



MISSION PARK
SANTA CLARA

CREATE. COLLABORATE. THRIVE.

±13,852 SF TO ±69,700 SF AVAILABLE

CLASS 'A' R&D SPACE FOR LEASE | 3951 & 4250 BURTON DRIVE AND 2051 MISSION COLLEGE BLVD

NEWMARK

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 **WASHINGTON
HOLDINGS**



101

MISSION COLLEGE BLVD

MONTAGUE EXPRESSWAY

GREAT AMERICA PARKWAY



MISSION PARK

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16
BUILDINGS

46
ACRE
CAMPUS

600K
SF
CLASS A R&D SPACE

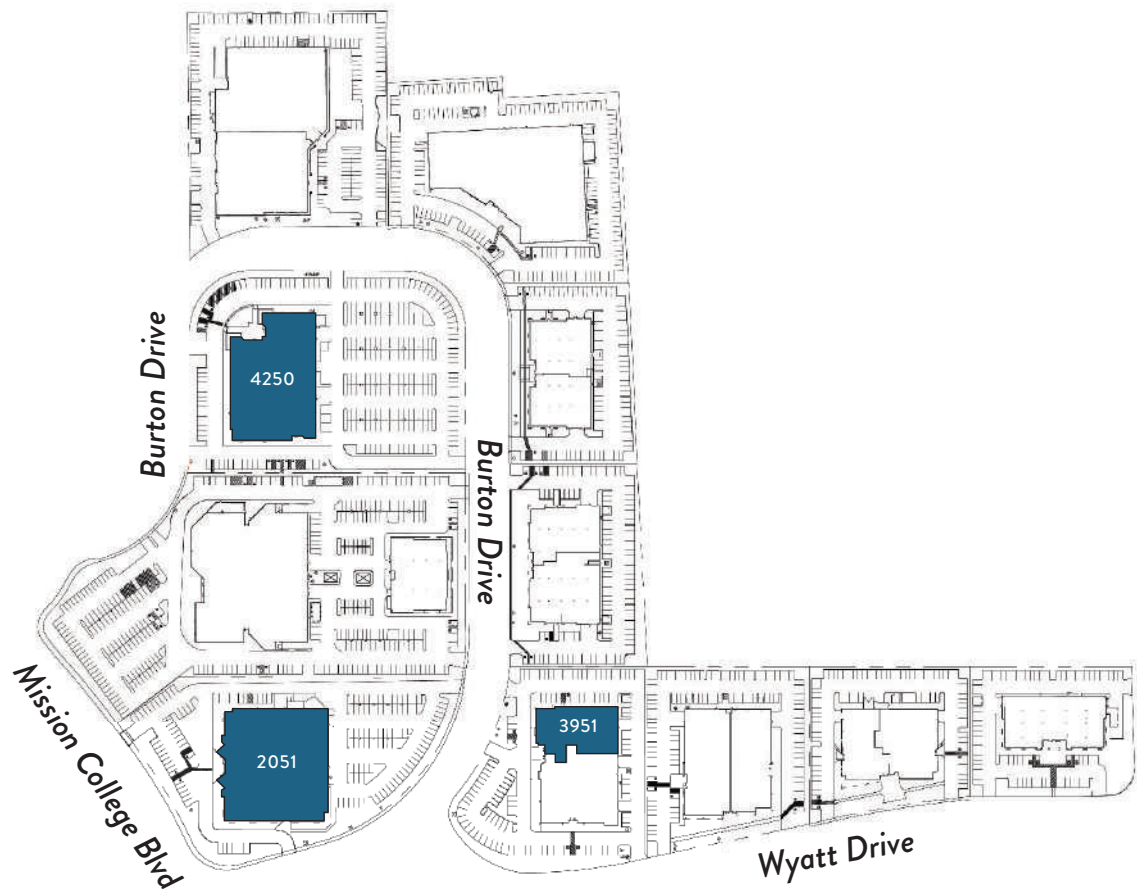


MISSION PARK

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PROJECT OVERVIEW

- Class ‘A’ R&D Buildings with Power, Loading and Clear Height
- 2,000 to 4,000 Amps of Power per Building
- 16’ to 18’ Foot Clear Height
- Grade Level Loading and Yard Space
- 3.5/1,000 Parking - Additional Available
- Discounted and Reliable Silicon Valley Power Utility Service
- Seamless Expansion Opportunities within Mission Park
- On-Site Amenities include 175 Key Element Hotel + Mendocino Farms anchored retail center
- On-Site and Responsive Property Management Team



PROPERTY	AVAILABILITY	SQUARE FOOTAGE
3951 BURTON DRIVE	AVAILABLE	±13,852 SF
2051 MISSION COLLEGE BLVD	AVAILABLE	±42,870 SF
4250 BURTON DRIVE	AVAILABLE	±69,700 SF



MISSION PARK

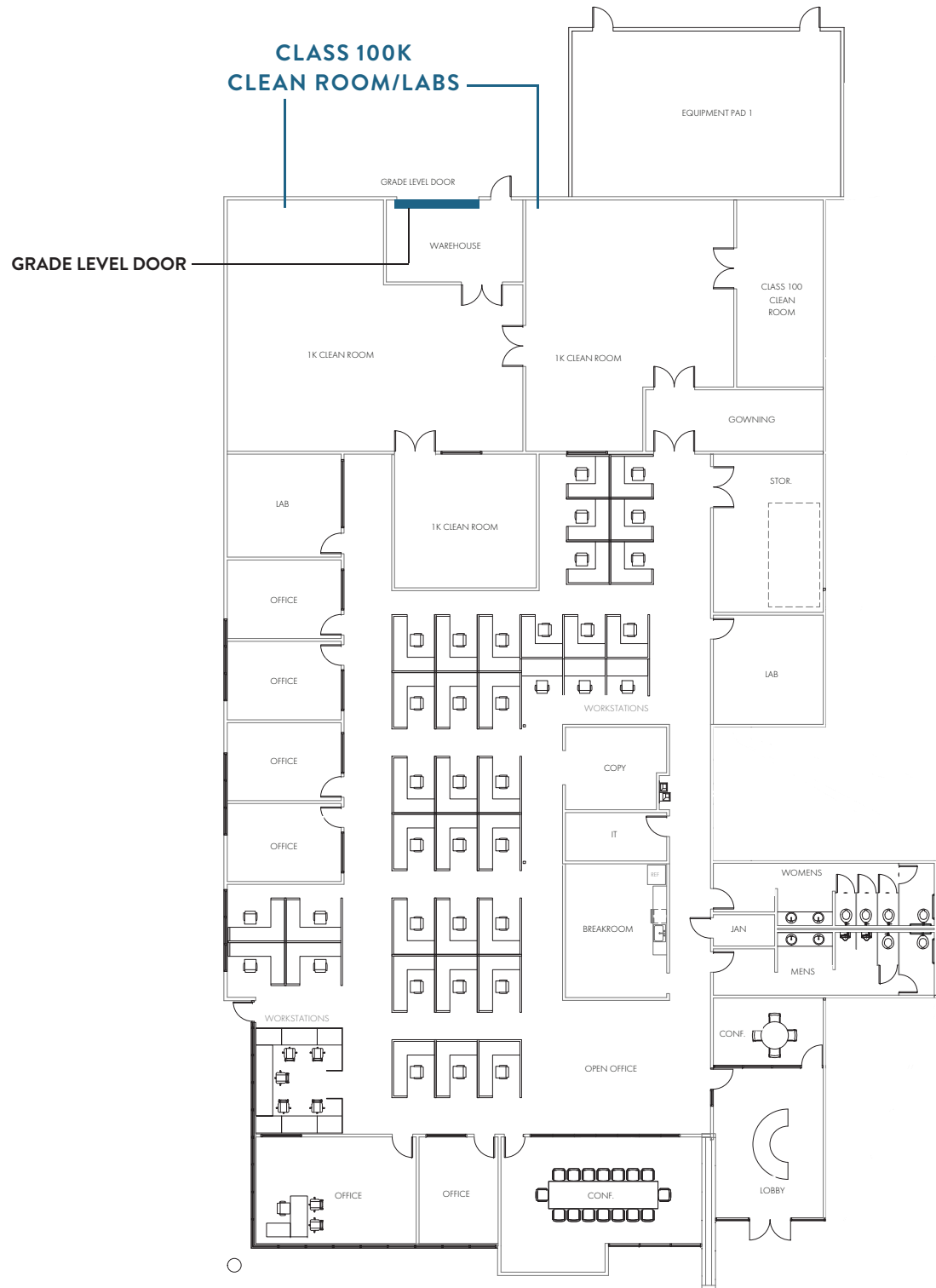
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3951 BURTON DRIVE
 AS-BUILT FLOOR PLAN
 ±13,852 SF

BUILDING DETAILS

OFFICE	6
WORK STATIONS	44
CONFERENCE ROOMS	2
BOARD ROOMS	4
LABS	2
BREAK ROOM	1
IT ROOM	1
EQUIPMENT PAD	1
GRADE LEVEL DOOR	1

- High Quality, Fully Built-Out Office & Lab Space
- Excellent Existing Class 100K Clean Room/Labs
- 1,600 Amps @ 480 Volts Power Service
- 18' Foot Clear Height
- Grade Level Loading
- Prominent Signage Opportunity






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2051 MISSION COLLEGE BLVD
 AS-BUILT PLAN
 ±42,870 SF

BUILDING DETAILS

OFFICE	7
CONFERENCE ROOMS	8
LABS	1
BREAK ROOM	1
SERVER	1
STORAGE	3
GRADE LEVEL DOOR	1

- High Image Office Space Available
- Fully Built-Out R&D Interiors
- 2,000 Amps @ 277/480 Volts Power Service
- 18' Foot Clear Height
- Grade Level Dock-High Loading
- Outdoor Amenity Area

POTENTIAL ROLL-UP DOOR

GRADE LEVEL/DOCK-HIGH DOOR





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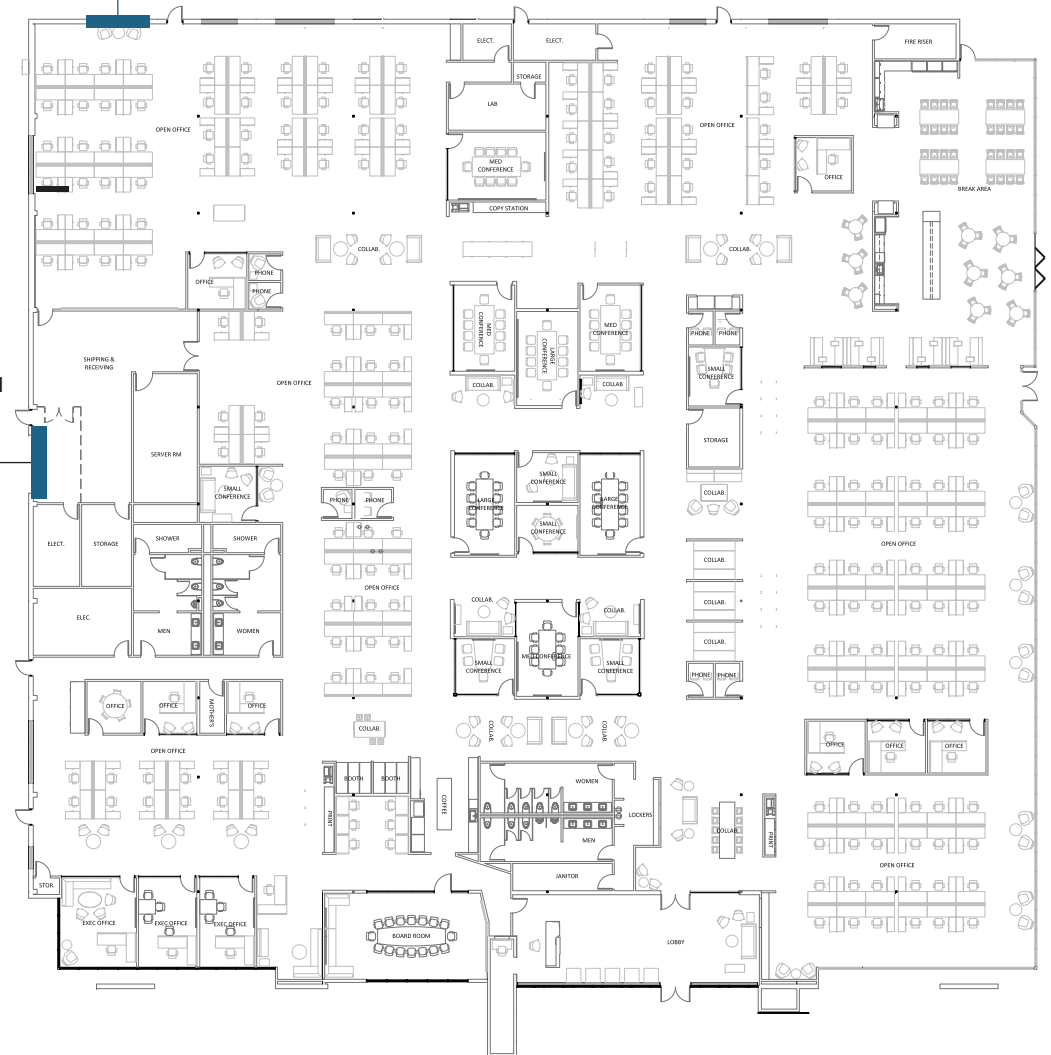
2051 MISSION COLLEGE BLVD
FURNITURE PLAN
 ±42,870 SF

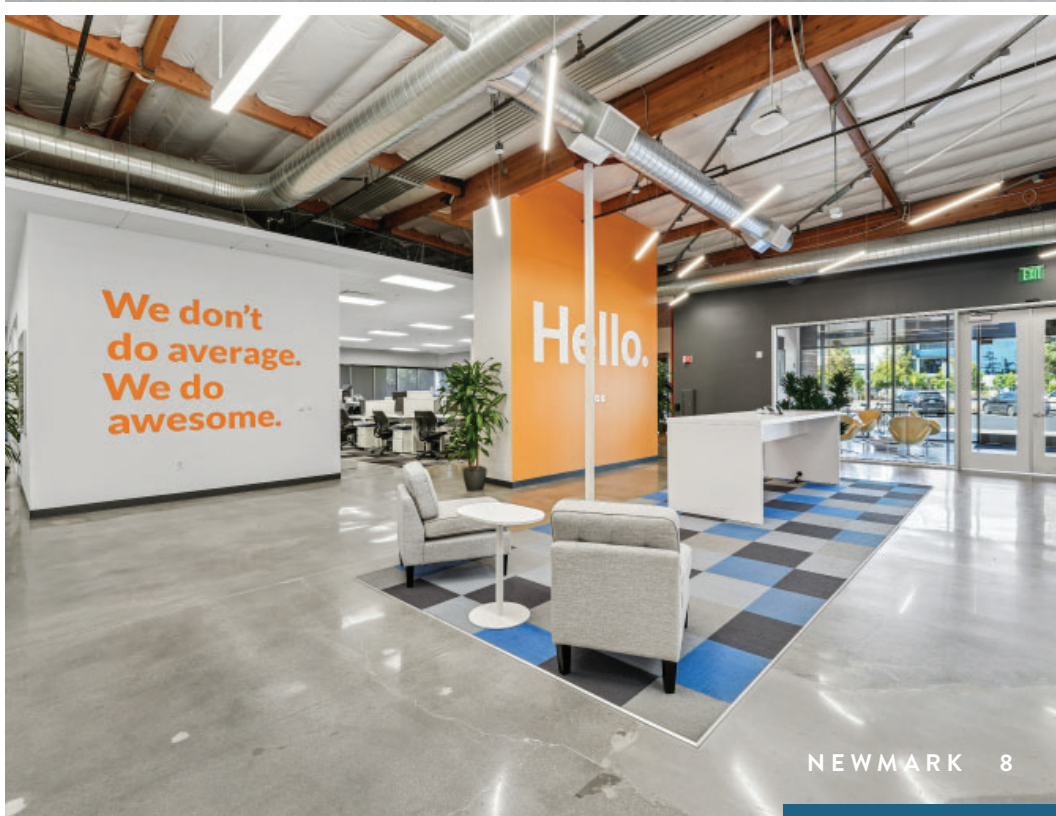
BUILDING DETAILS

PRIVATE OFFICES	8
EXECUTIVE OFFICES	3
WORKSTATIONS (72" x 30")	193
SMALL CONFERENCE	6
MEDIUM CONFERENCE	4
LARGE CONFERENCE	3
BOARD ROOM	1
OPEN OFFICE	7
PHONE	8
FIRE RISER	1
SERVER	1
STORAGE	3
ELECTRICAL	4
LAB	1
BREAK AREA	1
COFFEE	1
MOTHERS ROOM	1
COPY / PRINT	3
LOBBY	1
SHIPPING & RECEIVING	1
MEN'S RESTROOM	1
WOMEN'S RESTROOM	1
JANITOR	1
COLLABORATION	10
BOOTH	2
HOTELING / TOUCHDOWN	1

POTENTIAL ROLL-UP DOOR

GRADE LEVEL/DOCK-HIGH DOOR









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4250 BURTON DRIVE

AS-BUILT PLAN - 1ST FLOOR

Up to ±69,700 SF

BUILDING DETAILS

OFFICE	10
CONFERENCE ROOMS	17
BOARD ROOMS	1
PHONE ROOM	9
MOTHERS	1
LABS	2
DEMO/TRAINING	1
BREAK ROOM	1
MICRO KITCHEN	1
SERVER	1
STORAGE	5
GRADE LEVEL DOOR	1

- Full Two-Story R&D Building Available
- Full Built-Out Improvements on First Floor
- Market-Ready Improvements on Second Floor
- 3,000 Amps @ 277/480 Volts Power Service
- Grade Level Loading
- ±4,400 SF Outdoor Amenity Area



**±4,400 SF
OUTDOOR
AMENITY AREA**



GRADE LEVEL DOOR



MISSION PARK

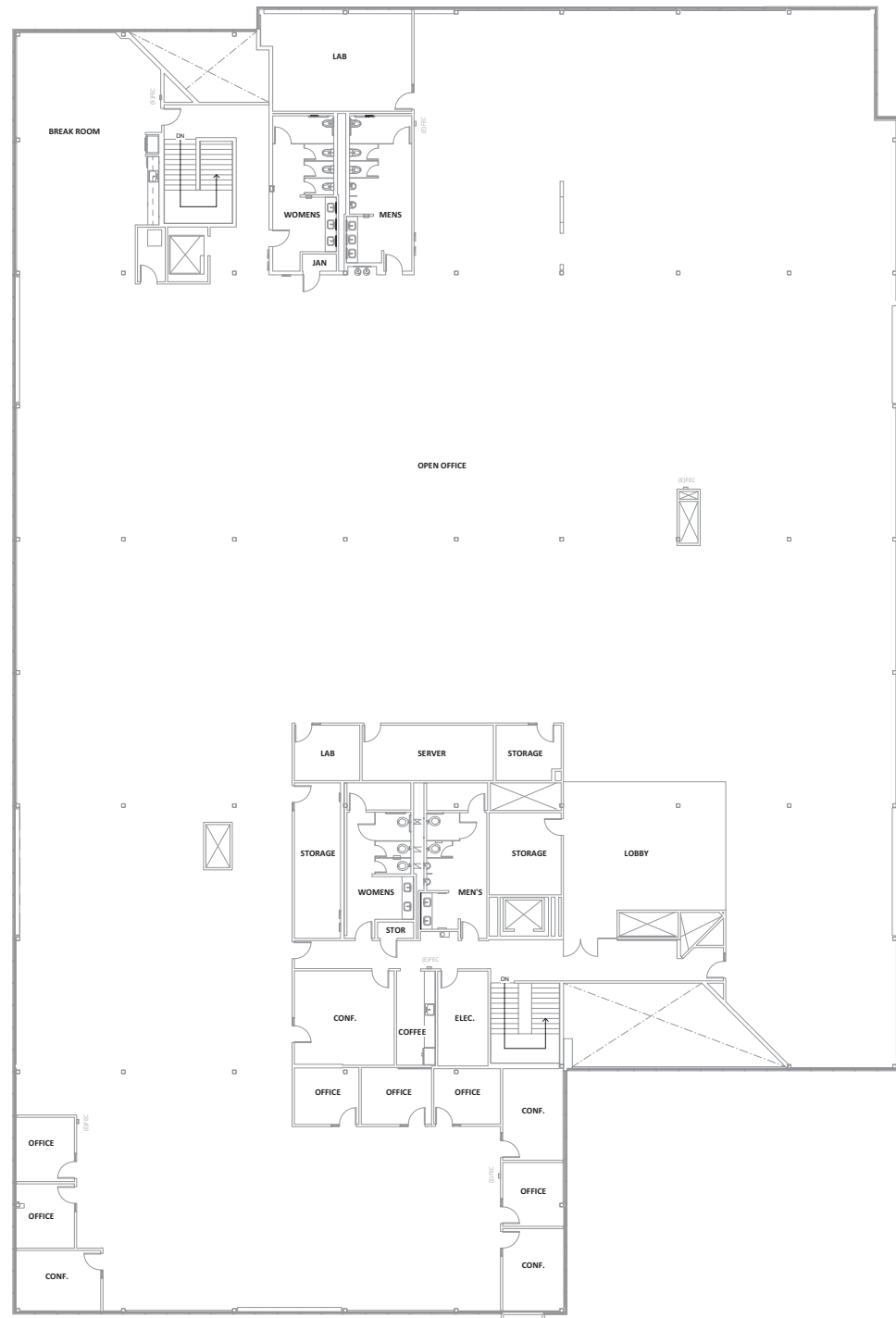
SANTA CLARA

4250 BURTON DRIVE
AS-BUILT PLAN - 2ND FLOOR
Up to ±69,700 SF

BUILDING DETAILS

OFFICE	10
CONFERENCE ROOMS	3
LABS	6
BREAK ROOM	1
MICRO KITCHEN	1
STORAGE	1

- Full Two-Story R&D Building Available
- Full Built-Out Improvements on First Floor
- Market-Ready Improvements on Second Floor
- 3,000 Amps @ 277/480 Volts Power Service
- Grade Level Loading
- ±4,400 SF Outdoor Amenity Area





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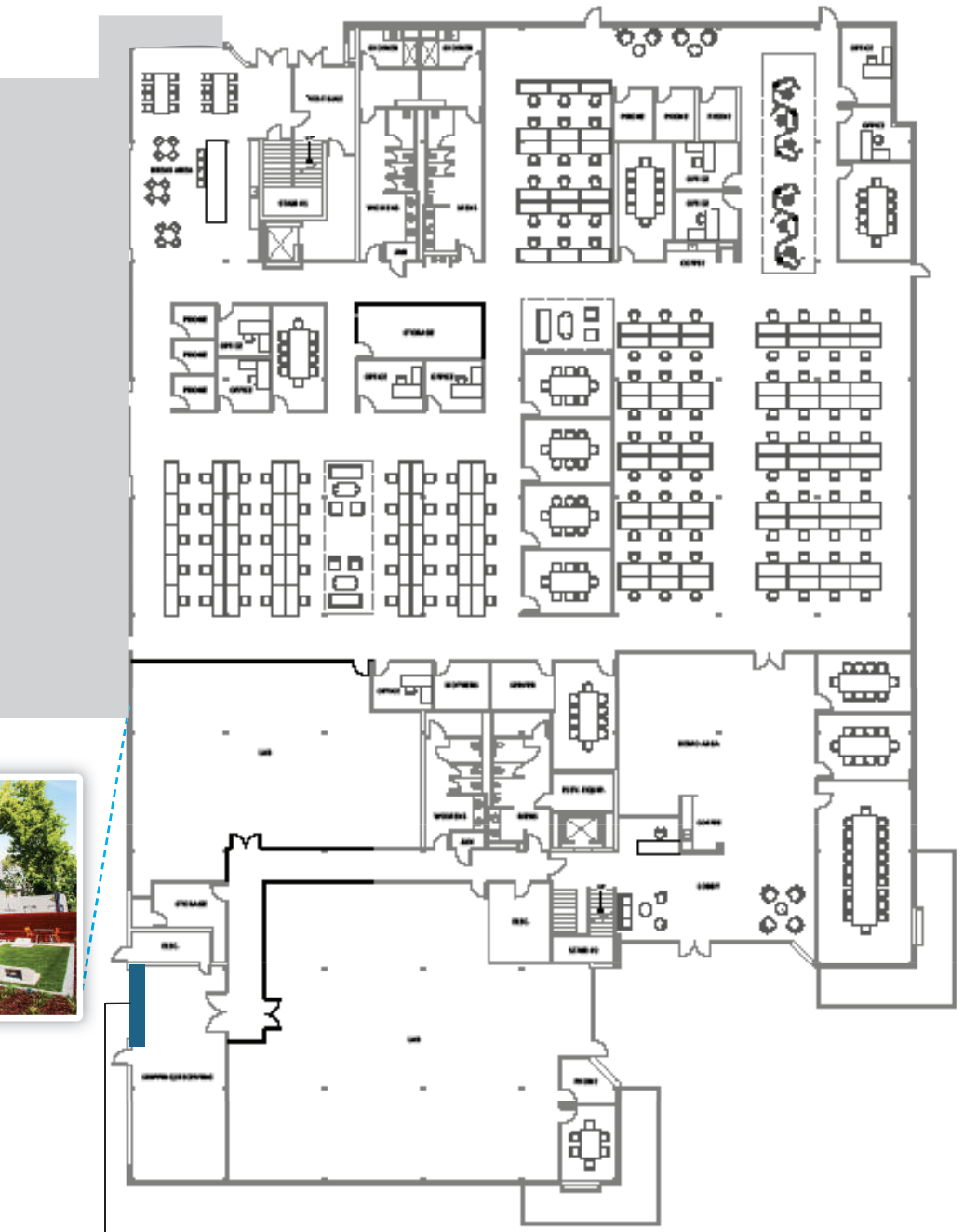
4250 BURTON DRIVE
 HYPOTHETICAL PLAN - 1ST FLOOR
 Single-Building User | Up to ±69,700 SF

BUILDING DETAILS

LOBBY	1
OFFICE	9
WORKSTATIONS	133
CONFERENCE ROOM	12
PHONE ROOM	7
BREAK ROOM	1
COFFEE	2
LAB	2
STORAGE	2
SHIPPING/RECEIVING	1
IDF/SERVER	1
MOTHER'S ROOM	1
OUTDOOR AMENITY	1



**±4,400 SF
 OUTDOOR
 AMENITY AREA**



GRADE LEVEL DOOR



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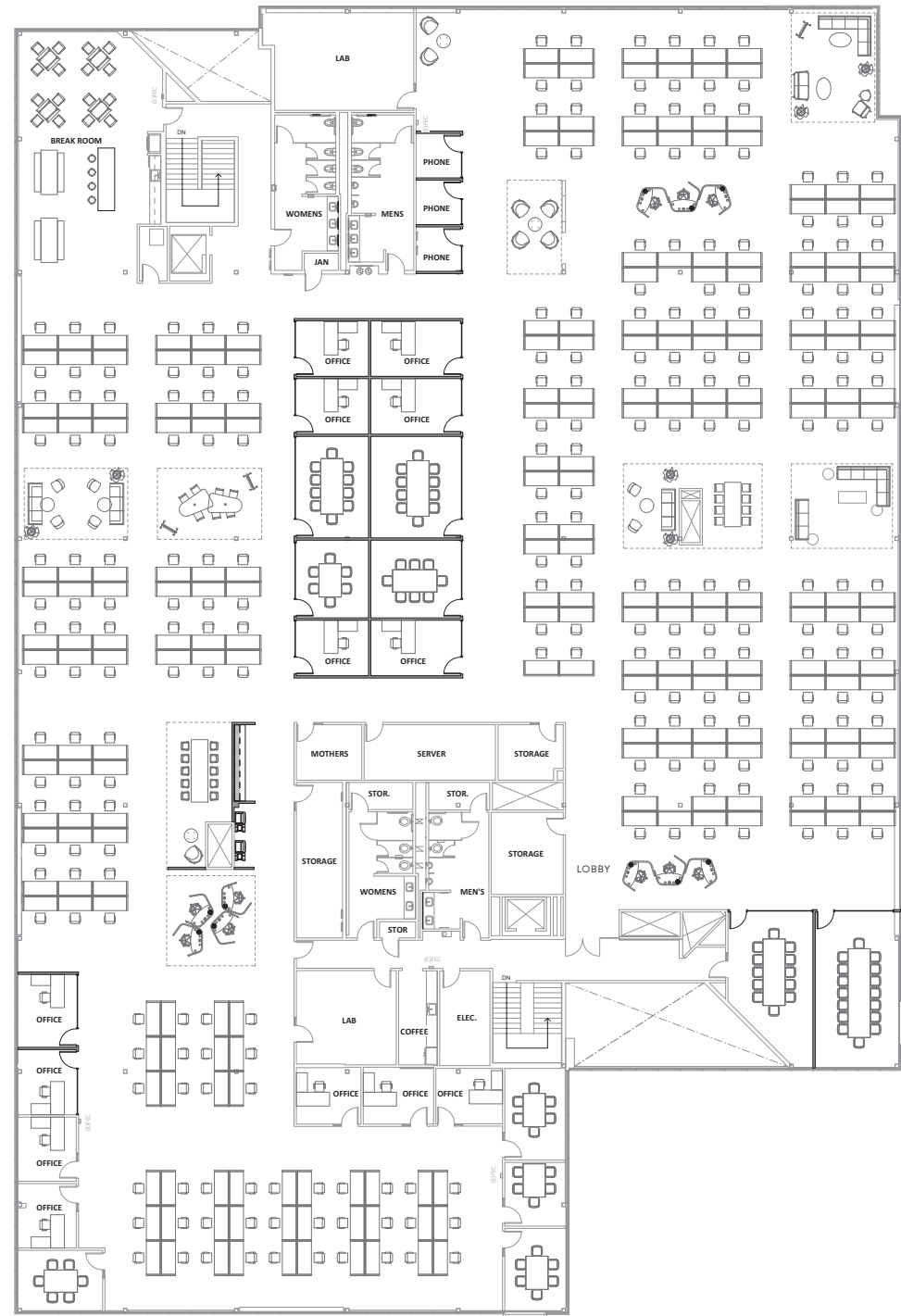
SANTA CLARA

4250 BURTON DRIVE
 HYPOTHETICAL PLAN - 2ND FLOOR
 Single-Building User | Up to ±69,700 SF

BUILDING DETAILS

OFFICE	13
WORKSTATIONS (72"X30")	256
CONFERENCE ROOM	10
PHONE ROOM	3
BREAK ROOM	1
COFFEE	1
LAB	2
STORAGE	3
IDF/SERVER	1
MOTHER'S ROOM	1

- Full Two-Story R&D Building Available
- Full Built-Out Improvements on First Floor
- Market-Ready Improvements on Second Floor
- 3,000 Amps @ 277/480 Volts Power Service
- Grade Level Loading
- ±4,400 SF Outdoor Amenity Area





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4250 BURTON DRIVE
 HYPOTHETICAL PLAN - SUITE 100
 Multi-Tenant | ±33,294 SF

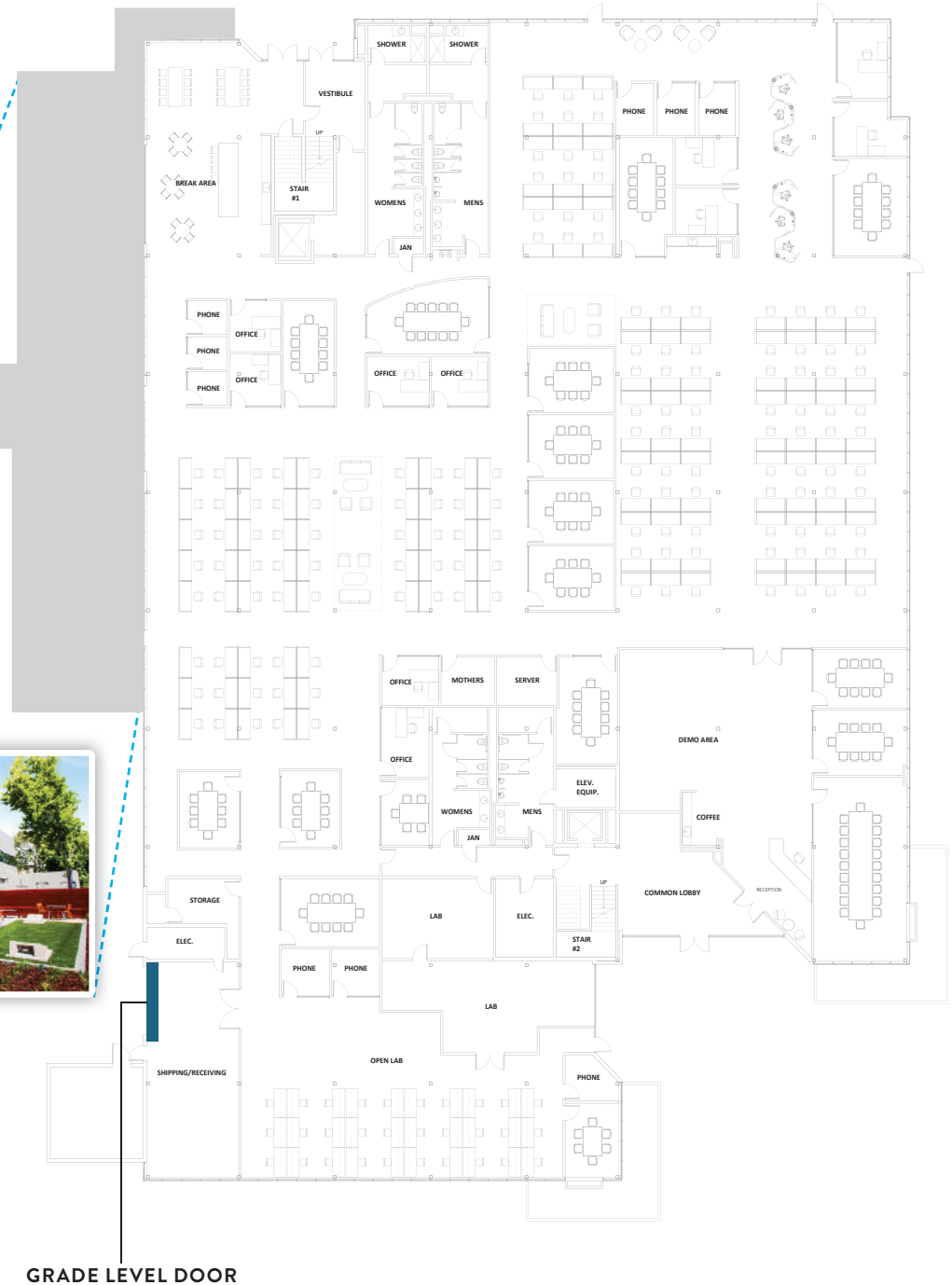
BUILDING DETAILS

LOBBY	1
OFFICE	10
WORKSTATIONS (72"X30")	148
CONFERENCE ROOM	17
PHONE ROOM	9
BREAK ROOM	1
COFFEE	2
LAB	3
STORAGE	1
SHIPPING/RECEIVING	1
IDF/SERVER	1
MOTHER'S ROOM	1
OUTDOOR AMENITY	1

- First Floor Availability
- Fully Built-Out Interiors
- Up to 2,000 Amps of Power
- Grade Level Loading
- ±4,400 SF Outdoor Amenity Area



**±4,400 SF
 OUTDOOR
 AMENITY AREA**



GRADE LEVEL DOOR



MISSION PARK

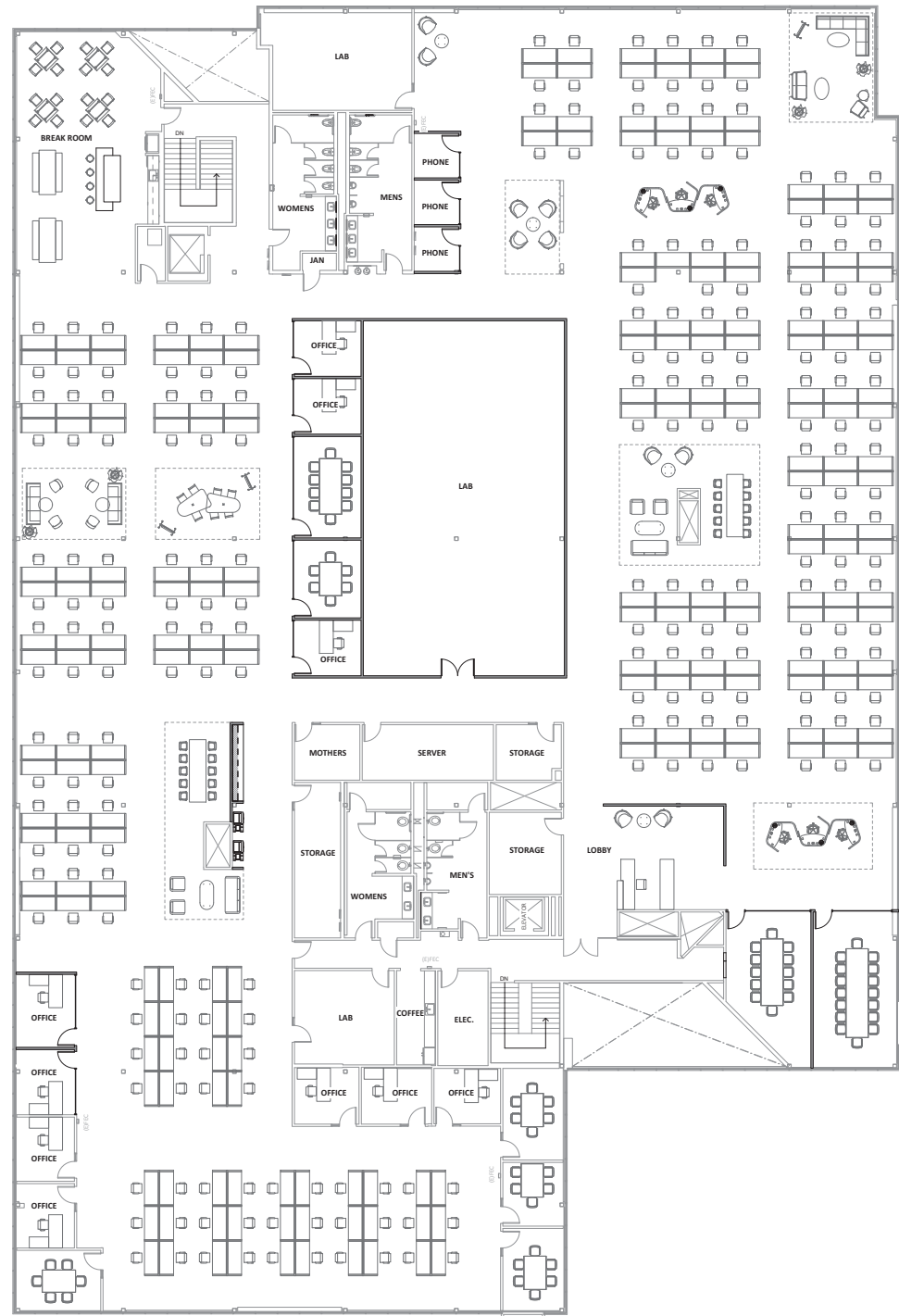
SANTA CLARA

4250 BURTON DRIVE
 HYPOTHETICAL PLAN - SUITE 200
 Multi-Tenant | 35,776 SF

BUILDING DETAILS

LOBBY	1
OFFICE	10
WORKSTATIONS (72"X30")	237
CONFERENCE ROOM	8
PHONE ROOM	3
BREAK ROOM	1
COFFEE	1
LAB	3
STORAGE	3
IDF/SERVER	1
MOTHER'S ROOM	1

- Second Floor Availability
- Market-Ready Improvements
- Up to 1,000 Amps of Power







ON-SITE 175-ROOM ELEMENT BY WESTIN HOTEL AND MISSION PARK MARKETPLACE RETAIL CENTER




MISSION PARK
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MISSION PARK
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LOCAL
AMENITIES
WITHIN 2 MILES

25+
RESTAURANTS

15+
RETAIL

5+
HOTELS

5+
FITNESS





MISSION PARK SANTA CLARA

SUPPORT YOUR
WORKFORCE

11+

MULTIFAMILY
UNITS

20+

HEALTHCARE/
SERVICES

17+

SPORTS/
ATTRACTIONS





MISSION PARK

SANTA CLARA

TRAVEL TIMES

10

MINUTE DRIVE TO
SJC AIRPORT

40

MINUTE DRIVE TO
SFO AIRPORT

16

MINUTE DRIVE TO
PALO ALTO

45

MILE DRIVE TO
SAN FRANCISCO





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