



MISSION PARK
SANTA CLARA

CREATE. COLLABORATE. THRIVE.

3951, 4250, 4251-4255 BURTON DR & 1615 WYATT DR



±10,205 SF TO ±69,700 SF CLASS 'A' R&D SPACE FOR LEASE

NEWMARK

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 **WASHINGTON
HOLDINGS**



MISSION PARK
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16
BUILDINGS

46
ACRE
CAMPUS

600K
SF
CLASS A R&D SPACE

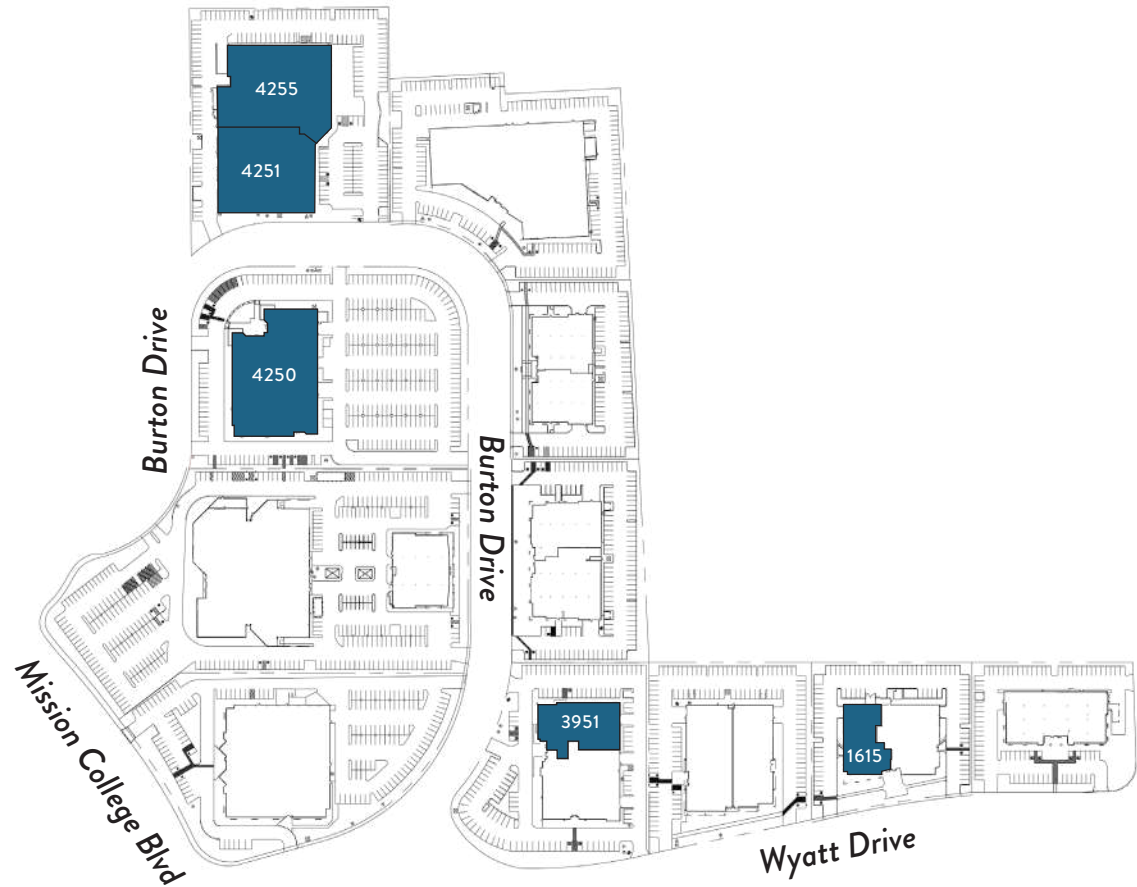


MISSION PARK

SANTA CLARA

PROJECT OVERVIEW

- Class ‘A’ R&D Buildings with Power, Loading and Clear Height
- 2,000 to 4,000 Amps of Power per Building
- 16’ to 18’ Foot Clear Height
- Grade Level Loading and Yard Space
- 3.5/1,000 Parking - Additional Available
- Discounted and Reliable Silicon Valley Power Utility Service
- Seamless Expansion Opportunities within Mission Park
- On-Site Amenities include 175 Key Element Hotel + Mendocino Farms anchored retail center
- On-Site and Responsive Property Management Team



PROPERTY	AVAILABILITY	SQUARE FOOTAGE
1615 WYATT DRIVE	AVAILABLE	±10,205 SF
3951 BURTON DRIVE	AVAILABLE	±13,856 SF
4251 BURTON DRIVE	AVAILABLE	±27,729 SF
4255 BURTON DRIVE	AVAILABLE	±32,719 SF
4250 BURTON DRIVE	AVAILABLE	±69,700 SF

±60,448 SF



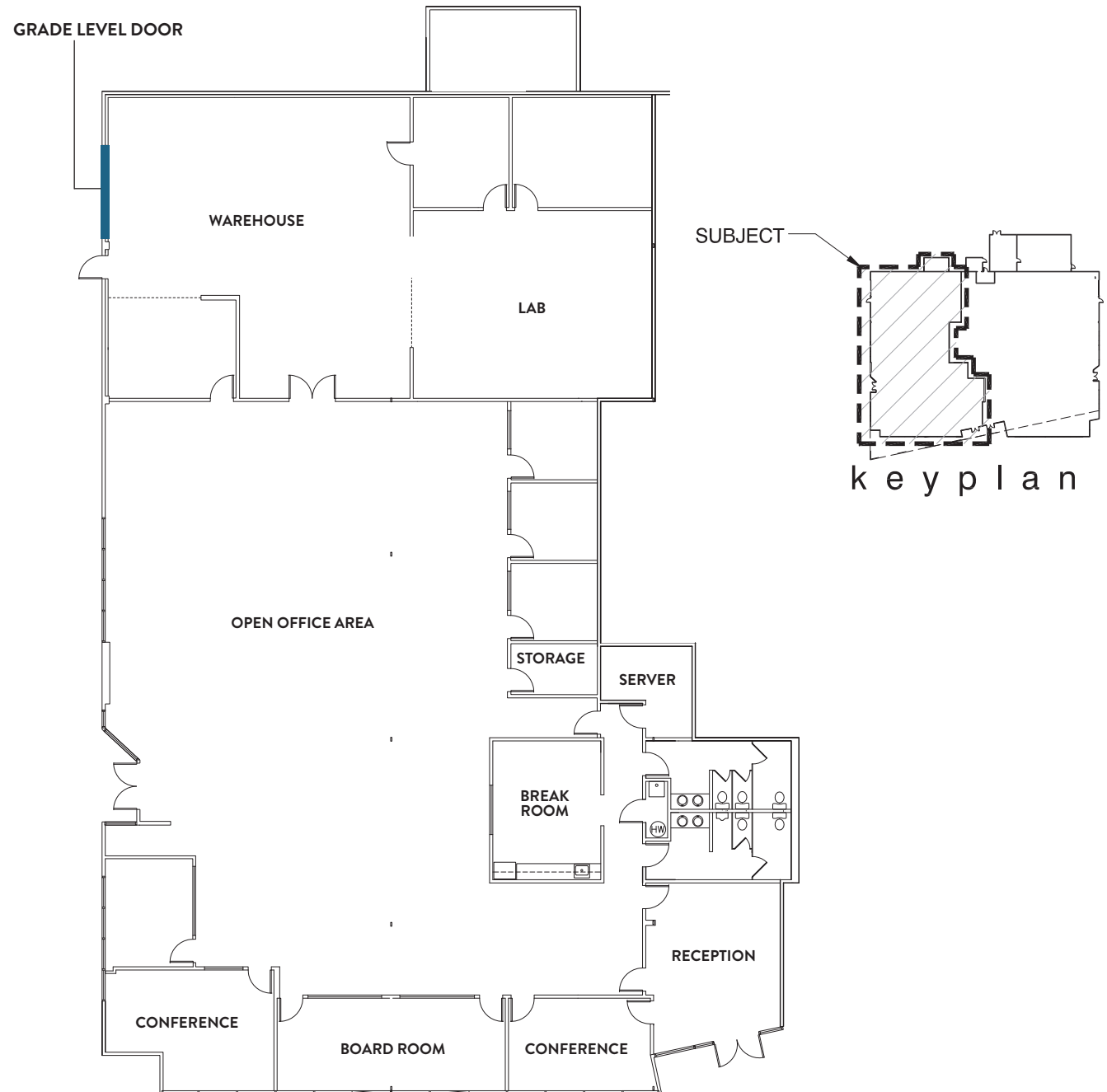
MISSION PARK
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1615 WYATT DRIVE
AS-BUILT FLOOR PLAN
±10,205 SF

BUILDING DETAILS

OFFICES	4
CONFERENCE ROOMS	2
BOARD ROOM	1
LABS	1
WAREHOUSE	1
BREAK ROOM	1
SERVER	1
GRADE LEVEL DOOR	1

- High Quality, Flexible Office, Lab and Warehouse Layout
- 600 Amps @ 120/208 Volts Power Service
- 15' Foot Clear Height
- Grade Level Loading
- Prominent Signage Opportunity







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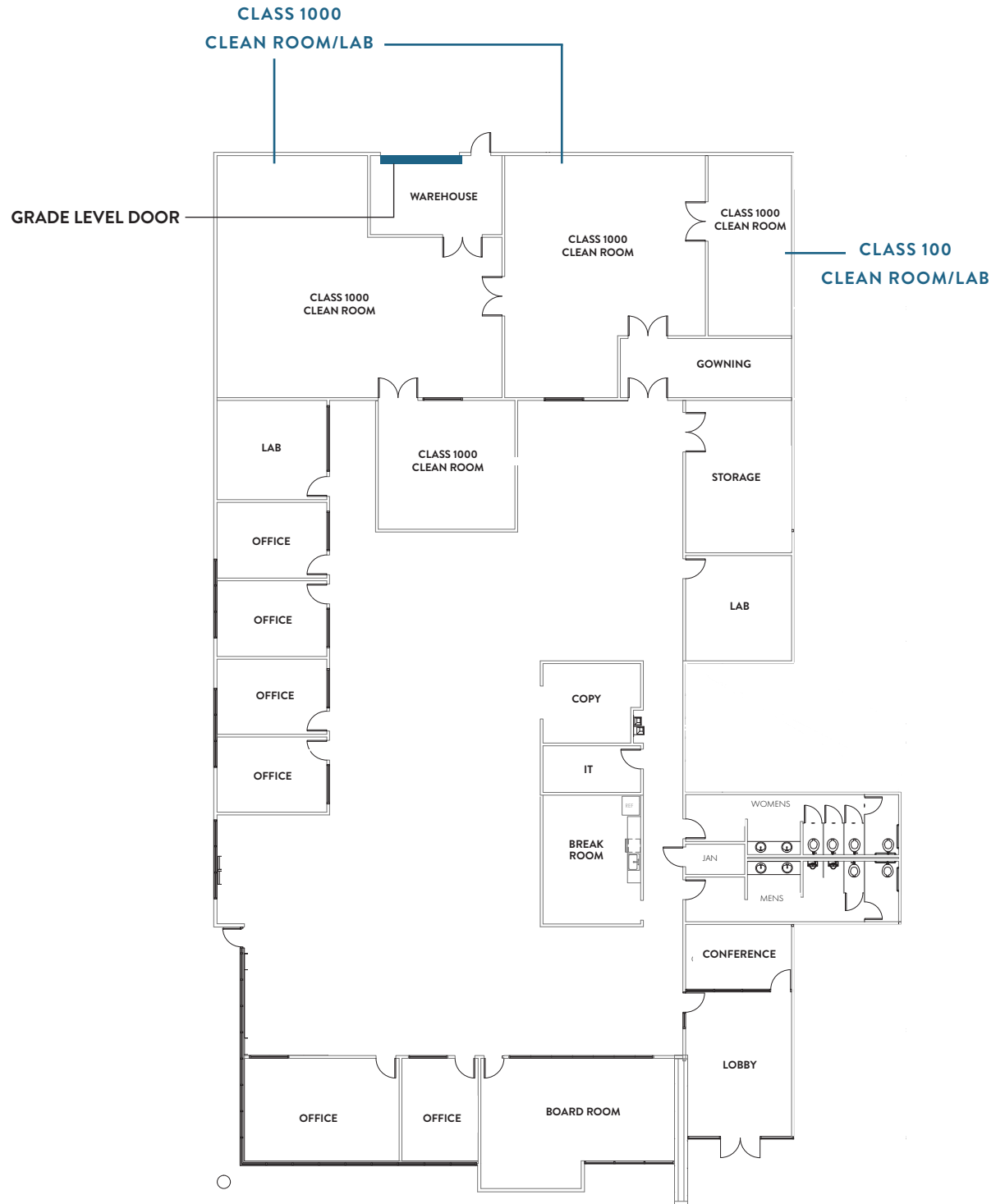
SANTA CLARA

3951 BURTON DRIVE
 AS-BUILT FLOOR PLAN
 ±13,856 SF

BUILDING DETAILS

OFFICE	6
CONFERENCE ROOMS	2
BOARD ROOMS	1
LABS	4
GOWNING	1
BREAK ROOM	1
IT ROOM	1
GRADE LEVEL DOOR	1

- High Quality, Fully Built-Out Office & Lab Space
- Excellent Existing Class 100 and 1000 Clean Rooms/Labs
- 400 Amps @ 480 Volts Power Service
- 18' Foot Clear Height
- Grade Level Loading
- Prominent Signage Opportunity







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4250 BURTON DRIVE
AS-BUILT PLAN - 1ST FLOOR
 Up to ±69,700 SF

BUILDING DETAILS

OFFICE	10
CONFERENCE ROOMS	17
BOARD ROOMS	1
PHONE ROOM	9
MOTHERS	1
LABS	2
DEMO/TRAINING	1
BREAK ROOM	1
MICRO KITCHEN	1
SERVER	1
STORAGE	5
GRADE LEVEL DOOR	1

- Full Two-Story R&D Building Available
- Full Built-Out Improvements on First Floor
- Market-Ready Improvements on Second Floor
- 3,000 Amps @ 277/480 Volts Power Service
- Grade Level Loading
- ±4,400 SF Outdoor Amenity Area



±4,400 SF
OUTDOOR
AMENITY AREA



GRADE LEVEL DOOR



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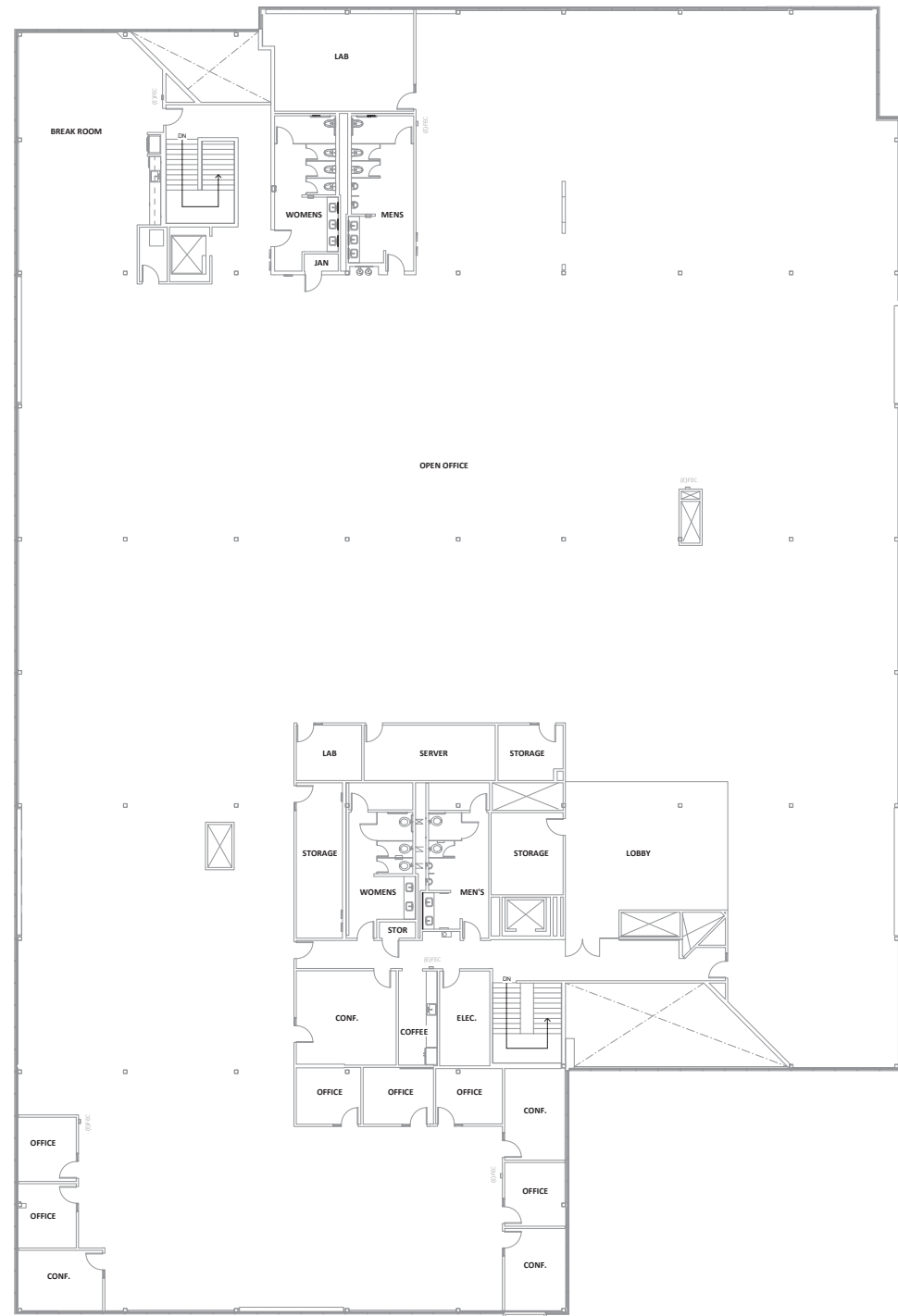
SANTA CLARA

4250 BURTON DRIVE
AS-BUILT PLAN - 2ND FLOOR
Up to ±69,700 SF

BUILDING DETAILS

OFFICE	10
CONFERENCE ROOMS	3
LABS	6
BREAK ROOM	1
MICRO KITCHEN	1
STORAGE	1

- Full Two-Story R&D Building Available
- Full Built-Out Improvements on First Floor
- Market-Ready Improvements on Second Floor
- 3,000 Amps @ 277/480 Volts Power Service
- Grade Level Loading
- ±4,400 SF Outdoor Amenity Area





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4250 BURTON DRIVE

HYPOTHETICAL PLAN - 1ST FLOOR

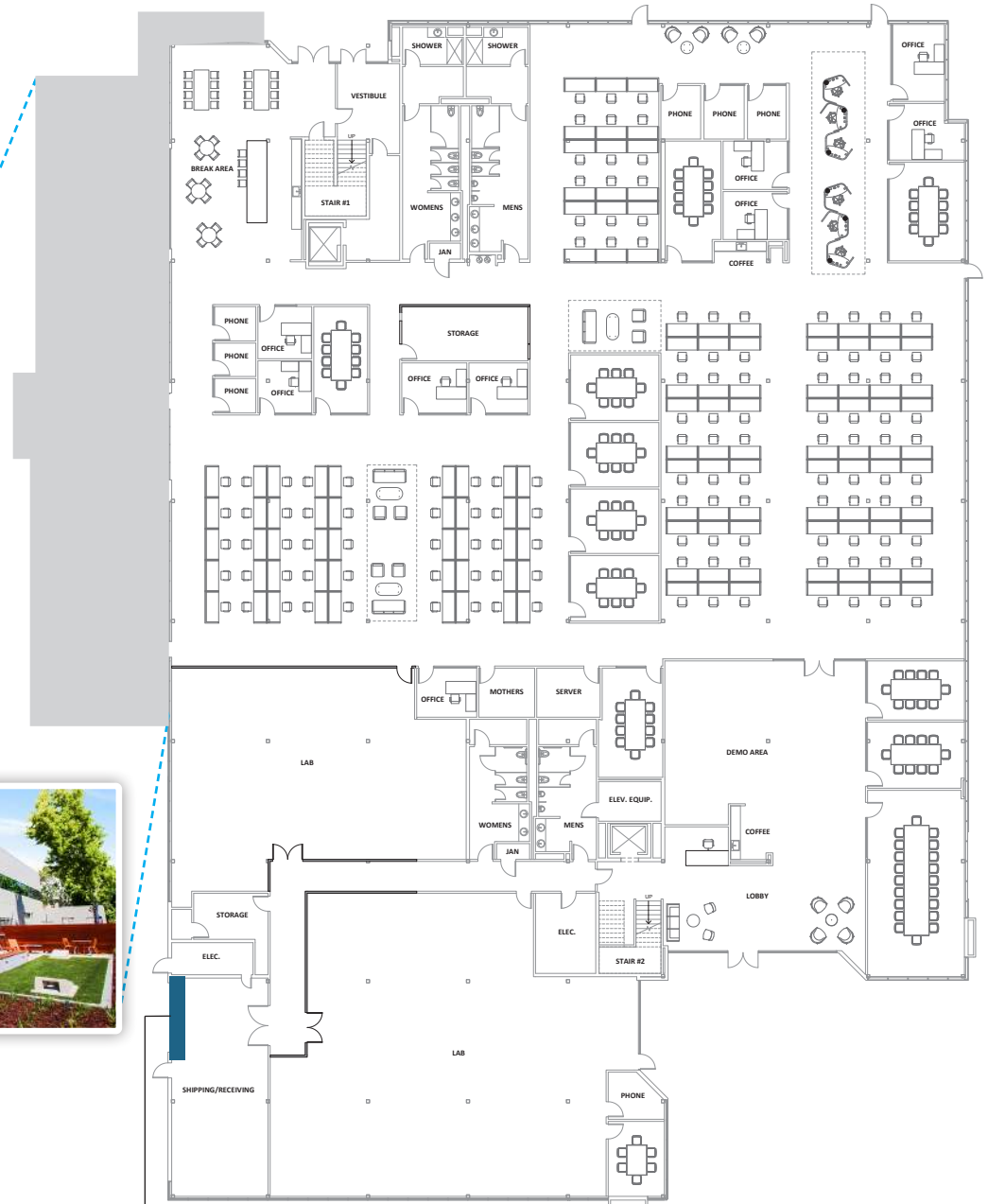
Single-Building User | Up to ±69,700 SF

BUILDING DETAILS

LOBBY	1
OFFICE	9
WORKSTATIONS	133
CONFERENCE ROOM	12
PHONE ROOM	7
BREAK ROOM	1
COFFEE	2
LAB	2
STORAGE	2
SHIPPING/RECEIVING	1
IDF/SERVER	1
MOTHER'S ROOM	1
OUTDOOR AMENITY	1



±4,400 SF
OUTDOOR
AMENITY AREA



GRADE LEVEL DOOR



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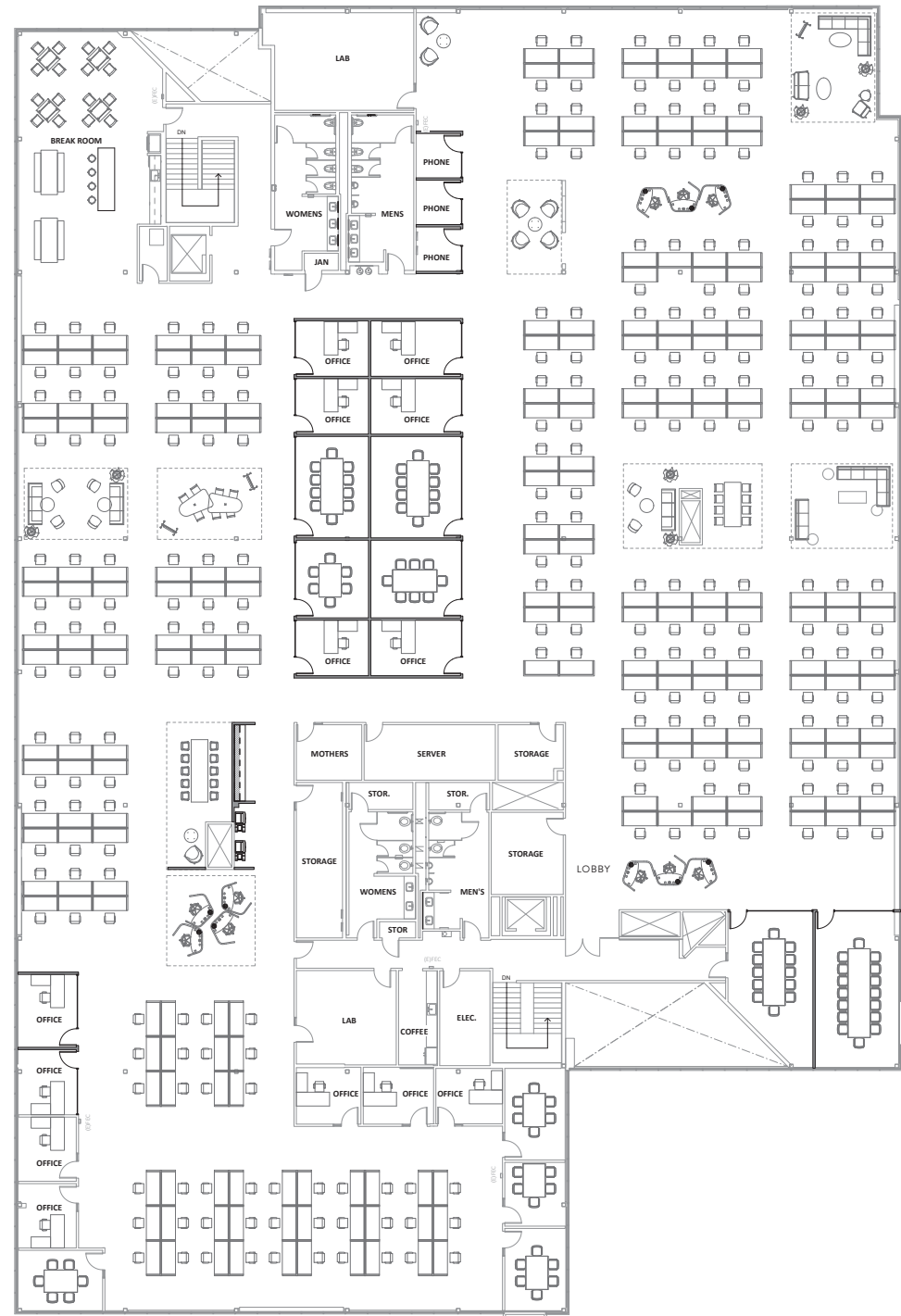
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4250 BURTON DRIVE
 HYPOTHETICAL PLAN - 2ND FLOOR
 Single-Building User | Up to ±69,700 SF

BUILDING DETAILS

OFFICE	13
WORKSTATIONS (72"X30")	256
CONFERENCE ROOM	10
PHONE ROOM	3
BREAK ROOM	1
COFFEE	1
LAB	2
STORAGE	3
IDF/SERVER	1
MOTHER'S ROOM	1

- Full Two-Story R&D Building Available
- Full Built-Out Improvements on First Floor
- Market-Ready Improvements on Second Floor
- 3,000 Amps @ 277/480 Volts Power Service
- Grade Level Loading
- ±4,400 SF Outdoor Amenity Area





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4250 BURTON DRIVE
HYPOTHETICAL PLAN - SUITE 100
 Multi-Tenant | ±33,294 SF

BUILDING DETAILS

LOBBY	1
OFFICE	10
WORKSTATIONS (72"X30")	148
CONFERENCE ROOM	17
PHONE ROOM	9
BREAK ROOM	1
COFFEE	2
LAB	3
STORAGE	1
SHIPPING/RECEIVING	1
IDF/SERVER	1
MOTHER'S ROOM	1
OUTDOOR AMENITY	1

- First Floor Availability
- Fully Built-Out Interiors
- Up to 2,000 Amps of Power
- Grade Level Loading
- ±4,400 SF Outdoor Amenity Area



±4,400 SF
OUTDOOR
AMENITY AREA



GRADE LEVEL DOOR



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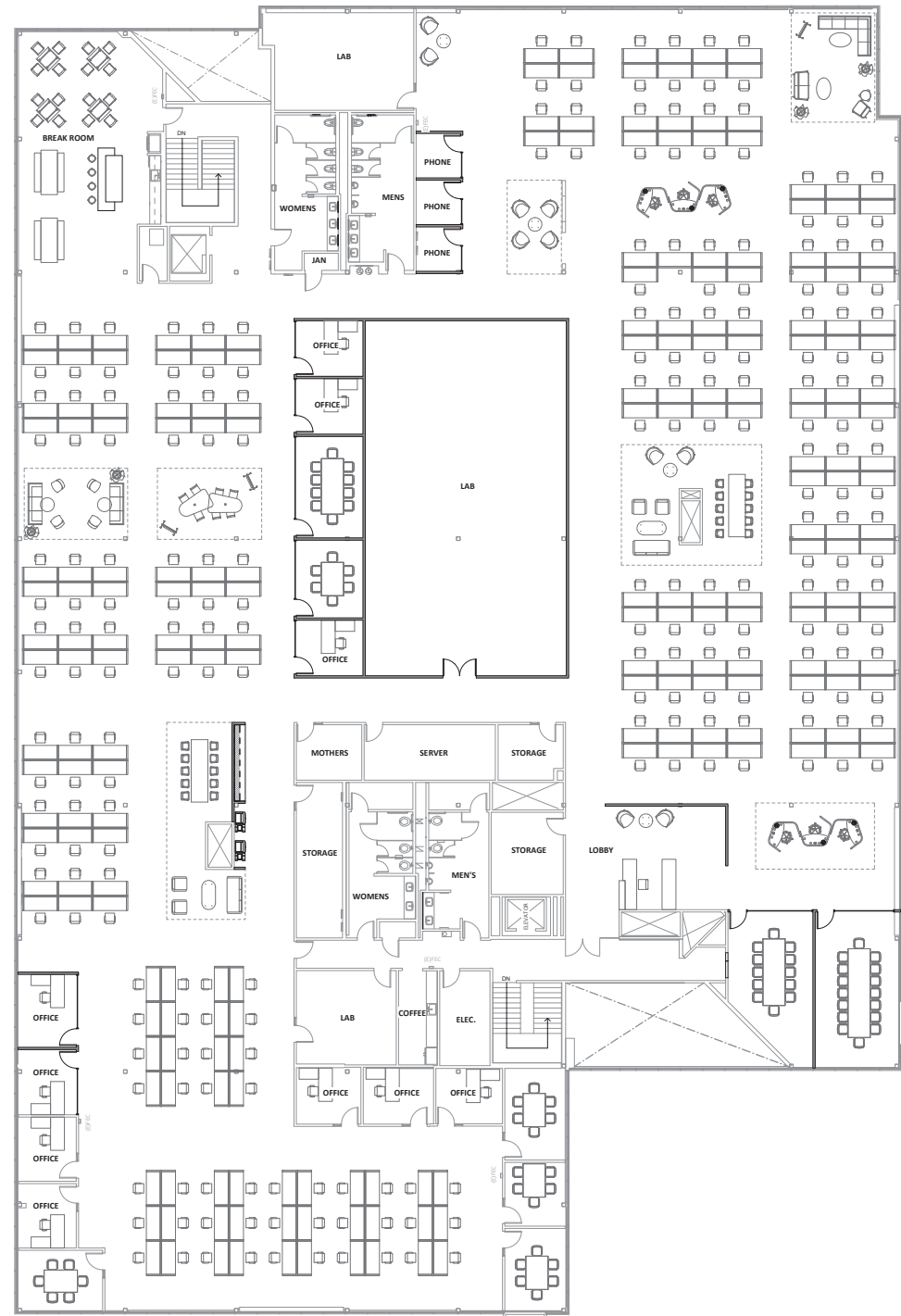
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4250 BURTON DRIVE
 HYPOTHETICAL PLAN - SUITE 200
 Multi-Tenant | 35,776 SF

BUILDING DETAILS

LOBBY	1
OFFICE	10
WORKSTATIONS (72"X30")	237
CONFERENCE ROOM	8
PHONE ROOM	3
BREAK ROOM	1
COFFEE	1
LAB	3
STORAGE	3
IDF/SERVER	1
MOTHER'S ROOM	1

- Second Floor Availability
- Market-Ready Improvements
- Up to 1,000 Amps of Power







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4251 BURTON DRIVE
AS-BUILT PLAN
 ±27,729 SF

BUILDING DETAILS

LOBBY/RECEPTION	2
CONFERENCE/HUDDLE	10
WORKSTATIONS	46
ISO CLASS 7 CLEAN ROOM	1
MECHANICAL	1
SERVER	1
BREAK ROOM	1
GRADE LEVEL DOOR	3

- Plug & Play Office and Lab with Equipment (60% office/40% lab)
- Excellent Existing ISO Class 7 Clean Room
- 1,200 Amps @ 480 Volts Power Service
- 18' Foot Clear Height
- Grade Level Loading
- Prominent Signage Opportunity
- EV Charging Stations





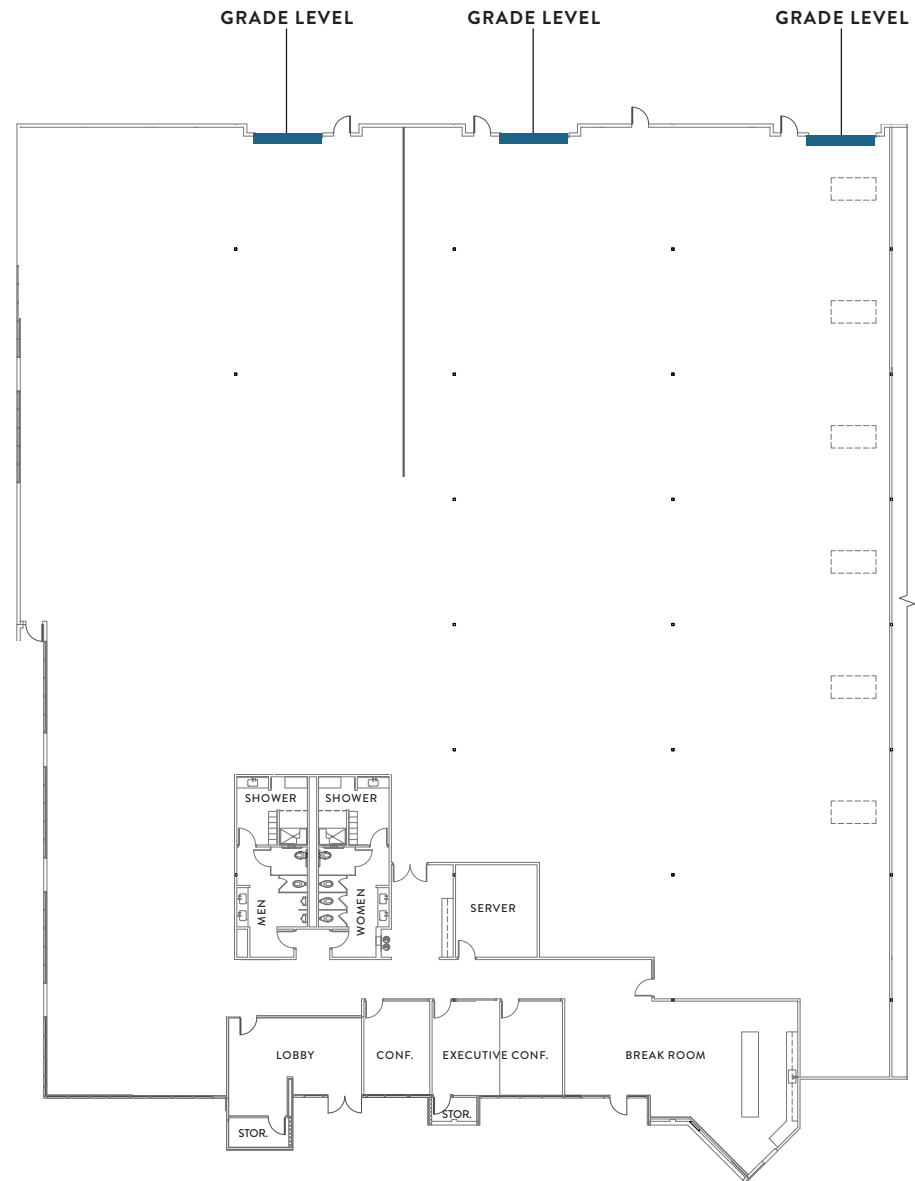
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SANTA CLARA

4251 BURTON DRIVE
HYPOTHETICAL PLAN
±27,729 SF

BUILDING DETAILS

LOBBY/RECEPTION	1
CONFERENCE	2
BREAK ROOM	1
SERVER	1
GRADE LEVEL DOOR	3







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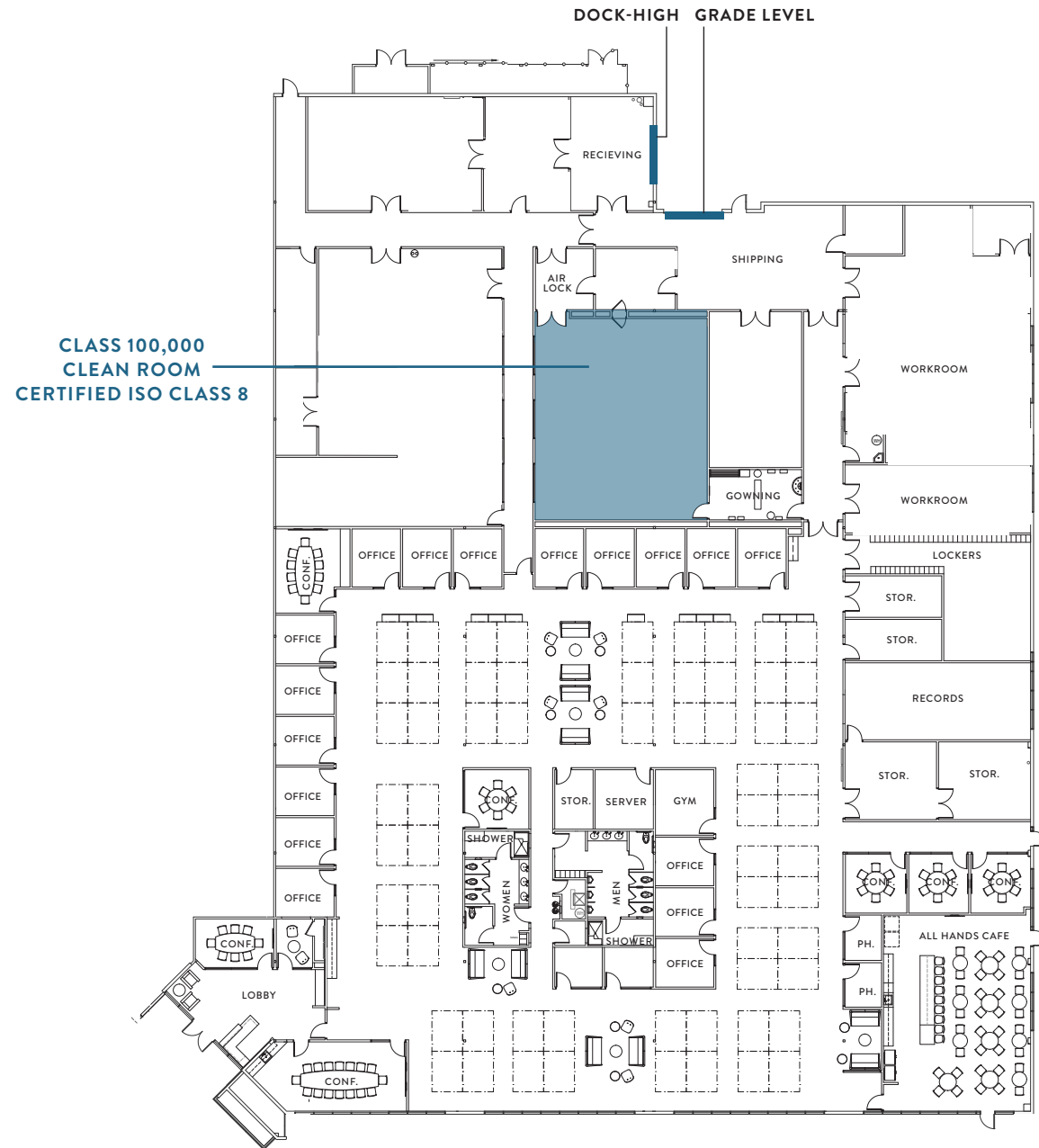
SANTA CLARA

4255 BURTON DRIVE
 AS-BUILT PLAN
 ±32,719 SF

BUILDING DETAILS

WORKSTATIONS	190
OFFICES	17
LAB	1
WORKROOM	2
LOBBY/RECEPTION	1
CONFERENCE ROOMS	7
BREAK ROOM	1

- Plug & Play Office and Lab with Equipment (60% office/40% lab)
- Excellent Existing ISO Class 8 Clean Room
- 2,000 Amps @ 480 Volts Power Service
- 18' Foot Clear Height
- Grade Level and Dock-High Loading
- Prominent Signage Opportunity
- EV Charging Stations





MISSION PARK

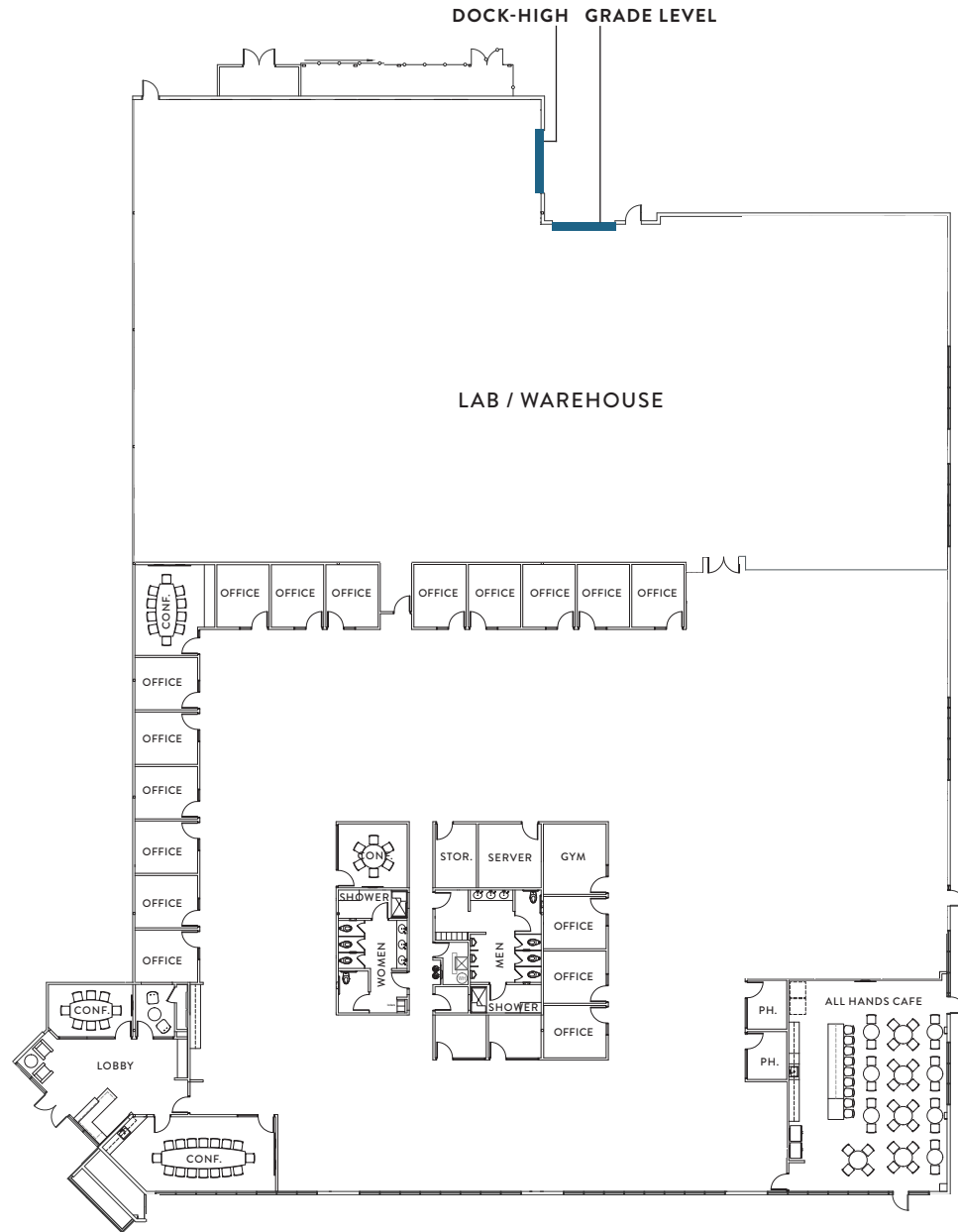
SANTA CLARA

4255 BURTON DRIVE
 HYPOTHETICAL PLAN
 ±32,719 SF

BUILDING DETAILS

LOBBY/RECEPTION	1
LAB/WAREHOUSE	1
OFFICES	17
CONFERENCE ROOM	4
BREAK ROOM	1
GRADE LEVEL DOOR	1
DOCK-HIGH DOOR	1

- Plug & Play Office and Lab with Equipment (60% office/40% lab)
- Excellent Existing ISO Class 8 Clean Room
- 2,000 Amps @ 480 Volts Power Service
- 18' Foot Clear Height
- Grade Level and Dock-High Loading
- Prominent Signage Opportunity
- EV Charging Stations






MISSION PARK
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NEWMARK 20



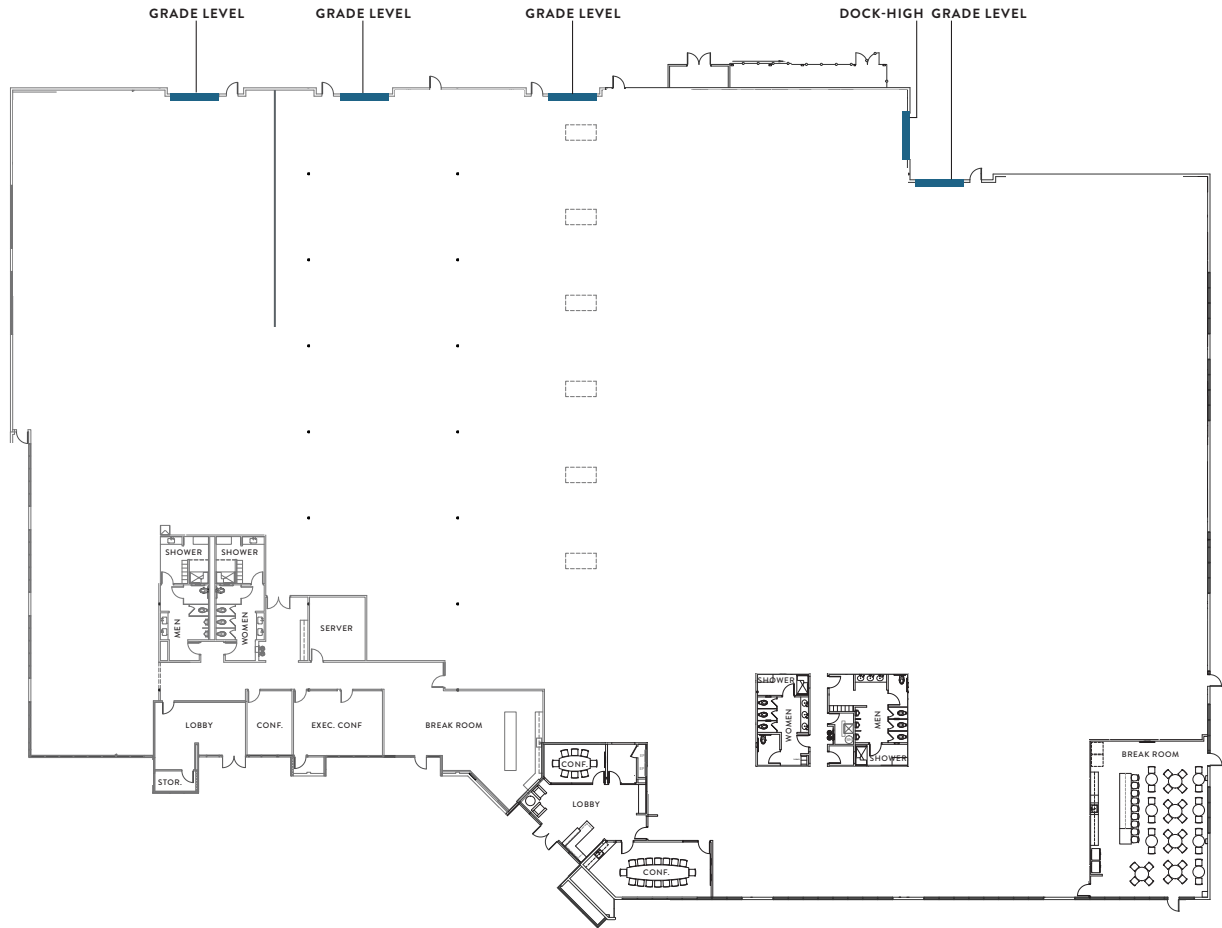
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SANTA CLARA

4251-4255 BURTON DRIVE
HYPOTHETICAL PLAN
±60,448 SF

BUILDING DETAILS

LOBBY/RECEPTION	2
CONFERENCE ROOMS	4
BREAK ROOM	2
GRADE LEVEL DOOR	4
DOCK-HIGH DOOR	1





ON-SITE 175-ROOM ELEMENT BY WESTIN HOTEL AND MISSION PARK MARKETPLACE RETAIL CENTER




MISSION PARK
SANTA CLARA





MISSION PARK

SANTA CLARA

LOCAL AMENITIES
WITHIN 2 MILES

25+
RESTAURANTS

15+
RETAIL

5+
HOTELS

5+
FITNESS





MISSION PARK

SANTA CLARA

SUPPORT YOUR
WORKFORCE

11+

MULTIFAMILY
UNITS

20+

HEALTHCARE/
SERVICES

17+

SPORTS/
ATTRACTIONS





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TRAVEL TIMES

10

MINUTE DRIVE TO
SJC AIRPORT

40

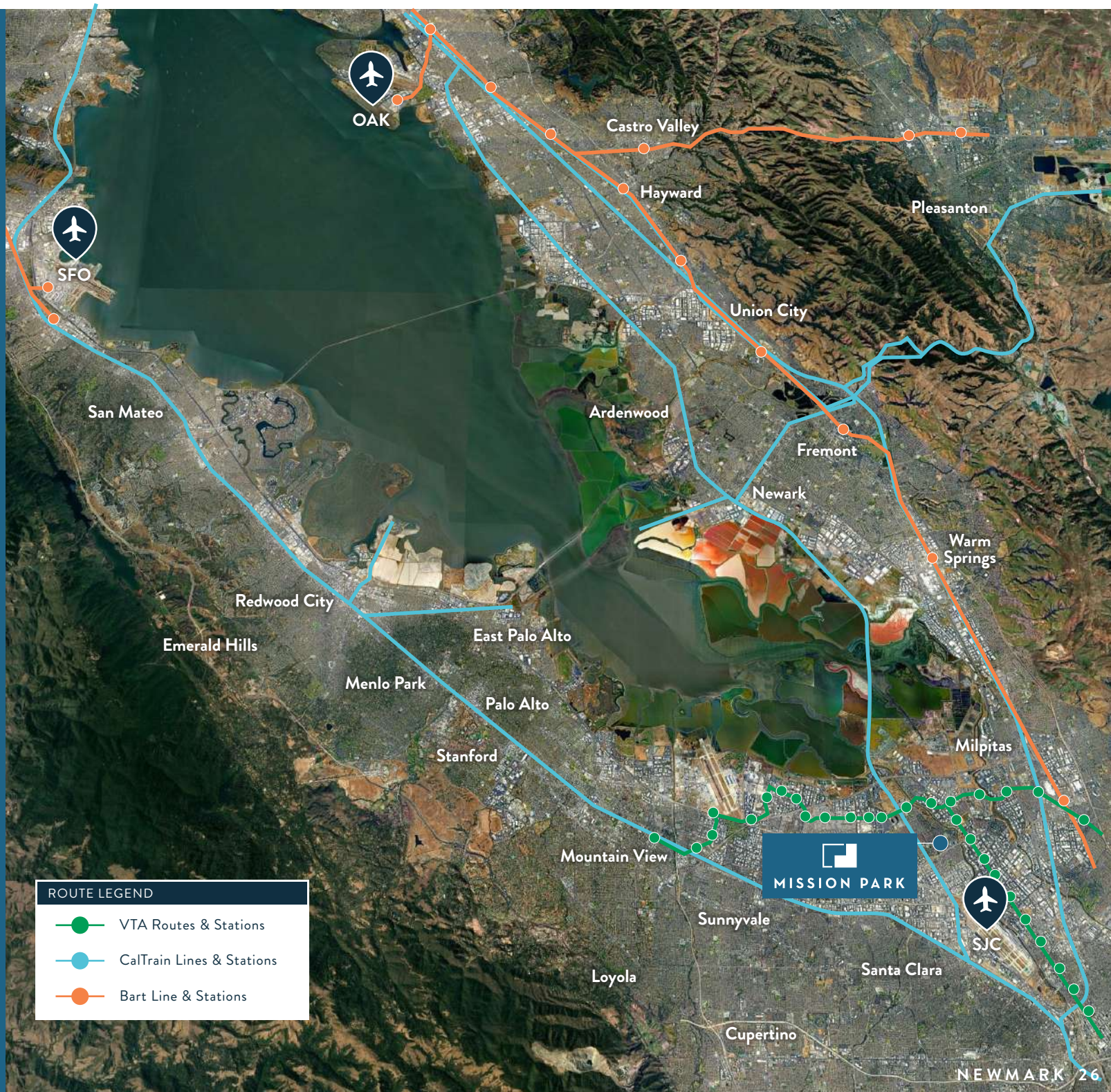
MINUTE DRIVE TO
SFO AIRPORT

16

MINUTE DRIVE TO
PALO ALTO

45

MILE DRIVE TO
SAN FRANCISCO





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