



FOR LEASE

PACIFIC COMMONS SOUTH

PCS



SCAN FOR WEBSITE

TWO STATE-OF-THE-ART FLEX-TECH BUILDINGS

Phase III

±24,165 and ±35,033 SF

5210 & 5310 Bunche Dr (BLDGS. 4 & 5) | Fremont, CA

BUILDING 4	BUILDING SIZE	±24,165 SF
	OFFICE - FIRST FLOOR	3,452 SF
	OFFICE - SECOND FLOOR	2,845 SF
	CLEAR HEIGHT	28'
	COLUMN SPACING	50' x 52'
	POWER	2,000 Amp capability - 800 Amp meter section installed
	EV CHARGING STATIONS	9 (3 dual, 3 single)
	PARKING	3.44@1,000 SF/91 stalls
	LOADING	2 dock-high/1 grade-level
	FLOOR	6" reinforced concrete
SPRINKLERS	ESFR Ready	

BUILDING 5	BUILDING SIZE	±35,033 SF
	OFFICE - FIRST FLOOR	5,241 SF
	OFFICE - SECOND FLOOR	4,595 SF
	CLEAR HEIGHT	28'
	COLUMN SPACING	50' x 52'
	POWER	2,000 Amp capability - 800 Amp meter section installed
	EV CHARGING STATIONS	11 (4 dual, 3 single)
	PARKING	3.23@1,000 SF/112 stalls
	LOADING	3 dock-high/1 grade-level
	FLOOR	6" reinforced concrete
SPRINKLERS	ESFR Ready	



PEDESTRIAN & BIKE TRAILS



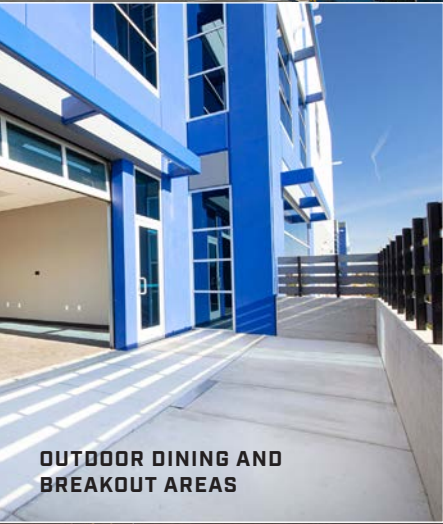
OUTDOOR BREAK AREAS



GENEROUS PARKING / EV CHARGING STATIONS

WORK UNWIND

Walk or bike to dozens of
restaurants, cafes and retail
within Pacific Commons



OUTDOOR DINING AND
BREAKOUT AREAS

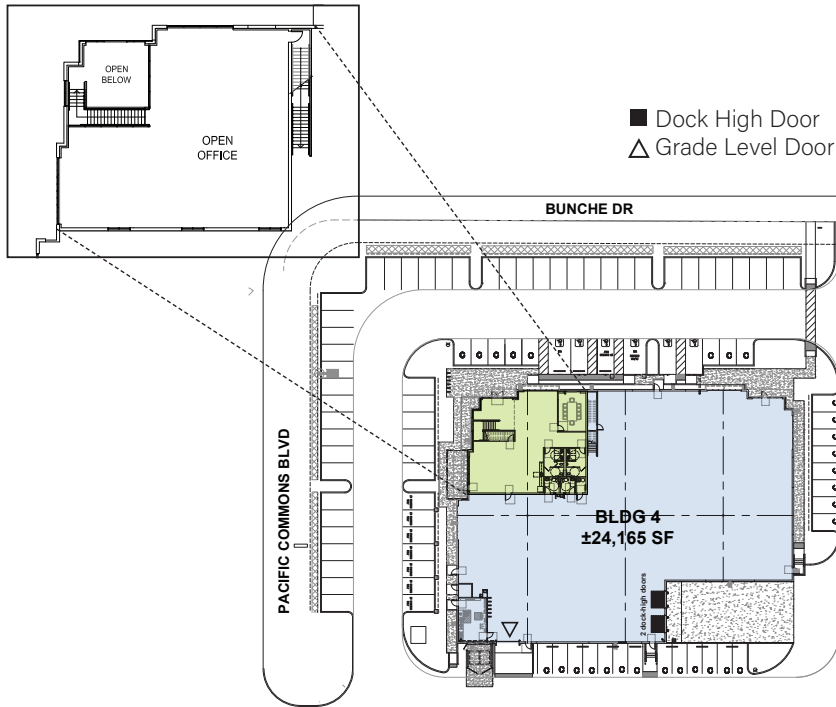


A PLACE TO UNWIND - OUTDOOR
AREAS FOR WORK AND PLAY.
GET OUT AND ENJOY THE
ELEMENTS!



Building 4 | ±24,165 SF | 5310 Bunche Dr

MEZZANINE



**CLICK TO DOWNLOAD
FULL PAGE PLAN**

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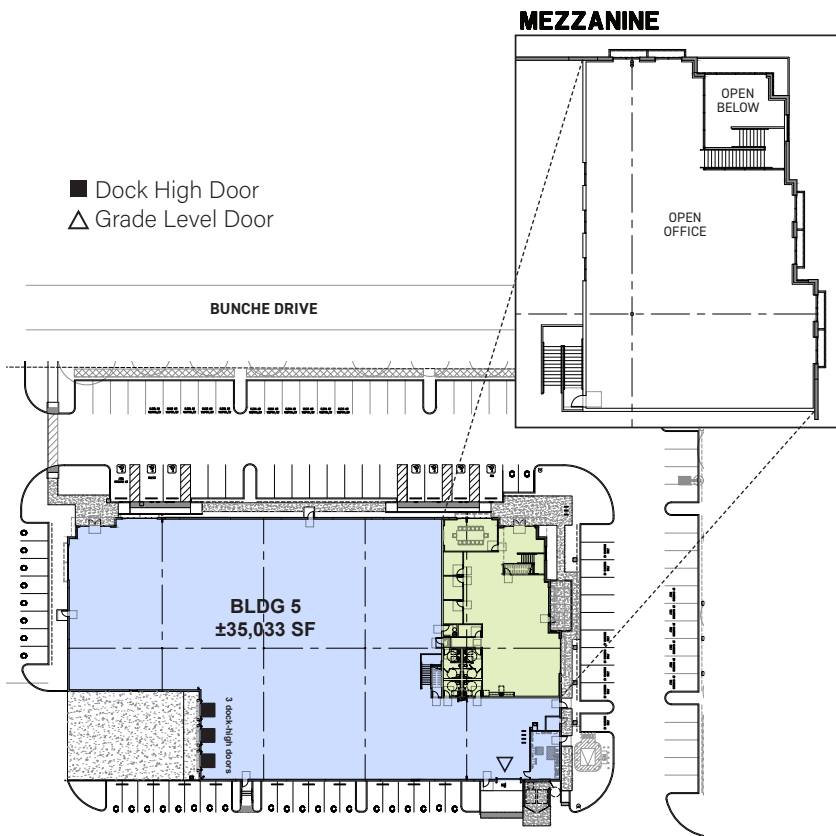


Building 5 | ±35,033 SF | 5210 Bunche Dr



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FULL PAGE PLAN**

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Campus Amenities



**GENEROUS
PARKING**



**PEDESTRIAN &
BIKE TRAILS
NEARBY**



**3 MILES TO WARM
SPRINGS BART
STATION**



**OUTDOOR
BREAK AREAS**



**EV CHARGING
STATIONS**



**RETAIL STORES
MINUTES AWAY**



**WALKING DISTANCE
TO DOZENS OF CAFES &
RESTAURANTS**

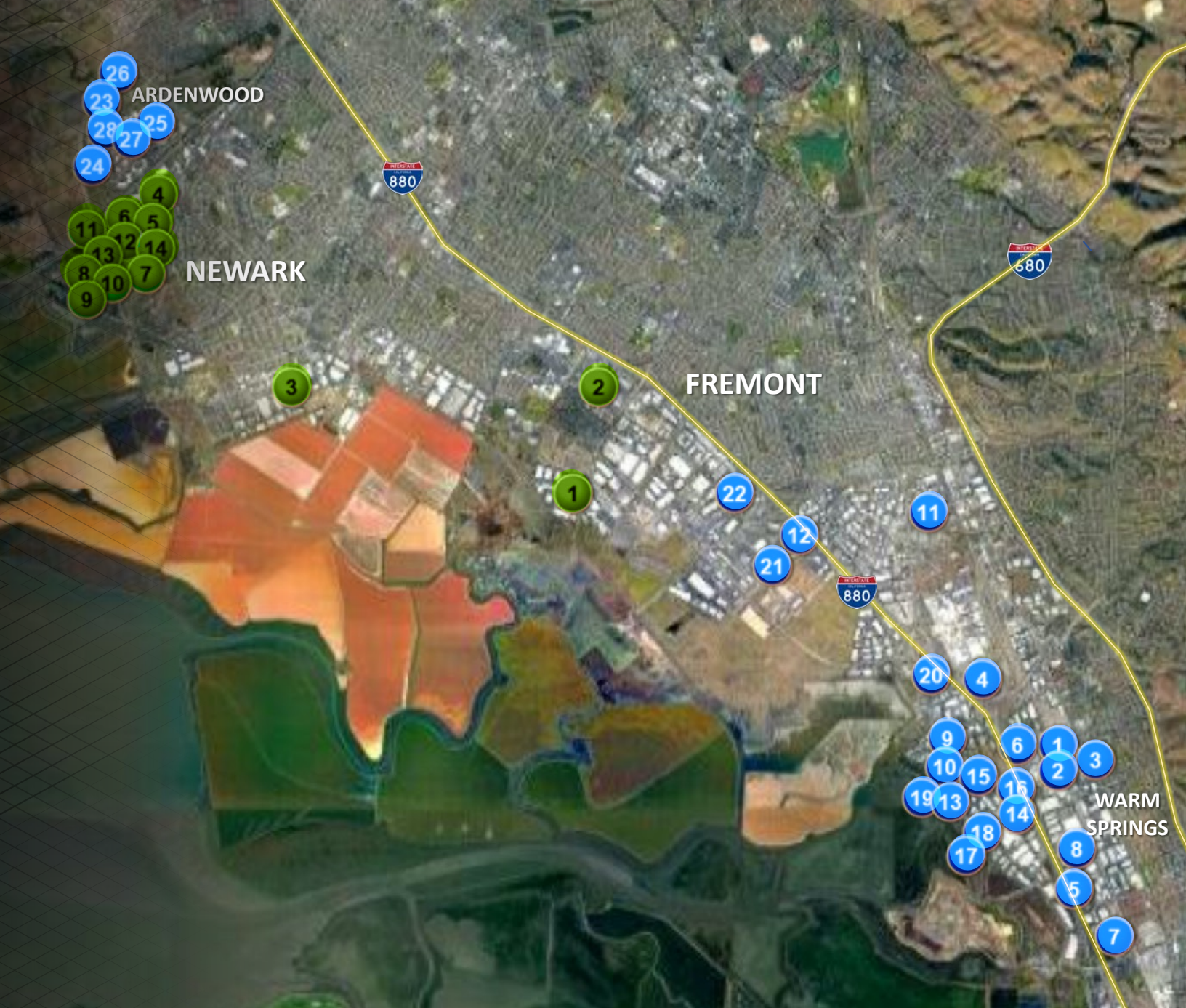




Neighborhood Overview

THINK FREMONT

- Fourth largest city in the Bay Area
- Voted one of America's most inventive cities
- No. 1 in the country for the number of startups per capita
- Named the second best run city in the United States (the only Bay Area city to crack the top 10)
- Top-flight Talent: Cultivated one of the most culturally diverse cities in the Bay Area



Life Science

LIFE SCIENCE & MED DEVICE COMPANIES

FREMONT

- 1 CONFLUENT MEDICAL TECHNOLOGIES
47533 Westinghouse Drive
- 2 Nitinol Devices & Components (Confluent)
47533 Westinghouse Drive
- 3 Acist Medical Systems Inc.
47621 Westinghouse Drive
- 4 Thermo Fisher Scientific
46500 Kato Rd
- 5 GOTION INC
48660 Kato Road
- 6 LIGHTHOUSE WORLDWIDE SOLUTIONS
7300 Kato Road
- 7 E D C Biosystems Inc
49090 Milmont Drive
- 8 ALTERG, INC.
48368 Milmont Drive
- 9 Intuity Medical
3500 W Warren Ave

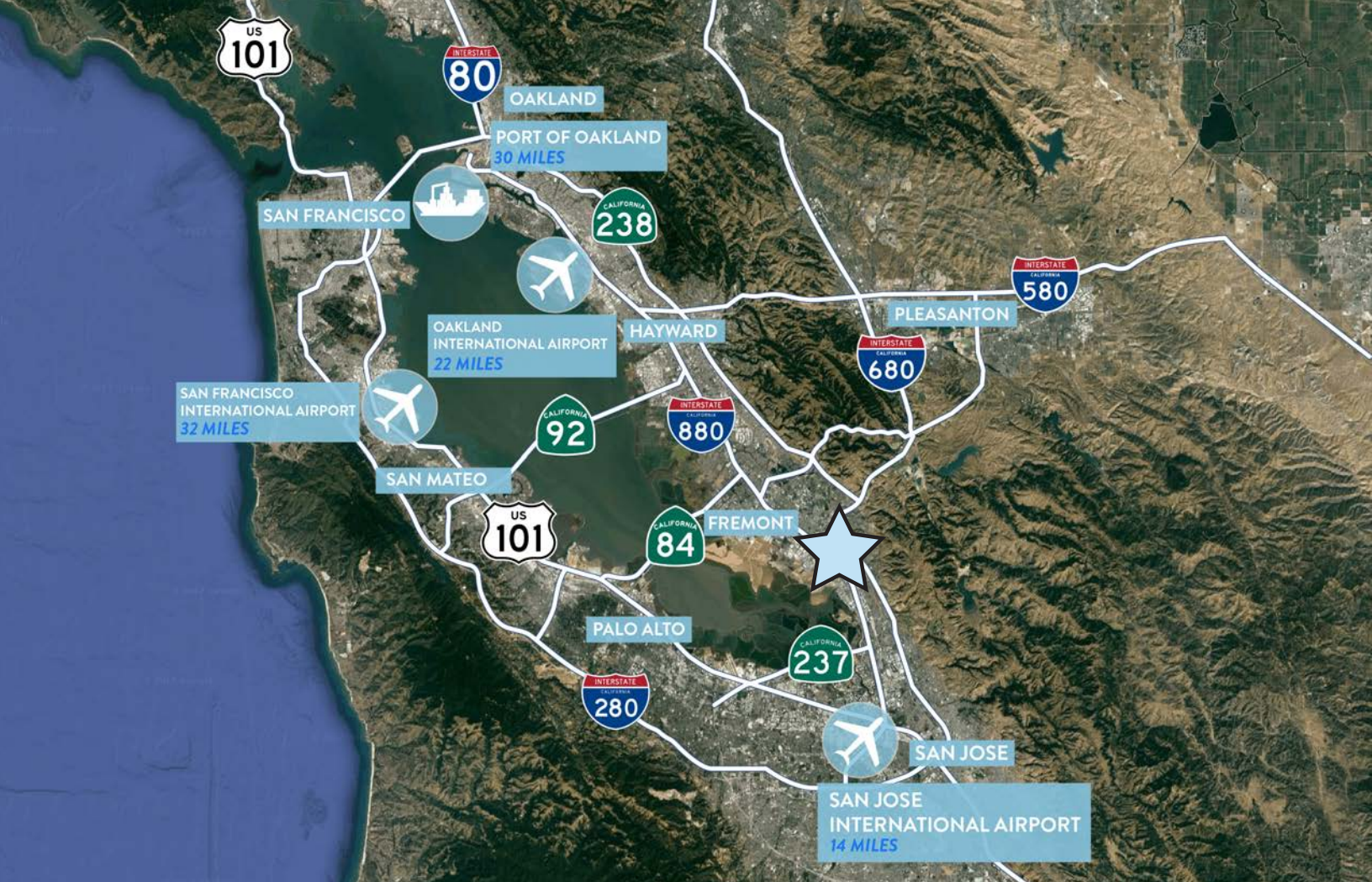
- 10 SCION INSTRUMENTS
3500 W Warren Ave
- 11 BIOKEY INC.
44370 Old Warm Springs Blvd.
- 12 VACTRONIX SCIENTIFIC INC
5005 Brandin Court
- 13 OPTOVUE, INC.
2800 Bayview Drive
- 14 STRYKER
47900 Bayside Pkwy
- 15 VERSEON
47071 Bayside Pkwy
- 16 Cytek Development Inc
47211 Lakeview Blvd
- 17 ARK DIAGNOSTICS, INC.
48089 Fremont Blvd.
- 18 NVXL TECHNOLOGY, INC.
48073 Fremont Blvd.

- 19 ForteBio
47661 Fremont Boulevard
- 20 Biotium Inc
46117 Landing Parkway
- 21 Cepheid
44509 Pacific Commons Boulevard
- 22 DISCOVERX CORPORATION
42501 Albrae Street
- 23 BIOSENSE WEBSTER (J&J)
6500 Paseo Padre Pkwy
- 24 ANASPEC
34801 Campus Drive
- 25 Asterias Biotherapeutics
6300 Dumbarton Circle
- 26 ARDELYX INC
34175 Ardenwood Blvd.
- 27 Ceterix Orthopaedics Inc
6500 Kaiser Drive
- 28 BOEHRINGER INGELHEIM
6701 Kaiser Drive

NEWARK

- 1 Triple Ring Technologies
39655 Eureka Drive
- 2 PharmaStat LLC
39899 Balentine Drive
- 3 Reech Pharma
37200 Central Court
- 4 Cepheid
7000 Gateway Boulevard
- 5 Allogene Therapeutics
7400 Gateway Boulevard
- 6 Revance Therapeutics
7555 Gateway Boulevard
- 7 StemCells, Inc.
7707 Gateway Boulevard
- 8 ATUM
7707 Gateway Boulevard

- 9 Protagonist Therapeutics Inc.
7707 Gateway Boulevard
- 10 Advanced Cell Diagnostics, Inc.
7707 Gateway Boulevard
- 11 Bioclinica
7707 Gateway Boulevard
- 12 Ultima Genomics
7979 Gateway Boulevard
- 13 TeneoBio
7999 Gateway Boulevard
- 14 Quark Pharmaceuticals
7999 Gateway Boulevard



CENTRALIZED BAY AREA LOCATION

MAJOR MARKETS

SAN JOSE	17 Miles
PALO ALTO	18 Miles
OAKLAND	26 Miles
SAN FRANCISCO	46 Miles
SACRAMENTO	106 Miles
LOS ANGELES	354 Miles
RENO, NV	237 Miles
SEATTLE, WA	825 Miles

PORTS/FACILITIES

PORT OF OAKLAND	29 Miles
OAKLAND INTERMODAL FACILITY	31 Miles

HIGHWAY ACCESS

I-880	1.3 Miles
HWY 84-DUMBARTON BRIDGE	6 Miles
I-680	2.8 Miles
HWY 237	6.3 Miles





Neighborhood Amenities

PACIFIC COMMONS SHOPPING CENTER

RESTAURANTS

Applebees
Asian Pearl Seafood Restaurant
Blaze Pizza
Bowl of Heaven
Buffalo Wild Wings
Coldstone Creamery
Cream
Dickey's BBQ
Dish 'N Dash
Dog Haus
Firehouse Subs
Five Guys Burgers & Fries
Food Talk Cafe
Gen Korean BBQ

General Pot
i-Tea
In-N-Out Burger
Jamba Juice
Kaenyama Sushi, Teppanyaki & Bar
Kinder's Meats, Deli & BBQ
Krispy Kreme
Little Hot Pot
Market Broiler
Mas Fuego
Ohana Hawaiian BBQ
Ono Hawaiian
Panda Express

Panera Bread
House
Prolific Oven
Rangoli, Flavors of India
Rubio's
Simply Thai
Spicy Town
Super Cue Café
The Habit Burger Grill
The Kabab Shop
Which Wich
Wingstop

ENTERTAINMENT

Century Theaters
ICHIBox Karaoke

RETAIL

Costco
Dick's Sporting Goods
Dress Barn
DSW Shoes
Flawless Beauty & Slimming
Fremont Healthy Spa
Jo-Ann Fabric & Crafts
KOHLS
Lowe's
Mancini's Sleepworld
Men's Wearhouse

Nordstrom Rack
Old Navy
Sally Beauty
Sephora
Sleep Number
Sprint
T-Mobile
Target
Tillys
TJ Maxx / Home Goods
Total Wine & More
U-BREAK-I-FIX
ULTA Beauty
Verizon Wireless
Vitamin Shoppe

SERVICES

CalNest Financial & Realty
Chase Bank
Citibank
Flawless Beauty & Slimming
Fremont Healthy Spa
LC Dental
Salons By JC
SportClips
Technology Credit Union
ZaZa Nail Spa

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