



# FOR SALE

# 3501-3511 THOMAS ROAD

SANTA CLARA, CALIFORNIA

APPROXIMATE 39,068 SF LIGHT INDUSTRIAL MULTI-TENANT LIGHT INDUSTRIAL PARK: 95.5% LEASED



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**CONFIDENTIALITY  
AGREEMENT**

EXECUTIVE SUMMARY

**NEWMARK**

William Steele | (408) 230-4180 | bill.steele@nmark.com

# REAL ESTATE BROKERAGE DISCLAIMER

3501-3511  
THOMAS ROAD  
SANTA CLARA, CALIFORNIA

Newmark (“Broker”) has been engaged as the exclusive agent for the sale of 3501-3511 Thomas Road, Santa Clara (the “Asset”). The Asset is being offered for sale in an “AS-IS, WHERE-IS,” condition and Thomas F. Smith; Susan M. Gray; Nancy S. Wong; Carol L. Pereyra; Gail J. Demattei; Linda J. Smith, Trustee of the Linda J. Smith Revocable Trust, Dated March 14, 2011; Peggy E. Lindquist, Trustee of the Peggy E. Linquist Revocable Trust, Dated October 11, 2007; and John K. Smith (“Owner”), their employees and agents and Broker make no representations or warranties as to the accuracy of the information contained in the Executive Summary of the Offering Memorandum. The materials include highly confidential information and are being furnished solely for the purpose of review by prospective investors of the interest described herein. Neither these materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of Owner. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Newmark as a registered prospective investor (“Prospective Investor”) or as investor’s broker (“Investor’s Broker”) for an identified Prospective Investor.

The materials are being provided solely to facilitate the Prospective Investor’s own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Broker or Owner or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither Broker nor Owner shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Asset. Prospective Investors are to make their own investigations, projections, and conclusions without reliance upon the material contained herein.

Owner reserves the right, at its sole and absolute discretion, to withdraw the Asset from being marketed for sale at any time and for any reason, or for no reason. Owner and Broker each expressly reserves the right, at its sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Asset and/or to terminate discussions with any entity at any time, with or without notice. The Offering Memorandum is made subject to omissions, correction of errors, change of price or other terms, prior

sale, or withdrawal from the market without notice. Broker is not authorized to make any representations or agreements on behalf of Owner.

Owner shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Asset unless and until a binding written agreement for the purchase of the Asset has been fully executed, delivered, and approved by Owner and any conditions to Owner’s obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Broker or Owner promptly upon request; (b) the recipient shall not contact employees or tenants of the Asset directly or indirectly regarding any aspect of the enclosed materials or the Asset without the prior written approval of Owner or Broker; (c) the recipient shall make no attempt to visit the Asset and/or grounds without the prior written approval of Owner or Broker; and (d) no portion of the materials may be copied or otherwise reproduced without the prior written authorization of Owner or Broker or as otherwise provided in the Confidentiality Agreement for Purchasers executed and delivered by the Prospective Investor to Broker.

Each Prospective Investor shall be responsible for any claims for commissions by any other broker or agent in connection with a sale of the Asset if such claims arise from acts of such Prospective Investor or its Investor’s Broker. Any Investor’s Broker must provide a registration signed by Prospective Investor acknowledging said broker/agent’s authority to act on its behalf.

Any Prospective Investor’s broker shall be compensated solely by the Prospective Investor, and shall not seek compensation by the Owner.

# PROPERTY FEATURES

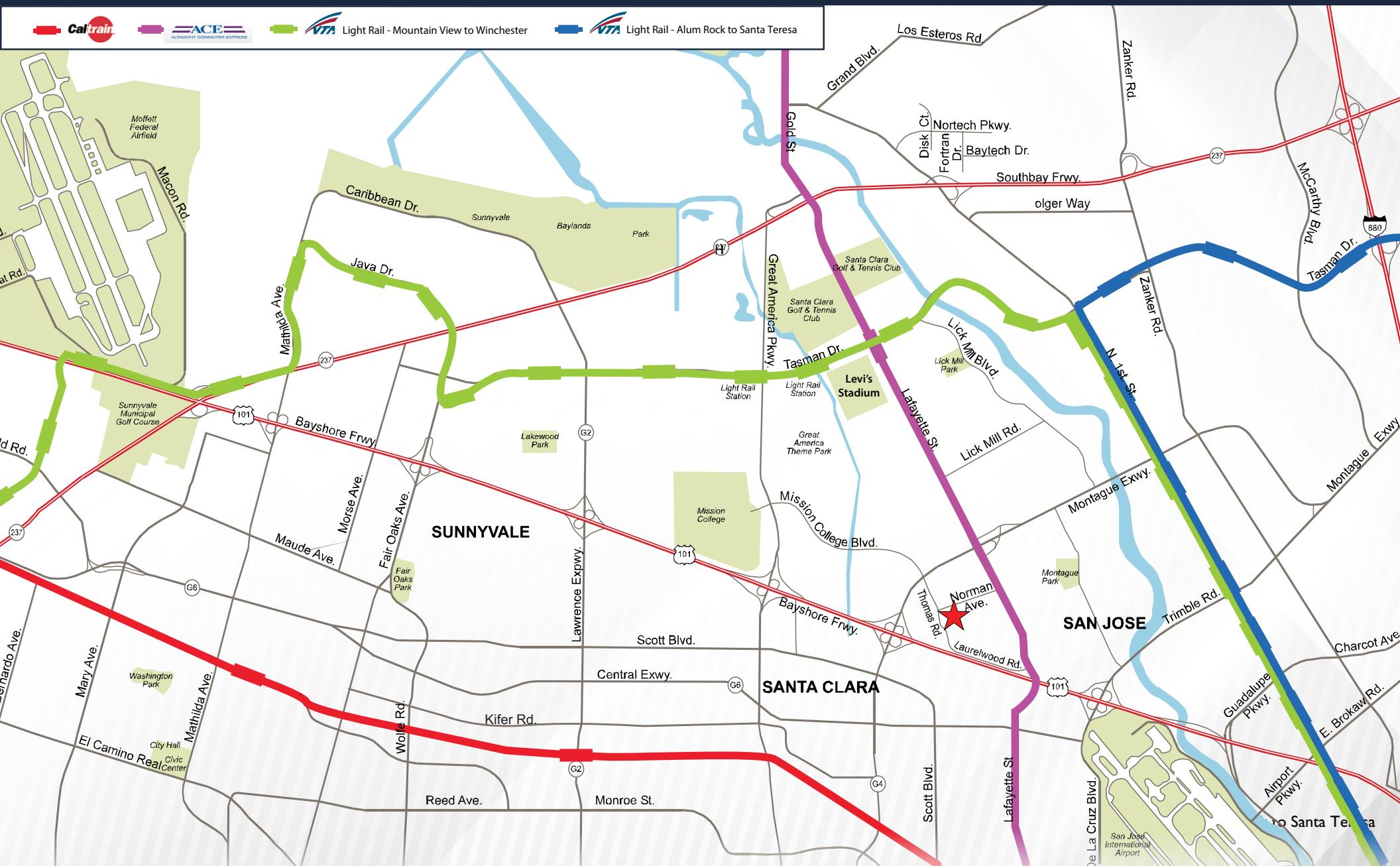
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<b>Rentable Area (approximate)</b>	3501 Thomas Road 3511 Thomas Road <b>TOTAL</b>	20,764 Square Feet 18,304 Square Feet 39,068 Square Feet
<b>Projected Net Operating Income</b>	\$610,983	
<b>Year Built</b>	1980	
<b>Number of Units</b>	24	
<b>Number of Tenants</b>	20	
<b>Office Build Out</b>	Approximate 15%	
<b>HVAC</b>	Approximately 70% of the units have either HVAC office areas, or are served with 80%-100% HVAC; HVAC units have generally been installed by tenants, Owner will make no representation as to their sufficiency or code compliance; HVAC Units have been maintained by ASCO Service, Inc	
<b>Fire Sprinklers</b>	No	
<b>Roof Age</b>	Approximately 10 Years	
<b>Roof Insulation</b>	No	
<b>Seismic/Structural Upgrades</b>	No	
<b>Clear Height</b>	12' - 14'	
<b>Electrical Service</b>	Adequate, typically 200 Amp 120/208 Volt 3 Phase service per unit	
<b>Loading</b>	21 Grade Level Roll-Up Doors	
<b>Parking</b>	2.78/1,000, plus street parking	
<b>Parcel Size</b>	2.16 Acres	
<b>Assessors Parcel Number</b>	104-14-091	
<b>Floor Area Ratio (FAR)</b>	41.61%	
<b>Zoning</b>	LO-RD (Low Intensity Office/R&D)	
<b>General Plan</b>	Phase III (2025-2035): LO-RD (Low Intensity Office/R&D)	

# LOCATION MAP

# 3501-3511 **THOMAS ROAD** SANTA CLARA, CALIFORNIA

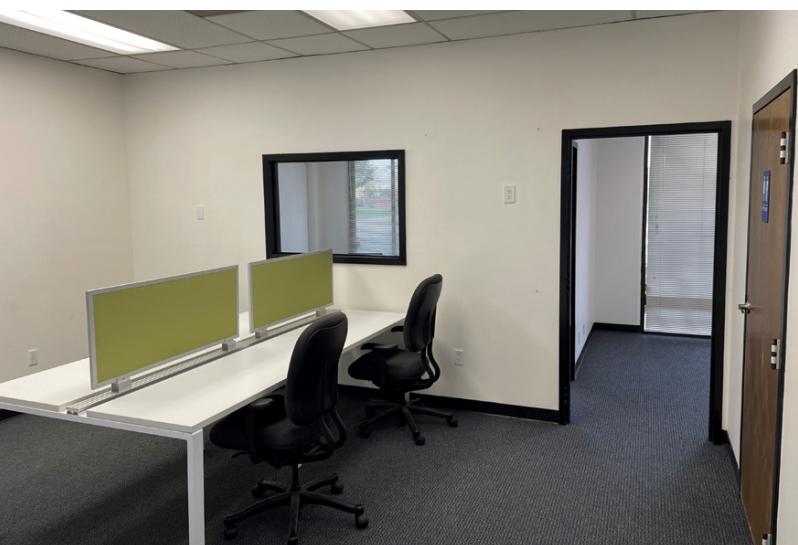
SANTA CLARA, CALIFORNIA



# PHOTO GALLERY



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## EXECUTIVE SUMMARY

**NEWMARK**

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