



MISSION PARK  
SANTA CLARA

4250 BURTON DR  
UP TO ±69,700 SF AVAILABLE | DIVISIBLE

CLASS A R&D SPACE FOR LEASE | FLEXIBLE TERMS

**NEWMARK**

**JEFF ARRILLAGA**  
jeff.arrillaga@nrmk.com  
408.982.8478  
CA RE License #00935379

**MIKE SAIGN**  
mike.saign@nrmk.com  
408.982.8403  
CA RE License #01706668

**GRANT MEYLAN**  
grant.meylan@nrmk.com  
408.987.4153  
CA RE License #02078953

[MISSIONPARKSC.COM](http://MISSIONPARKSC.COM)

 **WASHINGTON  
HOLDINGS**

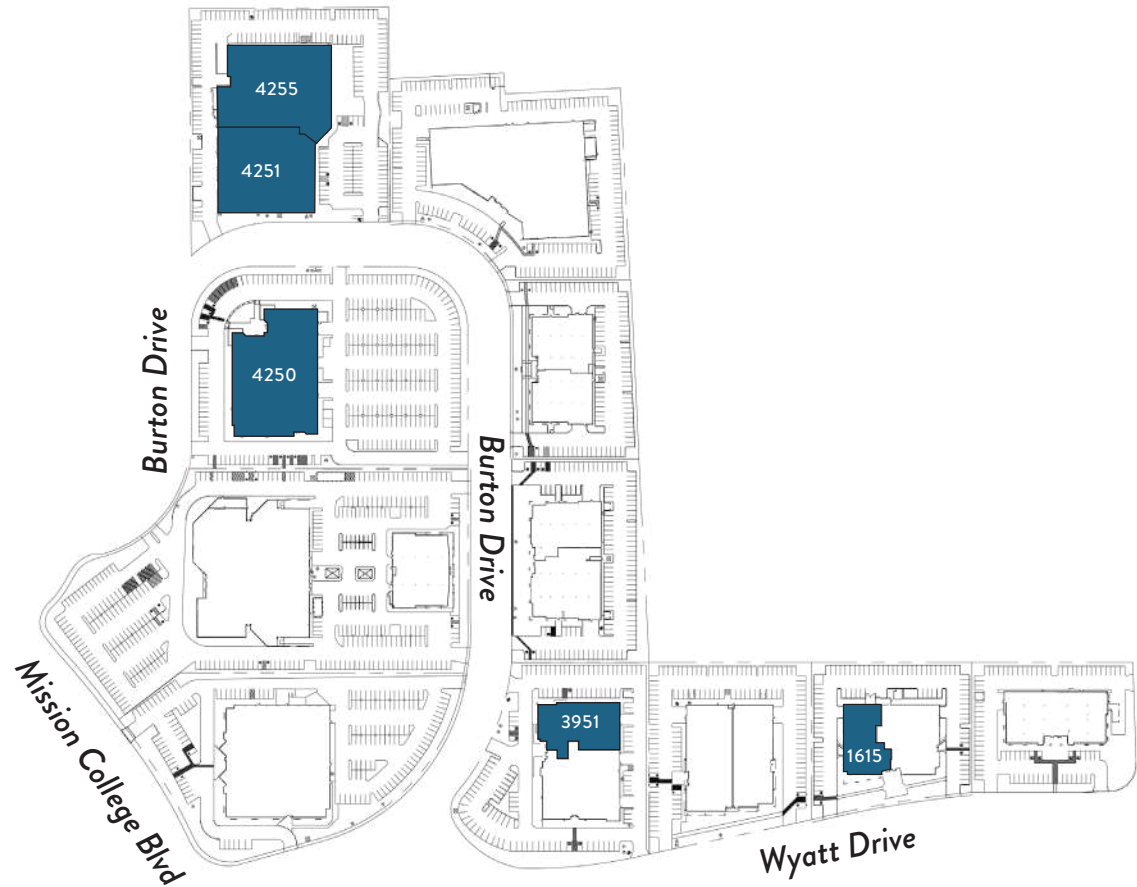


# MISSION PARK

SANTA CLARA

## 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
1615 WYATT DRIVE	AVAILABLE	±10,205 SF
3951 BURTON DRIVE	AVAILABLE	±13,856 SF
4251 BURTON DRIVE	AVAILABLE	±27,729 SF
4255 BURTON DRIVE	AVAILABLE	±32,719 SF
4250 BURTON DRIVE	AVAILABLE	±69,700 SF

±60,448 SF



# MISSION PARK

SANTA CLARA

## 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

## AS-BUILT PLAN

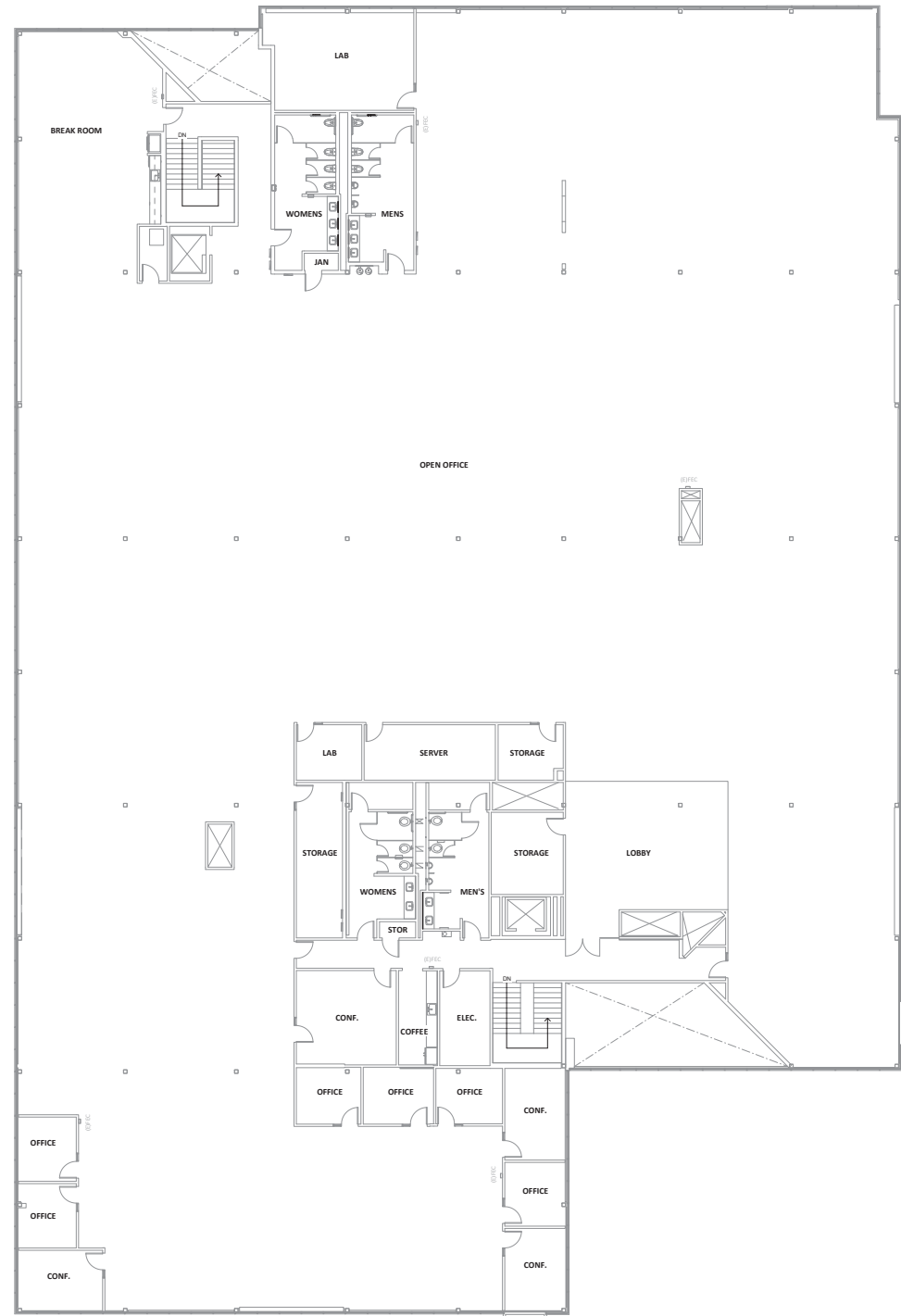
### 2ND FLOOR

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





# MISSION PARK

SANTA CLARA

## HYPOTHETICAL PLAN

### 1ST FLOOR

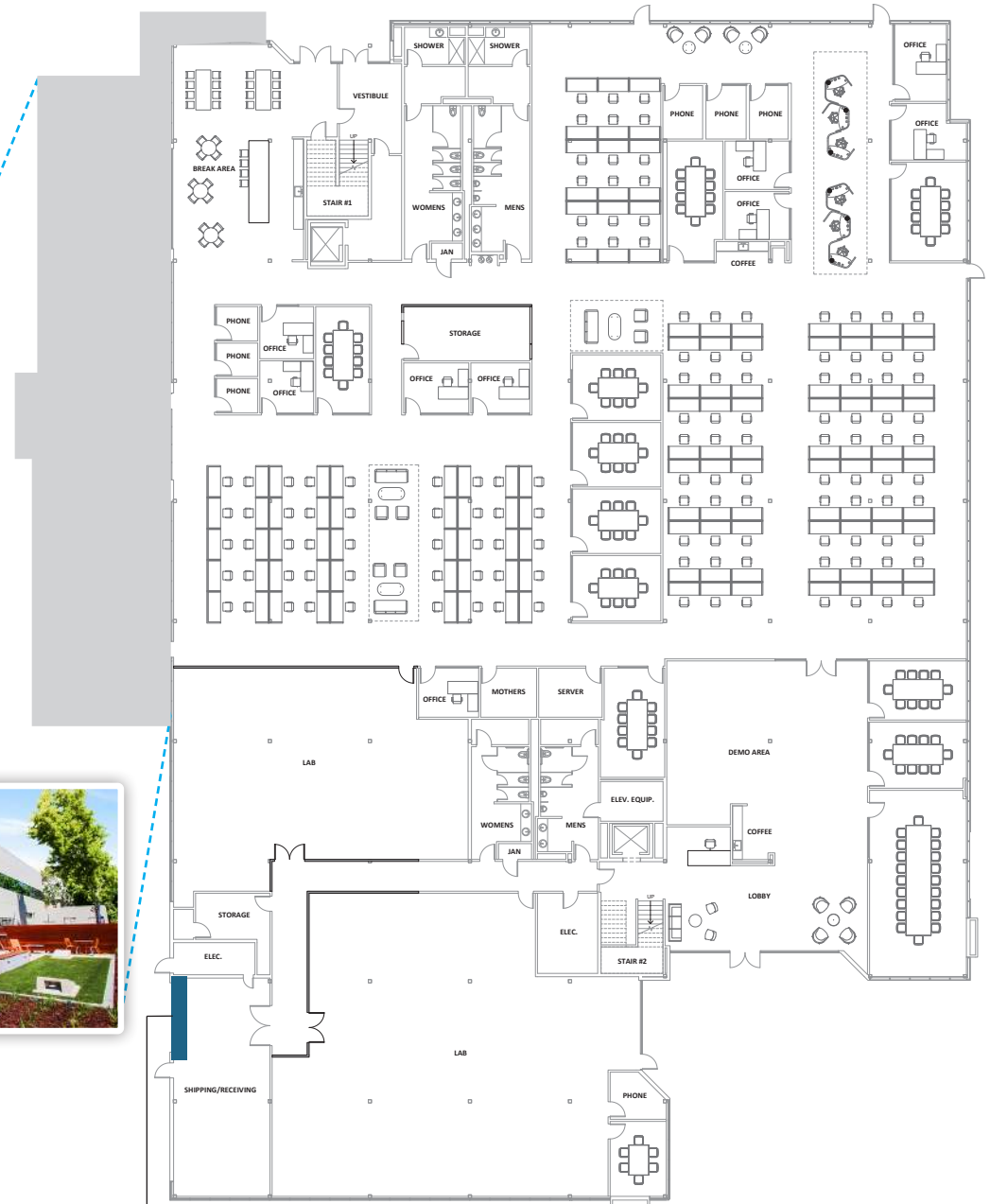
Single-Building User | Up to ±69,700 SF

#### 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



# MISSION PARK

SANTA CLARA

## HYPOTHETICAL PLAN

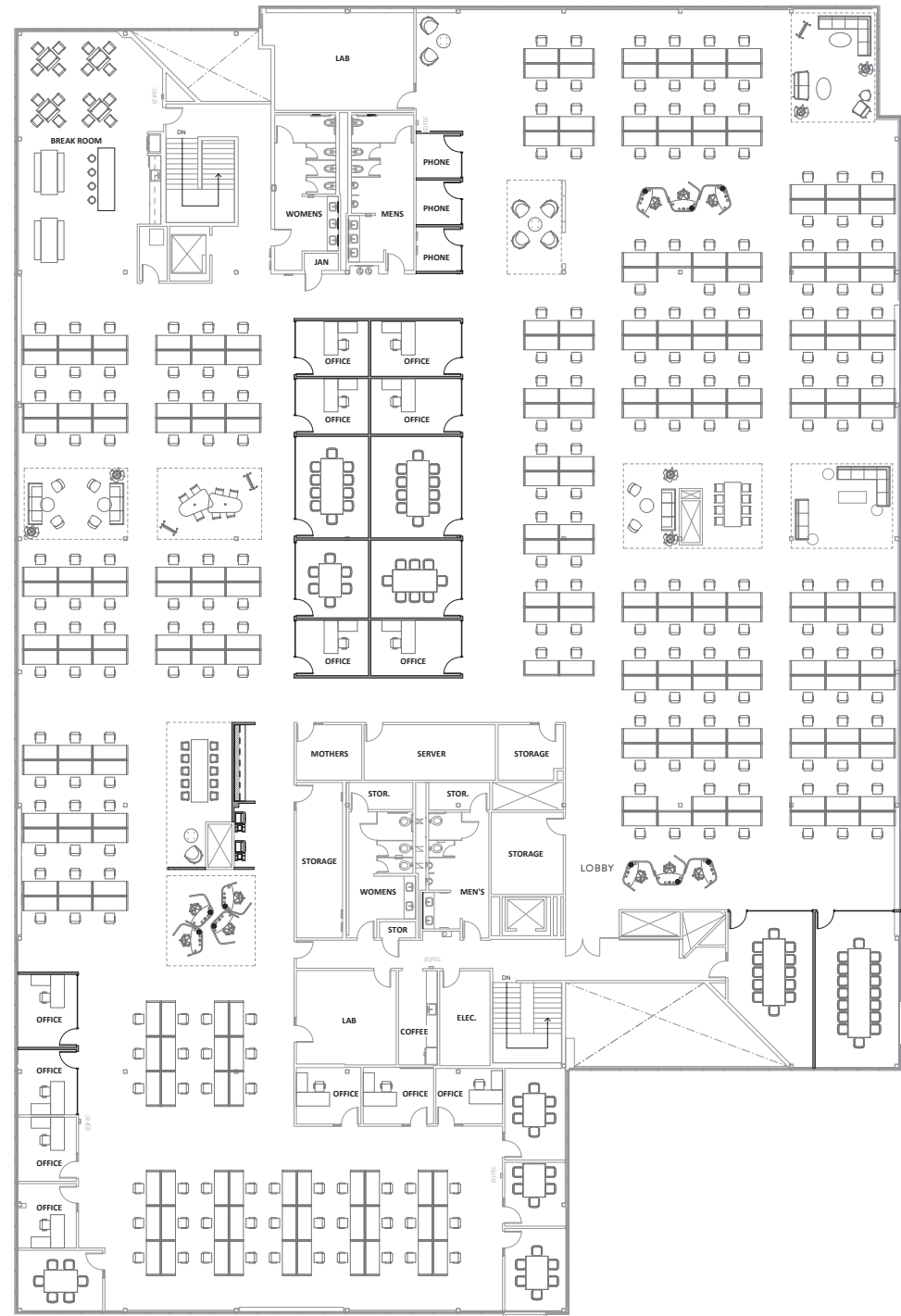
### 2ND FLOOR

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





# MISSION PARK

SANTA CLARA

## 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

## HYPOTHETICAL PLAN

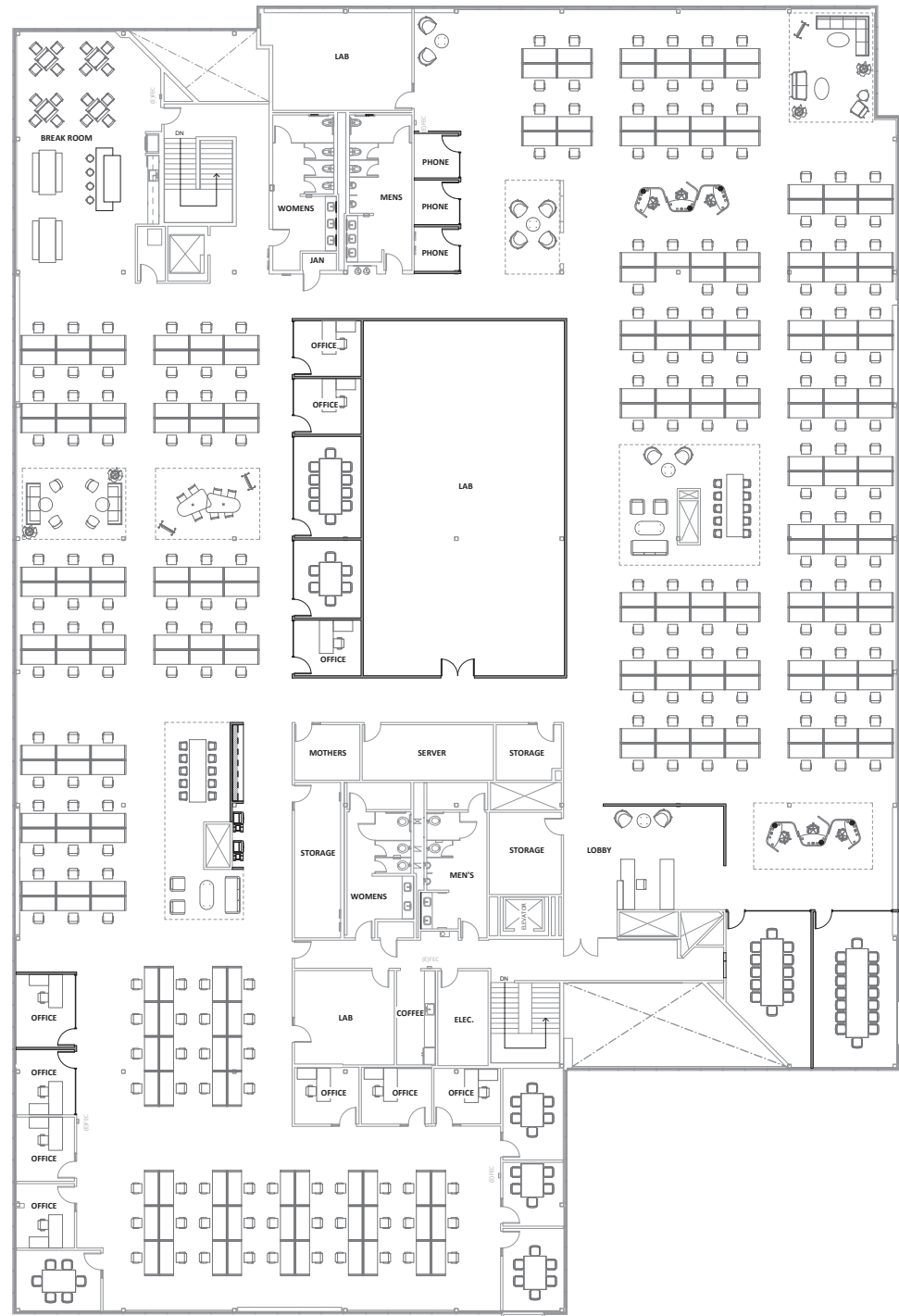
### SUITE 200

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**  
SANTA CLARA

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



**ROUTE LEGEND**

- VTA Routes & Stations
- CalTrain Lines & Stations
- Bart Line & Stations



# MISSION PARK

SANTA CLARA

3155 OLSEN DRIVE, SUITE 575 // SAN JOSE, CA 95117

**JEFF ARRILLAGA**  
jeff.arrillaga@nrmk.com  
408.982.8478  
CA RE License #00935379

**MIKE SAIGN**  
mike.saign@nrmk.com  
408.982.8403  
CA RE License #01706668

**GRANT MEYLAN**  
grant.meylan@nrmk.com  
408.987.4153  
CA RE License #02078953

**NEWMARK**

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. 14-0703 | 06/26

MISSIONPARKSC.COM

 **WASHINGTON  
HOLDINGS**