



WALSH BOWERS

TECHNOLOGY CENTER



±2,173 SF – ±61,500 SF OFFICE/R&D FOR LEASE

PROJECT HIGHLIGHTS



2-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

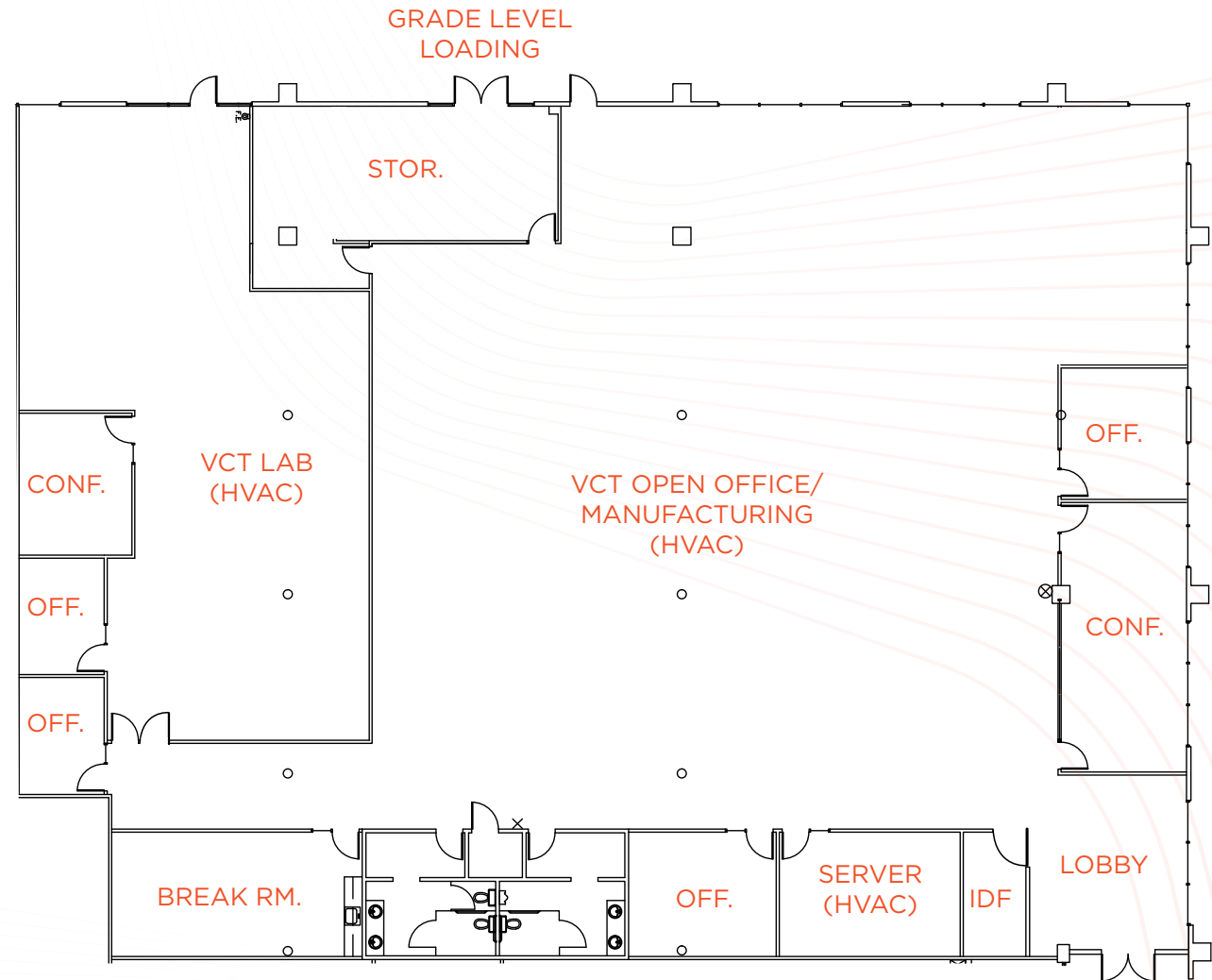
2845 – 2855 Bowers Ave
±12,170 – ±32,244 SF

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

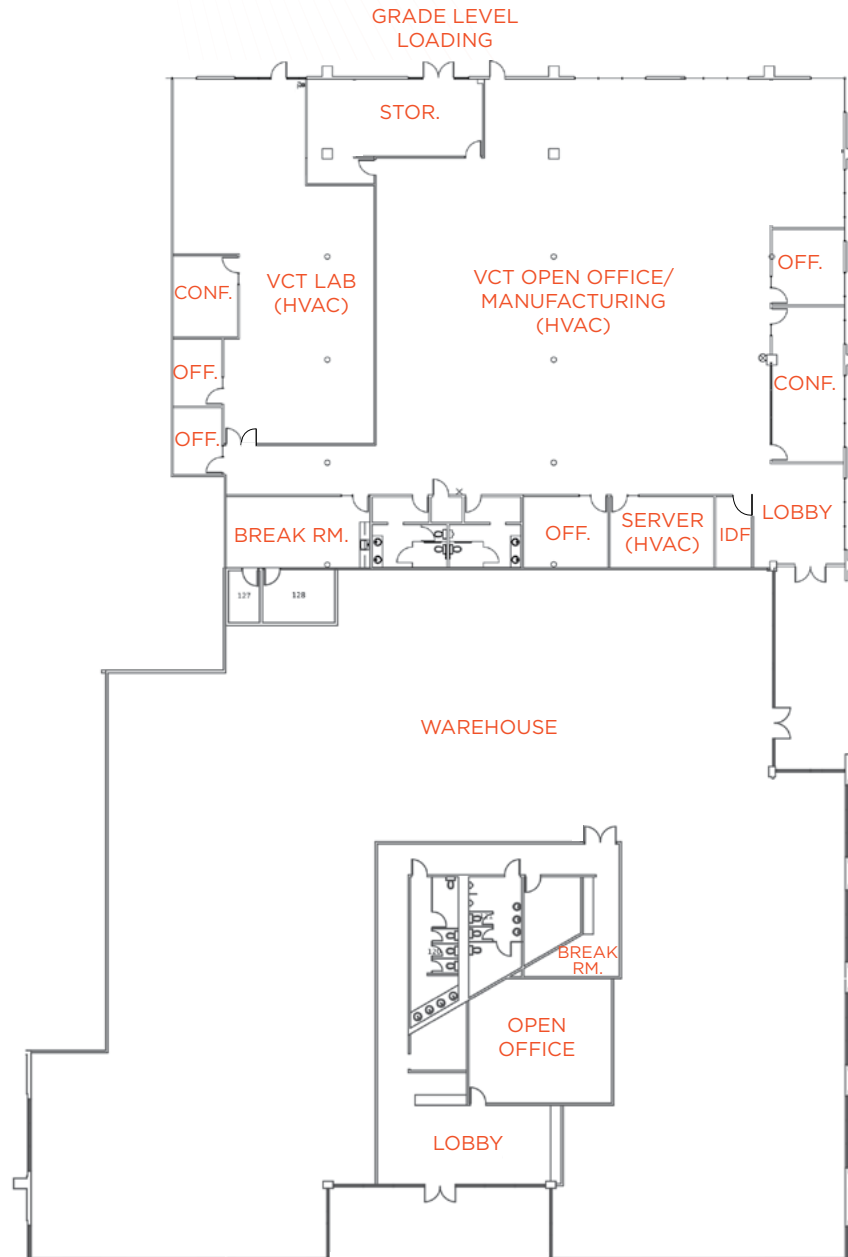
- Warehouse/Storage
- 18-Ft Clear Height
- Lobby
- Break Room
- Open Office
- In-Suite Restrooms



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

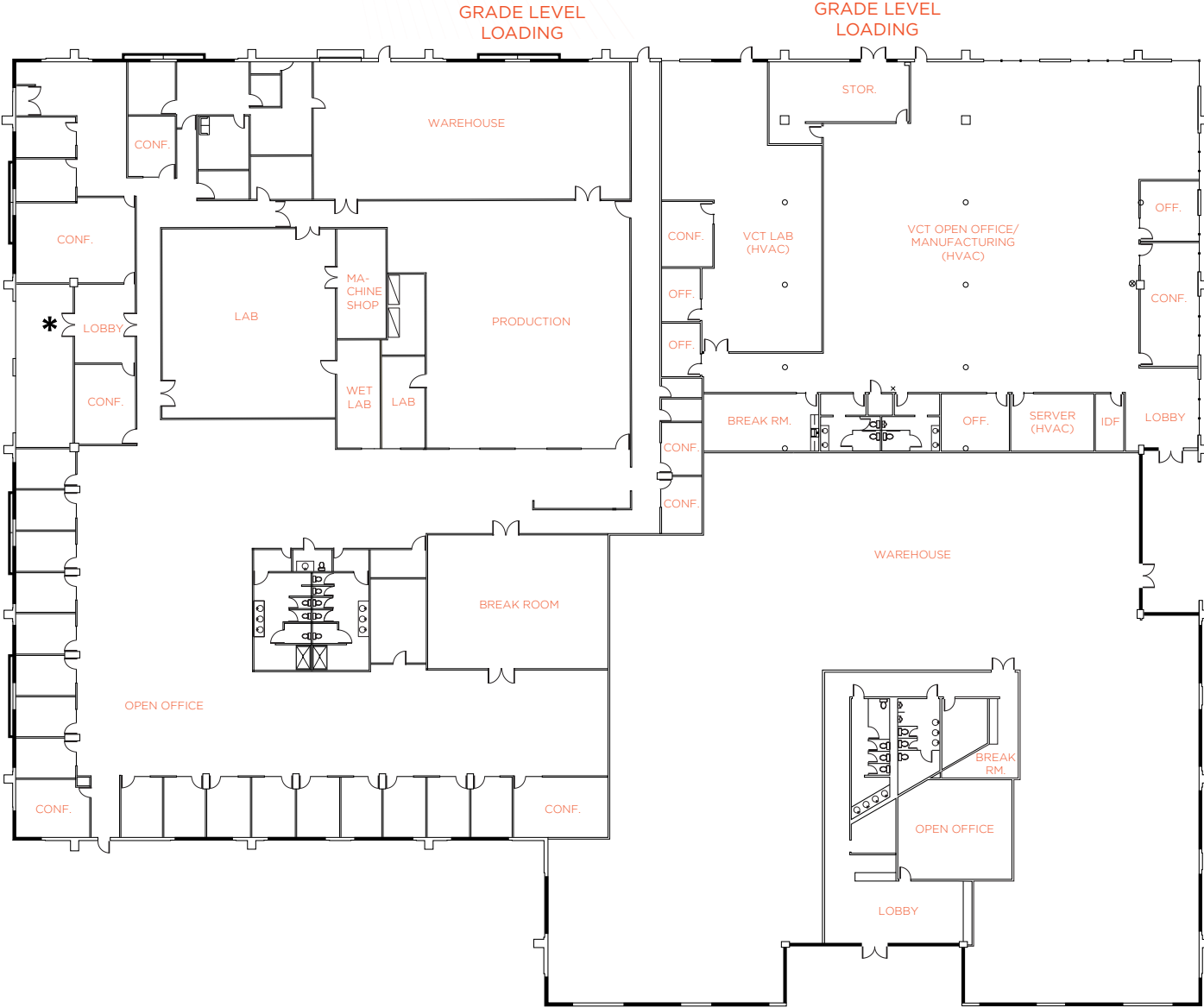
- 22 Private Offices
- 7 Conference Rooms
- Large Lab and Production Areas
- Wet Labs
- Machine Shop
- Warehouse w/ 18-Ft Clear
- Grade Level Loading
- Large Cafeteria
- Private Patio



2790 WALSH AVE & 2845-2855 BOWERS AVE



±61,500 SF



AMENITIES



- Restaurants
- Retail
- Fitness
- Hotels
- New Residential Projects



TRANSPORTATION





FOR MORE INFORMATION, PLEASE CONTACT:

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