



4151 BURTON DRIVE

*±12,439 SF High Quality Office/
Flex Space Available for Sublease
in Mission Park, Santa Clara*

SANTA CLARA, CA 95054

12,439 SF High Quality Office/Flex Space in Mission Park, Santa Clara

One-story office building with roll-up door

Plug & play office space

5 private offices, 5 medium size conference rooms, 1 large boardroom, 41 workstations, large storage room and server room

Large open break room with natural light, and exterior picnic table seating area

Server room with dedicated HVAC

6 car charging stations

Building signage available

±12,439

TOTAL SF

\$3.95

GROSS LEASE RATE

1/31/31

LED





Prime location with immediate access to highways, marketplace, CalTrain shuttle. Offering abundant parking and discounted Silicon Valley Power utility service.



**1200 AMPS
@ 208/120V
POWER**



**3.5/1000
PARKING**

Convenient access to Montague Expwy and Hwy 101

Short walk to Mission Park Marketplace - Westin Hotel, Starbucks, Mendocino Farms, Teriyaki Madness, Habit Burger, Boichik Bagels, and Orangetheory Fitness

Located next to CalTrain shuttle station. Mission CalTrain shuttle runs every half hour between Lawrence CalTrain Station and Mission Park. VTA Light Rail/ ACE Train shuttle serving Mission Park via Great America Station.

Available early 2027



FLOOR PLAN

+12,439 SF

AVAILABLE

41

WORK STATIONS

5

PRIVATE OFFICES

5

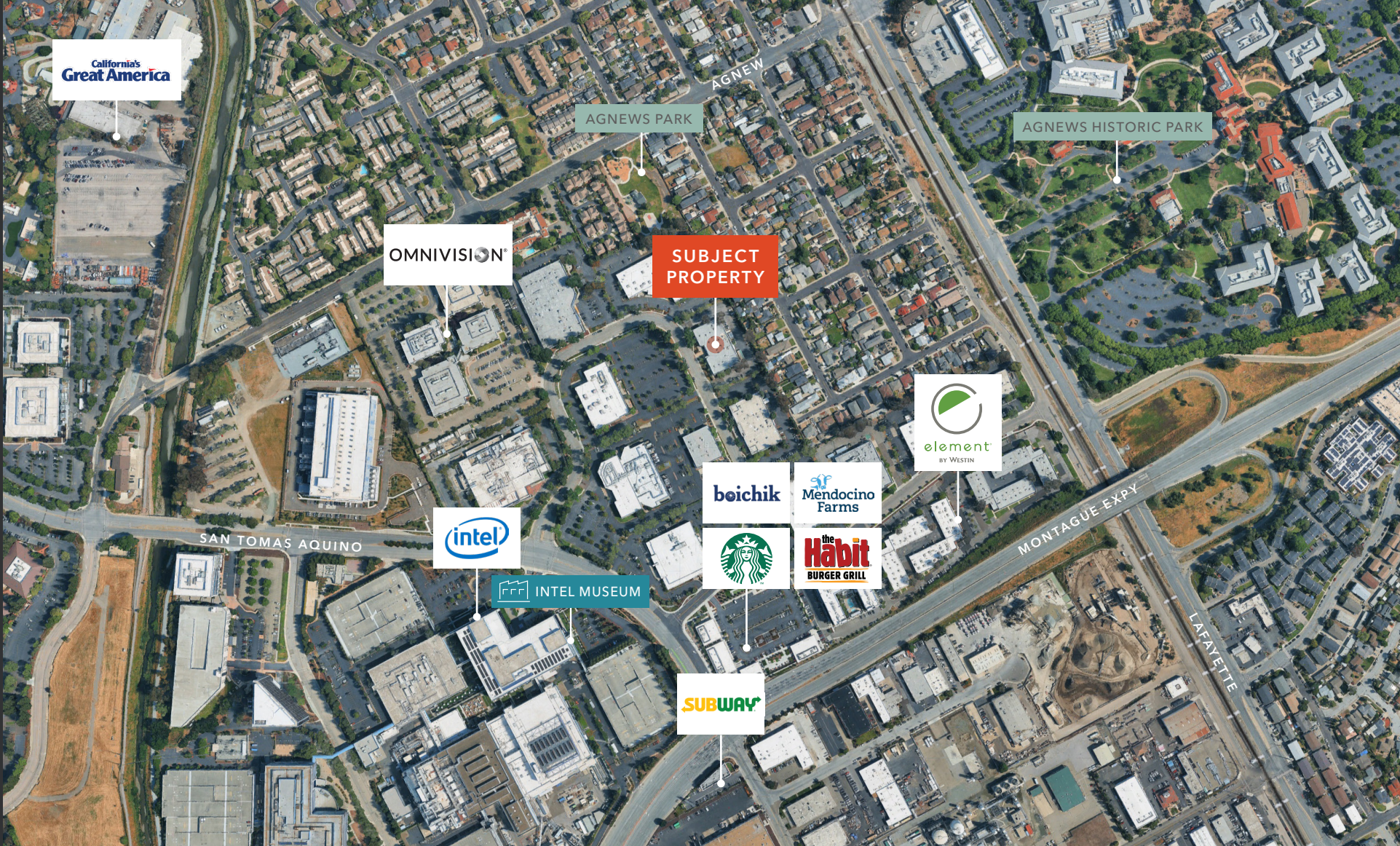
MEDIUM CONFERENCE ROOMS

1

LARGE STORAGE ROOM



FLOOR PLAN NOT TO SCALE



*For more
information,
contact*

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