

2201
LAURELWOOD RD

 **SILICON VALLEY POWER**

 **HIGH DEMAND LOCATION**

WWW.2201LAURELWOOD.COM



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01 THE OFFERING

Colliers International, as the exclusive agent, is pleased to present the outstanding opportunity to acquire the 100% fee simple interest in a prestigious 11.98 acre potential development site enjoying a 1.0 FAR, located at 2201 Laurelwood Road in

Santa Clara (the Property) (3) two-story buildings totaling 201,529 square feet.

The Property is Zoned Light Industrial allowing for Industrial, Commercial and Office uses only. Restricted uses include Schools, Hospitals, Day Care

Centers or Senior Citizen Centers. The Property is centrally located in the heart of Silicon Valley directly on Highway 101 and Montague Expy near an abundance of brand new amenities. This offering is being made un-priced and on a “as-is, where-is” basis.





02 LOCATION



ADDRESS

2201 Laurelwood Road
Santa Clara, CA



SUBMARKET

City of Santa Clara



AREA OVERVIEW

Located in the heart of Silicon Valley



ACCESS

The site delivers access to points north, south, east, & west with its 101 & Montague Expy location, and direct access to highways 680, 880, & 280





02 LOCATION



NEW DEVELOPMENT ACTIVITY

Significant amount of
residential and
commercial development
and redevelopment in
the area



UNDER CONSTRUCTION



PROPOSED

2201

LAURELWOOD RD

03 PROPERTY OVERVIEW



LOT SIZE

±11.98 Gross Acres
521,848 SF



TOTAL BUILDING SIZE

201,529 SF



BUILDING 1

70,633 SF



BUILDING 2

55,453 SF



BUILDING 3

72,413 SF

±11.98
GROSS ACRES

BUILDING

3

BUILDING

2

BUILDING

1



03 PROPERTY OVERVIEW



UNMATCHED VISIBILITY

Corner of HWY 101
& Montague Expressway



COST EFFECTIVE POWER

Silicon Valley Power
±26% cheaper than PG&E
13 Megawatts



ZONING

Light Industrial



GENERAL PLAN

Planned Industrial
FAR 1.0



RESTRICTED USES

Schools
Hospitals
Day care centers
Senior citizen centers



POTENTIAL USES

Data center site
Unique new campus opportunity
Retail

04 TRANSPORTATION



IMMEDIATE HIGHWAY ACCESS

Via Montague Expressway
exit on Highway 101



RAIL ACCESS SERVING THE GREATER SAN FRANCISCO BAY AREA



Lawrence Station
1.5 miles



Great America Station
2.9 miles



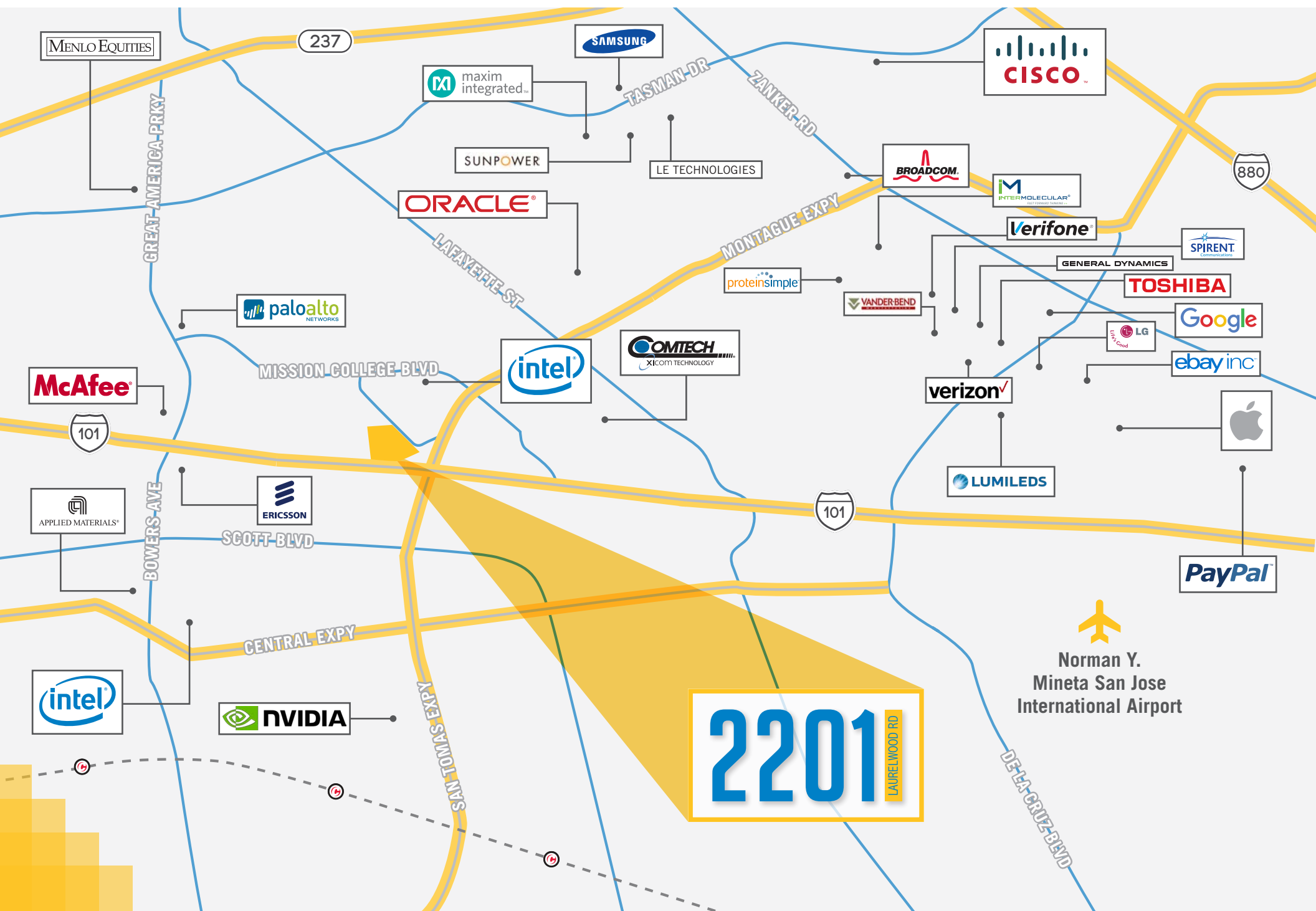
INTERNATIONAL AIRPORT ACCESS

**Mineta San Jose
International**
3.6 miles

San Francisco International
29.4 miles



05 CORPORATE NEIGHBORS MAP



06 AMENITIES MAP

FOOD & RESTAURANT

- 01 Pizza My Heart
- Sushi Express
- Togo's
- Iguanas Burriotozilla
- House of Bagels
- Cafe Falafel Grill
- 02 Freedom Cafe
- 03 Pedro's
- Birk's Restaurant

HOTEL & LODGING

- 04 Residence Inn
- 05 Ramada Worldwide
- 06 Avatar Hotel
- 07 Marriott



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07 CONTACT US

1. This offering is being made un-priced and on a “as-is, where-is” basis.
2. All offers in the form of a Letter of Intent are due by August 1, 2017 and sent to the attention of:
[Howard Berry at howard.berry@colliers.com](mailto:howard.berry@colliers.com)
3. Please provide a summary of the Participant's firm, how long it has been in business, and a list of recent acquisitions and source(s) of equity.
4. On-site tours must be arranged by appointment with Colliers International.



The information provided herein should not be relied upon by any Buyer purchasing the property. Each Buyer must perform its own due diligence prior to purchasing the property. Additional information and due diligence material is available upon request. Onsite tours of the property for potential Buyers can be set up at a future date exclusively by appointment with Colliers International.

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