



VKG

REAL ESTATE GROUP

FOR LEASE: 8,844 ± COMBINED SQUARE FEET

3235 KIFER ROAD

[VISIT WEBSITE ↗](#)

SANTA CLARA, CA 95051

TWO OFFICE SPACES AVAILABLE FOR LEASE

3235 KIFER ROAD ■ SANTA CLARA, CA 95051

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Keller Williams has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Keller Williams' principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Keller Williams and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

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An aerial photograph of a modern, multi-story building complex with a flat roof and large windows. The building is surrounded by lush green trees and a parking lot. The image is overlaid with a blue gradient at the bottom, where the text is placed. The text is in white, with 'SECTION 1' in a large, bold font and 'EXECUTIVE SUMMARY' in a smaller, all-caps font below it, separated by a small blue horizontal line.

SECTION 1

EXECUTIVE SUMMARY



\$2.50/SF

LEASE RATE

8,844±

AVAILABLE SF

**FULL
SERVICE**

LEASE TYPE

OFFICE

PROPERTY TYPE

LEASE OPPORTUNITY



- Two Office Spaces Available for Lease



- Suite 260: 7,311 SF
- Suite 310: 1,533 SF



- Efficient floor plan with great glass line



- Easy access to Highway 101



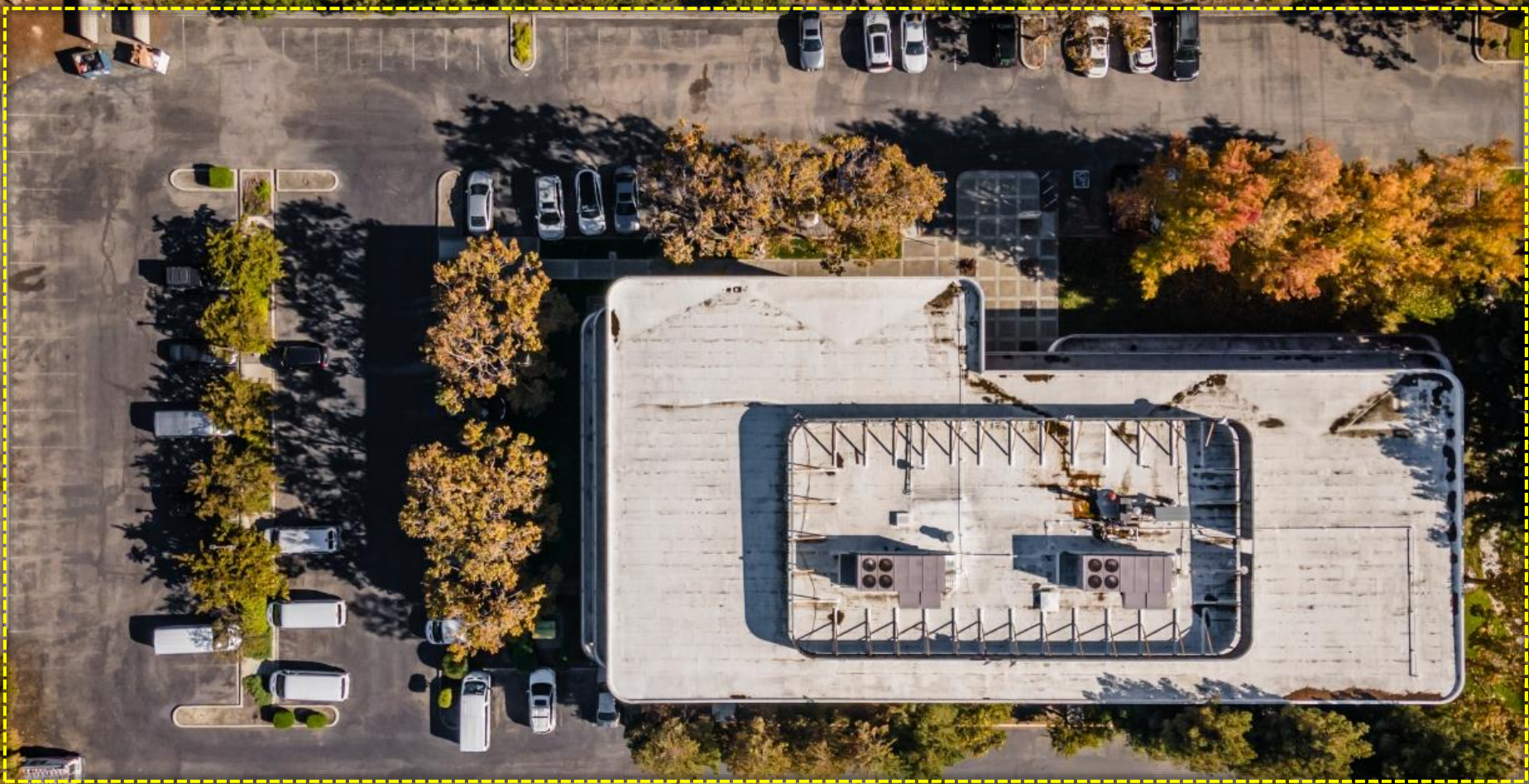
- Local responsive ownership



- Flexible lease term



- Available now



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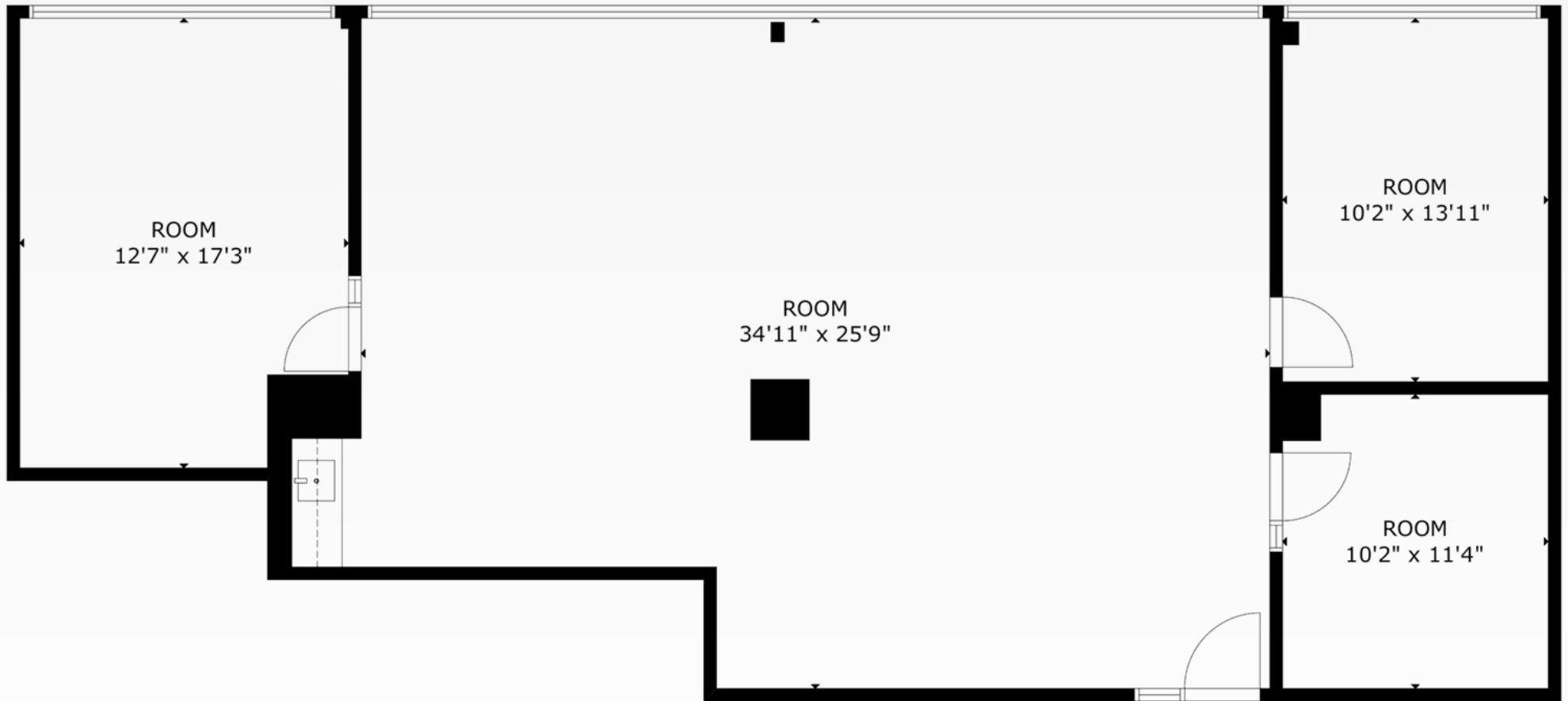


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SUITE #310



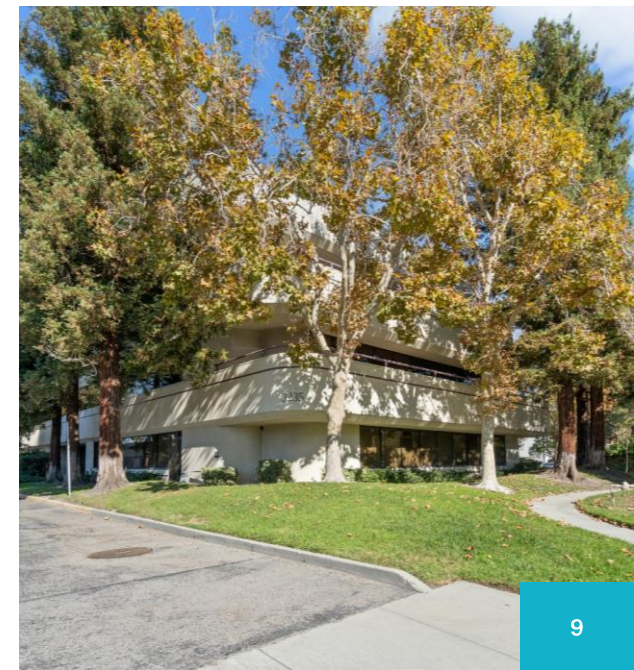


INTERIOR GALLERY





EXTERIOR GALLERY





COMMON AREA

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SECTION 2

LOCATION OVERVIEW



\$1,134,400

MEDIAN HOME VALUE



\$94,234

MEDIAN HH INCOME



48%

BACHELOR DEGREE +

"The Mission City" was founded in 1852 and has grown into an internationally diverse community of over 129,000 residents with employment base of about 106,750. With 19.3 square miles of tree-lined neighborhoods, thriving commercial and industrial centers, and 300 days of sunshine each year, Santa Clara is an ideal location for individuals, families and businesses. Santa Clara is at the center of Silicon Valley, where transportation in and around the city is convenient, history is combined with the high-tech industry and attractions draw crowds from all over the US and beyond. The expectations of Silicon Valley are well represented as many top technology firms, including Intel, call Santa Clara home.



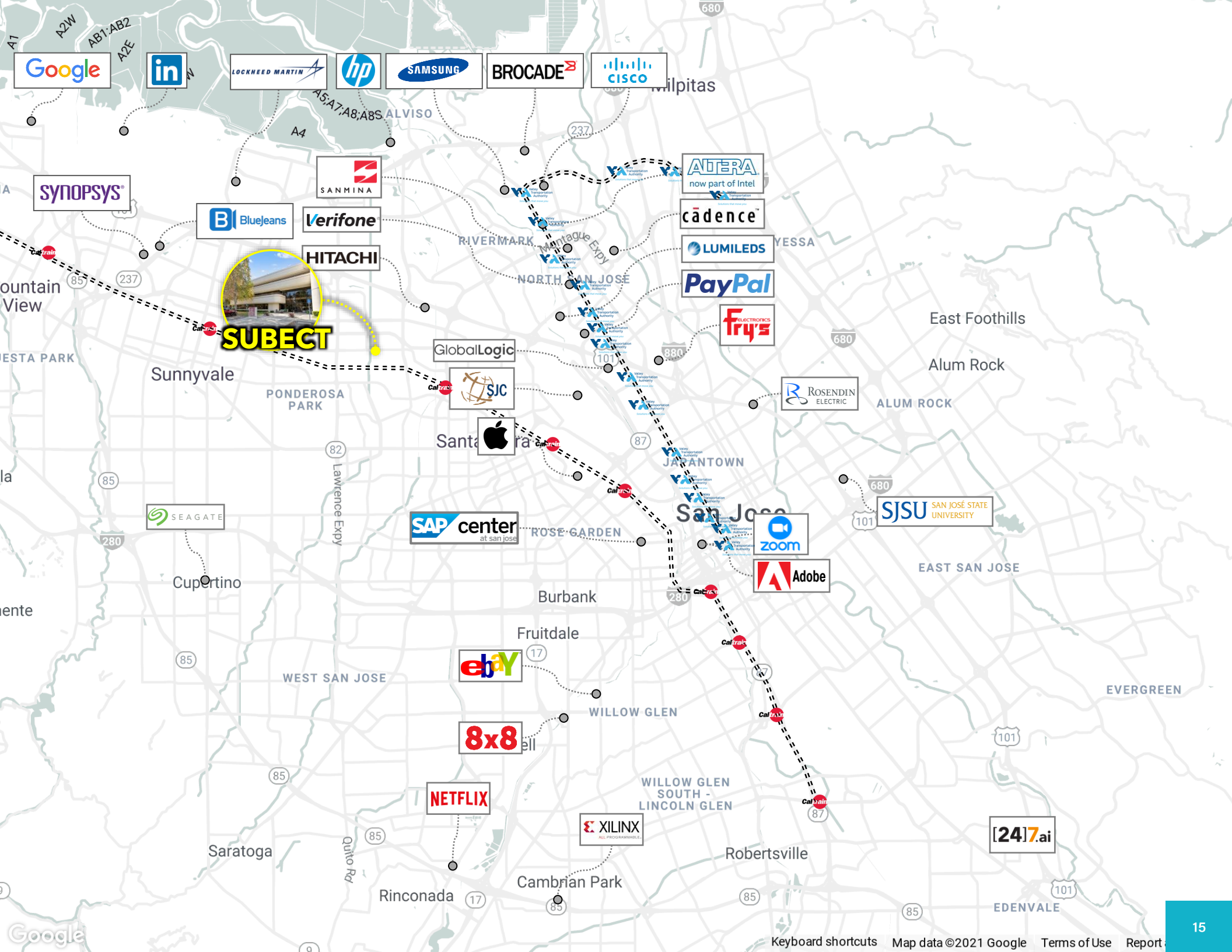
LOCATION ACCESSIBILITY



COMPANY HEADQUARTERS

Advanced Micro Devices (AMD), Affymetrix, Agilent Technologies, Applied Materials, Arista Networks, Aruba, Auditoria.AI, Brillio, Chegg, Cloudera, Coherent, FileMaker, Hortonworks, Infoblox, Intel, Intevac, Marvell, McAfee, Move inc, National Semiconductor, Nvidia, OmniVision, Ooyala, Palo Alto Networks, Rovi, ServiceNow, SVB Financial Group, Trident Microsystems and Veritas Technologies are among the companies headquartered in Santa Clara. the North American offices of Bandai Namco Entertainment (formerly Namco) was in Santa Clara until its consolidation with its existing offices in Irvine, California.





AREA SNAPSHOT

Santa Clara is home to an extraordinary array of high-tech companies, including Applied Materials, AMD, Intel, Nvidia, Oracle and Ericsson. The city is also home to Santa Clara University, Mission College, California's Great America Theme Park, and Levi's® Stadium, home of the San Francisco 49ers and future host site of Super Bowl LX and FIFA World Cup in 2026.

LOCATION RANKINGS



Santa Clara Recognized as the #1 Best City to Live in California 2019

- Chamberofcommerce.org



Santa Clara named the 6th Most Popular Place to relocate in California

- moveBuddah, 2019



Santa Clara ranked #13 for AI jobs

- Indeed, 2019



Achilles Restaurant ranked #9 on Yelp's Top 100 Places to Eat in the U.S.

- Yelp, 2019

NOTABLE FIRMS



Santa Clara has a reputation as a world class center of technology and innovation and it is easy to see why more than 12,000 businesses have come to Santa Clara to find their mission. Some key highlights include:

- Abundant inventory of commercial properties for every size and budget
- Low business taxes
- Low utility rates through the City-owned electric company, Silicon Valley Power
- Easy freeway and public transportation access
- Skilled Workforce
- Industry Diversity

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