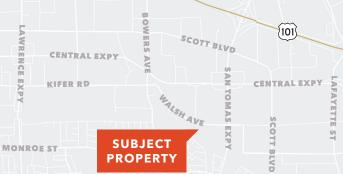


# FOR LEASE Plug & Play Lab and Office

2424 WALSH AVE, SANTA CLARA, CA



GEOFF HUBBARD 408.588.2320 geoff.hubbard@kidder.com LIC N° 01853053

JUSTIN HEDBERG 408.588.2317 justin.hedberg@kidder.com LIC N° 0140759





This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

### **FOR LEASE**

## Plug & Play Lab and Office

2424 WALSH AVE, SANTA CLARA, CA



FLOOR PLAN NOT TO SCALE

GEOFF HUBBARD 408.588.2320 geoff.hubbard@kidder.com LIC N° 01853053 JUSTIN HEDBERG 408.588.2317 justin.hedberg@kidder.com LIC N° 0140759

#### KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

#### **PROPERTY FEATURES**

±30,131 SF

40% office; 60% lab

2,500 Amps at 480V

Immediate access to Hwy 101, Central Expy & San Tomas Expy

Asking Rate: \$1.99 PSF, NNN

## SECURED FACILITIES PAD WITH SPECIALIZED EQUIPMENT

Acid neutralization system (ANS)

HF disposal system

Compress dry air (CDA)

DI water system

Process cooling / chilled water system

Diesel emergency generator

Process gas piping

