

BAYSIDE REALTY PARTNERS PRESENTS

923 Berryessa Road San Jose, California

R&D / Light Manufacturing



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LOCATION

- Approximately 11,157 sf of R&D/light manufacturing building
- Roughly 20% office and cleanroom-ready build-out
- Approximately 1,940 sf cleanroom-ready area in three rooms
- Attractive business park environment

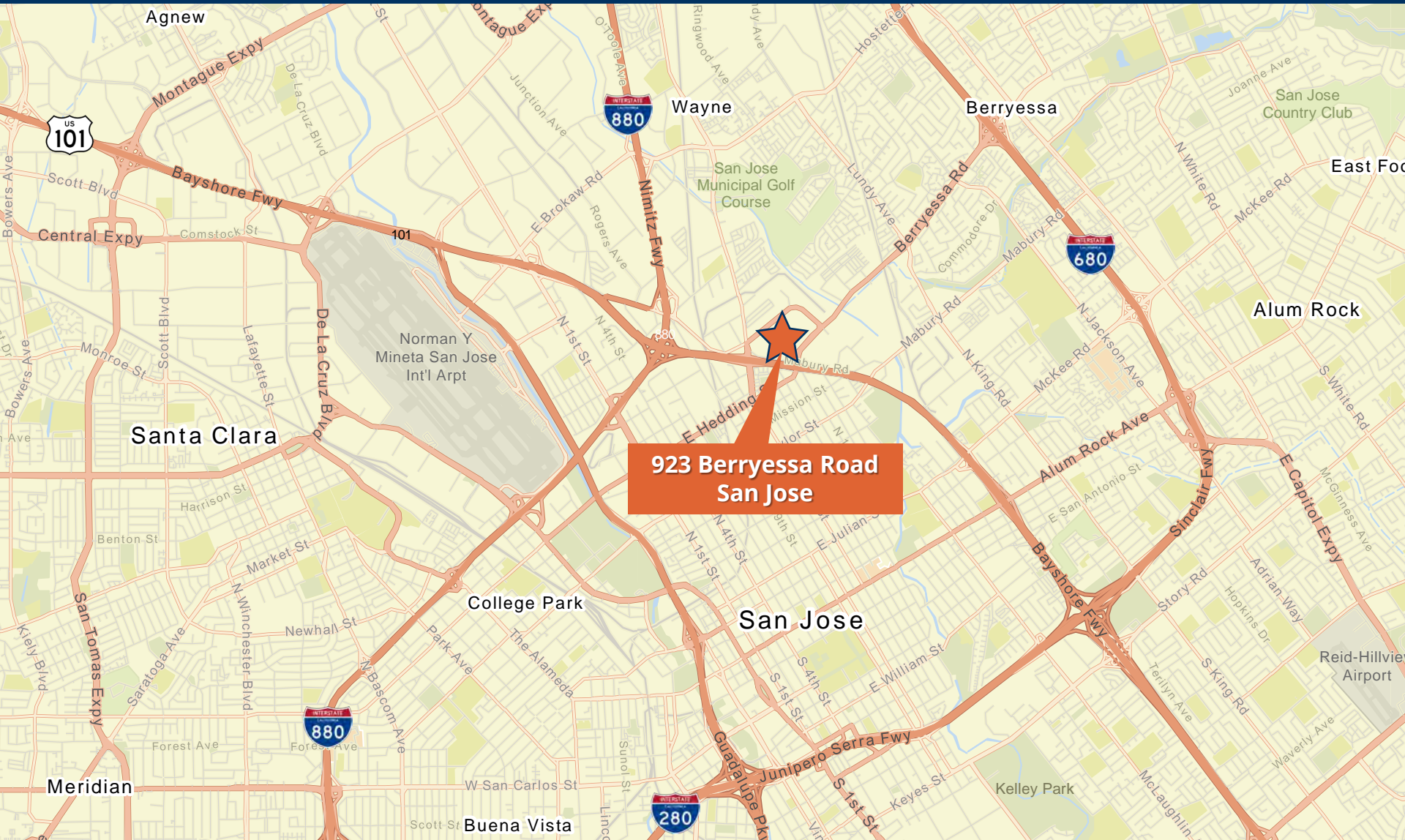


BUILDING

- 19' clear-height 2 drive-in doors (10' x 12')
- 26 dedicated parking spaces
- Constructed in 2002
- Fully air conditioned
- Electrical service — 800 Amp 480V 3PH electric service with 3 sub breakers
- New roof installed in 2021

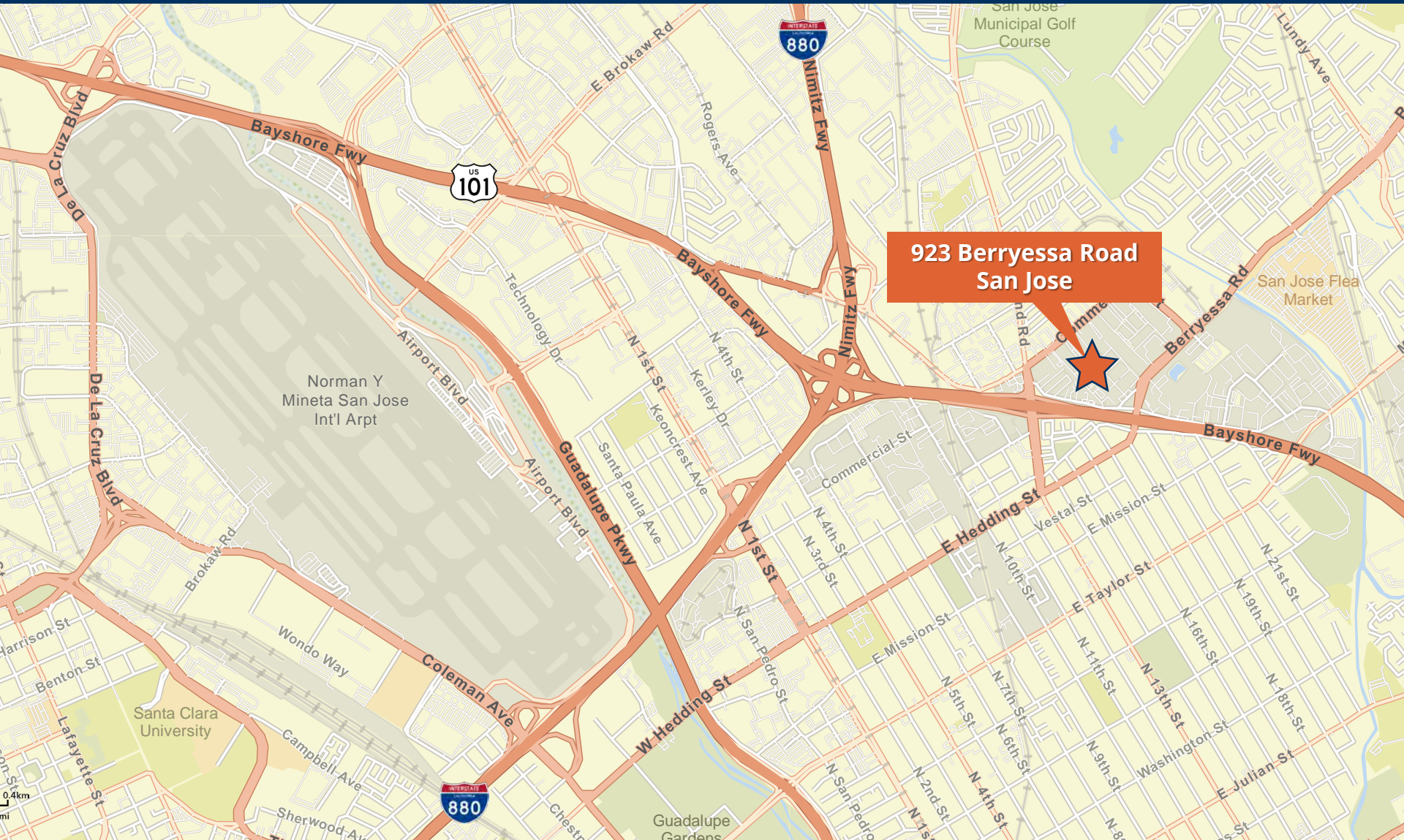
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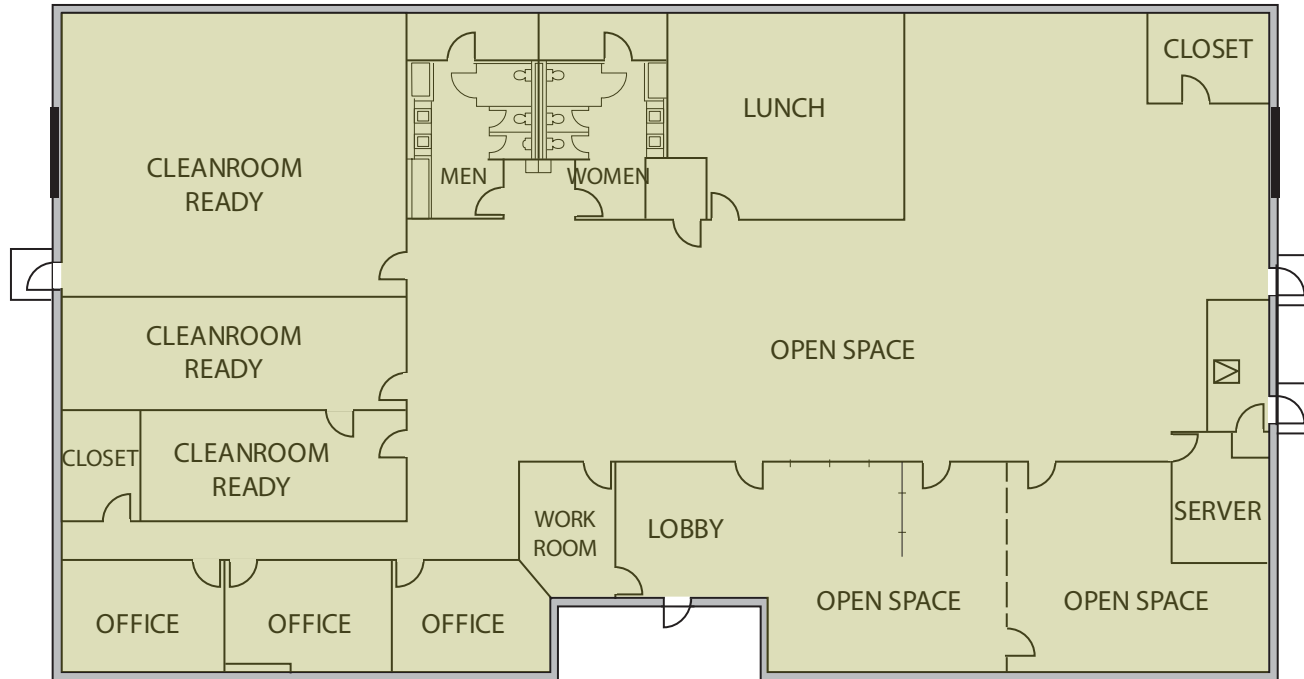


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Not to Scale

Main Floor

R&D/Light Manufacturing: sq ft: +/- 11,157 RSF

Asking rate: \$1.75 psf NNN

\$0.45 per sf per month in operating expenses

Meet Your Expert Team



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- Construction Management
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- Healthcare Systems and Healthcare Districts
- Physicians & Districts
- Private Investors



DOMINANT FOOTPRINT

- 2 million SF leased & managed
 - 50+ MOB portfolio
 - 10,000-240,000 SF
 - 500,000 SF portfolio
- San Francisco's largest MOBs
- 950+ leases executed
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