



SANTA CLARA CENTRAL

2830 De La Cruz Boulevard
Total $\pm 86,776$ SF

Multi-Tenant Divisibility to $\pm 8,500$ SF



VIRTUAL SLIDESHOW

AVAILABILITY UPDATE



Brandon Bain
+1 408 615 3416
LIC#: 01308375

Bob Simpson
+1 408 615 3421
LIC#: 01240540

Kelly Yoder
+1 408 615 3427
LIC#: 01821117

Steve Horton
+1 408 615 3412
LIC#: 01127340



PROJECT HIGHLIGHTS

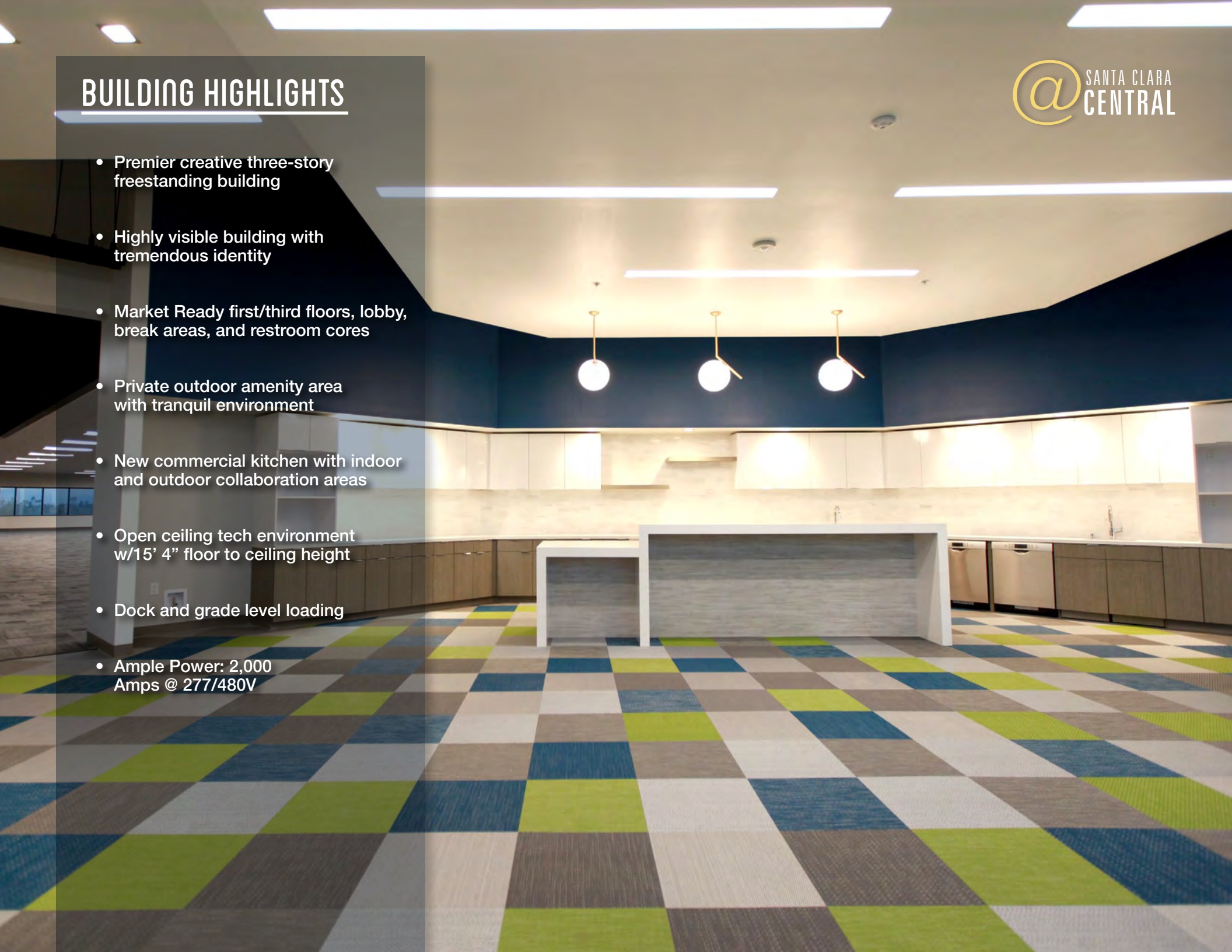


- Five-building high-image Office/R&D project totaling $\pm 295,426$ SF
- New multi-tenant options as small as 8,500 SF to Full Floors
- Transformative project upgrades and renovations complete
- Extensive exterior façade modifications with progressive image
- State-of-the-art tech open ceiling and drop ceiling environments
- Prominent corner location with excellent identity
- Tremendous building and monument signage opportunities
- Expansive asset with options for future growth
- Energized collaboration areas dedicated to each building
- Dock and grade level loading opportunities
- SVP power savings between 27%-35% over PG&E

BUILDING HIGHLIGHTS



- Premier creative three-story freestanding building
- Highly visible building with tremendous identity
- Market Ready first/third floors, lobby, break areas, and restroom cores
- Private outdoor amenity area with tranquil environment
- New commercial kitchen with indoor and outdoor collaboration areas
- Open ceiling tech environment w/15' 4" floor to ceiling height
- Dock and grade level loading
- Ample Power: 2,000 Amps @ 277/480V



2830 DE LA CRUZ (3-STORY)

First Floor	23,639± sf
Second Floor	31,588± sf
Third Floor	31,549± sf

CONTIGUOUS / DIVISIBLE OPTION

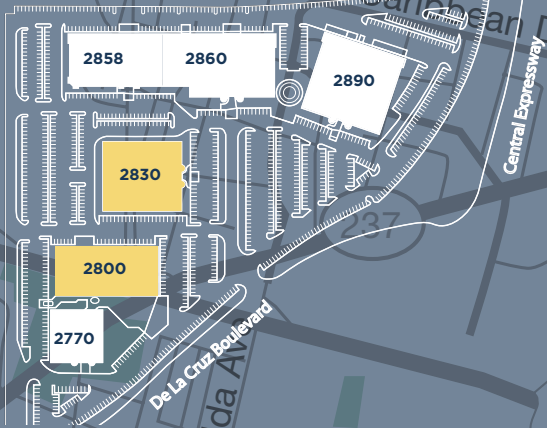
FULL FLOOR DIVISIBILITY: 8,500 SF TO 19,000 SF

Second/Third Floors	63,137± sf
Full Building	86,776± sf

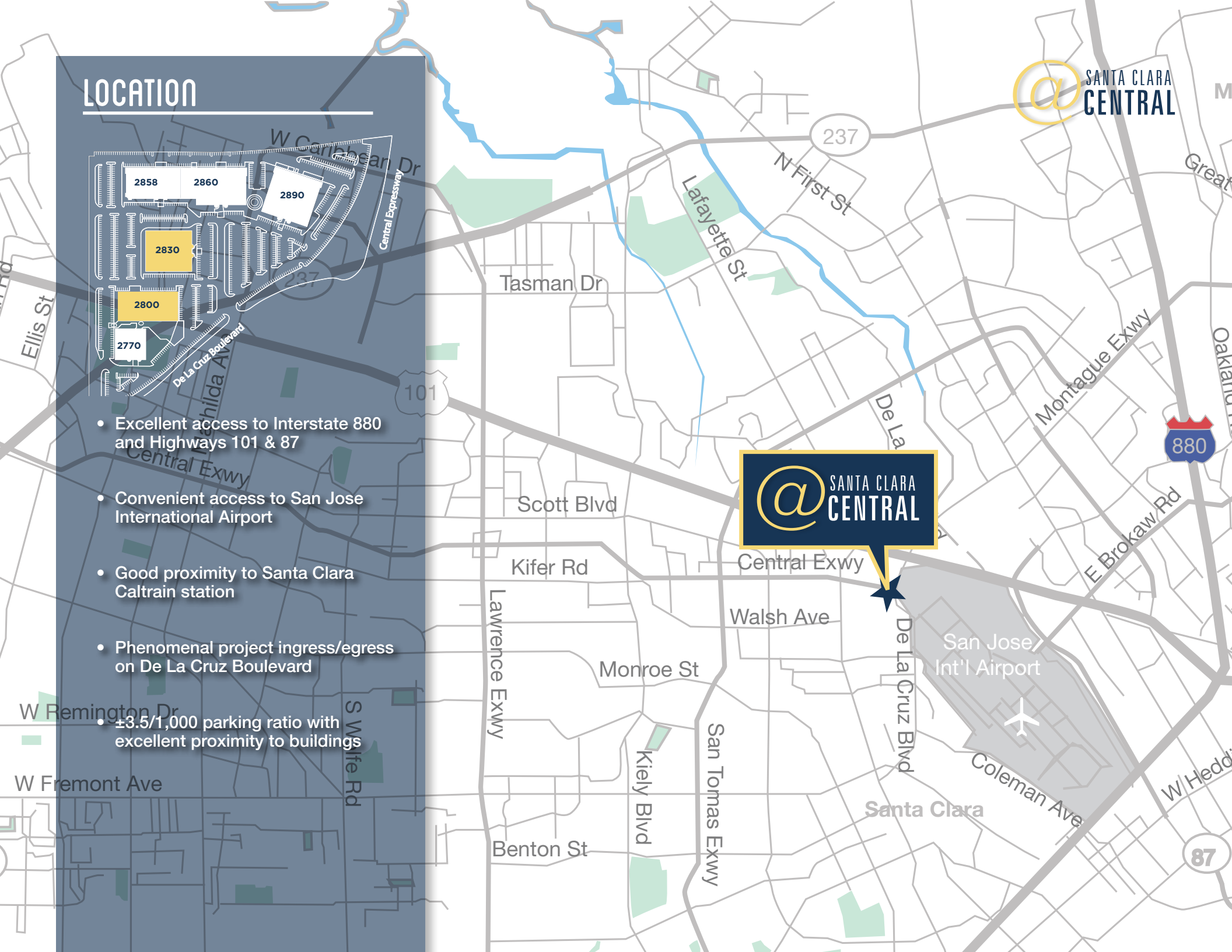


UPDATED SEPTEMBER 2020

LOCATION



- Excellent access to Interstate 880 and Highways 101 & 87
- Convenient access to San Jose International Airport
- Good proximity to Santa Clara Caltrain station
- Phenomenal project ingress/egress on De La Cruz Boulevard
- ±3.5/1,000 parking ratio with excellent proximity to buildings



AMENITY MAP

- Excellent proximity to San Jose International Airport
- Abundant casual and fine dining options within minutes
- Short distance from Coleman Station and other high-density retail centers
- Central to urban living, corporate lodging, and executive housing
- Close proximity to high-image and economy hotel options
- Minutes from long-term San Jose Airport parking and shuttle service
- Uber/Lyft service to Caltrain station estimated at \$0.02 PSF per month



@FIRST

Panera FIVE GUYS CVS
fresho easy TARGET UnionBank
CHASE Chick-fil-ee Chipotle
Rok SAJJ

SUBWAY Round Table
SENDO SUSHI
SRI'S KITCHEN
MINA'S KOREAN
VONS CHICKEN
HALAL GYRO

CRESCENT VILLAGE

PATXI'S PIZZA Starbucks CURRY UPST
MORTAR & PESTLE
JC TACOS
BASKET BALL COURT
TENNIS COURTS

RIVERMARK PLAZA

SAFEWAY Jamba Juice
Chipotle
Peet's Coffee & Tea Starbucks
COLD STONE BROWNIE FACTORY
Vespa

RIVER OAKS VILLAGE

Starbucks Premium Pizza HOBBS
CHASE SUBWAY

Starbucks

PHO VIET
THAI ORCHARD
T&T FUSION
OKAYAMA EXPRESS
BIRYANI STOP
PHILLY'S CHEESESTEAK
DISH N DASH
UME CHINESE FOOD

SUBWAY Carls Jr.

SPECIALTY'S CAFE & BAKERY

CHASE Il Fornaio Fleming's
corepower bluemercury Specialty's
Opal Puesto Lula's
Sur la table verizon Chipotle
Gong cha tender greens BARE BOTTLES
Starbucks WHOLE FOOD



ATHENA GRILL

FREDDIE'S SANDWICHES STAR CAFE

Karina Station

McDonald's

Denny's 24 FITNESS

BAGEL STREET CAFE HONBA SUSHI

LA BOULANGERIE ZEYTAUN

Metro/Airport Station

Starbucks SUBWAY PHO BEL-AIR LEANFEAST

Gish Station

LADDA THAI CUISINE INDIAN STREET CAFE



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

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