



WALSH BOWERS

TECHNOLOGY CENTER



±2,173 SF – ±121,726 SF OFFICE/R&D FOR LEASE

PROJECT HIGHLIGHTS



3-Building Santa Clara
Office/R&D Park



Prime Silicon
Valley Location



Below Market Rents



Flexible Lease Terms



Abundant Parking



Prominent Signage



Multiple Expansion
Opportunities



Easy access to Hwy 101
& Amenities



CalTrain Shuttle
at Project



AVAILABILITIES



2790 Walsh
±29,256 - ±61,500 SF

2845 - 2855 Bowers Ave
±12,170 - ±32,244 SF

2805 Bowers Ave
±2,173 - ±60,226 SF

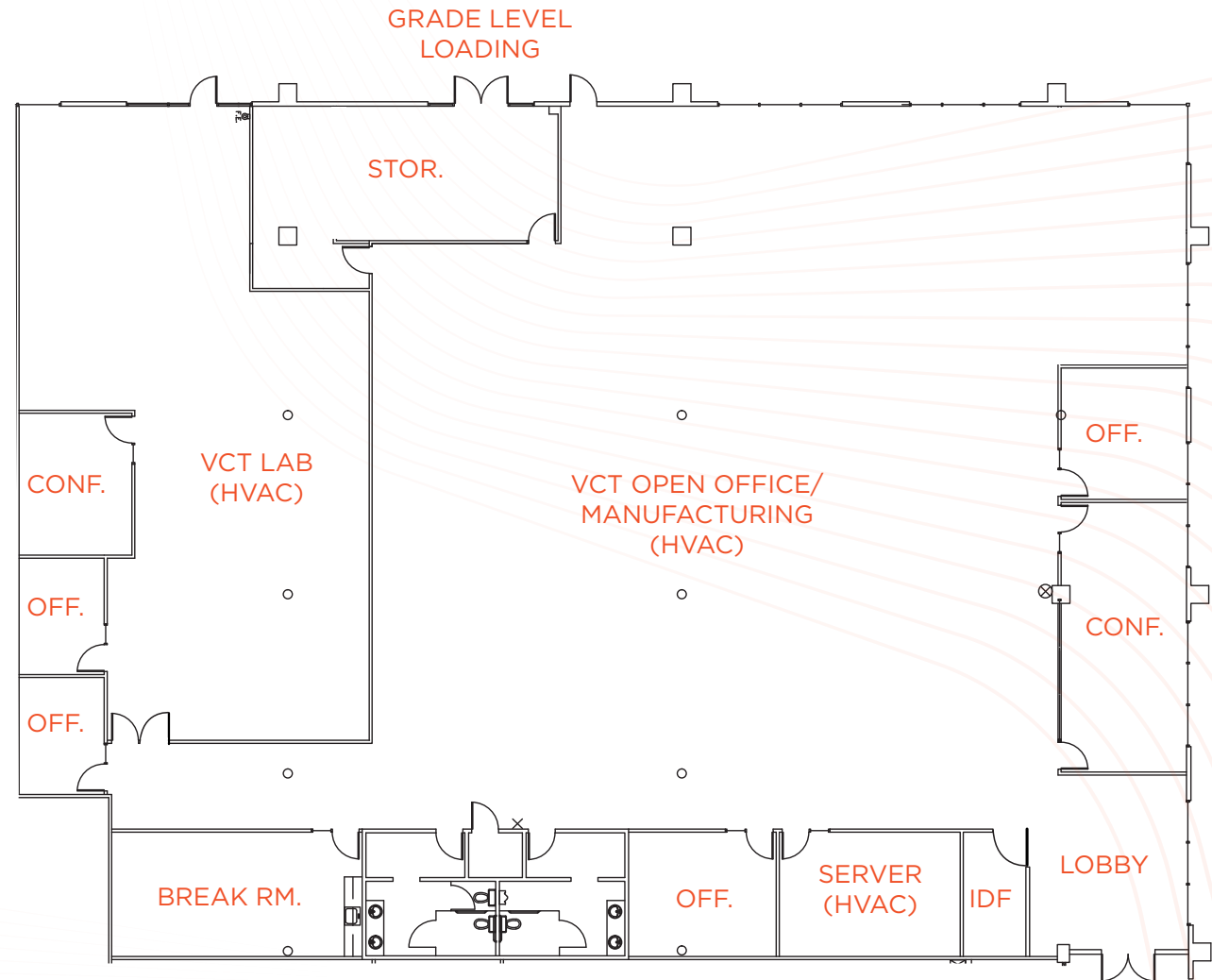


2845 BOWERS AVE



±12,170 SF

- 4 Private Offices
- 2 Conference Rooms
- Large VCT Lab (w/ HVAC)
- Open Manufacturing Space
- Grade Level Loading
- Break Room
- In-Suite Restrooms
- Server (w/ HVAC)
- Storage Rooms
- Furniture Available



2855 BOWERS AVE

±20,074 SF

- Warehouse/Storage
- 18-Ft Clear Height
- Lobby
- Break Room
- Open Office
- In-Suite Restrooms

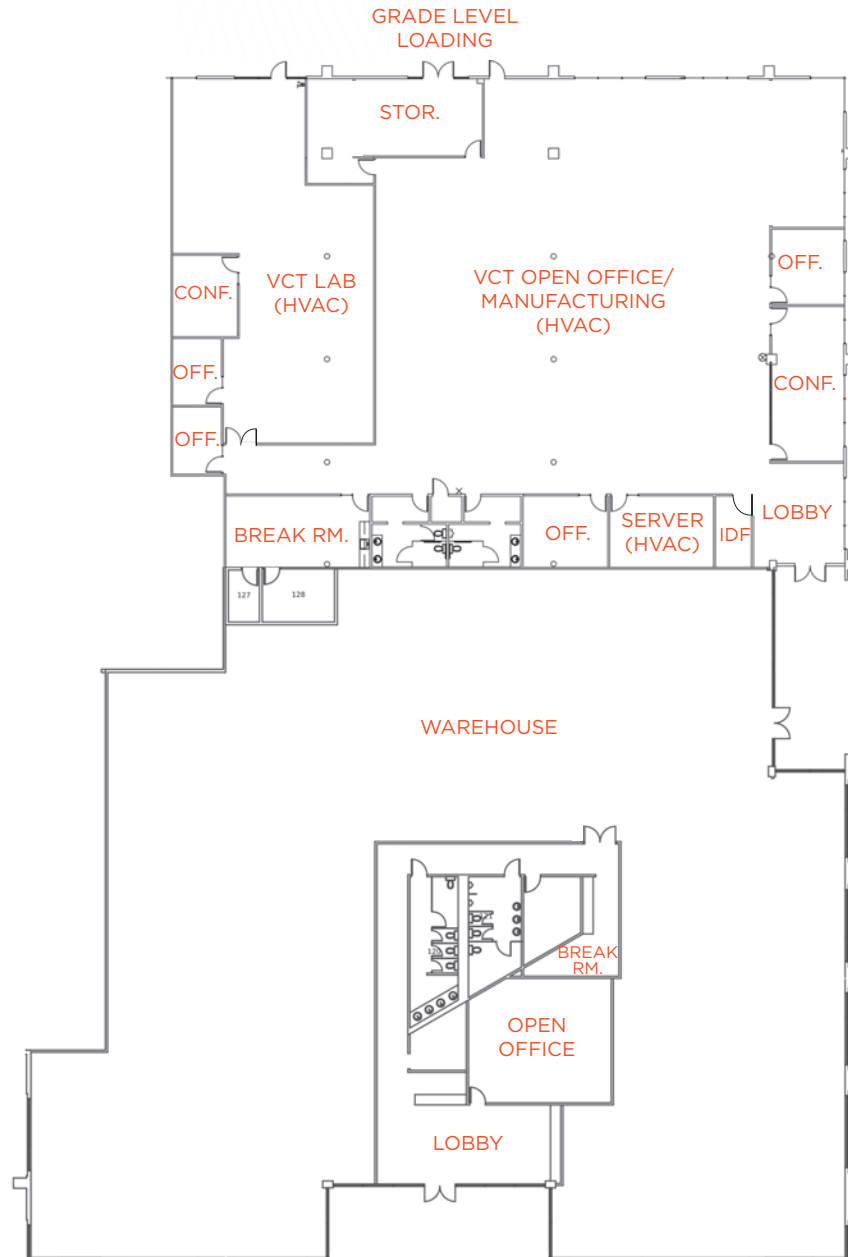


2845 - 2855 BOWERS AVE



±32,244 SF

- 4 Private Offices
- 2 Conference Rooms
- Large VCT Lab (w/ HVAC)
- Warehouse w/ 18-Ft Clear Height
- Open Manufacturing Space
- Grade Level Loading
- 2 Break Rooms
- In-Suite Restrooms
- Server (w/ HVAC)
- Storage Rooms
- Furniture Available



2790 WALSH AVE



±29,256 SF

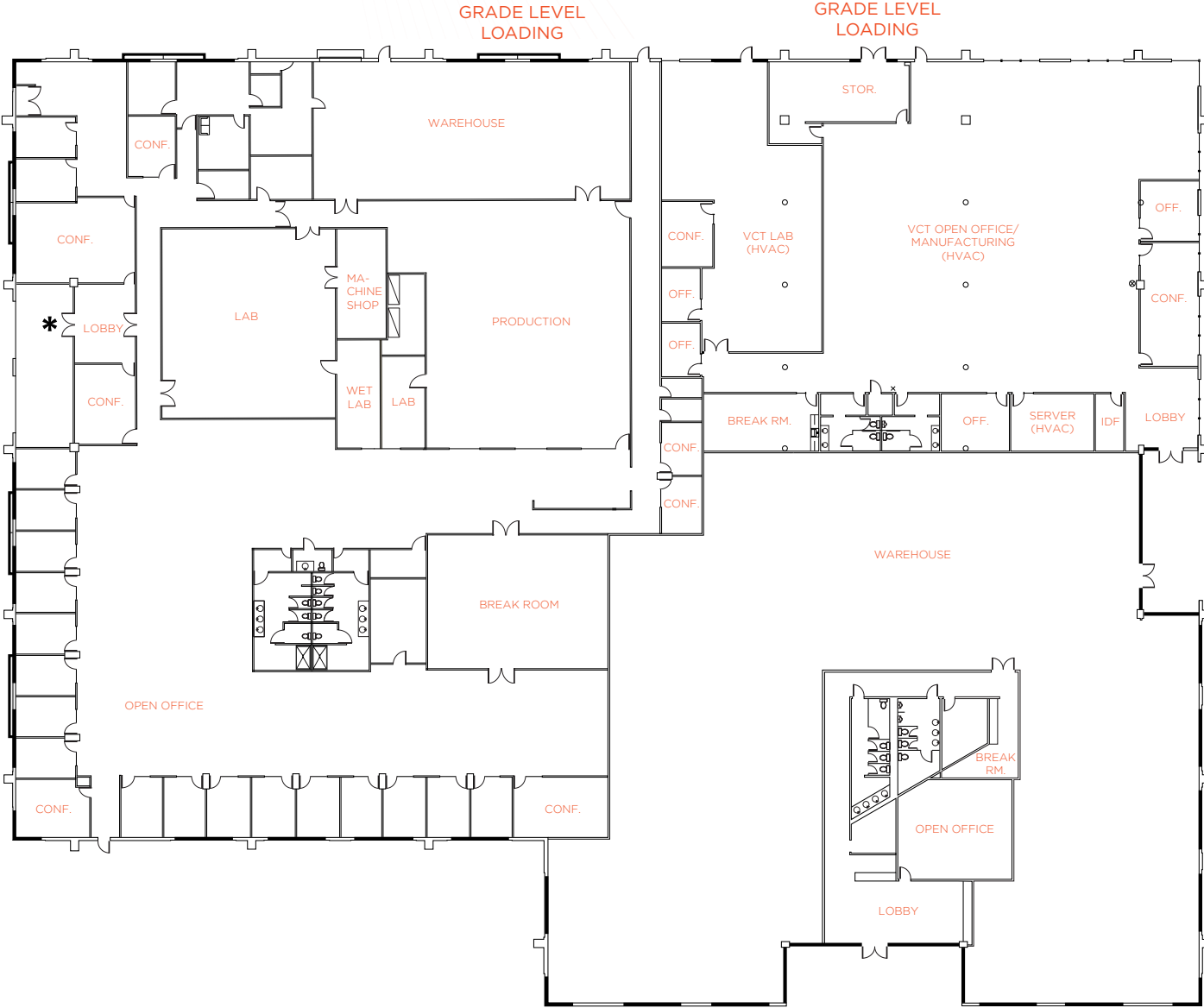
- 22 Private Offices
- 7 Conference Rooms
- Large Lab and Production Areas
- Wet Labs
- Machine Shop
- Warehouse w/ 18-Ft Clear
- Grade Level Loading
- Large Cafeteria
- Private Patio



2790 WALSH AVE & 2845-2855 BOWERS AVE



±61,500 SF



2805 BOWERS AVE

1st Floor | ±2,173 SF - ±25,761 SF



- Fully furnished
- Flexible sizes
- Mix of offices and labs
- Common Cafeteria
- Common Gym & Showers
- Common Conference Rooms
- Storage Rooms
- Data Center & IT Rooms

 Suite A: ±2,173 SF

 Suite B: ±8,850 SF

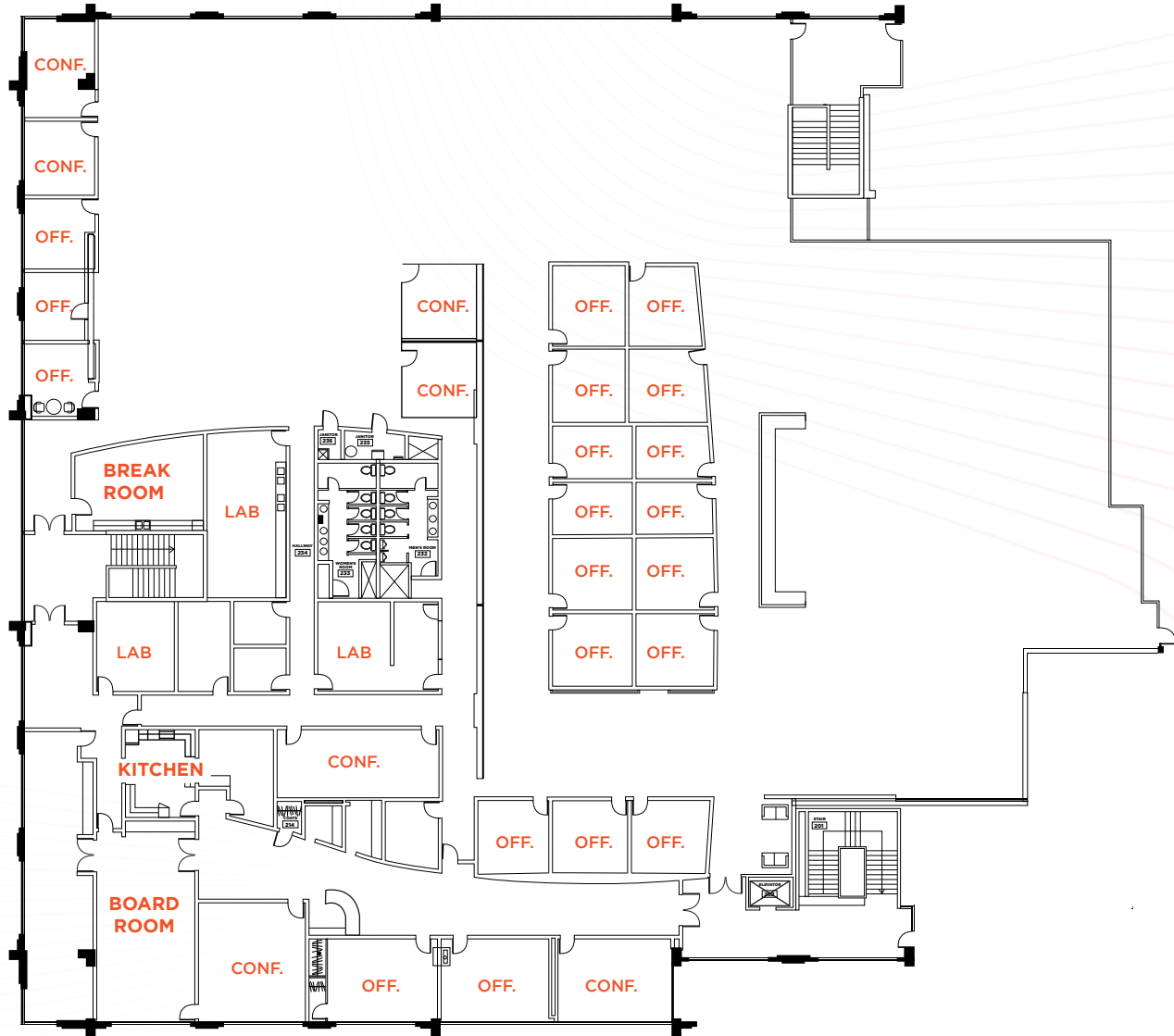
 Suite C: ±4,351 SF

 COMMON



2805 BOWERS AVE

Suite 205 | ±34,465 SF



TRANSPORTATION





FOR MORE INFORMATION, PLEASE CONTACT:

Erik Hallgrimson

+1 408 615 3435
erik.hallgrimson@cushwake.com
Lic. #01274540

Brandon Bain

+1 408 615 3416
brandon.bain@cushwake.com
Lic. #01308375

Dolores Estrada

+1 408 436 3640
dolores.estrada@cushwake.com
Lic. #02083800