

# 4201 BURTON DRIVE MISSION PARK BUSINESS CENTER

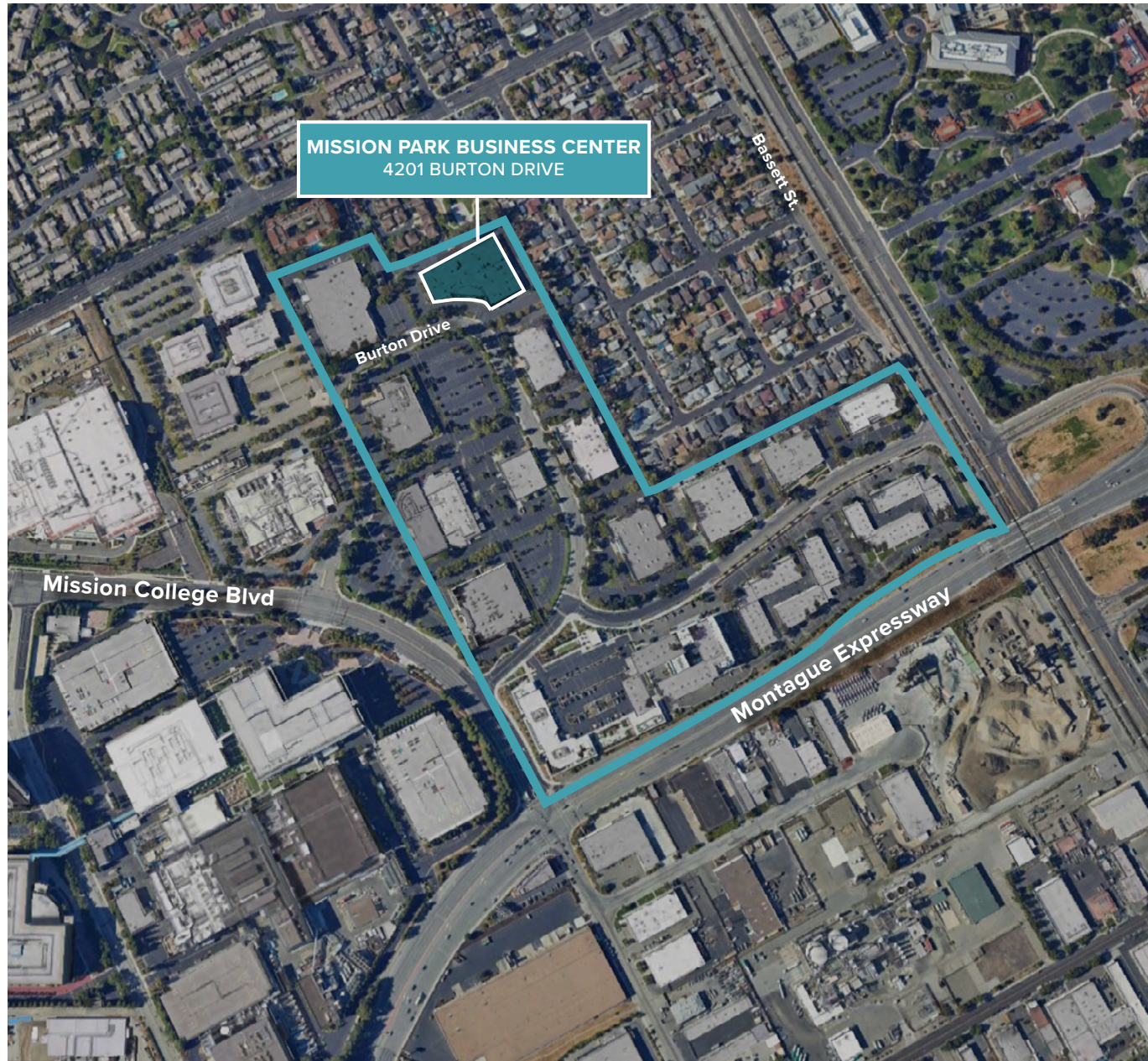
FOR SUBLEASE



Class A R&D / Office & Lab Space  
± 49,942 SF Free Standing Building

## HIGHLIGHTS

- Available Immediately - Divisible to  $\pm 15,000$  SF (call for details/plans)
- LED: May 31, 2029
- Well-Maintained Business Park Location with Expansion Opportunities
- Fully Built-Out Almost New Best in Class Interiors
- Labs: 8,622 Total SF - R&D Assembly & Mfg Lab Areas
- Two (2) Grade Level Loading Doors
- $\pm 3.5/1,000$  Parking
- 2,000 Amps @ 277/480 Volts
- Discounted and Reliable Silicon Valley Power Utility Service
- Located Next to Mission Caltrain Shuttle
- Adjacent to Multiple Fiber Lines
- Convenient Access to Montague Expressway and Highway 101
- Walking distance to Element by Westin Hotel and New Retail Center Now Open



# PROPERTY HIGHLIGHTS

## FEATURES

- Vacuum and CDA (Clean dry air) for Lab areas
- Door badge access & video surveillance at each door
- 100% HVAC throughout
- 18 on-site EV Chargers
- Skylights
- Showers



## PLUG & PLAY

- High end quality furniture and finishes
- Large 2,100 SF Lunchroom with seating for 90 people
- 2 Break areas with sinks
- Outdoor patio area with built-in BBQ
- Creative build-out, mixture of open office, conference rooms, private offices, telephone/huddle rooms
- Large server room

## GATHERING AREAS: (4)

- R&D area: couches & tables, seating for 5
- Board room area, tables and seating for 8
- Center Isle, high tables and chairs, seating for up to 16 people
- Ping Pong table area, seating for 8+



## TECHNOLOGY

- Video Conferencing is available in all conference rooms including the kitchen. These have iPad controllers with Zoom installed.
- Each TV display has either a PC or MAC which communicates with the iPad controller. Individual video cameras are mounted under the TVs for audience view.
- In the kitchen there are two back-to-back TVs with two camera views of the audience.
- For the board room, there are two TV's: one showing attendees and one showing shared content.

# FLOOR PLAN FURNITURE



- 16 PRIVATE OFFICE
- 7 CONFERENCE ROOMS
- 128 CUBICLES(6X8)

- 68 LAB BENCHES
- KITCHEN/ALL HANDS - SEATS 158
- LARGE BOARD ROOM - SEATS 71

LAB AREA

## AMENITIES



**8+**  
FINE DINING



**25+**  
CASUAL DINING



**4+**  
CAFES



**5+**  
BARS & SOCIAL VENUES



**7+**  
PRIVATE FITNESS STUDIOS



**4+**  
HEALTH & BEAUTY SALONS



**5+**  
RETAIL STORES



**5+**  
HOTELS





For More Information, Please Contact:

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