

FOR LEASE

±23,976 SF Freestanding R&D Building

YOUR NAME HERE

3270

YOUR NAME HERE

3270 Scott Blvd

Santa Clara, CA

Wayne Kumagai | 650.688.8505 | wkumagai@ngkf.com | CA RE Lic#01136673

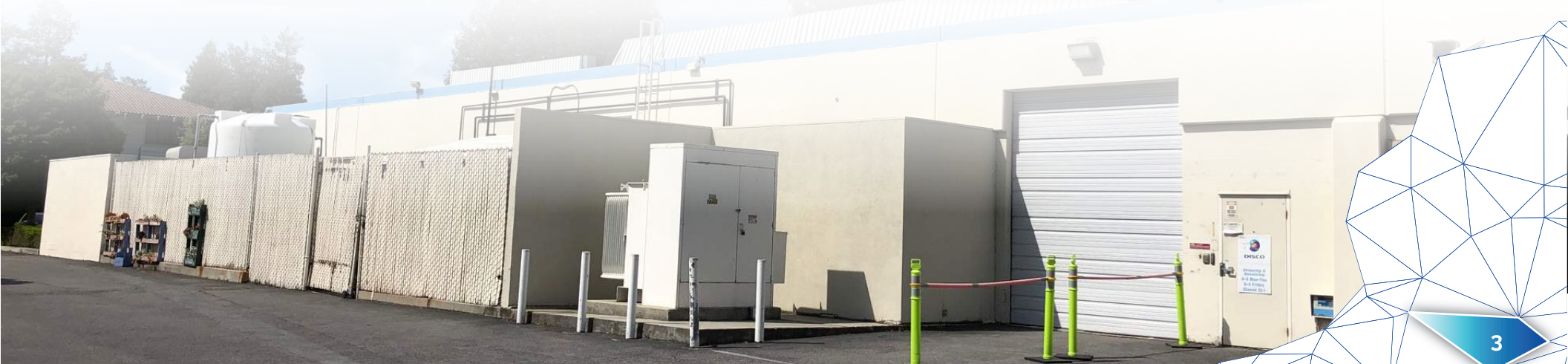
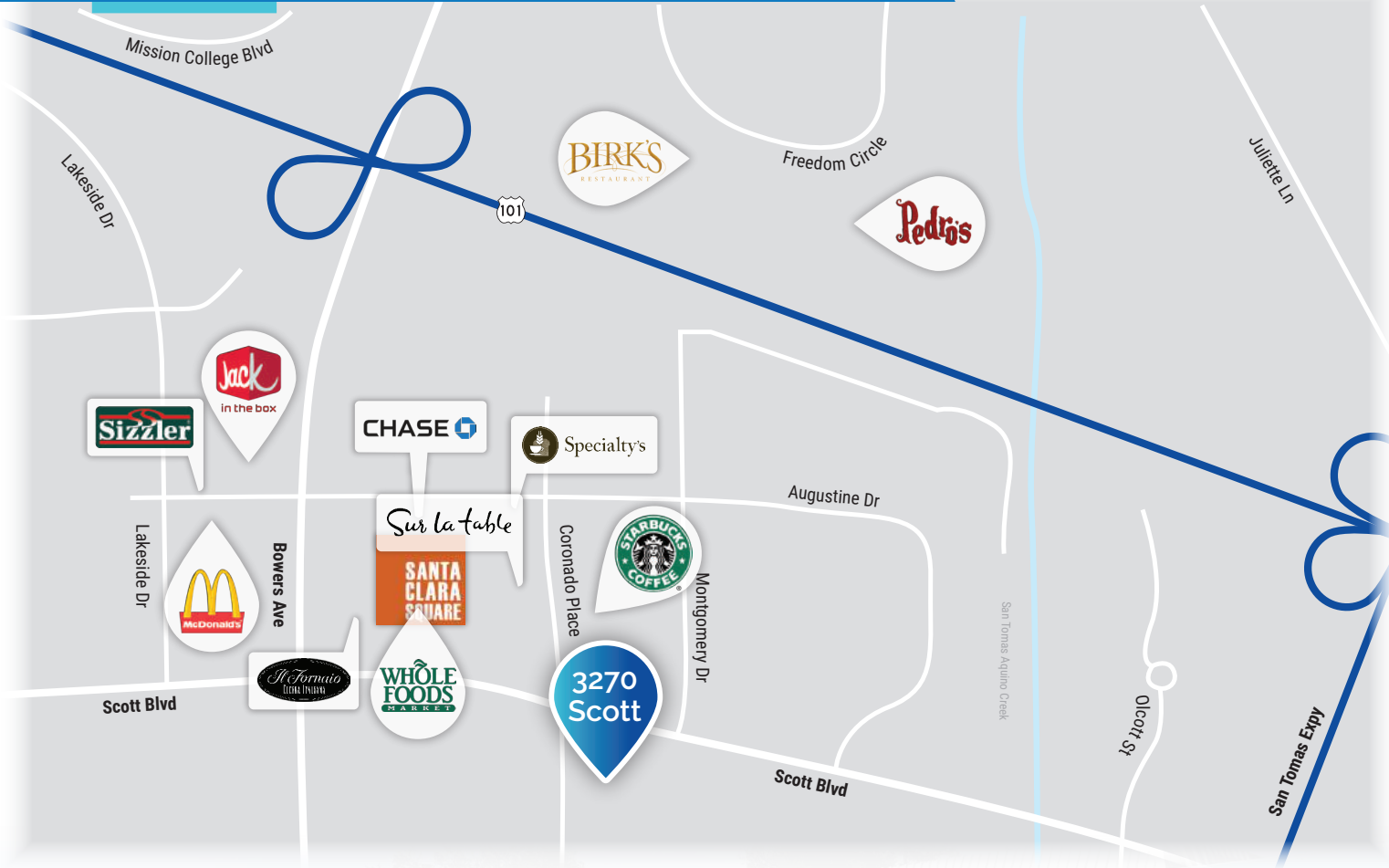
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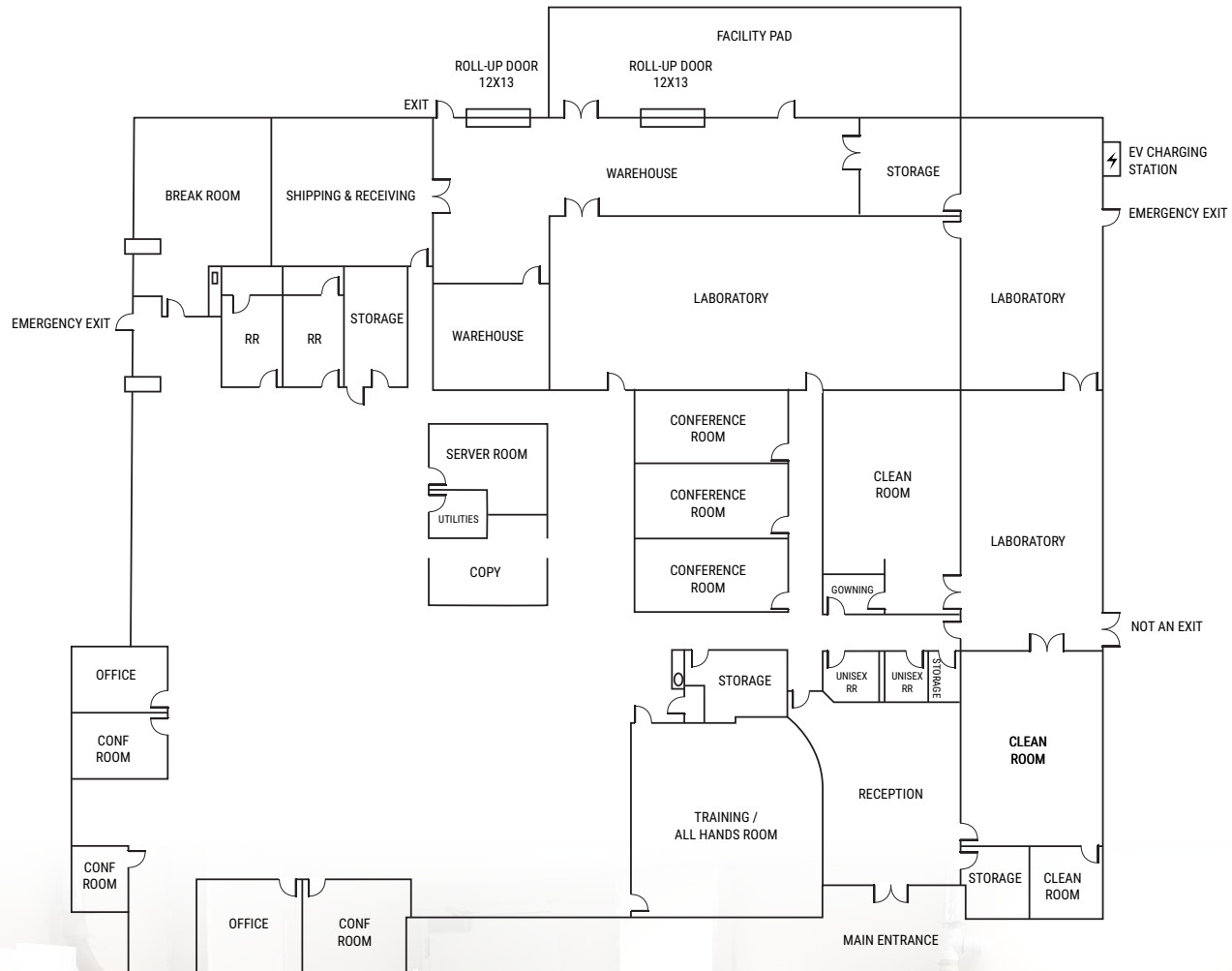


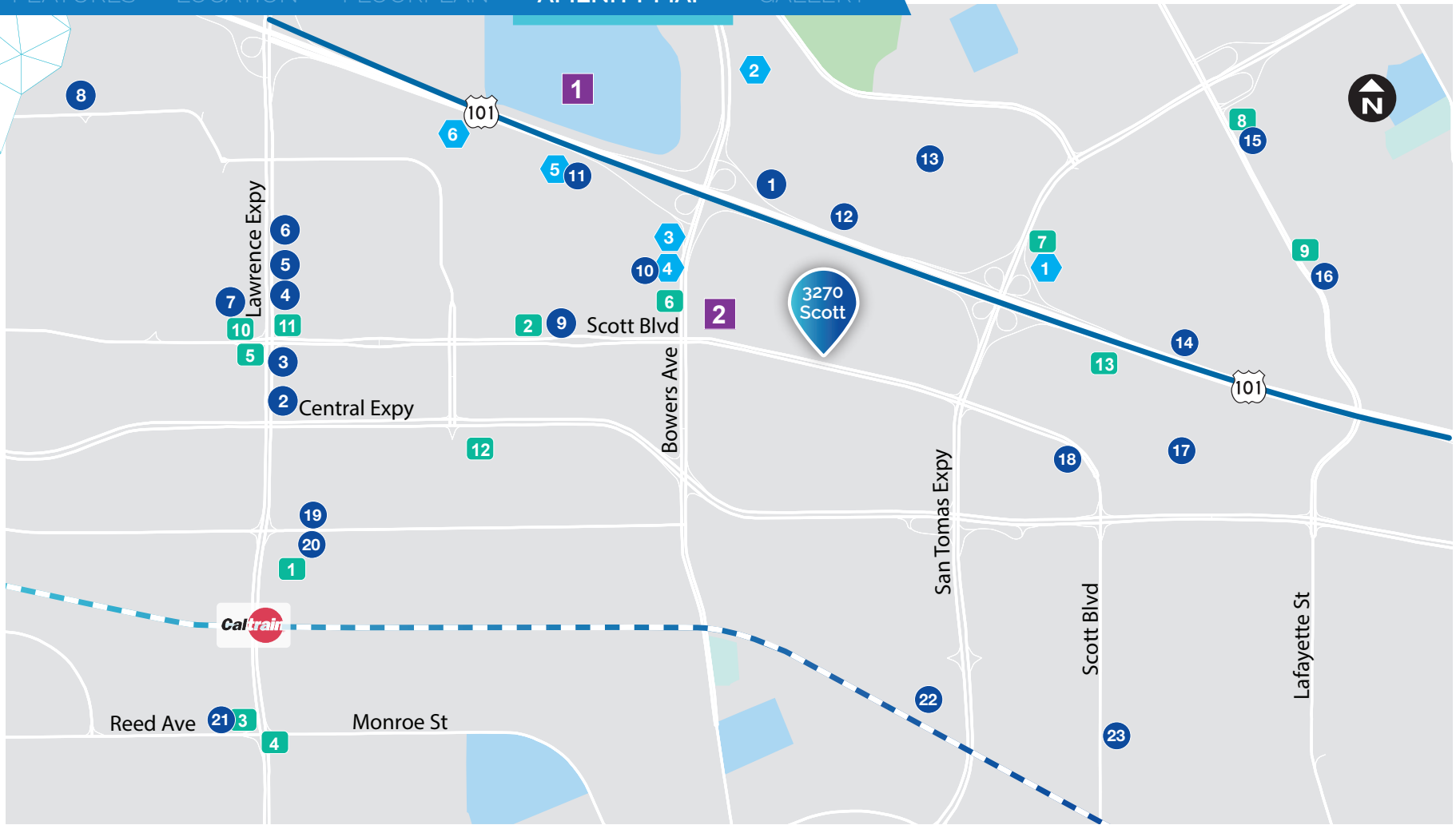
- Freestanding R&D building
- Prime location, Adjacent to Santa Clara Square, 2-minute walk
- ±1,000 SF Class 10,000 Clean Rooms
- 2 Sets of restrooms
- 3,000 Amps @480V, 3 Phase Power - to be confirmed by Tenant / Santa Clara Power
- Facility pad with air compressor, DI water system
- Furniture available
- Data and voice wiring in place
- Server room with dedicated HVAC
- Shipping & Receiving area with two roll-up doors
- 100% HVAC
- All hands / Training room
- Parking 3.8 / 1,000
- Easy access to Highway 101 and Central Expressway
- 2 Electric vehicle charging stations
- ±22 Exhaust connections
- Available July 1, 2019



±23,976 SF AVAILABLE







RESTAURANTS

- 1. Birk's
- 2. Swathi Tiffins
- 3. Sneha
- 4. iChaat Cafe
- 5. Pad Thai Cuisine
- 6. Falafel Bite
- 7. Luv Pho
- 8. St. John's Bar & Grill
- 9. Myzen
- 10. Chaats & Currys
- 11. Tasty Subs & Pizza
- 12. Celebrations
- 13. Togo's
- 14. Merit
- 15. Una Mas
- 16. Panera Bread
- 17. Taj Cafe
- 18. Sushi Blvd
- 19. Tia Juana
- 20. Clarita's
- 21. Obed
- 22. Barn Thai
- 23. Pho Vy
- 24. Arcade Cafe
- 25. Sizzler
- 26. Prime Restaurant
- 27. Pedro's
- 28. Specialty's
- 29. Pho Van Rest & Deli
- 30. New Ca Mau
- 31. Taqueria Cazadores
- 32. Vespa

HOTELS

- 1. Biltmore Hotel
- 2. Santa Clara Marriott
- 3. Embassy Suites
- 4. TownePlace Suites
- 5. The Plaza Suites
- 6. Residence Inn

SERVICES

- 1. Costco
- 2. Simplicity Bank
- 3. Bharat Bazar
- 4. Shell
- 5. Chevron
- 6. Shell
- 7. Valero
- 8. Shell
- 9. Rotten Robbie
- 10. City Sports Club
- 11. 24 Hour Fitness
- 12. Bay Club
- 13. Gold's Gym

SHOPPING CENTERS

- 1. **Mercado**
Walmart Neighborhood Market, HomeGoods, MexiCali Grill, World Wrapps, Jamba Juice, AMC Mercado 20, Starbucks, FedEx Office, Tomatina, In-N-Out Burger, Krispy Kreme, Panda Express, SmokeEaters, Subway, Pho Hoa, Jazen Tea
- 2. **Santa Clara Square Marketplace**
Il Fornaio, Chase Bank, Books Inc., Specialty's Cafe & Bakery, Sur La Table, COMEBUY, Whole Foods Market



OFFICE SPACE



LAB



TRAINING / ALL HANDS ROOM

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