

5302 BETSY ROSS DRIVE

SANTA CLARA | CALIFORNIA

±85,000 SQUARE FEET



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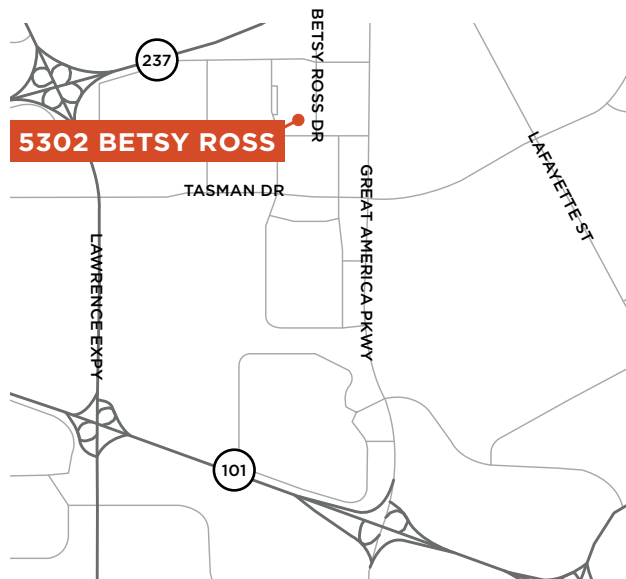


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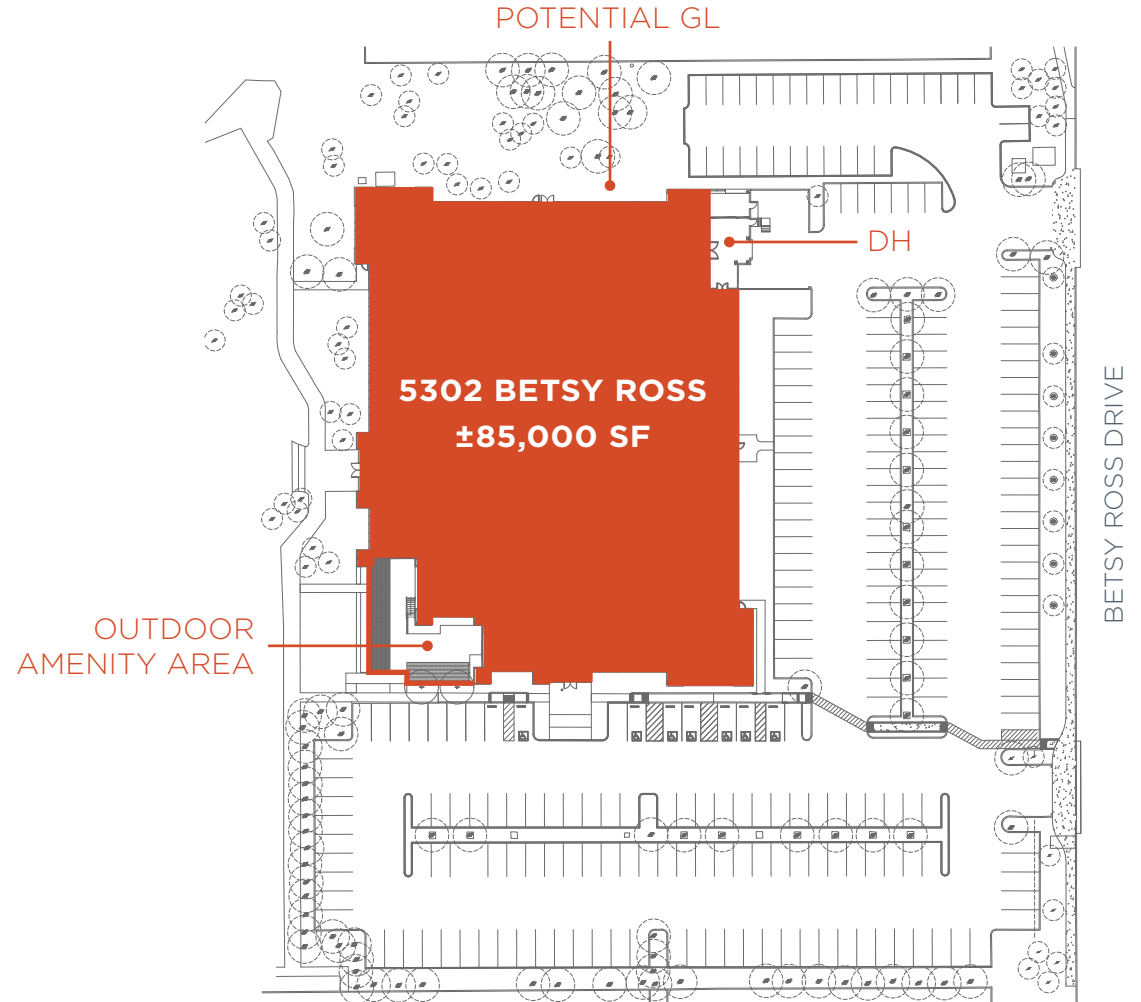
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BUILDING HIGHLIGHTS

- ±85,000 SF CLASS A OFFICE/R&D BUILDING
- MARKET READY COMPLETE
- STEELFRAME BUILDING WITH ALL NEW INTERIORS AND EXTERIOR
- 19 FOOT CEILINGS
- THREE OUTDOOR TERRACES
- EXPANSIVE OUTDOOR AMENITY AREA
- FOOD TRUCK PARKING
- FIBER AVAILABLE WITH 5G CONNECTIVITY
- DOCK & POTENTIAL GRADE LEVEL LOADING
- ±3.4/1,000 PARKING
- 3,000 AMPS @ 480 VOLTS, 3-PHASE
- WALKING DISTANCE TO LIGHT RAIL, RESTAURANTS, HOTELS & LEVI'S STADIUM

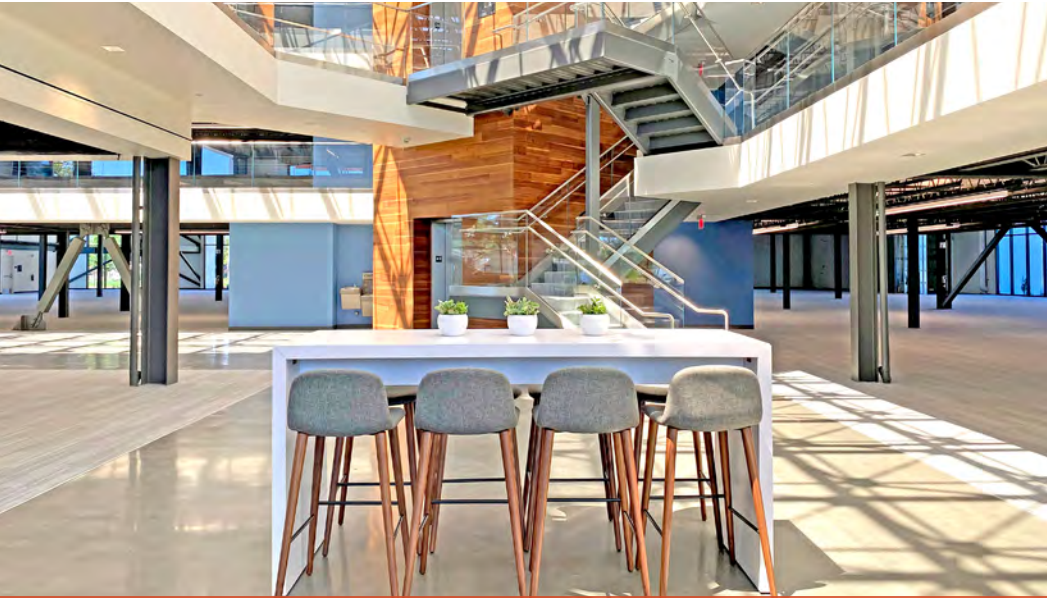


SITE PLAN



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MULTI-LEVEL CONNECTIVITY



OPEN COLLABORATIVE OFFICE SPACE



19 FOOT CEILINGS



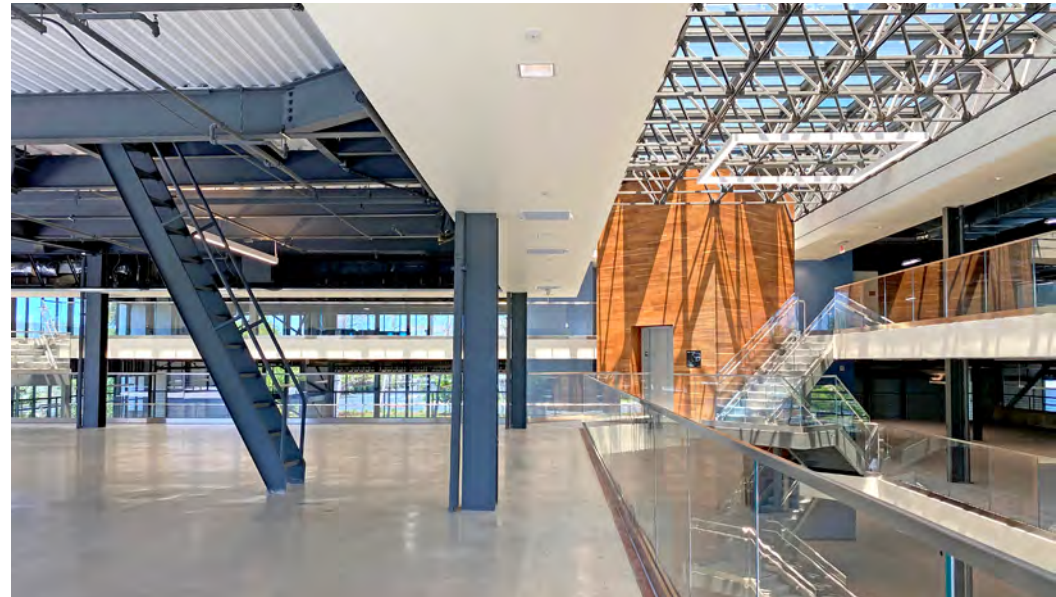
BREAKROOM WITH WMF DUAL ESPRESSO SERVICE

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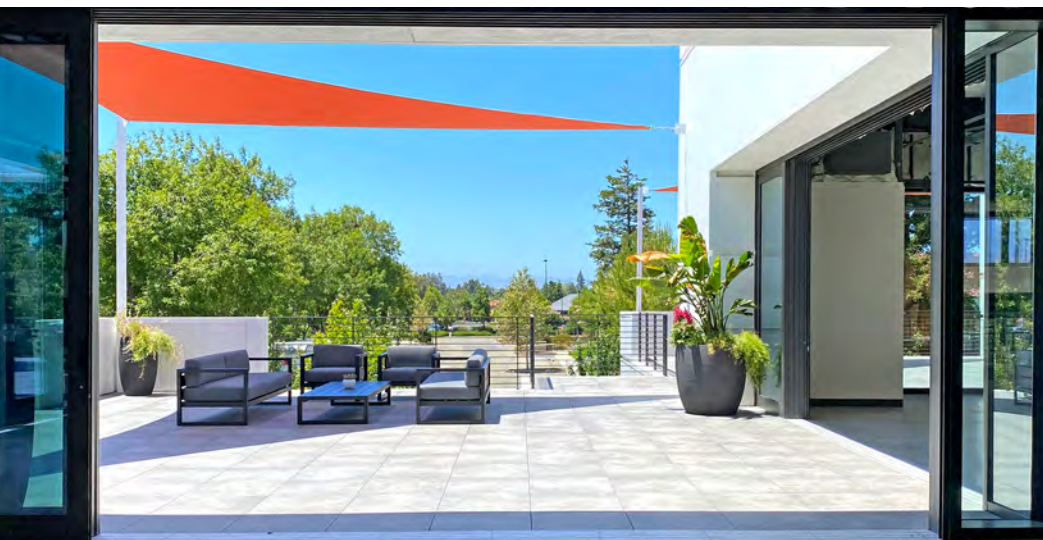
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MULTIPLE OUTDOOR SEATING AREAS



ATRIUM PROVIDING DAYLIGHTING THROUGHOUT



THREE OUTDOOR TERRACES WITH NANAWALL ACCESS



CONNECTIVITY TO TERRACES

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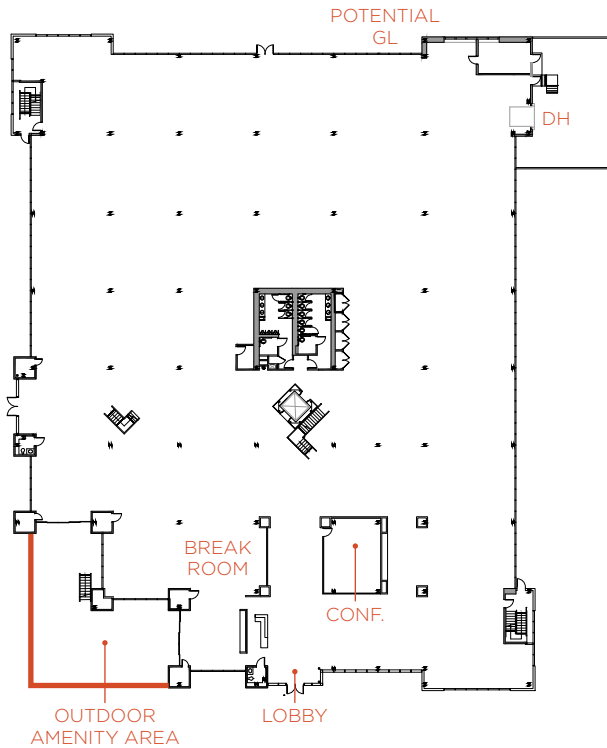
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±85,000 SF

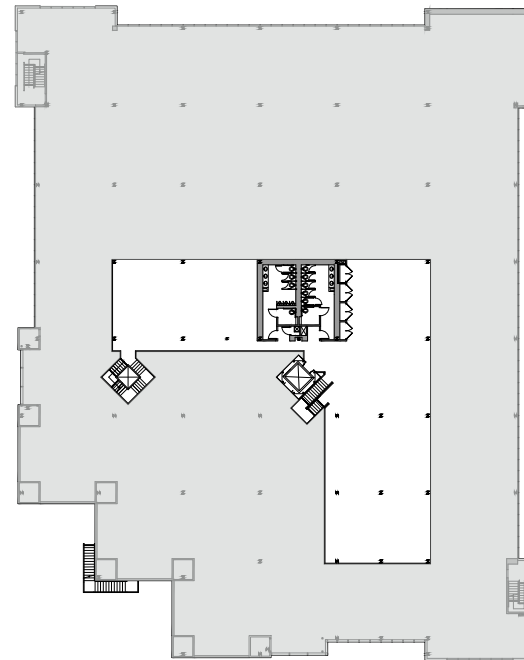


MARKET READY FLOOR PLANS

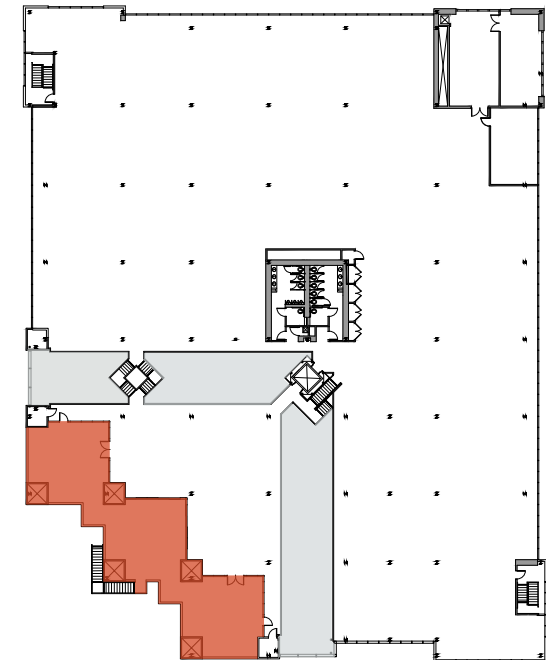
FIRST FLOOR



MEZZANINE



SECOND FLOOR



TERRACES

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EXPANSIVE ATRIUM CREATING CONNECTIVITY



OUTDOOR MEETING SPACES



OPEN BREAKROOM CONCEPT



FLOOR TO CEILING GLASS CONFERENCE ROOM

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ENERGY SAVINGS AND REBATES

PG&E rates are 40% - 69% higher than Silicon Valley Power rates.

Rate Level CB-1: Large Commercial/Small Industrial customers whose kWh usage is greater than 8,000 kWh/month and whose maximum electric demand is less than 4 MW per month.

Class of Service	SVP Avg Rates as of 01/01/20 (\$/kWh)	PG&E Avg Total Rate as of 01/01/20 (\$/kWh)**	SVP Lower (\$/kWh)	SVP Lower (%)	PGE Higher (\$/kWh)**	PGE Higher (%)**
Small Commercial	C-1 \$0.186	A-1 \$0.262	\$0.076	29%	\$0.076	41%
Large Commercial	CB-1 \$0.137	A-10S \$0.231	\$0.094	41%	\$0.094	69%
Small Industrial	CB-1 \$0.137	E-19S \$0.206	\$0.069	33%	\$0.069	50%
Large Industrial	CB-3 \$0.124	E-20P \$0.173	\$0.050	29%	\$0.050	40%
Very Large Industrial	CB-6 \$0.110	E-20P \$0.173	\$0.063	36%	\$0.063	57%

* Average rates based on estimated forecasts, including surcharges. Average rates are provided for general reference, and individual customer's average rate will depend on its applicable kW and kWh.

** This comparison does not factor in the additional user tax charge levied in most PG&E service jurisdictions (typically 5%). Santa Clara customers are not charged these additional fees.

*Source: PG&E Rates Effective January 1, 2020 to Present

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SANTA CLARA | CALIFORNIA

- 1 Hyatt Regency & Convention Center
Truya Sushi
Evolution Cafe & Bar
Peet's Coffee
- 2 Tea Spot Cafe
Feride's Bakery
HiroNori Ramen
Cafe Falafel
Pizza My Heart
Iguas Burittozilla
House of Bagels
Togo's Sandwiches
- 3 **MERCADO**
In-N-Out
Tomatina
Subway
Jamba Juice
Starbucks
SmokeEaters
Krispy Kreme
World Wrapps
Pho Hoa Noodle Soup
- 4 Una Mas
Merit Vegan
Bagel Place Cafe
Tasty Subs & Pizza
Chaats & Curry
Myzen Raman
Happy Lemon
St. Johns Bar & Grill
Mission City Cafe
Falafel Bite
Luv Pho
Pad Thai Cuisine
Panera Bread
24 Hour Fitness
City Sports
TOGO's
- 5 AC Marriott Hotel
Town Place Suites
The Plaza Suites
Embassy Suites

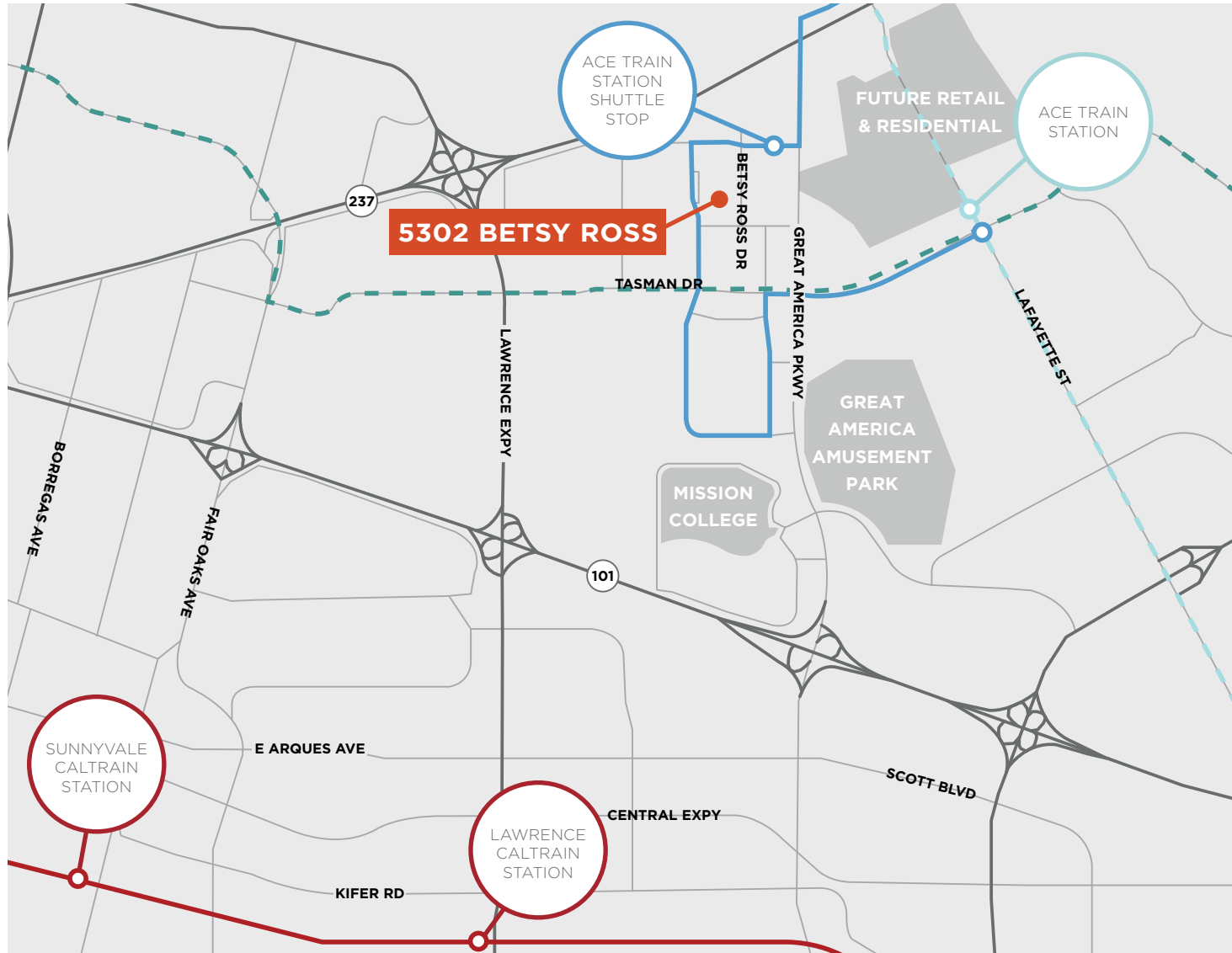
- 6 **SANTA CLARA SQUARE**
Whole Foods Market
CorePower Yoga
Chipotle
Gong Cha
Kumar's
Pacific Catch
Puesto
Tender Greens
Fleming's Steakhouse
Lula's Chocolates
Barebottle Brewing Co.
Opa! Santa Clara
Floodcraft Taproom
Il Fornaio
Starbucks
The Halal Guys
- 7 Kish Indian Kitchen & Bar
IHOP
- 8 Starbucks
Element Hotel
Orange Theory Fitness
- 9 Pedro's Mexican
Birk's
- 10 Loop Neighborhood Market
TOGO's
- 11 1 Oz Coffee
- 12 Gobi Mongolian BBQ
Pho Queen Noodle House
Xiang Xiang Noodle
Susan's Donuts
- 13 Johal Chatt & Curry
Momo Grill
Khana Indian Street Food
The Feast Indian Company
Taco De Oro
Mumu Hot Pot





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5 MINUTE WALK TO ACE TRAIN SHUTTLE STOP

5 MINUTE RIDE ON ACE TRAIN SHUTTLE TO GREAT AMERICA ACE TRAIN STATION

- ACE TRAIN SHUTTLE
- VTA LIGHT RAIL
- ACE TRAIN
- CALTRAIN

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VIEW SITE SPECIFIC COVID-19 PREVENTION PLAN:

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