



For Lease

±19,100 SF Premium Office / Flex / Medical / Education Space
2340 Calle De Luna Santa Clara, CA



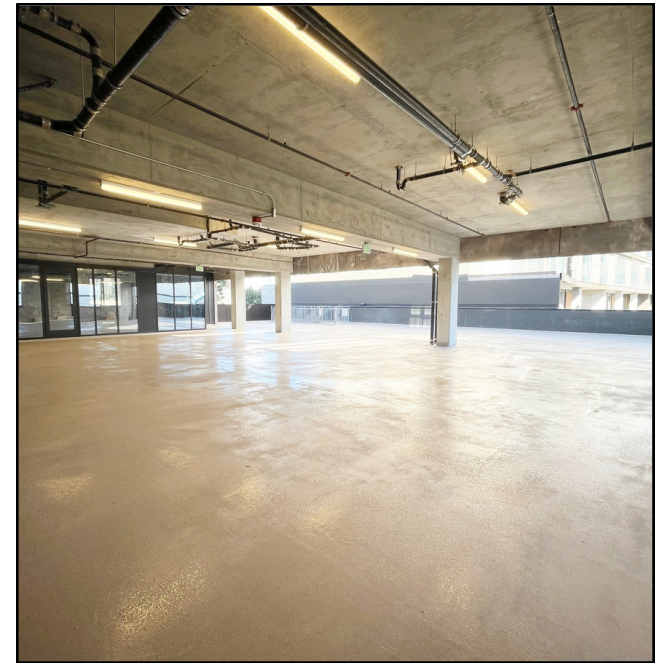
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Property **Highlights**



±19,100 SF located on the second floor

- 14,000 SF of second floor space
- 5,100 SF of private, outdoor courtyard



Rare flexible TN zoning inclusive of education use, medical use, daycare, general office, and others



10' Clear Height



Large operable windows



Private entrance to the suite with dedicated elevator service



4 minute walk to Ace Train stop
5 minute walk to VTA Light Rail Station
10 min walk to Levis Stadium



2 minute drive to Santa Clara Convention Center and The Hyatt Santa Clara

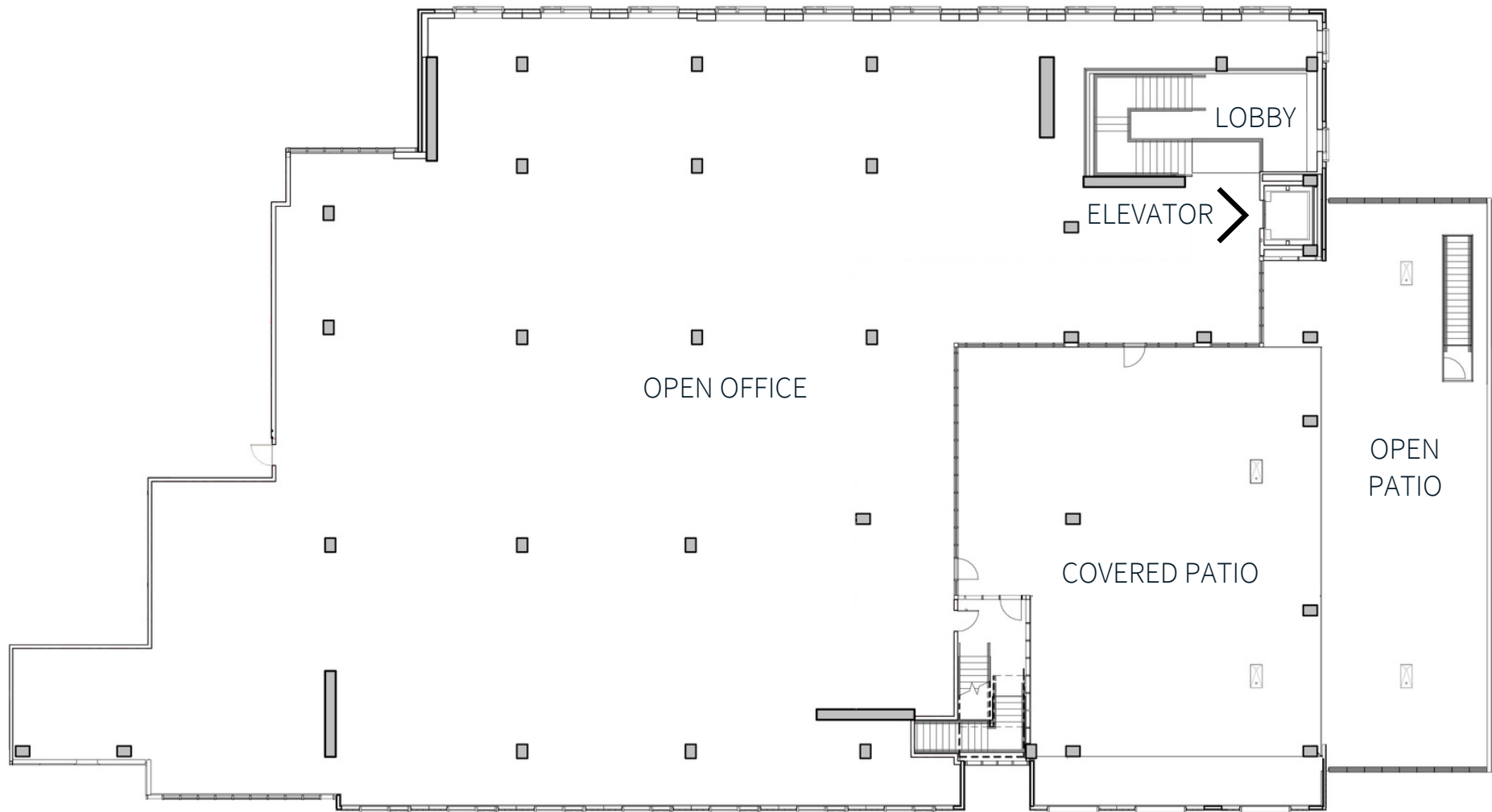


Adjacent to retail/dining amenities, including Clara's Junction, a casual dining in a full service indoor/outdoor setting



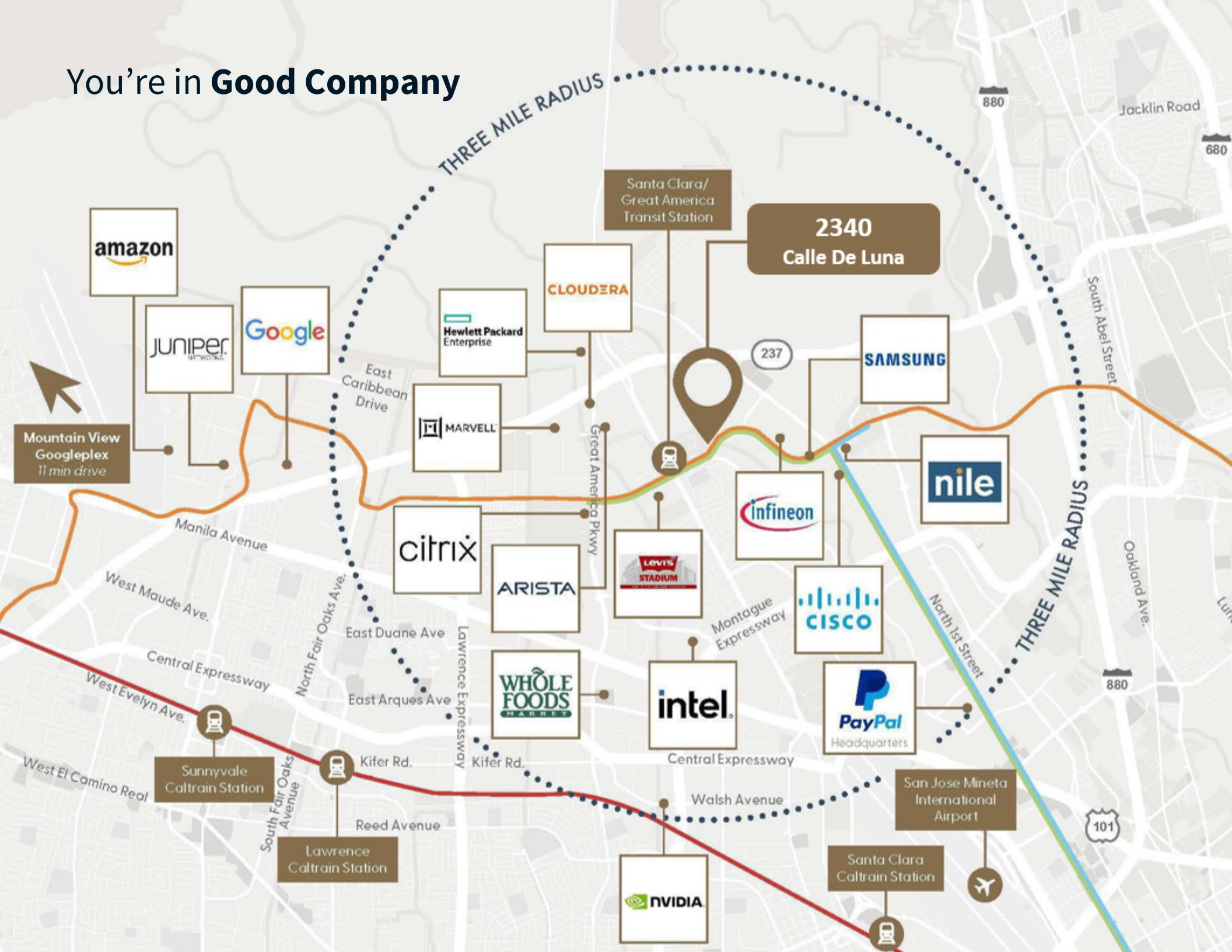
Immediately adjacent to The Clara, a luxury high-rise living development by Related Companies featuring studios to 3-bedroom apartments, townhomes & penthouses.

The Space



- ±14,000 SF Second Floor / Office Space
- ±5,100 SF Private Outdoor Courtyard
- Private Ground Floor Lobby with Dedicated Stairwell and Elevator

You're in **Good Company**



The Neighborhood

