

# FOR SALE/RENT

3600sf Prime Silicon Valley Office + Light-Industrial Space, *neighboring AI Chip power houses, NVidia, Qualcomm & Applied Materials; 3 miles to Apple headquarters, 2 miles from 49ers home stadium.*

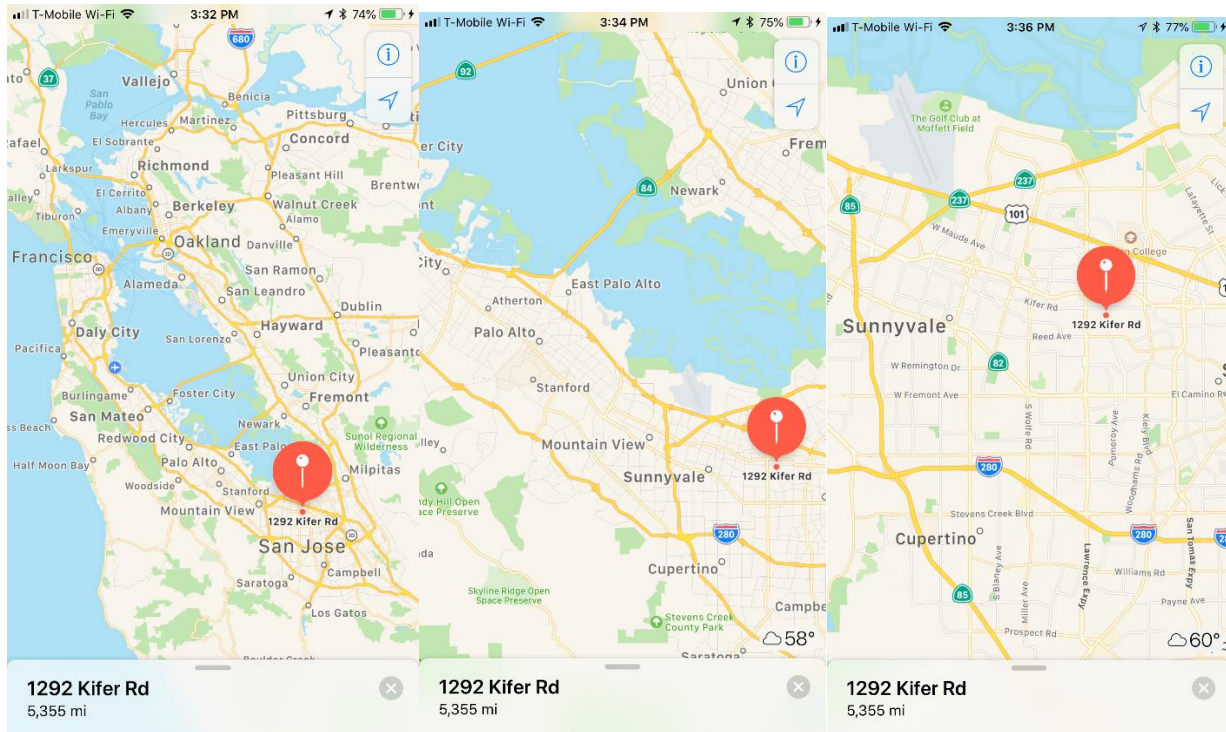
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- Total 3600sf (50% office+50% Warehouse/Open Space) + 0.23 acre share of land.
- Backside open space is 2-story in height (i.e. double the cubic-foot capacity) with 10' x 12' rollup door.
- Front office area has 5 offices, 1 conference/break room (with kitchenette) and 2 open spaces with class-A all-glass interior.





- **TECH CLUSTER:** neighboring world-class companies, across street to Qualcomm, Intuitive Surgical on the left, 1 mile from Applied Materials and Nvidia, 2 miles to Intel, 3 miles from Apple new headquarters, 8 miles to Google Headquarters.
- **EASY ACCESS TO MAJOR HIGHWAYS:** Easy access to Highways 101, 237, 85, 87, 280, Lawrence Expressway, Central Expressway, San Tomas Expressway & El Camino Real.
- **EASY COMMUTE:** Caltrain light rail (San Francisco to San Jose to Gilroy) Lawrence Station within walking distance; San Jose International Airport 4 miles away.
- **AMENITIES:** 49ers Levi Stadium, Nuevo Community (newly built townhouses/restaurants /shops/park across street), Costco, Santa Clara Convention Center, Tech Mart, Santa Clara Square (Il Fornaio and Whole Foods), Mercado Shopping Center (AMC Theater, TJ Max, Walmart), Wells Fargo, Bank of America, City Sports, Bay Club, and many stores/restaurants on El Camino Real, Kaiser Permanente Medical Center and 10 miles to Stanford University.