



SANTA CLARA CENTRAL

2800 De La Cruz Boulevard
Total ±18,717 SF



[VIRTUAL TOUR](#)

[VIRTUAL SLIDESHOW](#)

[AVAILABILITY UPDATE](#)



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PROJECT HIGHLIGHTS



- Five-building high-image Office/R&D project totaling ±295,426 SF
- Transformative project upgrades and renovations complete
- Extensive exterior façade modifications with progressive image
- Prominent corner location with excellent identity
- Tremendous building and monument signage opportunities
- Expansive asset with options for future growth
- Energized collaboration areas dedicated to each building
- SVP power savings between 27%-35% over PG&E



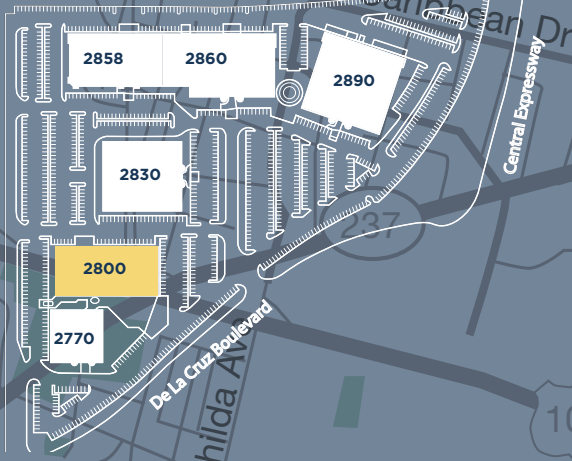
BUILDING HIGHLIGHTS



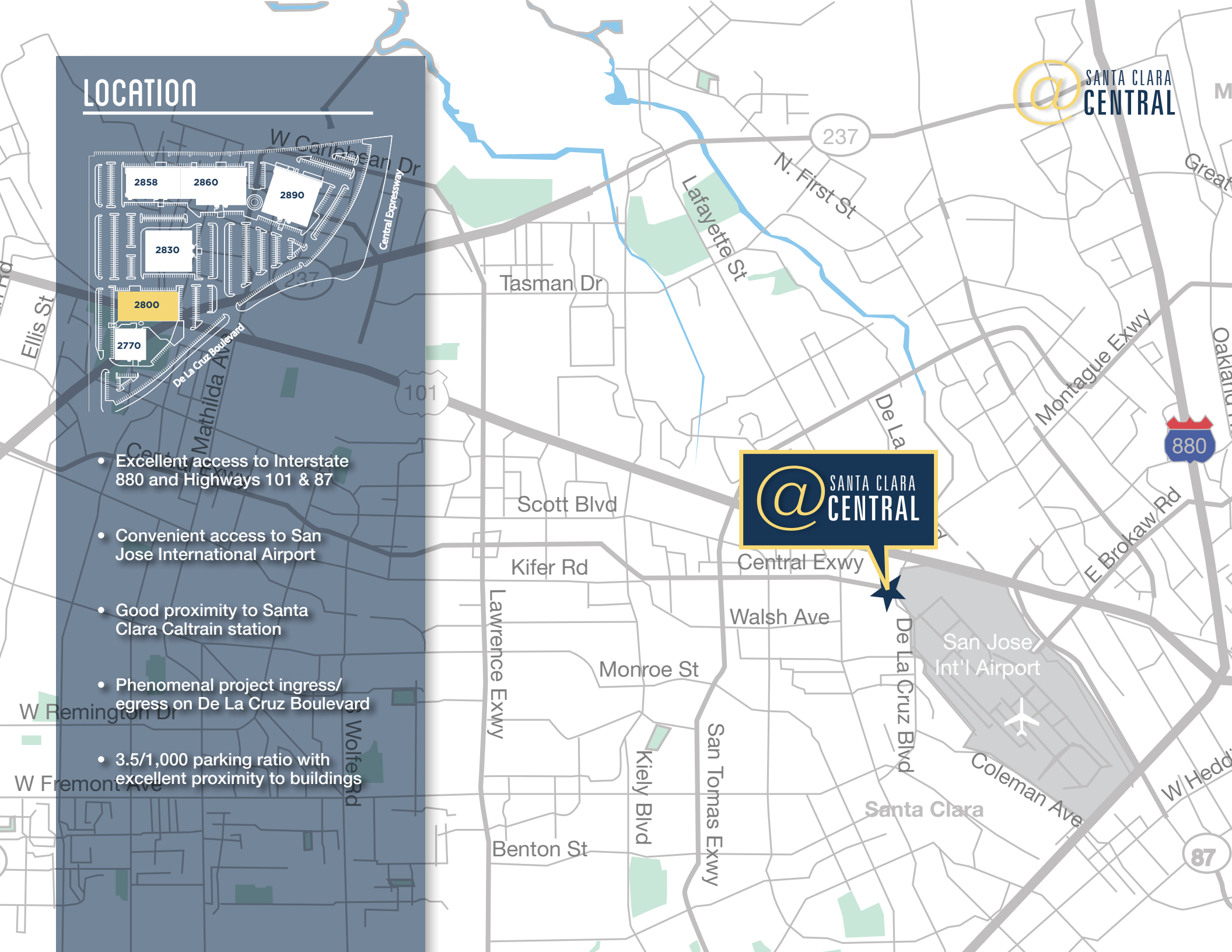
- Premier creative single-story freestanding building
- Highly visible building with tremendous identity
- Market Ready lobby, break area, and restroom core
- Private outdoor amenity area with tranquil environment
- Indoor and outdoor collaboration area w/roll-up door connection
- Open ceiling tech environment w/15' 4" floor to ceiling height
- Potential grade level loading opportunities
- Ample Power: 400 Amps @ 120/208 Volt (Upgradable to 800 Amps)



LOCATION



- Excellent access to Interstate 880 and Highways 101 & 87
- Convenient access to San Jose International Airport
- Good proximity to Santa Clara Caltrain station
- Phenomenal project ingress/egress on De La Cruz Boulevard
- 3.5/1,000 parking ratio with excellent proximity to buildings



AMENITY MAP

- Excellent proximity to San Jose International Airport
- Abundant casual and fine dining options within minutes
- Short distance from Coleman Station and other high density retail centers
- Central to urban living, corporate lodging, and executive housing
- Close proximity to high-image and economy hotel options
- Minutes from long-term San Jose Airport parking and shuttle service
- Uber/Lyft service to Caltrain station estimated at \$0.02 PSF per month



CHASE | Il Fornaio | Fleming's
 Corepower Yoga | bluemercury | Specialty's
 Open | Puesto | Lula's
 Sur la table | verizon | Chipotle
 Gong cha | tendergreens | BARE BOTTLE
 Starbucks | Whole Foods



CRESCENT VILLAGE
 PATRICK'S PIZZA | Starbucks | MODERN STREET FOOD
 MORTAR & PESTLE
 JC TACOS
 BASKET BALL COURT
 TENNIS COURTS

RIVER OAKS VILLAGE
 Starbucks | Pizzeria | HOBBES
 CHASE | SUBWAY

PHO VIET
 THAI ORCHARD
 T&T FUSION
 OKAYAMA EXPRESS
 BIRYANI STOP
 PHILLY'S CHEESESTEAK
 DISH N DASH
 UME CHINESE FOOD
 Starbucks | SUBWAY | Carls Jr.

SPECIALTY'S CAFE & BAKERY

Component Station

FREDDIE'S SANDWICHES
 STAR CAFE

Karina Station

BAGEL STREET CAFE
 HONBA SUSHI

Metro/Airport Station

Starbucks | SUBWAY
 PHO BEL-AIR
 LEANFEAST

LADDA THAI CUISINE
 INDIAN STREET CAFE

Gish Station

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