

# 31 ELEVEN

3111 CORONADO DRIVE  
SANTA CLARA, CA

±129,594 SF CLASS A OFFICE/R&D

**KALIL JENAB**

+1 408 200 8800

[kalil.jenab@cushwake.com](mailto:kalil.jenab@cushwake.com)

LIC #00848988

**NICK LAZZARINI**

+1 408 615 3410

[nick.lazzarini@cushwake.com](mailto:nick.lazzarini@cushwake.com)

LIC #01788935

**STEVEN JENAB**

+1 650 320 0211

[steven.jenab@cushwake.com](mailto:steven.jenab@cushwake.com)

LIC #020850720

D.R. STEPHENS  
& COMPANY

 CUSHMAN &  
WAKEFIELD

**31**  
ELEVEN



## PROPERTY HIGHLIGHTS

- Efficient ±30,000 SF Floor Plates Connected via the Pavilion Lobby
- Directly Adjacent to Santa Clara Square Restaurants & Amenities (0.3 Miles)
- ±4,600 SF of Usable Outdoor Meeting/Collaboration Space
- State of the Art Cafeteria Infrastructure in Place
- Recreation/Sports Court, Gym with Showers
- ±8,000 SF of Electronics Lab w/80 tons of HVAC
- 3000 Amps at 277/480 Volts of Reliable and Inexpensive Silicon Valley Power
- Dock and Grade Level Loading
- 3.2/1,000 Parking Ratio
- 10 EV Chargers
- Available Feb. 2021





Puesto



amazon



VERITAS

Fleming's  
PRIME STEAKHOUSE & WINE BAR

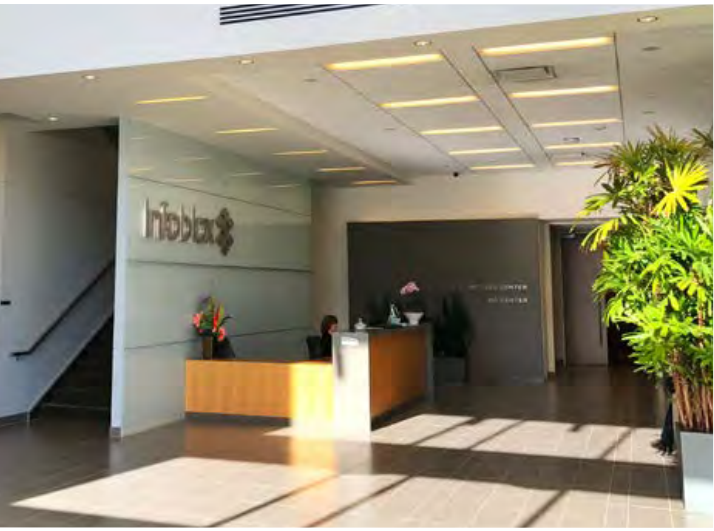
Open!  
RESTAURANT & BAR

HITACHI

AMD

31  
ELEVEN

0.3 MILES TO SANTA CLARA SQUARE MARKET PLACE



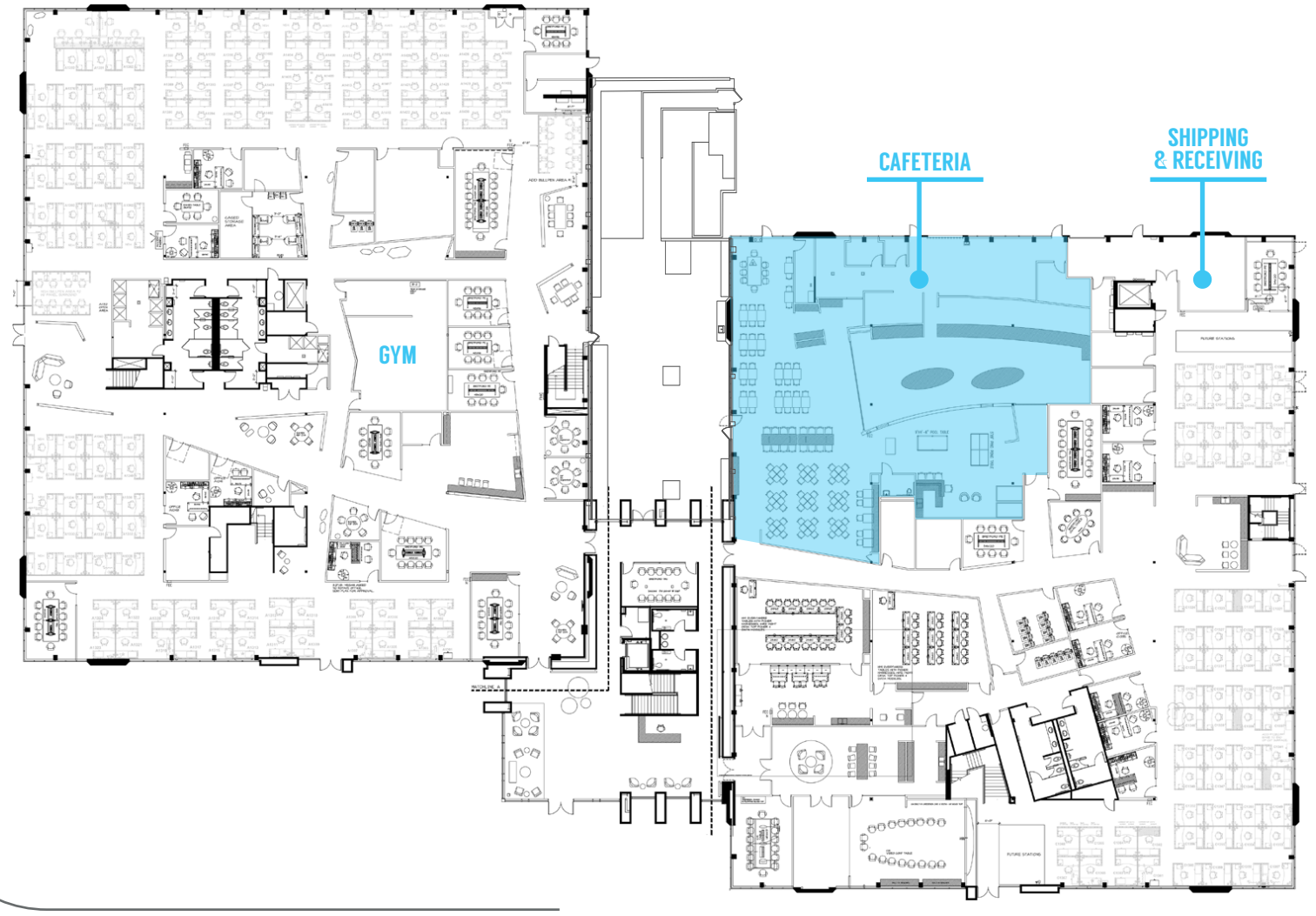
**SITE PLAN**



## FLOOR PLAN

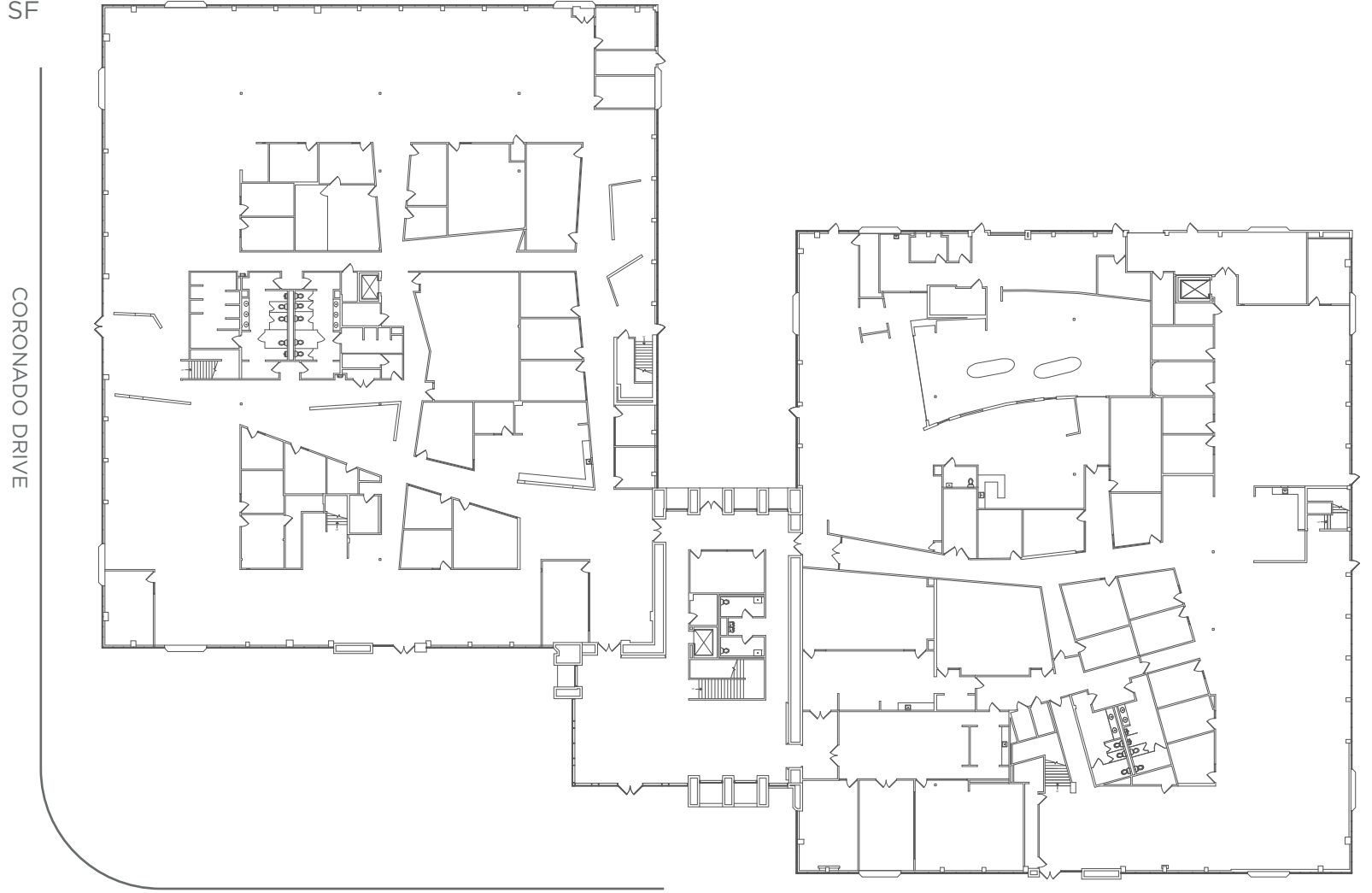
FLOOR ONE: ±63,297 SF

CORONADO DRIVE



## PROPERTY HIGHLIGHTS

FLOOR TWO: ±66,249 SF



# AMENITIES MAP





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