



# 845

EMBEDDED WAY  
SAN JOSE, CALIFORNIA



**FOR LEASE**

FREESTANDING ±67,912 SF R&D BUILDING



# BUILDING HIGHLIGHTS



845  
EMBEDDED WAY



±67,912 SF  
Freestanding  
R&D Building



Grade and Dock  
Loading



3.1/1,000  
Parking Ratio



Reverse-Commute  
Benefits



Located Across from  
the Plex



Heavy Power:  
3,000A @ 277/480V



Located in Edenvale  
Industrial Park



Great Access to  
Hwy 101 and 85

# FLOOR PLAN

## 1<sup>ST</sup> FLOOR

- › Suite 100: ±14,817 SF Available Now
- › Suite 150: ±24,222 SF Available Now
- › Full First Floor: ±39,039 SF
- › ±14' Clear Height
- › 2 Dock High Doors
- › 1 Grade Level Door
- › Mix of Office, Lab, and Warehouse

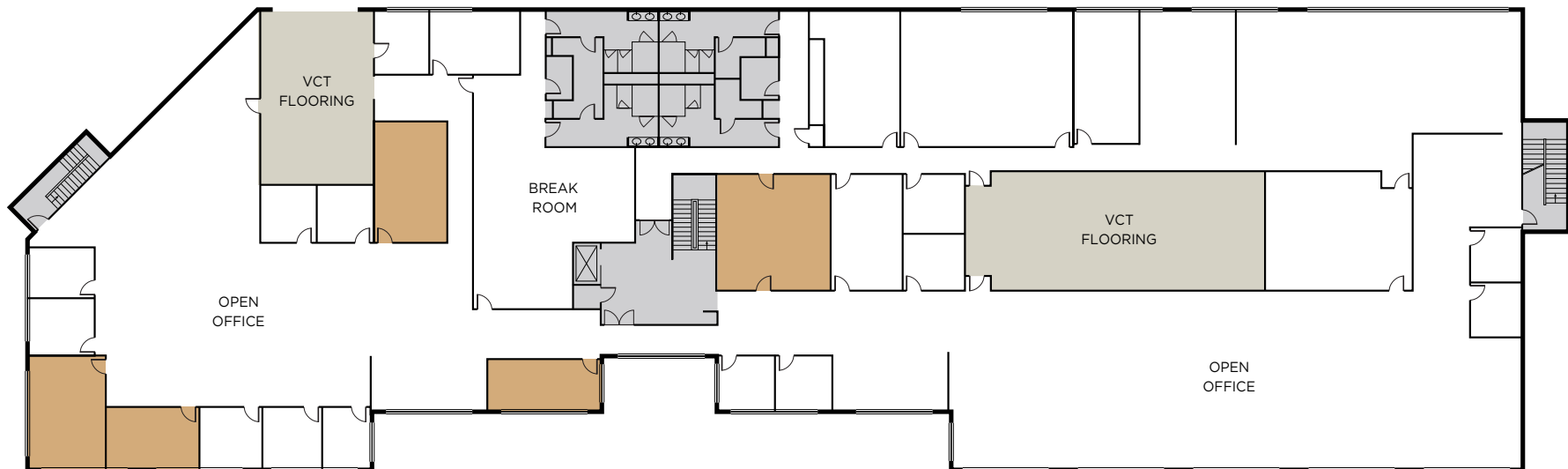
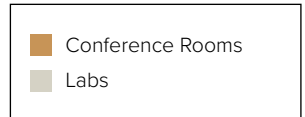
	Common Area
	Labs
	Warehouse
	Shared Loading
	Dock High Doors
	Grade Level Door



# FLOOR PLAN

## 2<sup>ND</sup> FLOOR

- › ±28,873 SF Office/R&D Full Floor Space
- › Potentially Divisible to ±12,000 SF
- › Mix of Open Office, Conference Rooms, Private Offices, and Break Room
- › Multiple Engineering Labs with VCT Flooring
- › Restrooms with Showers
- › Elevator Served



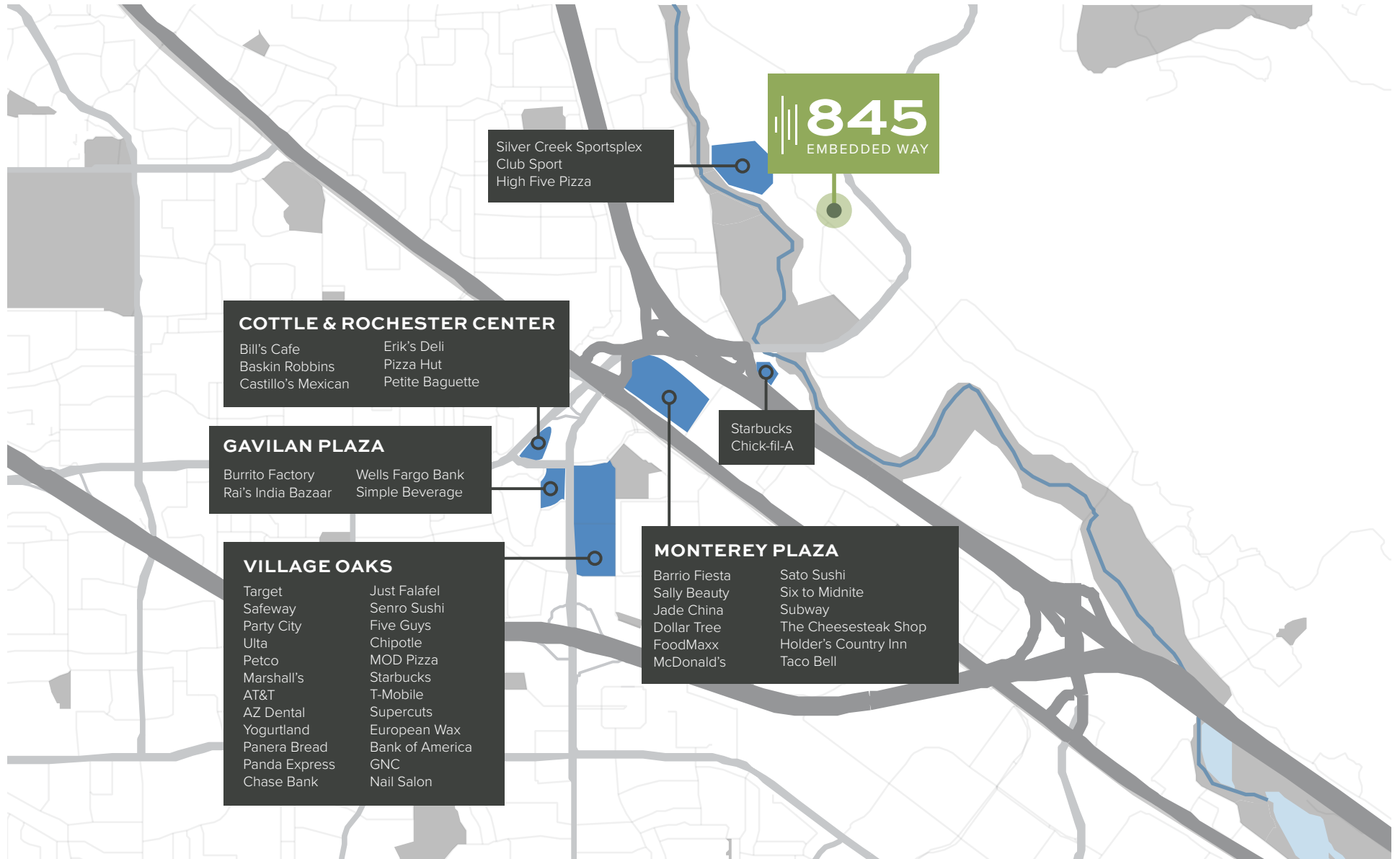
# PHOTO GALLERY



# EDENVALE NEIGHBORHOOD



# AMENITIES MAP



# TRANSPORTATION MAP



AVERAGE MORNING  
COMMUTE TIME  
FROM  
SOUTH SAN JOSE  
**78 MINUTES**

AVERAGE MORNING  
COMMUTE TIME  
TO  
SOUTH SAN JOSE  
**19 MINUTES**







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