

# MISSION PARK

SANTA CLARA

HIGH IMAGE OFFICE + R&D SPACE FOR LEASE | 4201 BURTON DRIVE



NEWMARK

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SANTA CLARA

16 / 46<sub>ACRE</sub> / 600K<sub>SF</sub> **BUILDINGS** 

OFFICE + R&D SPACE



- Fully Built-Out Best In Class Interiors
- Designed by Studio G
- Prominent Globally Recognized Corporate Neighbors
- 3.5/1,000 Parking Expansion Available
- 180 Tons of Total Existing HVAC Capacity
- 2,000 Amps @ 277/480 Volts
- 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





# **EXISTING** FLOOR PLAN



# SPACE PROGRAM

	PRO
Conference	17
Offices	2
Board Rooms	2
Break Room	1
Huddle/Collab	8
Lab	5
Storage	2
Elec/Storage	3
Server	1
Shipping/Receiving	
Coffee Area	2





# **HYPOTHETICAL LAYOUT**

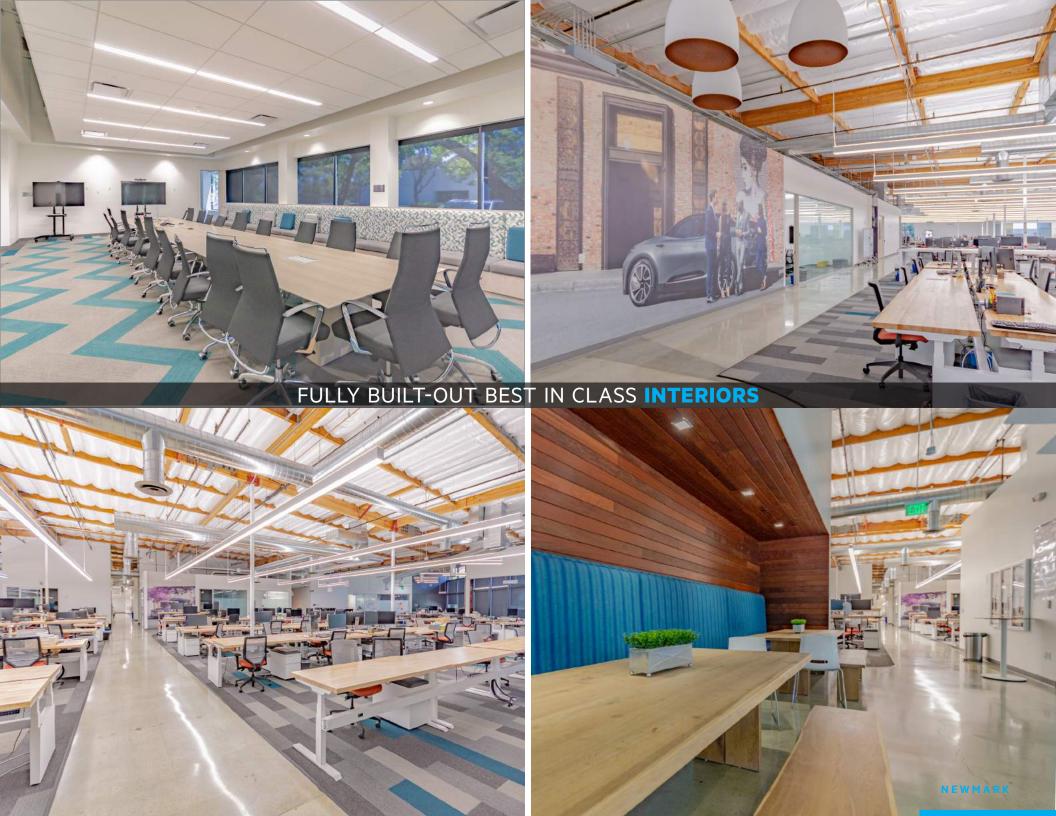
**SOCIAL DISTANCING PLAN** 

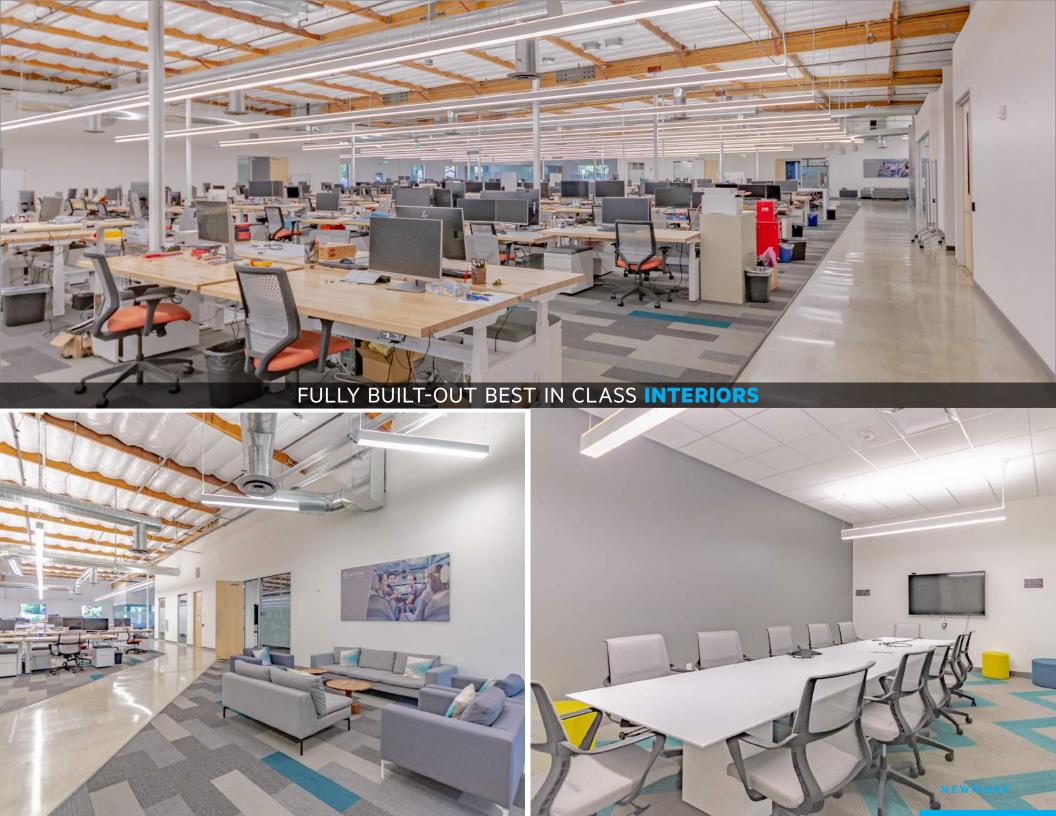


# **SPACE PROGRAM**

	PROVIDE
Conference	17
Offices	2
Collaboration Areas	9
Board Room	1
Workstations	197
Break Rooms	2
Huddle Rooms	3
Lab	4
Server	1
Warehouse	
Outdoor Amenity	











175-ROOM ELEMENT BY WESTIN HOTEL AND ±23,000 SF RETAIL CENTER NOW OPEN













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





#### **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



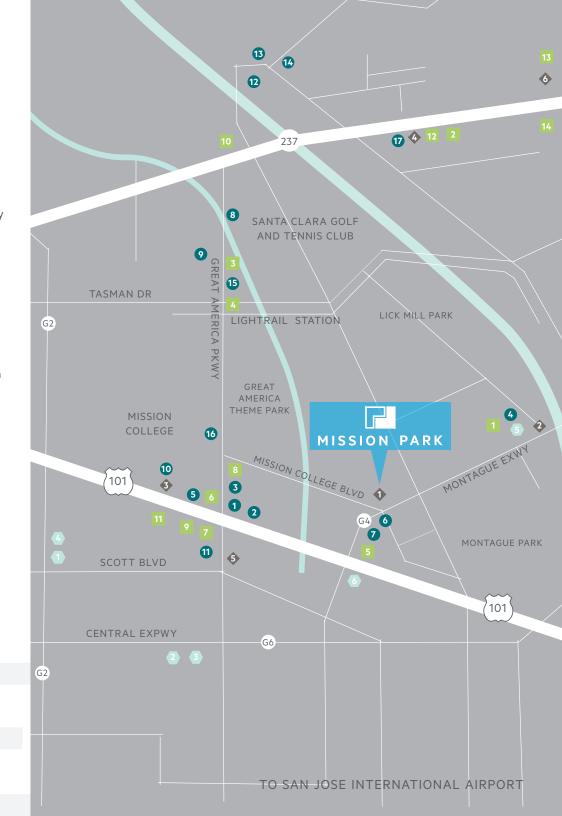
### **HEALTH CLUBS**

- 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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