

FOR LEASE

JAY TECHNOLOGY CENTRE

3131 JAY STREET, SANTA CLARA, CA



±12,954 Square Feet Available



Exclusive Brokers:

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TA Realty

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3131 JAY STREET, SANTA CLARA

JAY TECHNOLOGY CENTRE – SANTA CLARA, CALIFORNIA

Constructed in 1999, this two-story steel frame project consists of three buildings arranged in a convenient campus environment. The buildings are located at 3101, 3131, and 3151 Jay Street in Santa Clara. Jay Technology Centre is easily accessible with close proximity to Highway 101, Central Expressway, San Tomas/Montague Expressway and the Mineta San Jose International Airport.

AVAILABLE SPACE:

3131 Jay Street: ±12,954 Square Feet

EXPANSION OPPORTUNITIES:

Multi-tenant, 3-building, 142,552 square foot project on ±7.07 acres offers flexibility for tenants

SIGNAGE:

Building, monument & lobby signage available

LOADING:

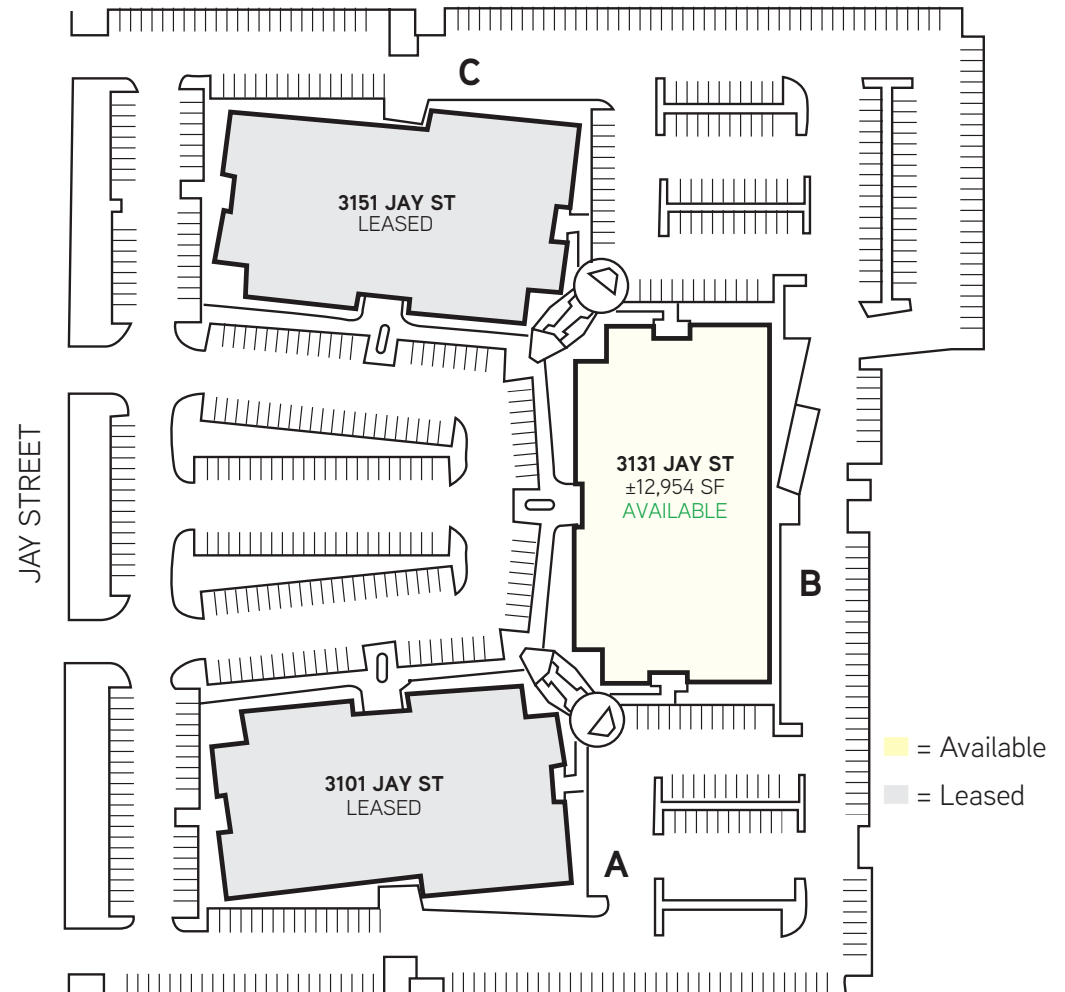
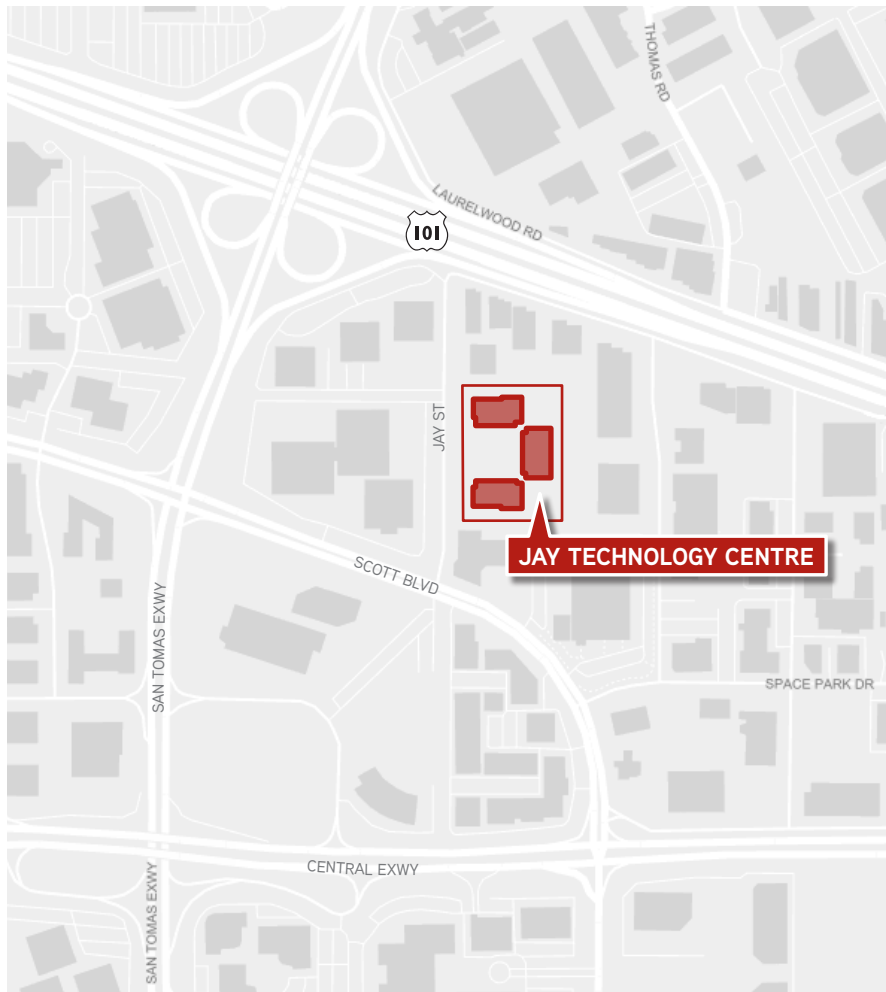
Dock and grade level loading to each building (ground floor)

POWER:

10)

Significantly lower facility costs due to city of Santa Clara power company rates (see pg.

SITE PLAN



FLOOR PLAN

3131 Jay Street, 2nd Floor:

±12,954 Square Feet

Suite 210:

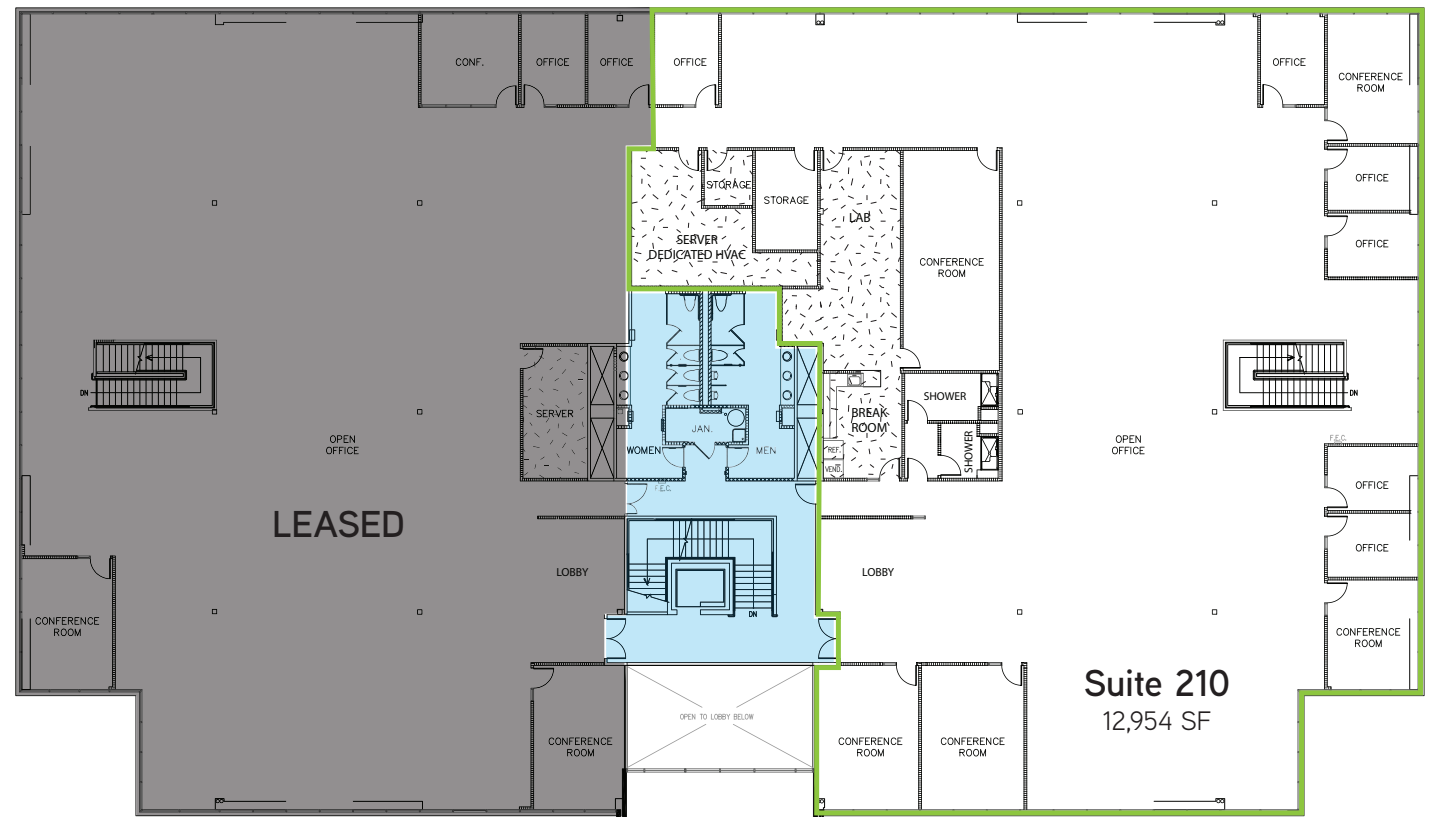
- Available April 1, 2018
- Building, monument, & lobby signage available
- 6 private offices
- 5 conference rooms
- 1 break room
- Labs & server room
- 2 showers
- Expansive glass line

LEASED

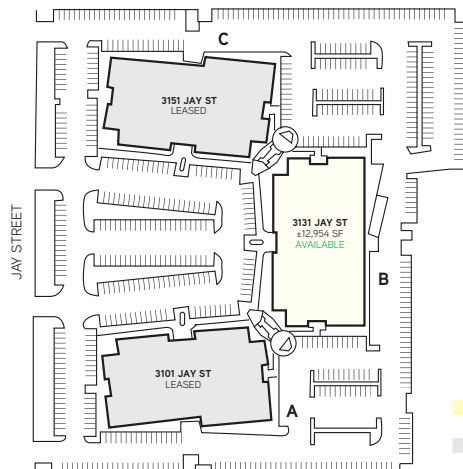
AVAILABLE

COMMON AREA

TILE FLOORING

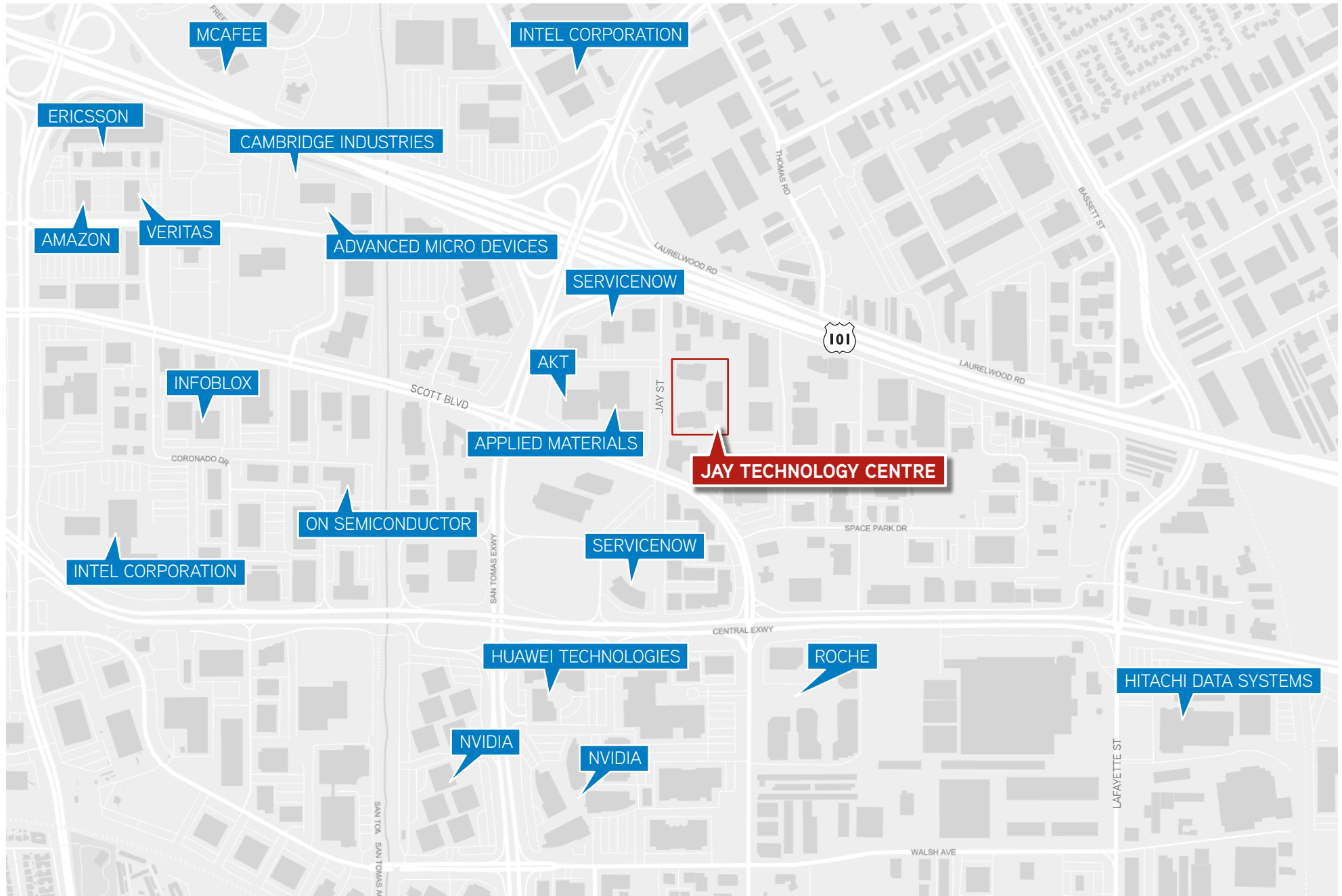


Suite 210
12,954 SF



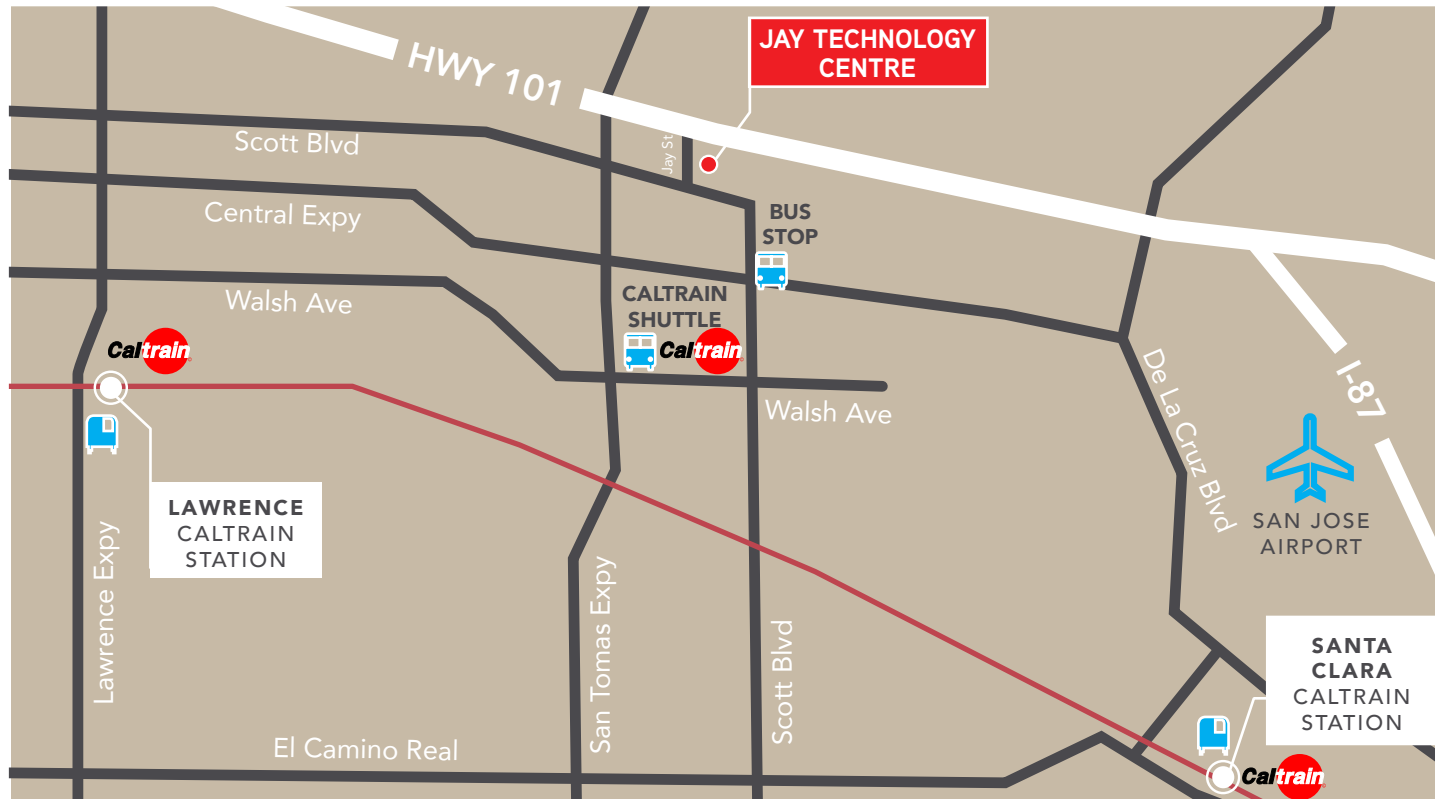
■ = Available
■ = Leased

NEARBY COMPANIES



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PUBLIC TRANSPORTATION MAP



SNAPSHOT:

DISTANCE

TIME

 Highways (Immediate) – Hwy 101, San Tomas Expy & Central Expy	Adjacent to the Premises	Less than 1 min drive
 Mineta San Jose International Airport	4 miles	9 min drive
 Train – “Santa Clara Caltrain Station”	3 miles	8 min Uber
 Train – “Lawrence Caltrain Station”	3.4 miles	9 min Uber
 Caltrain Shuttle – “Bowers/Walsh Shuttle Stop E at 2701 Walsh Ave.” Provides for ease of access to and from the Lawrence Caltrain station.	1 mile	5 min bike ride
 Bus – “Central & Scott” bus stops – Lines 58, 304 & 60	0.4 mile	3 min bike ride

CALTRAIN SHUTTLE

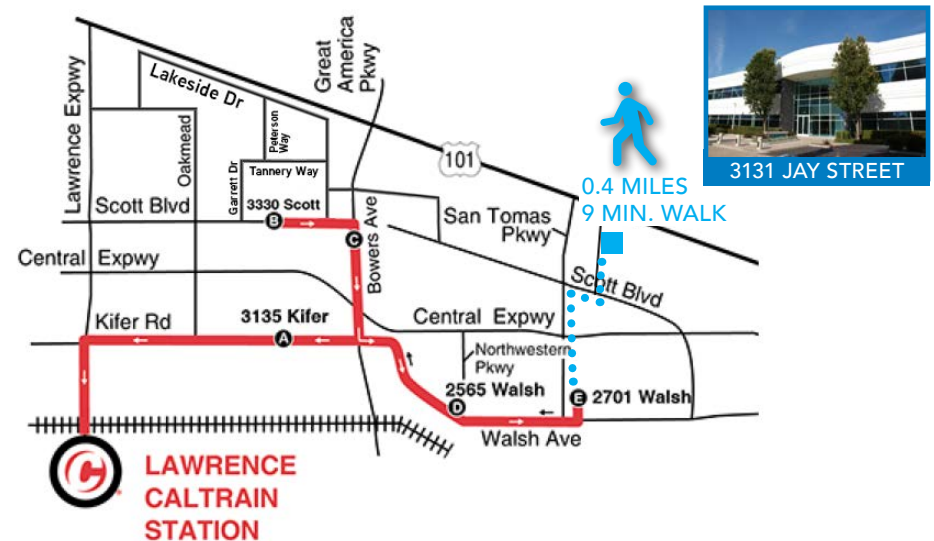
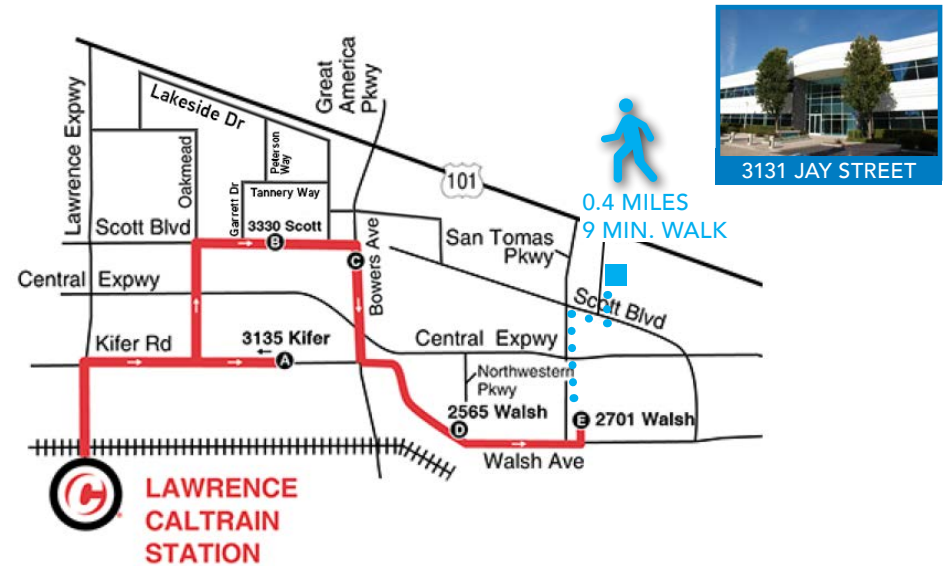
MORNING SCHEDULE

Northbound Train No.	–	217	–	227	233	135
Arrives Lawrence	–	7:12	–	8:12	8:50	9:25
Southbound Train No.	104	206	210	216	220	226
Arrives Lawrence	6:44	7:14	7:51	8:20	8:51	9:20

AM LOOP							
	Leave Lawrence	6:49	7:19	7:56	8:25	8:56	9:30
A	Qualcomm (3135 Kifer), Parking Lot at side of Kifer	6:52	7:22	7:59	8:28	8:59	9:33
B	Menlo Equities (3330 Scott), Bus Stop	6:56	7:26	8:03	8:32	9:03	9:37
C	Applied Materials (3100 Scott), Bus Stop	6:57	7:27	8:04	8:33	9:04	9:38
D	Vantage (2550 Walsh), at curb	6:59	7:29	8:06	8:35	9:06	9:40
E	Nvidia (2701 Walsh, Bldg D) Parking Lot	7:04	7:34	8:11	8:40	9:11	9:45

AFTERNOON SCHEDULE

PM LOOP							
B	Menlo Equities (3330 Scott), Bus Stop	3:22	4:00	4:50	5:16	6:02	6:30
C	Applied Materials (3100 Scott), Bus Stop	3:23	4:01	4:50	5:17	6:03	6:31
E	Nvidia (2701 Walsh, Bldg D) Parking Lot	3:31	4:09	4:58	5:27	6:11	6:41
D	Vantage (2550 Walsh), at curb	3:35	4:13	5:02	5:32	6:15	6:46
A	Qualcomm (3135 Kifer), Parking Lot at side of Kifer	3:38	4:16	5:05	5:35	6:18	6:49
	Arrive Lawrence Caltrain	3:43	4:21	5:10	5:40	6:23	6:54



AMENITIES MAP



SANTA CLARA POWER INCENTIVES

SVP VS. PG&E AVERAGE* RATES:

CLASS OF SERVICE	SVP RATES AS OF 01/01/17 (\$/kWh)	PG&E RATEs AS OF 03/01/17 (\$/kWh) ***	SVP LOWER (\$/kWh)	SVP LOWER (%)	PG&E HIGHER (\$/kWh)	PG&E HIGHER (%)
Small Commercial	C-1 \$0.179	A-1 \$0.230	\$0.051	22%	\$0.051	29%
Small Industrial	CB-1 \$0.130	E-19S \$0.179	\$0.049	28%	\$0.049	38%
Large Commercial	CB-1 \$0.130	A-10S \$0.204	\$ 0.074	36%	\$0.074	57%
Large Industrial	CB-3 \$0.118	E-20P \$0.152	\$0.034	23%	\$0.034	29%

* 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 March 1, 2017 to Present

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