

# 5302 BETSY ROSS DRIVE

SANTA CLARA | CALIFORNIA

±85,000 SF



[WWW.5302BETSYROSS.COM](http://WWW.5302BETSYROSS.COM)

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# 5302 BETSY ROSS DRIVE



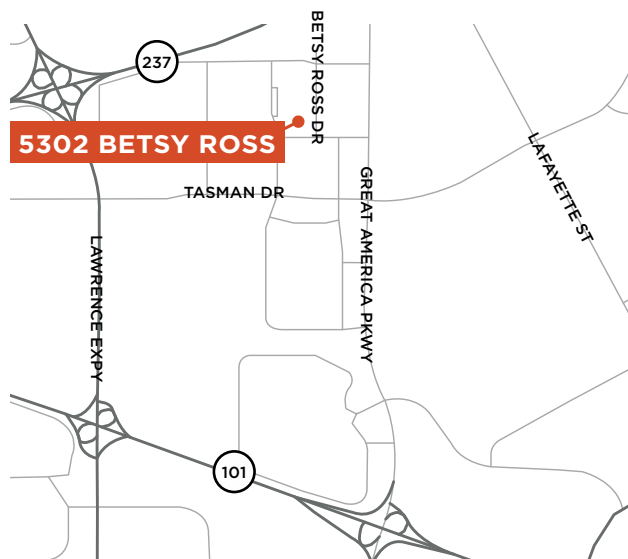


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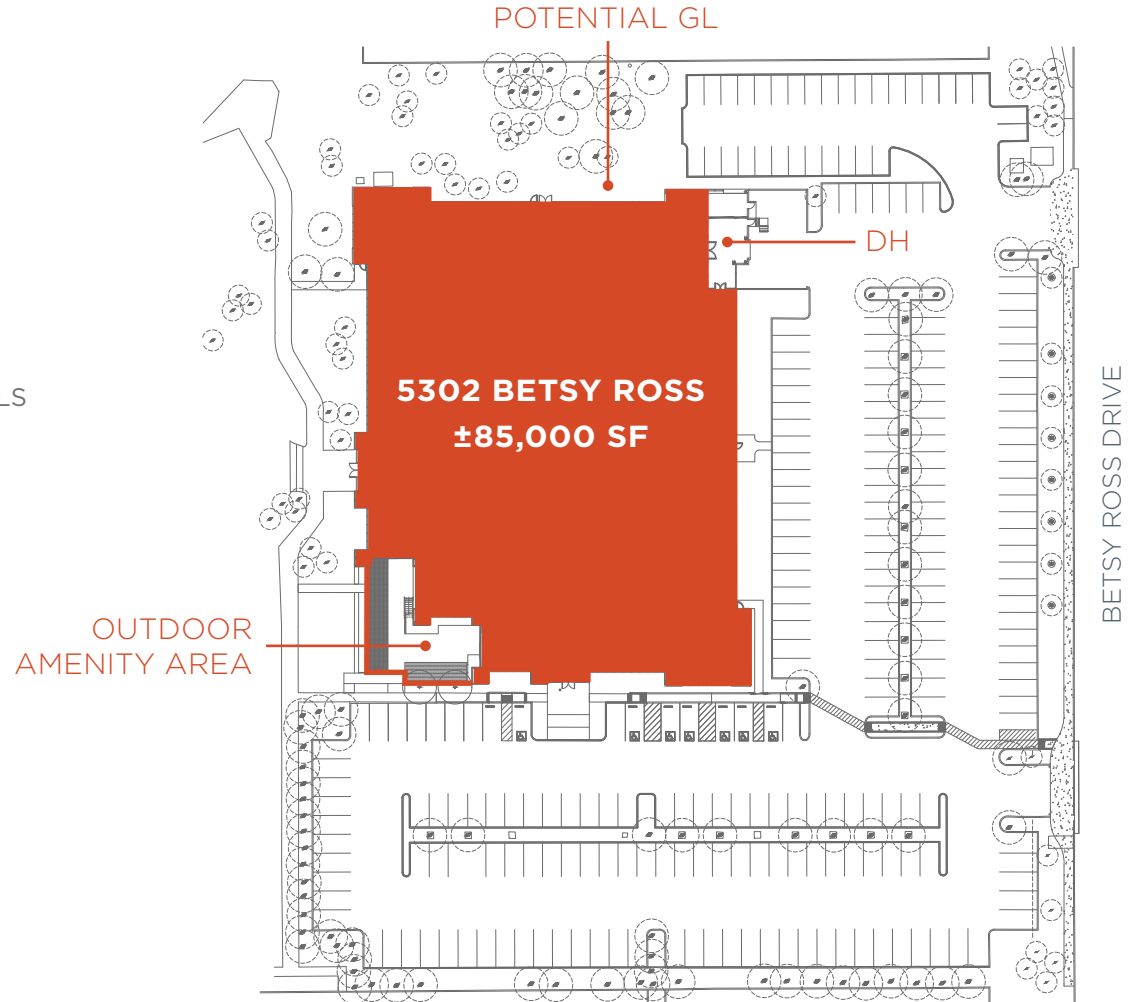
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## BUILDING HIGHLIGHTS

- ±85,000 SF CLASS A OFFICE/R&D BUILDING
- STEELFRAME BUILDING WITH ALL NEW INTERIORS AND EXTERIOR
- 19 FOOT CEILINGS
- THREE OUTDOOR TERRACES
- EXPANSIVE OUTDOOR AMENITY AREA
- FOOD TRUCK PARKING
- FIBER AVAILABLE WITH 5G CONNECTIVITY
- DOCK & POTENTIAL GRADE LEVEL LOADING
- ±3.4/1,000 PARKING
- 3,000 AMPS @ 480 VOLTS, 3-PHASE
- WALKING DISTANCE TO LIGHT RAIL, RESTAURANTS, HOTELS & LEVI'S STADIUM



## SITE PLAN

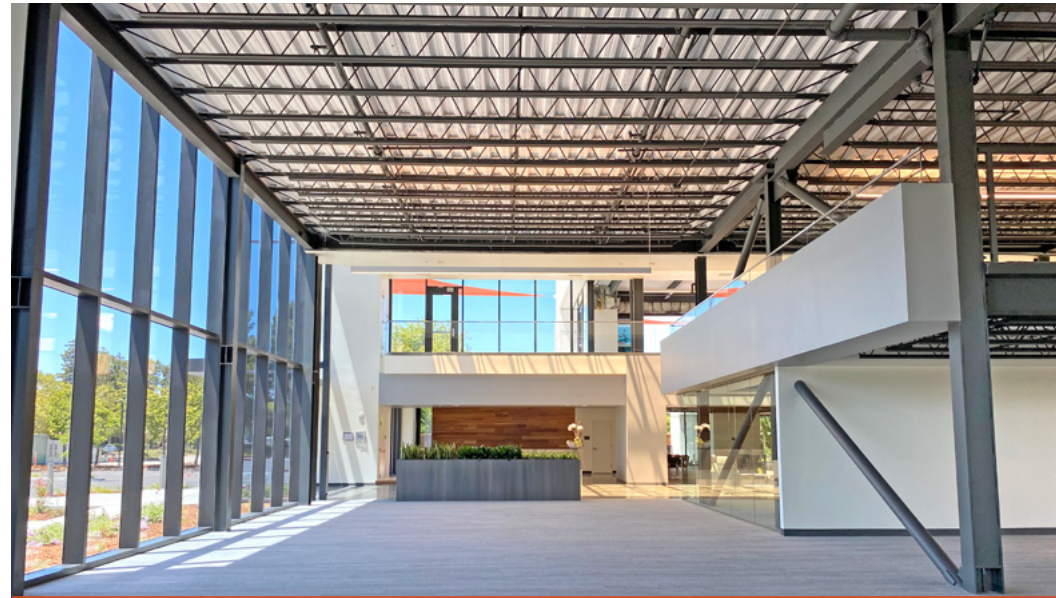


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MULTI-LEVEL CONNECTIVITY



OPEN COLLABORATIVE OFFICE SPACE



19 FOOT CEILINGS



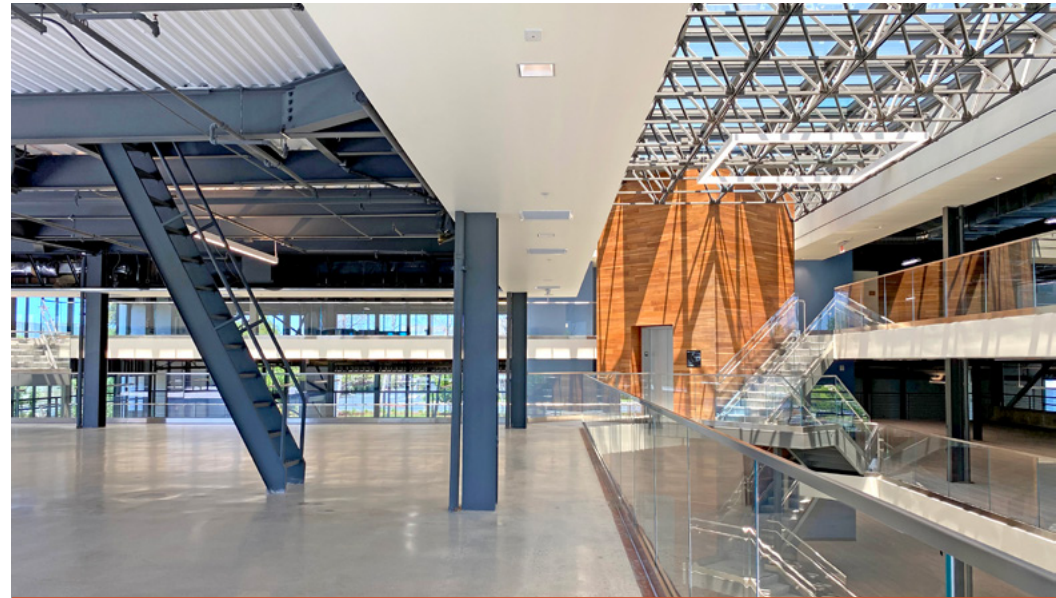
BREAKROOM WITH WMF DUAL ESPRESSO SERVICE

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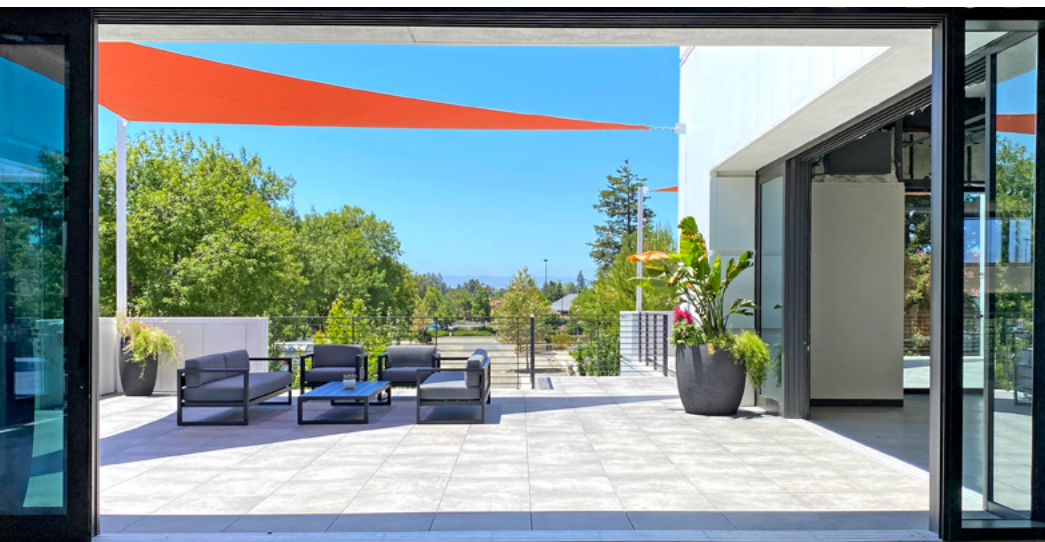
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**MULTIPLE OUTDOOR SEATING AREAS**



**ATRIUM PROVIDING DAYLIGHTING THROUGHOUT**



**THREE OUTDOOR TERRACES WITH NANAWALL ACCESS**



**CONNECTIVITY TO TERRACES**

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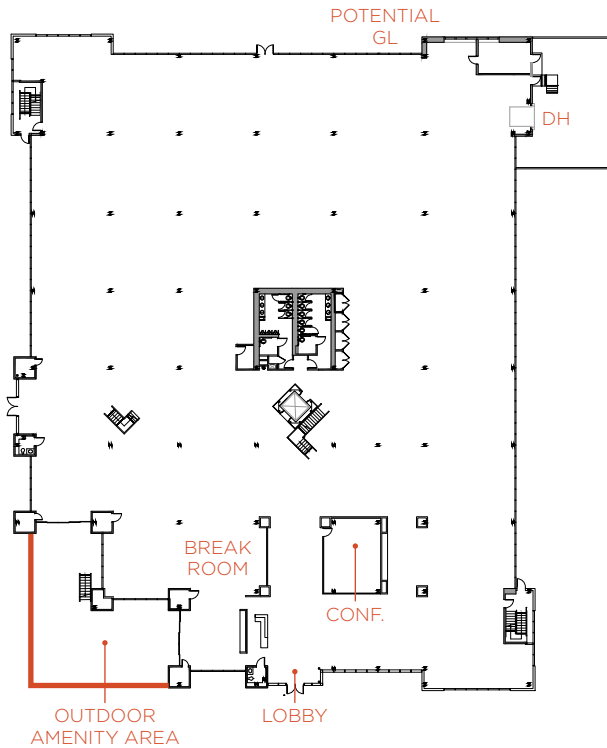
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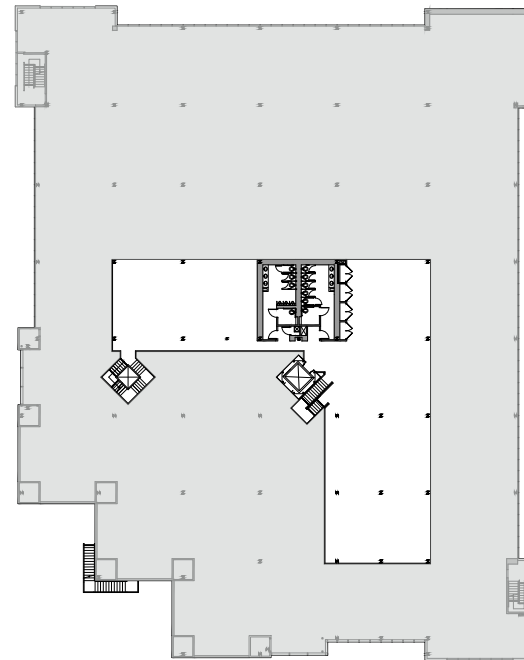


## MARKET READY PLANS

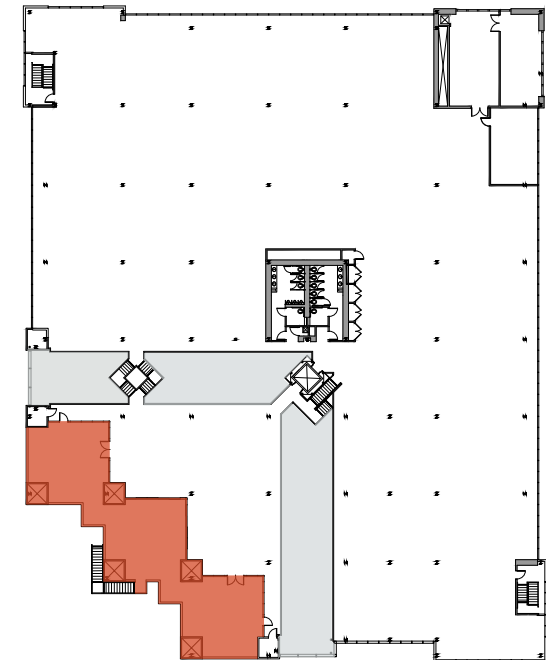
FIRST FLOOR



MEZZANINE



SECOND FLOOR



TERRACES

BETSY ROSS DRIVE

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EXPANSIVE ATRIUM CREATING CONNECTIVITY



OUTDOOR MEETING SPACES



OPEN BREAKROOM CONCEPT



FLOOR TO CEILING GLASS CONFERENCE ROOM



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## ENERGY SAVINGS AND REBATES

PG&E rates are 40% - 69% higher than Silicon Valley Power rates.

Rate Level CB-1: Large Commercial/Small Industrial customers whose kWh usage is greater than 8,000 kWh/month and whose maximum electric demand is less than 4 MW per month.

Class of Service	SVP Avg Rates as of 01/01/24 (\$/kWh)	PG&E Avg Total Rate as of 01/01/24(\$/kWh)**†	SVP Lower Than PG&E (\$/kWh)	SVP Lower Than PG&E (%)
Small Commercial	C-1 \$0.247	A-1 \$0.442	\$0.195	44%
Large Commercial	CB-1 \$0.181	A-10S \$0.400	\$0.219	55%
Small Industrial	CB-1 \$0.181	E-19S \$0.354	\$0.173	49%
Large Industrial	CB-3 \$0.164	E-20P \$0.287	\$0.124	43%
Very Large Industrial	CB-6 \$0.146	E-20P \$0.287	\$0.142	49%

\* Average rates based on estimated forecasts, including surcharges. Average rates are provided for general reference, and individual customer's average rate will depend on its applicable kW and kWh.

\*\* This comparison does not factor in the additional user tax charge levied in most PG&E service jurisdictions (typically 5%). Santa Clara customers are not charged these additional fees.

†Source: PG&E Rates Effective January 1, 2024 to Present

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2 MINUTE WALK TO 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

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