

3111 Coronado Drive

Santa Clara, CA



±32,398 - 129,594 SF

**Class A Office / R&D
Sublease**

CBRE



Property Highlights



Prominent identity with robust signage opportunities



Dramatic entrance with 2-story glass and steel pavilion style lobby



Full building availability with efficient $\pm 64,797$ SF floor plates



Building is divisible to $\pm 32,398$ SF



4,600 SF private outdoor retreat that includes: Ample and comfortable seating areas situated next to fire tables, a functional outdoor kitchen with BBQ, sink and refrigerator, soothing water feature and delicate shade trees



Onsite cafeteria and gym with showers



Secure outdoor basketball court



5,000a @ 277/480v



Parking with $\pm 3.2/1,000$ and 10 EV charging stations



Covered loading area to include three (3) docks and one (1) grade level loading



LED: 9/30/2029



LAB: 8,000 SF

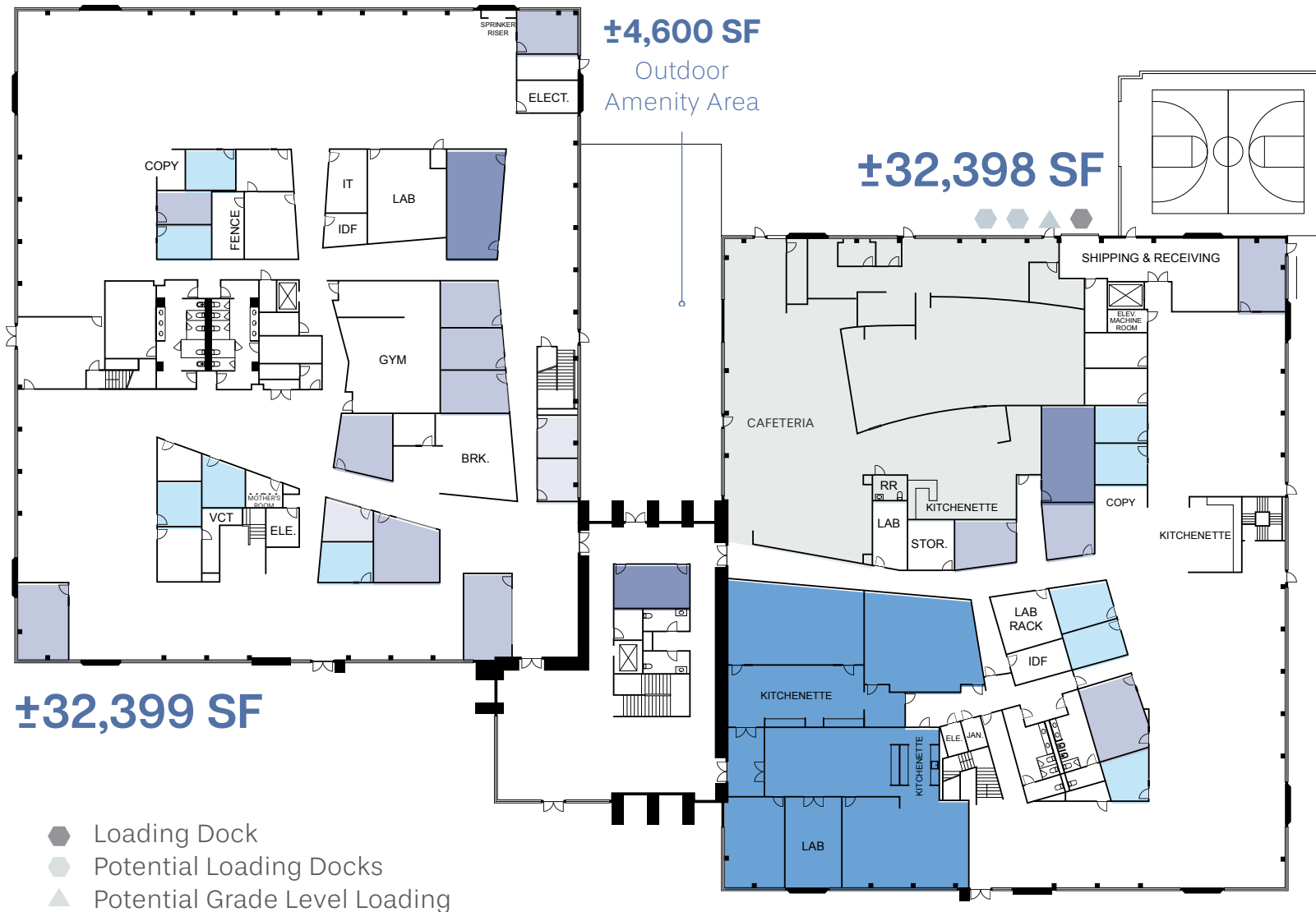


6 minute walk to Santa Clara Square amenities and within ± 2.0 miles of many other amenities including Costco, Bay Club, hotels, etc.

Floor Plan

Floor One: $\pm 64,797$ SF

- 1 Executive Briefing Center
- 3 Large Conference Rooms
- 13 Medium Conference Rooms
- 3 Small Conference Rooms
- 10 Offices
- 1 Cafeteria



Floor Plan

Floor Two: ±64,797 SF

- 4 Large Conference Rooms
- 7 Medium Conference Rooms
- 15 Small Conference Rooms
- 12 Offices



Site Plan



Aerial

Mercado Shopping Center

Walmart TJ-maxx HomeGoods
AMC THEATRES FedEx TOMATINA
Starbucks Dunkin' Donuts Baskin-Robbins
IN-N-OUT Krispy Kreme Jamba WORLD WRAPPS

Santa Clara Square Marketplace

Whole Foods Starbucks Dunkin' Donuts Baskin-Robbins
Mountain Mike's pizza eyeQam Gong cha LEE'S SANDWICHES
SEPHORA Eureka! Fleming's Carbon Health
Puesto Open Pacific Catch SONDER JAKS
CHASE BARE BOTTLE BISHOPS F A D U
corepower YOGA CHARISMA CLUB PILATES ORANGETWIST
Impress Il Fornaio Genji Ramen

California's Great America
Levi's STADIUM



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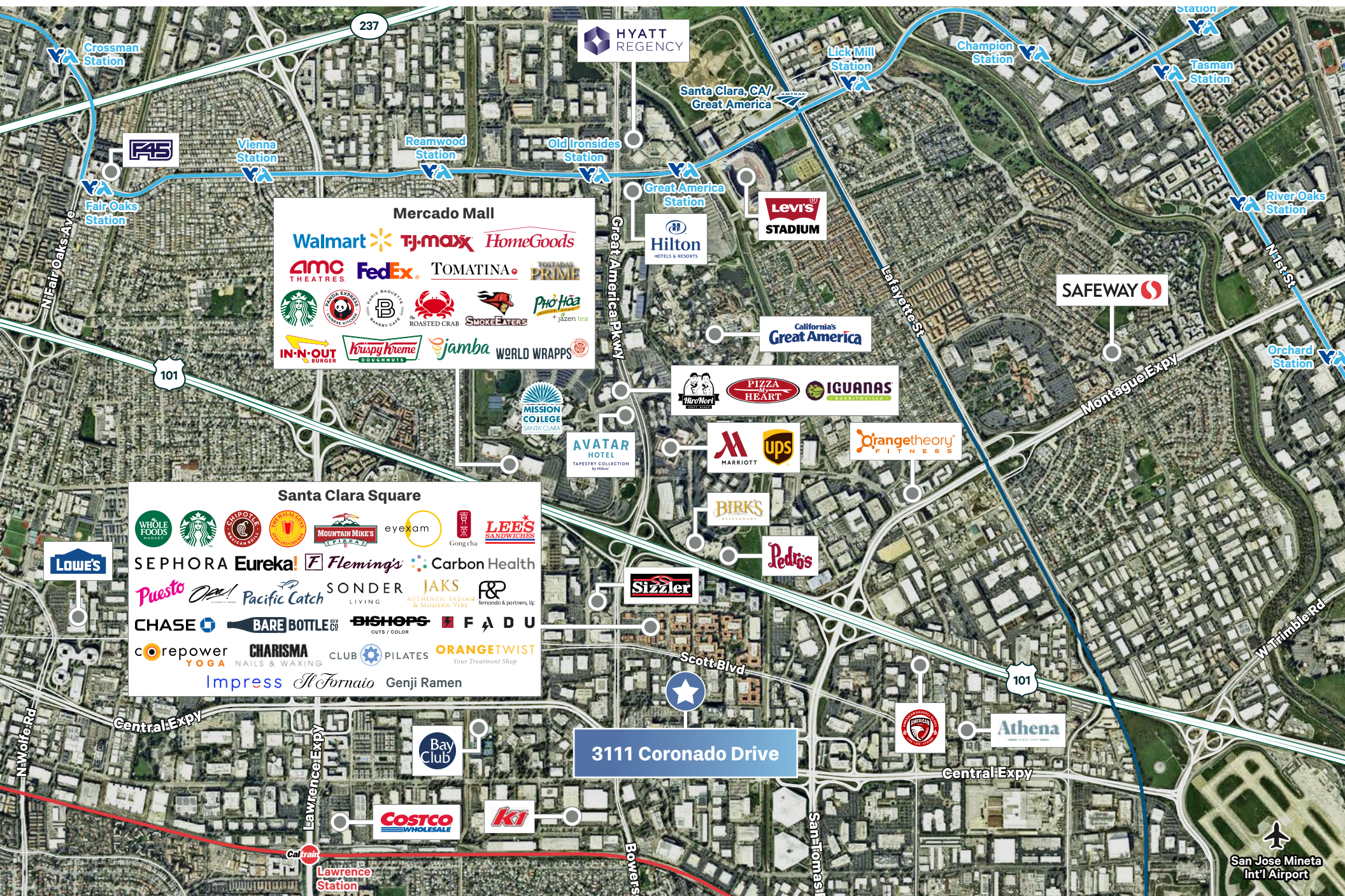
Scott Blvd

Coronado Dr

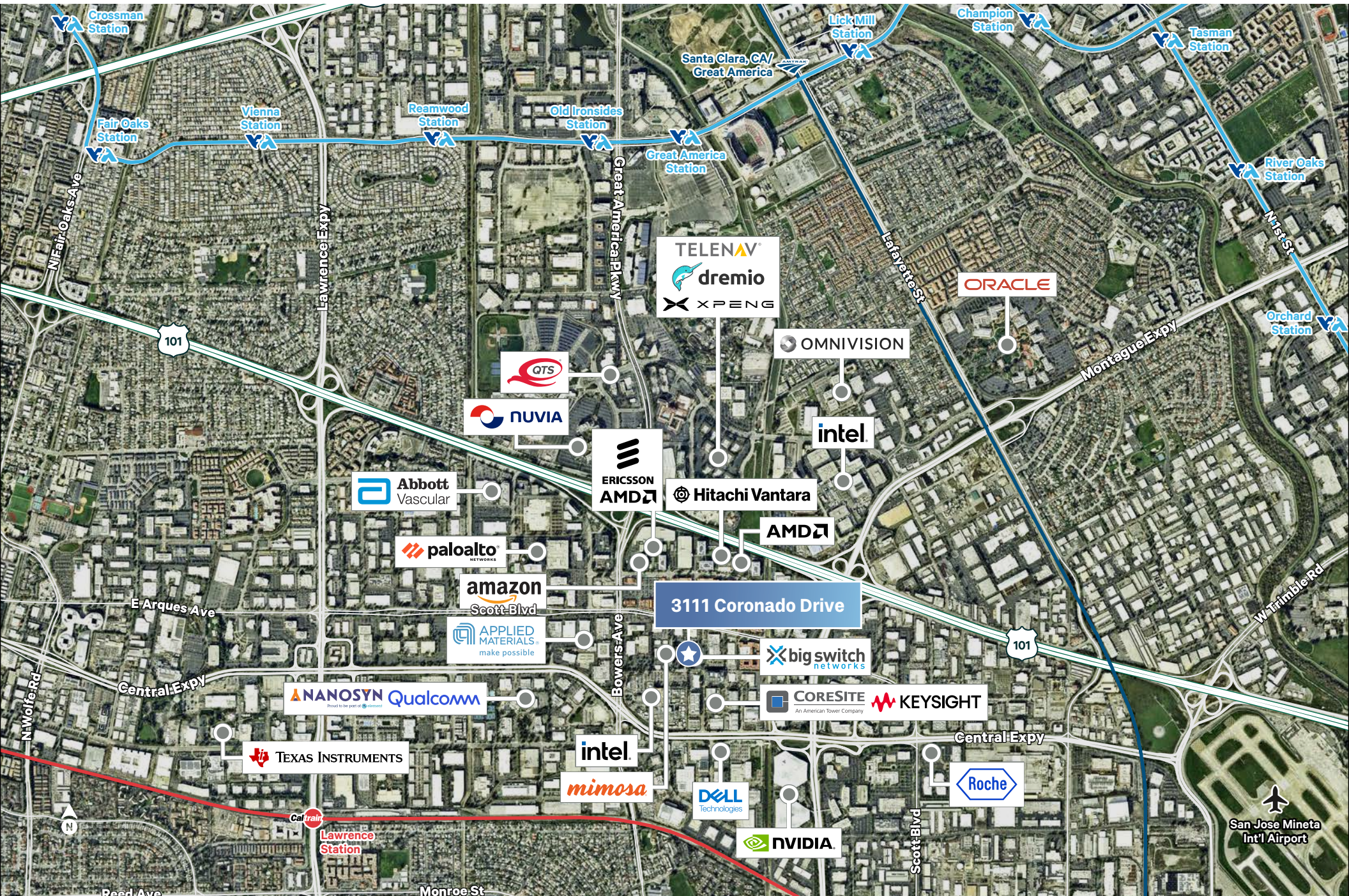




Amenity & Transportation Map



Corporate Neighbors



3111 Coronado Drive

Santa Clara, CA



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