
KATO BUSINESS CENTER

FIVE-BUILDING MULTI-TENANT FLEX/OFFICE CAMPUS | ±146,626 SF



LBA Logistics 

 CUSHMAN & WAKEFIELD

AVAILABILITIES

DECEMBER 2023 EDITION

CURRENT AVAILABILITIES (<3 MONTHS)

SUITE	AVAILABLE	SIZE	SUITE NOTES
Suite 115A	NOW	±2,009 sf	
Suite 114A	NOW	±2,411 sf	
Suite 108D	NOW	±2,714 sf	
Suite 110A	NOW	±4,397 sf	
Suite 103A	NOW	±4,621 sf	
Suite 100/200B	NOW	±5,303 sf	

KATO BUSINESS CENTER

Fremont, California



REQUEST FLOOR PLANS

CLICK TO EMAIL REQUIREMENT DETAILS AND RECEIVE MATCHING FLOOR PLANS

ROB SOUZA

408.314.6796
rob.souza@cushwake.com
Lic. 01916129


MIKE BAKER

408.615.3406
mike.baker@cushwake.com
Lic. 01884037






RESOURCES

KATO BUSINESS CENTER

RESOURCE DOWNLOADS

-  AVAILABILITY UPDATE
-  PROJECT HIGHLIGHTS
-  HI-RESOLUTION PHOTOS (ZIP FILE)

RESOURCE LINKS

-  PROPERTY WEBSITE
-  GOOGLE MAP / AERIAL
-  HOTEL BOOKING
-  BART SCHEDULE
-  CITY OF FREMONT WEBSITE

COVID-19 RESOURCE

-  VIEW SITE SPECIFIC COVID-19 PREVENTION PLAN



HIGHLIGHTS

KATO BUSINESS CENTER



HIGH IMAGE

FIVE MULTI-TENANT FLEX/OFFICE BUILDINGS
TOTALING 146,626 SF



FLEXIBILITY

WIDE VARIETY OF SUITE SIZES RANGING
FROM 1,569 SF TO 16,035 SF



CONNECTIVITY

PROJECT-WIDE COMCAST HIGH-SPEED
INTERNET ACCESS AVAILABLE



SHIPPING & RECEIVING

DOCK HIGH AND GRADE LEVEL LOADING
WITH 16' CLEAR HEIGHT



WIDE VARIETY

VARIABLE CONFIGURATIONS OF OFFICE,
LAB, AND WAREHOUSE/SHIPPING



EXCELLENT ACCESS

EXCELLENT ACCESS TO INTERSTATE 880
AND OTHER MAJOR HIGHWAYS



ABUNDANT PARKING

EXCELLENT PARKING CAPACITY WITH
3.58/1,000 PARKING RATIO



PROFESSIONAL OWNERSHIP

OWNED AND PROFESSIONALLY MANAGED
BY LBA LOGISTICS



48834-S115A | ±2,009 SF
EXISTING AS-BUILT



1
PRIVATE OFFICES (PO)



1
CONFERENCE ROOM (CR)

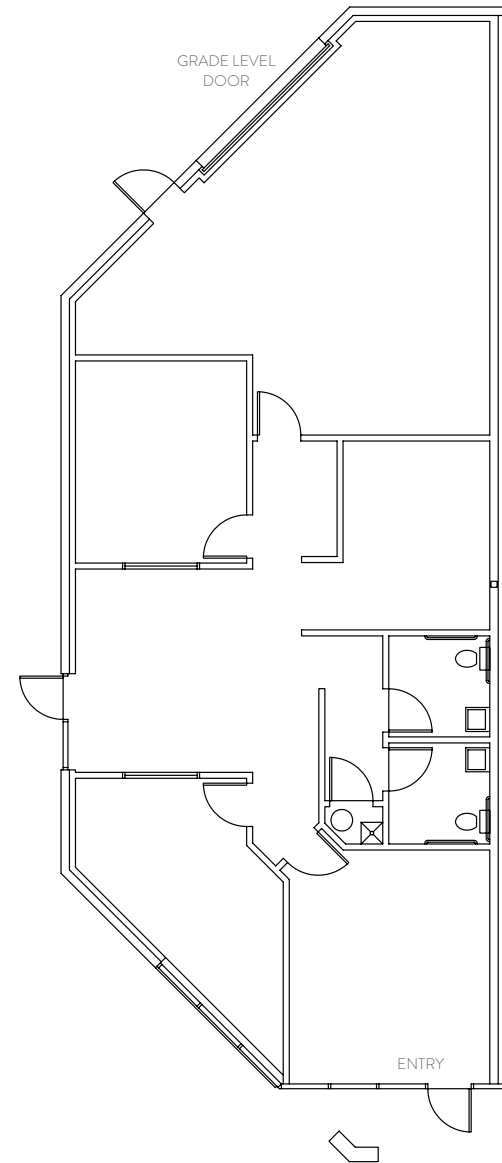
PROPORTIONS

100% OFFICE

TENANT SHALL BE RESPONSIBLE TO VERIFY POWER
POWER: 200 AMPS @ 208/120 VOLT

KATO BUSINESS CENTER

Fremont, California



□ CARPET AREA ■ VCT TILE AREA ■ CONCRETE AREA

48834-S114A | ±2,411 SF

EXISTING AS-BUILT



2 PRIVATE OFFICES (PO)



1 CONFERENCE ROOM (CR)

FEATURES



EXISTING AS-BUILT

PROPORTIONS

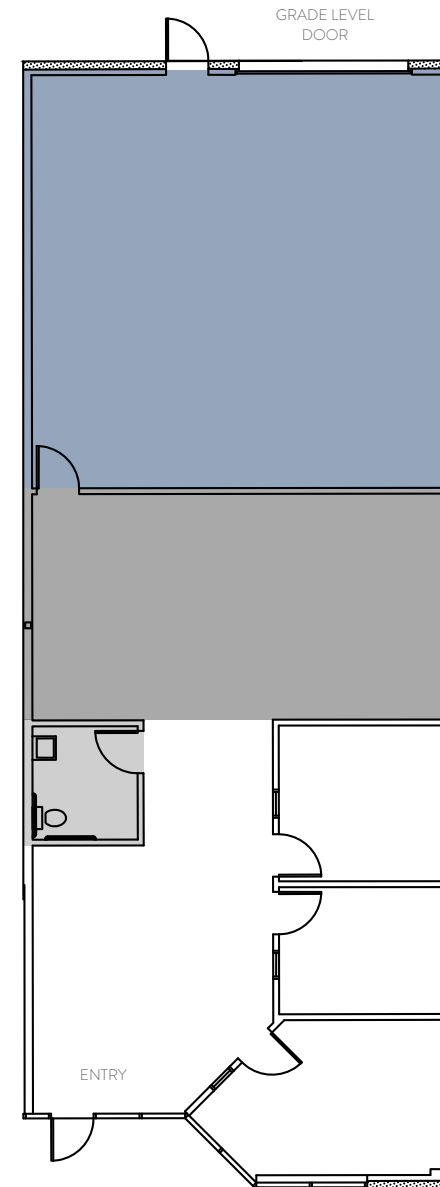
60% OFFICE

40% WAREHOUSE

TENANT SHALL BE RESPONSIBLE TO VERIFY POWER
POWER: 100 AMPS @ 208/120 VOLT

KATO BUSINESS CENTER

Fremont, California



□ CARPET AREA ■ VCT TILE AREA ■ CONCRETE AREA

48890-S108D | ±2,714 SF

EXISTING AS-BUILT



1

PRIVATE OFFICE (PO)

FEATURES



KITCHENETTE

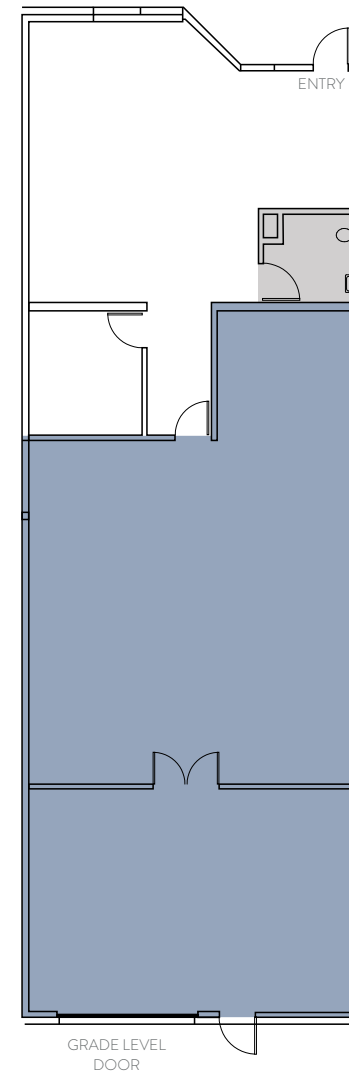
PROPORTIONS

30% OFFICE

40% WAREHOUSE

KATO BUSINESS CENTER

Fremont, California



TENANT SHALL BE RESPONSIBLE TO VERIFY POWER
POWER: 200 AMPS @ 208/120 VOLT

□ CARPET AREA ■ VCT TILE AREA ■ CONCRETE AREA

48834-110A | 4,397 SF

EXISTING AS-BUILT

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3
PRIVATE OFFICES (PO)



2
CONFERENCE ROOM (CR)



1
IT ROOM



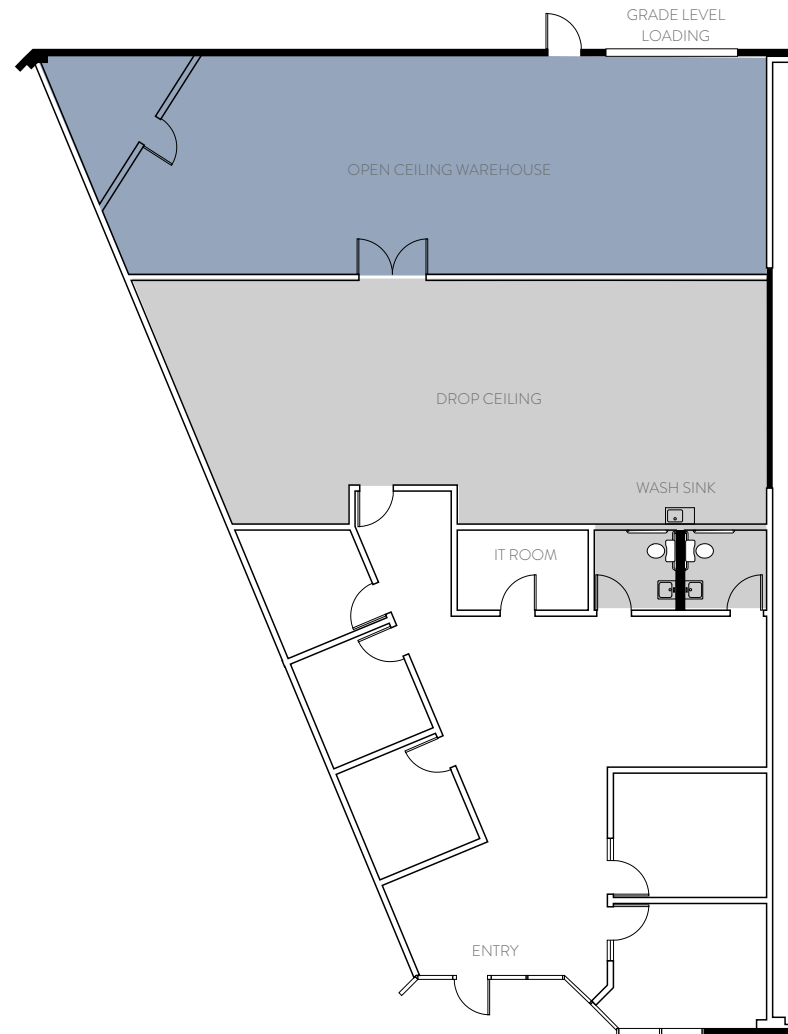
1
OPEN CEILING WAREHOUSE

PROPORTIONS

40% OFFICE

25% LAB

35% WAREHOUSE



TENANT SHALL BE RESPONSIBLE TO VERIFY POWER
POWER: 400 AMPS @ 208/120 VOLT

□ CARPET AREA ■ VCT TILE AREA ■ CONCRETE AREA

48834-103A | 4,621 SF

EXISTING AS-BUILT



3
PRIVATE OFFICES (PO)



1
CONFERENCE ROOM (CR)

PROPORTIONS

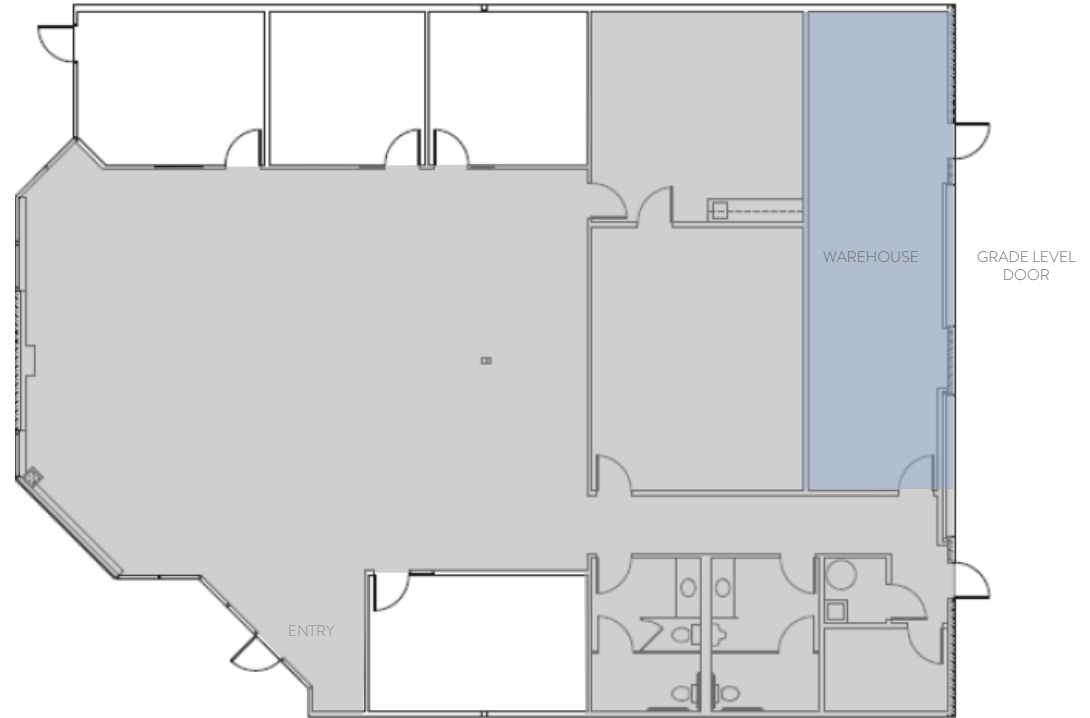
65% OFFICE

10% LAB

10% WAREHOUSE

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Fremont, California



TENANT SHALL BE RESPONSIBLE TO VERIFY POWER
POWER: 100 AMPS @ 208/120 VOLT

□ CARPET AREA ■ VCT TILE AREA ■ CONCRETE AREA

48820-S100/200B | 5,303 SF

EXISTING AS-BUILT

KATO BUSINESS CENTER

Fremont, California



4
PRIVATE OFFICES (PO)



1
CONFERENCE ROOM (CR)



1
STORAGE ROOM

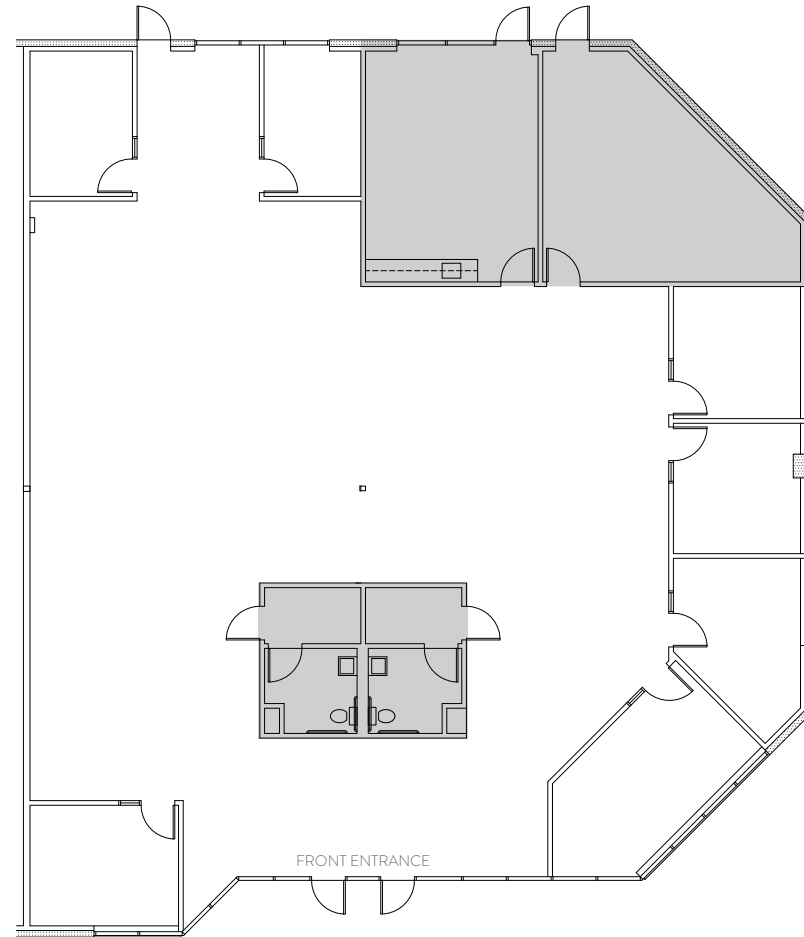


1
LUNCH ROOM

PROPORTIONS

94% OFFICE

6% LAB



TENANT SHALL BE RESPONSIBLE TO VERIFY POWER
POWER: 400 AMPS @ 208/120 VOLT

□ CARPET AREA ■ VCT TILE AREA ■ CONCRETE AREA