



THIRTY 75

TECH

±260,000 SF PREMIER
CLASS A OFFICE



3075 OLCOTT STREET, SANTA CLARA, CA

 MDY PROPERTIES INC

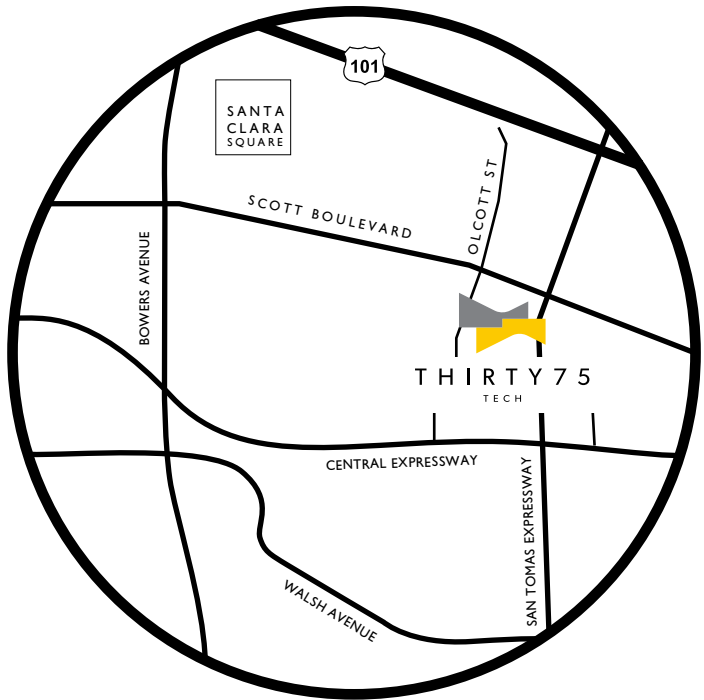
 CUSHMAN &
WAKEFIELD

SUPERIOR DESIGN WITH IMPRESSIVE PRESENCE AND IDENTITY

Presenting Thirty75 Tech, a destination for the Valley's best and brightest talent. Positioned within the heart of Santa Clara on San Tomas Expressway one block from highway 101, and steps away from numerous retail, restaurant, and entertainment options.



LOCATION AND SITE PLAN



BUILDING HIGHLIGHTS

With an inspired design and distinct architectural features, Thirty75 Tech offers modern light-filled workspaces. A highly efficient design and flexible floor plates provide users a variety of office space choices.



DESIGN

Unique striking design with expansive entry way to 2-story lobby



DIVISIBILITY

Divisible to 3 Floors, 130,000 SF



CURTAIN WALL

Floor-to-ceiling glass curtain wall with state-of-the-art louver system



ACCESS

Short walking distance to Santa Clara Square retail & residential (.4mi / 8 minute walk)



ENERGY

Highly energy efficient design including option for full radiant heating/cooling



SPORTS COURT

4th floor sports court area including basketball & putting green



FLOOR PLATES

Floor plates maximizing window-line with 40' column free efficient bay depth



COLLABORATE

5th floor exterior tenant balcony with bar and collaborative seating



BUILDING SPECIFICATIONS



BUILDING OWNER

MDY Properties

ARCHITECT

Verse Design

CONTRACTOR

Truebeck Construction

CONSTRUCTION TYPE

Cast-in-place concrete basement parking, with steel frame system above-grade office

BUILDING SIZE

259,234 RSF

FLOORS

6

TYPICAL FLOOR SIZE

From 38K to 46K SF

BAY DEPTH

40' uninterrupted bay depth from cores

CLEAR HEIGHT

14'-15' slab to slab (min 10'-11' drop ceiling)

POWER

4,000 amps at 277/480v 3-phase 4-wire

HVAC

House HVAC at 375 SF/ton

LOADING

Dock loading with grade level access to a 6,000 lb freight elevator

PARKING

±3.0/1,000 subterranean/structured parking ratio including 14 EV charging stations (expandable)

SECURED BICYCLE PARKING

38 bicycles (expandable)

RESTROOM COUNTS

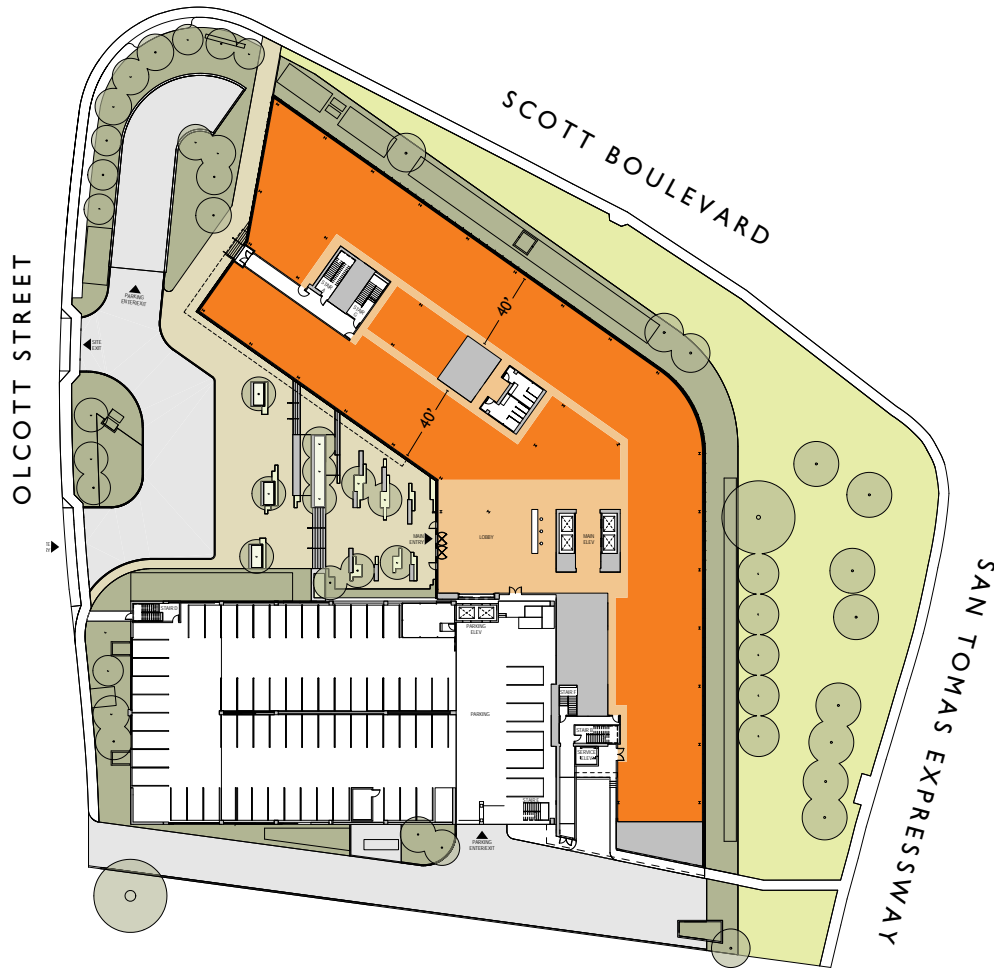
Per floor:

Women — 6 WC (expandable), Men — 3 WC, 2 urinals (expandable)

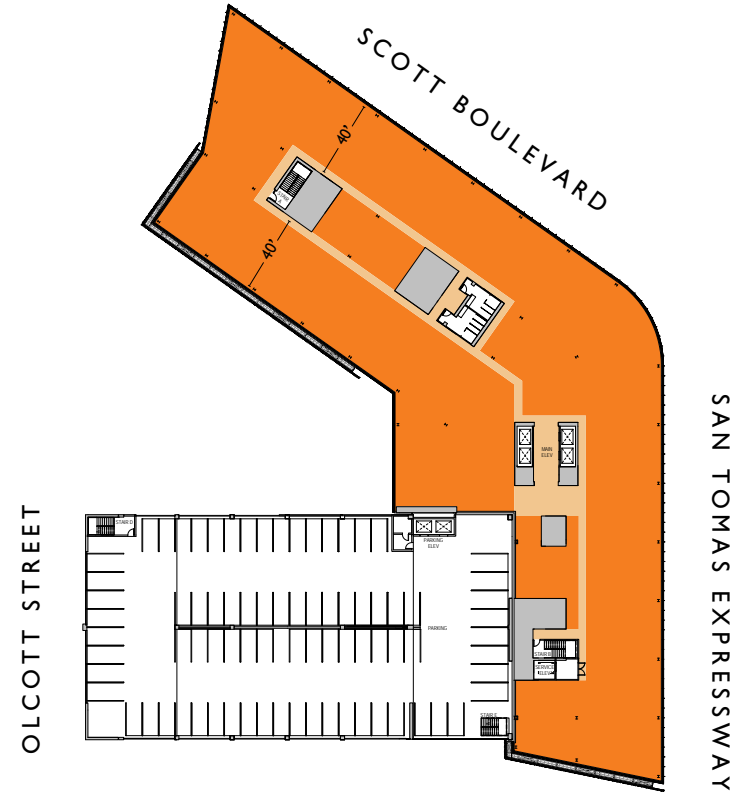
FLOOR PLANS



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1st Floor

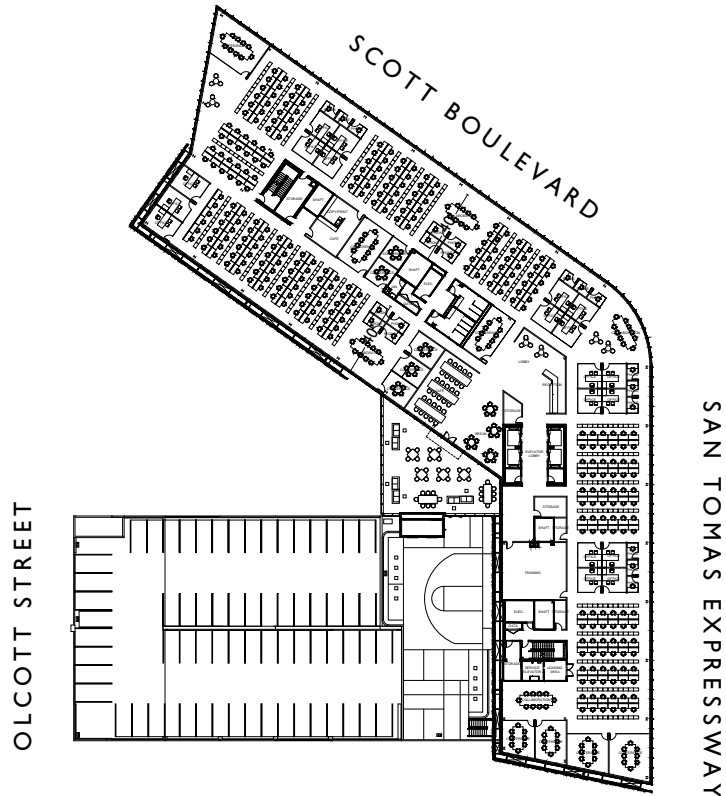


Typical 2 - 6th Floors

CONCEPTUAL SPACE PLANS



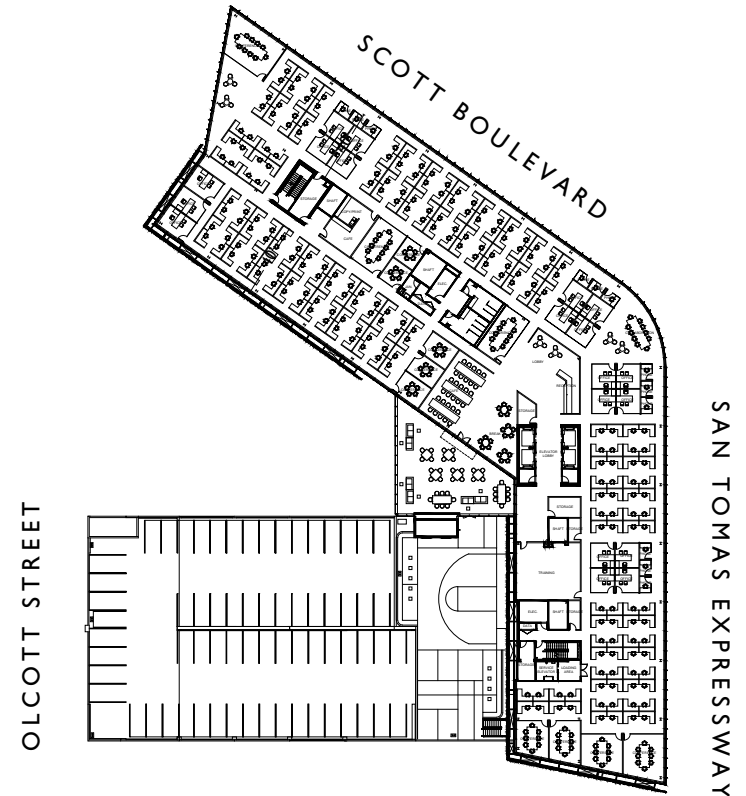
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5th Floor

BENCHING PLAN

Work Stations (5'0" x 2'4")	294
Offices	19
Employee Headcount (Approx. 130 SF per employee)	313
Phone Rooms	20
Conference Rooms	12



5th Floor

CUBICLE PLAN

Work Stations (8'x6' side-by-side)	212
Offices	19
Employee Headcount (Approx. 178 SF per employee)	231
Phone Rooms	12
Conference Rooms	12

4TH FLOOR OUTDOOR AMENITY SPACE WITH SPORTS COURT



AMENITIES

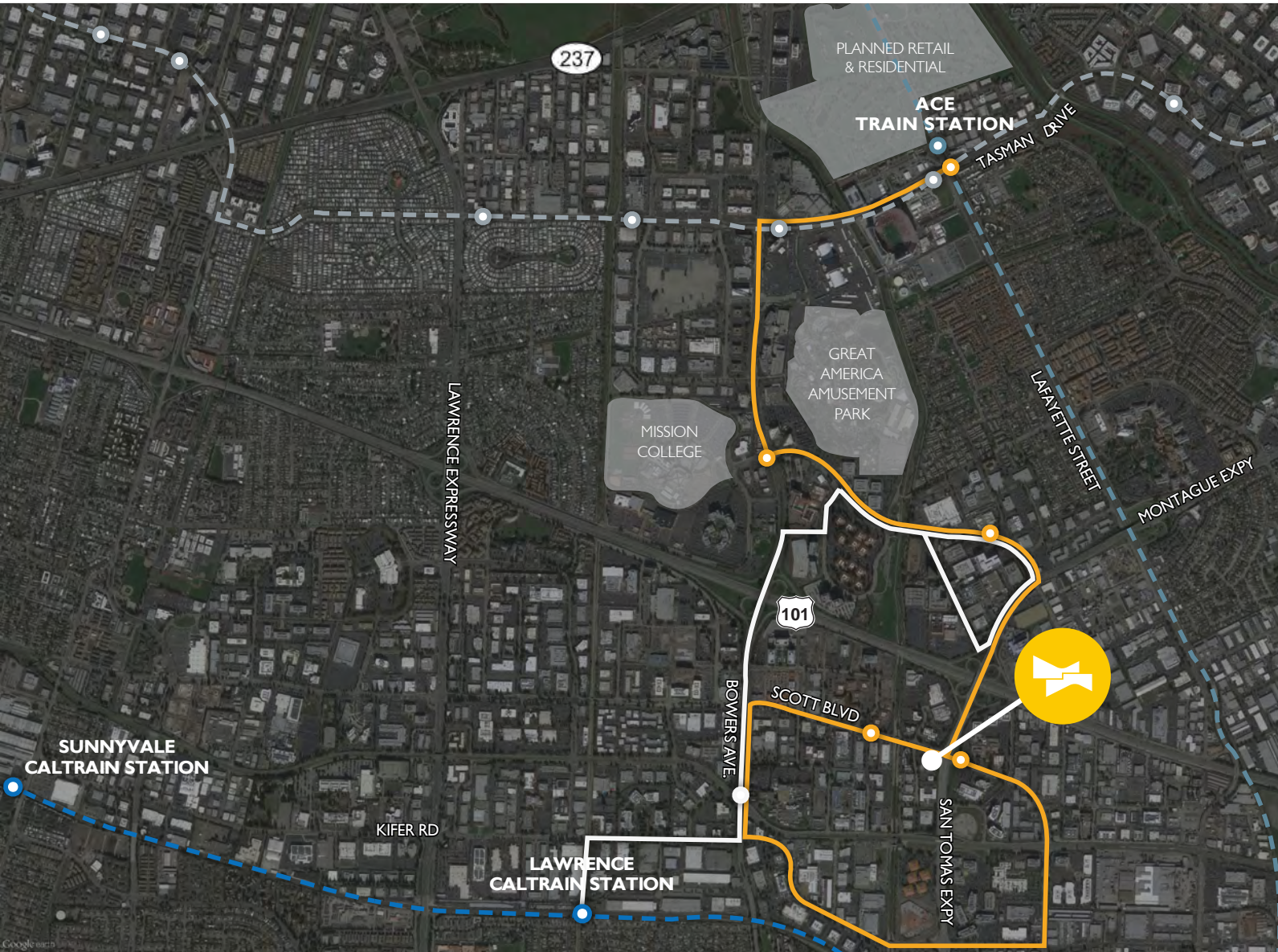


LESS THAN 10 MINUTE WALK TO SANTA CLARA SQUARE RETAIL

TRANSPORTATION



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1 BLOCK FROM ACE TRAIN SHUTTLE
TO GREAT AMERICA STATION

ACE SHUTTLE CONNECTS TO
LAWRENCE CALTRAIN SHUTTLE

THEN APPROXIMATELY 60 MINUTES
TO SAN FRANCISCO CALTRAIN

— ACE TRAIN SHUTTLE — CALTRAIN SHUTTLE - - LIGHT RAIL - - ACE TRAIN - - CALTRAIN



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