

**UNDER NEW OWNERSHIP!**  
**ONLY ONE SPACE REMAINING!**

**3526 BASSETT STREET, SANTA CLARA**  
**R&D/MANUFACTURING FOR LEASE**  
**±21,402 SF AVAILABLE**



**TRIANGLE**  
**TECH PARK**  
SANTA CLARA, CA

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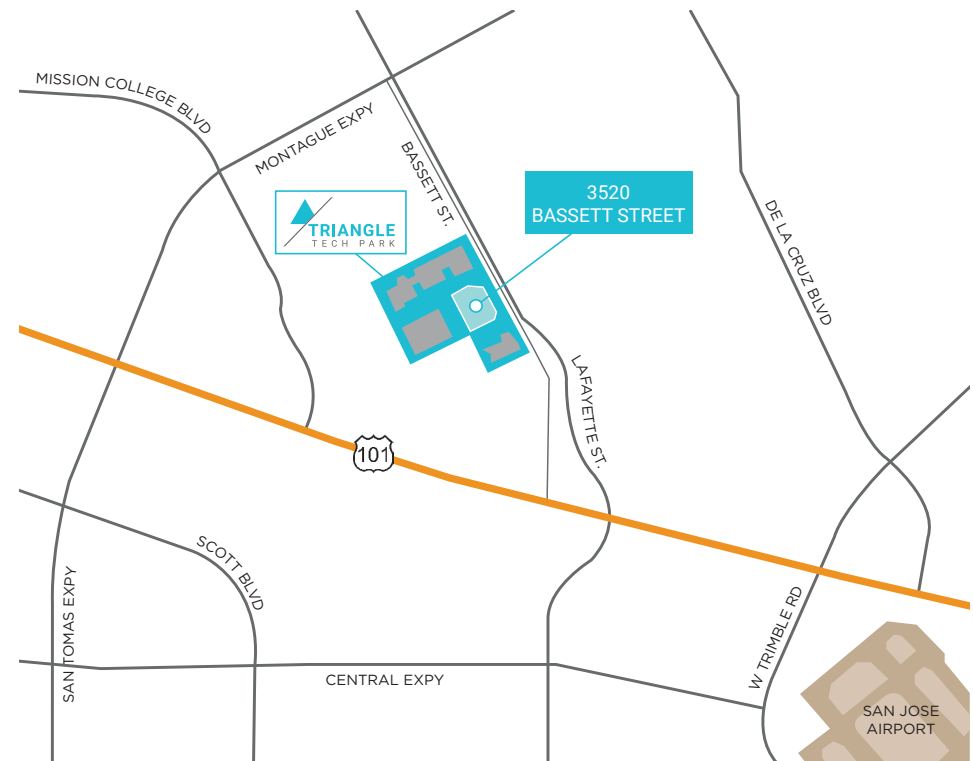
 **LOCAL**  
Capital Group

 **CUSHMAN & WAKEFIELD**

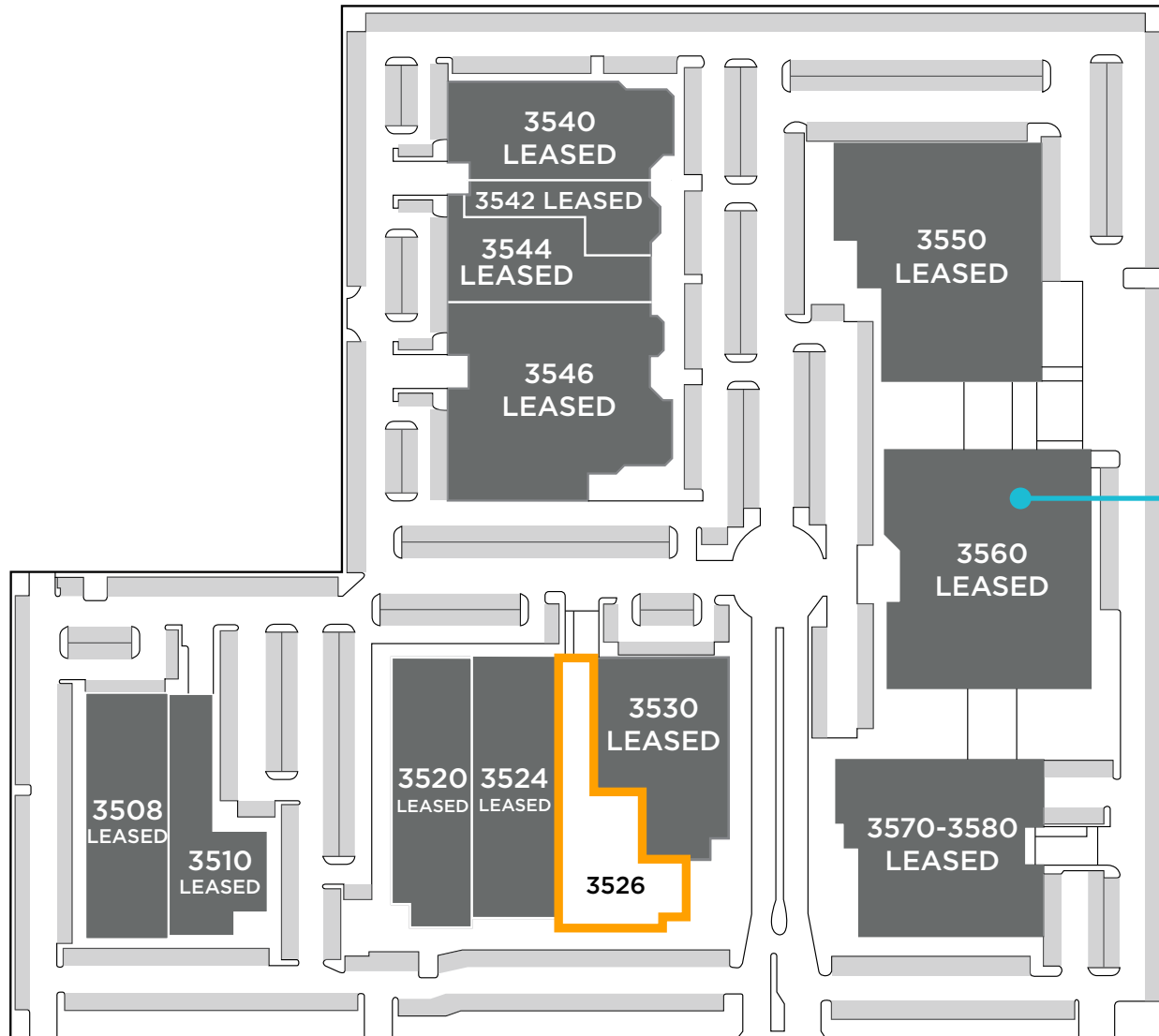
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## PROPERTY HIGHLIGHTS

- **±21,402 SF Unit Available For Lease - Available August 1, 2018**
- R&D/Manufacturing Building
- Onsite Deli – Intevac Café Serving Breakfast & Lunch
- Landscaping & Parking Lot Upgrades Recently Completed
- New Signage Program Recently Completed
- Convenient Access to Highway 101
- Heavy Power
- Santa Clara Utilities - Silicon Valley Power
- Approx. ±420,000 sq. ft. Project
- Expansion Opportunity within Project
- Dock & Grade Level Loading
- 3.5/1,000 Parking



# SITE PLAN



**INTEVAC  
CAFE**

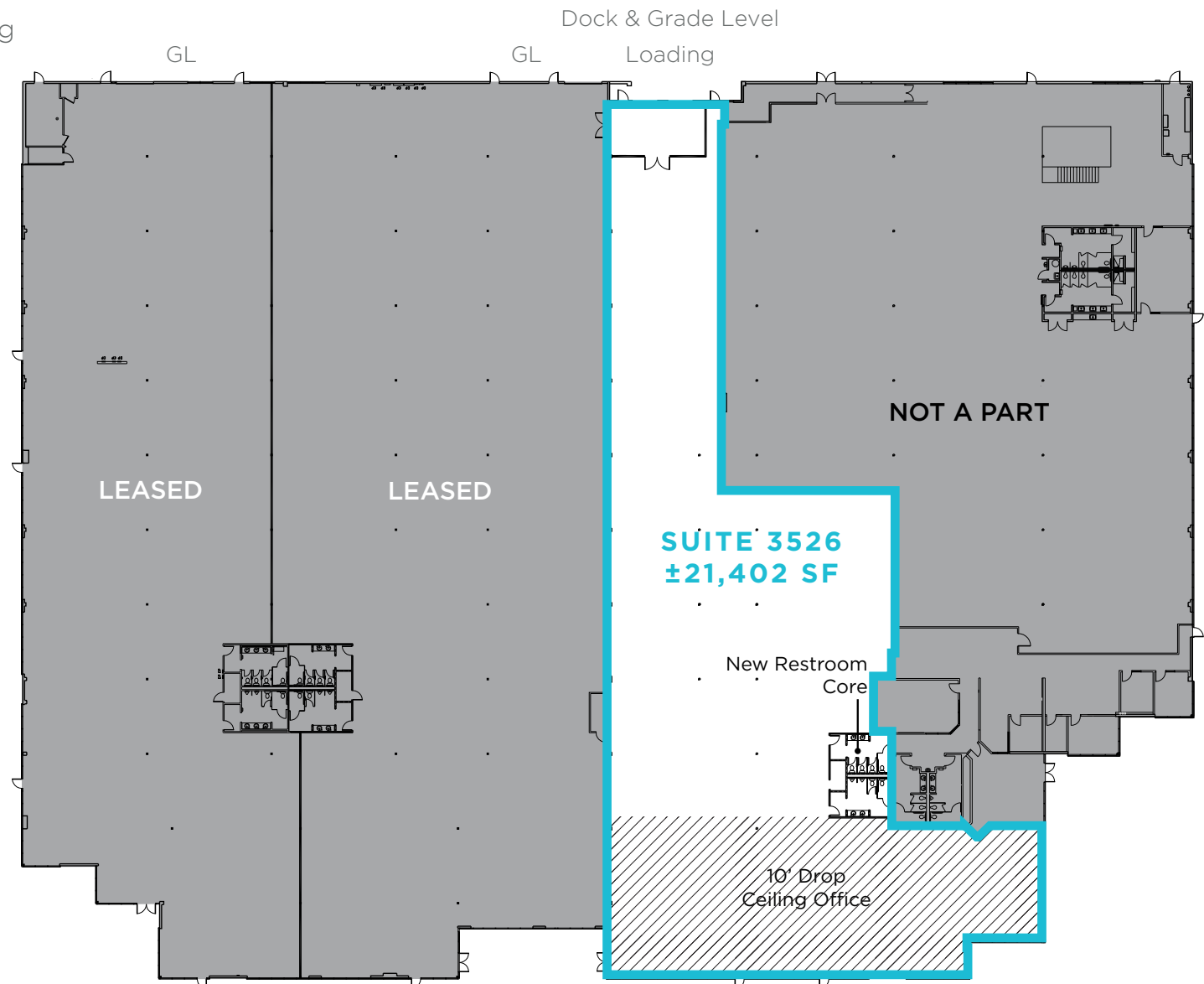
BASSETT STREET

## FLOOR PLAN

- Dock and Grade Level Loading
- ±15 to 16' Clear Height

### SUITE 3526

- 1,200 Amps @ 480V
- Available August 1, 2018



## PG&E CHART

### ENERGY SAVINGS AND REBATES

PG&E rates are 28% - 49% 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 01/01/15 (\$/kWh)	PG&E Avg Total Rate as of 01/01/15 (\$/kWh)**	SVP Lower (\$/kWh)	2015 SVP Lower (%)	PGE Higher (\$/kWh)**	PGE Higher (%)**
<b>Large Commercial</b>	<b>CB-1 \$0.117</b>	<b>A-10S \$0.174</b>	<b>\$0.057</b>	<b>33%</b>	<b>\$0.057</b>	<b>49%</b>
<b>Small Industrial</b>	<b>CB-1 \$0.117</b>	<b>E-19S \$0.150</b>	<b>\$0.033</b>	<b>22%</b>	<b>\$0.033</b>	<b>28%</b>

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

Source: PG&E Rates Effective January 1, 2015 to Present



# AMENITIES MAP

