

2255 MARTIN AVE

Santa Clara, CA

FOR LEASE
R&D FLEX LAB | ±4,210 SF
UNDER NEW OWNERSHIP

2255

Crugen Biosciences

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CBRE



DOLLINGER PROPERTIES

SITE PLAN

PROPERTY HIGHLIGHTS

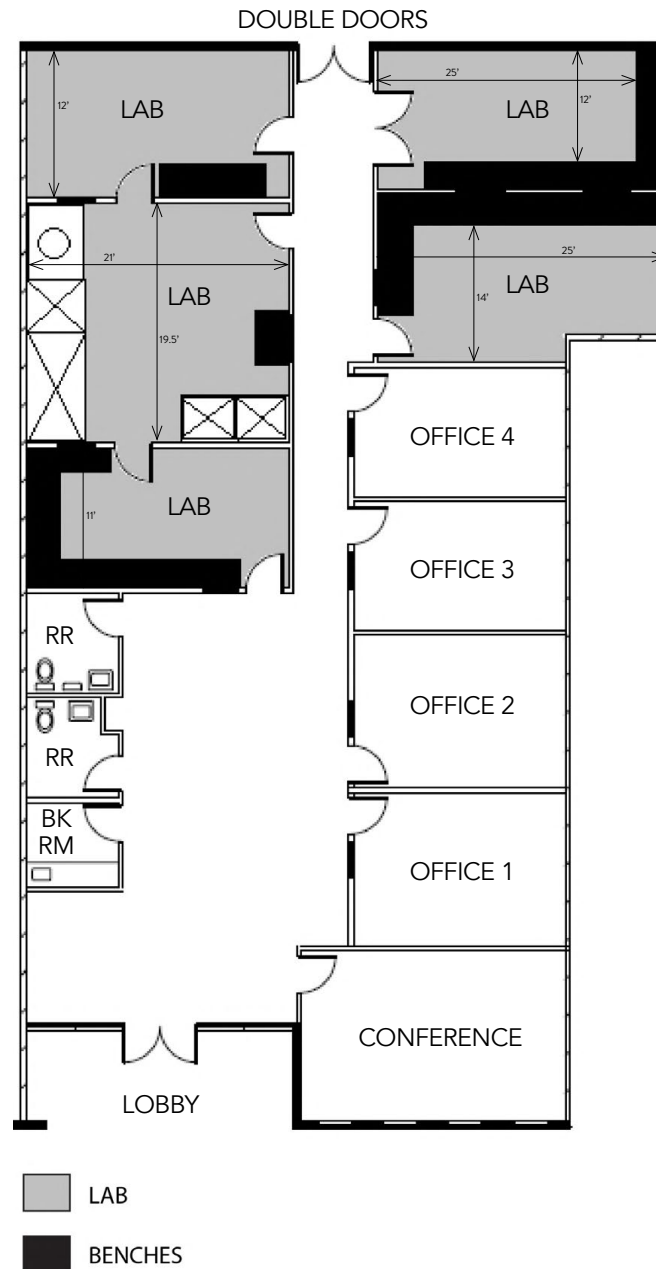
- Suite F ($\pm 4,210$ SF) available
- High image R&D Flex business park, 3-buildings totaling $\pm 52,771$ SF
- Elegant and private business setting with beautifully landscaped grounds on 4.13-acre parcel (low 30% site coverage)
- Abundant parking with $\pm 3.84/1000$ ratio
- Convenient location with immediate access to HWY101, Central Expwy, SJC Airport, and public transportation
- Core Silicon Valley location, adjacent to major tech campuses including NVIDIA's ± 2.5 -million sq. ft. headquarter campus ± 0.1 -miles away
- Excellent access to major retail centers and local amenities



FLOOR PLAN

2255 MARTIN AVENUE SUITE F | ±4,210 SF

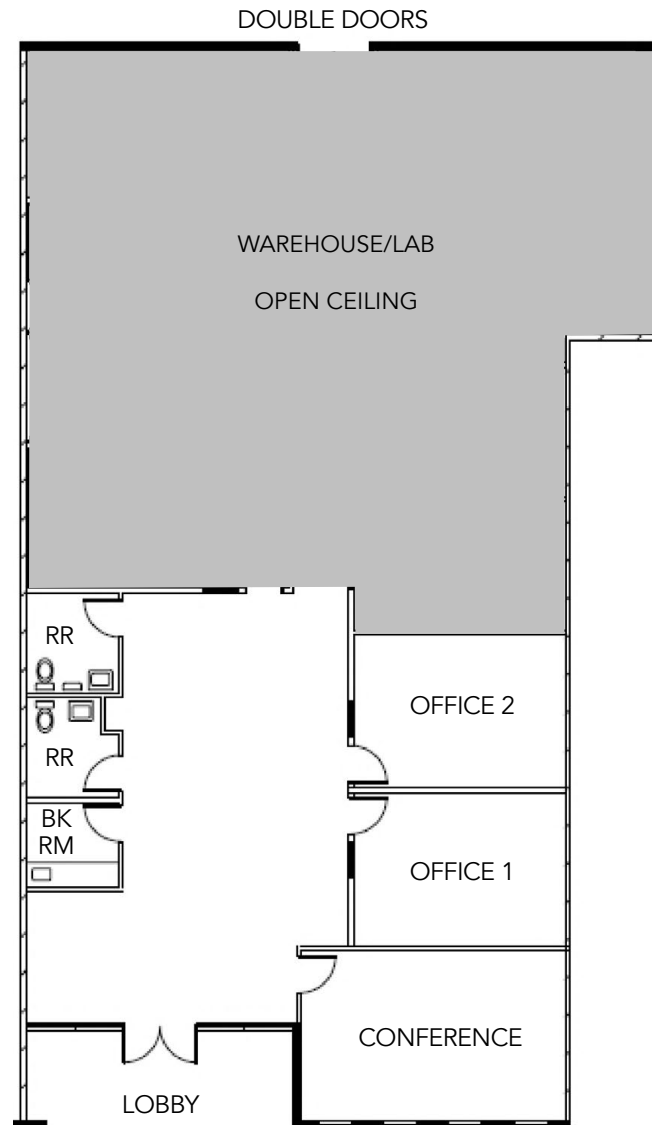
- Available Now
- Wet Labs, Benches, Fume Hoods and One Sink
- 100% Drop Ceiling HVAC
- 15ft to roof, 10ft to drop ceiling
- One (1) Double Door Truck Loading
- Four (4) Private Offices
- Conference Room
- Break Room
- Two (2) Restrooms
- 200 amps 120/208V 3 phase 4 wire



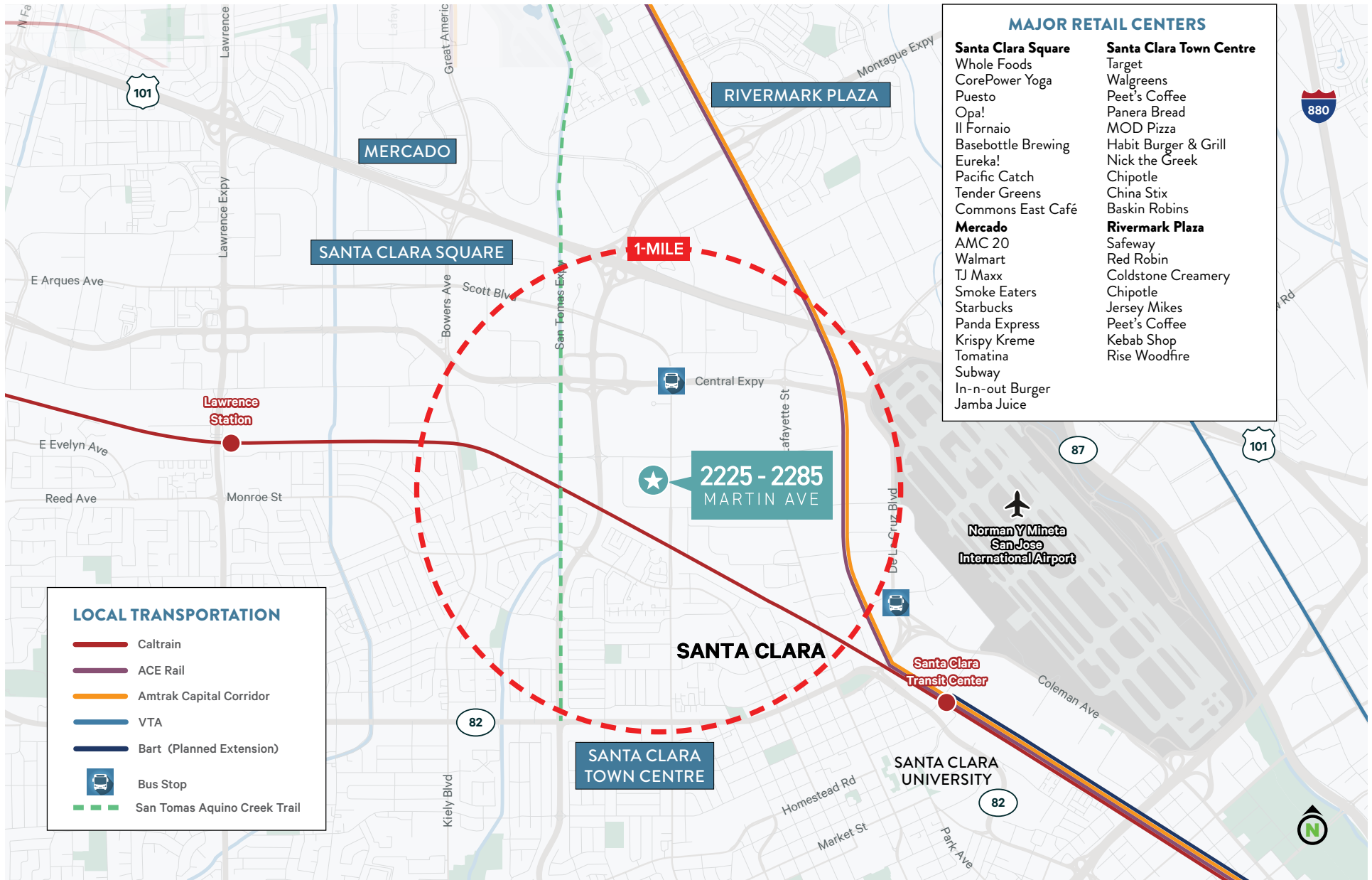
HYPOTHETICAL FLOOR PLAN

2255 MARTIN AVENUE SUITE F | ±4,210 SF

- Available 6-8 Weeks from Lease Execution
- 60% Warehouse/Lab, Open Ceiling with ±15ft Clear Height
- 40% Office, 10ft drop ceiling
- One (1) Double Door Truck Loading
- Two (2) Private Offices
- Conference Room
- Break Room
- Two (2) Restrooms
- 200 amps 120/208V 3 phase 4 wire



AMENITIES & TRANSIT



CORE SILICON VALLEY LOCATION

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2225-2285
MARTIN AVE

SUITE F (±4,210)

NVIDIA

NVIDIA

NVIDIA

CENTRAL EXPWY

WALSH AVE

MARTIN AVE

MARTIN AVE

SANTOMAS EXPWY

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SUITE F (±4,210)



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