

R&D/Industrial Space for Lease

3501 & 3511 Thomas Road

Santa Clara, CA



±2,139 & ±4,278 Square Feet Available

As exclusive agent, I am pleased to offer the following space:

- ◆ 2.78/1,000 Parking
- ◆ ±39,150 SF Complex
- ◆ ±\$0.10/SF CAM Charge



3511 Thomas Road, Unit 14 - ±840 SF

- ◆ 50% Office
- ◆ One (1) Grade Level Door
- ◆ \$1.85/SF, Gross
- ◆ Available for Immediate Occupancy

3511 Thomas Road, Unit 3 - ±2,139 SF

- ◆ Two (2) Private Offices, Reception
- ◆ Two (2) Restrooms
- ◆ Balance, Warehouse
- ◆ 100% HVAC
- ◆ 225 Amp 120/208 Volt 3 Phase Electrical Service (Tenant to Verify)
- ◆ Excellent Electrical Distribution
- ◆ One (1) Grade Level Door
- ◆ \$1.85/SF, Gross
- ◆ Availability for Immediate Occupancy

3511 Thomas Road, Unit 4 - ±2,139 SF

- ◆ Reception, One (1) Private Office & Open Area
- ◆ Two (2) Restrooms
- ◆ 100% HVAC
- ◆ Enclosed Lab Area w/Sink & Spectator Windows
- ◆ One (1) Grade Level Door
- ◆ \$1.85/SF, Gross
- ◆ Available for Immediate Occupancy

3511 Thomas Road, Unit 3 & 4 - ±4,278 SF

- ◆ Contiguous & Can Be Combined for a total ±4,278SF

Call to Arrange Tour



William Steele 408.982.8458 bsteale@ngkf.com CA RE License #00938326

3055 Olin Avenue, Suite #2200, San Jose, CA 95128

www.ngkf.com

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12-1285*04/19