



MISSION PARK

SANTA CLARA

HIGH IMAGE OFFICE + R&D SPACE FOR LEASE | 4151 BURTON DRIVE

±12,439 SF AVAILABLE



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GREAT AMERICA PARKWAY

101

MISSION COLLEGE BLVD

MONTAGUE EXPRESSWAY

CREATE.
COLLABORATE.
THRIVE.



MISSION PARK
SANTA CLARA

16
BUILDINGS

46
ACRE
CAMPUS

600K
SF
OFFICE + R&D SPACE



MISSION PARK

SANTA CLARA



ADDRESS	SIZE
4151 Burton Drive	12,439 SF
1515 Wyatt Drive	19,792 SF

Leased

AVAILABLE
SUBJECT PROPERTY

AVAILABLE



MONTAGUE EXPRESSWAY

BURTON DRIVE

BURTON DRIVE

WYATT DRIVE

MISSION COLLEGE BLVD

BASSETT STREET



MISSION PARK

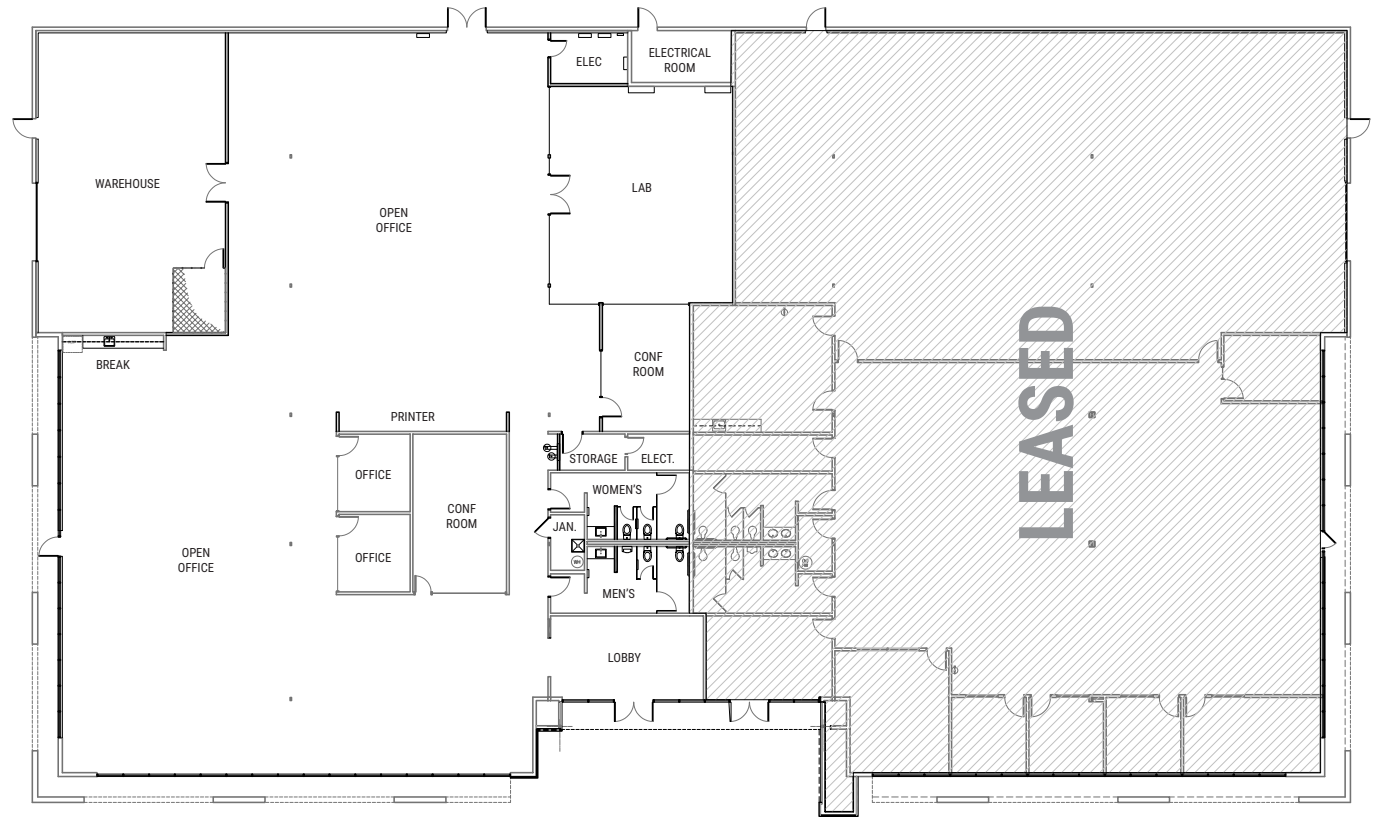
SANTA CLARA

SPACE HIGHLIGHTS

- ±12,439 SF Available for Lease
- Designed by Studio G
- 1200 Amps @ 208 / 120 Volts
- Grade Level Door
- 3.5 / 1,000 Parking - Additional Street Parking Available
- Discounted and Reliable Silicon Valley Power Utility Service
- Located Next to Caltrain Shuttle
- Adjacent to Multiple Fiber Lines and Internap Data Center Facility
- Convenient Access to Montague Expressway and Highway 101
- Seamless Expansion Opportunities Within Mission Park
- On-Site and Responsible Property Management Team
- Element by Westin Hotel Now Open and New Retail Center Opening Q4 2019
- Available March 2020



EXISTING FLOOR PLAN



SPACE PROGRAM



SPACE TYPE	PROVIDED
Conference	2
Lab	1
Office	2
Storage	1
Lobby	1
Break	1
Warehouse	1

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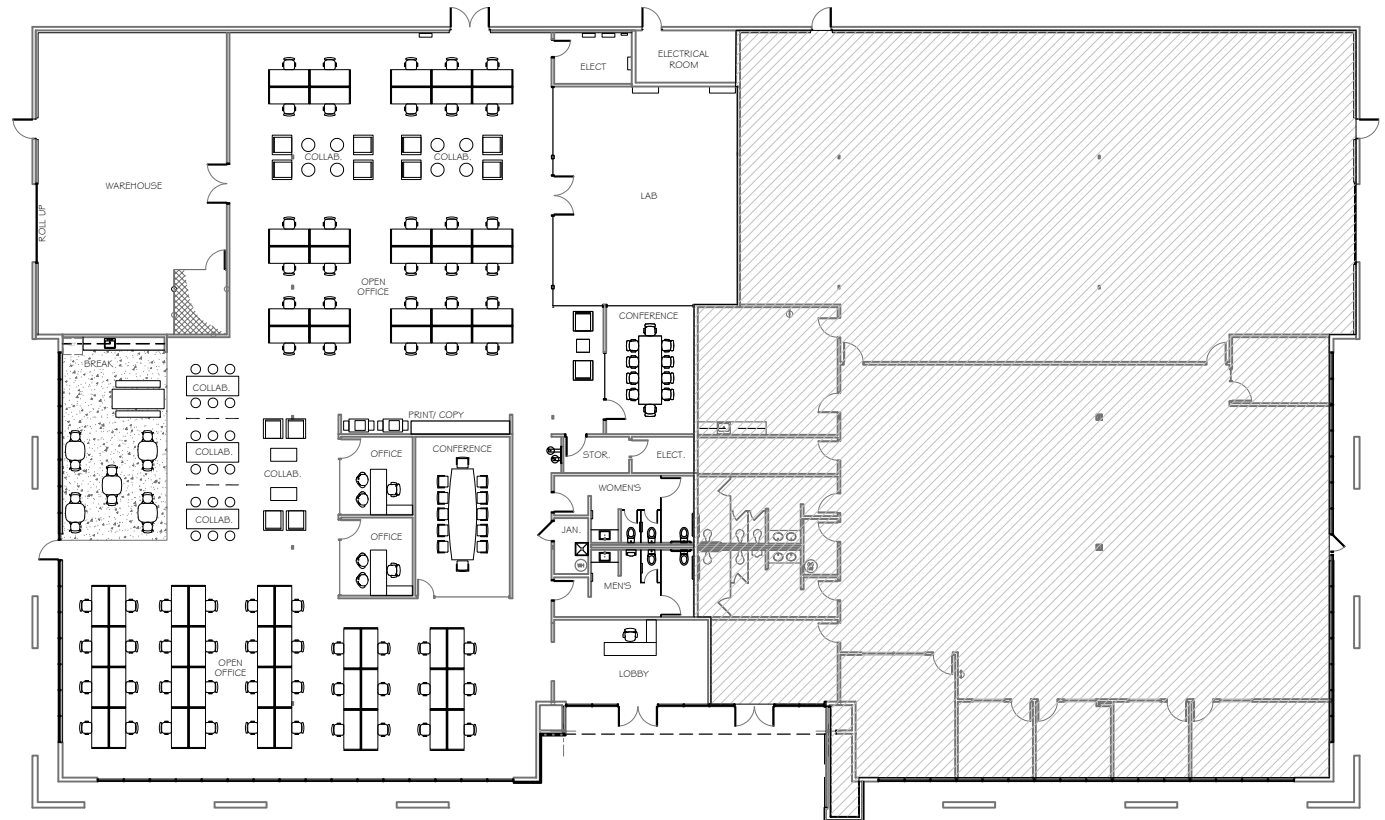
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MISSION PARK
SANTA CLARA

HYPOTHETICAL LAYOUT



SPACE PROGRAM



SPACE TYPE	PROVIDED
Conference	2
Private Offices	2
Workstations (12.5'x5')	66
Lab	1
Warehouse	1
Storage	1
Lobby	1
Break	1
Collaboration	6

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NEWLY RENOVATED **OUTDOOR AMENITY AREA**





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





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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 Shopping Center
 - Piatti - Prolific Oven - Jersey Mike's
 - Red Robin - Peet's - Smashburger
 - Safeway - Chipotle - Jamba Juice
 - Yo Yo Sushi - Yan Can Asian Bistro
 - Mezbaan Indian Cuisine - Posh Bagel
 - Premier Pizza
5. Prime 109
6. Starbucks
7. Subway
8. Erik's Deli
9. Togos
10. Mercado Shopping Center
 - In-N-Out - Tomatina - Mexicali Grill
 - SmokeEaters BBQ - Starbucks
 - World Wrapps - Walmart Grocery Store
11. Specialty's Café & Bakery
12. Sizzler/Jack-In-The Box/McDonalds
13. Vahl's Restaurant
14. Maria Elena's
15. Rosita's Mexican Café
16. TusCA
17. Amarin Thai/Café Falafel/
House of Bagels/Iguana's/Togos
18. @First Shopping Center
 - Five Guys Burgers - Chipotle
 - Rok Steakhouse - Chik-fil-A
 - Sweet Tomatoes - Panera - Sajj
 - Premier Pizza - Fresh + Easy

HOTELS

1. Element by Westin
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
15. Hyatt House Santa Clara

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 Marketplace
2. Rivermark Village
3. Mercado Santa Clara
4. @First
5. Santa Clara Square
6. McCarthy Ranch Marketplace





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