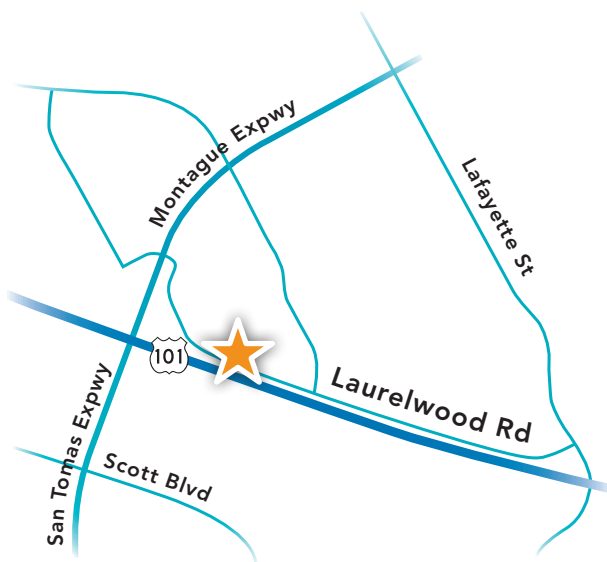


SANTA CLARA, CA 2055 Laurelwood Road



HIGHWAY 101 BUILDING SIGNAGE! ±16,883 SF Class A Office Space FOR LEASE



- ±16,883 RSF Available (potential to divide into ±11,763 SF and ±5,120 SF)
- Proposed "Market-Ready" interiors with extensive glassline
- AT&T Fiber to building
- 2nd Floor space; elevator served
- 5 minutes to Sanra Clara Square, Mercado Shopping Center and Great America Parkway amenities
- Onsite amenities include:
 - Common conference room
 - Ping Pong / Yoga Room
 - Indoor/Outdoor collaborative areas (to be updated soon!)
- Convenient onsite parking - 3.8/1000
- Electric car charging stations
- Competitive lease rate
- Tour by appointment only



3055 Olin Ave, Suite 2200, San Jose, CA 95128
www.ngkf.com



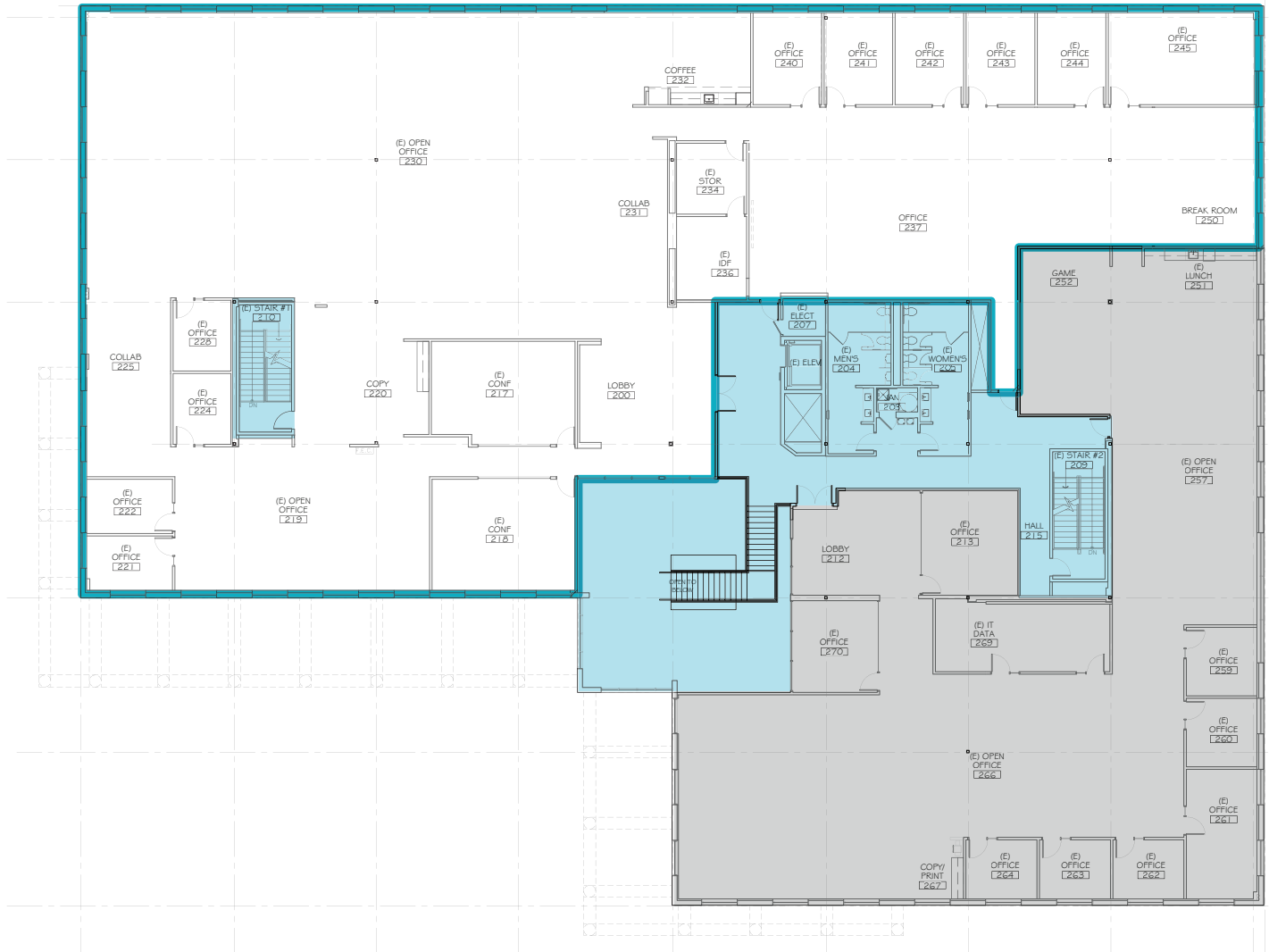
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www.orchardcommercial.com

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Terry Deveau 408.982.8477 tdeveau@ngkf.com Lic #00854750

Byron Renfro 408.955.1402 Lic #01324378

SANTA CLARA, CA 2055 Laurelwood Road

SUITE 200



RENTABLE SPACE: ±16,883 SF



COMMON AREA



OCCUPIED



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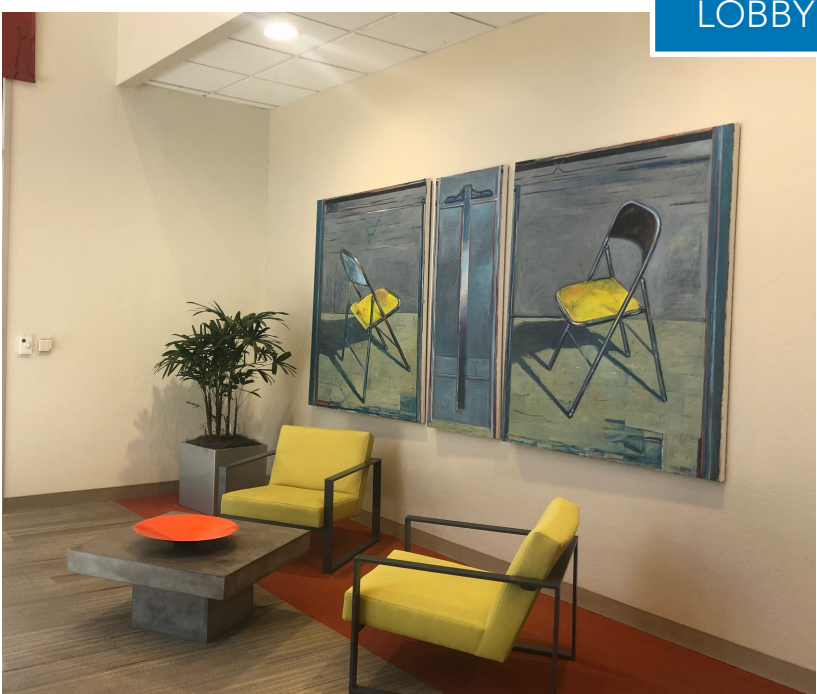
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LOBBY VIEWS



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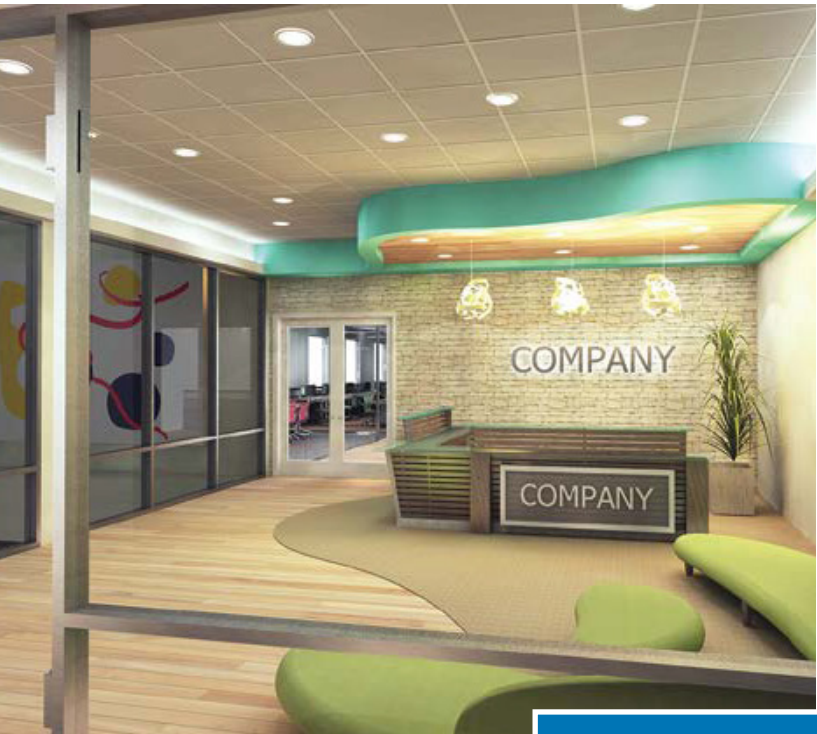


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CONCEPTUAL RENDERINGS



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SANTA CLARA, CA

2055 Laurelwood Road



NOTABLE NEIGHBORING RESTAURANTS

- 1 Birk's
- 2 Parcel 104
- 3 Pedro's

HOTELS

- 4 Marriott
- 5 Holiday Inn
- 6 Plaza Suites
- 7 Hilton
- 8 Hyatt
- 9 Biltmore
- 10 Embassy Suites
- 11 Sheraton Four Points
- 12 Ramada

SANTA CLARA SQUARE MARKETPLACE

- Barebottle Brewing Company
- Chase Bank
- Chipotle Mexican Grill
- CorePower Yoga
- Fleming's Steakhouse
- Il Fornaio
- Opa!
- Puesto
- Silverlake Ramen
- Specialty's Cafe & Bakery
- Starbucks
- Sur La Table
- The Halal Guys
- Verizon Wireless
- Whole Foods Market

MERCADO SHOPPING CENTER

- In-N-Out
- AMC Theaters
- Jamba Juice
- World Wraps
- Tomatina
- Krispy Kreme
- Panda Express
- Pho Hoa Noodle Soup
- FedEx Office
- SmokeEaters Restaurant
- Starbucks
- TJMaxx Home Goods
- Walmart Neighborhood Market

MISSION PARK MARKETPLACE

- 175-Room Element by Westin
- Various retailers & restaurants

 Caltrain Route / Station
  VTA Light Rail Route / Station
  Ace Train Route / Station



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