



OFFICE BUILDING FOR LEASE  
**4950 PATRICK HENRY**



4950 PATRICK HENRY DRIVE, SANTA CLARA, CA 95054

*Presented By*

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# 4950 PATRICK HENRY

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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate: Negotiable

Available SF: 74,398 SF

Zoning: ML

Year Built: 1978

Building Size: 74,398

### PROPERTY OVERVIEW

4950 Patrick Henry Drive is located in the Marriott Business Park with easy access to Hwy 101, Fwy 237, Great America Parkway and Lawrence Expressway, and just up the block from the New Levi's Stadium.

TENANT IMPROVEMENTS AVAILABLE FOR QUALIFIED TENANTS as the building is currently in shell condition. 4950 Patrick Henry is a free standing shell building with loading dock and warehouse space. There is ample parking (Ratio 4:1000).

### PROPERTY HIGHLIGHTS

- TENANT IMPROVEMENTS AVAILABLE for qualified tenants. - Shell Condition currently.
- Prime location at the corner of Tasman and Patrick Henry Drive
- Near Highway 237, 101, & Great America Pkwy
- Near the New Levi's Stadium
- Ample Parking (Ratio 4:1000)

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## ADDITIONAL PHOTOS



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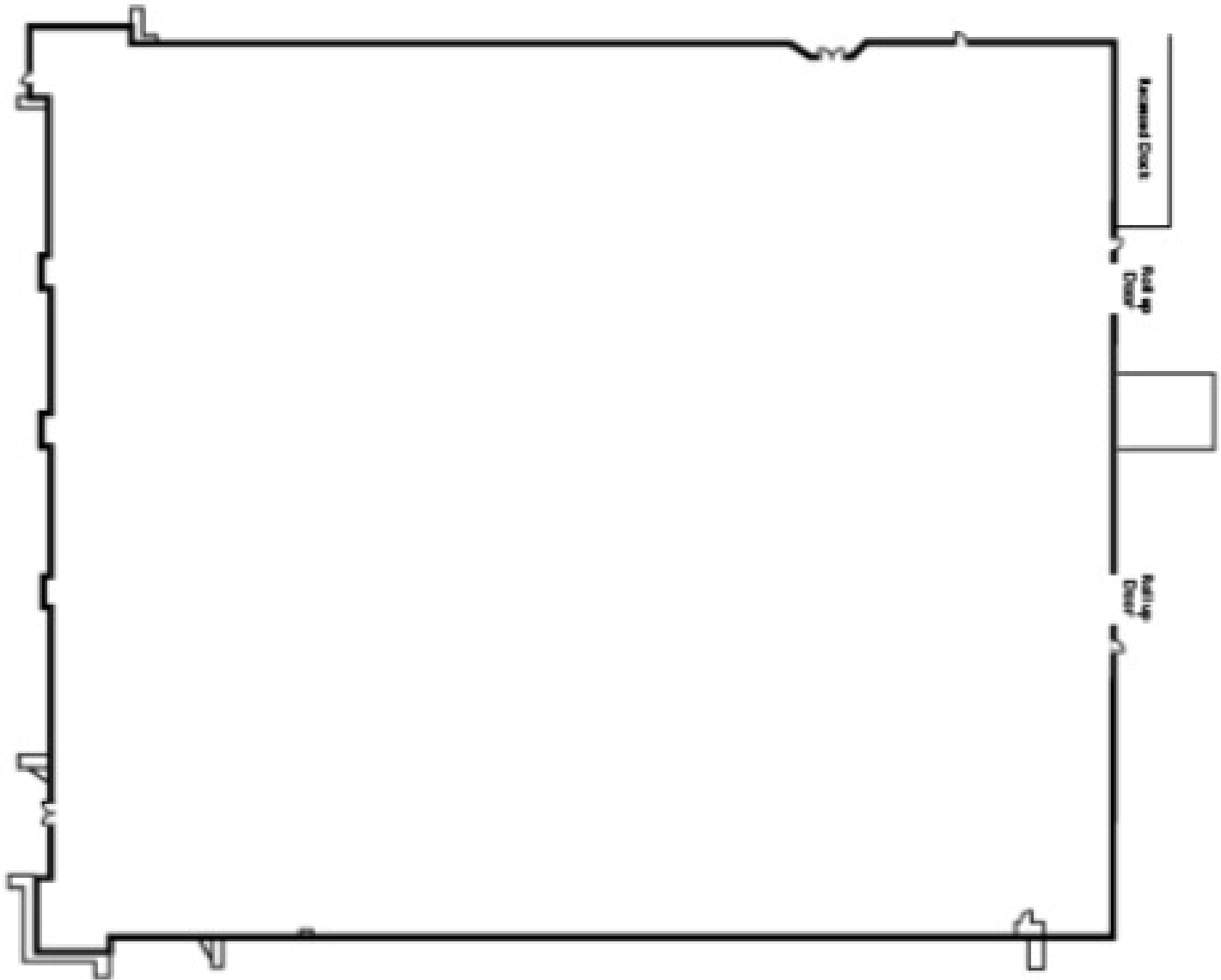
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## FLOOR PLANS



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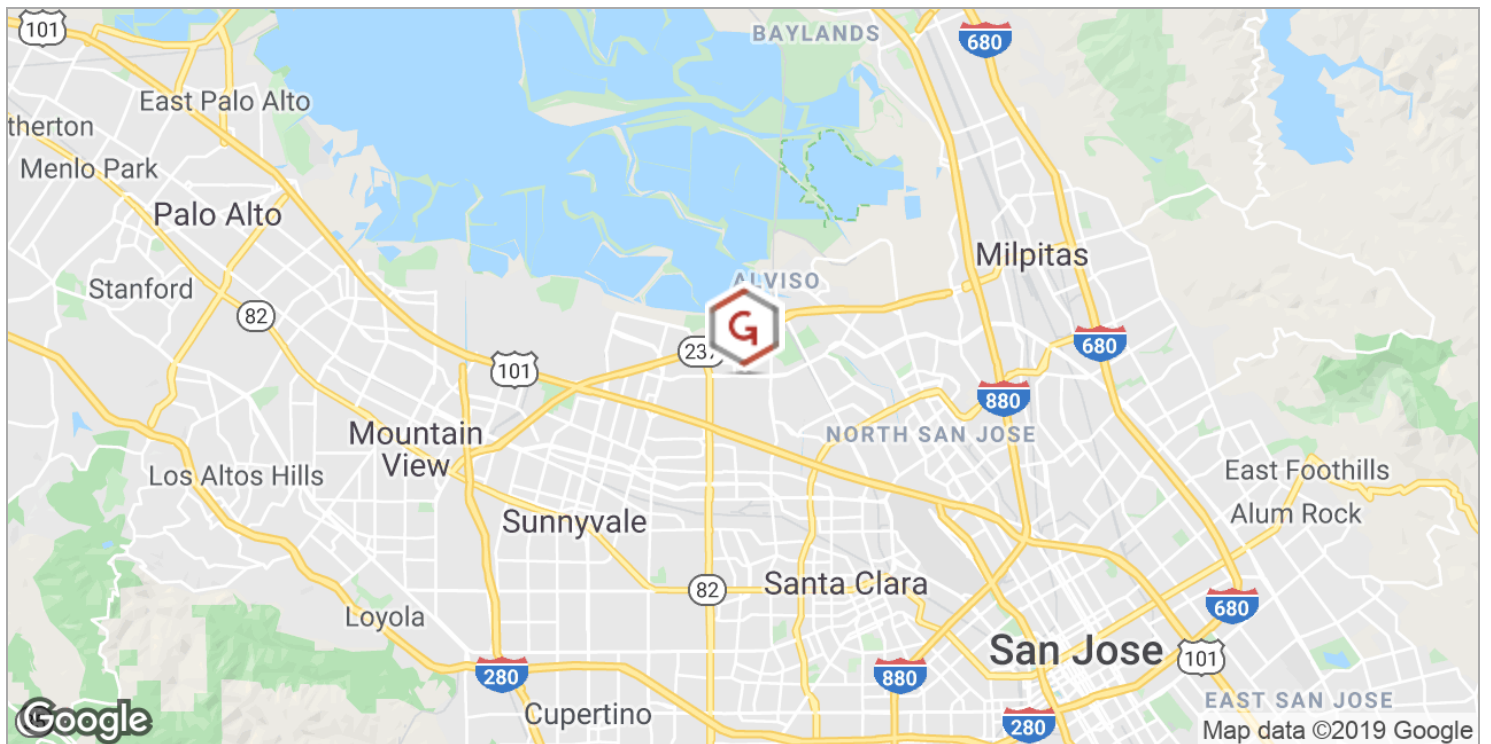
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## LOCATION MAPS



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## RETAILER MAP



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