

302

ENZO DRIVE, SAN JOSE

CONTEC



**CUSHMAN &
WAKEFIELD**

SCOTT DEVER

scott.dever@cushwake.com

+1 415 425 1735

LIC. 01890552

OFFICE/R&D/LIFE SCIENCE FOR LEASE

±3,872 SF - ±9,050 SF

HIGHLIGHTS

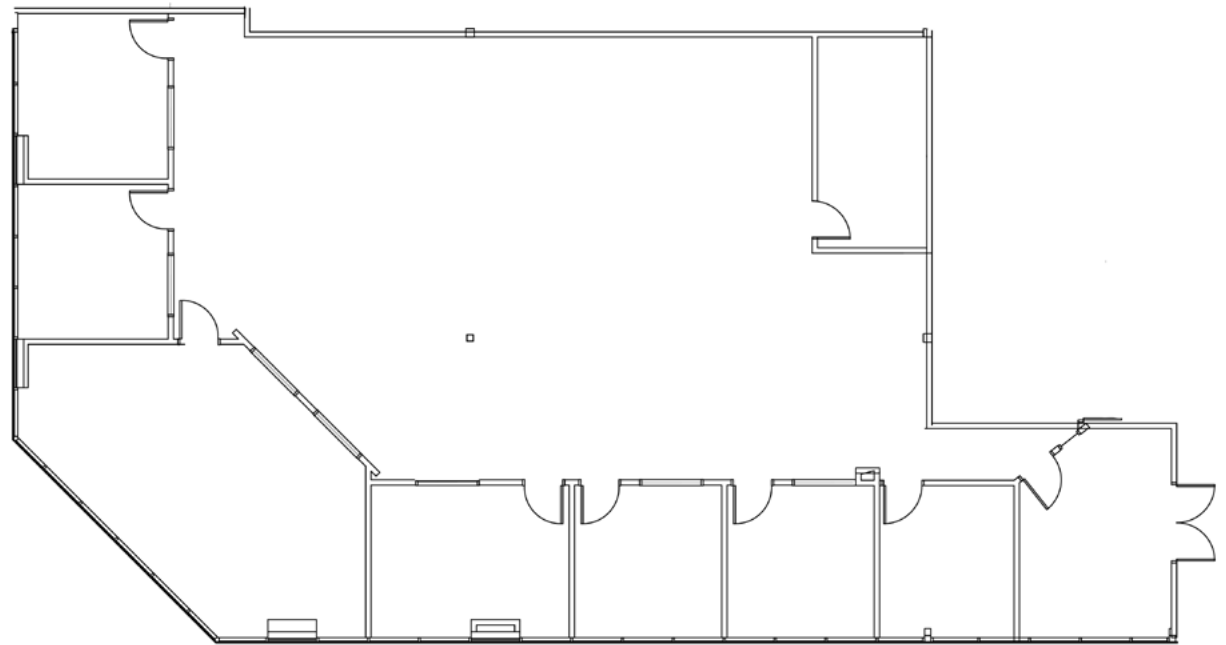
- Prominent Building Signage with Freeway Visibility (126,000 ADT)
- Renovated Lobby
- Total Power: 3,000 Amps; 3-Phase, 480V
- Dock and Grade Loading
- 3/1,000 Parking Ratio
- Zoning: Industrial Park (IP)
- Access to Coyote Creek Trail and Hellyer Park
- Low NNN Operating Expenses
- Responsive Local Ownership



FLOOR PLAN | EXISTING CONFIGURATION

SUITE 150: ±3,872 SF

- Available Within 30 Days of Lease Signing
- 100% Office
- 10' to Dropped Ceiling
- Exceptional Glass-line
- Direct Access from Building Lobby



FLOOR PLAN | EXISTING CONFIGURATION

SUITE 202: ±9,050 SF

- Available Within 30 Days of Lease Signing
- 2nd Floor Unit
- Loading: Dock and Grade (Via Private Freight Elevator Within Premises)
- Current Cooling: 50 Tons
- Ample Power Available (Up to 1,000 Amps)

