

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



Secure outdoor basketball court



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



5,000a @ 277/480v



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



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



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



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



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



LED: 9/30/2029



LAB: 8,000 SF



Onsite cafeteria and gym with showers

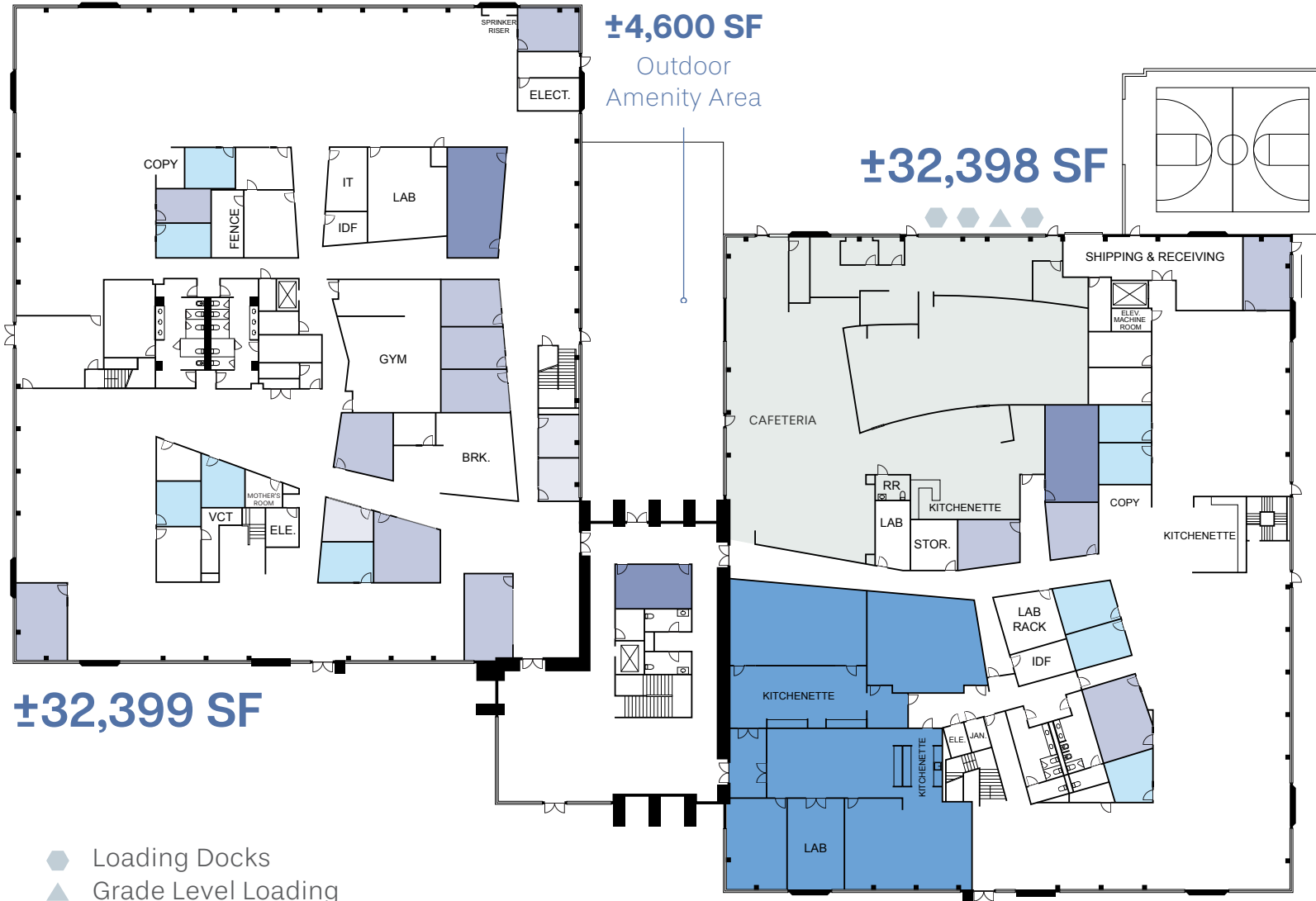


6 minute walk to Santa Clara Square amenities and within ± 2.0 miles of many other amenities including Costco, Bay Club, hotels, etc.

Floor Plan

Floor One: ±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



Outdoor
Amenity Area

Basketball
Court

Lobby
Connection

10 EV Chargers Throughout Lot

Aerial

Mercado Shopping Center



Santa Clara Square Marketplace



Bowers Ave

3111 Coronado Drive

Scott Blvd

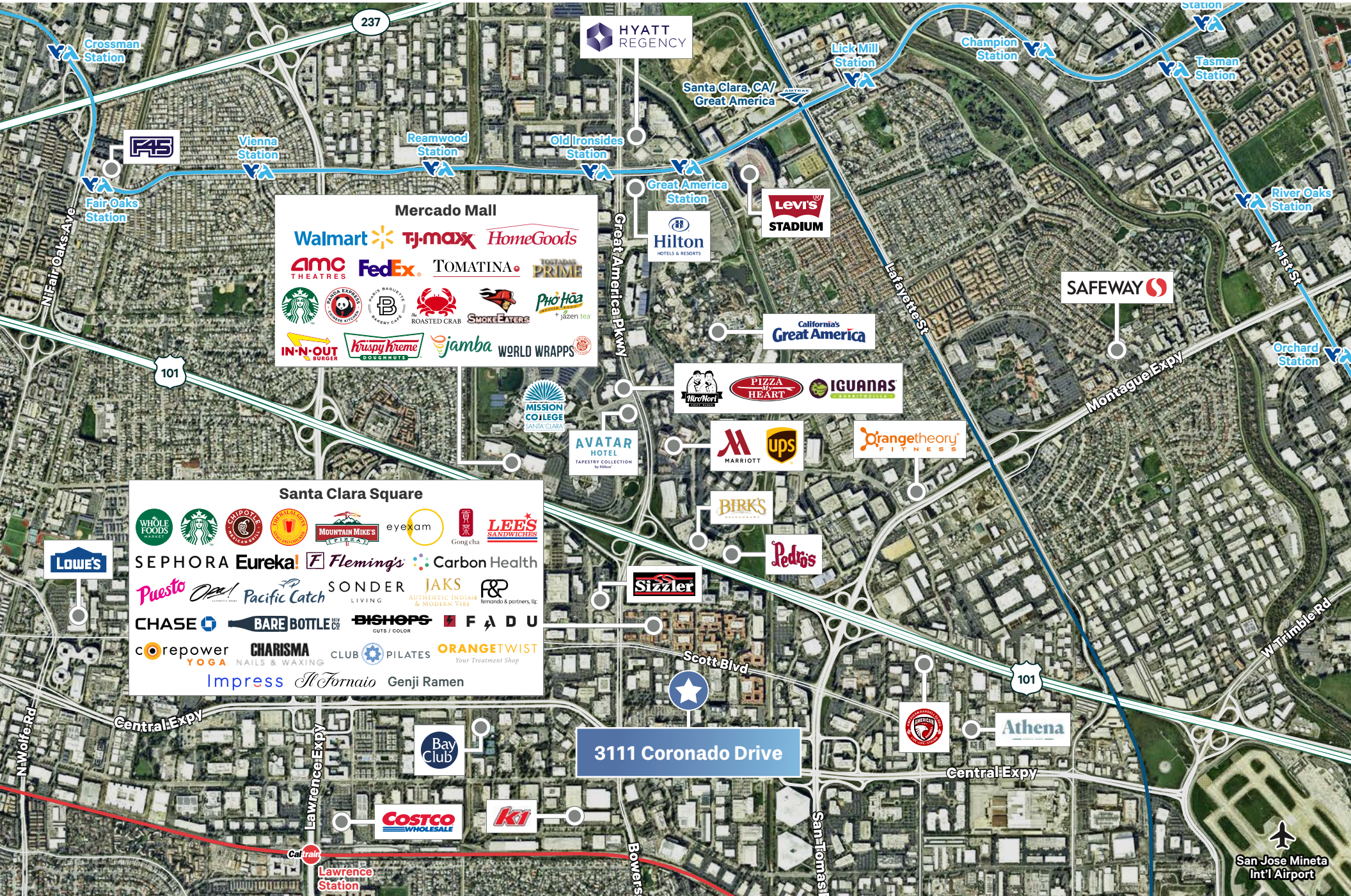
Coronado Dr







Amenity & Transportation Map



3111 Coronado Drive

Santa Clara, CA



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