

PACIFIC COMMONS SOUTH

PCS

CUSHING PARKWAY, CHRISTY STREET & BUNCHE DRIVE | FREMONT, CALIFORNIA



**PHASE II
NOW UNDERWAY**

AVAILABLE FOR LEASE
STATE-OF-THE ART INDUSTRIAL BUILDINGS
± 678,017 SF REMAINING FOR LEASE

WWW.PACIFICCOMMONSSOUTH.COM

ANOTHER QUALITY DEVELOPMENT BY
OMP
OVERTON MOORE PROPERTIES



CBRE

LIMITLESS POTENTIAL



FEATURES

- + Master planned business park
- + 10 Freestanding state-of-the-art industrial buildings
- + Prominent entry features and extensive window line
- + Suitable for advanced manufacturing, biotech, food production, industrial and warehouse uses
- + Build to suit office space
- + ESFR Sprinkler system
- + 28' to 36' of clear height
- + 1,000-4,000 Amps, 277/480 Volt Power, expandable
- + Dock-high and grade-level loading doors
- + 120'-185' Truck courts and optimal truck circulation
- + 2.5% Skylight ratio
- + 100% Solar roof capability
- + Abundant trailer parking
- + EV charging stations throughout the park
- + Easy access to I-880 & I-680
- + Adjacent to Pacific Commons Shopping Center

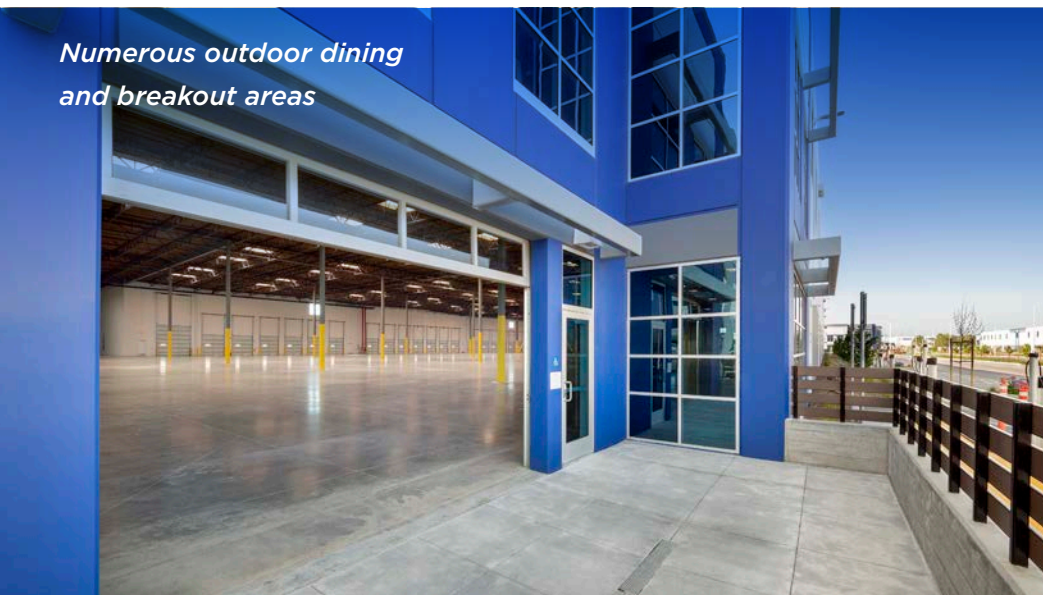


WORK UNWIND

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



Numerous outdoor dining and breakout areas



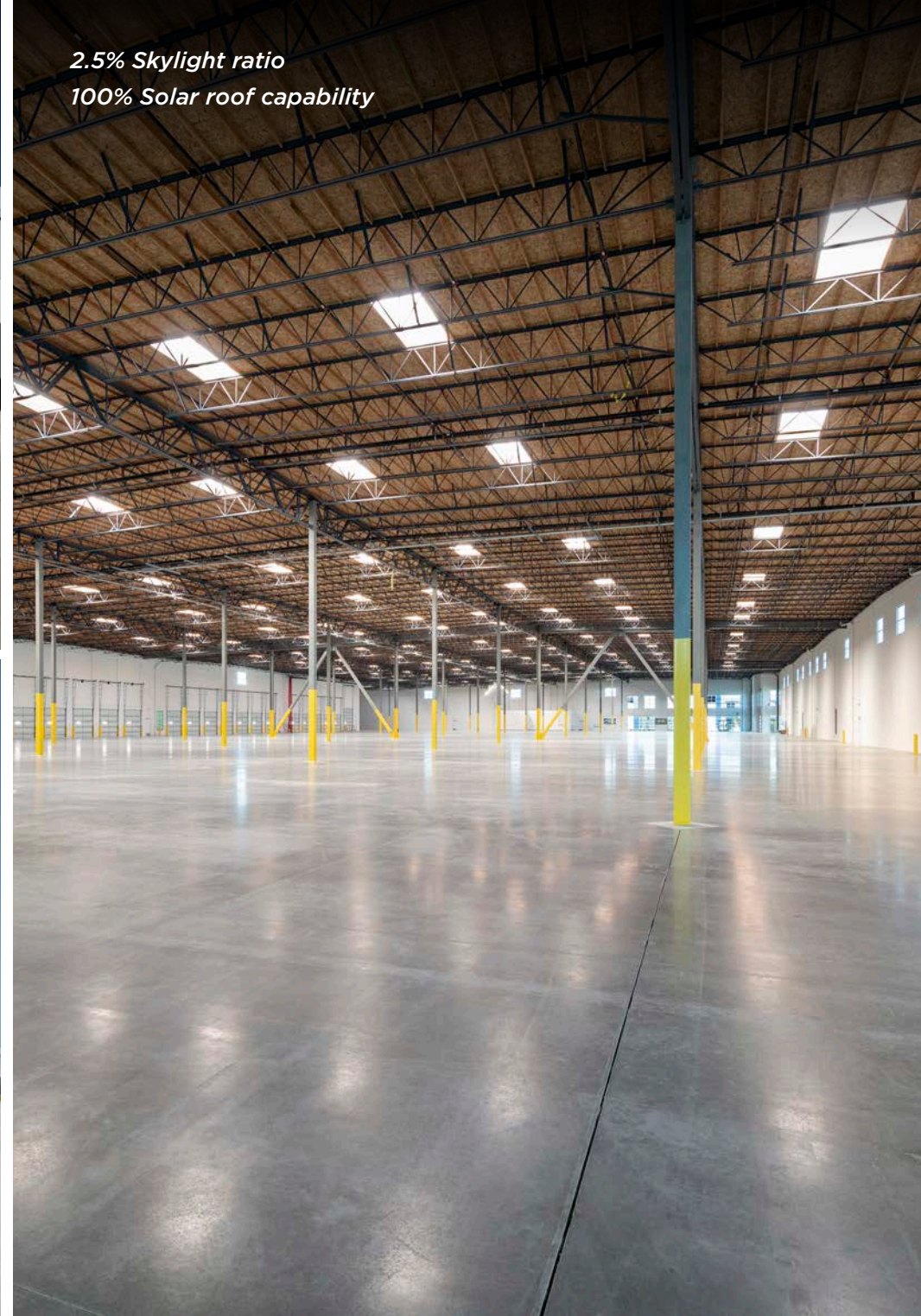
A place to unwind - outdoor areas for work and play. Get out and enjoy the elements!



*120' - 185' Concrete truck courts
with optimal circulation*



*2.5% Skylight ratio
100% Solar roof capability*



CENTRALIZED BAY AREA LOCATION



PROJECT OVERVIEW



SITE PLAN



Click on each building title to view individual floor plan



Advanced Manufacturing
32' Clear Height

Warehouse
36' Clear Height

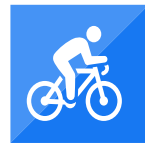
Office/R&D/Auto
±4.5 Acre (±67,000 SF)
Build-To-Suit Opportunity



CAMPUS AMENITIES



**GENEROUS
PARKING**



**PEDESTRIAN &
BIKE TRAILS NEARBY**



**3 MILES TO WARM
SPRINGS BART STATION**



**OUTDOOR
BREAK AREAS**



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



**RETAIL STORES
MINUTES AWAY**



**EV CHARGING
STATIONS**

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



TESLA

Warm Springs Blvd



PACIFIC COMMONS SOUTH
PCS



PACIFIC COMMONS
SHOPPING CENTER

Christy Street

Pacific Commons Blvd

Bunche Drive

Cushing Street

Auto Mall Pkwy



NEIGHBORHOOD AMENITIES

PACIFIC COMMONS SHOPPING CENTER

INCLUDING



RESTAURANTS

Applebees
Asian Pearl Seafood Restaurant
Blaze Pizza
Bowl of Heaven
Buffalo Wild Wings
Claim Jumper
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
Kaeniyama Sushi, Teppanyaki & Bar
Kinder's Meats, Deli & BBQ
Krispy Kreme
Little Hot Pot
Little Mad Fish
Market Broiler
Ohana Hawaiian BBQ
Ono Hawaiian
Panda Express
Panera Bread
PF Chang's China
Bistro
Prime 109, Steak & Libation House

ENTERTAINMENT

Century Theaters
ICHIBoX Karaoke



RETAIL

Carter's / Osh Kosh
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



PACIFIC COMMONS SHOPPING CENTER

PACIFIC COMMONS SOUTH PCS



Auto Mall Pkwy

Bunche Drive

Pacific Commons Blvd

Cushing Street



PACIFIC COMMONS SOUTH

PCS

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ADVANCE YOUR VISION

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