



# MISSION PARK

SANTA CLARA

HIGH IMAGE OFFICE + R&D SPACE FOR LEASE | 4251 BURTON DRIVE  
±27,729 SF AVAILABLE



NEWMARK

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CREATE.  
COLLABORATE.  
THRIVE.



MISSION PARK  
SANTA CLARA

16  
BUILDINGS

46  
ACRE  
CAMPUS

600K  
SF  
OFFICE + R&D SPACE



# MISSION PARK

SANTA CLARA

AVAILABLE

4255  
4251

4201

AVAILABLE

AVAILABLE

4250

4151  
4101

BURTON DRIVE

2151

4008  
4000

BURTON DRIVE

4051  
4001

MISSION COLLEGE BLVD

2051

3951  
3901

1715 1705

1615 1605

1515

AVAILABLE

WYATT DRIVE

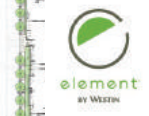
1800  
1700

1500  
1600

BASSETT STREET

MONTAGUE EXPRESSWAY

| ADDRESS           | SIZE       |
|-------------------|------------|
| 4250 Burton Drive | ±69,700 SF |
| 4201 Burton Drive | ±49,942 SF |
| 4251 Burton Drive | ±27,729 SF |
| 1515 Wyatt Drive  | ±19,692 SF |
| Leased            |            |



4251



**MISSION PARK**  
SANTA CLARA

**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
- 1,200 Amps @ 277/480 Volts
- Three Grade Level Doors
- 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



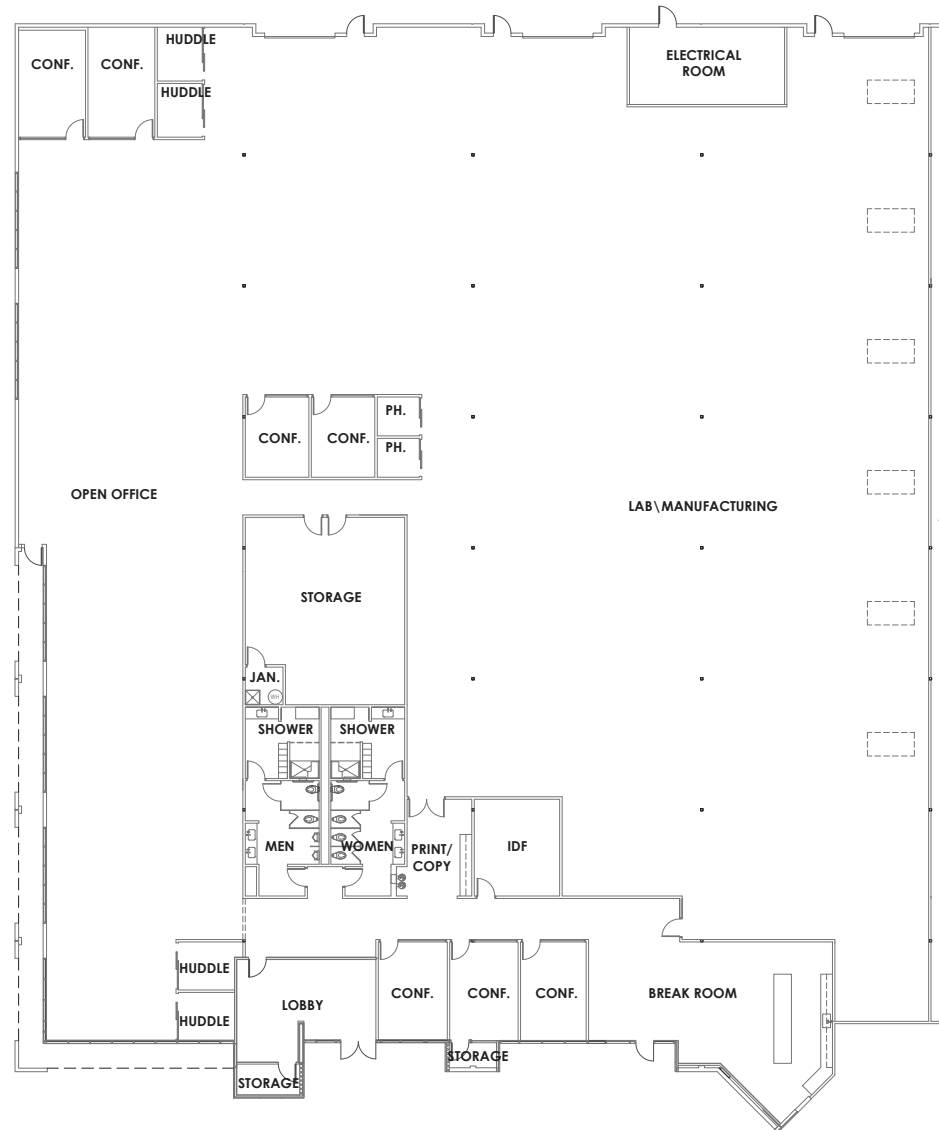
**MISSION PARK**  
SANTA CLARA



## SPACE PROGRAM

| SPACE TYPE          | PROVIDED |
|---------------------|----------|
| Break Room          | 1        |
| Collaboration Areas | 4        |
| Conference Rooms    | 7        |
| R&D Lab             | 1        |
| Phone Rooms         | 2        |
| Print/Copy          | 1        |
| Storage             | 3        |
| IDF                 | 1        |
| Showers             | 2        |
| Reception           | 1        |

# EXISTING FLOOR PLAN





**MISSION PARK**  
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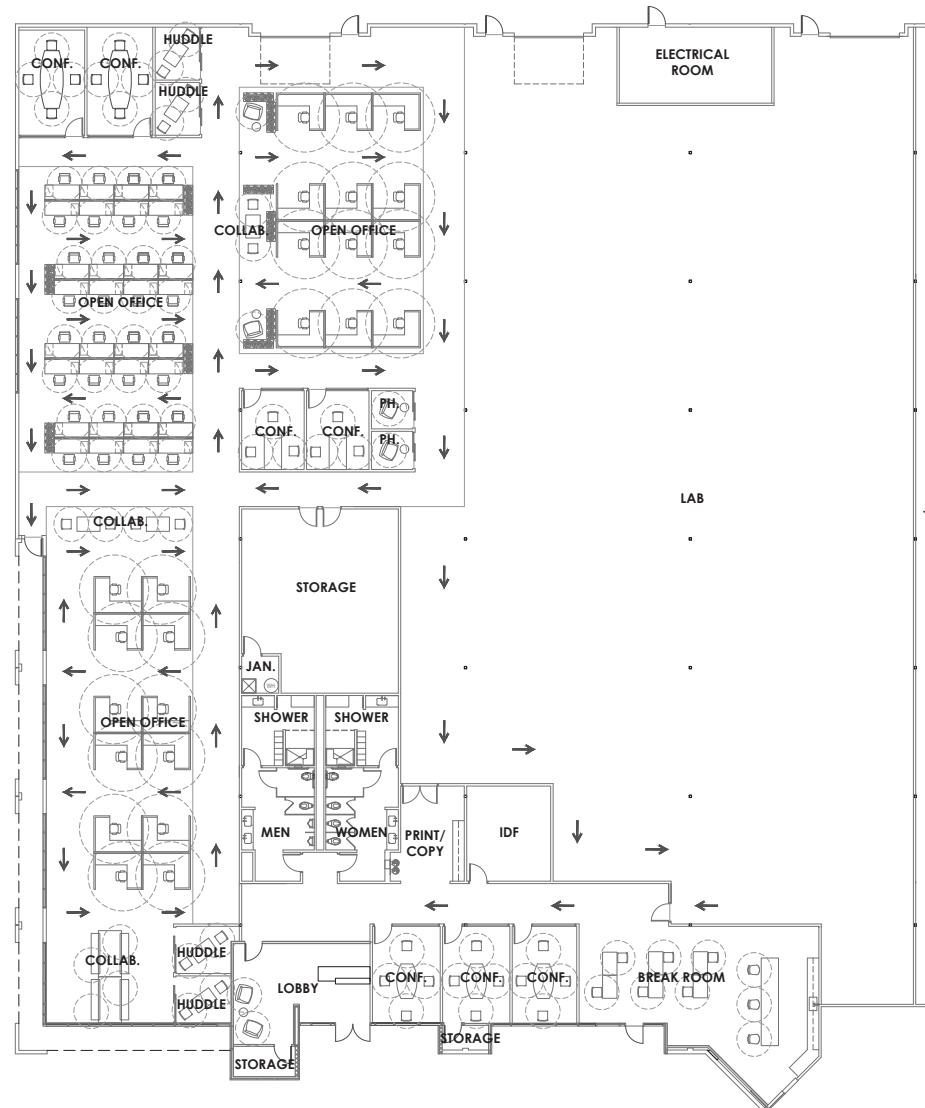


**SPACE PROGRAM**

| SPACE TYPE          | PROVIDED |
|---------------------|----------|
| Break Room          | 1        |
| Collaboration Areas | 3        |
| Conference Rooms    | 5        |
| Workstations        | 40       |
| Phone Rooms         | 2        |
| Copy/Print          | 1        |
| IDF                 | 1        |
| Huddle              | 4        |
| Lab                 | 1        |
| R&D Lab             | 1        |
| Storage             | 3        |
| Showers             | 2        |
| Reception           | 1        |

# HYPOTHETICAL LAYOUT

SOCIAL DISTANCING PLAN





FULLY BUILT-OUT BEST IN CLASS **INTERIORS**





MISSION PARK  
SANTA CLARA



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



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# MISSION PARK

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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

SANTA CLARA

## 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

## 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

## 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

## 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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