

NANO:YN

FOR LEASE

R&D Building Opportunity

3100 Central Expressway | Santa Clara, CA

±39,176 SF Available

HIGHLIGHTS

- Approx. 60% Lab, 40% Office
- Wet Labs
- ±30 Chemistry Hoods
- Approx. 300 Tons of Air Conditioning
- Argon, Helium, Nitrogen, Oxygen, Propane
- Much Built-in Cabinetry
- 2,000 Amps
- Server Room
- Break Room with Cafeteria Kitchen
- Grade Level Loading
- Restrooms with Showers
- Up to 16' Ceiling Height Potential
- Excellent Visibility from Central Expressway
- Potential Incubator Space for Biotech or Materials Science Companies, featuring:
 - Flexible Lab Module Configurations
 - Multiple Conference Rooms
 - Dedicated Office Space
 - Collaboration & Team Areas
- Estimated \$.53/SF/Mo Expenses
- \$2.50 NNN/SF/Mo NNN
- Available 12/1/26 as a direct lease
- Sublease available immediately

CONTACT US

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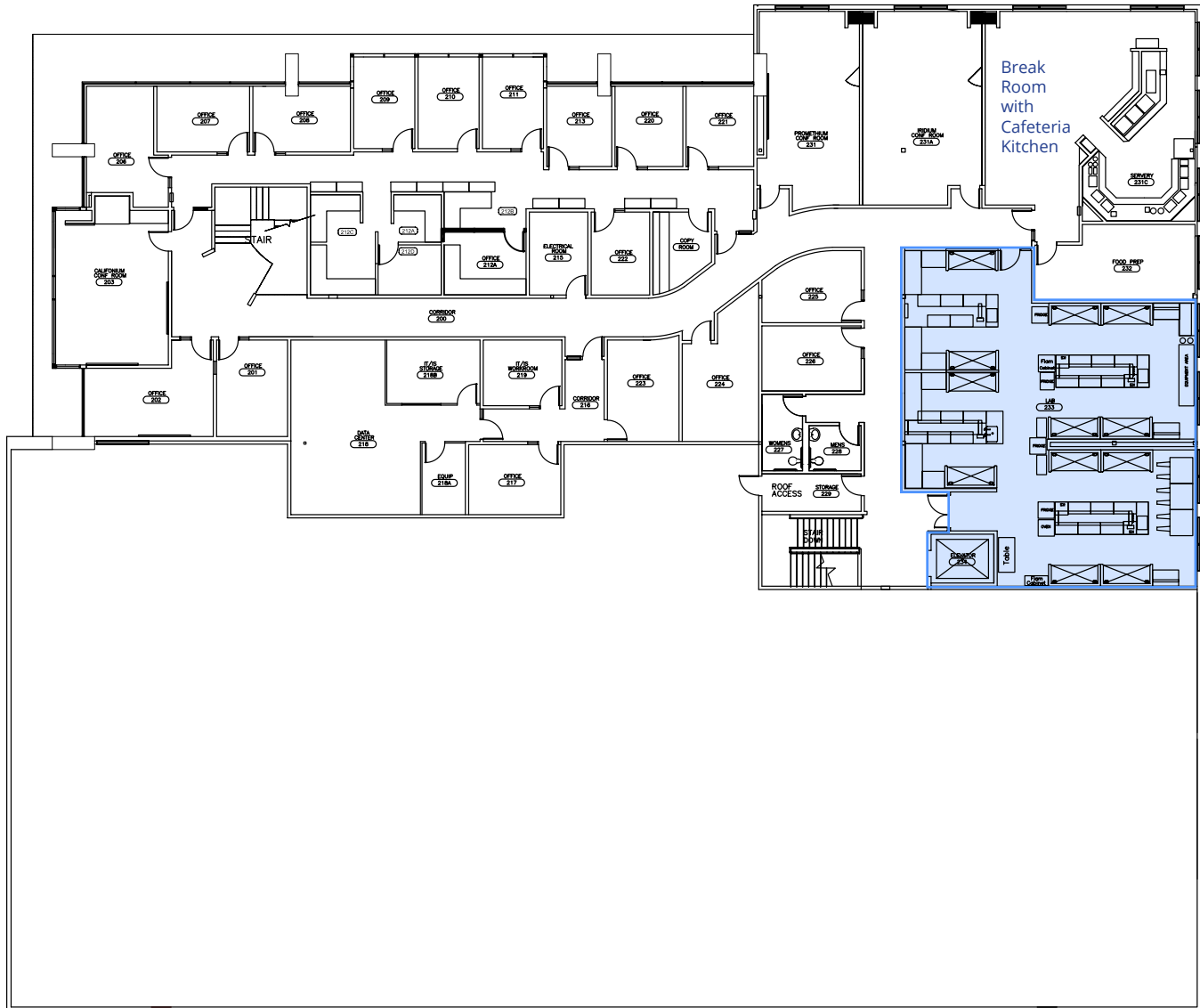
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SECOND FLOOR
FLOOR PLAN



 = Lab Space

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GALLERY



MAP

