

OFFICE/FLEX FOR SUBLEASE

INTERO

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THE ASIA GROUP
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2990 Scott Blvd. | Santa Clara, CA 95054

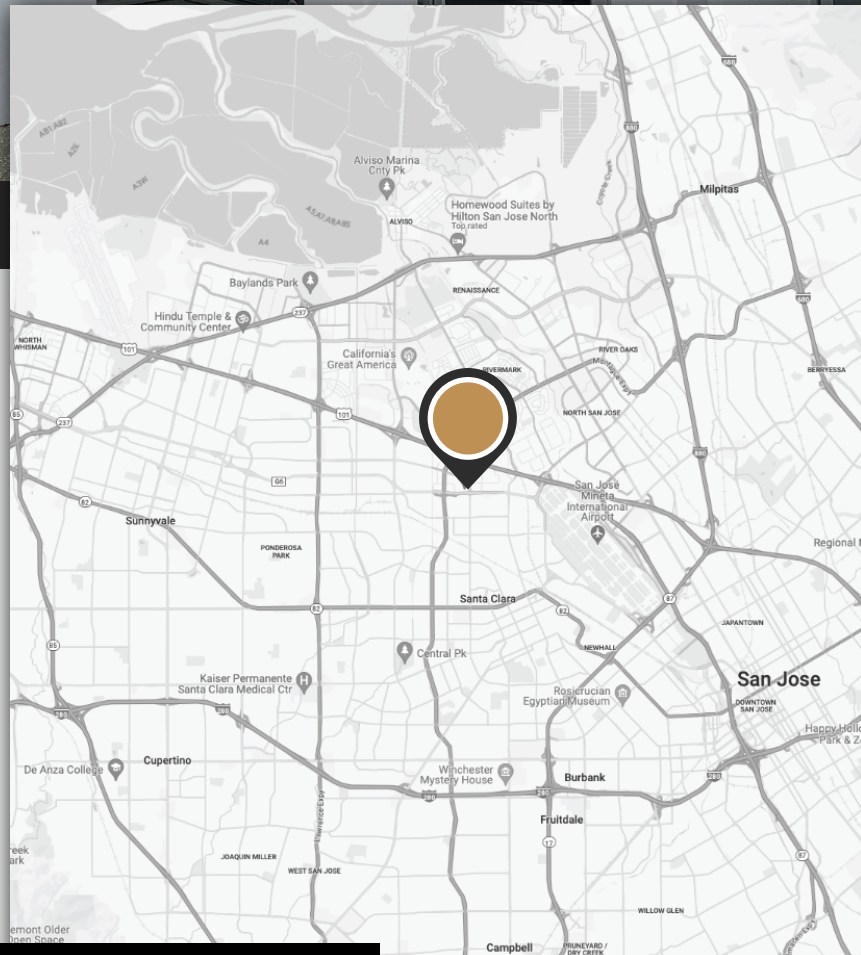


PRICE: \$2.50 PSF GROSS

PROPERTY HIGHLIGHTS

- 2,072 SF
- Open Office Area With One Meeting Room and Reception Area, Warehouse in the Back
- Grade Level Roll-Up Door
- Right Off the San Tomas Expressway and 101 Freeway
- Low Electrical Costs Through Silicon Valley Power
- Lease Expiration Date: 9/30/2026

Please call for touring instructions.



FOR MORE INFORMATION CONTACT

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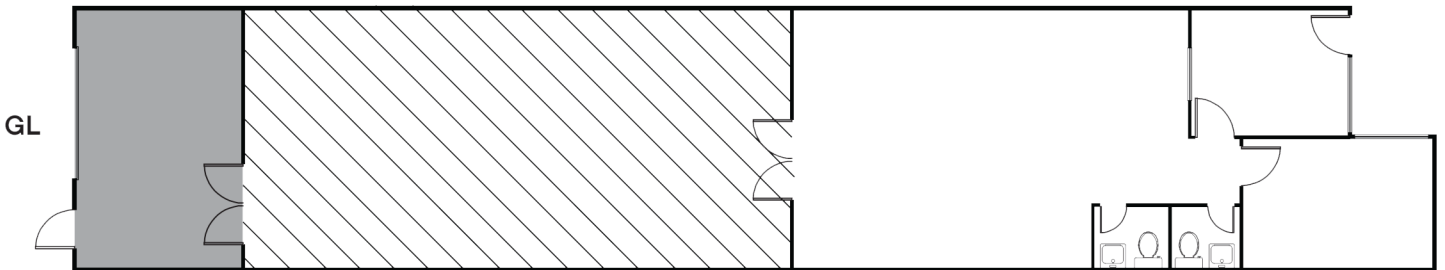
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Floor Plan



BLDG. 5 | #2990 | ±2,072 SF



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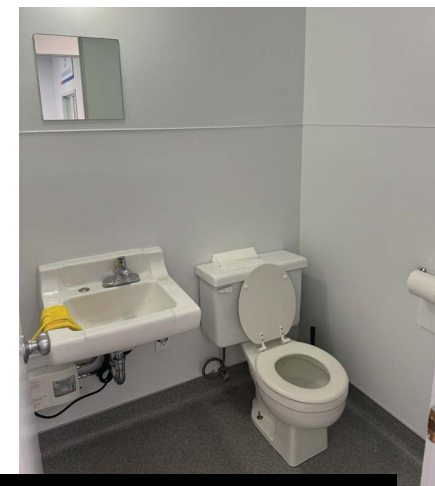
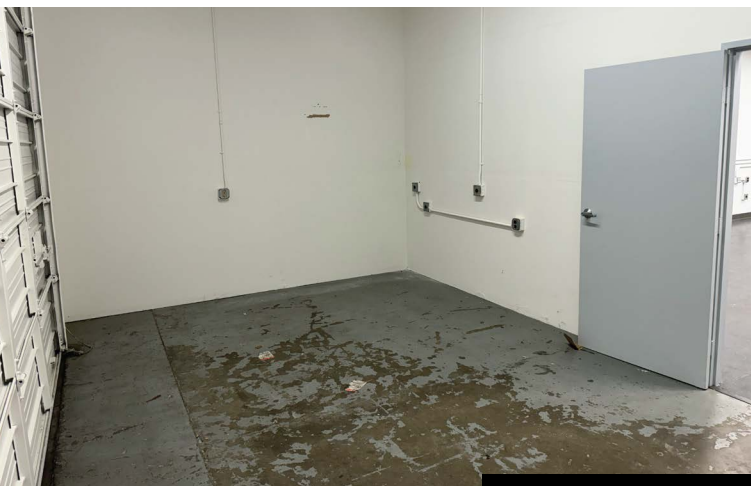
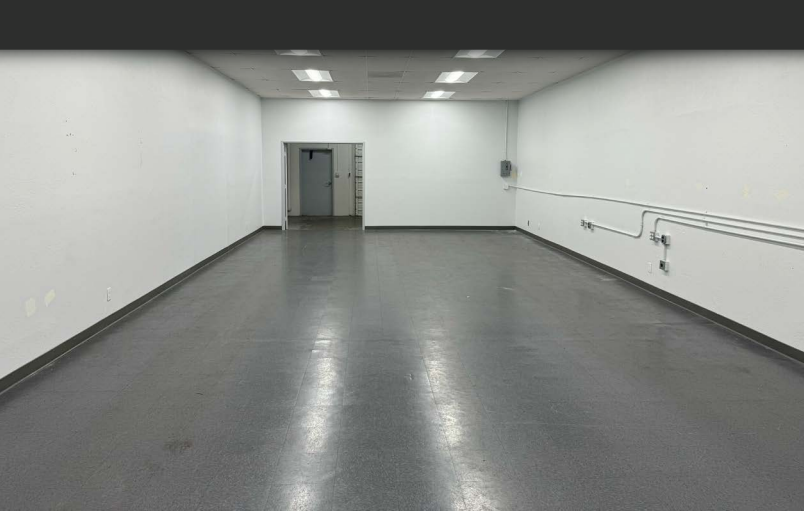
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Photos



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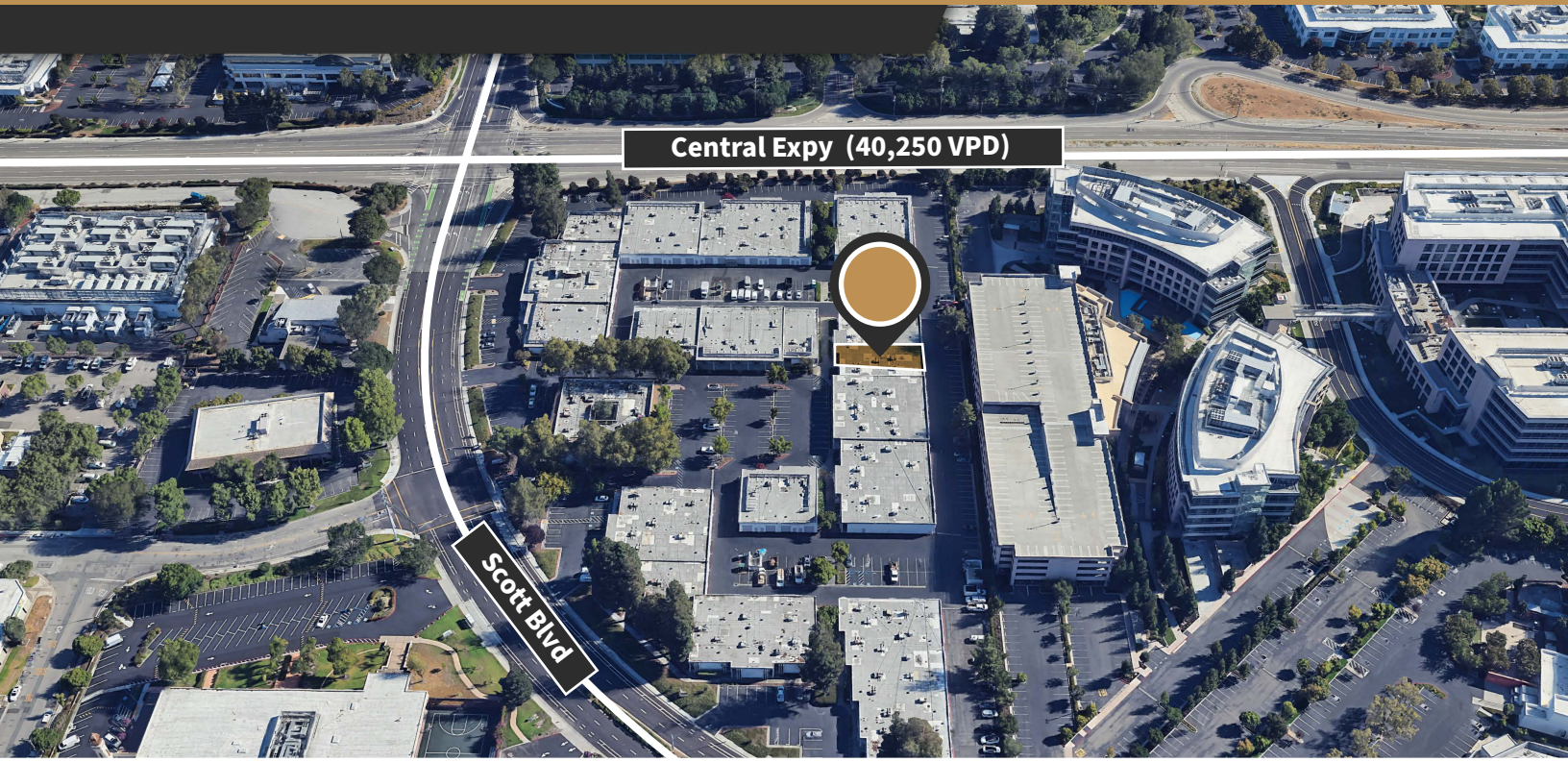
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Aerial & Amenities Map



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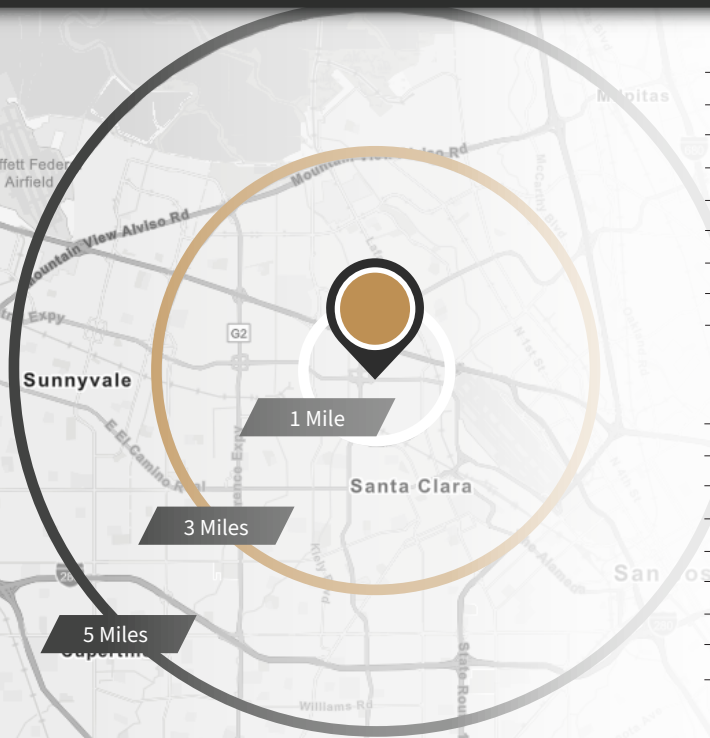
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Location Overview



2023 Summary	1 MILE	3 MILES	3 MILES
Population	6,885	186,223	529,541
Households	2,780	70,881	198,952
Families	2,009	44,604	126,753
Average Household Size	2.45	2.57	2.61
Owner Occupied Housing	824	25,571	80,341
Renter Occupied Housing	1,956	45,310	118,611
Median Age	35.3	36.2	37.0
Median Household Income	\$115,717	\$159,389	\$154,538
Average Household Income	\$163,657	\$200,986	\$196,612

2028 Summary	1 MILE	3 MILES	3 MILES
Population	8,072	197,332	549,049
Households	3,406	75,175	207,146
Families	2,428	47,540	132,003
Average Household Size	2.35	2.57	2.60
Owner Occupied Housing	822	26,276	82,015
Renter Occupied Housing	2,585	48,899	125,131
Median Age	35.9	36.8	37.6
Median Household Income	\$142,781	\$173,872	\$170,174
Average Household Income	\$190,710	\$224,782	\$220,221



Santa Clara, California, is a vibrant city located in the heart of Silicon Valley, known for its innovative spirit and technological advancements. It is home to the headquarters of several high-tech companies, making it a key player in the tech industry. Santa Clara also boasts a variety of cultural, recreational, and entertainment options, including the Santa Clara Convention Center, the Intel Museum, and Levi's Stadium, the home of the San Francisco 49ers. The city offers a blend of modernity and tradition, with beautiful parks, historic sites, and a diverse community that contributes to its dynamic atmosphere. Santa Clara's strategic location, excellent educational institutions, and thriving economy make it an attractive place to live, work, and visit.

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INTERO COMMERCIAL COMPANY OVERVIEW

Intero was founded in 2002 in Cupertino. Given its location in Silicon Valley, one of its core strategies has always been the implementation of advanced technology and cutting-edge services and marketing. Over the last 18 years it has grown tremendously, and currently possesses the largest market share of any brokerage in Silicon Valley for many years running. Its commercial division is a juggernaut in its own right, and is the recipient of multiple Costar Power Broker awards, which are very prestigious and only awarded to the 5 highest producing firms in a given market.

In 2014 Warren Buffett took notice of the company's outsized access and its position as a dominant market player, and Interco was acquired by Berkshire Hathaway. This acquisition has been a dream relationship for our team, as it has given us a robust platform and a deep network of contacts, technology, and resources to better serve our clients. Being associated with one of the largest and most credible brands in the world ensures Interco Commercial will remain a dominant market player for years to come.

DISCLAIMER

The information contained in this Offering Memorandum is confidential and is provided for the sole purpose of allowing persons to evaluate whether there is interest in proceeding with further discussions with the owner regarding a possible transaction with respect to the Property. The information contained herein shall not be photocopied or disclosed to any other party and shall not be used for any other purpose.

Neither the owner, nor Interco Commercial, nor any of their officers, directors, employees or agents, assume any responsibility or make any representations or warranties, whether express or implied, by operation of law or otherwise, with respect to the Property or this Offering Memorandum or any information or statements (including financial statements and projections) contained herein or relating hereto, including the accuracy or completeness of such information or statements and the condition, quality or fitness of the Property. Such information and statements have in many circumstances been obtained from outside sources, have not been tested or verified and may be subject to errors or omissions. Projections, in particular, are based on various assumptions and subjective determinations as to which no guaranty or assurance can be given. Without limiting the foregoing, in the event this Offering Memorandum contains information relating any hazardous, toxic or dangerous materials in relation to the Property, such information shall in no way be construed as creating any warranties or representations, express or implied, by operation of law or otherwise, by any party, as to the existence or non-existence or nature of such materials in, under, on or around the Property. Potential investors are urged to perform their own examination and inspection of the Property and information relating to same, and shall rely solely on such examination and investigation and not on this Offering Memorandum or any information or materials contained herein or otherwise provided.

The only party authorized to represent the owner of the Property is Interco Commercial and the owner shall not be obligated to pay any fees or commissions to any other advisor, broker or representative. This Offering Memorandum is provided subject to prior sale or lease, change of price or terms and other changes to the materials, statements and information contained herein or relating to the Property, and is subject to withdrawal, all without notice or any liability. In no event shall the delivery or receipt of this Offering Memorandum be deemed to create any legal obligation to enter into any transaction with respect to the Property, and only a definitive agreement signed by all parties shall create a binding commitment to enter into a transaction.

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