

2901-2929 PATRICK HENRY DR

SANTA CLARA

FOR LEASE



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# TECHNICAL HIGHLIGHTS

- Size/Divisibility: Class A office/R&D totaling  $\pm 82,278$  SF, divisible to  $\pm 31,778$  SF and  $\pm 50,500$  SF.
- Power: 4,000 amps @ 277/480V, served by Silicon Valley Power (SVP).
- HVAC: Central chiller ( $\approx 210$  tons); two labs ( $\approx 4,598$  SF and 2,000 SF) with  $\approx 80$  tons of dedicated HVAC.
- Site/Parking: 6.5-acre site with parking ratio  $\approx 3.8/1,000$ ; monument signage available.
- 2 - Loading Docks

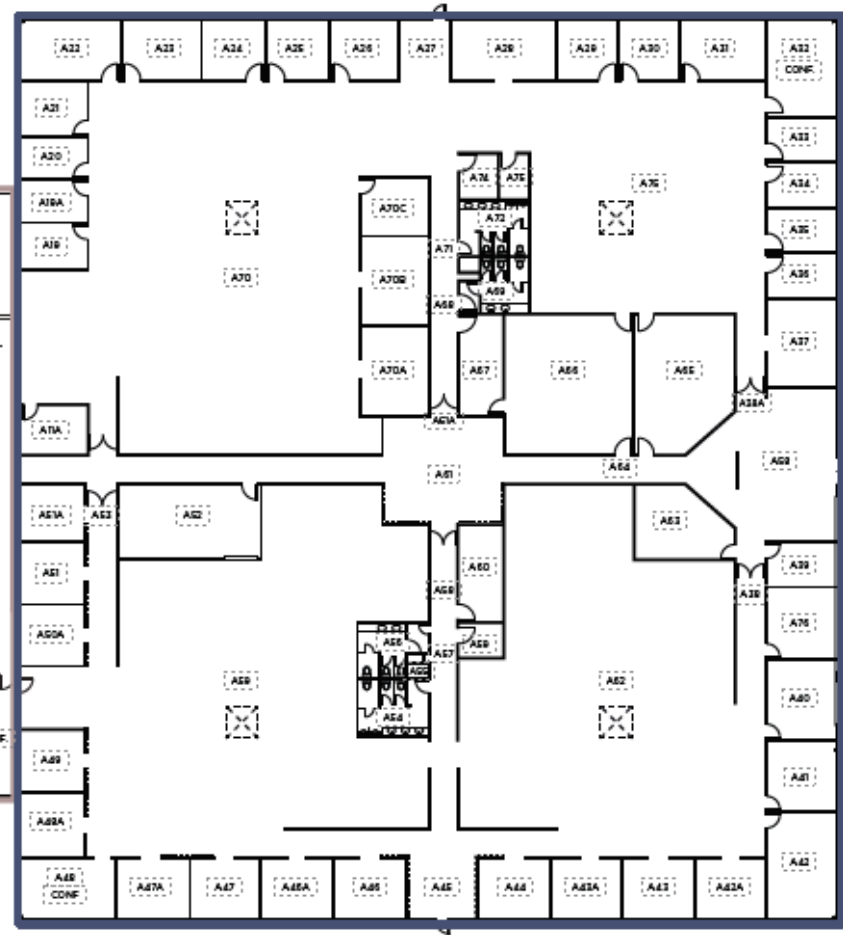
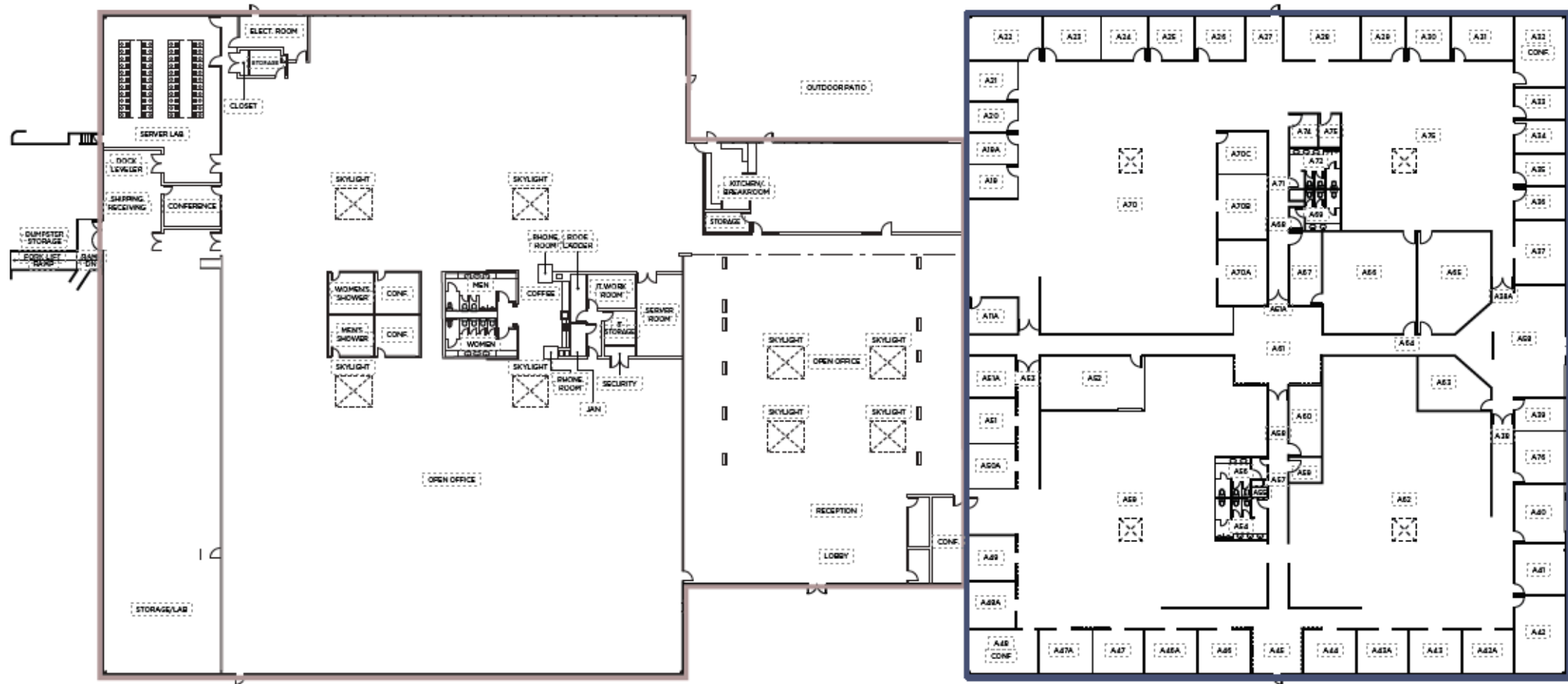


# INTERIOR HIGHLIGHTS

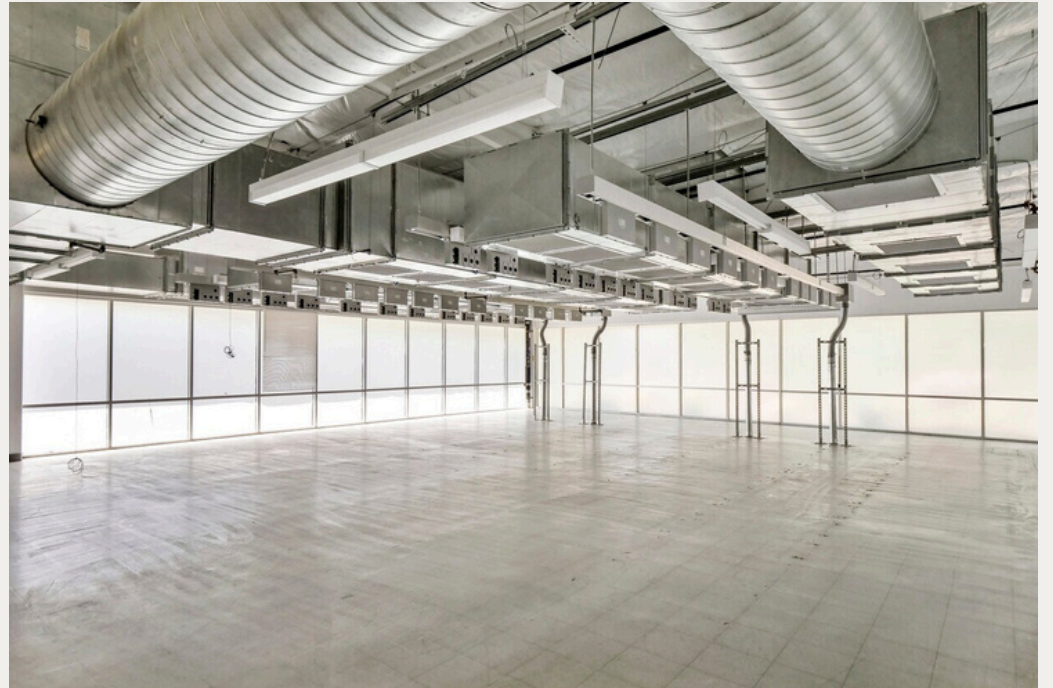
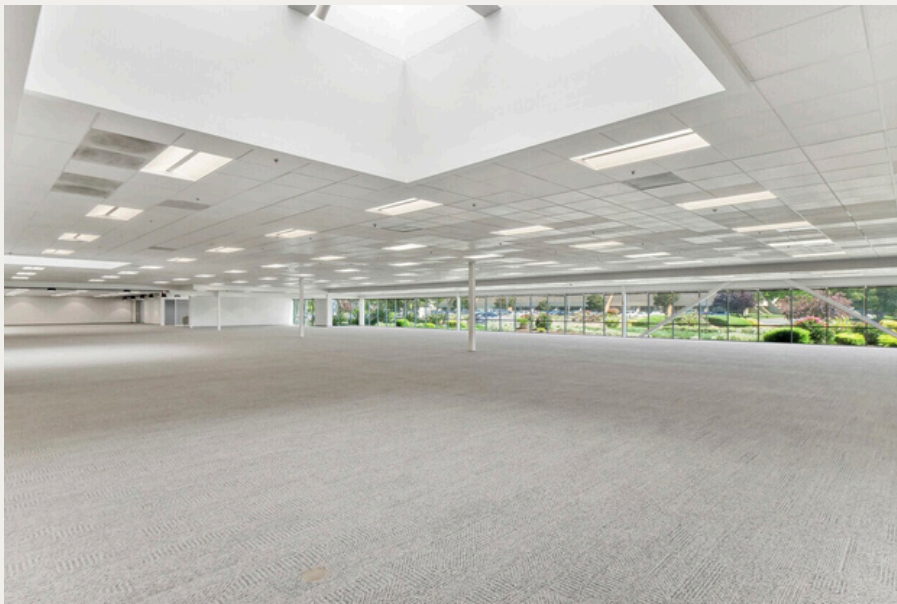


- Recently renovated interiors with a significant glass-line and excellent natural light.
- Functional program includes: open office zones, multiple conference rooms, reception + lobby, kitchen/breakroom, phone rooms, IT workroom & storage, server room & server lab, shipping/receiving with dock leveler and forklift ramp, ample storage/lab rooms, multiple skylights, and men's & women's showers.
- Outdoor patio integrated with the landscaped setting.
- Santa Clara location with quick access to US-101 and CA-237; near VTA Light Rail.
- Walkable to major landmarks/amenities: Great America ( $\approx 0.7$  mi / 15 min), Levi's Stadium ( $\approx 0.8$  mi / 17 min); surrounded by retail/dining clusters (Santa Clara Square and broader Tasman/Montague corridors).
- Site fronts Patrick Henry Dr / Old Ironsides Dr; landscaped campus with outdoor areas and two bocce courts.

# BUILDING LAYOUT



# PHOTOS INTERIOR:



# PHOTOS EXTERIOR:

