

LAWRENCE STATION

3607 KIFER ROAD, SANTA CLARA
±70,000 SF TO ±173,472 SF



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PROJECT HIGHLIGHTS

- Fully Entitled, 5-Story ±173,472 Square Foot Planned Class A Office Building
- Less than a 5 Minute Walk to Caltrain (Lawrence Station, Sunnyvale)
- Divisible to a Minimum of Two Floors, ±70,000 SF
- Prominent Location at the Corner of Lawrence Expressway and Kifer Road
- Building and Monument Signage
- 3.3 / 1,000 Square Feet Parking Ratio Including Exclusive Subterranean Level
- Part of Lawrence Station Area Plan - a New Mixed-Use Urban Node on Caltrain
- Expansive Balconies Offering Outdoor Amenity Space



FLOOR PLAN

FLOOR PLAN STATS

Population:
Open Office 137
Private Office WS 9

Total 146

Density:
Floor Plate RSF 30,903
Rentable SF/Person 212

SUMMARY

1ST Floor ±33,655 SF
2ND Floor ±34,240 SF
3RD Floor ±36,336 SF
4TH Floor ±36,985 SF
5TH Floor ±32,256 SF

Total ±173,472 SF





FLOOR PLAN

FLOOR PLAN STATS

Population:
Open Office 184
Private Office WS 9

Total 193

Density:
Floor Plate RSF 30,903
Rentable SF/Person 160

SUMMARY

1ST Floor ±33,655 SF
2ND Floor ±34,240 SF
3RD Floor ±36,336 SF
4TH Floor ±36,985 SF
5TH Floor ±32,256 SF

Total ±173,472 SF





FLOOR PLAN

FLOOR PLAN STATS

Population:	
Open Office	180
Private Office WS	9
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Total	189

Density:	
Floor Plate RSF	35,049
Rentable SF/Person	185

SUMMARY

1 ST Floor	±33,655 SF
2 ND Floor	±34,240 SF
3 RD Floor	±36,336 SF
4 TH Floor	±36,985 SF
5 TH Floor	±32,256 SF
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Total	±173,472 SF





FLOOR PLAN

FLOOR PLAN STATS

Population:	
Open Office	255
Private Office WS	9
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Total	264

Density:	
Floor Plate RSF	35,049
Rentable SF/Person	133

SUMMARY

1 ST Floor	±33,655 SF
2 ND Floor	±34,240 SF
3 RD Floor	±36,336 SF
4 TH Floor	±36,985 SF
5 TH Floor	±32,256 SF
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Total	±173,472 SF





FLOOR PLAN

FLOOR PLAN STATS

Population:	
Open Office	120
Private Office WS	7
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Total	127

Density:	
Floor Plate RSF	30,655
Rentable SF/Person	241

SUMMARY

1 ST Floor	±33,655 SF
2 ND Floor	±34,240 SF
3 RD Floor	±36,336 SF
4 TH Floor	±36,985 SF
5 TH Floor	±32,256 SF
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Total	±173,472 SF





FLOOR PLAN

FLOOR PLAN STATS

Population:
Open Office 178
Private Office WS 7

Total 185

Density:
Floor Plate RSF 30,655
Rentable SF/Person 167

SUMMARY

1ST Floor ±33,655 SF
2ND Floor ±34,240 SF
3RD Floor ±36,336 SF
4TH Floor ±36,985 SF
5TH Floor ±32,256 SF

Total ±173,472 SF

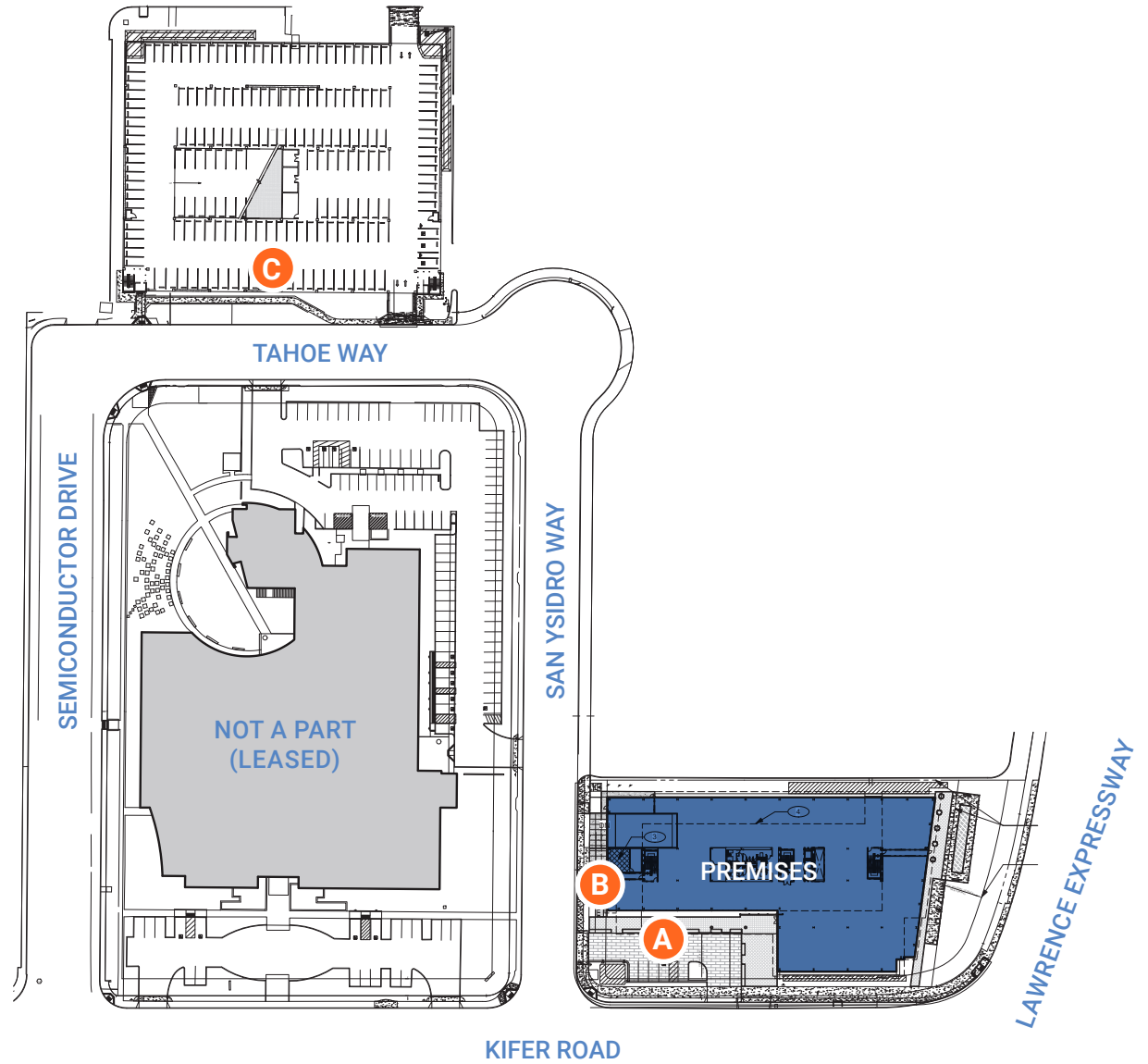




SITE PLAN

- A Parking Spaces/Drop-Off Zone
- B Exclusive Subterranean Parking (58 Spaces)
- C Shared Parking Structure

Parking Ratio (3.3 / 1,000)





MAIN ENTRY



SOUTHEAST VIEW FROM KIFER



NORTHEAST VIEW FROM LAWRENCE



ENTRY VIEW AT KIFER



FIFTH FLOOR OPEN OFFICE



FIFTH FLOOR OFFICE PATIO



KIFER LOBBY

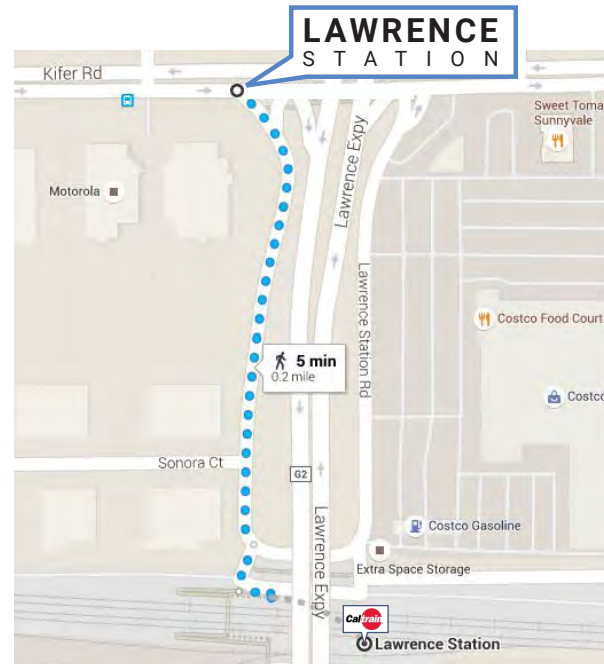




TRANSPORTATION PLAN

Peak Commute Drive Times

To / From	Avg AM	Avg PM
San Jose Airport	17	18
Diridon Caltrain Station	20	24
Hwy 85 / 101 Mt. View	8	14
Hwy 101 / 880 - San Jose	17	22
Levi Stadium	12	13



Less than a 5-minute walk or 1-minute bike ride to Lawrence Caltrain Station (0.2 Miles)





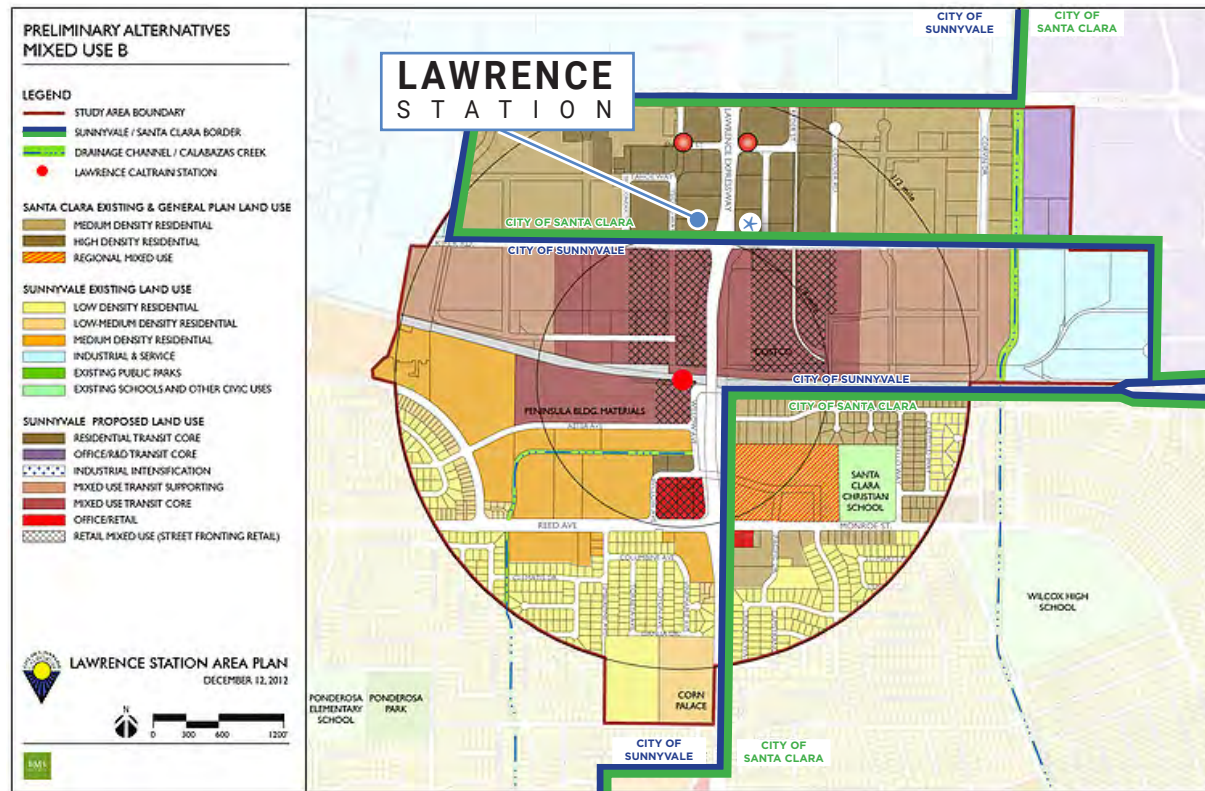
AMENITY MAP





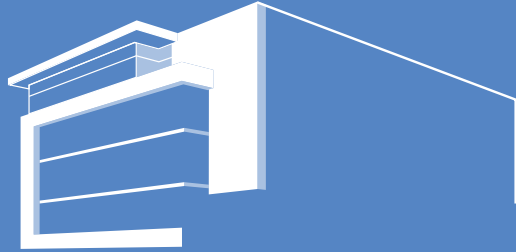
AREA PLAN

Lawrence Station is located within the Lawrence Station Area Plan, a 629 acre area intended to create a residential and employment center where people can live, work, shop and play. A rare opportunity to occupy Class A office space in an urban node on Caltrain. The plan was approved by the cities of Santa Clara and Sunnyvale in late 2016.



Mixed-Use Plan

✦ Summerhill Project Images



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