

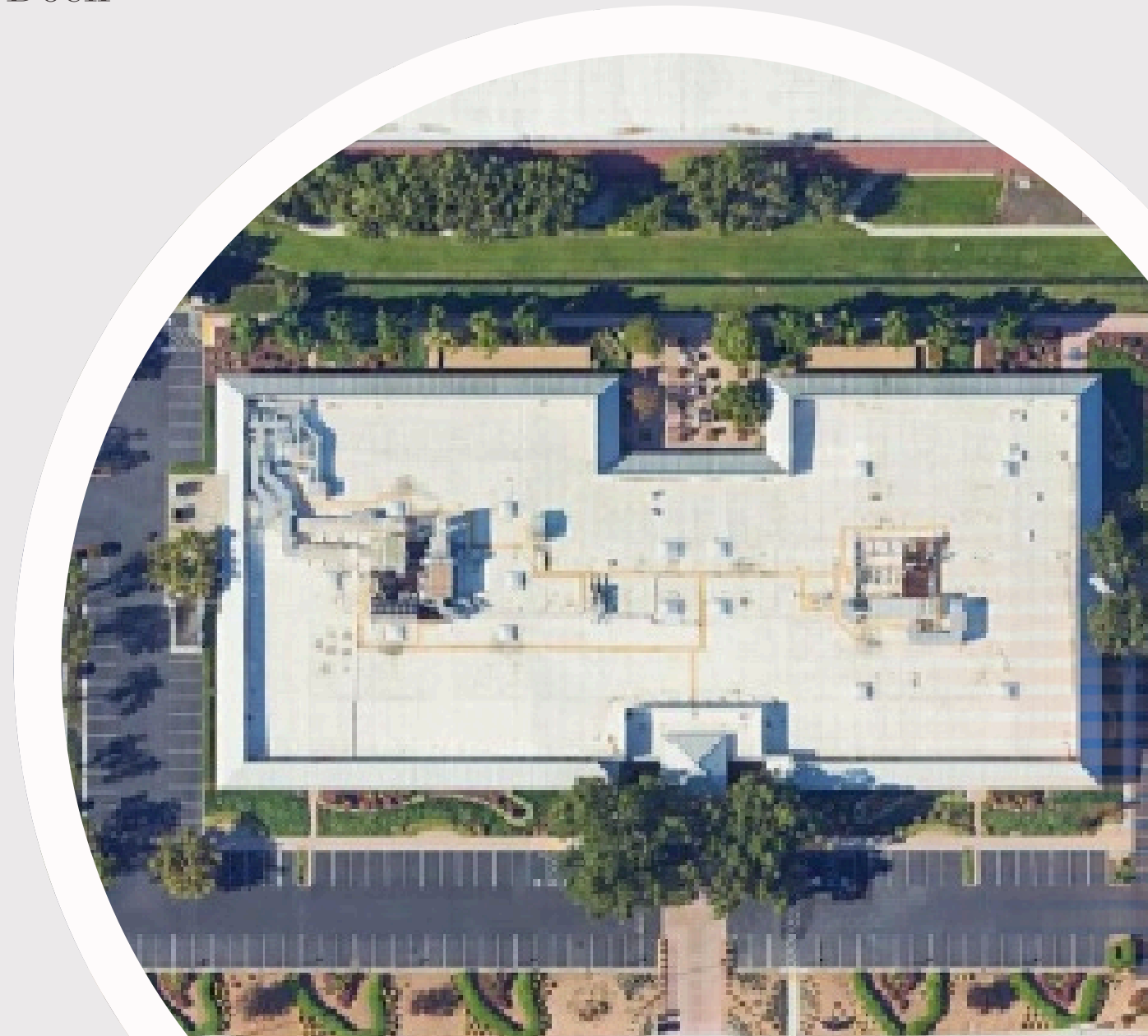
2901 PATRICK HENRY DR
SANTA CLARA
FOR LEASE



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TECHNICAL HIGHLIGHTS

- Size/Divisibility: Class A office/R&D totaling $\pm 31,778$ SF.
- Power: 4,000 amps @ 277/480V, served by Silicon Valley Power (SVP).
- HVAC: Central.
- Site/Parking: 6.5-acre site with parking ratio $\approx 3.8/1,000$; monument signage available.
- 1 Grade level Loading Dock

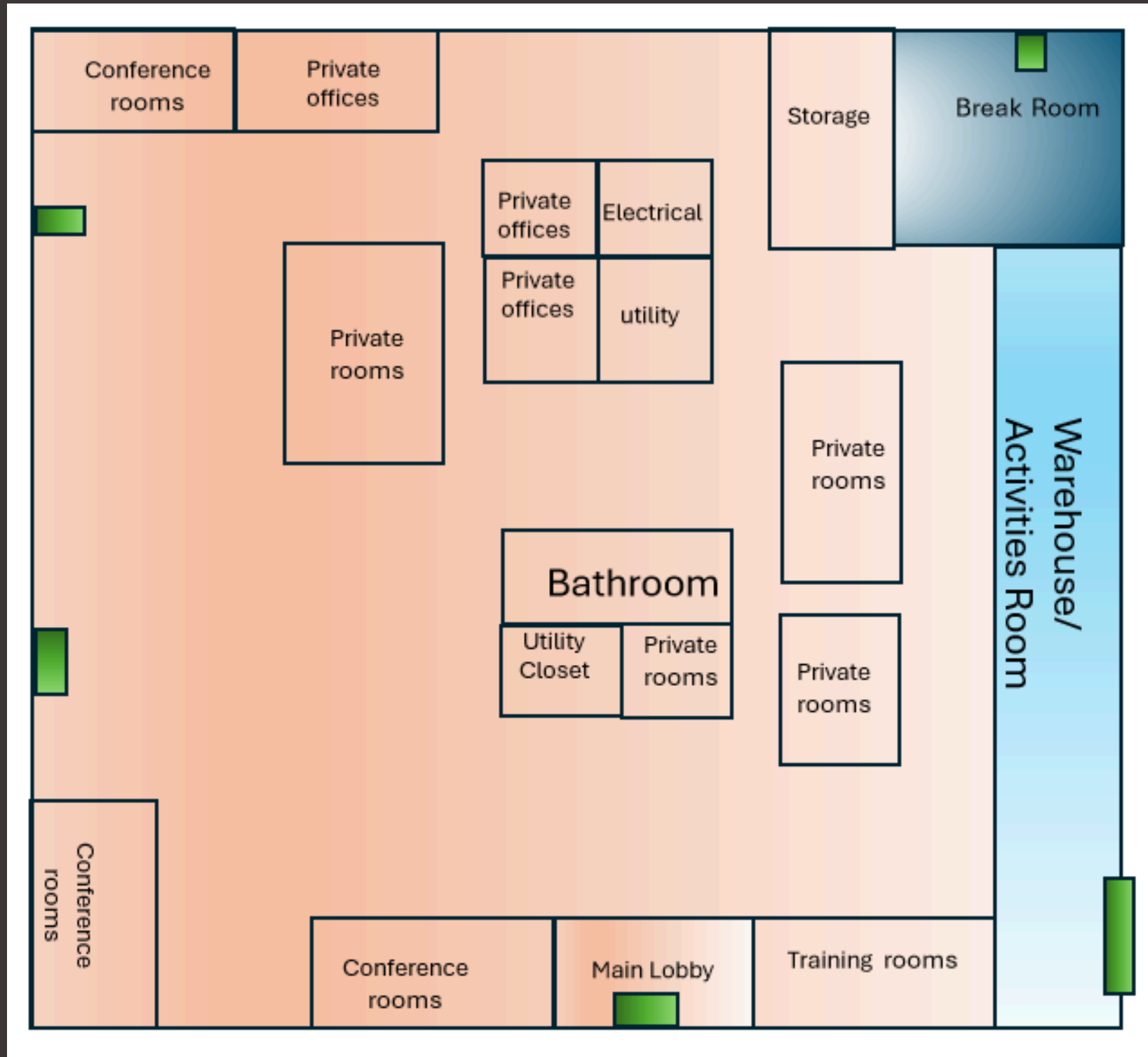


INTERIOR HIGHLIGHTS



- Recently renovated interiors with a significant glass-line and excellent natural light.
- Functional program includes: open office zones, multiple conference rooms, reception + lobby, kitchen/breakroom, phone rooms, IT workroom & storage, server room & server lab, shipping/receiving with dock leveler and forklift ramp, ample storage/lab rooms, multiple skylights, and men's & women's showers.
- Outdoor patio integrated with the landscaped setting.
- Santa Clara location with quick access to US-101 and CA-237; near VTA Light Rail.
- Walkable to major landmarks/amenities: Great America (≈ 0.7 mi / 15 min), Levi's Stadium (≈ 0.8 mi / 17 min); surrounded by retail/dining clusters (Santa Clara Square and broader Tasman/Montague corridors).
- Site fronts Patrick Henry Dr / Old Ironsides Dr; landscaped campus with outdoor areas and two bocce courts.

UNIT LAYOUT



PHOTOS EXTERIOR:

