



TOTAL BUILDING SF ±17,600

- › 90% Drop ceiling throughout
- › 100% HVAC throughout including warehouse
- › New renovated LED lighting throughout
- › (2) New York AC units for office area
- › 100 KW 3-Phase Caterpillar EGenerator
- › Dedicated trash and recycling enclosure
- › 1200 Amps, 120/208 volt, 3 phase

WAREHOUSE - TOTAL SF ±1,650

- › (2) Grade level roll-up doors
- › Newly installed under deck insulation
- › ±875 SF Enclosed fencing for secure storage
- › 15' Clear height

MEDICAL DEVICE INFRASTRUCTURE

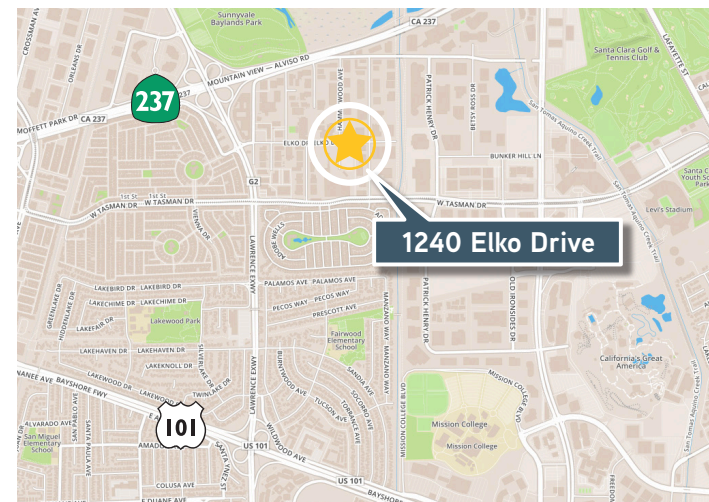
- › Open manufacturing space
- › (2) Walk-in cold rooms (±442 SF)
- › (16) Laboratories (11 with sinks)
- › Deionized water system closet
- › Utility room with compressed air and autoclave
- › Storage rooms
- › Glass washroom with new Lancer dishwasher

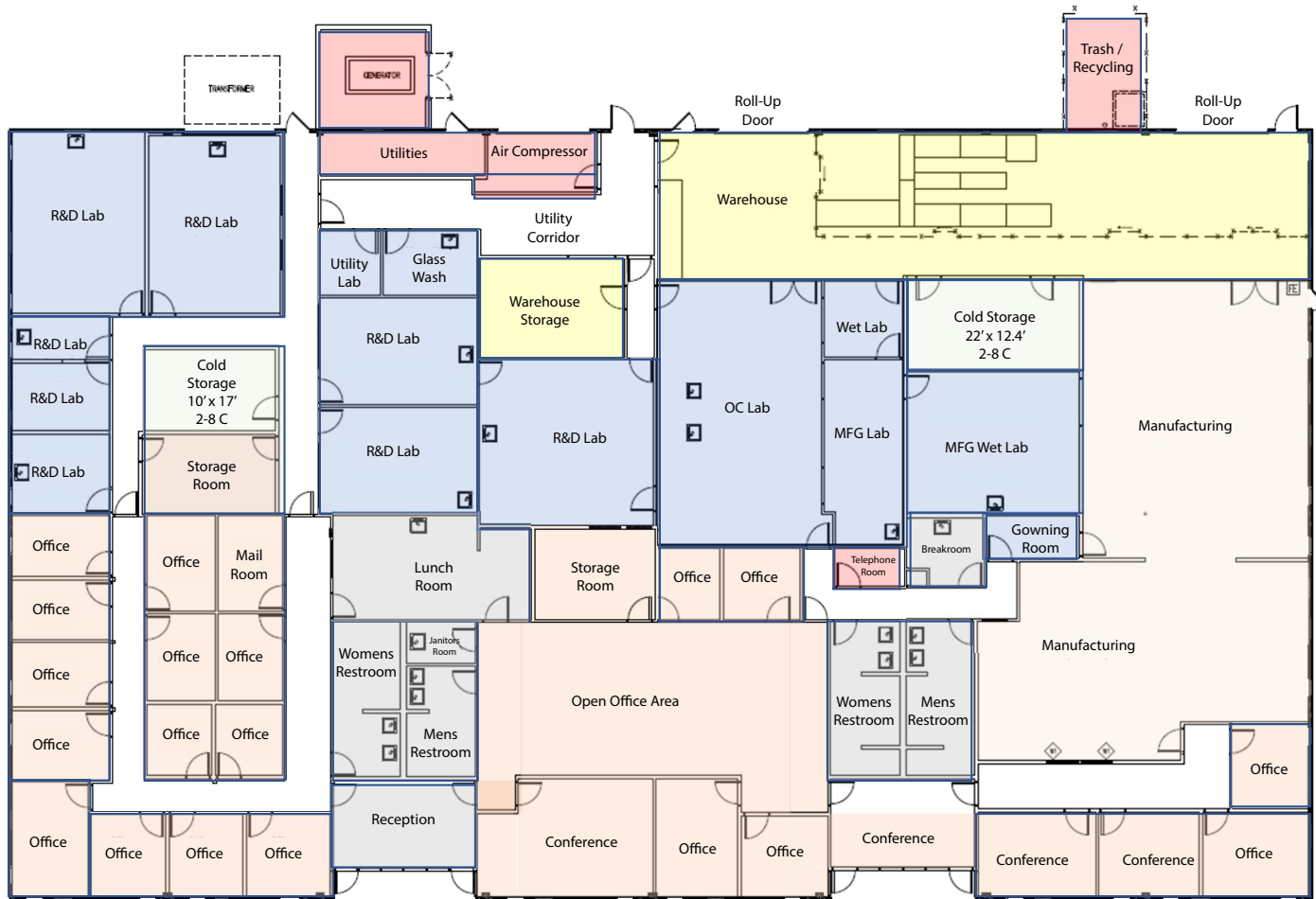
OFFICE AREA

- › (17) Private offices
- › (4) Conference rooms
- › Open office area

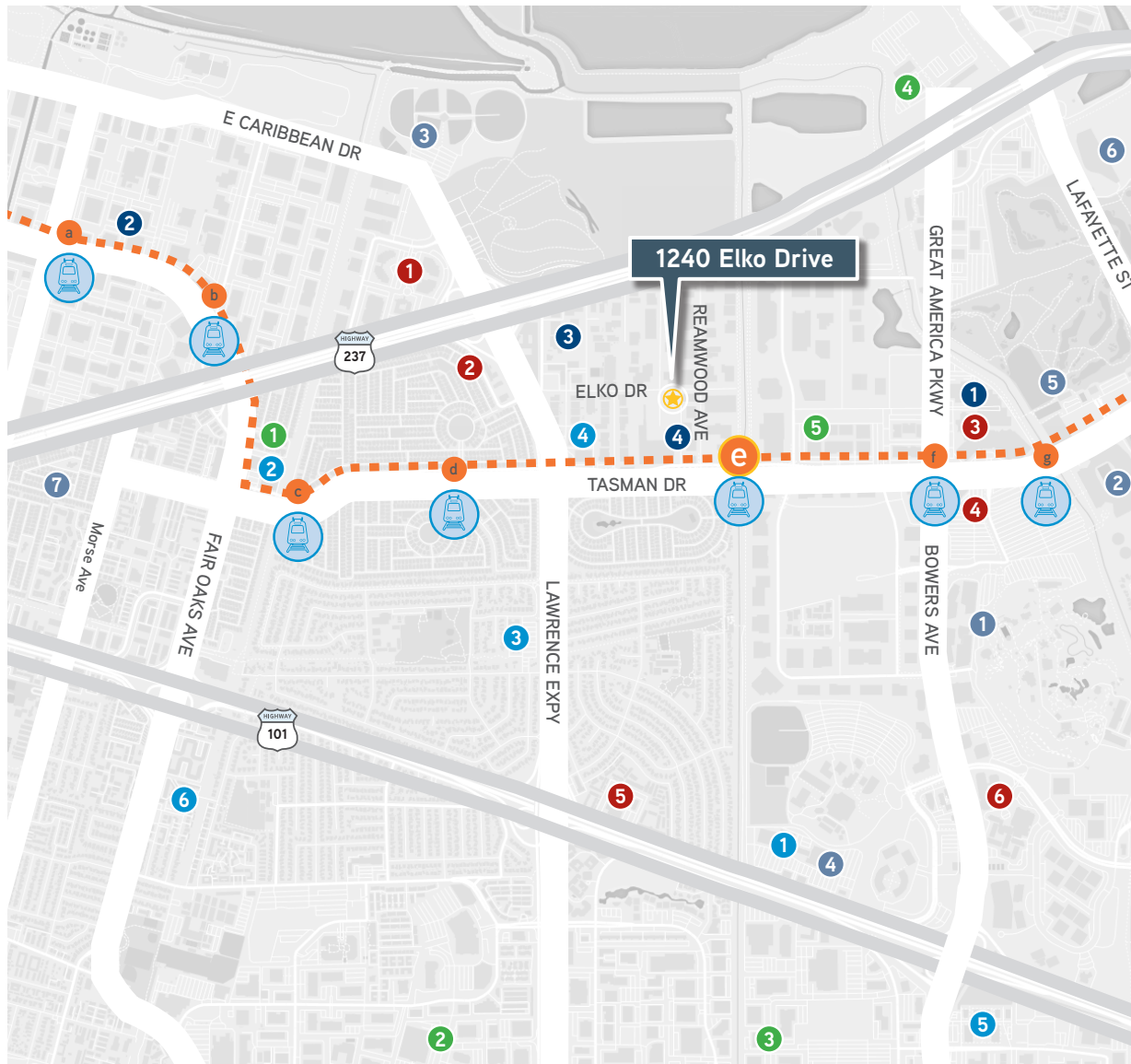
SUPPORT + AMENITIES

- › (2) Sets of restrooms
- › (1) Lunchroom with ending
- › (1) Breakroom, (1) Mother's room
- › (1) Storage room





= Laboratory
 = Cold Storage
 = Warehouse
 = Office Space
 = Utility Rooms
 = Common



1. Mercado Shopping Center

- Starbucks
- Walmart Neighborhood Market
- Panda Express
- Subway
- Pho Hoa Noodle Soup
- Krispy Kreme
- In-N-Out Burger
- Jamba Juice
- World Wrapps
- BurgerIM Burger Bar
- SmokeEaters Hot Wings

2. Fair Oaks Ave & Tasman Dr

- zPizza
- Specialty's Cafe & Bakery
- Grocery Outlet Bargain Market
- Boba Drive
- Amazing Cuts

3. Lakewood Shopping Center

- Lawrence Expy & Lakehaven Dr**
- Ming Tasty
 - Homi Japanese Ramen
 - Saigon Seafood Harbor
 - Hotpot First
 - Lakewood Dental Care

4. Tasman Dr & Lawrence Expy

- Taco Bell
- Xiang Xiang Noodle
- Big T's Seafood Market Bar
- Gobi Mongolian BBQ
- Hometown Health Spa
- Subway

5. Santa Clara Square Marketplace

- Il Fornaio
- Puesto Santa Clara
- Whole Foods
- Allegro Coffee Company
- Bluemercury
- Sur La Table
- Lula's Chocolates

- Opa? Santa Clara Specialty's Cafe and Bakery
- Fleming's Prime Steakhouse & Wine Bar

6. Fair Oaks Ave at Caliente Dr

- 7-aa
- Daily Doughnuts & Sandwiches
- Domino's pizza
- LoAn's Hair & Nails
- Rene Rose Island Cuisine

HOTELS

- 1.** Country Inn & Suites by Radisson 1300 Chesapeake Terrace, Sunnyvale, CA 94089

- 2.** Quality Inn Santa Clara Convention Center 1280 Persian Dr, Sunnyvale, CA 94089

- 3.** Hyatt Regency Santa Clara 5101 Great America Pkwy, Santa Clara, CA 95054

- 4.** Hilton Santa Clara 4949 Great America Pkwy, Santa Clara, CA 95054

- 5.** Ramada by Wyndham Sunnyvale/Silicon Valley

- 6.** Santa Clara Marriott 2700 Mission College Blvd, Santa Clara, CA 95054

ENTERTAINMENT/SPORTING

- 1.** California's Great America
- 2.** Levi's Stadium
- 3.** Twin Creeks

- 4.** AMC Mercado 20
- 5.** Santa Clara Golf & Tennis Club

- 6.** Santa Clara PAL BMX Track

- 7.** Columbia Neighbor Center

BUSINESS CENTERS

- 1.** Santa Clara Convention Center

- 2.** USPS

- 3.** FedEx Shipping Center

- 4.** UPS Customer Center

FINANCIAL INSTITUTIONS

- 1.** Bank of the West

- 2.** Union Bank

- 3.** Simplicity Bank

- 4.** World Finance Group

- 5.** SVB Financial Group

VTA LIGHT RAIL

- a.** Borregas Station

- b.** Crossman Station

- c.** Fair Oaks Station

- d.** Vienna Station

- e.** Reamwood Station

- f.** Old Ironsides Station

- g.** Great America Station