

Office Building With Lab Space

40-foot Monument Signage

OFFERING MEMORANDUM

FOR LEASE | SINGLE TENANT BUILDING

3000 Lakeside Drive

SANTA CLARA, CALIFORNIA 95054



COMPASS

Table of Contents

Executive Summary	3
Property Overview	4
Floor Plans	11
Zoning & Use	13
Location	14
Demographics	16



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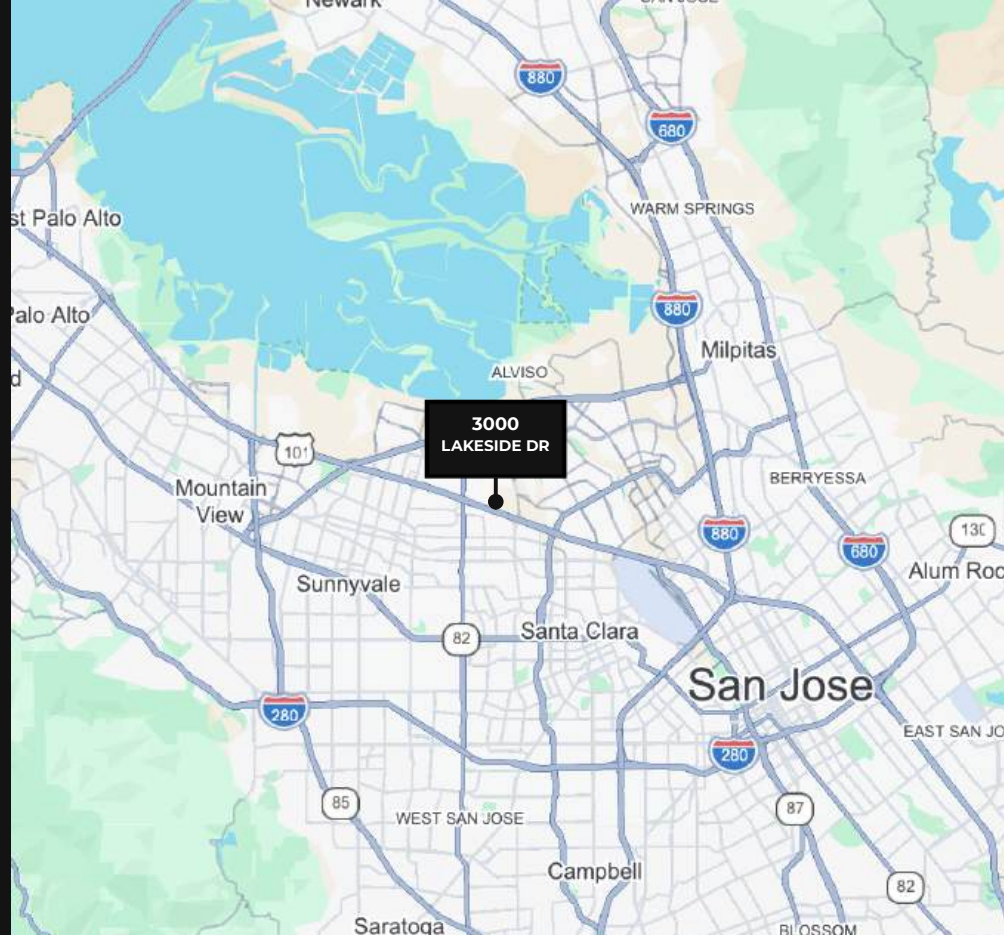
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Executive Summary

3000 Lakeside Drive offers a rare single-tenant office and lab opportunity in the heart of Silicon Valley's Central Santa Clara submarket. Positioned directly along Highway 101 with 40-foot freeway monument signage, the $\pm 12,923$ SF freestanding building pairs Class-A office finishes with approximately 3,000 SF of dedicated lab space, a configuration well-suited to R&D, life science, or technology users.

Recent capital improvements include a \$300,000 multi-zoned HVAC upgrade, updated fire and elevator systems, and 800 AMPS of power. Walking distance to hotels, restaurants, and fitness amenities, and minutes from Santa Clara Square and Mercado Shopping Center, the property combines strong visibility, flexible infrastructure, and an amenity-rich setting for a single user seeking a functional, move-in-ready home.



OFFERED AT

\$2.95/SF/Mo

GROSS BUILDING
AREA

$\pm 12,923$ SF

YEAR BUILT

1984

ZONING

LO-RD (Low-Intensity Office/R&D)

MARKET

Silicon Valley

LEASE TYPE

NNN

LOT SIZE

$\pm 35,719$ SF

YEAR RENOVATED

2012

AVAILABLE

November 11, 2026

SUBMARKET

Central Santa Clara



Property Outline



±0.82 Acres



Property Data

PROPERTY DETAILS

Address	3000 Lakeside Dr, Santa Clara, CA 95054
County	Santa Clara
Cross Roads	Lakeside Dr / Bowers Ave
Nearest Highway	US-101 — ±0.26 mi (189,959 ADT, 2025)
Nearest Airport	San Jose Mineta Int'l — 8 min / 4.1 mi
Building Size	±12,923 SF
Lot Size	±0.82 AC / ±35,719 SF
Ceiling Height	10 ft
Number of Floors	2
Average Floor Size	6,461 SF
Elevator-Served	Yes
Power	800 amps at 120/208 V (3-phase)
Parking Stalls	41 (3.18 per 1,000 SF)
Year Built	1984



Monument Sign Visibility



Property Highlights

40' Freeway Monument Signage

Elevated visibility along Highway 101 (±190,000 VPD) with prominent 40-foot signage.

Freestanding Building

Standalone building set on nearly a full acre of land.

Excellent Freeway Access

Direct access and exposure to Highway 101 traffic.

Recently Remodeled

Fully renovated in 2012 by South Bay Construction.

New Multi-Zoned HVAC

\$300,000 upgrade including new boiler, thermostat, and ductwork.

Dedicated Lab Space

Approximately 3,000 SF of built-out lab space included.

Sprinklered & Elevator-Served

Fire sprinklers throughout the building and elevator service.

800 AMPS Power

Heavy power capacity supporting lab, R&D, or office equipment.

Flexible Floor Plan

Balanced mix of open work areas and private offices.

High-Speed Fiber

Fiber connectivity available via CenturyLink.



Exterior Photos



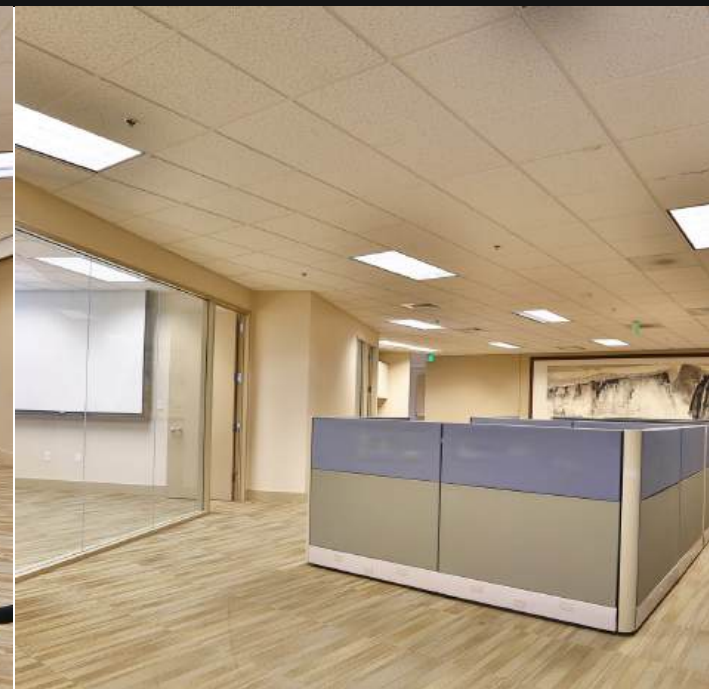
Interior Photos

3000 LAKESIDE DRIVE | INTERIOR

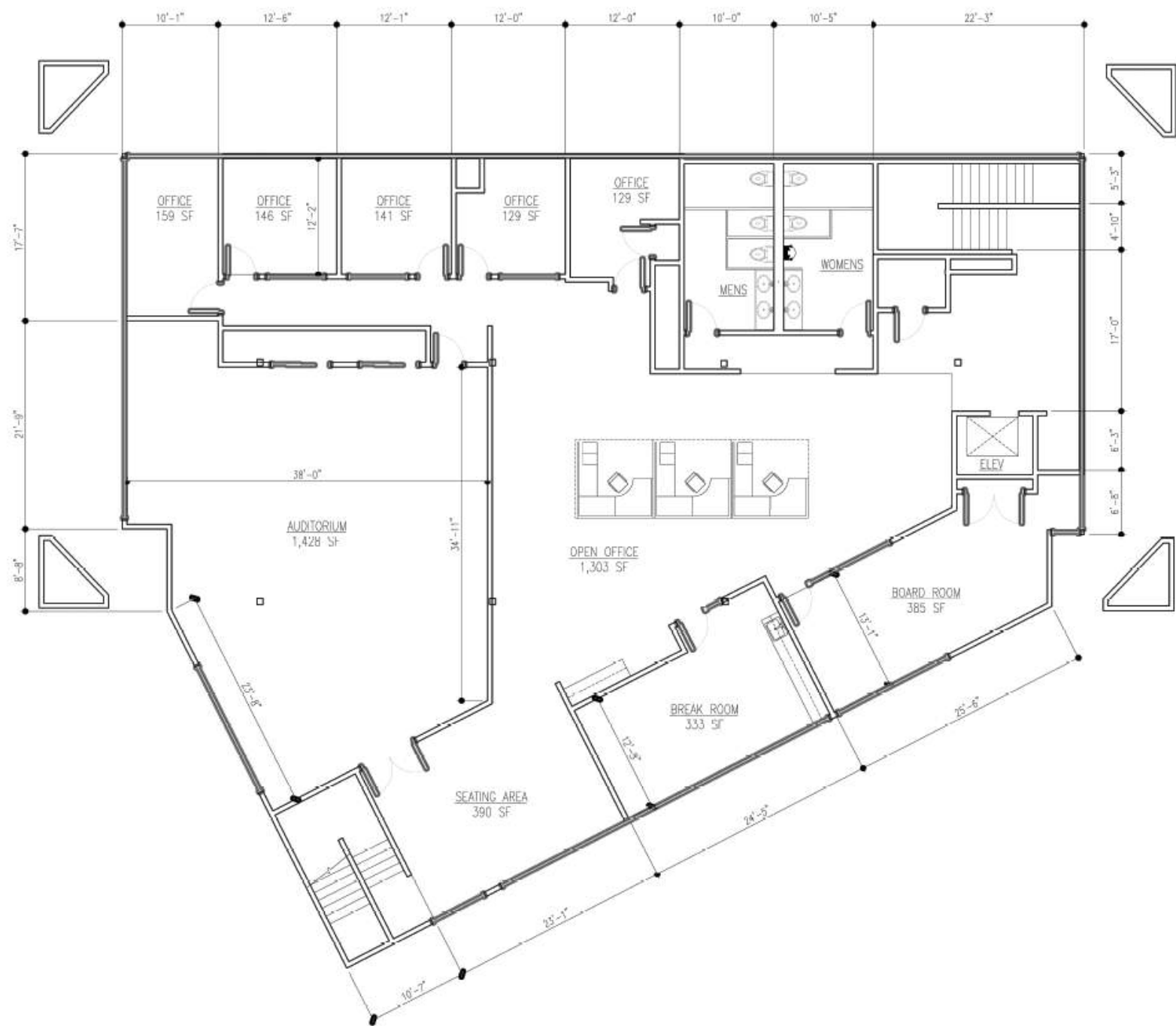


Interior Photos

3000 LAKESIDE DRIVE | INTERIOR







Zoning Designation: LO-RD — Low-Intensity Office/Research and Development

DISTRICT PURPOSE

The Low-Intensity Office/Research & Development (LO-RD) zoning designation supports office, research and development, and data center uses within a richly landscaped, campus-style industrial setting, with a maximum Floor Area Ratio of 1.00. This flexible designation allows for:

PERMITTED USES	CONDITIONAL USE PERMIT	NON-PERMITTED USES
Offices: General business and professional office use.	Data Centers (Primary): Stand-alone data center facility.	Industrial, Major: Large-scale industrial or manufacturing use.
Research & Development: R&D facilities of any intensity.	Parking Facilities: Stand-alone commercial parking.	Outdoor Storage: Open-air storage without an on-site building.
Medical Services: Medical and outpatient office uses.	Personal Storage: Self-storage facility use.	Vehicle Repair: Minor or major auto repair/service facilities.
Business Support Centers: Employee- and business-serving support uses.	Caretaker Housing: On-site caretaker residence.	Freight/Truck Terminals: Trucking and freight yard operations.
Warehouse: General warehouse storage use.	Utility Facilities: Utility facilities and infrastructure.	Hazardous Material Storage: Storage of hazardous materials.
Hotels & Motels: Allowed north of Caltrain corridor at FAR up to 2.0.	Community Care Facilities: Minor Use Permit required.	Vehicle Dismantling Facilities: Salvage yard operations.
Ancillary Retail/Restaurants/Fitness: Serving on-site employees & visitors, capped at 10% of floor area or 20,000 SF.	Wireless Telecom Towers, Major: Facilities 70 feet or higher.	Vehicle Impound Facility: Impound yard operations.

Buyer to verify zoning, permitted uses, and development potential through their own due diligence, including review of the City of Santa Clara Planning Division website.



Location Overview

SANTA CLARA HWY 101 ADVANTAGE

Centrally located in Santa Clara at the doorstep of Silicon Valley's technology corridor, 3000 Lakeside Drive offers office and R&D/lab users strong connectivity and visibility. The property sits directly adjacent to Highway 101, with 40-foot monument signage delivering exposure to approximately 190,000 vehicles per day.

DEEP EMPLOYMENT BASE

The area supports 5,010 total businesses and 84,663 total employees, with 77.6% of the workforce in white-collar occupations, reflecting a strong labor pool for R&D and office tenants.

CONNECTIVITY

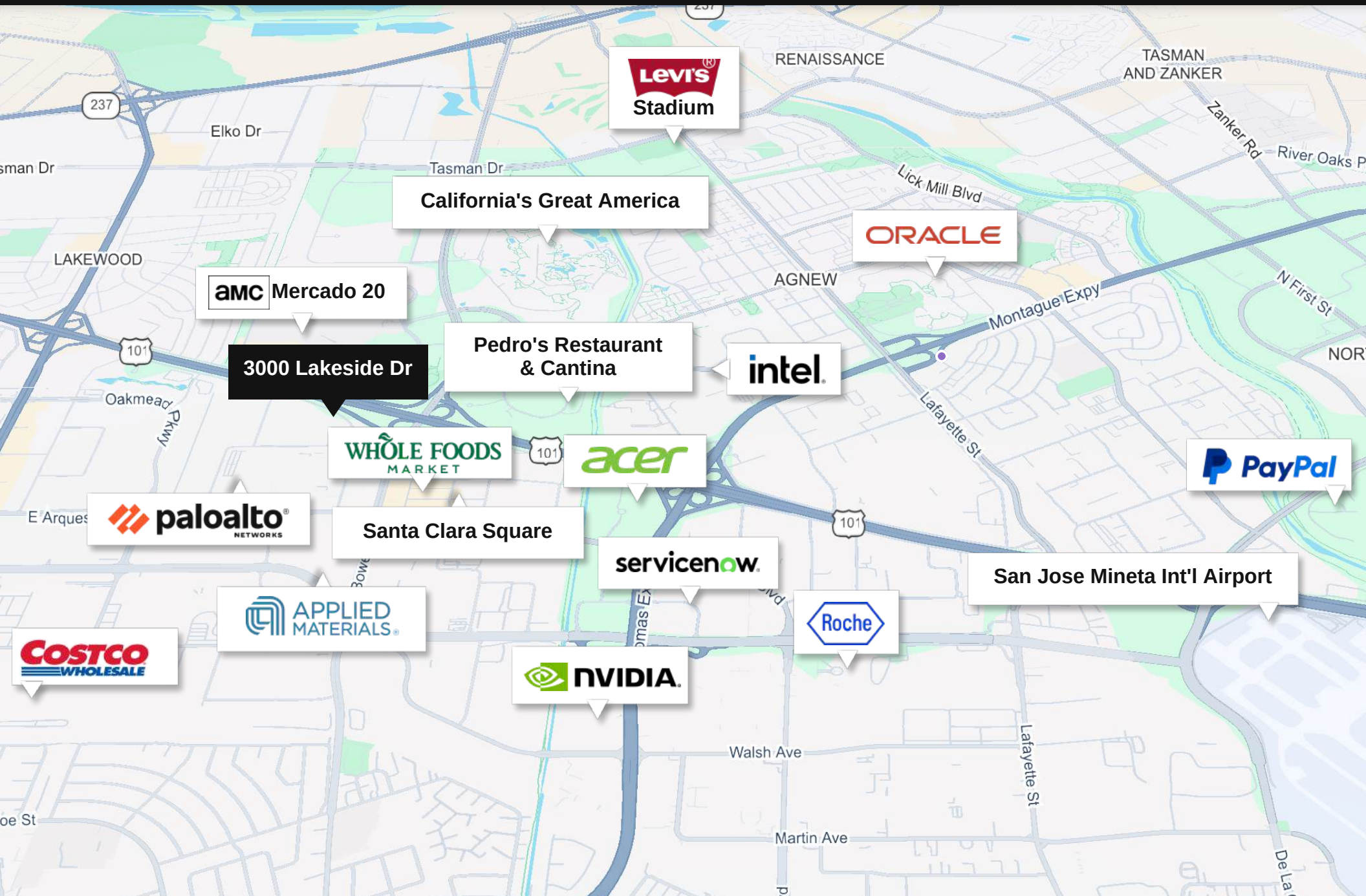
Direct access to Highway 101, and eight minutes to San Jose Mineta International Airport for easy client travel.

AMENITY-RICH SETTING

The surrounding area is dense with life-science, tech, and R&D occupiers, and offers walkable access to hotels, restaurants, and fitness centers, plus close proximity to Santa Clara Square and Mercado Shopping Center.



Amenity Map



Demographics

184,394

Population in
3-mile radius

\$193,916

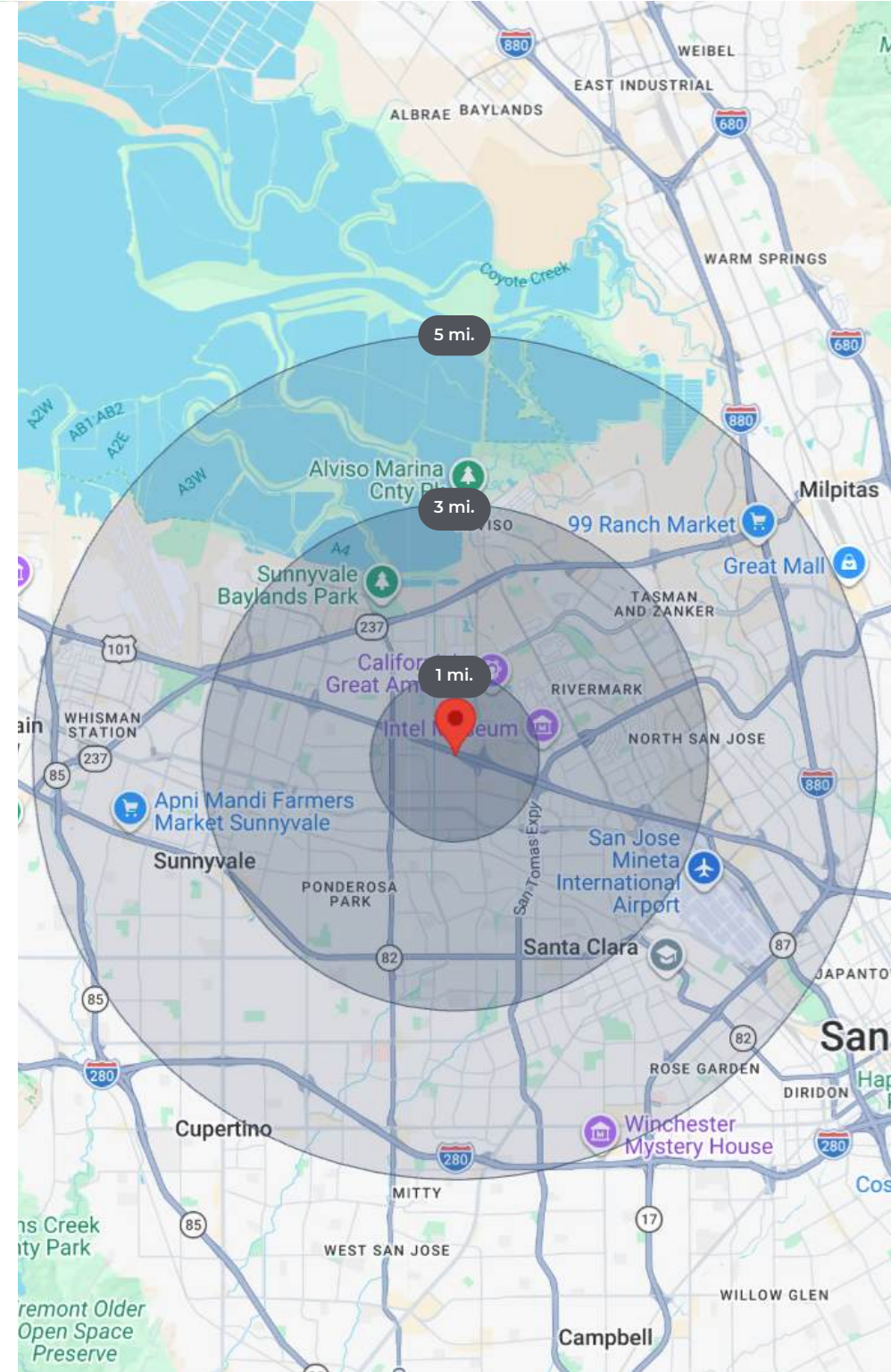
Avg HH Income
3-mile radius

\$1,087,440

Median Home Value
3-mile radius

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,784	184,394	426,711
Average Age	35.40	37.50	37.80
Average Age (Male)	35.00	36.80	37.20
Average Age (Female)	36.00	38.30	38.50
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,102	70,582	160,423
# of Persons per HH	2.50	2.50	2.60
Average HH Income	\$202,035	\$193,916	\$193,329
Median Home Value	\$1,105,786	\$1,087,440	\$1,106,853

Source: CoStar (2025 Data)



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