



MISSION PARK

SANTA CLARA

HIGH IMAGE OFFICE + R&D SPACE FOR LEASE | 1515 WYATT DRIVE
±19,692 SF AVAILABLE • DIVISIBLE TO ±9,703 SF



NEWMARK

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CREATE.
COLLABORATE.
THRIVE.



MISSION PARK
SANTA CLARA

16
BUILDINGS

46
ACRE
CAMPUS

600K
SF
OFFICE + R&D SPACE



MISSION PARK

SANTA CLARA

AVAILABLE

4255
4251

4201

AVAILABLE

AVAILABLE

4250

4151
4101

BURTON DRIVE

2151

4008
4000

BURTON DRIVE

4051
4001

MISSION COLLEGE BLVD

2051

3951
3901

1715 1705

1615 1605

1515

AVAILABLE

WYATT DRIVE

element
by Westco

1800

1700

1500
1600

BASSETT STREET

MONTAGUE EXPRESSWAY

ADDRESS	SIZE
4250 Burton Drive	±69,700 SF
4201 Burton Drive	±49,942 SF
4251 Burton Drive	±27,729 SF
1515 Wyatt Drive	±19,692 SF
Leased	



MISSION PARK

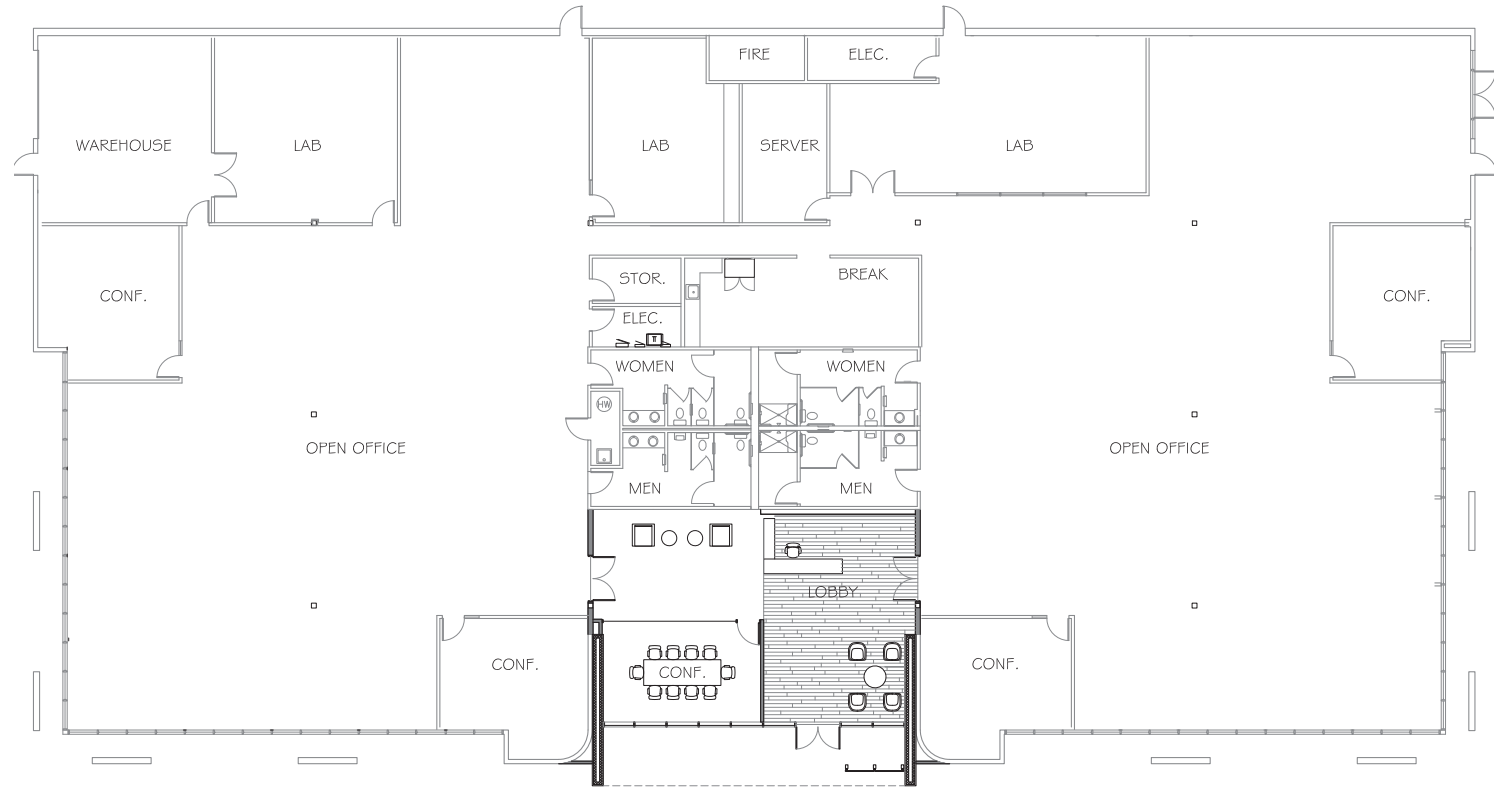
SANTA CLARA

SPACE HIGHLIGHTS

- Extensive Exterior and Site Market Ready Improvements Recently Completed
- Designed by Studio G
- ±9,703 – ±19,692 SF Available for Lease
- Flexible Office, Lab and Warehouse Layout
- Prominent Globally Recognized Corporate Neighbors
- Grade Level Door
- 3.8/1,000 Parking - Additional Street Parking Available
- Discounted and Reliable Silicon Valley Power Utility Service
- Located Next to Mission Caltrain Shuttle
- Adjacent to Multiple Fiber Lines and Internap Data Center Facility
- On-Site Showers
- Convenient Access to Montague Expressway and Highway 101
- Seamless Expansion Opportunities within Mission Park
- On-Site and Responsive Property Management Team
- Element by Westin Hotel and New Retail Center Now Open



**CLICK HERE FOR
VIRTUAL TOUR**



SPACE PROGRAM



SPACE TYPE	PROVIDED
Conference	5
Lab	3
Server	1
Warehouse	1
Storage	1
Lobby	1
Break	1

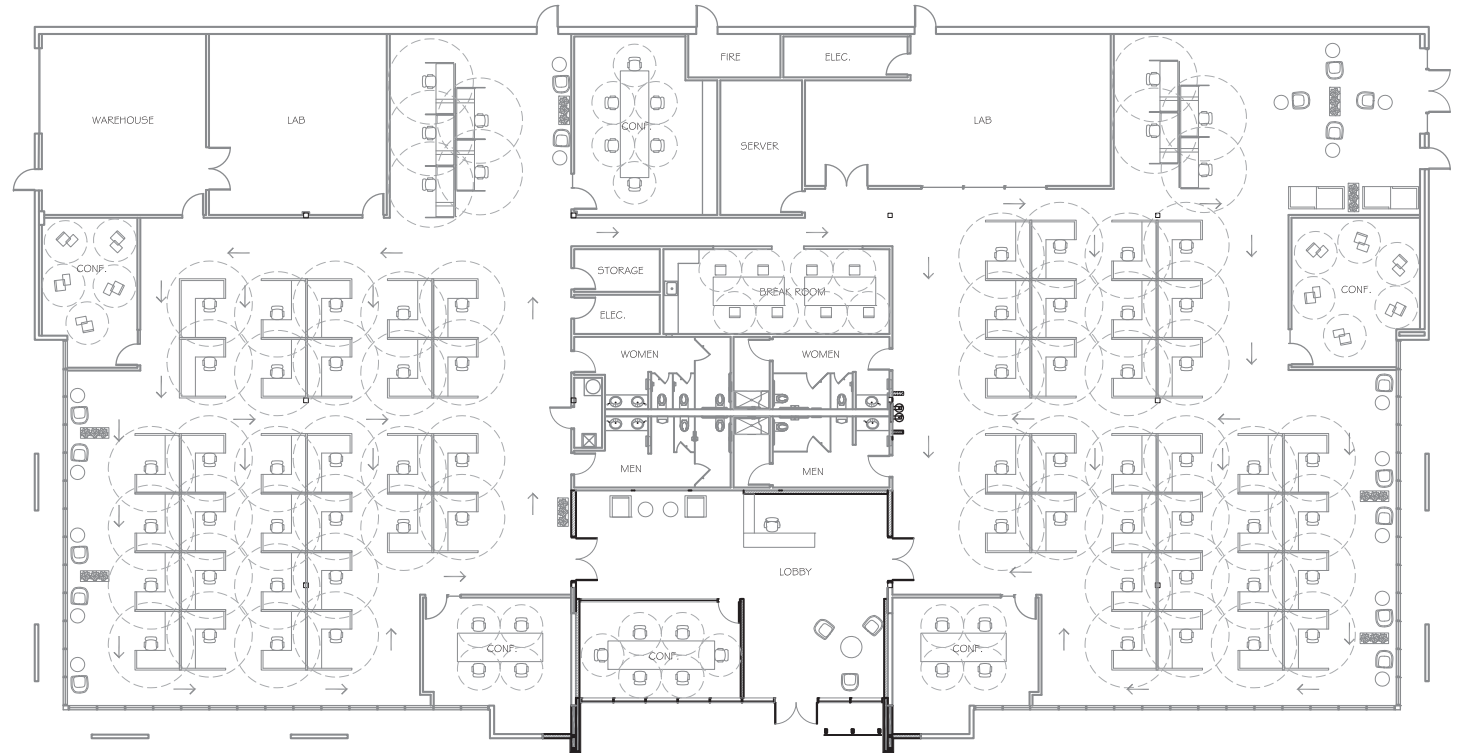


MISSION PARK
SANTA CLARA

HYPOTHETICAL LAYOUT

SOCIAL DISTANCING PLAN

OPTION A



SPACE PROGRAM



SPACE TYPE	PROVIDED
Conference	6
Workstations (6'x8')	63
7' Benching	9
Lab	2
Server	1
Warehouse	1
Storage	1
Lobby	1
Break	1
Collaboration	3

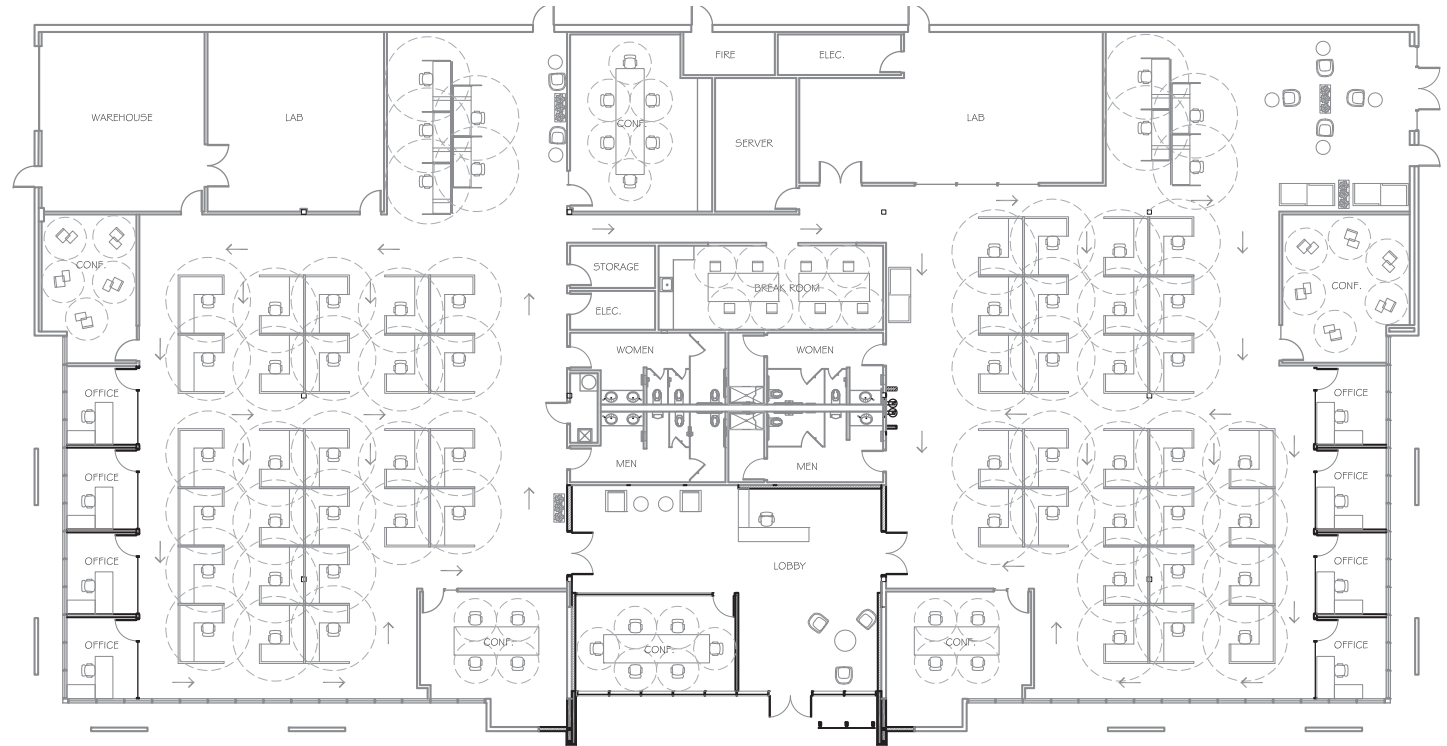


MISSION PARK
SANTA CLARA

HYPOTHETICAL LAYOUT

SOCIAL DISTANCING PLAN

OPTION B



SPACE PROGRAM



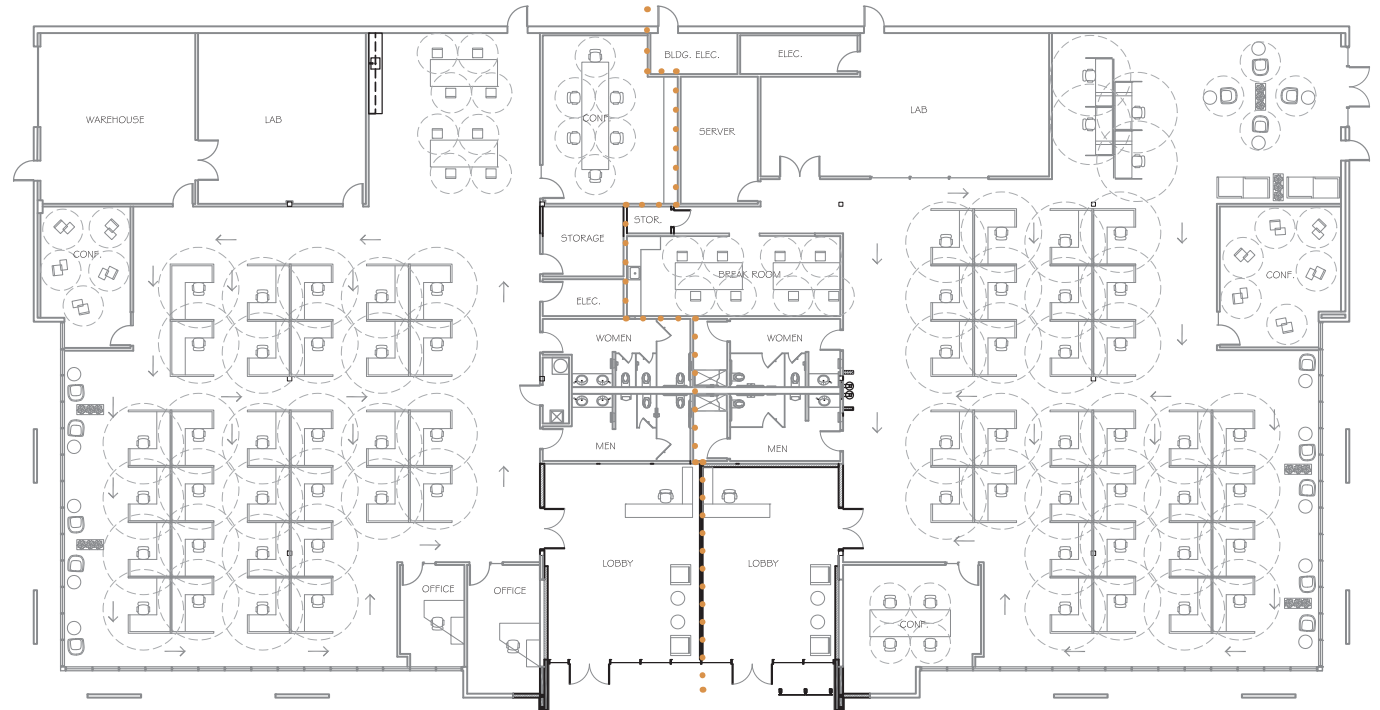
SPACE TYPE	PROVIDED
Conference	6
Private Offices	8
7' Benching	9
Workstations (6'x8')	54
Lab	2
Server	1
Warehouse	1
Storage	1
Lobby	1
Break	1
Collaboration	2



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SANTA CLARA

DEMISING PLAN LAYOUT

SOCIAL DISTANCING PLAN



TENANT 1
9,703 SF

TENANT 2
9,989 SF

SPACE PROGRAM

TENANT SPACE #1

SPACE TYPE	PROVIDED
Workstations (6'x8')	30
Conference	1
Lab	1
Break	1
Warehouse	1
Private Office	2

TENANT SPACE #2

SPACE TYPE	PROVIDED
Workstations (6'x8')	32
Benching (7')	4
Conference	2
Lab	1
Break	1



NEWLY RENOVATED **INTERIORS**





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175-ROOM ELEMENT BY WESTIN HOTEL AND ±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 Village
 - Piatti - Cold Stone Creamery
 - Jersey Mike's - Red Robin - Peet's
 - Smashburger - Safeway - Chipotle
 - Premier Pizza - Easterly Hunan
 - Mezbaan Indian Cuisine
5. Prime 109
6. Starbucks
7. Subway
8. Erik's Deli
9. Togos
10. Mercado Shopping Center
 - In-N-Out - Tomatina - Malaya Grill
 - SmokeEaters BBQ - Starbucks
 - World Wrapps - Walmart Grocery Store
11. Sizzler/Jack-In-The Box/McDonalds
12. Vahl's Restaurant
13. Maria Elena's
14. Rosita's Mexican Café
15. TusCA
16. Amarin Thai/Café Falafel/ House of Bagels/Iguana's/Togos
17. @First Shopping Center
 - Five Guys Burgers - Chipotle
 - Rok Steakhouse - Chik-fil-A - Panera
 - Sajj - Premier Pizza - Fish's Wild

HOTELS

1. Hyatt House Santa Clara
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

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





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