

# 3111 CORONADO DRIVE SANTA CLARA, CALIFORNIA

CLASS A+ OFFICE/R&D HQ BUILDING



**NEW AVAILABILITY ±126,594 SF (DIVISIBLE TO ±69,000 SF)**



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## PROPERTY HIGHLIGHTS

- A recently renovated two story, two-building campus joined by a dramatic glass and steel pavilion.
- Efficient  $\pm 30,000$  SF floor plates connected via the pavilion lobby.
- Substantial class A+ furniture and A/V equipment through out entire premises
- Directly adjacent to Santa Clara Square restaurants & amenities
- Dramatic Executive Briefing Center and training infrastructure
- $\pm 4,600$  SF of usable outdoor meeting/collaboration space
- State of the art cafeteria infrastructure in place
- New recreation/sports court, gym with showers
- All new building mechanical and roofing systems
- $\pm 8,000$  SF of Electronics Lab w/80 tons of HVAC
- Dock and grade level loading
- 10 EV Chargers
- Flexible lease term from 3 to 10 years

## CAMPUS METRICS

Cubical Count: 475

Private Office Count: 23

Conference Room Count: 44



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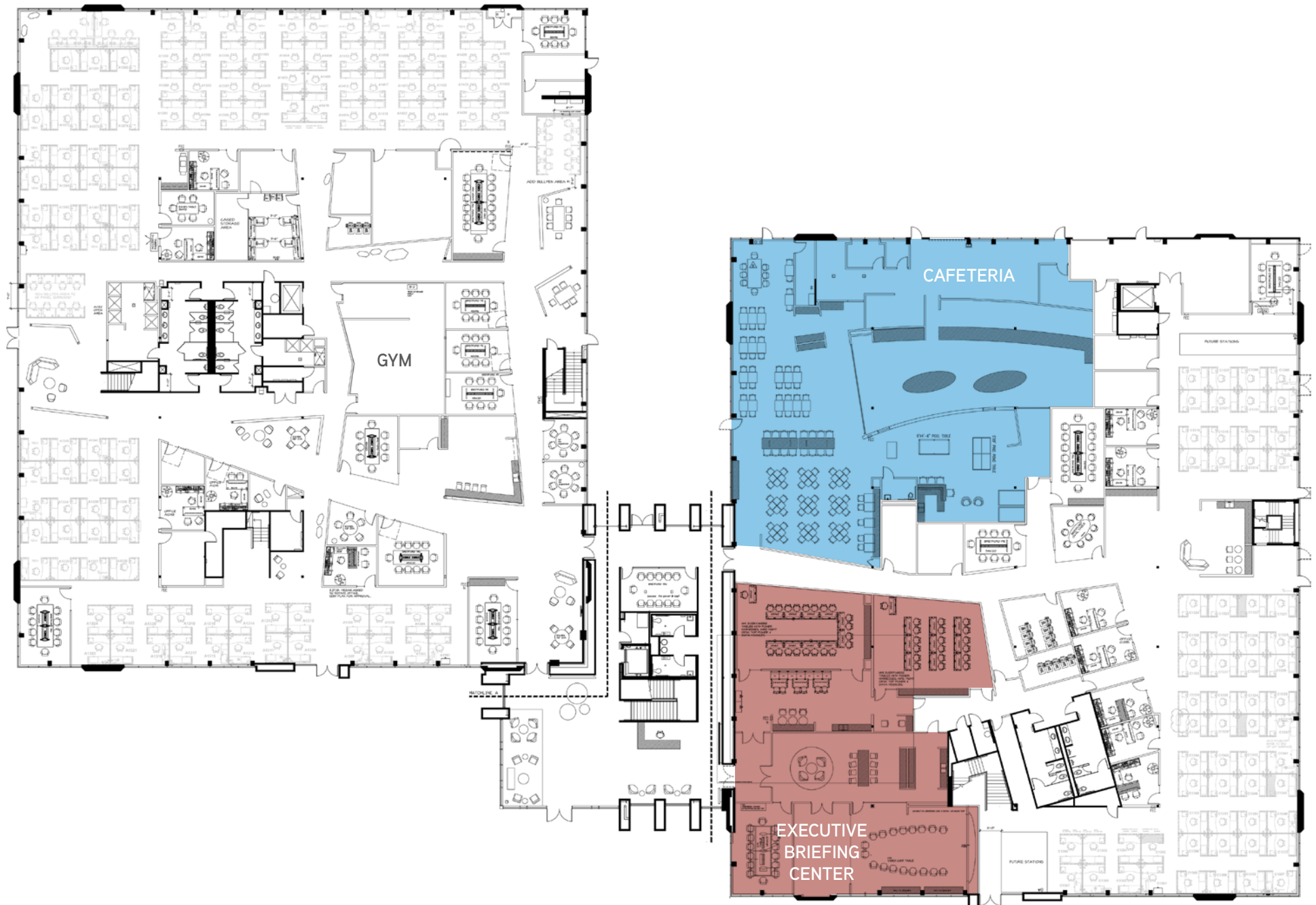
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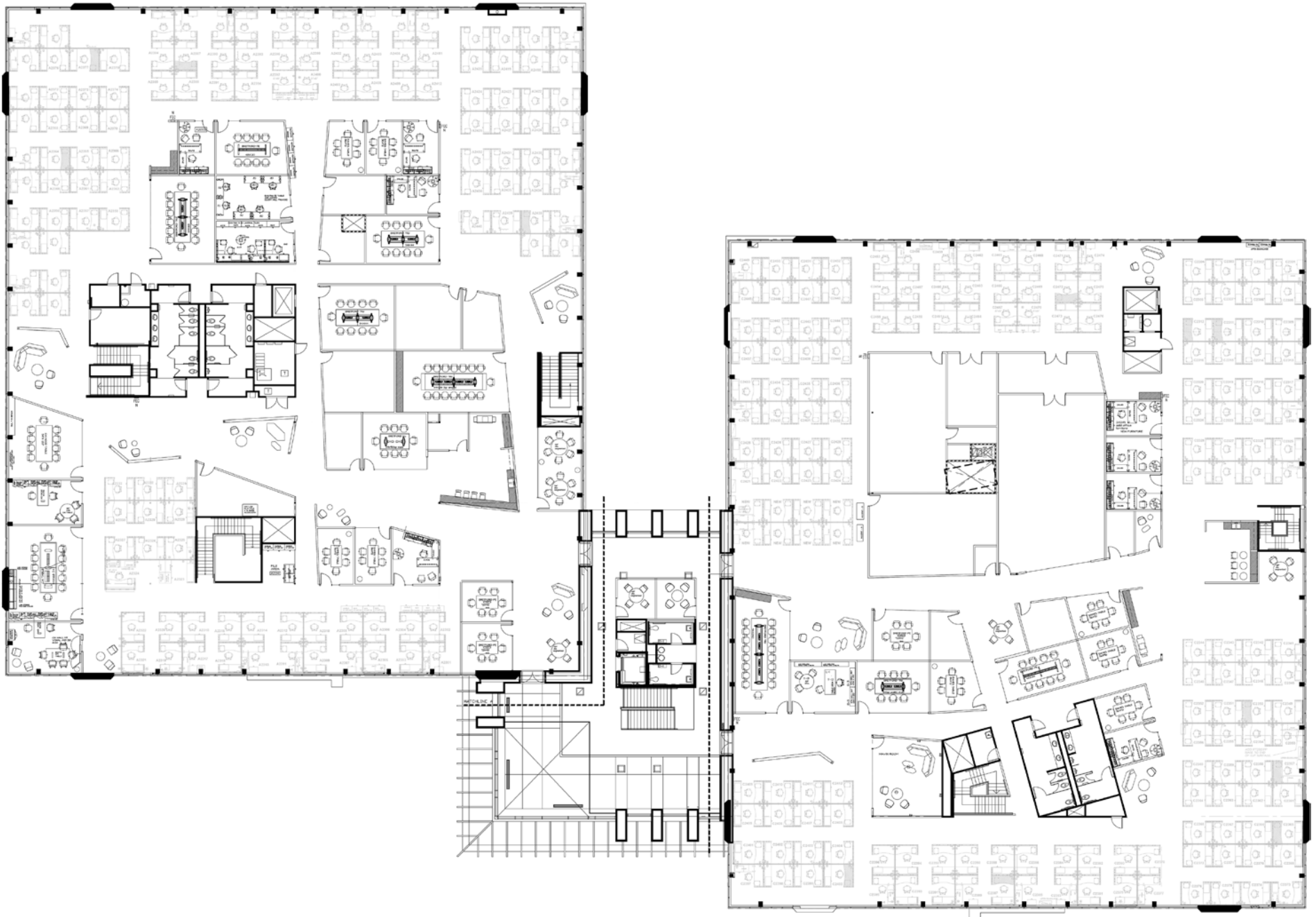
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## FLOOR PLAN - FLOOR 1



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## FLOOR PLAN - FLOOR 2





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## SITE PLAN





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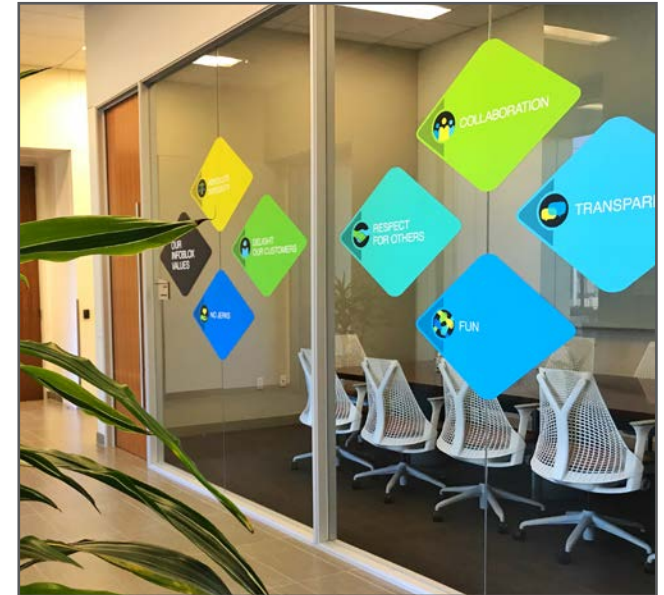
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