



MISSION CITY CENTER

±13,054 - ±83,596 SF

EXPANSION UP TO ±233,596 SF



2390 MISSION COLLEGE BLVD | SANTA CLARA



THE FACTS

BUILDING DEVELOPER/OWNER

South Bay Development / 24 Hundred, LLC

BUILDING ARCHITECT

Ken Rodrigues and Partners

INTERIOR ARCHITECT

Lobby: Ken Rodrigues and Partners
Market Ready: ArcTec

CONTRACTOR

South Bay Construction

EXTERIOR MATERIAL

Precast and Glass

BUILDING

Two 6-Story Class A Buildings,
One Existing & Planned

NUMBER OF FLOORS

6

TYPICAL FLOOR SIZE

±27,082 – ±28,257 SF

SLAB-TO-SLAB

16' first floor, 14' floors two through
five, 15' sixth floor

FINISHED DROP CEILING HEIGHT

10'

WINDOW DIMENSIONS

1st Floor - 13'6" High by 11' Wide Typical
Floors 2 - 6 - Glass Curtain Walls
Floors 2 - 5 - 9' High Plus 2' Spandrel
6th Floor - 10'6" High No Spandrel

COLUMN SPACING

±26' x 55'

RESTROOM FINISHES

High quality restroom finishes featuring
solid surface countertops, accent lighting
and decorative wall tiles

SHOWERS

One mens and one womens

PARKING

±3.3/1,000

GENERATORS

Serves emergency systems only

TOTAL COOLING CAPACITY

393 Tons

ELECTRICAL

4000A, 480Y/277V, 3 Phase,
4 Wire, 65 kvAC

SECURITY

Card Access

HVAC

Variable Refrigerant Flow (VFR) System

EV READY

18 Stalls - 8 Dual Head/2 Single Head

ELEVATORS

Four (4) Manufactured by Thyssen
Krupp - 150 Feet Per Min

LIVE LOAD AND DEAD LOAD

Live - 100 lbs. psf Plus 15 lbs.
Partition, Dead 12 lbs. psf.

TECHNOLOGY AND COMMUNICATIONS

ATT / Comcast / Silicon Valley Dark Fiber Power



HIGHLIGHTS



PARKING RATIO
±3.3/1,000 SF Gross



POWER
4,000 Amps @ 277/480V



CLEAR HEIGHT
16' at Ground Floor & 14' for All Other Floors



SPECTACULAR VIEWS



BUILDING 1
Construction Complete!

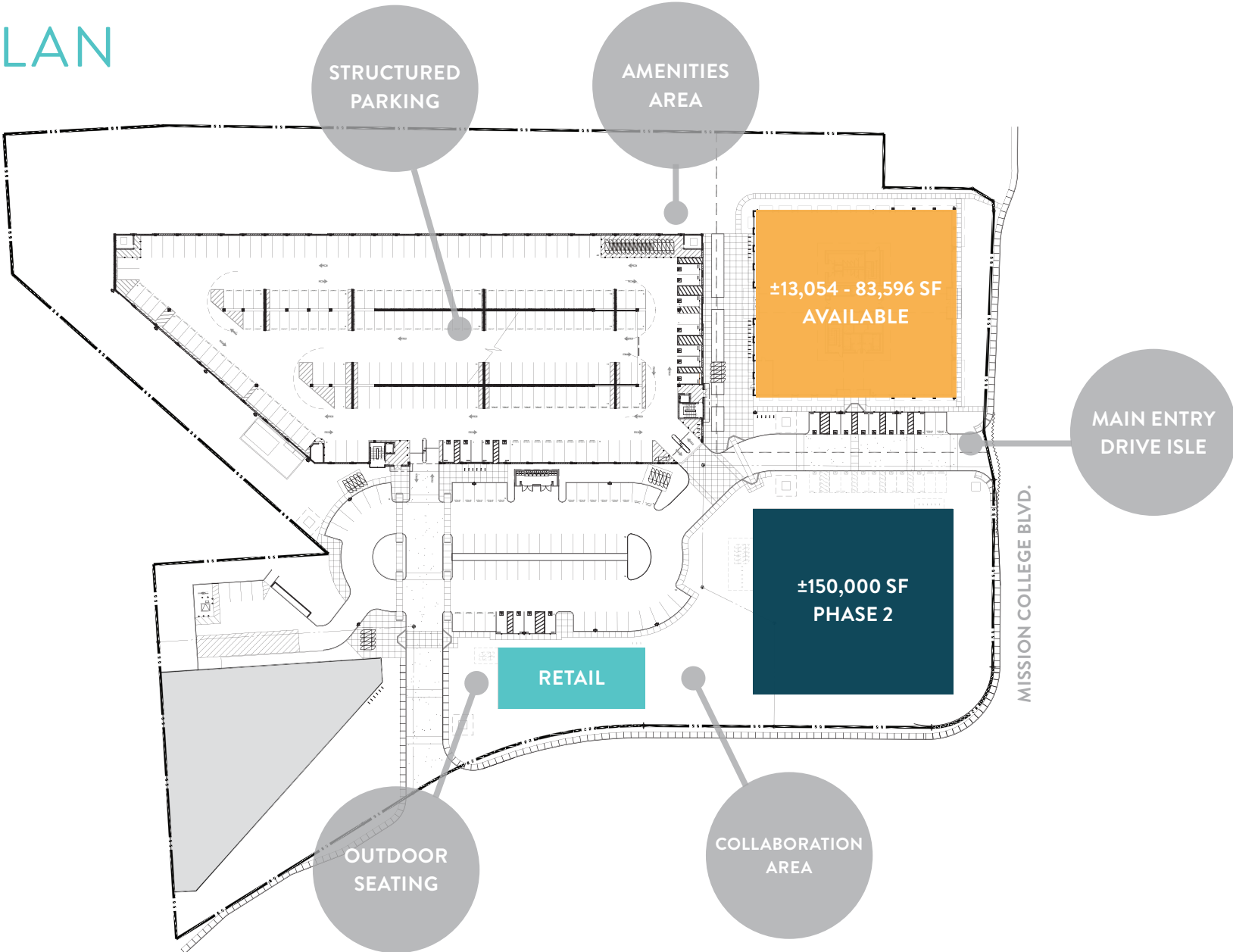


3 FLOORS AVAILABLE



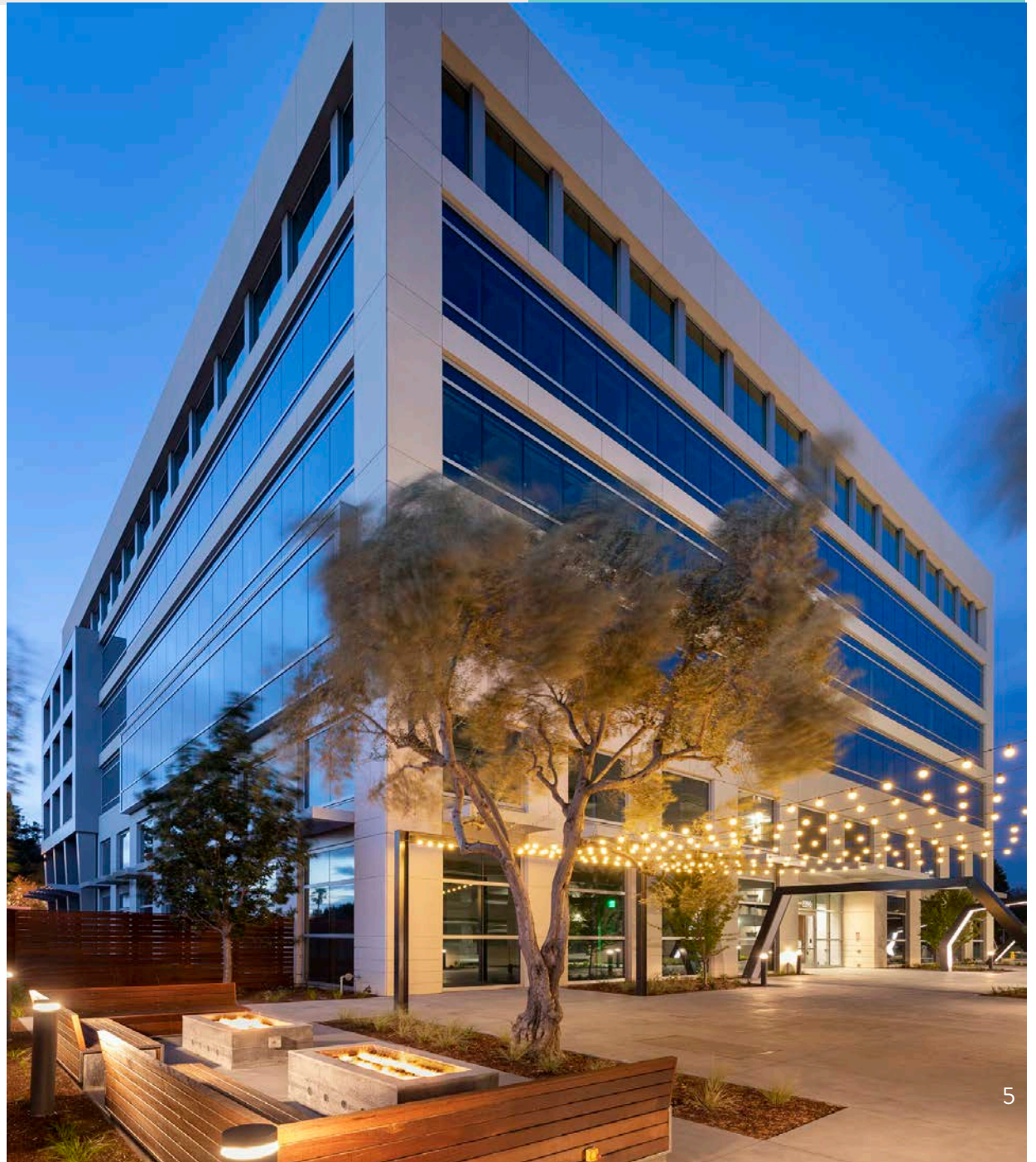
LUXURY FITNESS CENTER

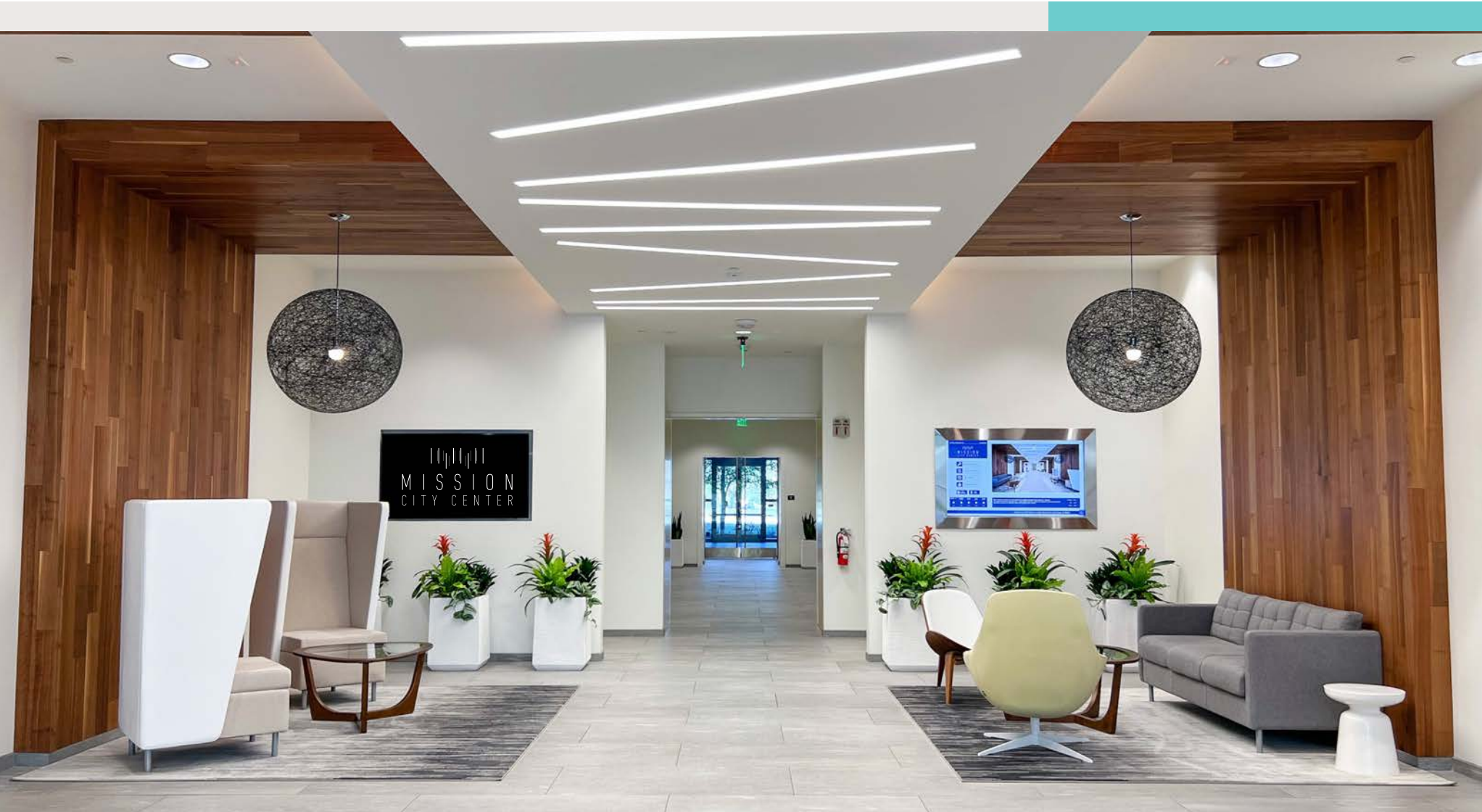
SITE PLAN



AVAILABILITY

FLOOR	RENTABLE SQUARE FEET
1	LEASED
2	±28,257 SF DIVISIBLE TO ±13,054 & ±15,203 SF
3	±28,257 SF DIVISIBLE TO ±13,054 & ±15,203 SF
4	LEASED
5	LEASED
6	±27,082 SF



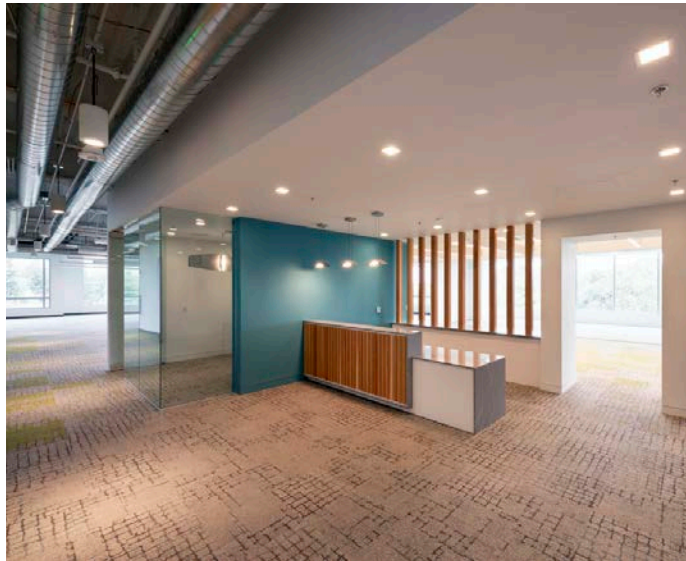


FIRST FLOOR

LOBBY



3RD FLOOR MARKET READY FINISHES



TYPICAL FLOOR PLAN

FLOOR 2: ±28,257 SF

DIVISIBLE TO ±13,054 & ±15,203 SF

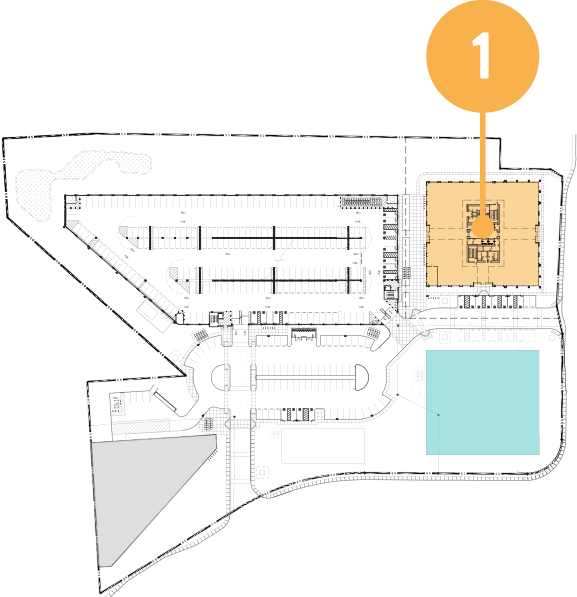
FLOOR 3: ±28,257 SF

DIVISIBLE TO ±13,054 & ±15,203 SF

FLOOR 4: LEASED

FLOOR 5: LEASED

FLOOR 6: ±27,082 SF



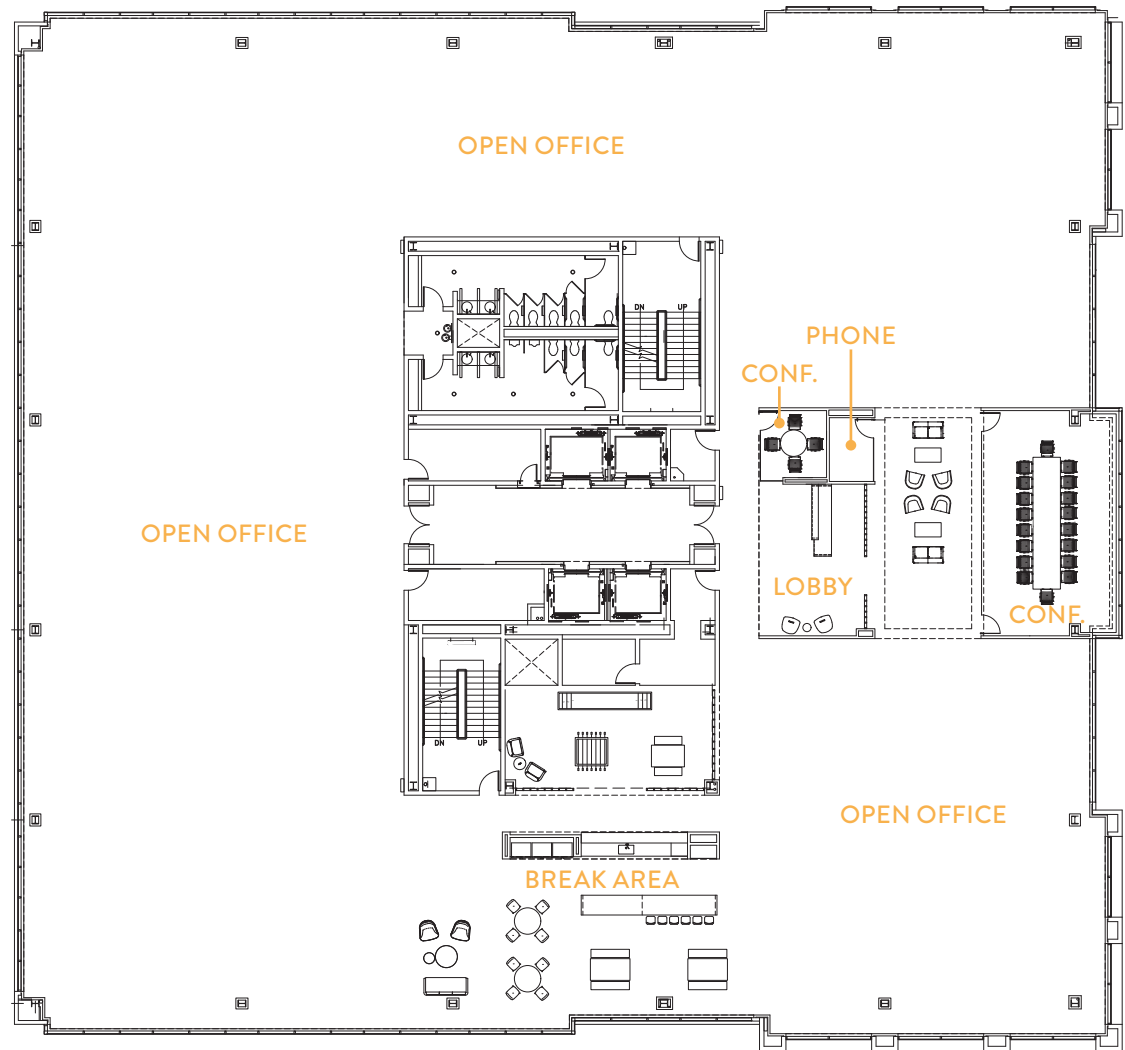
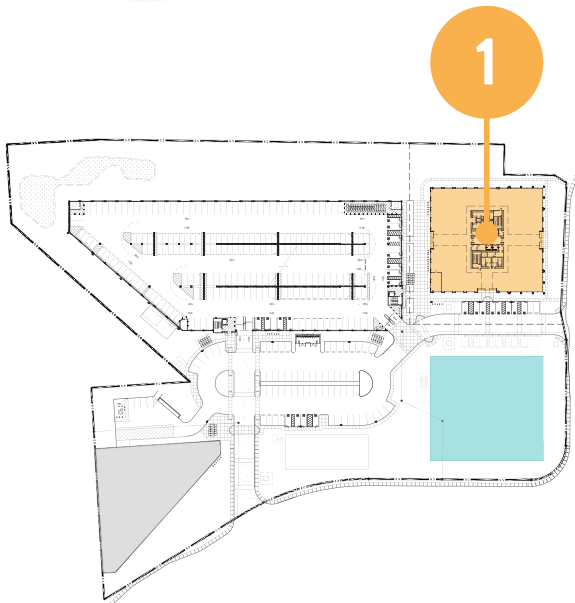
MISSION COLLEGE BLVD

FLOOR PLAN

MARKET READY FINISHES

FLOOR 3: ±28,257 SF

(DIVISIBLE TO ±13,054 & ±15,203 SF)

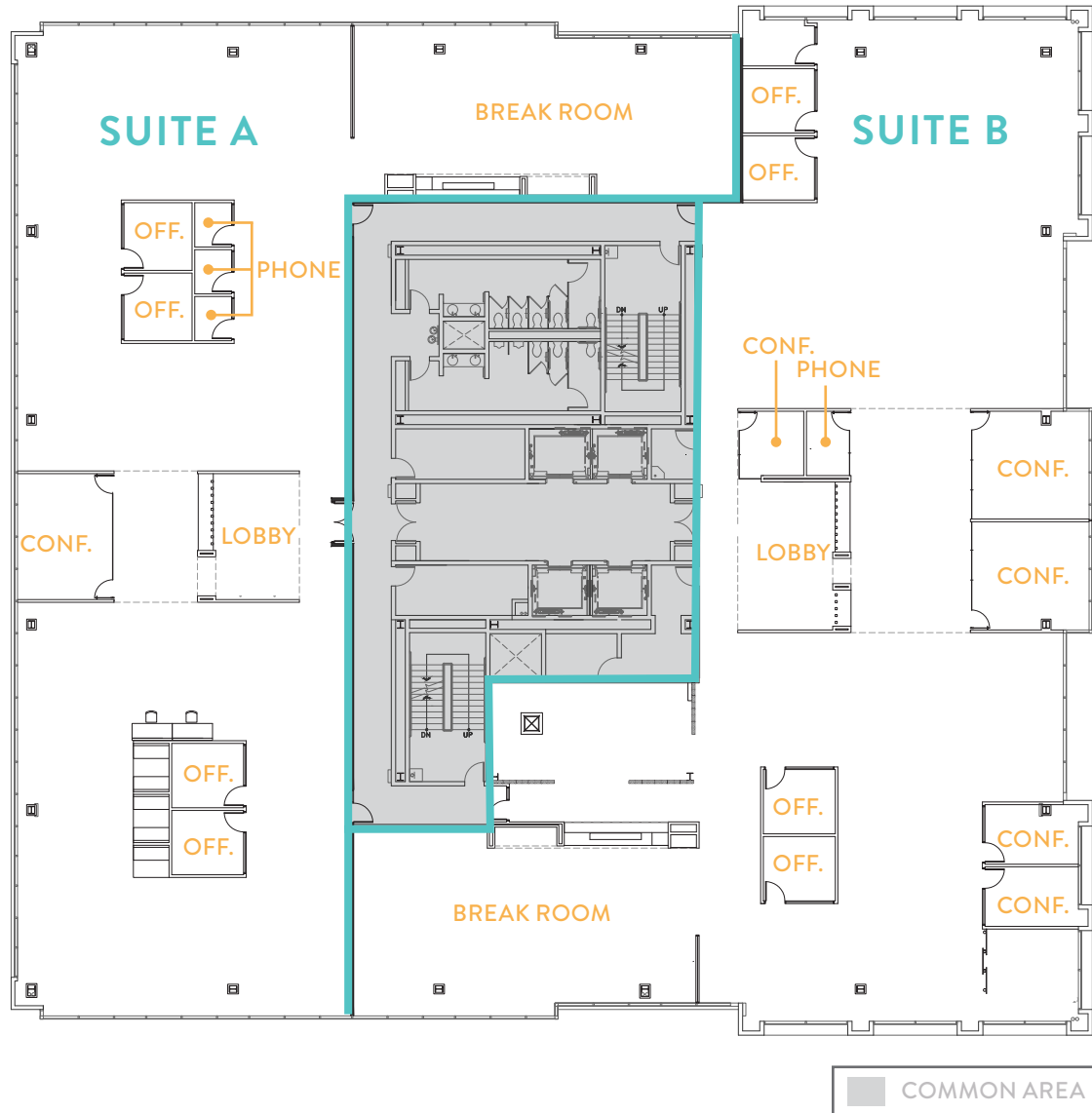
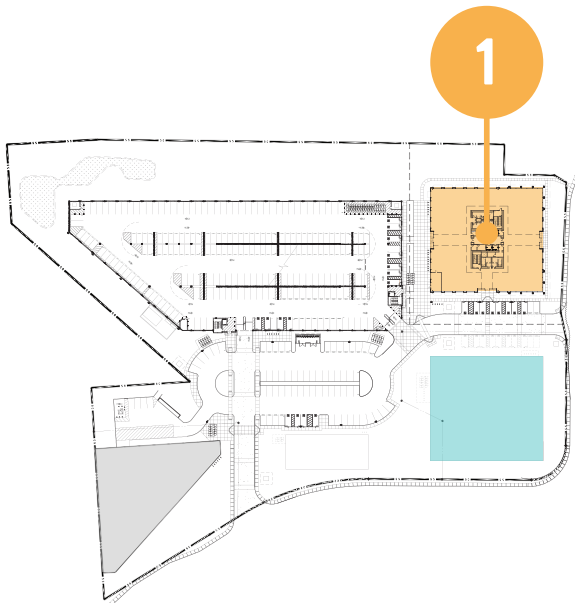


3RD FLOOR HYPOTHETICAL TWO TENANT PLAN

±28,256 SF

SUITE A: ±13,054 SF

SUITE B: ±15,203 SF



MISSION COLLEGE BLVD



AMENITIES



ACROSS THE STREET FROM ACE TRAIN SHUTTLE STOP

10 MINUTE SHUTTLE RIDE TO ACE TRAIN STATION

20 MINUTES TO MILPITAS BART STATION FROM ACE TRAIN STATION

10 MINUTE DRIVE TO LAWRENCE CALTRAIN STATION

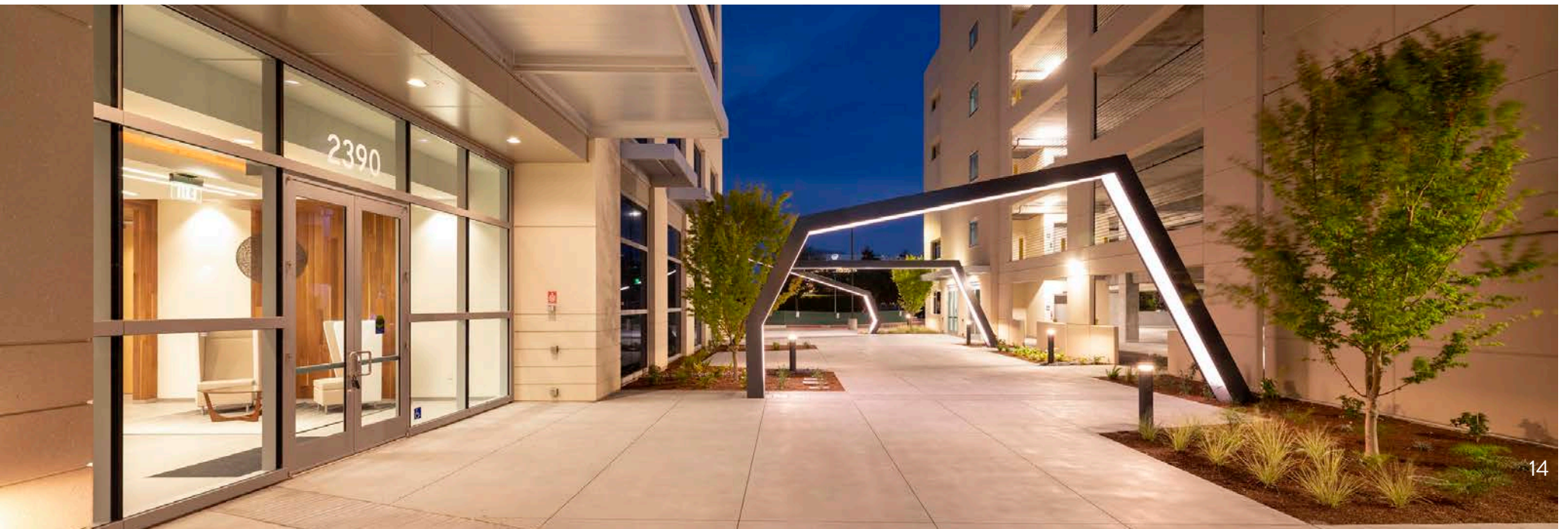
90 MINUTES FROM LAWRENCE STATION TO SAN FRANCISCO

TRANSPORTATION

AMENITY RICH CAMPUS

- FIRE PIT
- PICNIC AREA
- ARCHITECTURAL ELEMENTS
- COLLABORATION SPACE





A modern, multi-story office building with a grid-like facade of windows and balconies. The building is set against a cloudy sky. In the foreground, there are trees and a paved area.

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CONTACT

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