

3055 Patrick Henry Dr  
Santa Clara, CA 95054



**BELOW  
MARKET  
RATE**



# FEATURES & AMENITIES

## PREMIER BUILDING FEATURES

- ±70,520 SF Class A office/R&D building
- Flexible building with robust infrastructure including wet labs and large Class 10,000 - 100,000 clean rooms
- Multiple Wet Labs/Bench Space with existing H occupancy designation
- Power: 4000 AMPS, 480 V/220
- 500 KVA back up generator with 2,500 gallon diesel tank
- Shipping & Receiving areas (Dock High & Grade Level)
- Parking Ratio 3.4/1000



# Coveted Office/R&D Building in the Heart of Silicon Valley

Patrick Henry Drive is a two-story, approximately 70,520 square-foot, R&D office building with approximately 240 surface parking spaces in Santa Clara. Built in 1981, this well-maintained property features extensive state-of-the-art wet lab space and large Class 10,000 to 100,000 clean rooms. The property boasts over 4,000 amps of power along with back-up power for critical systems.

Patrick Henry Drive is located in the heart of Silicon Valley just a five minute drive from the Santa Clara Convention Center and the new Levi's Stadium, home of the San Francisco 49ers, which has spurred development of residential units and retail around the sports complex. Some of the Bay Area's most prominent technology names are located nearby, such as Broadcom, Palo Alto Networks, Yahoo, EMC and Ericsson. The property is walking distance to the VTA Light Rail Old Ironsides station, and affords tenants convenient access to Highways 101 and 237 as well as Interstate 880, as well as Caltrain.



2

*Stories*

70,520

*SF*

16'

*Ceilings*

3.4/1,000 SF

*Parking Ratio*

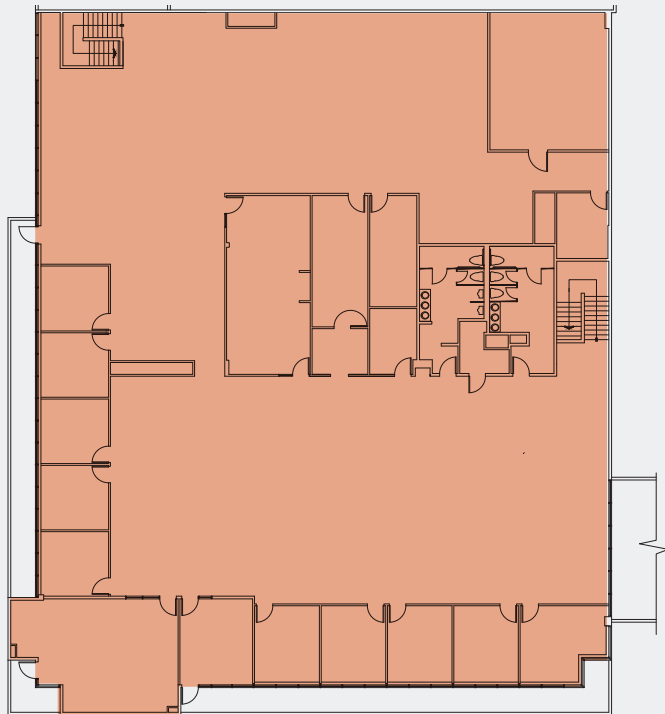
## 1st floor ± 55,000 SF



- Wet Labs
- Class 10,000 - 100,000 Clean Room
- Shipping/Receiving/Storage/Utilities
- Offices



2nd floor ± 15,520 SF



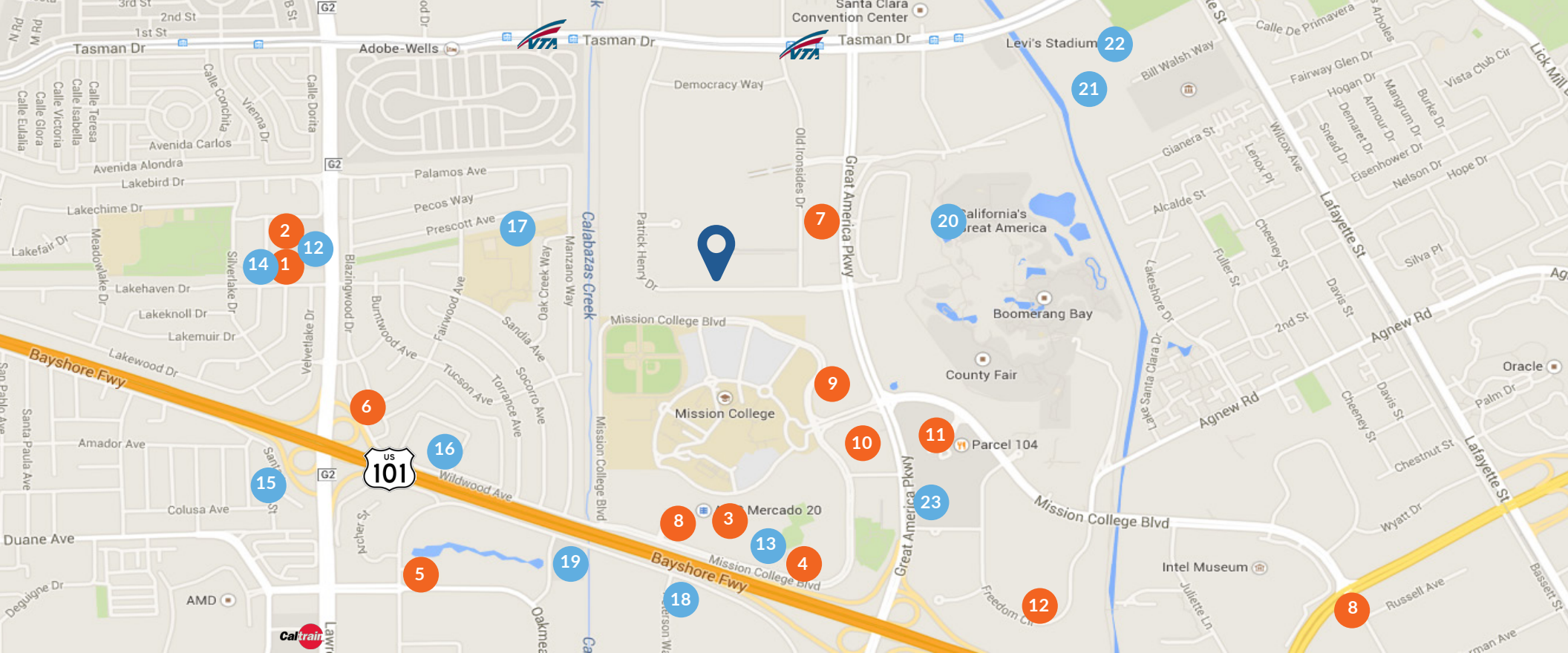
100% office



## CENTRAL LOCATION

- Minutes from Highways 101 and 237
- 1.3 Miles from Levi's Stadium - home of the NFL's San Francisco 49ers
- Less than one mile from the Old Ironsides and Reamwood VTA Lightrail stations
- 9 minutes/3.1 miles to Lawrence Caltrain Station.





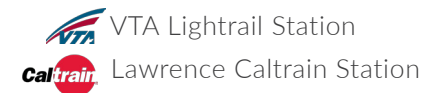
# AMENITIES MAP

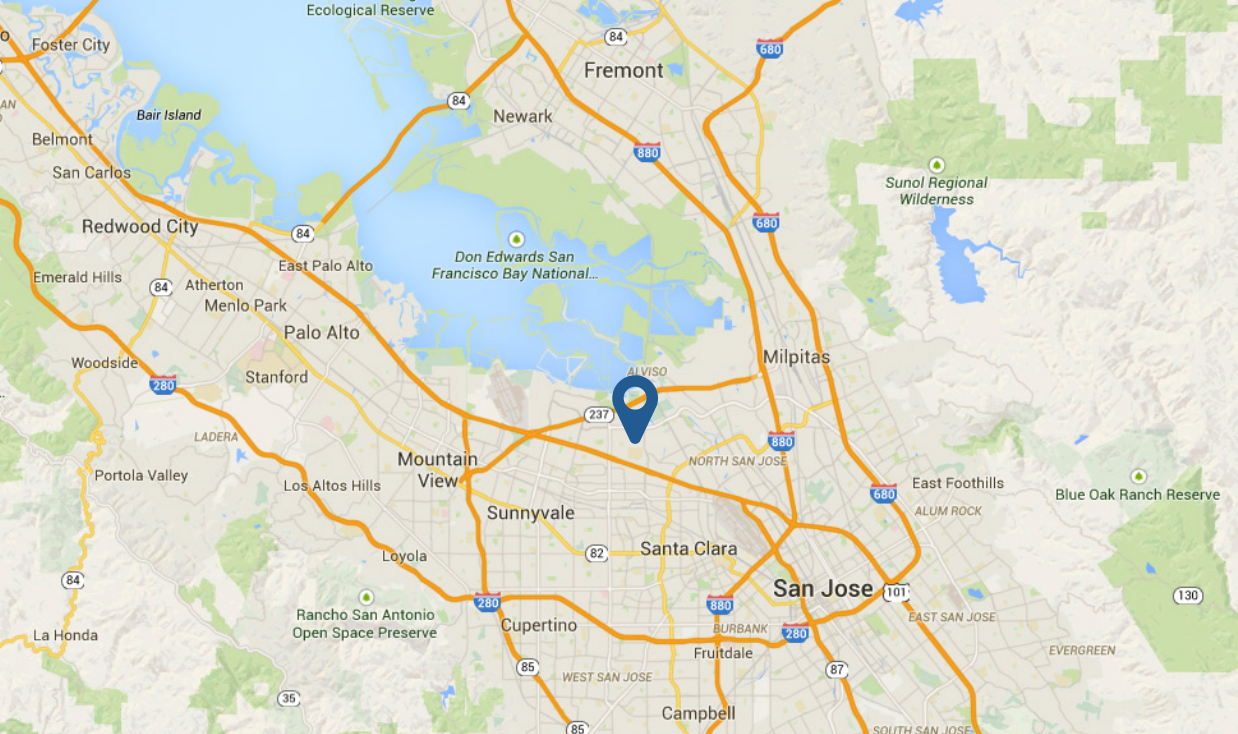
## FOOD + DRINK

1. Giovanni's New York Pizza
2. Hong Kong Saigon
3. World Wraps
4. In-and-Out Burger
5. Faultline Brewing Company
6. Bogart's Lounge & Tech Pub
7. Old Ironsides Cafe
8. Starbucks
9. Cafe Falafel, Amarin Thai, Iguanas
10. Bennigan's
11. Parcel 104
12. Birk's Restaurant

## RETAIL + SERVICES

13. Lakewood Shopping Center
14. Mercado Shopping Center
15. Valero Gas Station
16. Bear Hugs Family Childcare
17. Residence Inn Sunnyvale
18. Ramada Silicon Valley
19. The Plaza Suites
20. Santa Clara Golf and Tennis Club
21. California's Great America
22. Levi's Stadium
23. Santa Clara Marriott





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### GEOGRAPHIC LOCATION

- Heart of the Silicon Valley Golden Triangle
- Surrounded by numerous amenities and entertainment options
- Easy access to all major freeways
- 5.5 Miles from San Jose International Airport
- 30 Miles from San Francisco International Airport
- 35 Miles from Oakland International Airport



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### LEASING

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