

1705 Wyatt Dr

Santa Clara, CA 95054



±33,396

R&D with Lab Infrastructure

For Sublease

CBRE

Property Highlights



1-story R&D building



4.0/1,000 parking



2 grade-level loading docks



LED 9/30/29



3 equipment pads, 2 covered



Easy access to Montague Expressway and Highway 101



2,200 Amps @ 277/480v



14 potential EV chargers



378 tons of HVAC



3,131 SF of Class 100 lab, 7,354 SF of Class 1,000 lab, and 831 SF of Class 100,000 lab



6 minute drive to Santa Clara Square amenities and within ± 2.0 miles of many other amenities including Costco, Bay Club, Hotels, etc.



10-ton chiller



The floor plan illustrates the layout of the 1st floor, featuring a large central area labeled 'VCT Flooring' and 'Open Office'. The plan is divided into several functional zones:

- Clean Rooms:** Several large teal-colored rooms, including 'Class 100,000 Clean Room 831 SF', 'Class 1,000 Clean Room 1,028 SF', 'Class 100 Clean Room 3,131 SF', and a large 'Class 1,000 Clean Room 6,326 SF'.
- Lab:** Yellow-colored rooms, including a 'Lab' in the top right and a larger 'Lab' in the center.
- Offices:** Green-colored rooms, including 'Office' spaces in the top right and 'Offices' in the center.
- Conference Rooms:** Light green-colored rooms, including 'Conference' rooms in the top right and 'Conf.' rooms in the bottom right.
- Break Room:** A blue-colored room located in the center.
- Electrical Rooms:** Dark grey-colored rooms, including 'Elec.' rooms in the top left and bottom left.
- Server Rooms:** Light blue-colored rooms, including 'Server' rooms in the center.
- Storage Room:** A very light blue-colored room located in the center.
- Others:** Orange-colored rooms, including 'Receiving', 'Shipping Receiving', 'Chase', and 'Lobby'.
- Grade Level Loading:** Indicated by grey icons with a loading symbol.
- Columns:** Indicated by black dots.

Other labeled areas include 'Secure Entry', 'W.Shwr', 'M.Shwr', 'Women's', 'Men's', 'Jan.', 'Break Room', 'Mother's Room', 'Hallway', 'Vestibule', 'Optics', and 'Hallway'.

Exterior Photos



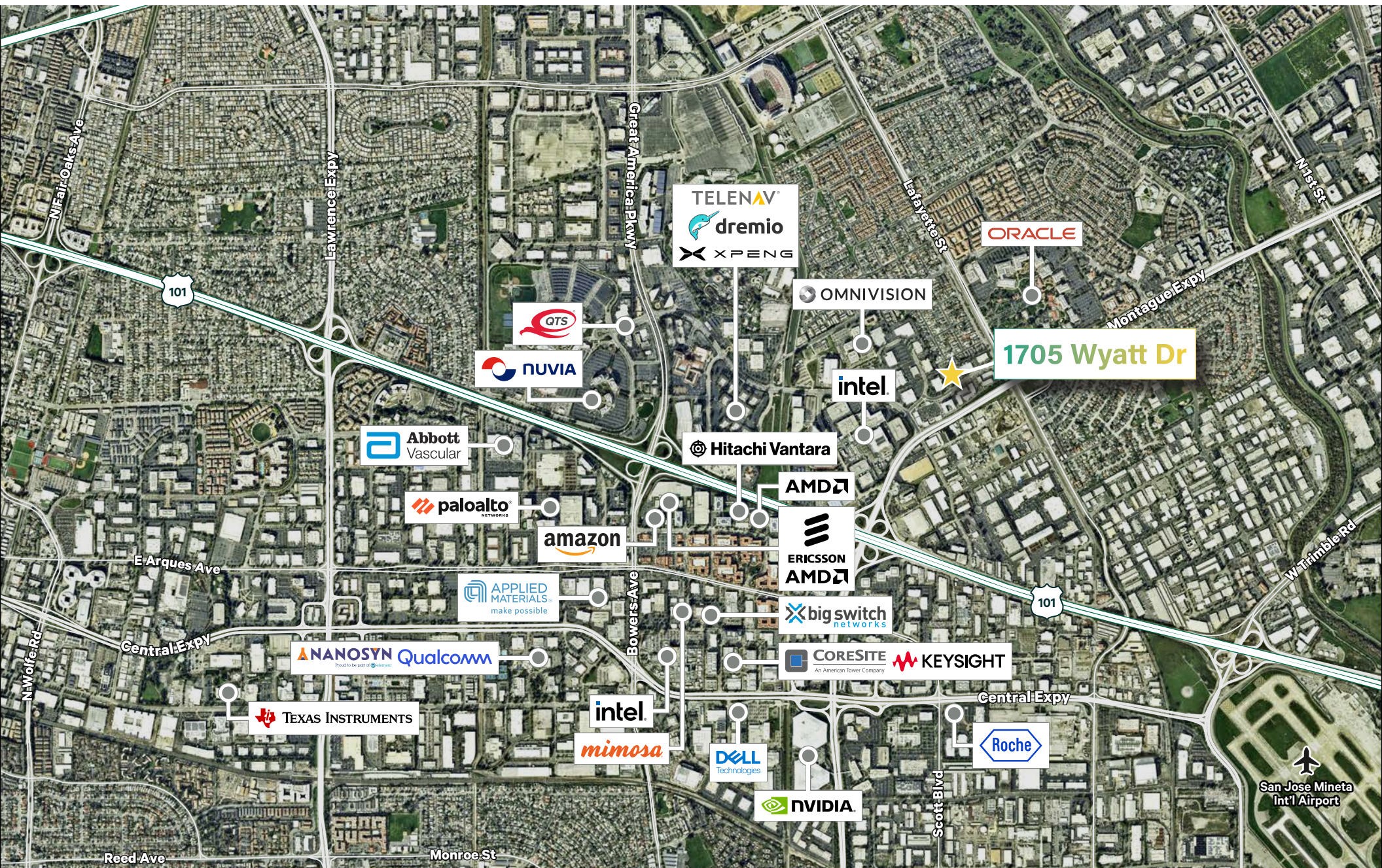
Walkable Amenities



Amenity & Transportation Map



Corporate Neighbor Map





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For More Information, Please Contact:

Chris Shepherd

Vice Chairman
+1 408 453 7455
chris.shepherd@cbre.com
Lic. 01707888

Briana Sagucio

Transaction Manager
+1 408 790 5449
briana.sagucio@cbre.com
Lic. 02224893

Christine Bowser

Client Strategy Analyst
+ 1 408 656 5383
christine.bowser@cbre.com
Lic. 02244775

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