



MISSION PARK
SANTA CLARA

4250 BURTON DR
UP TO ±69,700 SF AVAILABLE | DIVISIBLE

CLASS A R&D SPACE FOR LEASE | FLEXIBLE TERMS

NEWMARK

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 **WASHINGTON
HOLDINGS**

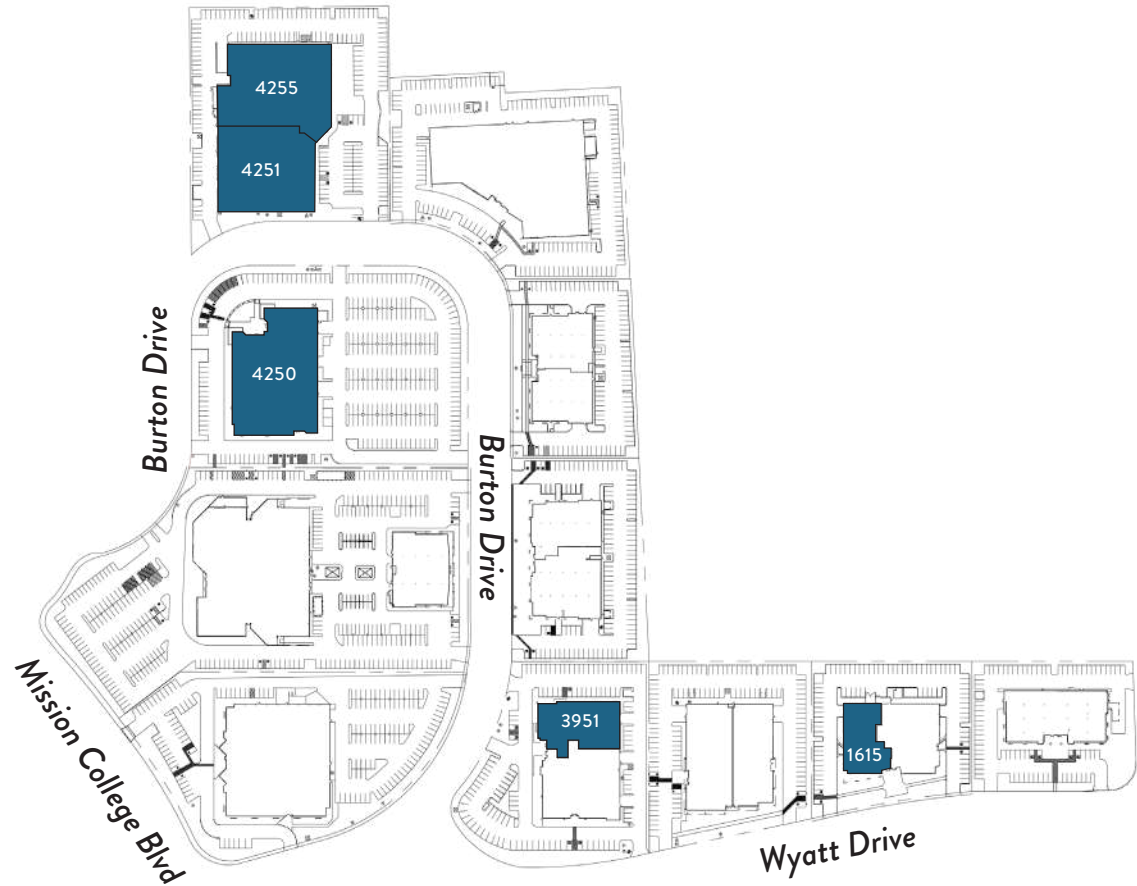


MISSION PARK

SANTA CLARA

PROJECT OVERVIEW

- Class ‘A’ R&D Buildings with Power, Loading and Clear Height
- 2,000 to 4,000 Amps of Power per Building
- 16’ to 18’ Foot Clear Height
- Grade Level Loading and Yard Space
- 3.5/1,000 Parking - Additional Available
- Discounted and Reliable Silicon Valley Power Utility Service
- Seamless Expansion Opportunities within Mission Park
- On-Site 175-Room Element Hotel and ±23,000 SF Mission Park Marketplace Retail Center
- On-Site and Responsive Property Management Team



PROPERTY	AVAILABILITY	SQUARE FOOTAGE
1615 WYATT DRIVE	AVAILABLE	±10,205 SF
3951 BURTON DRIVE	AVAILABLE	±13,856 SF
4251 BURTON DRIVE	AVAILABLE	±27,729 SF
4255 BURTON DRIVE	AVAILABLE	±32,719 SF
4250 BURTON DRIVE	AVAILABLE	±69,700 SF

±60,448 SF



MISSION PARK

SANTA CLARA

AS-BUILT PLAN

1ST FLOOR

Up to ±69,700 SF

BUILDING DETAILS

OFFICE	10
CONFERENCE ROOMS	17
BOARD ROOMS	1
PHONE ROOM	9
MOTHERS	1
LABS	2
DEMO/TRAINING	1
BREAK ROOM	1
MICRO KITCHEN	1
SERVER	1
STORAGE	5
GRADE LEVEL DOOR	1

- Full Two-Story R&D Building Available
- Full Built-Out Improvements on First Floor
- Market-Ready Improvements on Second Floor
- 3,000 Amps @ 277/480 Volts Power Service
- Grade Level Loading
- ±4,400 SF Outdoor Amenity Area



**±4,400 SF
OUTDOOR
AMENITY AREA**



GRADE LEVEL DOOR



MISSION PARK

SANTA CLARA

AS-BUILT PLAN

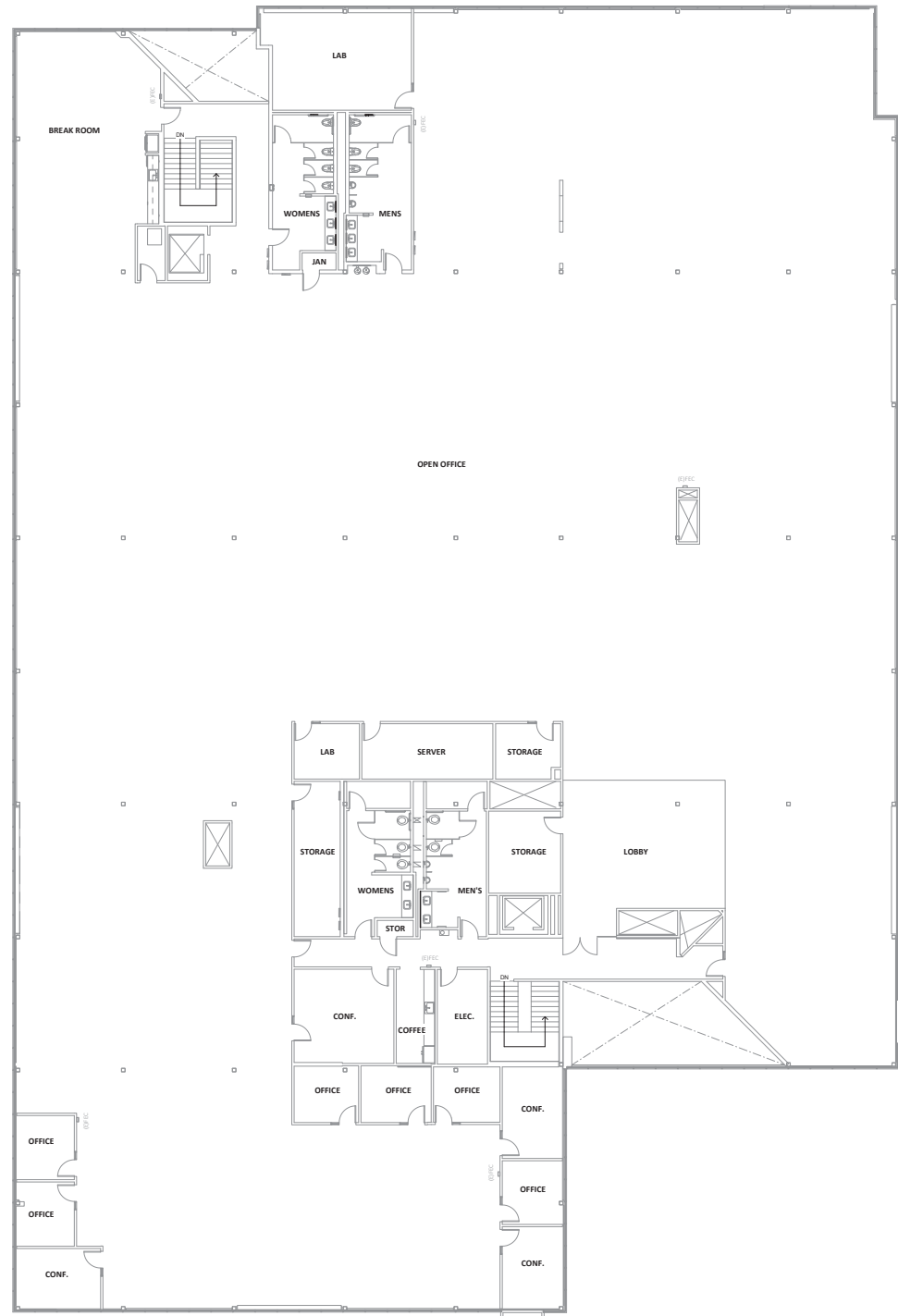
2ND FLOOR

Up to ±69,700 SF

BUILDING DETAILS

OFFICE	10
CONFERENCE ROOMS	3
LABS	6
BREAK ROOM	1
MICRO KITCHEN	1
STORAGE	1

- Full Two-Story R&D Building Available
- Full Built-Out Improvements on First Floor
- Market-Ready Improvements on Second Floor
- 3,000 Amps @ 277/480 Volts Power Service
- Grade Level Loading
- ±4,400 SF Outdoor Amenity Area





MISSION PARK

SANTA CLARA

HYPOTHETICAL PLAN

1ST FLOOR

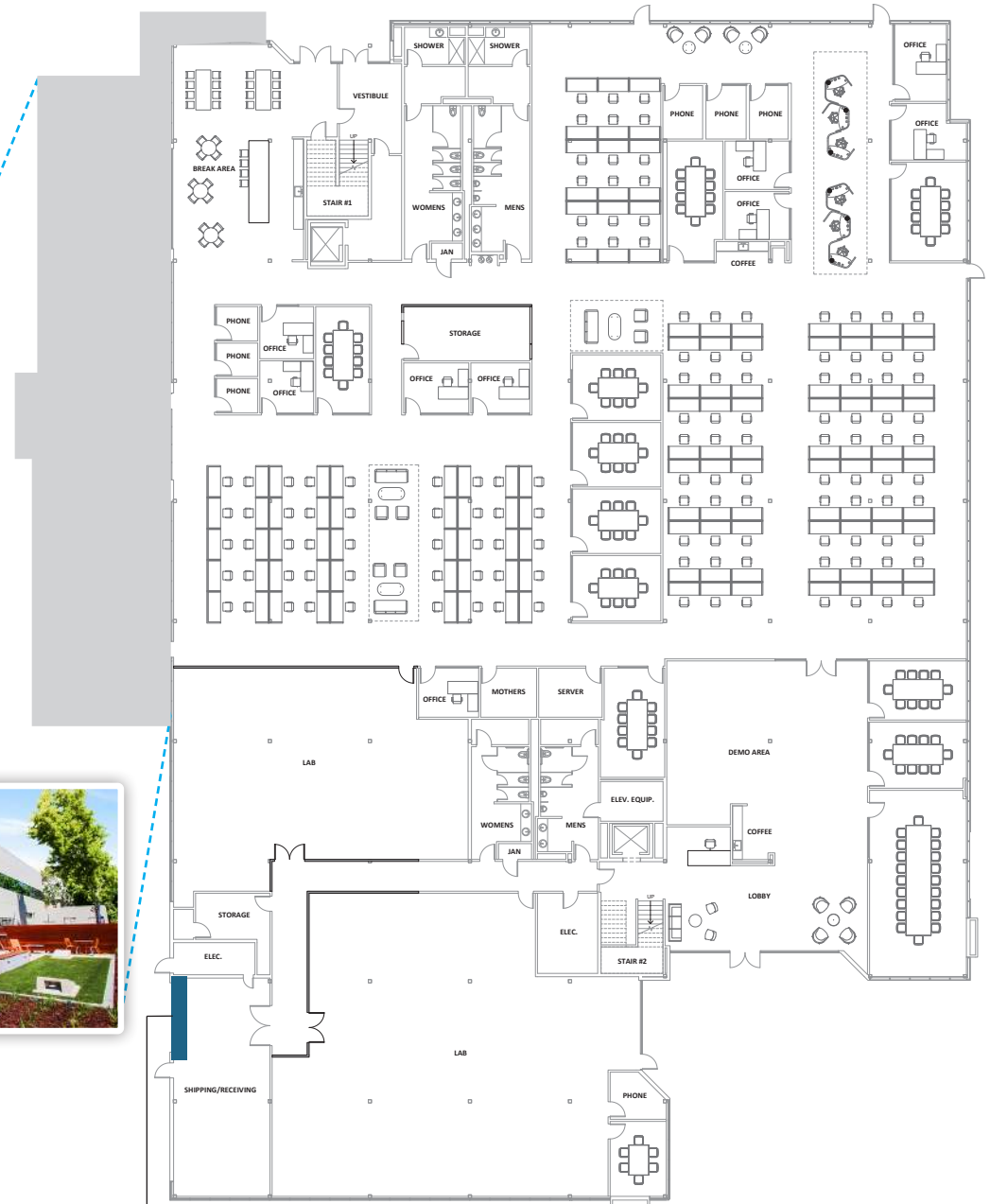
Single-Building User | Up to ±69,700 SF

BUILDING DETAILS

LOBBY	1
OFFICE	9
WORKSTATIONS	133
CONFERENCE ROOM	12
PHONE ROOM	7
BREAK ROOM	1
COFFEE	2
LAB	2
STORAGE	2
SHIPPING/RECEIVING	1
IDF/SERVER	1
MOTHER'S ROOM	1
OUTDOOR AMENITY	1



±4,400 SF
OUTDOOR
AMENITY AREA



GRADE LEVEL DOOR



MISSION PARK

SANTA CLARA

HYPOTHETICAL PLAN

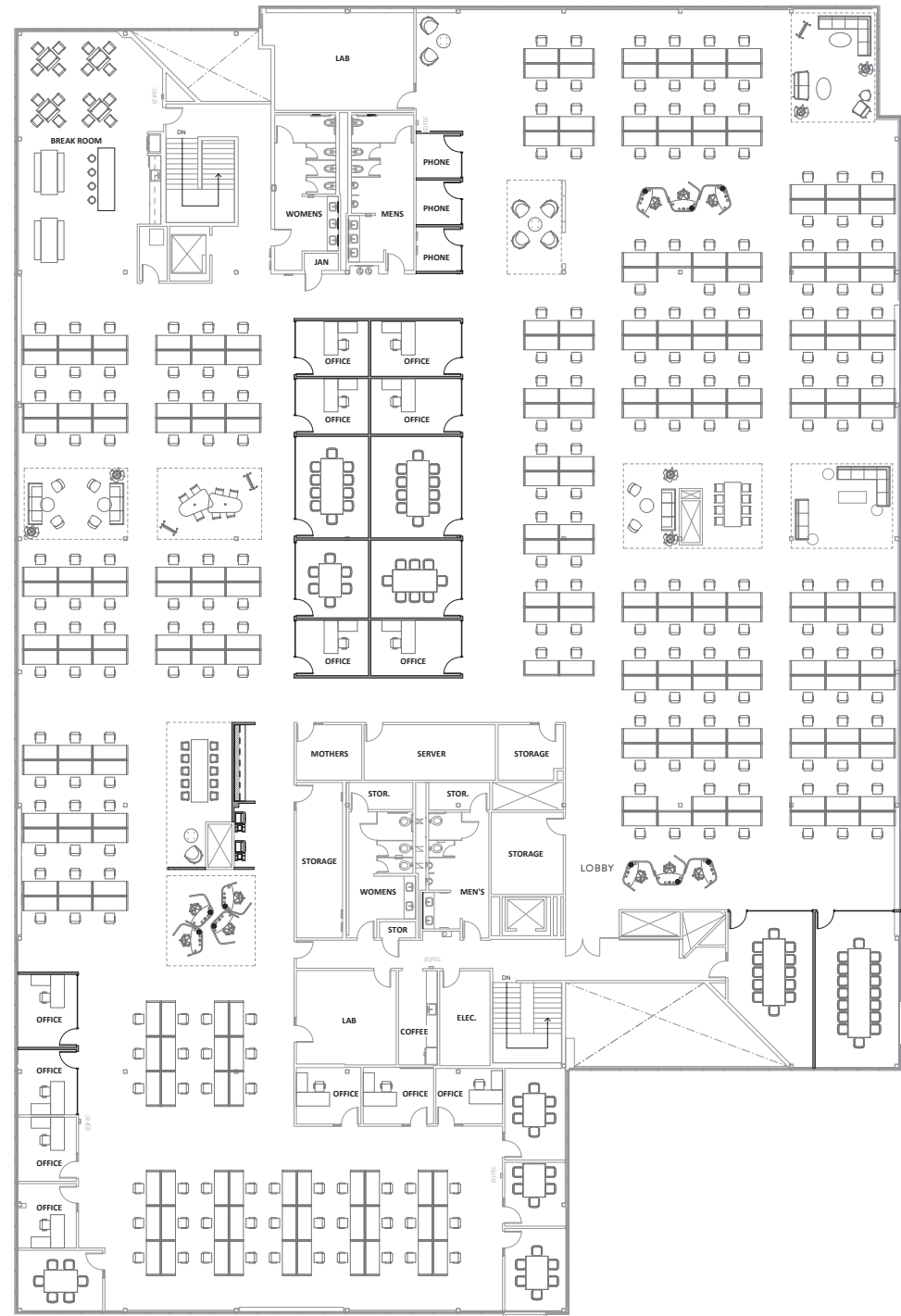
2ND FLOOR

Single-Building User | Up to ±69,700 SF

BUILDING DETAILS

OFFICE	13
WORKSTATIONS (72"X30")	256
CONFERENCE ROOM	10
PHONE ROOM	3
BREAK ROOM	1
COFFEE	1
LAB	2
STORAGE	3
IDF/SERVER	1
MOTHER'S ROOM	1

- Full Two-Story R&D Building Available
- Full Built-Out Improvements on First Floor
- Market-Ready Improvements on Second Floor
- 3,000 Amps @ 277/480 Volts Power Service
- Grade Level Loading
- ±4,400 SF Outdoor Amenity Area





MISSION PARK

SANTA CLARA

HYPOTHETICAL PLAN

SUITE 100

Multi-Tenant | ±33,294 SF

BUILDING DETAILS

LOBBY	1
OFFICE	10
WORKSTATIONS (72"X30")	148
CONFERENCE ROOM	17
PHONE ROOM	9
BREAK ROOM	1
COFFEE	2
LAB	3
STORAGE	1
SHIPPING/RECEIVING	1
IDF/SERVER	1
MOTHER'S ROOM	1
OUTDOOR AMENITY	1

- First Floor Availability
- Fully Built-Out Interiors
- Up to 2,000 Amps of Power
- Grade Level Loading
- ±4,400 SF Outdoor Amenity Area



**±4,400 SF
OUTDOOR
AMENITY AREA**



GRADE LEVEL DOOR



MISSION PARK

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HYPOTHETICAL PLAN

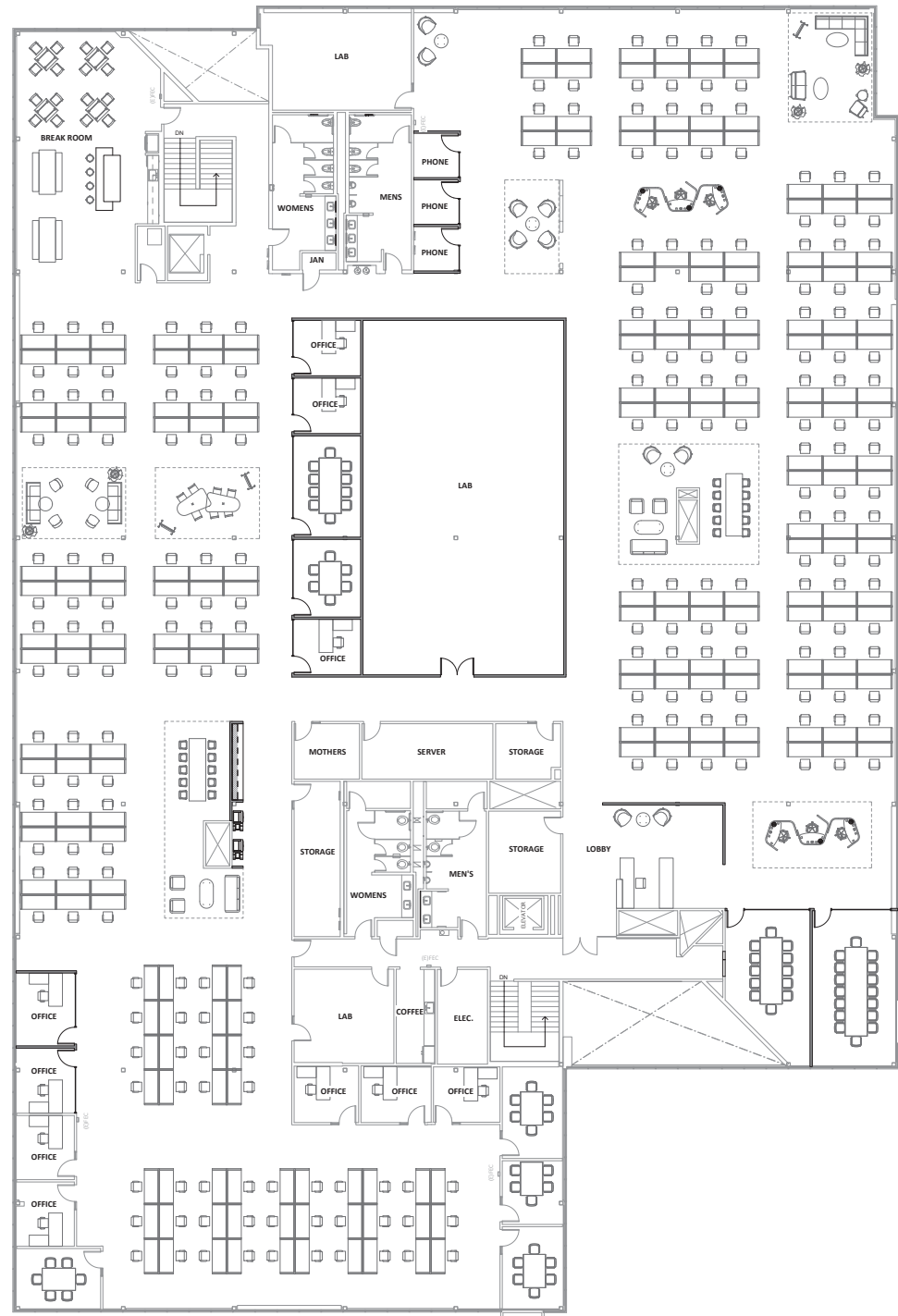
SUITE 200

Multi-Tenant | 35,776 SF

BUILDING DETAILS

LOBBY	1
OFFICE	10
WORKSTATIONS (72"X30")	237
CONFERENCE ROOM	8
PHONE ROOM	3
BREAK ROOM	1
COFFEE	1
LAB	3
STORAGE	3
IDF/SERVER	1
MOTHER'S ROOM	1

- Second Floor Availability
- Market-Ready Improvements
- Up to 1,000 Amps of Power







ON-SITE 175-ROOM ELEMENT BY WESTIN HOTEL AND MISSION PARK MARKETPLACE RETAIL CENTER




MISSION PARK
SANTA CLARA

NEWMARK 10



MISSION PARK

SANTA CLARA

LOCAL AMENITIES
WITHIN 2 MILES

25+
RESTAURANTS

15+
RETAIL

5+
HOTELS

5+
FITNESS





MISSION PARK

SANTA CLARA

SUPPORT YOUR
WORKFORCE

11+

MULTIFAMILY
UNITS

20+

HEALTHCARE/
SERVICES

17+

SPORTS/
ATTRACTIONS





MISSION PARK

SANTA CLARA

TRAVEL TIMES

10

MINUTE DRIVE TO
SJC AIRPORT

40

MINUTE DRIVE TO
SFO AIRPORT

16

MINUTE DRIVE TO
PALO ALTO

45

MILE DRIVE TO
SAN FRANCISCO



ROUTE LEGEND

- VTA Routes & Stations
- CalTrain Lines & Stations
- Bart Line & Stations



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