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# KATO BUSINESS CENTER

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



LBA Logistics 

 CUSHMAN & WAKEFIELD

# AVAILABILITIES

OCTOBER 2024 EDITION

## CURRENT AVAILABILITIES (<3 MONTHS)

SUITE	AVAILABLE	SIZE
Suite 108A	NOW	±2,243 sf
Suite 108D	NOW	±2,714 sf
Suite 109A	NOW	±2,657 sf
Suite 110A	NOW	±4,397 sf
Suite 103A	NOW	±4,621 sf
Suite 100/200B	NOW	±5,303 sf
Suite 300E	NOW	±16,035 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



# 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

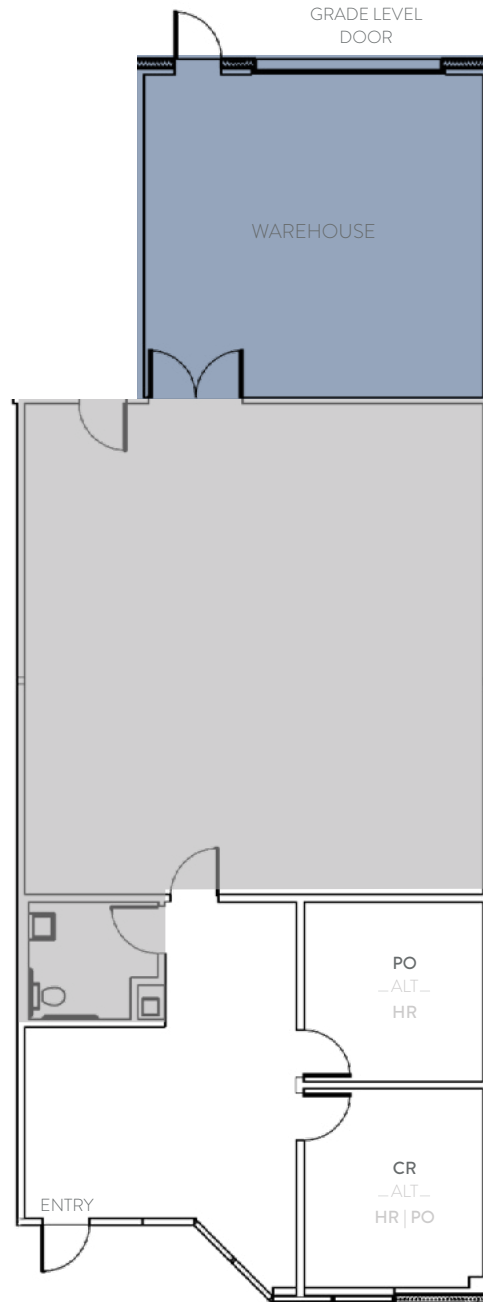
OWNED AND PROFESSIONALLY MANAGED  
BY LBA LOGISTICS



48834-S108A | ±2,243 SF

**KATO BUSINESS CENTER**

Fremont, California



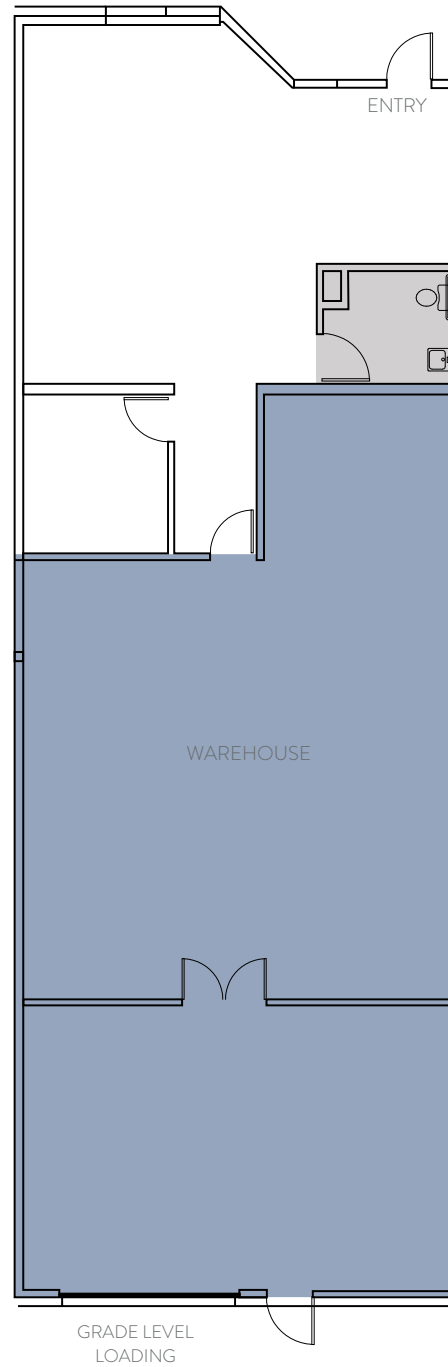
TENANT SHALL BE RESPONSIBLE TO VERIFY POWER  
POWER: 100 AMPS @ 208/120 VOLT

□ CARPET AREA    ■ VCT TILE AREA    ■ CONCRETE AREA

48890-S108D | ±2,714 SF

**KATO BUSINESS CENTER**

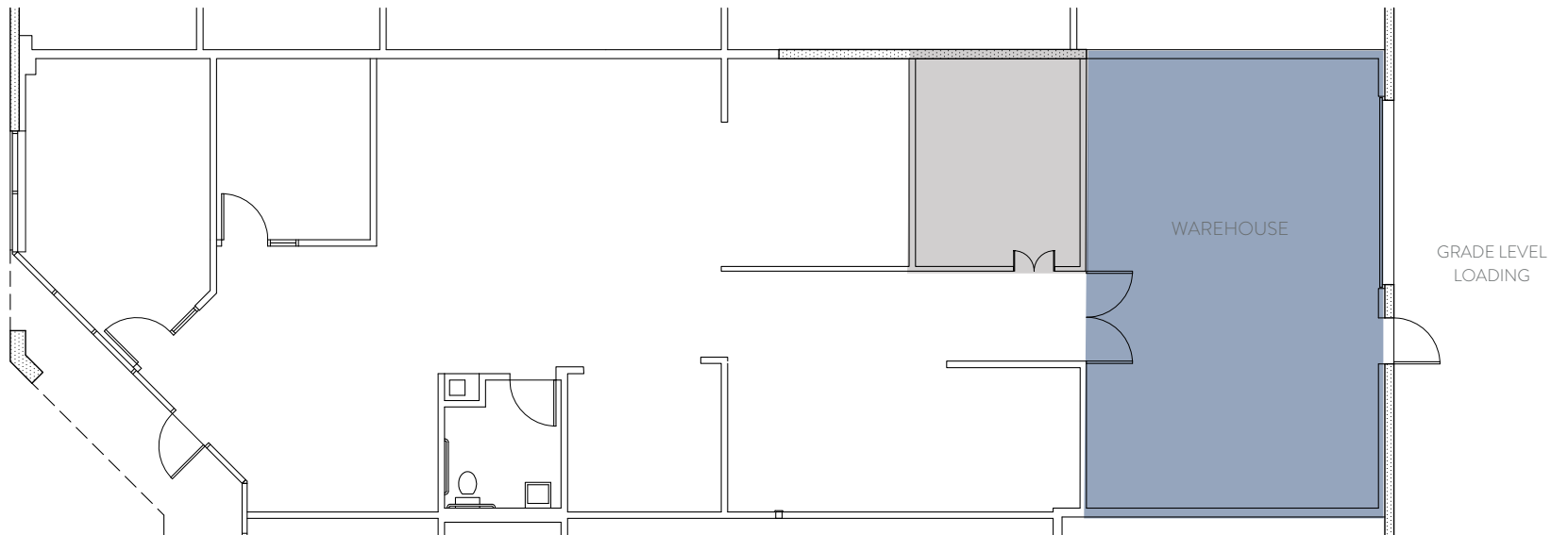
Fremont, California



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

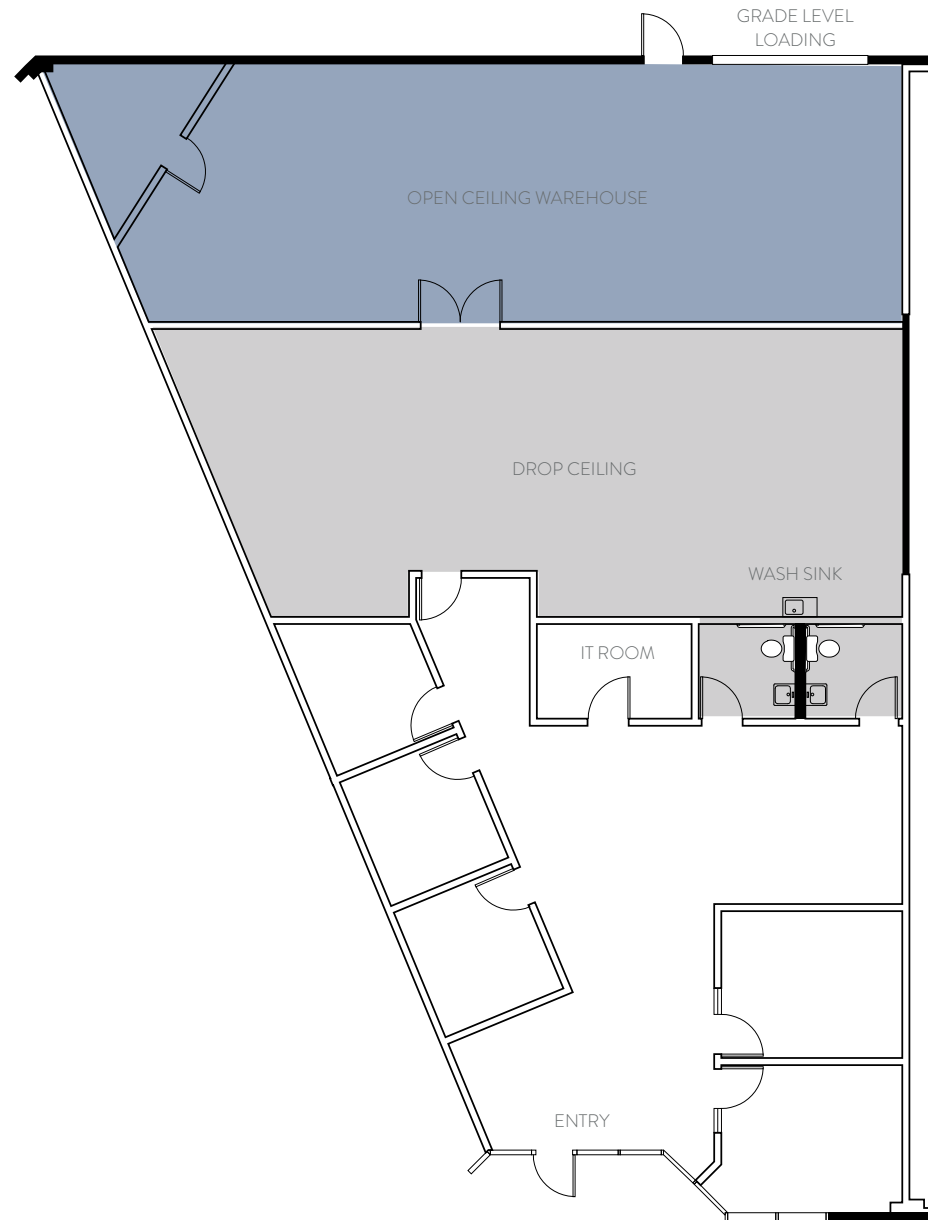


□ CARPET AREA    ■ VCT TILE AREA    ■ CONCRETE AREA



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

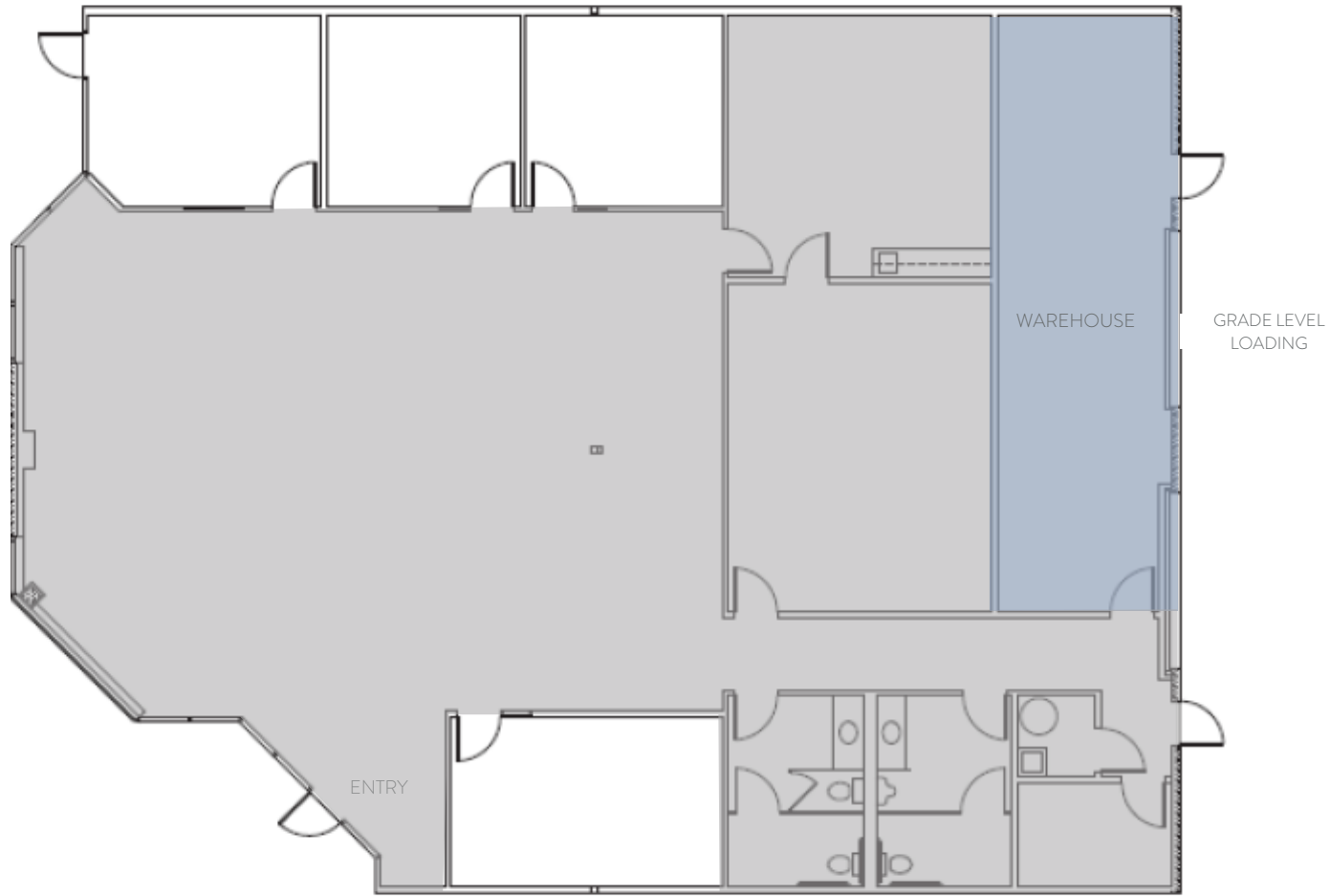
□ CARPET AREA    ■ VCT TILE AREA    ■ CONCRETE AREA



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

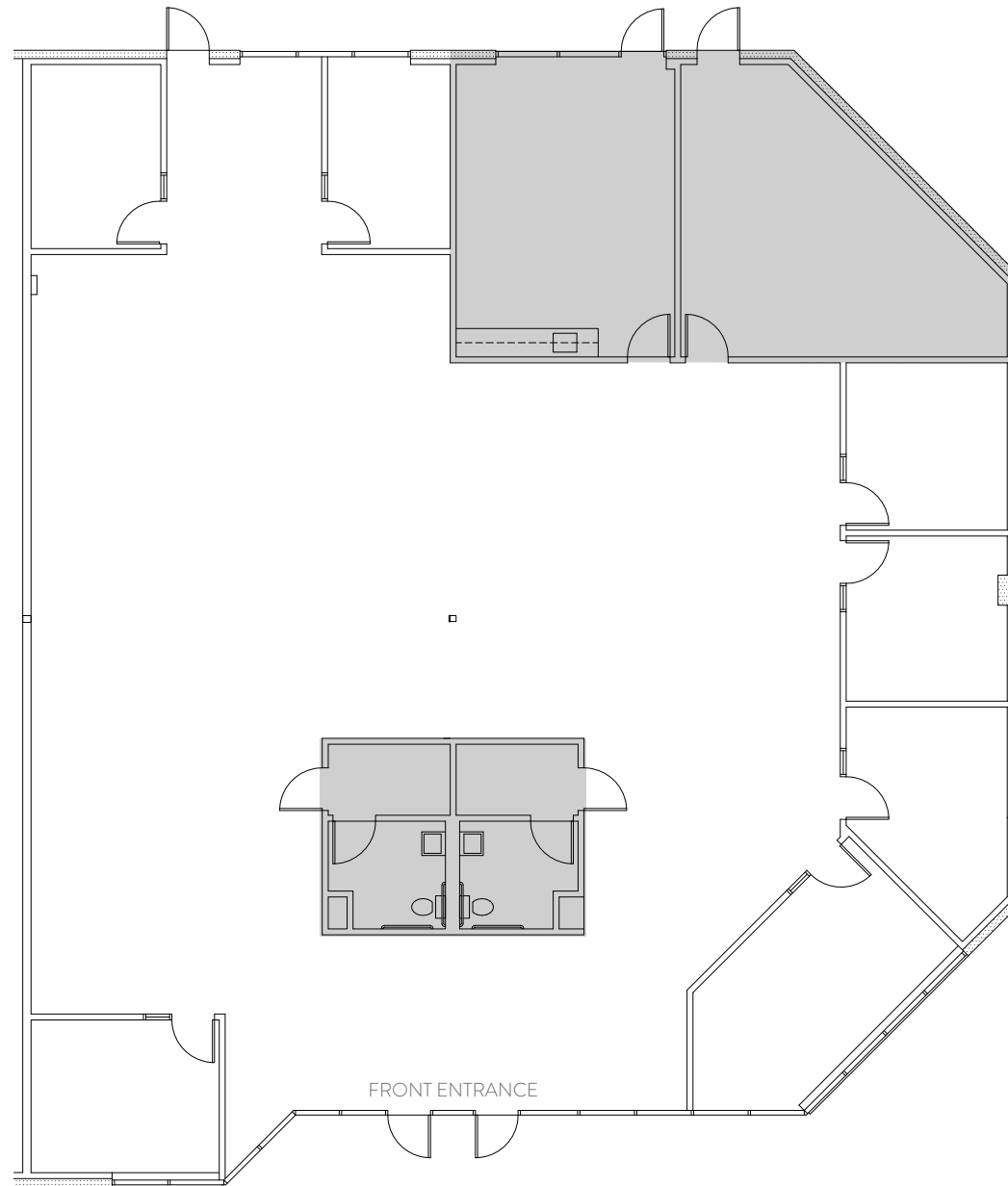
□ CARPET AREA    ■ VCT TILE AREA    ■ CONCRETE AREA





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

□ CARPET AREA    ■ VCT TILE AREA    ■ CONCRETE AREA



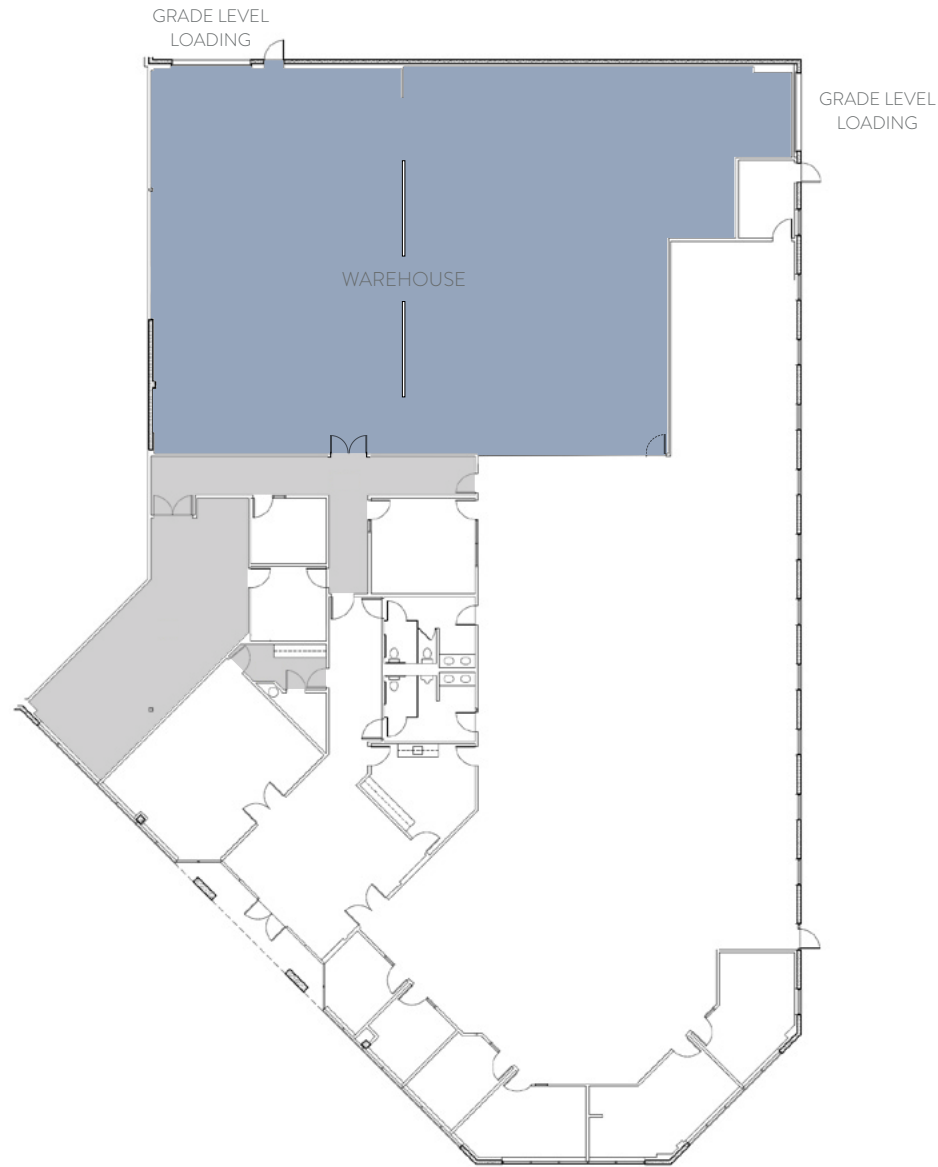
TENANT SHALL BE RESPONSIBLE TO VERIFY POWER  
POWER: 400 AMPS @ 208/120 VOLT

□ CARPET AREA    ■ VCT TILE AREA    ■ CONCRETE AREA

48810-300E | 16,035 SF

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Fremont, California



TENANT SHALL BE RESPONSIBLE TO VERIFY POWER  
POWER: 400 AMPS @ 480/277 VOLT

□ CARPET AREA    ■ VCT TILE AREA    ■ CONCRETE AREA