

3301 - 3371 OLCOTT STREET

SANTA CLARA, CALIFORNIA

NEW MARKET READY WORK!



FOR LEASE

±8,163, ±10,120, ±46,886 OR ±65,169 SF | SINGLE STORY R&D BUILDING
WITH WAREHOUSE/MFG SPACE | DOCK & GRADE LEVEL LOADING

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HIGHLIGHTS

- Single Story Santa Clara R&D building with Heavy Power, Engineering Labs and Dock and Grade Level Loading
- ±8,163, ±10,120, ±46,886 or ±65,169 SF Office/R&D Building with Warehouse/MFG space
- Monument Signage/Identity on Highway 101
- Good mix of open office/R&D, warehouse, private offices & conference rooms
- Lunchrooms | Access to Outdoor Patio
- 2500 AMPs @ 277/480 Volts | Silicon Valley Power
- 600 KW Onan | Cummins Backup Generator
- Covered Equipment Pad with Chiller, CDA and Vacuum
- Great Access to HWY 101, San Tomas and Central Expressways
- Walking Distance to Santa Clara Square Marketplace with many Restaurants and Whole Foods Market
- ±46,886 SF @ 3301 Olcott Street Available Immediately
- ±8,163 SF @ 3351 Olcott Street Available Immediately
- ±10,120 SF @ 3371 Olcott Street Available Immediately
- Parking Ratio 4.0/1,000
- Showers
- Call to Tour



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FLOOR PLAN

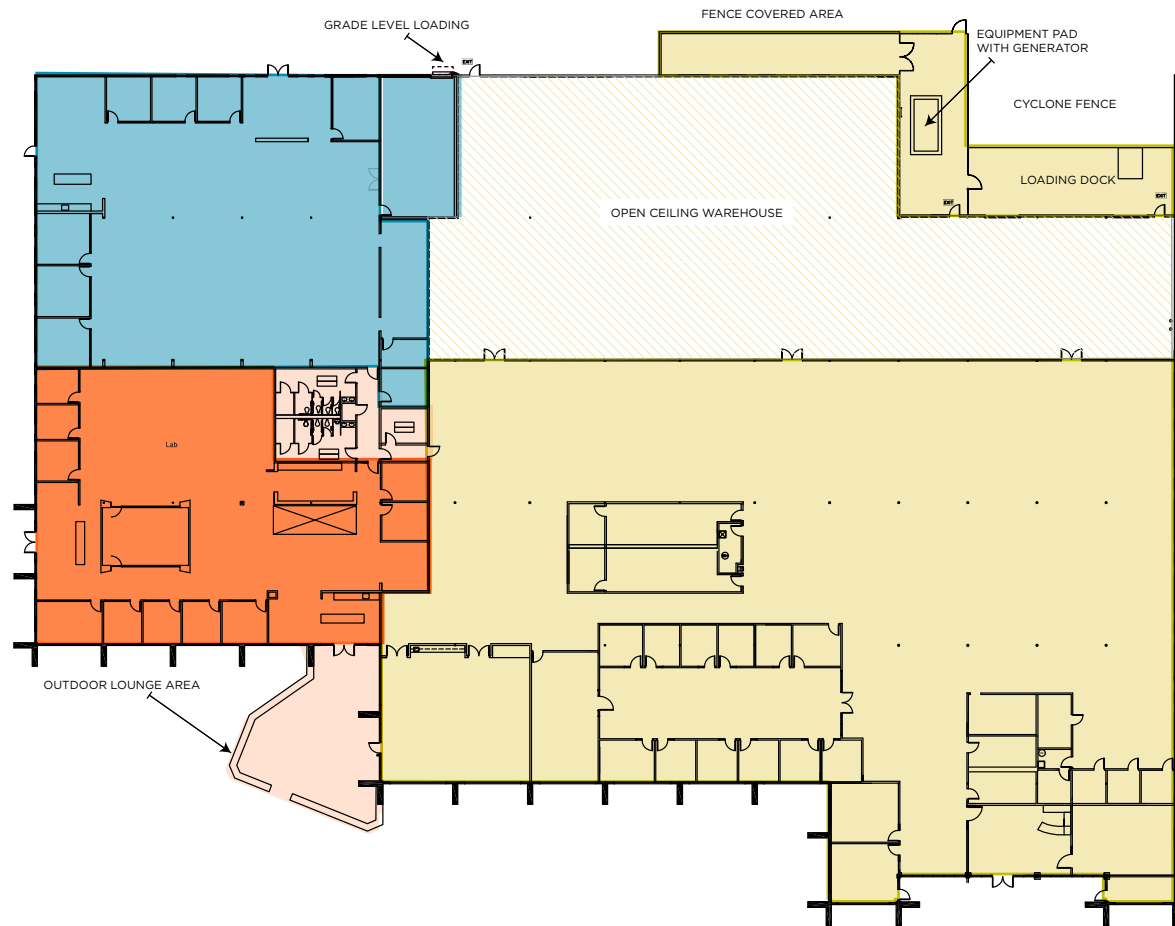
±10,120 SF Office

- 3301 Olcott Street
±46,886 SF
- 3351 Olcott Street
±8,163 SF
- 3371 Olcott Street
±10,120 SF

Total Building: ±65,169 SF

Common Areas

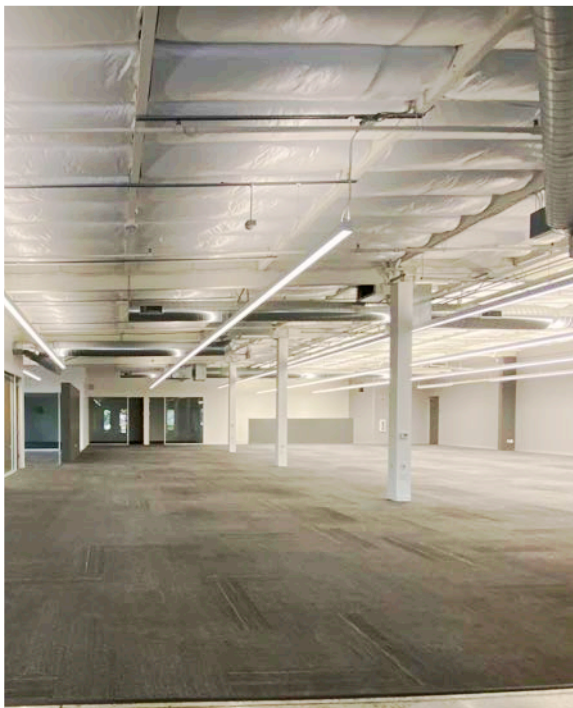
Not to scale





3301 OLCOTT STREET PHOTOS





3371 OLCOTT STREET PHOTOS



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SITE PLAN

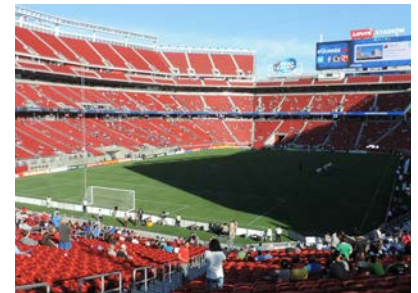
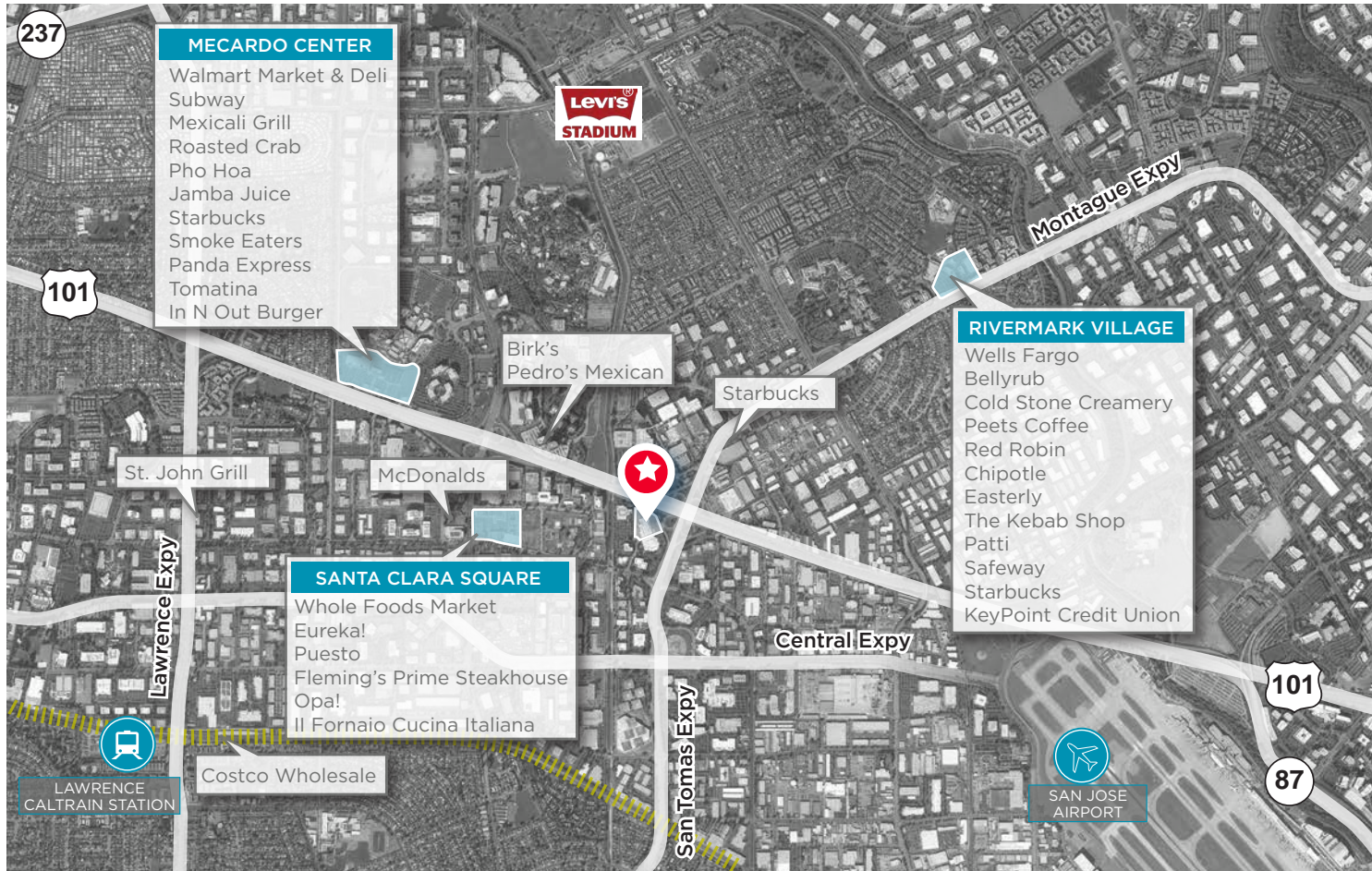
| PARKING SUMMARY | |
|--------------------|--------|
| DESCRIPTION | STALLS |
| STANDARD PARKING | 249 |
| ACCESSIBLE PARKING | 8 |
| TOTAL | 257 |



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AMENITIES



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