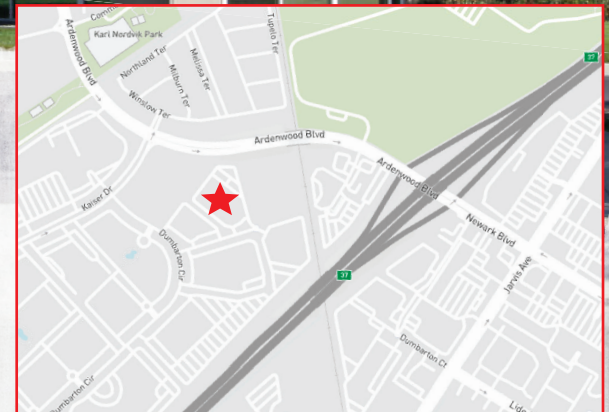


For Sublease  
LED: 8/31/2024  
Direct Lease Possible

±20,000-55,588 SF  
Available Now



*34790 Ardentech Court, Fremont*



**Conor Flannery**

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RE Lic. #01434412



Jones Lang LaSalle Brokerage, Inc.  
License No. 01856260



# Photos

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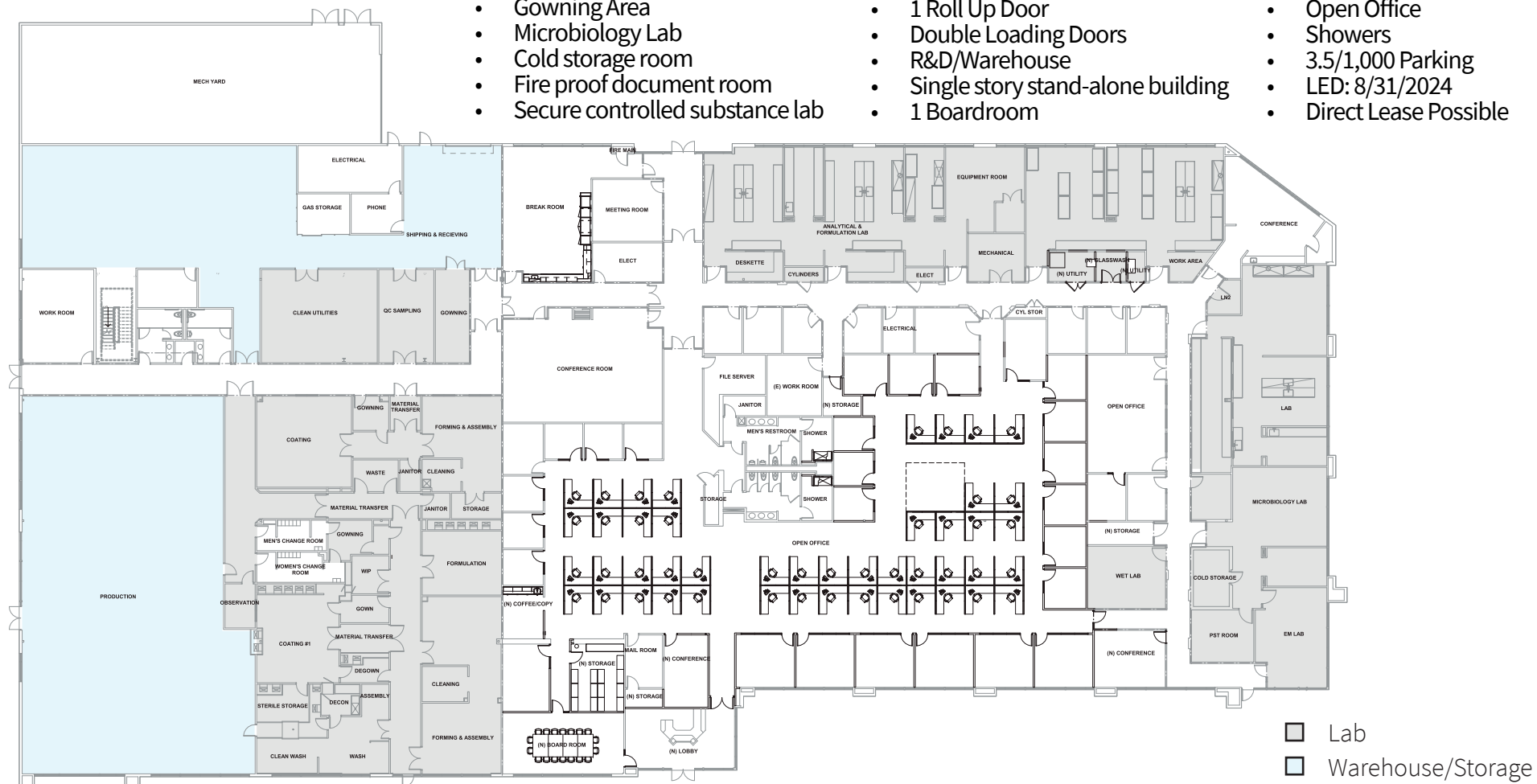
# Floor Plan

34790 Ardentech Court, Fremont

**±20,000 - 55,588 SF**

## Space Features

- Wet Lab
- Cleanroom
- Gowning Area
- Microbiology Lab
- Cold storage room
- Fire proof document room
- Secure controlled substance lab
- Large Training Room
- Glass Wash
- DI Water
- 1 Roll Up Door
- Double Loading Doors
- R&D/Warehouse
- Single story stand-alone building
- 1 Boardroom
- 2 Break Areas
- 4 Conference Rooms
- 30 Offices
- Open Office
- Showers
- 3.5/1,000 Parking
- LED: 8/31/2024
- Direct Lease Possible



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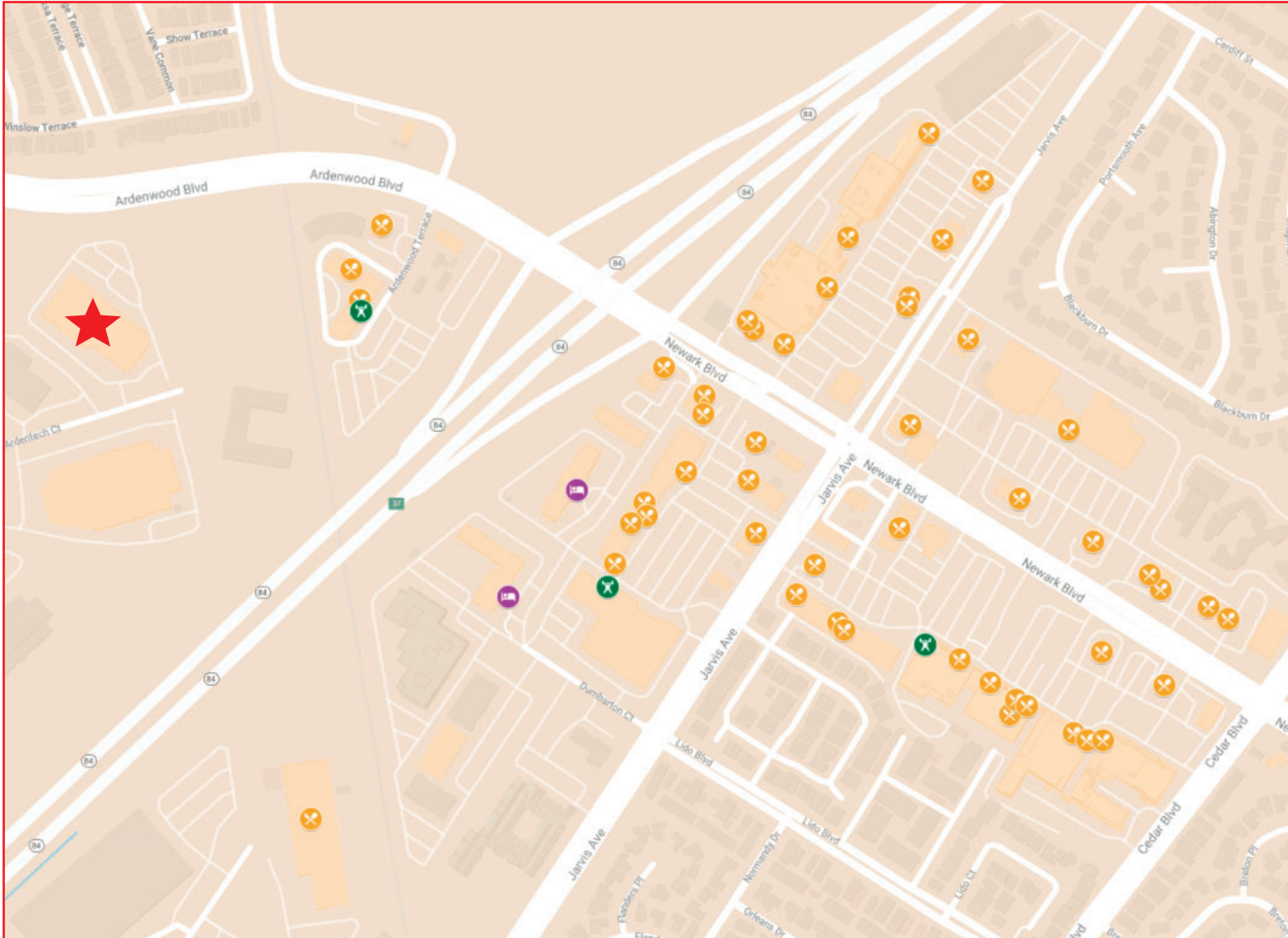
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# Amenities

34790 Ardentech Court, Fremont



## Food & Bev

Chatpatta Corner  
Chipotle Mexican Grill  
Tasty Pot  
IHOP  
O'Sushi Newark  
Dino's Grill  
Urban Kitchen  
Mr. Pickle's Sandwich Shop  
Starbucks  
Delicious Donuts & Bagels  
Pier 98 Sushi Bar & Grill  
Pho Nation Noodle and Rice  
Venus Cafe  
Samraat Curry Hut  
Simply Thai Restaurant  
Chan's Kitchen  
Oasis Palace Restaurant  
85° Bakery Cafe  
Wendy's  
Taueria Los Gallos  
Fairwood Cafe  
Vitality Bowls  
Pizza Italia  
Fullbloom Baking

## Fitness

Oasis Fitness  
Anytime Fitness  
Progressive Athletics

## Hotels & Lodging

Courtyard by Marriott  
Residence Inn by Marriott

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