR-84/I-880 Interchange	±1.8 miles
BART Union City Station	±4.2 miles
Menlo Park	±12 miles
Mountain View	±17 miles
Oakland International Airport	±17.9 miles
Cupertino	±23 miles
San Francisco International Airport	±23.7 miles
San Jose International Airport	±20.9 miles



Ardenwood  
Research Center

# MEET THE NEIGHBORS

From super startups to tech giants, Fremont is renowned for ground breaking innovations and an entrepreneurial spirit. World-renowned universities, top life science companies and cutting edge research centers are all within your local area.



# AMENITIES

Minutes from great lunch options, convenient services, gyms and top hotels – Ardenwood is close to everything that matters.

## Food & Drink

1. Chatpatta Corner
2. Chipotle Mexican Grill
3. Tasty Pot
4. IHOP
5. O'Sushi Newark
6. Dino's Grill
7. Urban Kitchen
8. Mr. Pickle's Sandwich Shop
9. Starbucks
10. Delicious Donuts & Bagels
11. Pier 98 Sushi Bar & Grill
12. Pho Nation Noodle and Rice
13. Venus Cafe
14. Samraat Curry Hut
15. Simply Thai Restaurant
16. Chan's Kitchen
17. Oasis Palace Restaurant
18. 85° Bakery Cafe
19. Wendy's
20. Taqueria Los Gallos
21. Fairwood Cafe
22. Vitality Bowls
23. Pizza Italia
24. Fullbloom Baking

## Fitness

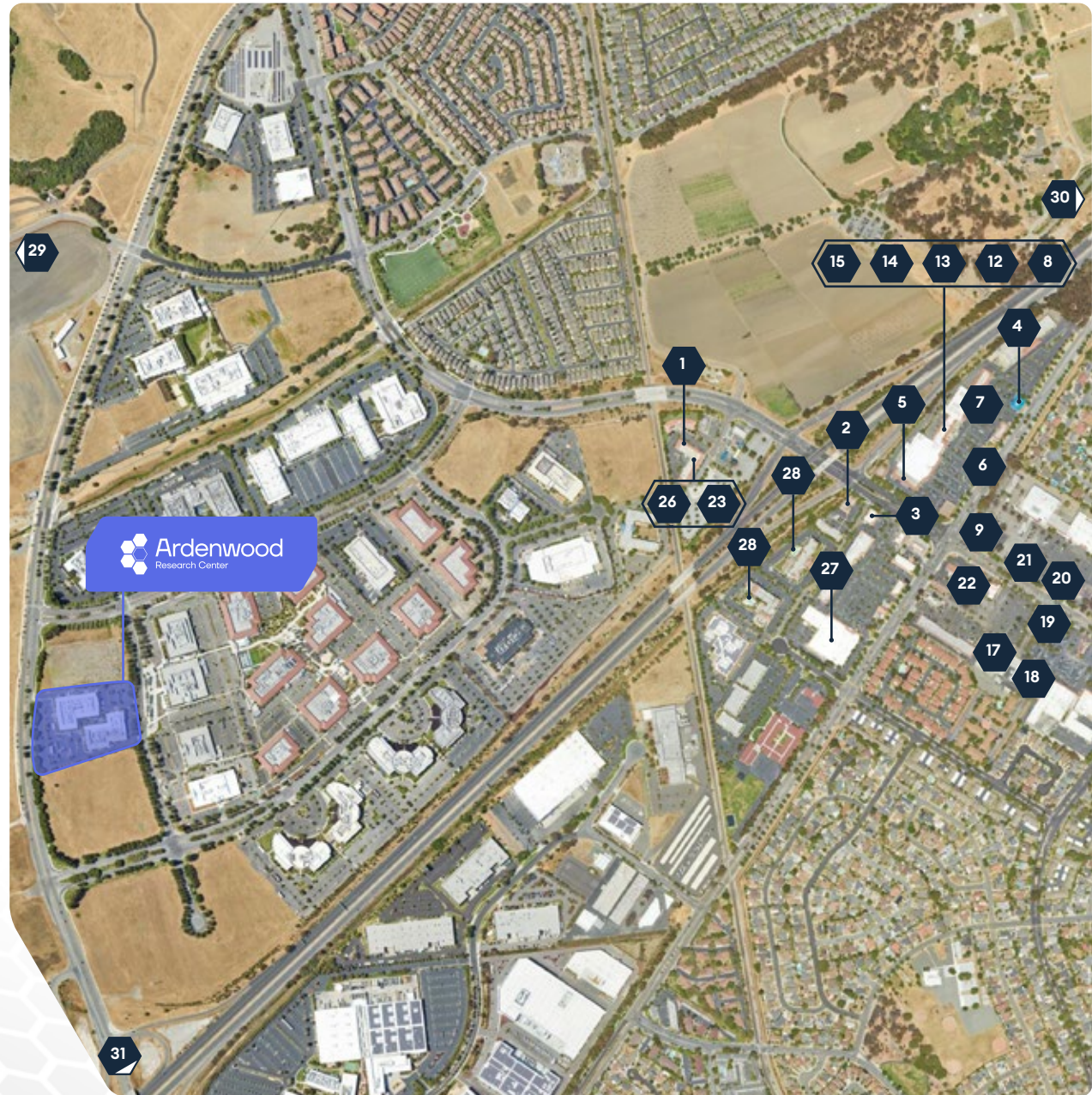
25. Anytime Fitness
26. Progressive Athletics

## Hotels & Lodging

27. Courtyard by Marriott
28. Residence Inn by Marriott

## Outdoor & Nature

29. Coyote Hills Regional Park
30. Quarry Lakes Regional Recreation Area
31. Don Edwards San Francisco National Wildlife Refuge



# A TRUSTED PARTNER



BGO is a leading global real estate investment management advisor, real estate lender, and a globally recognized provider of real estate services. BGO serves the interests of more than 750 institutional clients with expertise in the asset management of office, industrial, multi-residential, retail and hospitality properties across the globe. BGO has offices in 27 cities across thirteen countries with deep, local knowledge, experience, and extensive networks in the regions where we invest in and manage real estate assets on behalf of our clients in primary, secondary and co-investment markets. BGO is a part of SLC Management, the institutional alternatives and traditional asset management business of Sun Life.

For more information, please visit [www.bgo.com](http://www.bgo.com)



## **Mark Bodie**

Senior Managing Director  
+1 650 480 2212  
[mark.bodie@jll.com](mailto:mark.bodie@jll.com)

## **Toss Vallentine**

Senior Managing Director  
+1 650 480 2133  
[toss.vallentine@jll.com](mailto:toss.vallentine@jll.com)



**34801 CAMPUS DRIVE**  
**FREMONT, CA 94555**

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2024. Jones Lang LaSalle IP, Inc. All rights reserved.