

Property Overview

Building 36, 3350 Scott Blvd, Santa Clara, CA 95054



Executive Summary

Building 36 at Koll Oakmead Business Park represents a prime leasing opportunity in the heart of Santa Clara. This single-story, independent building offers approximately 6,400 square feet of professional office space. Constructed circa 1977, the property features a practical layout suitable for a variety of business operations.

Located within the established Koll Oakmead Business Park, the property benefits from a professional environment surrounded by key technology companies and essential amenities. The building is scheduled to be available for occupancy in March 2026.

BUILDING SIZE

6,400 SF

BUILDING TYPE

Independent Single-Story

YEAR BUILT

Approx 1977

AVAILABILITY

March 2026

Leasing Information

This offering presents a flexible leasing opportunity for qualified tenants. The landlord is open to discussing terms that accommodate specific business requirements.

Item	Details
Rental Rate	Contact for Details
Lease Term	Contact for Details
Security Deposit	Contact for Details
Operating Expenses (NNN)	Contact for Details
Availability Date	March 2026
Improvement Allowance	Subject to Negotiation

Note: All lease terms are subject to landlord approval of tenant credit and use.

Space Configuration & Amenities

Building Features

- **Independent Structure:** Single-story standalone building offering privacy and identity.
- **Access & Security:** Equipped with a door access control system and surveillance cameras for enhanced security.
- **HVAC System:** Independently controlled HVAC system allowing for 24/7 operation without after-hours charges.
- **Loading Facilities:** Features a roll-up door to facilitate convenient deliveries and logistics.

Interior & Utilities

- **Layout Flexibility:** The layout allows for modifications to suit specific tenant operational needs (subject to approval).
 - **Connectivity:** The building is serviced by major internet service providers (ISPs).
 - **Parking:** Includes 8 dedicated parking spaces. Ample street and visitor parking is also available in the vicinity.
 - **Delivery Condition:** Space will be delivered clean and ready for tenant improvements.
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Floor Plan

The floor plan below illustrates the general configuration of the building. Please note that this is a conceptual representation and dimensions are approximate.



*Floor plan is for illustrative purposes only. Actual measurements may vary.

Location & Transportation

Koll Oakmead Business Park

Situated in the Koll Oakmead Business Park, 3350 Scott Blvd benefits from a strategic location within the Silicon Valley ecosystem. The area is characterized by a mix of technology, R&D, and professional service firms.

Connectivity

HIGHWAY ACCESS

Immediate access to Highway 101 and Central Expressway.

PROXIMITY

Conveniently located near San Jose International Airport (SJC).

Area Amenities

The property is located near major retail and dining centers, providing convenience for employees and clients. The central Santa Clara location ensures easy commute options from surrounding residential communities in Sunnyvale, San Jose, and Milpitas.

Contact Information

For more information or to schedule a tour, please contact the exclusive listing agent.

Bill Qin

BQ Realty Group

Phone: 408-888-4888

Email: billqinrealty@gmail.com



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