

**NEWLY REDUCED ASKING  
RATE \$0.49,NNN**



**CLICK TO TAKE A  
VIRTUAL TOUR**



**RARE, OFFICE/R&D SUBLEASE,  
AVAILABLE NOW  
LEASE EXPIRES 5/31/2026**

**4550**  
NORRIS  
CANYON  
ROAD



**+/-48,931 SF AVAILABLE**

**CBRE**

# PROPERTY HIGHLIGHTS



18 FOOT CLEAR HEIGHT



277/480V, 3 PHASE  
ELECTRICAL



BACKUP GENERATOR:  
SINGLE PHASE, 120/240V  
OUTPUT, 60HZ, 5.1/3.0A



COMPUTER ROOM WITH  
SEPARATE HVAC



3 DOCK HIGH DOORS



70% OFFICE/LAB  
30% WAREHOUSE



ENERGY EFFICIENT  
COOLING SYSTEM



PERIMETER PRIVATE  
OFFICES, CONFERENCE  
ROOMS



CONDITIONED  
WAREHOUSE



OUTDOOR RECREATION/  
COLLABORATIVE AREA



24 HOUR FITNESS  
AND UPS LOCATED  
NEXT DOOR



AMPLE PARKING

## ADAM EBNER

First Vice President  
+1 925 251 4606  
adam.ebner@cbre.com  
Lic. 01213890

## MARK CHRISTIERSON

Executive Vice President  
+1 408 453 7452  
mark.christierson@cbre.com  
Lic 01296954

## MARK KOL

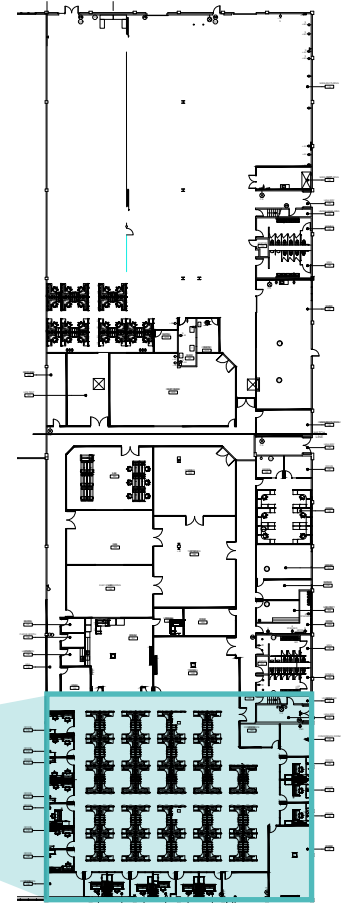
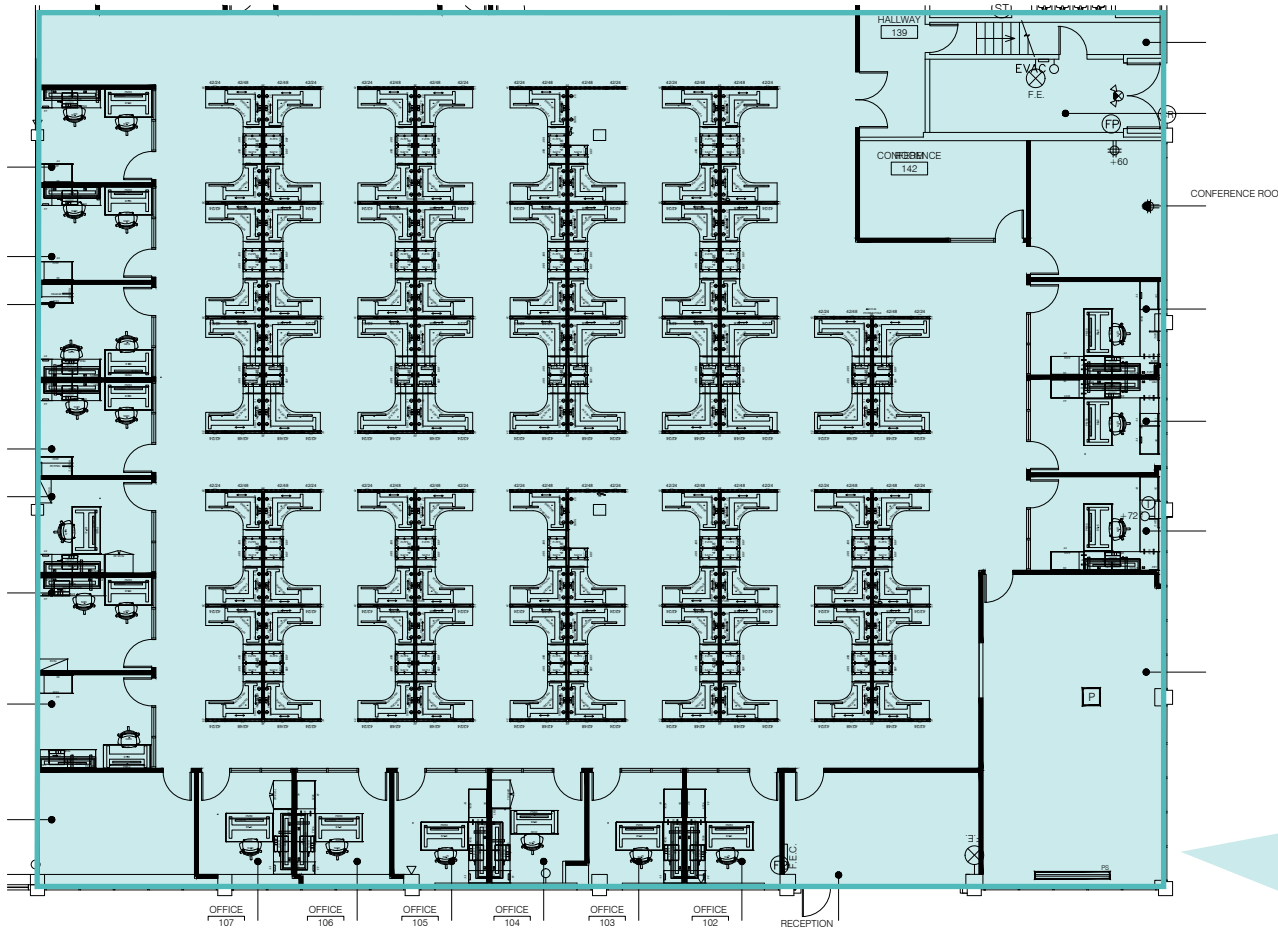
Executive Vice President  
+1 510 874 1992  
mark.kol@cbre.com  
Lic 01251158



# FLOOR PLAN



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\*Can all be converted to warehouse

## ADAM EBNER

Senior Vice President  
+1 925 251 4606  
adam.ebner@cbre.com  
Lic. 01213890

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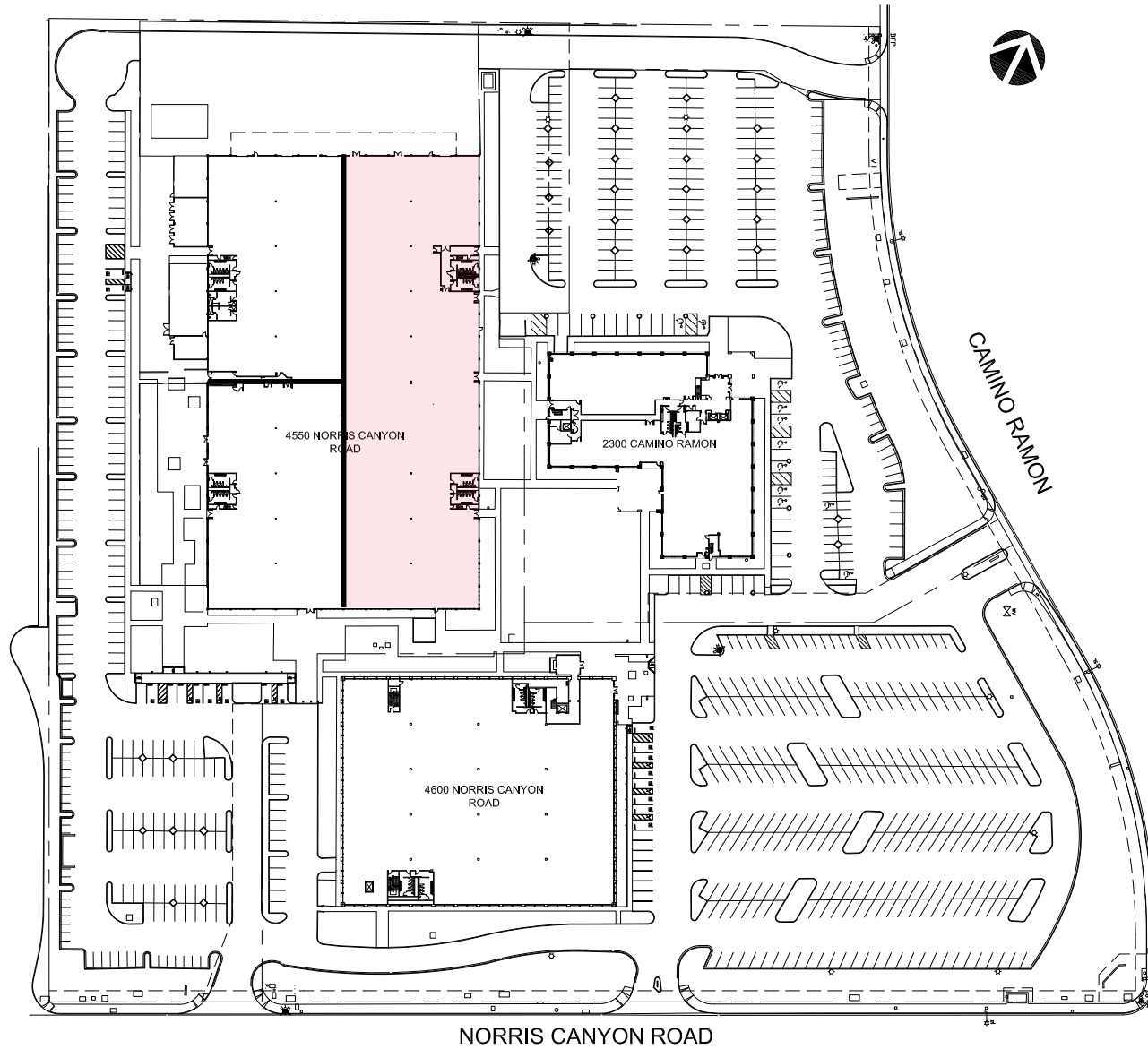
Executive Vice President  
+1 408 453 7452  
mark.christierson@cbre.com  
Lic 01296954

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Executive Vice President  
+1 510 874 1992  
mark.kol@cbre.com  
Lic 01251158



# SITE PLAN



**ADAM EBNER**  
Senior Vice President  
+1 925 251 4606  
adam.ebner@cbre.com  
Lic. 01213890

**MARK CHRISTIERSON**  
Executive Vice President  
+1 408 453 7452  
mark.christierson@cbre.com  
Lic 01296954

**MARK KOL**  
Executive Vice President  
+1 510 874 1992  
mark.kol@cbre.com  
Lic 01251158



# LOCATION MAP



**ADAM EBNER**

Senior Vice President  
+1 925 251 4606  
adam.ebner@cbre.com  
Lic. 01213890

**MARK CHRISTIERSON**

Executive Vice President  
+1 408 453 7452  
mark.christierson@cbre.com  
Lic 01296954

**MARK KOL**

Executive Vice President  
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mark.kol@cbre.com  
Lic 01251158







CLICK TO TAKE A  
VIRTUAL TOUR

COMPANY NAME HERE



**MARK CHRISTIERSON**

Executive Vice President

+1 408 453 7452

mark.christierson@cbre.com

Lic 01296954

**ADAM EBNER**

Senior Vice President

+1 925 251 4606

adam.ebner@cbre.com

Lic. 01213890

**MARK KOL**

Executive Vice President

+1 510 874 1992

mark.kol@cbre.com

Lic. 01251158

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