



MISSION PARK

SANTA CLARA

HIGH IMAGE OFFICE SPACE FOR LEASE | 4250 BURTON DRIVE
±33,924 TO ±69,700 SF AVAILABLE | FULL BUILDING



NEWMARK

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101

GREAT AMERICA PARKWAY

MISSION COLLEGE BLVD

MONTAGUE EXPRESSWAY

CREATE.
COLLABORATE.
THRIVE.



MISSION PARK
SANTA CLARA

16
BUILDINGS

46
ACRE
CAMPUS

600K
SF
OFFICE + R&D SPACE



MISSION PARK SANTA CLARA SITE MAP

AVAILABLE

4250

AVAILABLE

4051

AVAILABLE

1515

ADDRESS	SIZE
4051 Burton Drive	±12,907 SF
4250 Burton Drive	±69,700 SF
1515 Wyatt Drive	±19,692 SF
Leased	

BURTON DRIVE

BURTON DRIVE

WYATT DRIVE

MISSION COLLEGE BLVD

MONTAGUE EXPRESSWAY

BASSETT STREET

4255

4251

4201

4151

4101

2151

4008
4000

4001

3951

3901

1715 1705

1615 1605

2051

1500

1800

1700

1600





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SPACE HIGHLIGHTS

- Fully Built-Out Best In Class Interiors
- Designed by Studio G
- Prominent Globally Recognized Corporate Neighbors
- 3.5/1,000 Parking - Expansion Available
- 3,000 Amps @ 277/480 Volts
- Warehouse Grade Level Loading
- Discounted and Reliable Silicon Valley Power Utility Service
- Located Next to Mission Caltrain Shuttle
- Adjacent to Multiple Fiber Lines and Internap Data Center Facility
- On-Site Showers
- Convenient Access to Montague Expressway and Highway 101
- Seamless Expansion Opportunities within Mission Park
- On-Site and Responsive Property Management Team
- Element by Westin Hotel and New Retail Center Now Open





MISSION PARK
SANTA CLARA



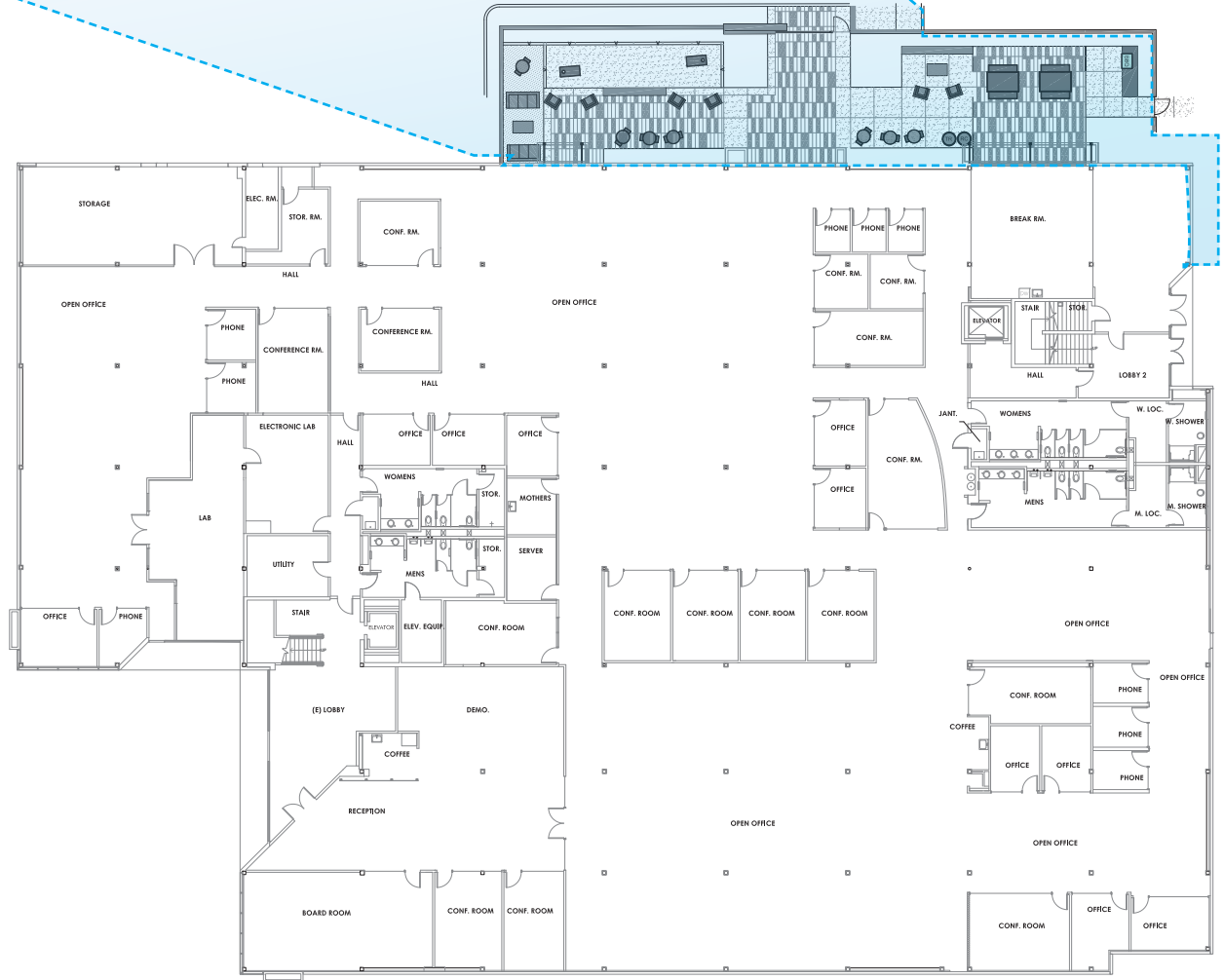
SPACE PROGRAM

SPACE TYPE	PROVIDED
Office	10
Conference	16
Board Rom	1
Phone	9
Mothers	1
Labs	2
Demo/Training	1
Break Room	1
Coffee Area	2
Server	1
Storage	5



±4,400 SF OUTDOOR AMENITY AREA

EXISTING
FIRST FLOOR PLAN





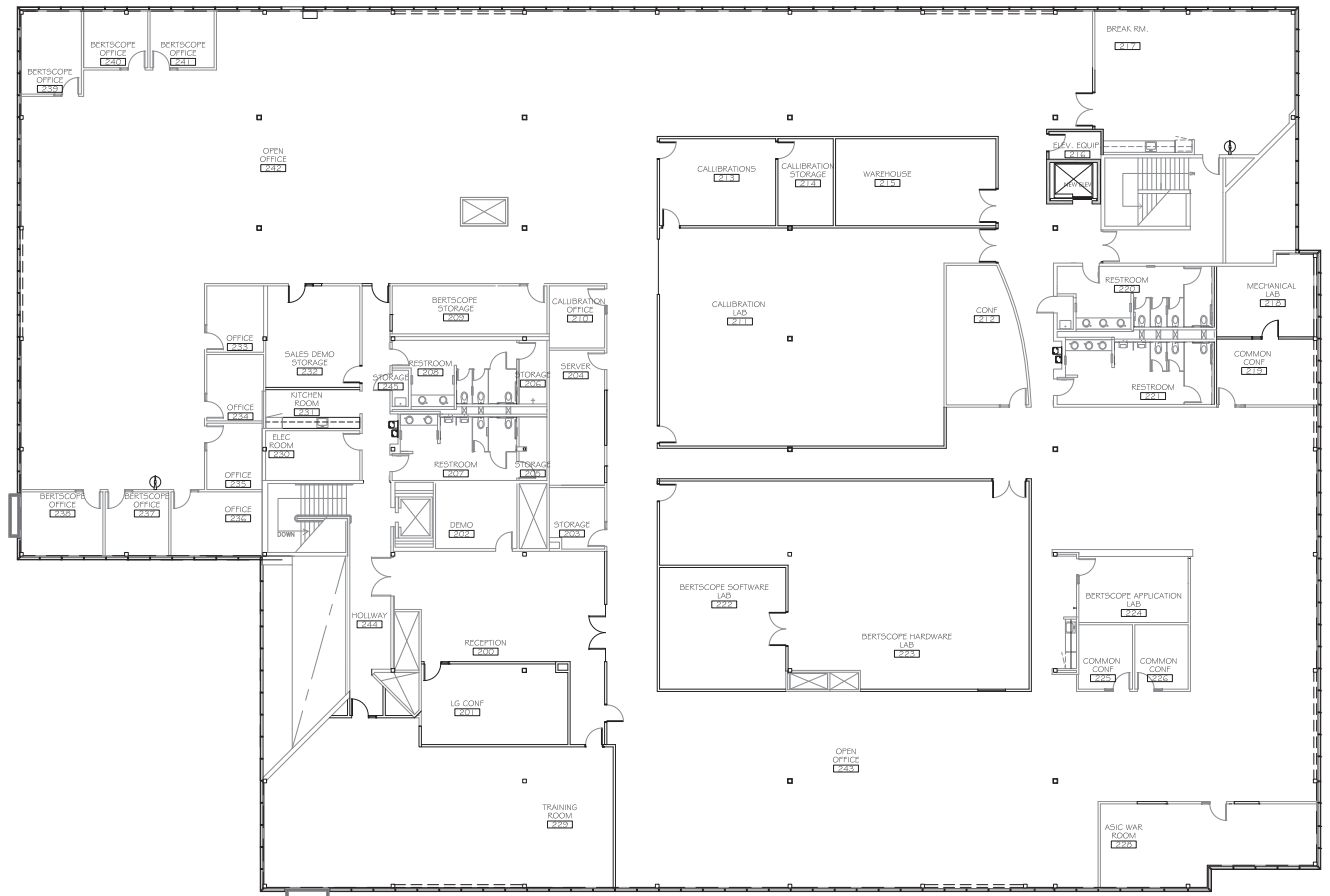
MISSION PARK
SANTA CLARA



SPACE PROGRAM

SPACE TYPE	PROVIDED
Offices	10
Conference	7
Labs	6
Training	1
Break Rooms	2
Server	1
Storage	6
Warehouse	1

EXISTING
SECOND FLOOR PLAN





MISSION PARK
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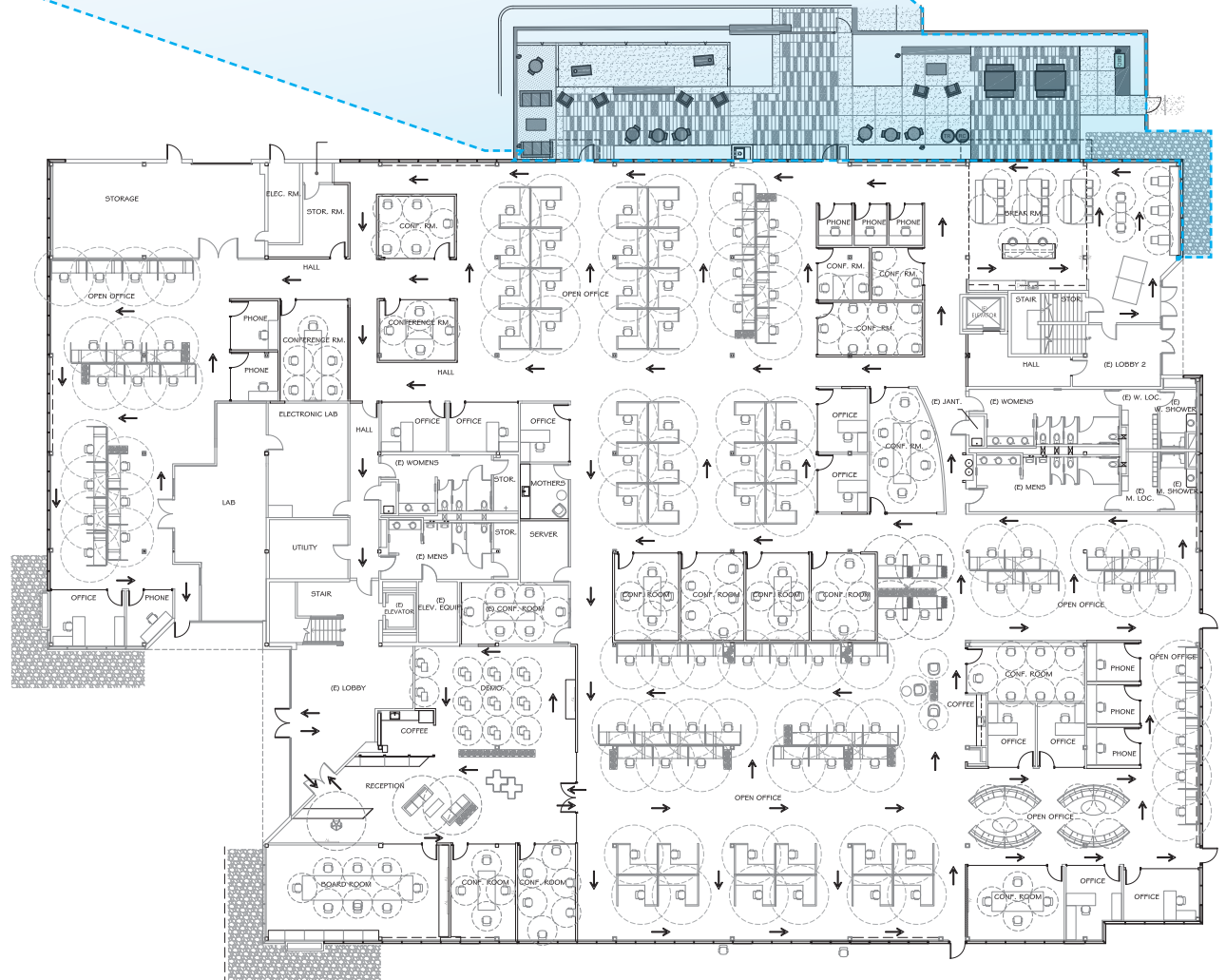
SPACE PROGRAM

SPACE TYPE	PROVIDED
6x8 Cubicles	40
7.5 Benching	58
Break Room	1
Collaboration Areas	3
Board Room	1
Conference Rooms	16
Offices	10
Phone Rooms	9
Demo Area	1
Lab	2
Server	1
Warehouse	1



±4,400 SF OUTDOOR AMENITY AREA

HYPOTHETICAL LAYOUT
SOCIAL DISTANCING PLAN
FIRST FLOOR





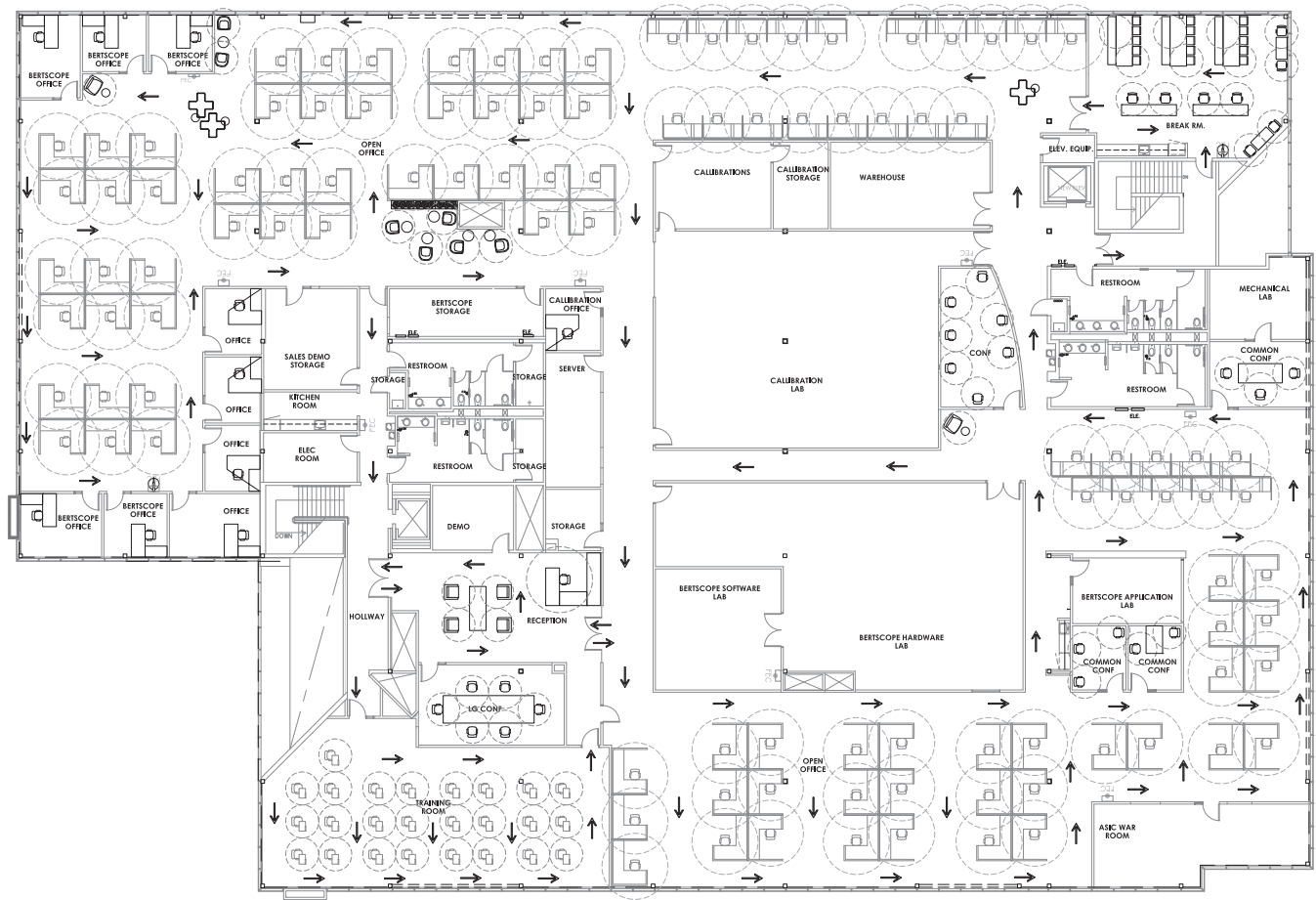
MISSION PARK
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SPACE PROGRAM

SPACE TYPE	PROVIDED
6x8 Cubicles	76
7.6 Benching	28
Break Room	1
Collaboration Areas	4
Board Room	1
Conference Rooms	4
Offices	10
Training	1
Lab	7
Server	1
Warehouse	1
Storage	4

HYPOTHETICAL LAYOUT
SOCIAL DISTANCING PLAN
SECOND FLOOR





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175-ROOM ELEMENT BY WESTIN HOTEL AND ±23,000 SF RETAIL CENTER NOW OPEN





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Mission Caltrain Shuttle runs every half hour (during business hours) between Lawrence Caltrain Station and Mission Park.

- San Francisco – **64 minutes**
- Palo Alto – **24 minutes**
- Mountain View – **11 minutes**

VTA Light Rail / ACE Train Shuttle serving Mission Park via Great America Station



- 0.5 miles** to San Tomas Aquino Creek Trail
- 2.1 miles** to Guadalupe River Trail
- 3.3 miles** to Lawrence Caltrain Station
- 1.25 miles** to Great America Amtrak/ACE Station



- 4.4 miles** to Mineta San Jose International Airport
- 1.25 miles** to Great America Amtrak/ACE Station
- 8 miles** to Mountain View
- 14 miles** to Palo Alto
- 30 miles** to San Francisco International Airport

Bus Line Connections at Mission Park Serving Routes 140, 330 and 60



- 4.4 miles** to Mineta San Jose International Airport
- 30 miles** to San Francisco International Airport





MISSION PARK

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RESTAURANTS

1. Birk's
2. Pedro's
3. Parcel 104
4. Rivermark Village
 - Piatti - Cold Stone Creamery
 - Jersey Mike's - Red Robin - Peet's
 - Smashburger - Safeway - Chipotle
 - Premier Pizza - Easterly Hunan
 - Mezbaan Indian Cuisine
5. Prime 109
6. Starbucks
7. Subway
8. Erik's Deli
9. Togos
10. Mercado Shopping Center
 - In-N-Out - Tomatina - Malaya Grill
 - SmokeEaters BBQ - Starbucks
 - World Wrapps - Walmart Grocery Store
11. Sizzler/Jack-In-The Box/McDonalds
12. Vahl's Restaurant
13. Maria Elena's
14. Rosita's Mexican Café
15. TusCA
16. Amarin Thai/Café Falafel/ House of Bagels/Iguana's/Togos
17. @First Shopping Center
 - Five Guys Burgers - Chipotle
 - Rok Steakhouse - Chik-fil-A - Panera
 - Sajj - Premier Pizza - Fish's Wild
18. Mission Park
 - Starbucks
 - Teriyaki Madness

HOTELS

1. Hyatt House Santa Clara
2. Hyatt House San Jose/Silicon Valley
3. Hyatt Regency
4. Hilton Santa Clara
5. Biltmore Hotel
6. Avatar Hotel
7. TownePlace Suites
8. Marriott Santa Clara
9. Embassy Suites Hotel
10. Aloft Hotel
11. Marriott Residence Inn
12. Marriott Courtyard San Jose North
13. Hilton Garden Inn Milpitas
14. Staybridge Suites Milpitas
15. Element Hotel

HEALTH CLUBS

1. 24-Hour Fitness
2. Bay Club Santa Clara
3. City Beach Sports Club
4. City Sports
5. The Bar Method
6. Gold's Gym
7. Orangetheory Fitness

SHOPPING CENTERS

1. Mission Park Retail
2. Rivermark Village
3. Mercado Santa Clara
4. @First
5. Santa Clara Square
6. McCarthy Ranch Marketplace





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NEWMARK

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