

Sublease

130 & 140 Baytech Drive
San Jose, CA 95134



140

FOR MORE INFORMATION, CONTACT:

Russel Gallaway

President

916.801.8878

rgallaway@gallawaycommercial.com

License #01102573



GALLAWAY
COMMERCIAL, INC.

84 W Santa Clara Street
Suite 700
San Jose, CA 95113

130 & 140 Baytech Drive

SUBLEASE HIGHLIGHTS

- ±32,805 - 84,516 SF Available
- For Sublease: \$1.50/SF NNN
- Approximate OPEX: \$0.94/SF
- Power: 2,000A 277/480V
- Each building has:
 - New Rooftop HVAC Units
 - New Roof Membranes
 - 1 Grade-Level Door

140 Baytech Drive

±51,711 SF

Lease Expiration: 11/30/2033

130 Baytech Drive

±32,805 SF

Lease Expiration: 11/30/2030



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130 Baytech Drive

SUBLEASE HIGHLIGHTS

- Sublease: \$1.50/SF NNN
- OPEX: \$0.94/SF
- ±32,805 Total SF
- Lease Expiration: 11/30/2030
- Power: 2,000A 277/480V
- New Rooftop HVAC Units
- New Roof Membranes
- 1 Grade-Level Door
- 1 Loading Dock shared with 140 Baytech
- 6 Labs
- 4 Conference Rooms
- 11 Offices with Large Open Area

	Office ±17,105 SF		Warehouse ±2,900 SF
	Lab ±10,300 SF		Utility ±2,500 SF

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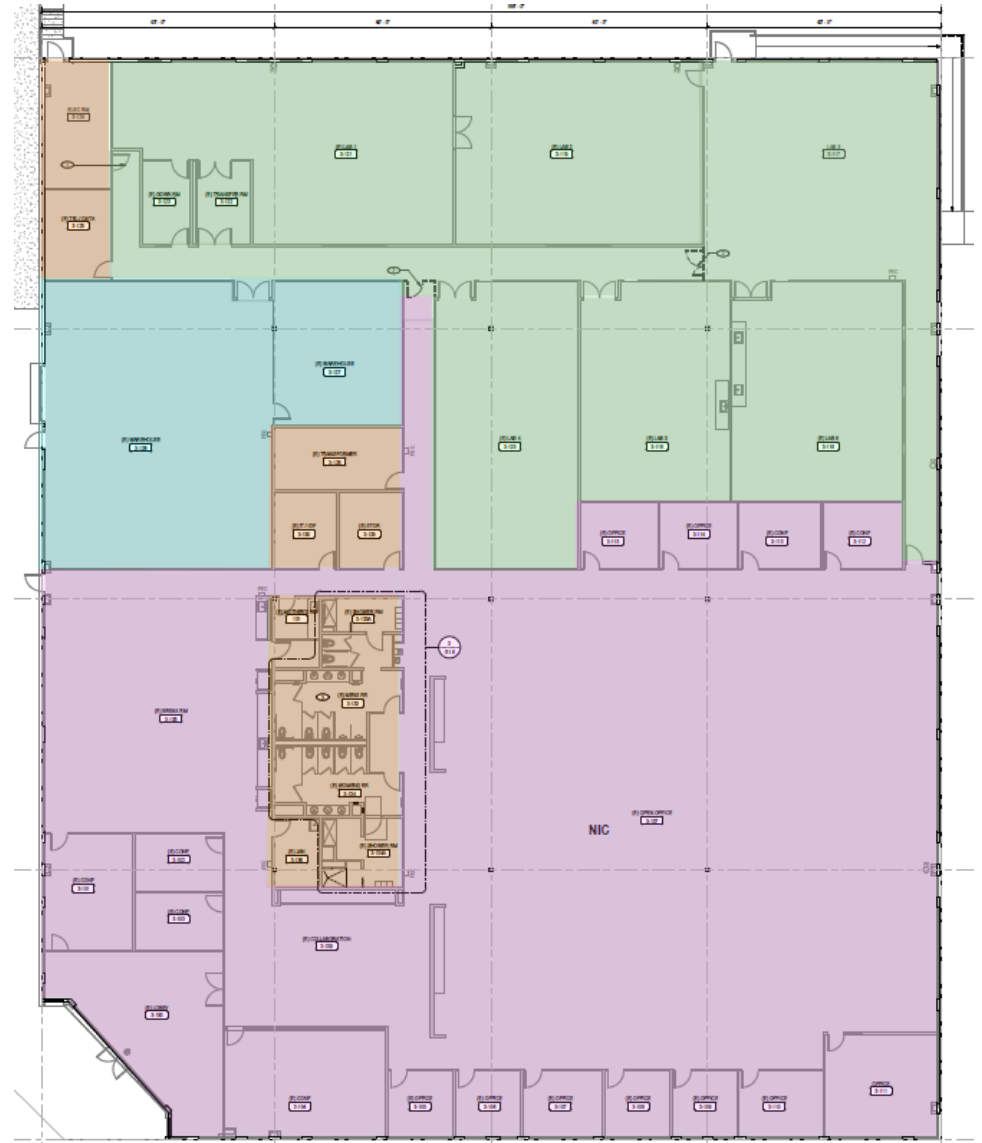
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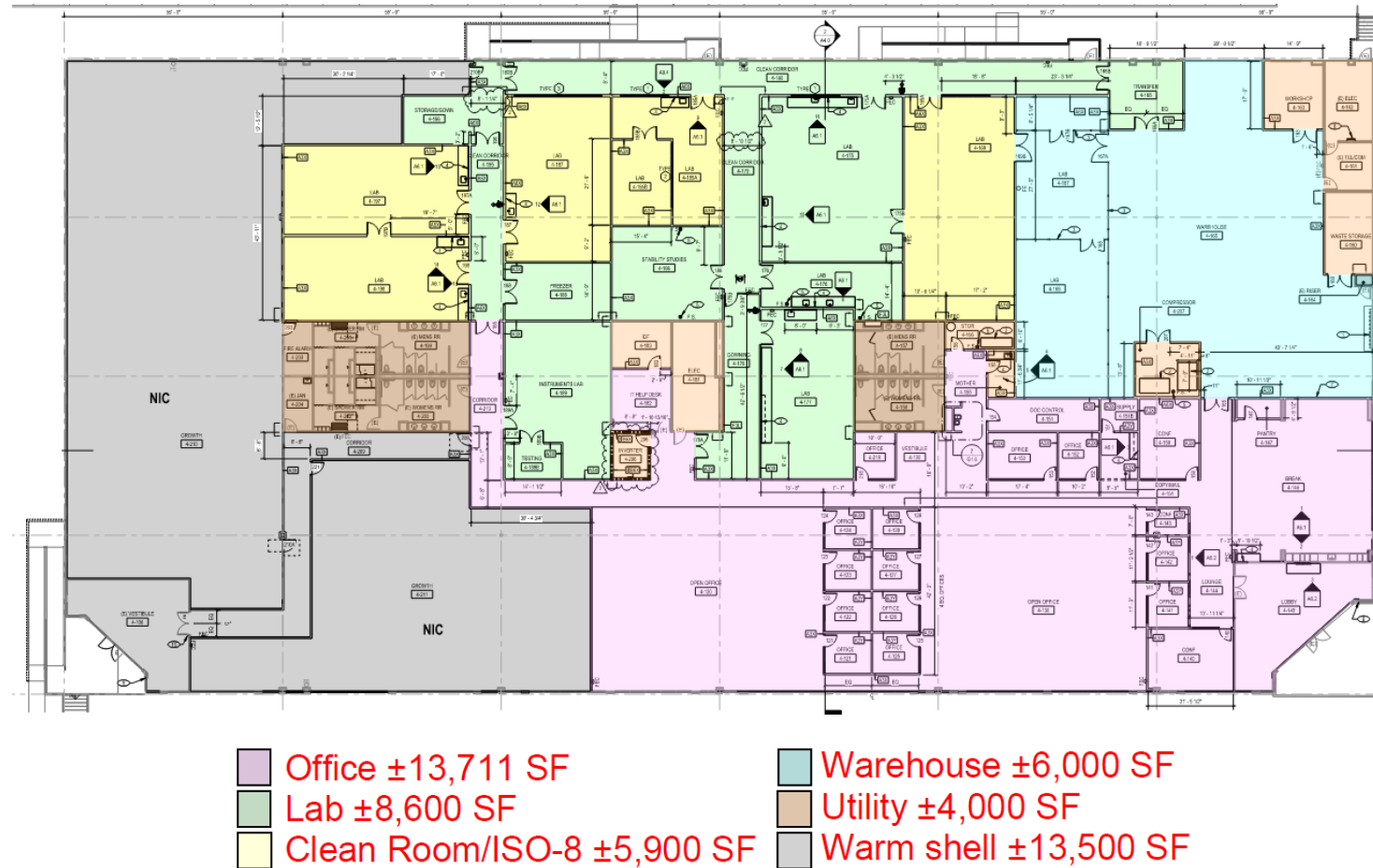
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140 Baytech Drive

SUBLEASE HIGHLIGHTS

- Sublease: \$1.50/SF NNN
- OPEX: \$0.94/SF
- ±51,711 Total SF
- Lease Expiration: 11/30/2033
- Power: 2,000A 277/480V
- New Rooftop HVAC Units
- New Roof Membranes
- 1 Grade-Level Door
- 1 Loading Dock shared with 130 Baytech
- 11 Labs
- 14 Offices
- 2 Conference Rooms



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