EXCELLENT SUBLEASE OPPORTUNITY

±12,923 SF Office/R&D Building

3000 LAKESIDE DRIVE

Santa Clara, CA 95054

PRESENTED BY:

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PROMINENT BUILDING AND PYLON SIGNAGE

SVN CAPITAL WEST PARTNERS

PROPERTY DETAILS & HIGHLIGHTS

PROPERTY TYPE	Office/R&D
BUILDING SIZE	±12,923 SF
LOT SIZE	±0.82 Acres
YEAR BUILT	1984
YEAR LAST RENOVATED	2012
ELEVATOR	Yes
POWER	800 amps @ 120/208V
PARKING	41 stalls (3.18 per 1,000)
SIGNAGE	Building & Pylon Sign
MASTER LEASE EXP DATE	11/30/2027
ASKING LEASE RATE	$2.85 Per SF/Per Month (NNN)

Freestanding single-tenant building with Class-A finishes, featuring over $500,000 in HVAC and power upgrades. The property offers a large prominent pylon sign and building signage visible from Highway 101 (with over 190k vehicles per day), advanced security with cameras and new video systems, and 800 AMPS of power. The property includes over 3,000 square feet of lab space, is fully sprinklered, elevator-serviced, and offers secure parking with a total of 41 stalls.

- ±12,923 SF Office/R&D building
- Includes ±3,000 SF of lab space
- Extensive power drops throughout the lab area
- 800 amps @ 120/208V, 3phase 4wire
- Large auditorium for training and meetings
- High-speed fiber available
- Elevator served and fully sprinklered
- 41 total on-site parking stalls
- Short drive to Santa Clara Square & Mercado Shopping Center

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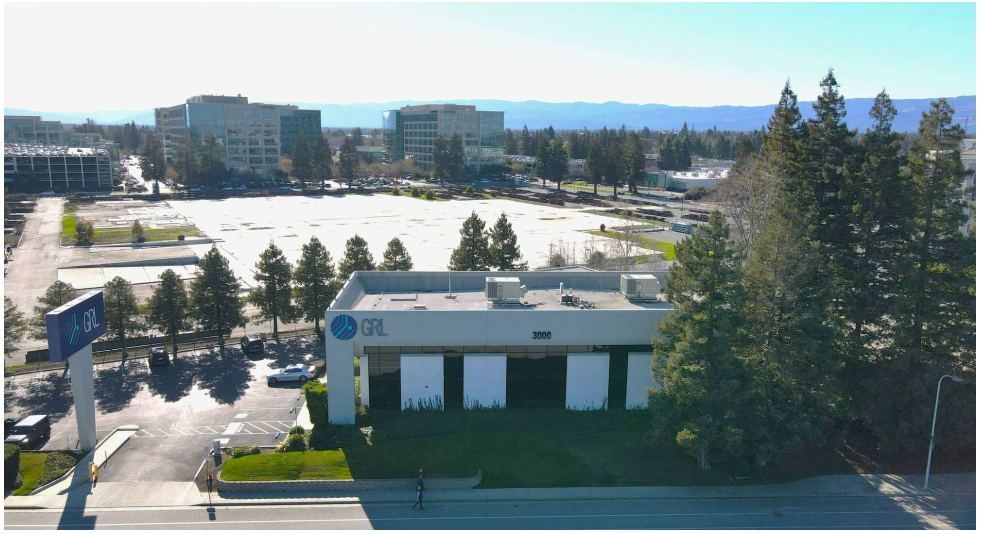
ADDITIONAL PHOTOS



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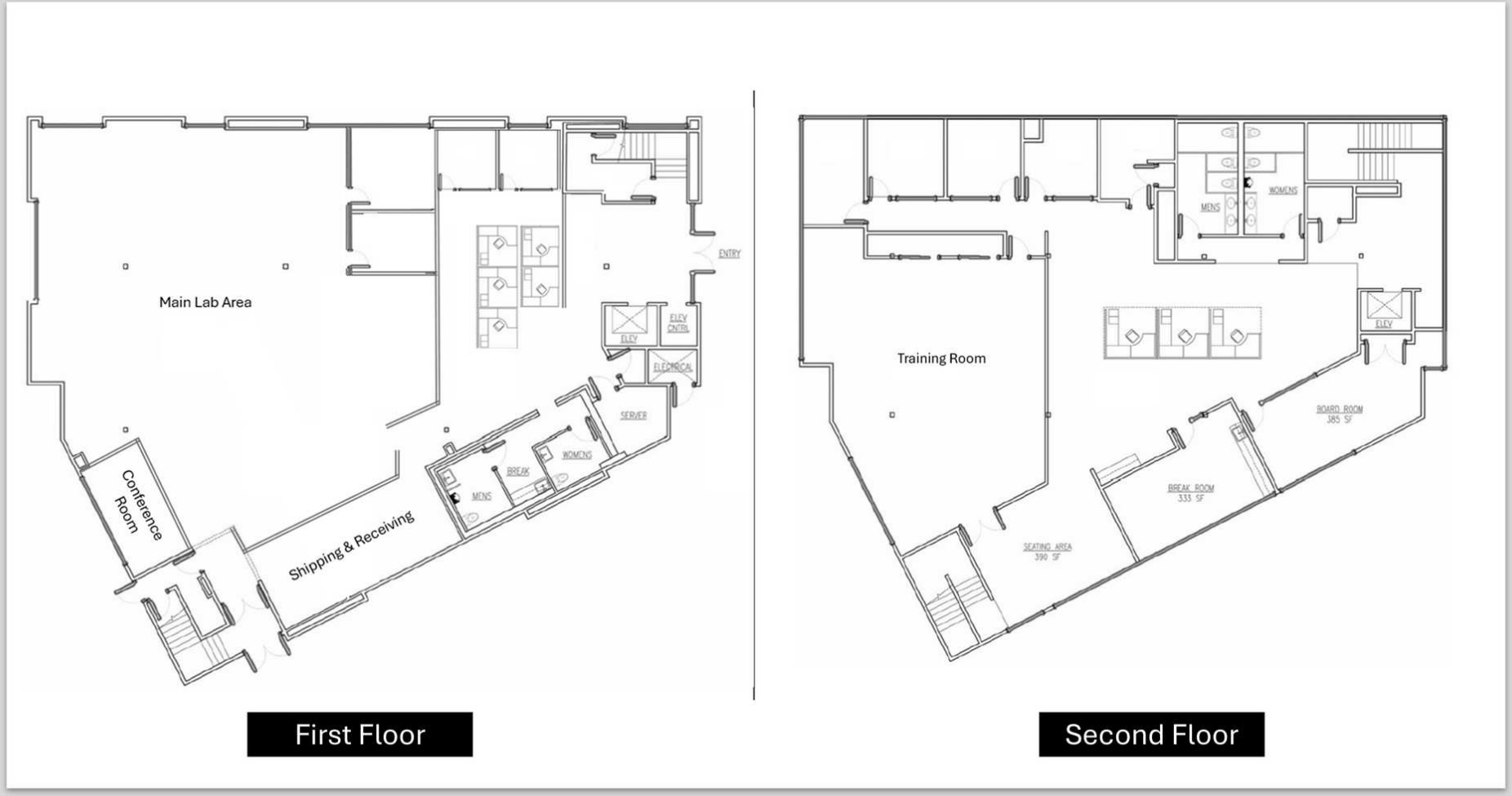
FLOOR PLAN



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AERIAL

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AREA MAP

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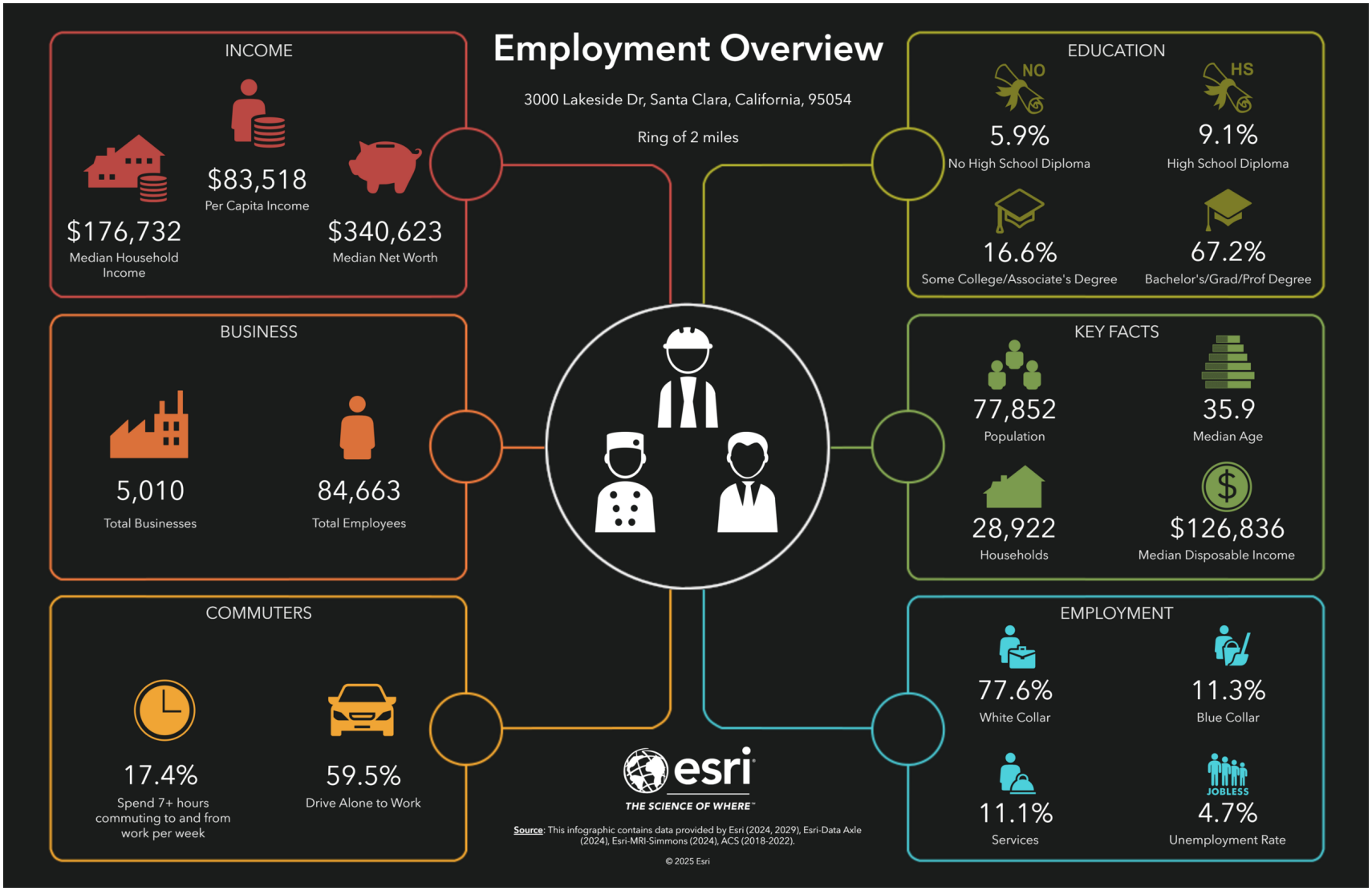
DEMOGRAPHICS



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