

FOR SALE OR LEASE
3350 THOMAS ROAD, SANTA CLARA
R&D/OFFICE



±36,000 SF TWO STORY HIGH IMAGE OFFICE/R&D BUILDING
±16,573 SF FOR LEASE (DIVISIBLE TO ±7,078 & ±9,495 SF)

JON DECOITE | Senior Director | 408.615.3408 | jon.decoite@cushwake.com | LIC #01471300

BYRON RENFRO | Executive Vice President | 408.955.1402 | brenfro@orchardcommercial.com | LIC #01324378

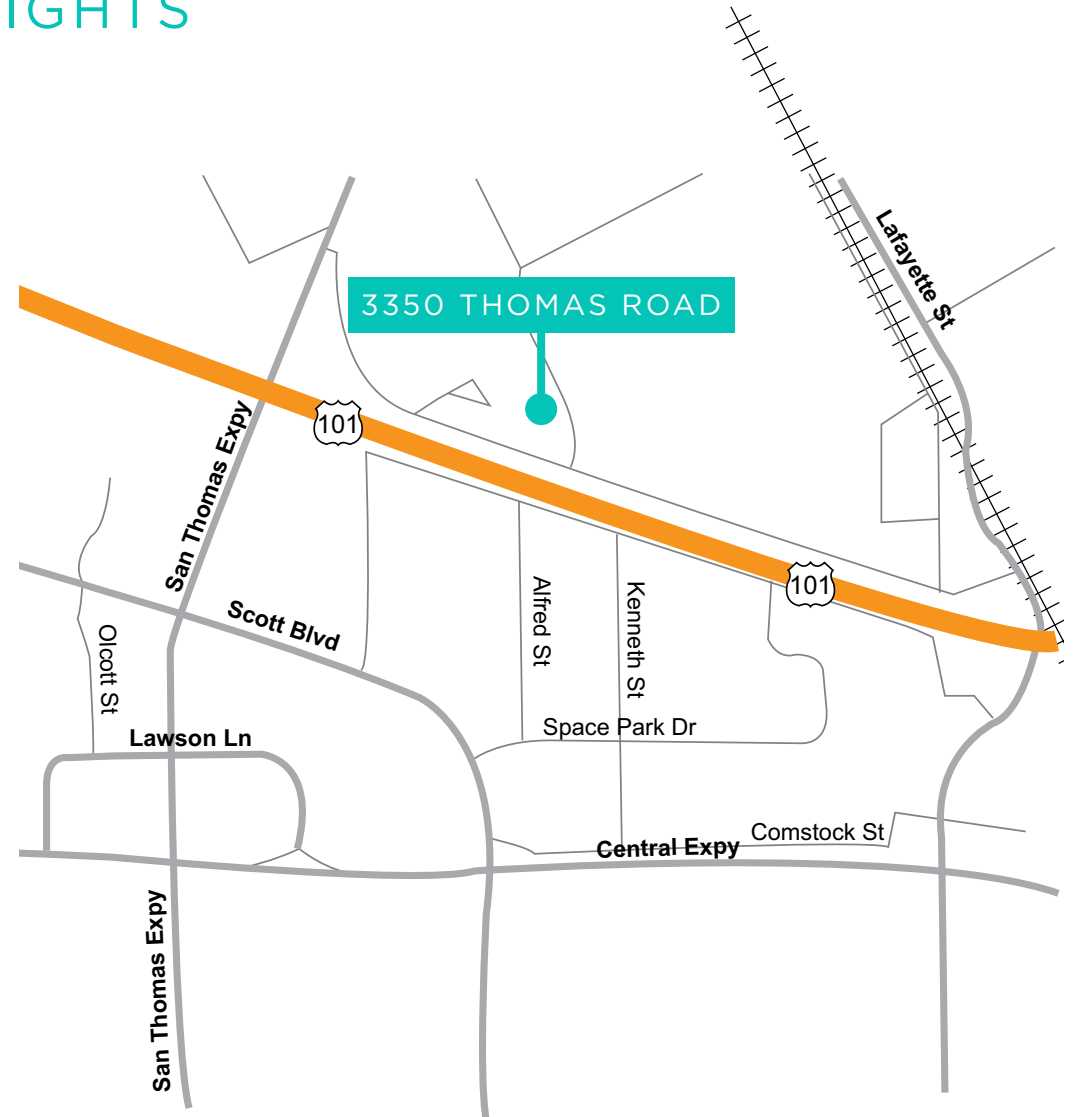
[View Site Specific COVID-19 Prevention Plan](#)

ORCHARD
COMMERCIAL

 **CUSHMAN &
WAKEFIELD**

PROPERTY & AREA HIGHLIGHTS

- **±36,000 SF Available for Sale**
- **±16,573 SF Available for Lease
(can be divided to ±7,078 SF & ±9,495 SF)**
- High Image R&D / Office Building
- Updated Interiors
- Vacant Spaces can be Combined with Private Stairway
- Convenient Access to Highway 101
- Close to Montague Expressway
- Santa Clara Utilities (Silicon Valley Power)
- Grade Level Loading
- Newer Construction (Built in 2000)
- TIs Available
- On-site Property Management
- Close to Retail Amenities



SITUATION OVERVIEW

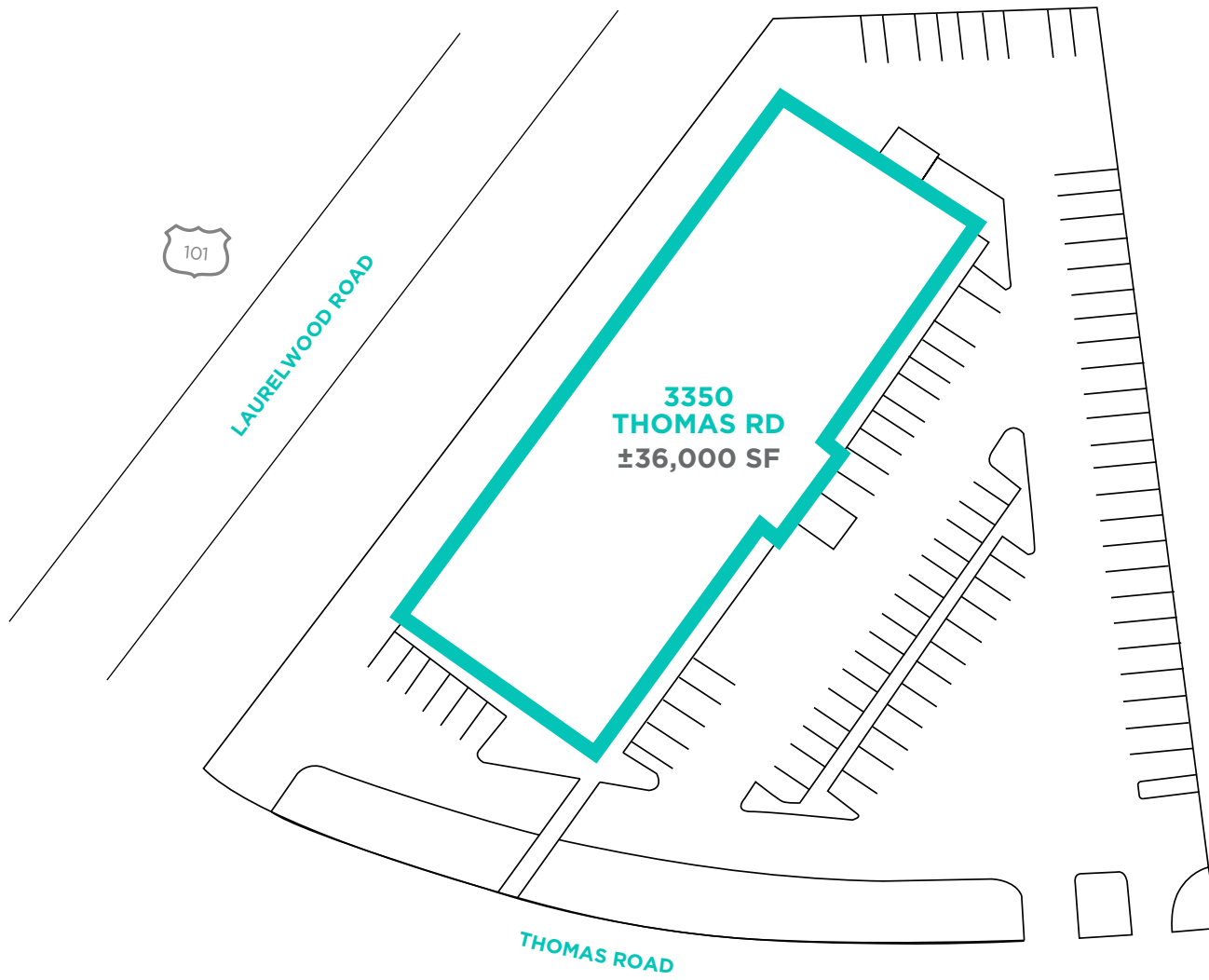
Unique opportunity for an owner/user or investor to acquire a high image office/R&D building well below replacement cost in the Silicon Valley.

PROPERTY SUMMARY

ADDRESS	3350 Thomas Road, Santa Clara, CA
PARCEL # (APN)	104-15-143
USE	Office/R&D Building
ZONING	ML
BUILDING AREA	±36,000 SF
LOT AREA	±80,536 SF (±1.85 Acres)
BUILDING / LOT RATIO	0.45
YEAR BUILT	2000
POWER	1600 AMPS @208V
STORIES	2
PARKING	Approx. 120 Stalls

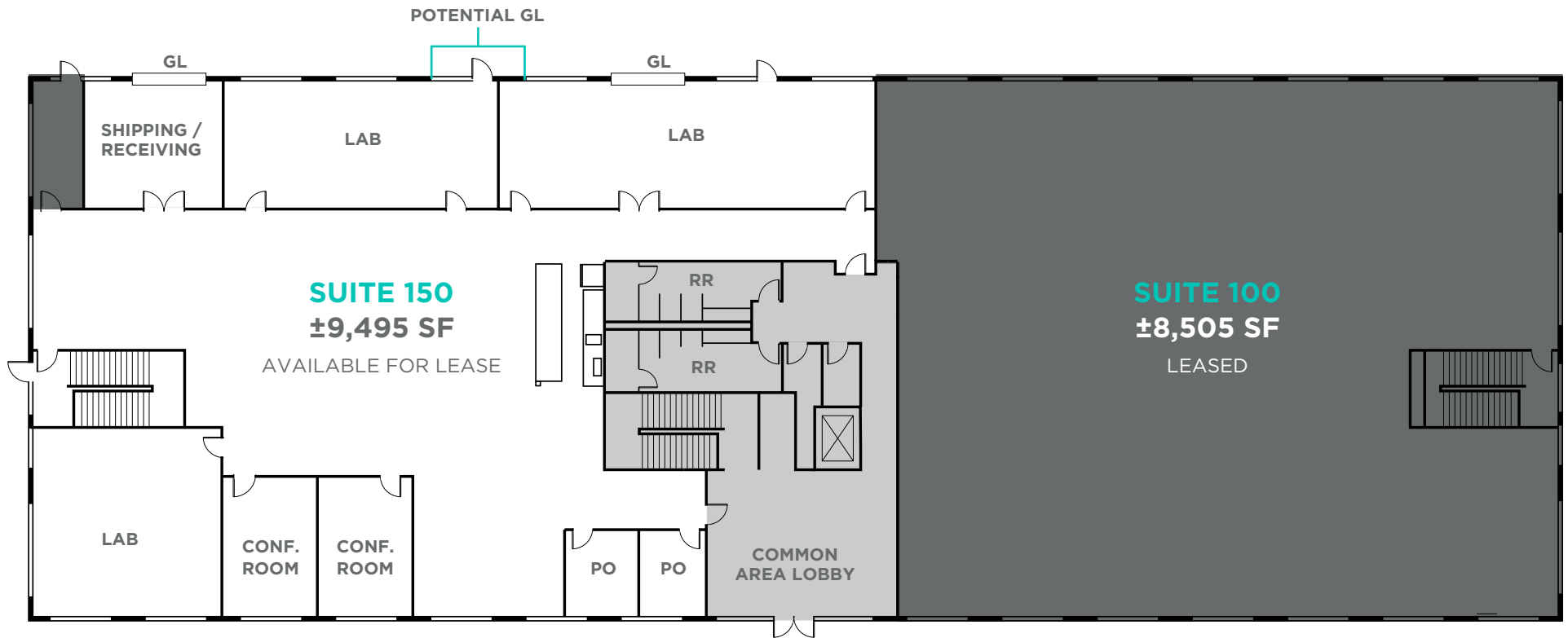


SITE PLAN



FLOOR PLAN

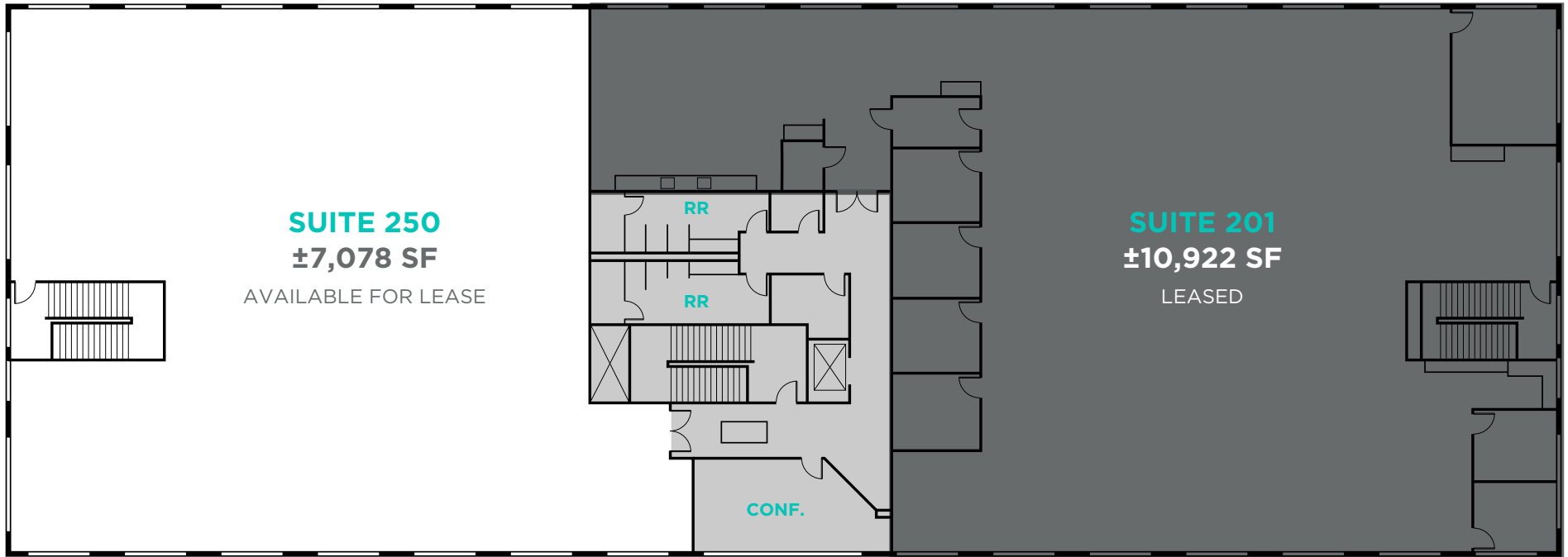
FIRST FLOOR



■ COMMON AREA ■ LEASED

FLOOR PLAN

SECOND FLOOR



■ COMMON AREA ■ LEASED

3350 THOMAS ROAD, SANTA CLARA CA

ORCHARD
COMMERCIAL

**CUSHMAN &
WAKEFIELD**



AMENITIES MAP



TRANSPORTATION MAP



ACE TRAIN SHUTTLE	ACE TRAIN
CALTRAIN SHUTTLE	CALTRAIN
LIGHT RAIL	