



# 2901-2929 PATRICK HENRY

SANTA CLARA, CA

CLASS A OFFICE/R&D BUILDING | ±31,778-82,278 SF

>> FOR LEASE

2901-2929  
PATRICK HENRY

# BUILDING HIGHLIGHTS



**HVAC Chiller-210 Tons**



**4,000 Amps @ 277/480 Volts**



**6.5 Acre Site with 3.8/1,000 Parking**



**Monument Signage Available**



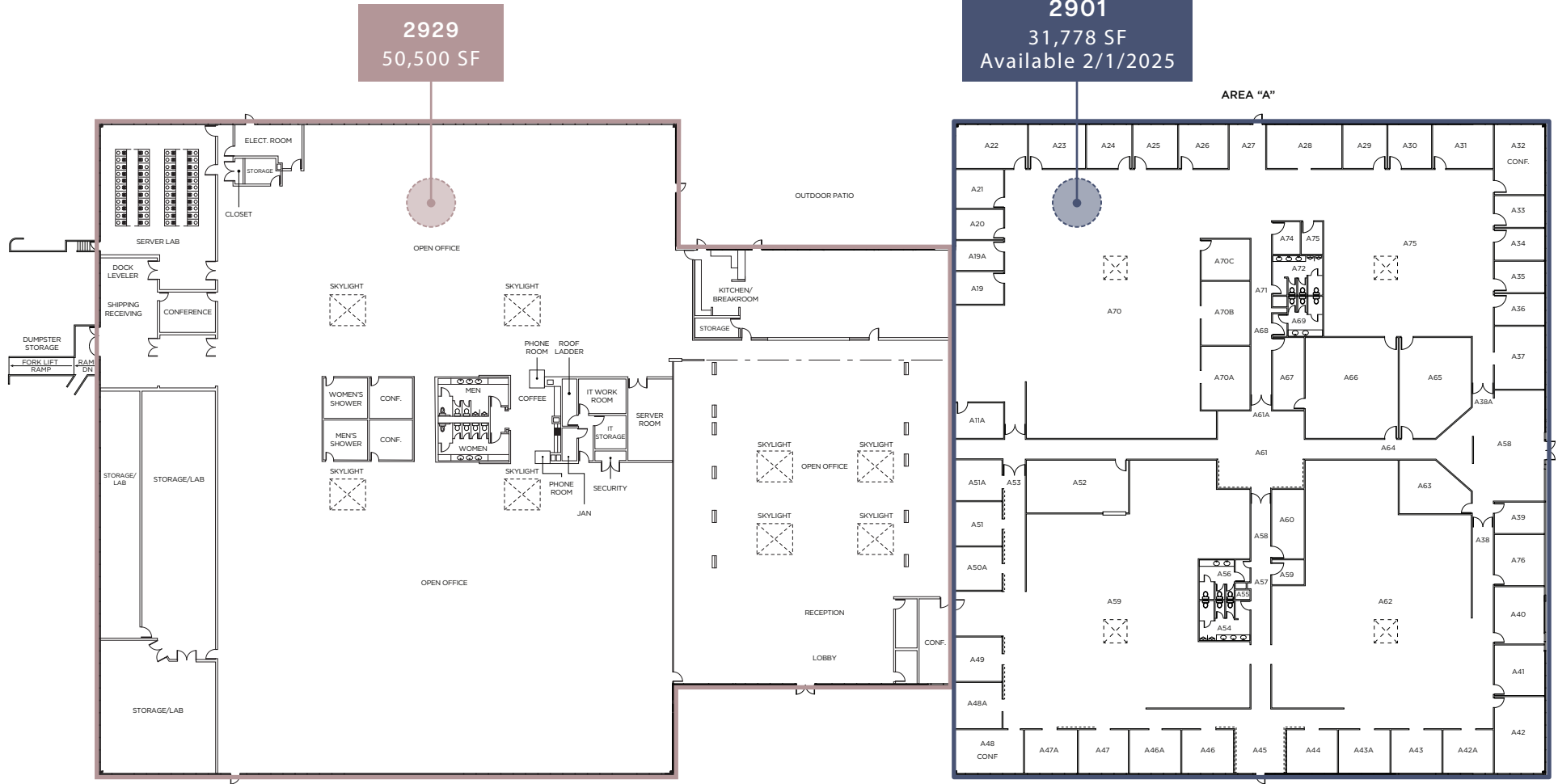
**Serene Garden Landscaping with  
Outdoor Patio & 2 Bocce Ball Courts**

- » ±82,278 SF Office/R&D Building – Divisible to ±31,778 SF (Available 2/1/2025) & ±50,500 SF
- » Recently renovated interiors
- » 4,598 SF & 2,000 SF labs with 80 tons of dedicated HVAC
- » Facilitated by Silicon Valley Power at a significant saving to PG&E
- » Significant glass-line providing excellent natural light
- » Designated men's & women's showers
- » Convenient access to highways 101 & 237
- » Surrounded by local amenities including Great America, Levi's Stadium, Santa Clara Square & VTA Light rail

# FLOOR PLAN

**BLDG. 2901-2929**

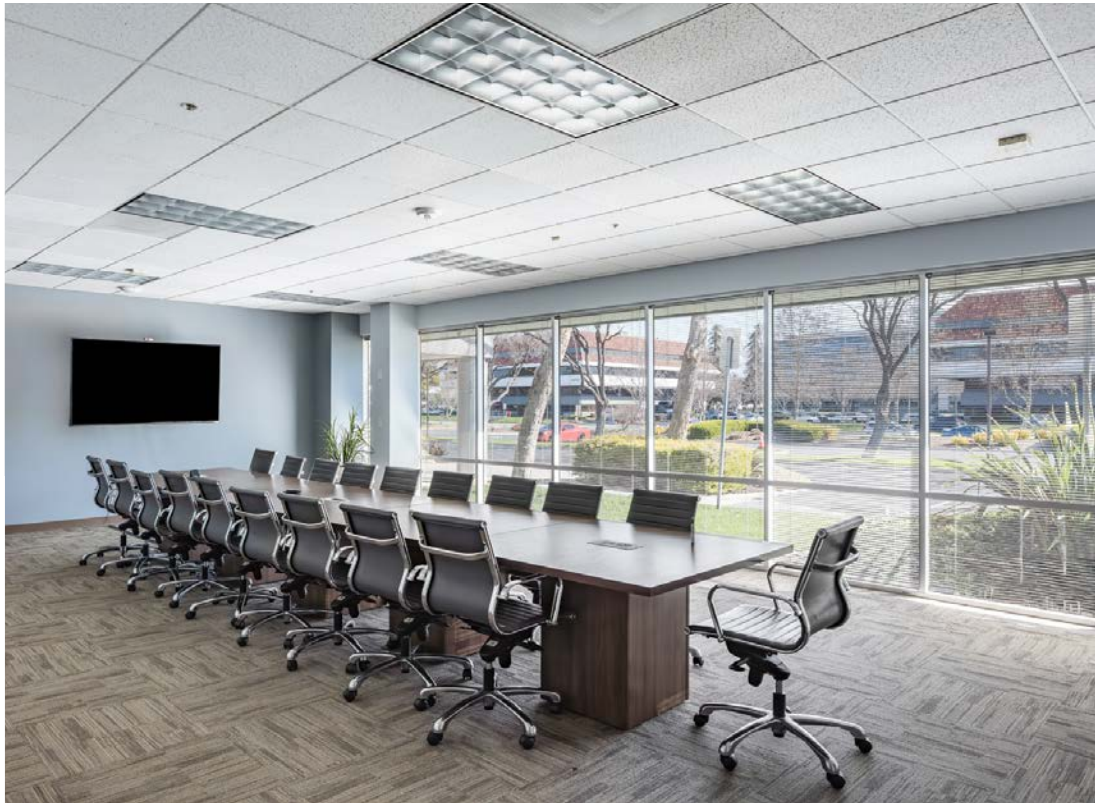
±82,278 SF



2901-2929  
PATRICK HENRY



2901-2929  
PATRICK HENRY



2901-2929  
PATRICK HENRY

# SITE PLAN



Bocce Ball Court

Common Patio

Bocce Ball Court

Entry

Entry

PATRICK HENRY DRIVE

OLD IRONSIDES DRIVE

# AMENITIES



237

Taco Bell  
Joe's Chinese  
Togo's  
Loop Convenient Store  
Bawarchi Indian

Hyatt Regency  
Truya Sushi  
Evolution Café & Bar  
@The Market

Hilton  
La Fontana

2901-2929  
PATRICK HENRY

In-N-Out  
Tomatina  
Subway  
Panda Express  
Mexicali Grill  
Jamba Juice

Starbucks  
SmokeEaters  
Krispy Kreme  
World Wrapps  
YoYo Sushi  
Ben & Jerry's

MISSION  
COLLEGE

GREAT  
AMERICA  
AMUSEMENT  
PARK

Marriott  
Parcel 104

Pedro's Mexican  
Birk's

Amarin Thai  
Café Falafel  
House of  
Bagels  
Iguanas  
Round Table  
Pizza  
Togo's

Starbucks  
Safeway  
Fantasia Coffee & Tea  
Red Robin Gourmet Burgers  
Piatti  
Cold Stone Creamery  
Peet's Coffee  
Smashburger  
Premier Pizza  
Jamba Juice  
The Prolific Oven  
Chipotle Mexican Grill  
Mezbaan Bar & Indian  
Posh Bagel  
Yo Yo Sushi  
Jersey Mike's Subs  
Yan Can Asian Bistro  
Hyatt House

Target  
Panera  
Five Guys  
Sweet  
Tomatoes  
Chipotle  
Premier Pizza  
Coffee Bean &  
Tea Leaf  
CVS  
Chick-Fil-A  
Fresh & Easy  
Rok  
Hyatt House  
Courtyard  
Marriott

Bourbon Steak

Levi's Stadium

Stadium Tech Cafe

PLANNED RETAIL  
& RESIDENTIAL

Floodcraft Brewing Co.  
Puesto  
Il Fornaio  
Silverlake Ramen  
Starbucks  
Tender Greens  
The Halal Guys  
Fleming's Steakhouse  
CorePower Yoga

Lula's Chocolates  
Sur La Table  
Barebottle Brewing  
Chipotle  
Gong Cha  
Kumar's  
Pacific Catch  
Opa!  
Whole Foods Market

Embassy Suites

101

Future Retail  
Element Hotel

KIFER ROAD

2901-2929  
PATRICK HENRY

# WALK TIMES

LEVI'S  
STADIUM

17 MINUTES  
(0.8MI)

GREAT AMERICA  
AMUSEMENT PARK

15 MINUTES  
(0.7MI)

Planned Retail  
& Residential

Levi's Stadium

Great America  
Amusement Park

2901-2929  
PATRICK HENRY





2901-2929  
PATRICK HENRY

# RATES & FEES



CLASS OF SERVICE	SVP AVG RATES AS OF 01/01/24 (\$/KWH)*	PG&E AVG TOTAL RATES AS OF 01/01/24 (\$/KWH)**	SVP LOWER THAN PG&E (\$/KWH)	SVP LOWER THAN PG&E (%)
Small Commercial	C-1 \$0.247	B-1 \$0.442	\$0.195	44%
Large Commercial	CB-1 \$0.181	B-10S \$0.400	\$0.219	55%
Small Industrial	CB-1 \$0.181	B-19S \$0.354	\$0.173	49%
Large Industrial	CB-3 \$0.164	B-20P \$0.287	\$0.124	43%
Very Large Industrial	CB-6 \$0.146	B-20P \$0.287	\$0.142	49%

\* Average rates based on estimate usage for each class of service, including surcharges. Average rates are provided for general reference. Individual customer's average rate will depend on customer's 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.





2901-2929  
**PATRICK HENRY**

SANTA CLARA, CA

**FOR MORE INFORMATION, PLEASE CONTACT:**

**BRANDON BAIN**

+1 408 615 3416

[brandon.bain@cushwake.com](mailto:brandon.bain@cushwake.com)

LIC #01308375

**ERIK HALLGRIMSON**

+1 408 615 3435

[erik.hallgrimson@cushwake.com](mailto:erik.hallgrimson@cushwake.com)

LIC #01274540

**JAMES VISO**

+1 408 588 2330

[james.viso@kidder.com](mailto:james.viso@kidder.com)

LIC #01751851

**NIGEL KEEP**

+1 408 588 2318

[nigel.keep@kidder.com](mailto:nigel.keep@kidder.com)

LIC #01367758