

Transaction Profile

Industry: Clean Tech

Location: 6200 Paseo Parkway, Fremont, CA

Type: HQ Relocation and Expansion

Space Use: Office/R&D

Size: 44,352 SF



“CM Commercial helped leverage the market to obtain the best economics for Solaria. This will allow us to focus on investing in our company, R&D, and manufacturing to meet the rapidly increasing global demand for cost effective solar modules for large and utility scale projects.”

*--Daniel Shugar, CEO
Solaria Corp.*

The Project:

Solaria Corporation, a leader in the photovoltaic manufacturing industry, hired CM Commercial to define a real estate strategy that addressed the current needs of their company and accommodate their future growth. CM Commercial initially developed Solaria’s comprehensive requirement parameters then conducted an exhaustive market search to identify a short list of suitable alternatives. The process-driven approach saved Solaria a tremendous amount of time and money because it allowed for ample time to effectively negotiate with several different landlords simultaneously and on a non-binding basis. Ultimately, CM Commercial secured Solaria a five year lease commitment valued at \$5.2 million in a stand-alone R&D/Manufacturing/Office building strategically located at the foot of the Dumbarton Bridge in the Ardenwood Business Park. As part of the transaction the landlord agreed to a complete renovation of the building exterior, a ‘turn key’ tenant improvement package and adjacent land that will enable Solaria to conduct future solar manufacturing product testing.

