



631 Mowry Ave

FREMONT, CA 94536

FOR LEASE



±5,000 SF (divisible)
Freestanding Office/
Medical/Adult Day
Care Facility

ASKING RATE \$2.00 PSF, NNN

AMPLE parking

DIVISIBLE to ±2,000 SF

SPRINKLERED building

OPEN office design possible in some areas

LOCATED near Fremont's Central Business District

MINUTES to I-880 and I-680

1.2 MILES from Fremont BART station

AVAILABLE January 1, 2023

BEN ROJAS

510.599.3052

ben.rojas@kidder.com

LIC N° 01211766

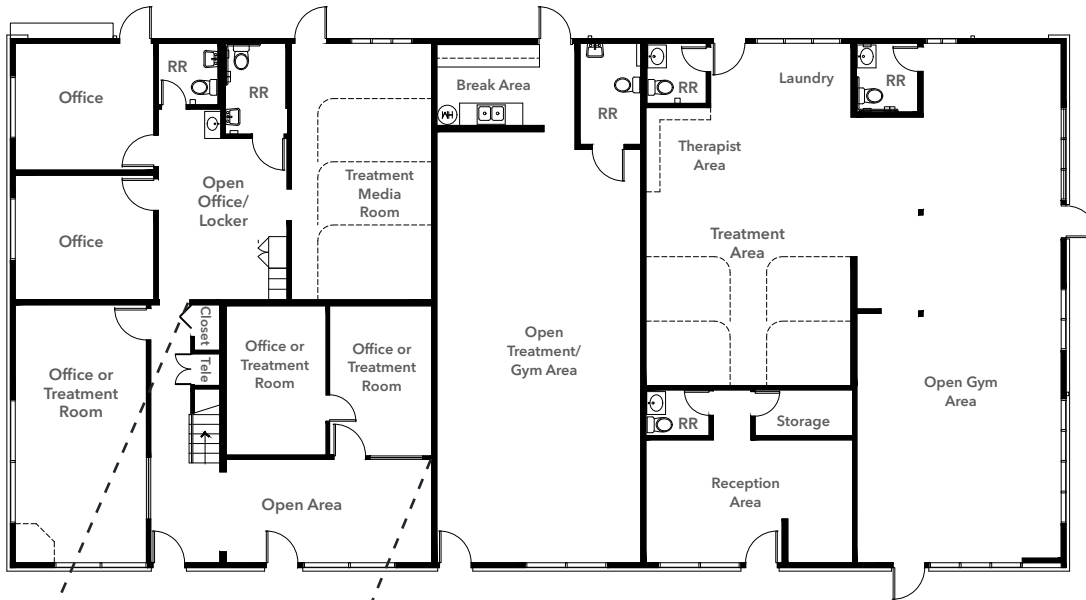
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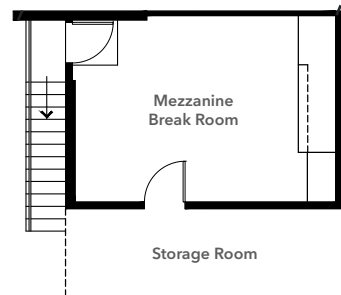
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Floorplan

FIRST FLOOR



SECOND FLOOR



MX Zoning

PERMITTED

OFFICE

MEDICAL/DENTAL offices(not clinics, hospitals, surgery or skilled nursing facilities)

ADULT daycare

COMMERCIAL parking

ZONING ADMINISTRATIVE PERMIT

FITNESS

RELIGIOUS facilities

EDUCATIONAL services including dance, tutoring, martial arts, music, language (not trade or business school)

DAYCARE (not pre-school)

HEALTH CARE (unless restricted)

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FLOORPLAN NOT TO SCALE

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