



**NETWORK
CIRCLE**
SANTA CLARA | CA



4160-4200 NETWORK CIRCLE & 4050 PALM DRIVE
±302,066 SF Office Space Available For Lease in Silicon Valley



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COLLIERS INTERNATIONAL
2570 W. El Camino Real, Suite 222
Mountain View, CA 94040
colliers.com/mountainview

PROJECT HIGHLIGHTS

- › Located in Santa Clara
- › Convenient access to major freeways US 101 and I-880
- › Caltrain/VTA/BART shuttle service with pick-up/drop-off in front of 4150 Network Circle
- › Walking distance to Rivermark Village amenities
- › Parking ratio: 2.7 per 1,000 SF ($\pm 2,846$ total)
- › Large, efficient floor plates
- › On-site fitness center, cafeteria and café
- › Shower facilities, locker rooms and bike parking
- › Spacious outdoor common areas
- › Large conference rooms available
- › Potential use of the Auditorium
- › IT service provider: AT&T and XO Communications
- › Nine EV charging stations spread across the campus (\$1 per hour for the first 5 hours, \$5 per hour after)
- › Floor load capacity: 100 lbs PSF





**NETWORK
CIRCLE**
SANTA CLARA | CA



AVAILABLE SPACE

4160 NETWORK CIRCLE

- Two stories
- ±43,397 SF

4170 NETWORK CIRCLE

- Three stories
- ±64,502 SF

4180 NETWORK CIRCLE

- Three stories
- ±74,702 SF

4190 NETWORK CIRCLE

- Two stories
- ±51,883 SF

4200 NETWORK CIRCLE

- Two stories
- ±43,534 SF

4050 PALM DRIVE

- Two stories
- ±24,048 SF

Buildings Connected
by Loading Dock

TOTAL SF AVAILABLE

±302,066 SF



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OFFICE BUILDING SPECIFICATIONS

CEILING HEIGHTS

4160 Network Circle:	1st floor	13 feet to deck	12 feet to bottom of beam
	2nd floor	11 feet, 7 inches to deck	10 feet, 3 inches to bottom of beam
4170/4180 Network Circle:	All floors	13 feet to deck	12 feet to bottom of beam
4190/4200 Network Circle:	All floors	13 feet to deck	12 feet to bottom of beam
4050 Palm Drive:	1st floor	13 feet to deck	
	2nd floor	11 feet, 3 inches to hardpan ceiling, roof slopes from 13 feet, 9 inches to 19 feet (wood framing)	



ELECTRICAL & HVAC

4160 Network Circle

Total building - 860 amps = 700 kW
 House - 430 amps = 350 kW
 Lab - 430 amps = 350 kW
 Lab cooling - 64 tons (one rooftop chiller)

4180 Network Circle

Total building - 1760 amps = 1434 kW
 House - 968 amps = 789 kW
 Lab - 792 amps = 645 kW
 Lab cooling - 64 tons = 225 kW
 (One rooftop chiller)

4200 Network Circle

Total building - 800 amps = 652 kW
 House - 500 amps = 407 kW
 Lab - 300 amps = 244 kW
 Lab cooling - 64 tons (one rooftop chiller)

4170 Network Circle

Total building - 1440 amps = 1173 kW
 House - 750 amps = 611 kW
 Lab - 690 amps = 562 kW
 Lab cooling - 64 tons (one rooftop chiller)

4190 Network Circle

Total building - 1200 amps = 979 kW
 House - 620 amps = 506 kW
 Lab - 580 amps = 473 kW
 Lab cooling - 64 tons
 (Two redundant rooftop chillers)

4050 Palm Drive

Total building - 1177 amps = 960 kW
 House - 1177 amps = 960 kW
 Lab - 4.2 MW
 Lab cooling - 4.2 MW





ON-SITE AMENITIES



Cafeteria with TV



Fitness Center with Showers



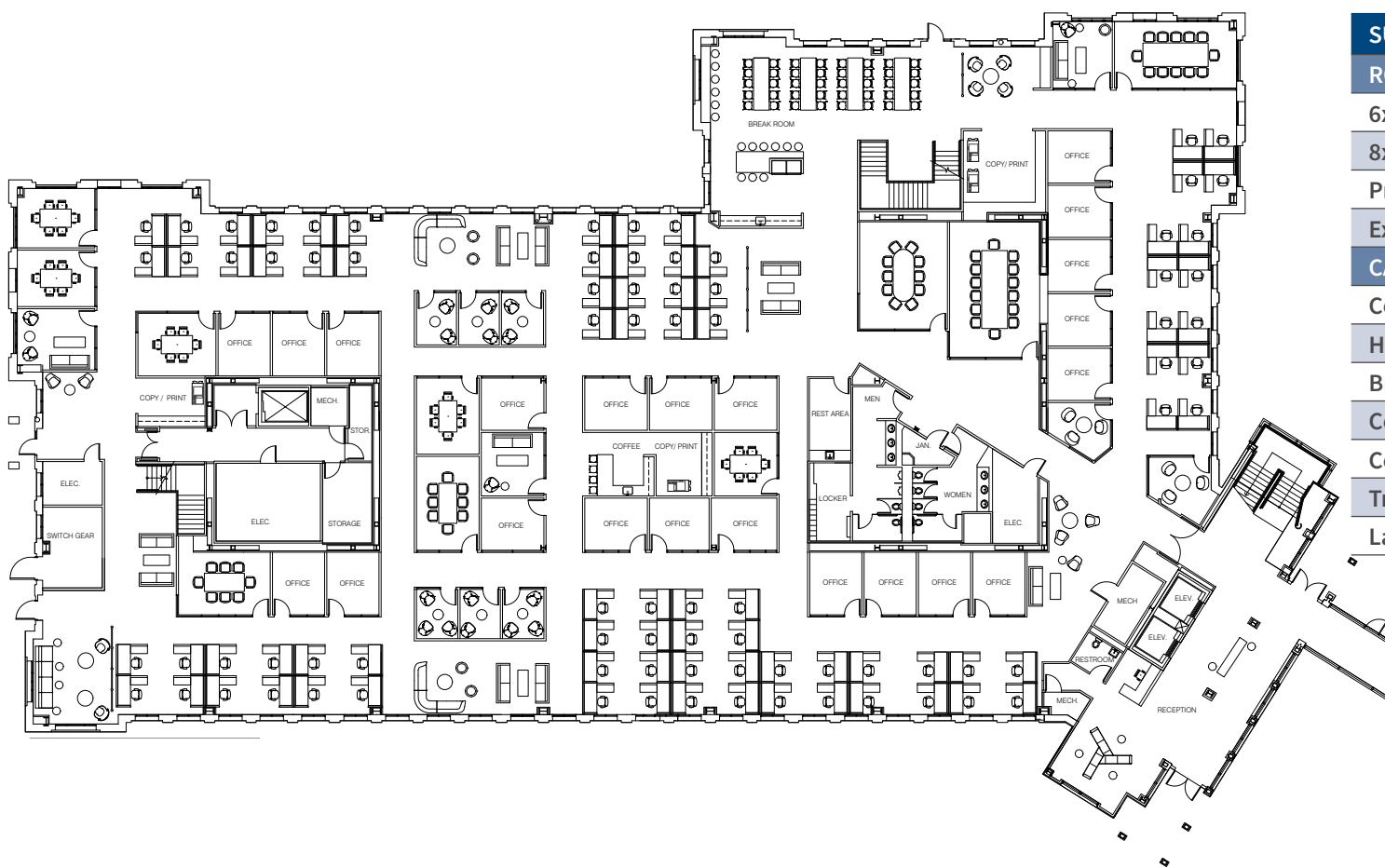
Outdoor Volleyball Court



Cafeteria with Ample Seating

HYPOTHETICAL FLOOR PLAN

1ST FLOOR

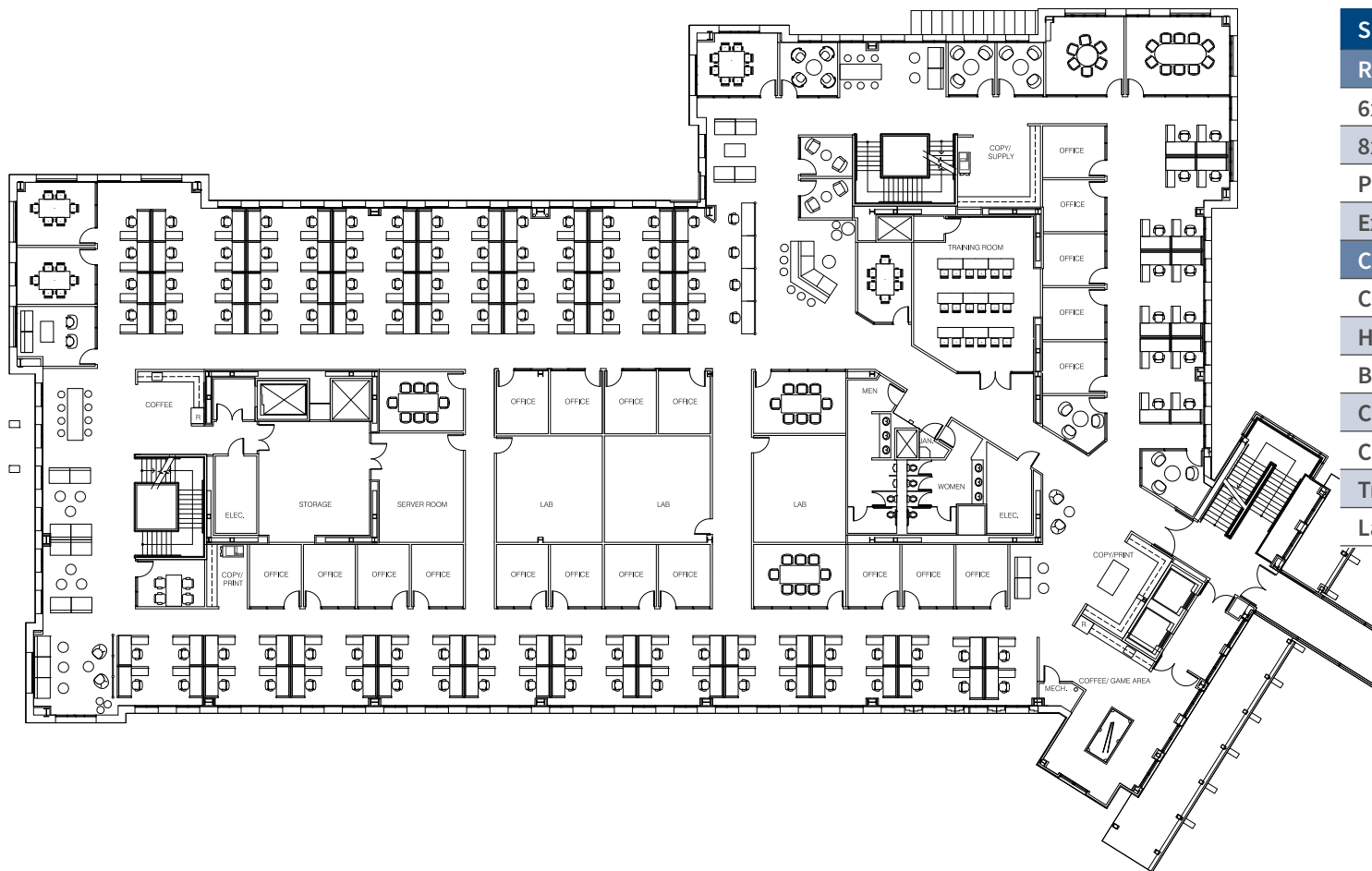


SUMMARY		
ROOM TYPE	FLOOR 1	TOTAL
6x6 Workstations	82	310
8x8 Workstations	0	8
Private Offices	22	50
Executive Offices	0	4
CAPACITY	104	372
Conference Rooms	13	40
Huddle Rooms	8	24
Break Room	1	1
Coffee	1	6
Copy/Print	3	9
Training Room	0	1
Labs	0	3



HYPOTHETICAL FLOOR PLAN

2ND FLOOR

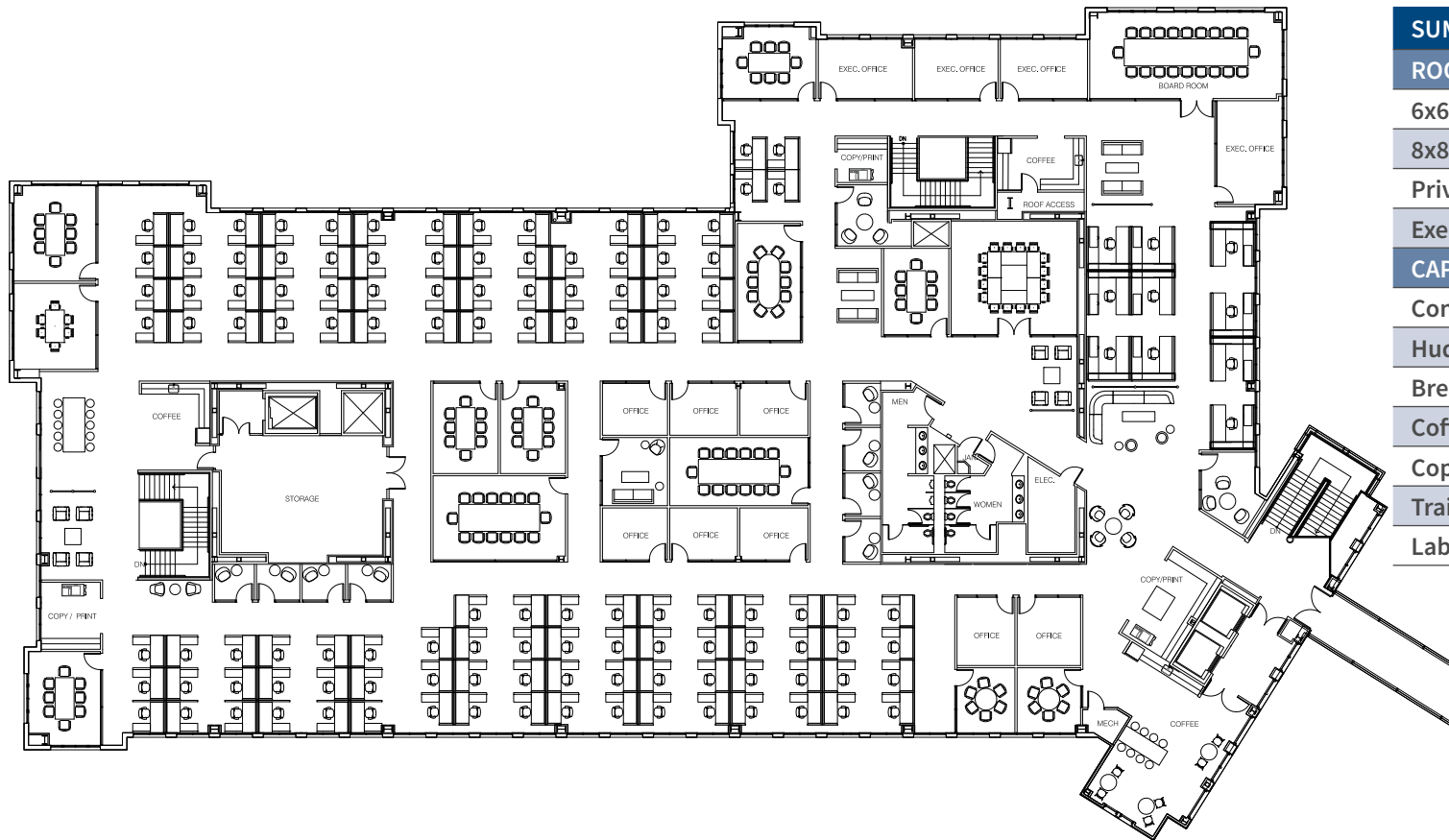


SUMMARY		
ROOM TYPE	FLOOR 2	TOTAL
6x6 Workstations	112	310
8x8 Workstations	0	8
Private Offices	20	50
Executive Offices	0	4
CAPACITY	132	372
Conference Rooms	12	40
Huddle Rooms	6	24
Break Room	0	1
Coffee	2	6
Copy/Print	3	9
Training Room	1	1
Labs	3	3



HYPOTHETICAL FLOOR PLAN

3RD FLOOR



SUMMARY		
ROOM TYPE	FLOOR 3	TOTAL
6x6 Workstations	116	310
8x8 Workstations	8	8
Private Offices	8	50
Executive Offices	4	4
CAPACITY	135	372
Conference Rooms	15	40
Huddle Rooms	10	24
Break Room	0	1
Coffee	3	6
Copy/Print	3	9
Training Room	0	1
Labs	0	3



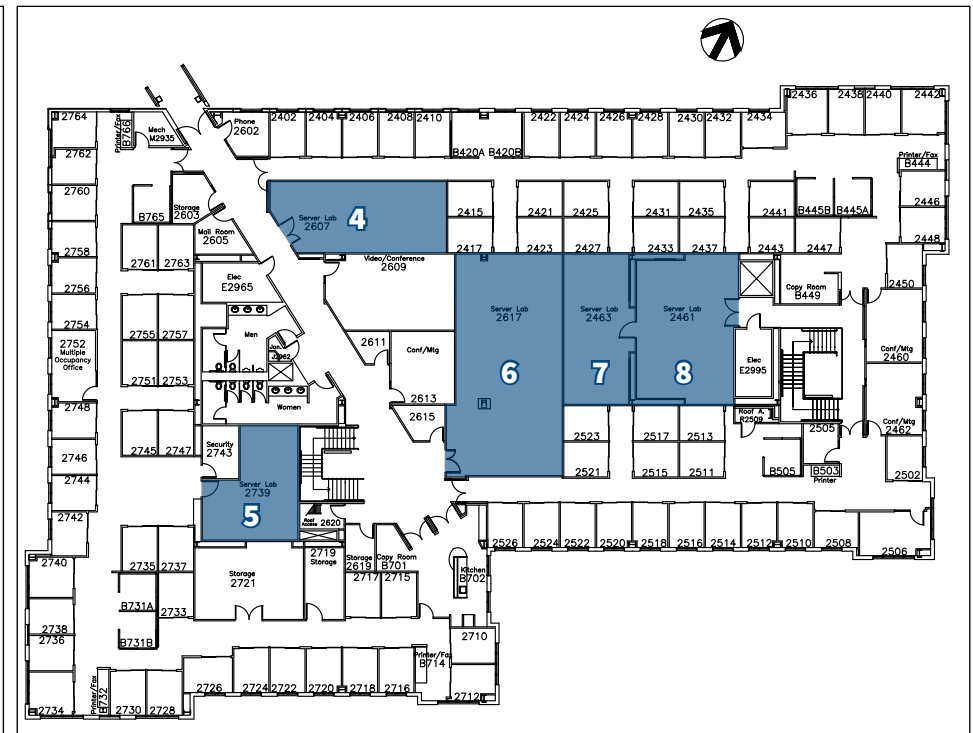
4160 NETWORK CIRCLE

AVAILABLE IMMEDIATELY

1ST FLOOR | ±20,440 SF



2ND FLOOR | ±22,957 SF



LAB #	SQUARE FOOTAGE
1	±1,314 SF
2	±47 SF
3	±577 SF

LAB #	SQUARE FOOTAGE
4	±583 SF
5	±429 SF
6	±1,171 SF
7	±490 SF
8	±696 SF

4170 NETWORK CIRCLE

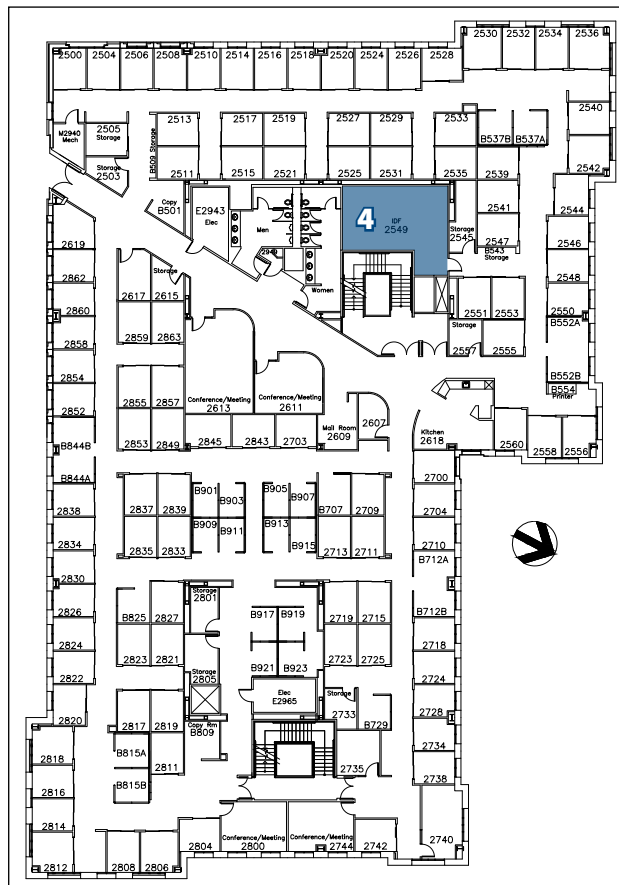
AVAILABLE IMMEDIATELY

1ST FLOOR | ±21,026 SF



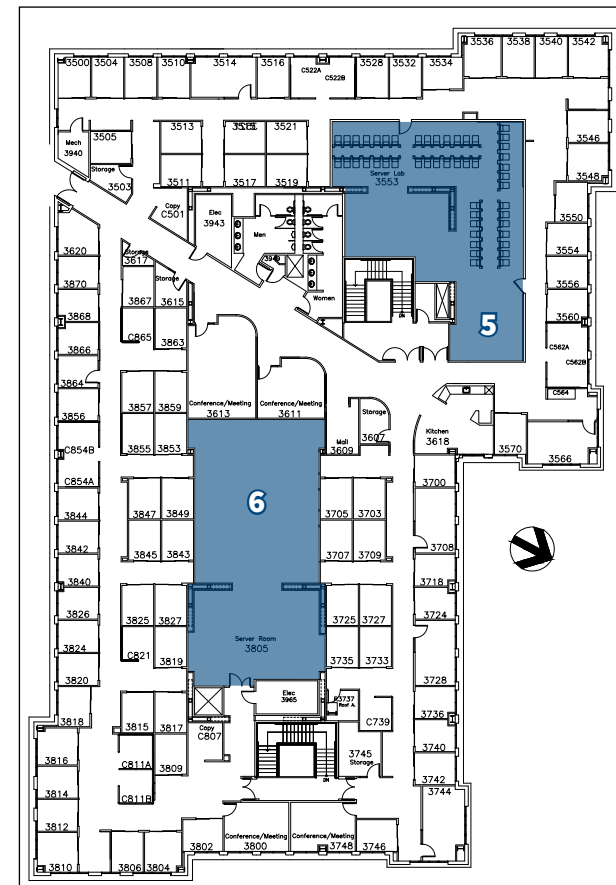
LAB #	SQUARE FOOTAGE
1	±609 SF
2	±628 SF
3	±619 SF

2ND FLOOR | ±21,722 SF



LAB #	SQUARE FOOTAGE
4	±434 SF

3RD FLOOR | ±21,754 SF



LAB #	SQUARE FOOTAGE
5	±1,938 SF
6	±1,924 SF



4180 NETWORK CIRCLE

AVAILABLE AUGUST 15, 2018

1ST FLOOR | ±23,796 SF



LAB #	SQUARE FOOTAGE
1	±604 SF
2	±605 SF

LAB #	SQUARE FOOTAGE
3	±1,094 SF

2ND FLOOR | ±25,425 SF



3RD FLOOR | ±25,481 SF



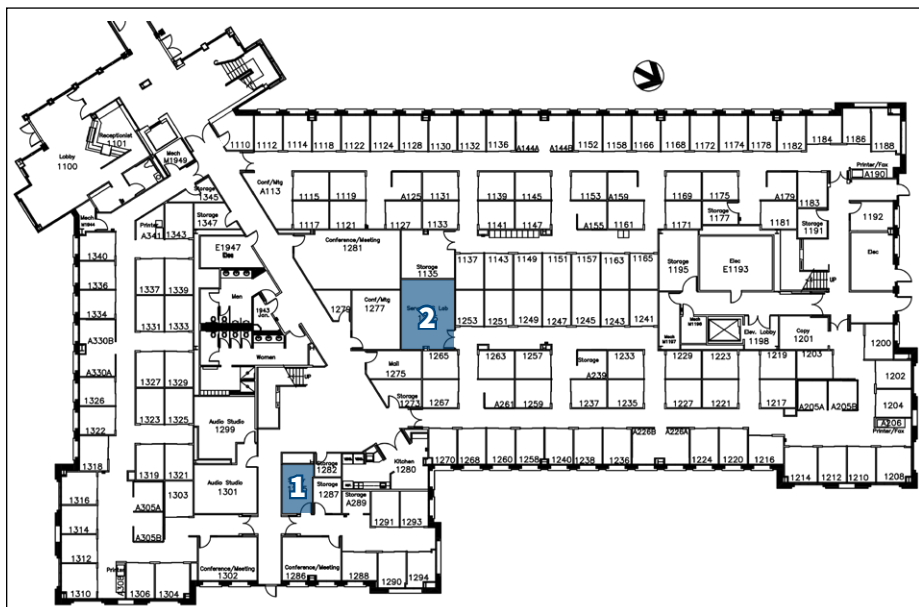


4190 NETWORK CIRCLE

AVAILABLE AUGUST 15, 2018

1ST FLOOR | ±25,042 SF

2ND FLOOR | ±26,841 SF



LAB #	SQUARE FOOTAGE
1	±112 SF
2	±281 SF

LAB #	SQUARE FOOTAGE
3	±2,550 SF
4	±686 SF
5	±392 SF

4200 NETWORK CIRCLE

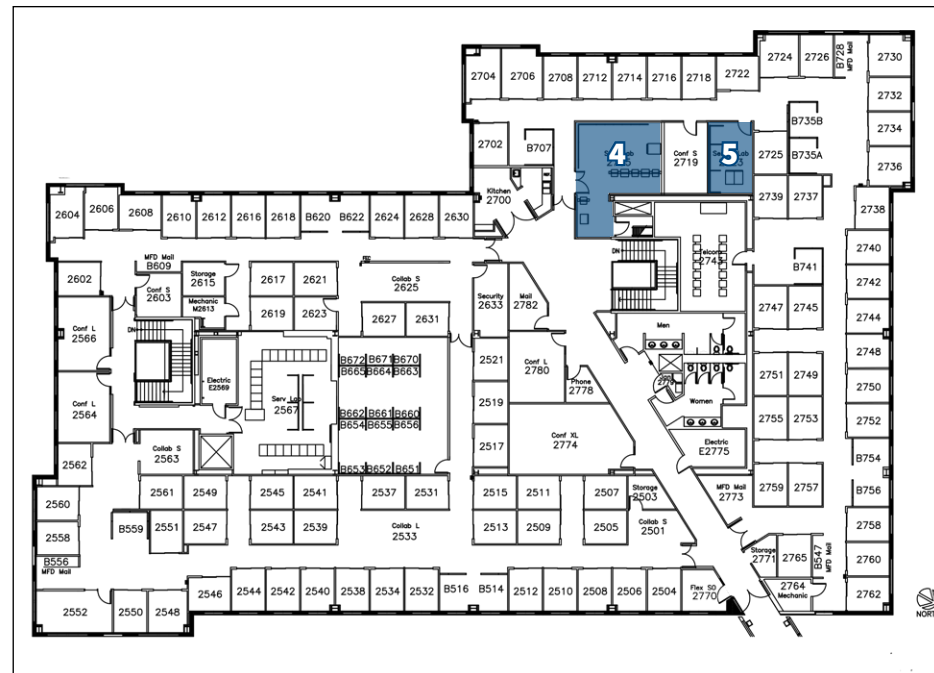
AVAILABLE DATE TO BE DETERMINED

1ST FLOOR | ±21,979 SF



LAB #	SQUARE FOOTAGE
1	±503 SF
2	±495 SF
3	±341 SF

2ND FLOOR | ±21,555 SF



LAB #	SQUARE FOOTAGE
4	±408 SF
5	±168 SF

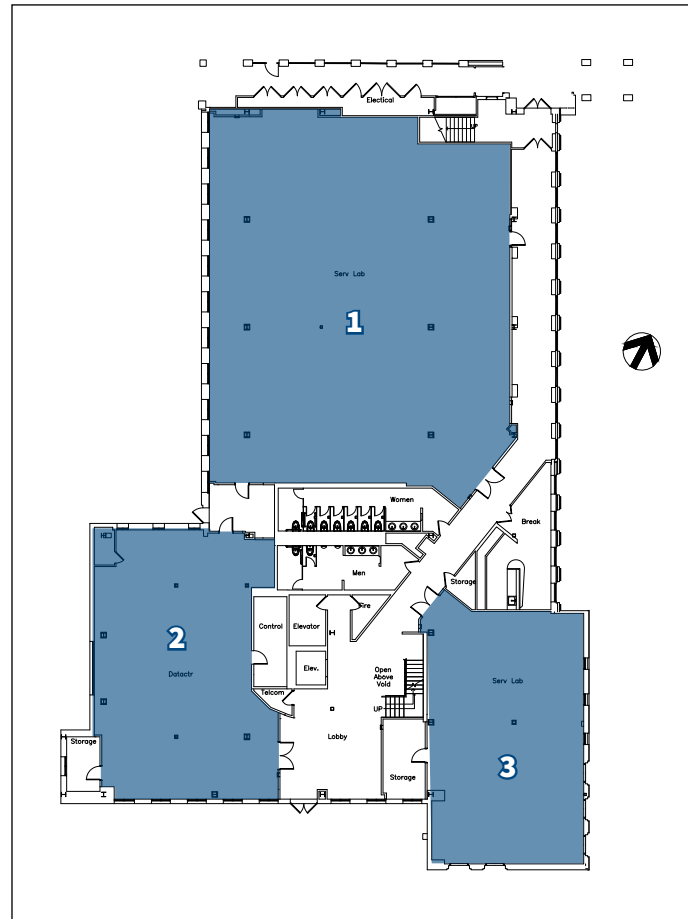


**NETWORK
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4050 PALM DRIVE

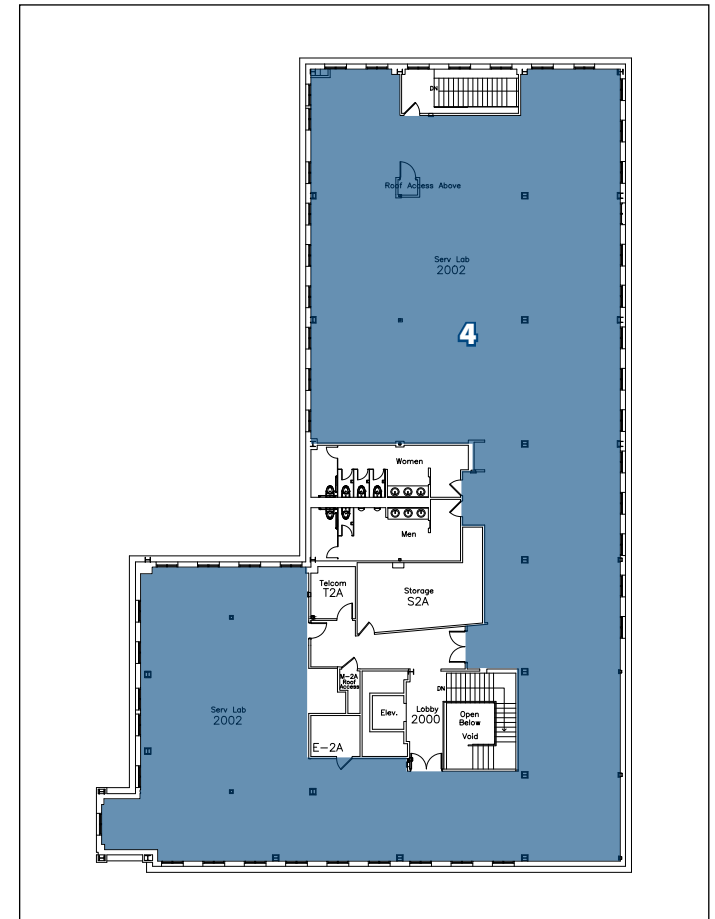
AVAILABLE DATE TO BE DETERMINED

1ST FLOOR | ±11,368 SF



LAB #	SQUARE FOOTAGE
1	±5,364 SF
2	±2,199 SF
3	±1,961 SF

2ND FLOOR | ±12,680 SF



LAB #	SQUARE FOOTAGE
4	±8,763 SF



SITE AERIAL

SHUTTLE STOP
Pick-Up & Drop-Off Point

4160
±43,396 SF

4170
±64,502 SF

4180
±74,702 SF

4190
±51,883 SF

4200
±43,534 SF

4050
±24,048 SF

Cafeteria

Fitness Center

FITNESS CENTER

Operator is Reach Fitness - <http://reachfitness.com/oracle>
Hours: Monday – Friday from 6:00 am to 8:00 pm

CAFETERIA

Operator is Bon Appétit - <http://www.bamco.com/>
Hours: Monday – Friday from 7:30 am to 2:00 pm
(Barista stays open until 4:00 pm)

AGNEW ROAD

MONTAGUE EXPRESSWAY

LAFAYETTE STREET



SHUTTLE SCHEDULE

Route 1 Great America ACE/VTA

Stop #	Pick-Up Location	Run #1	Run #2	Run #3
1	Great America ACE Station	6:13 am	7:28 am	8:33 am
2	Santa Clara 15	6:23 am	7:38 am	8:43 am
3	VTA Light Rail Tasman Drive - Carl's Jr. Lot	6:50 am	7:50 am	9:00 am
4	VTA Tasman Drive/N. First Street	No Stop	No Stop	9:30 am
5	Santa Clara 15	7:05 am	8:10 am	9:45 am

Stop #	Pick-Up Location	Run #1	Run #2	Run #3
1	Santa Clara 15	3:30 pm	4:30 pm	5:25 pm
2	Great America ACE Station	3:40 pm	4:40 pm	5:40 pm
3	VTA Light Rail Tasman Drive - Carl's Jr. Lot	3:45 pm	4:45 pm	5:50 pm
4	VTA Tasman Drive/N. First Street	3:55 pm	5:00 pm	6:00 pm

Route 2 Mountain View Caltrain Station

Stop #	Pick-Up Location	Run #1	Run #2	Run #3
1	Mountain View Caltrain Station	7:10 am	8:10 am	9:12 am
2	Santa Clara 15	7:30 am	8:30 am	9:35 am

Stop #	Pick-Up Location	Run #1	Run #2	Run #3
1	Santa Clara 15	3:25 pm	4:15 pm	5:20 pm
2	Mountain View Caltrain Station	3:50 pm	4:45 pm	5:45 pm

Route 3 Fremont BART Station

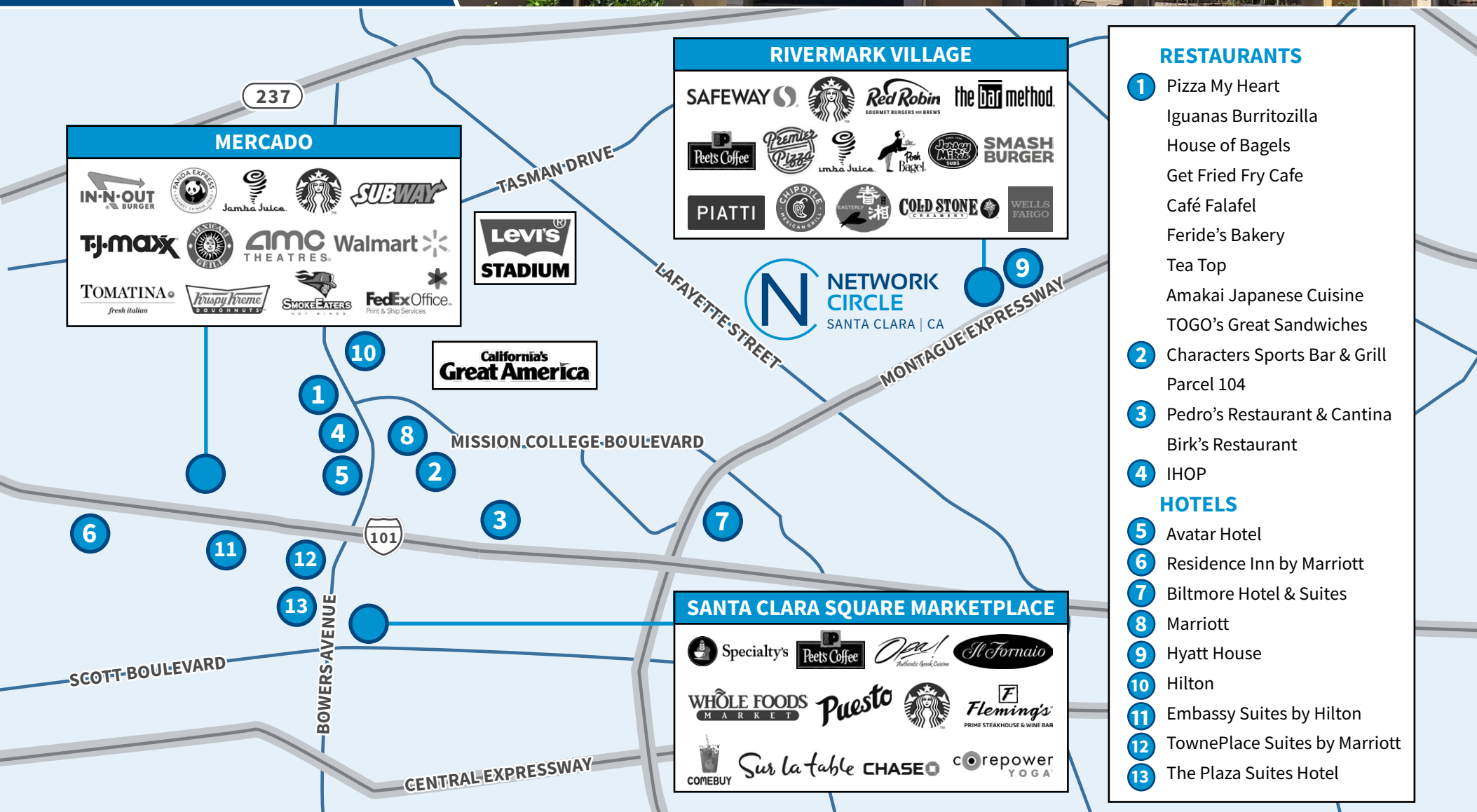
Stop #	Pick-Up Location	Run #1	Run #2
1	Fremont BART Station	7:25 am	8:45 am
2	Santa Clara 15	8:10 am	9:30 am

Stop #	Pick-Up Location	Run #1	Run #2	Run #3
1	Santa Clara 15	4:00 pm	5:15 pm	6:40 pm
2	Fremont BART Station	4:45 pm	6:00 pm	7:30 pm

Route 4 Santa Clara Caltrain Station

Stop #	Pick-Up Location	Run #1	Run #2	Run #3	Run #4
1	Santa Clara Caltrain Station	6:30 am	7:35 am	8:30 am	9:15 am
2	Santa Clara 15	6:50 am	8:00 am	8:55 am	9:35 am

Stop #	Pick-Up Location	Run #1	Run #2	Run #3	Run #4
1	Santa Clara 15	3:00 pm	4:00 pm	5:00 pm	5:50 pm
2	Fremont BART Station	3:15 pm	4:15 pm	5:15 pm	6:05 pm



MERCADO

IN-N-OUT BURGER, PANDA EXPRESS, Jamba Juice, Starbucks, SUBWAY, T.J. MAXX, AMC THEATRES, Walmart, TOMATINA, Krispy Kreme, SMOKE EATERS, FedEx Office, Levi's STADIUM, California's Great America

RIVERMARK VILLAGE

SAFEWAY, Starbucks, Red Robin, the method, Peet's Coffee, Premier PIZZA, imba Juice, Pink Bagel, Jersey Mike's, SMASH BURGER, PIATTI, CHIPOTE Mexican Grill, 春湘, COLD STONE CREAMERY, WELLS FARGO

SANTA CLARA SQUARE MARKETPLACE

Specialty's, Peet's Coffee, Opa!, St. Fornaio, WHOLE FOODS MARKET, Puesto, Starbucks, Fleming's, COMEBUY, Sur la table, CHASE, corepower YOGA

- RESTAURANTS**
- 1 Pizza My Heart
 - Iguanas Burritozilla
 - House of Bagels
 - Get Fried Fry Cafe
 - Café Falafel
 - Feride's Bakery
 - Tea Top
 - Amakai Japanese Cuisine
 - TOGO's Great Sandwiches
 - 2 Characters Sports Bar & Grill
 - Parcel 104
 - 3 Pedro's Restaurant & Cantina
 - Birk's Restaurant
 - 4 IHOP
- HOTELS**
- 5 Avatar Hotel
 - 6 Residence Inn by Marriott
 - 7 Biltmore Hotel & Suites
 - 8 Marriott
 - 9 Hyatt House
 - 10 Hilton
 - 11 Embassy Suites by Hilton
 - 12 TownePlace Suites by Marriott
 - 13 The Plaza Suites Hotel

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