

FOR SALE | EXCELLENT OWNER-USER OPPORTUNITY

±16,946 SF Office Building

2200 LAURELWOOD RD

Santa Clara, CA 95054

PROMINENT LOCATION WITH FREEWAY VISIBILITY

PRESENTED BY:

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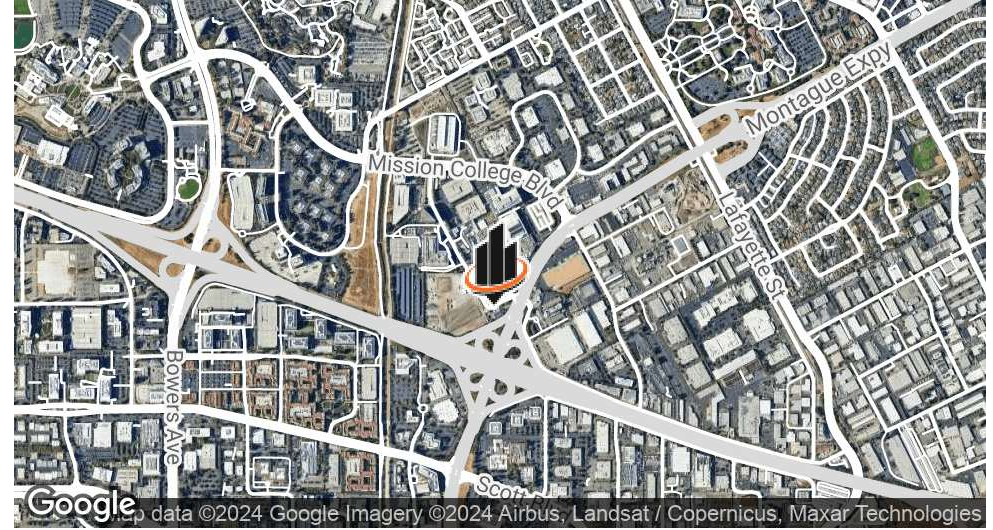
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CalDRE #01839424

CalDRE #01754421



PROPERTY SUMMARY



SALE PRICE	\$9,750,000
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OFFERING SUMMARY

BUILDING SIZE:	±16,946 SF
LOT SIZE:	±42,253 SF
PRICE / SF:	\$575
TOURING:	Call to Schedule a Tour

PROPERTY OVERVIEW

SVN | Capital West Partners, as exclusive advisor, is excited to present the opportunity for qualified buyers to purchase a ±16,946 SF office building situated on ±0.97 acres of land. With prominent signage, the property offers excellent visibility and exposure along Highway 101 & Montague Expressway. The building could be demised to accommodate two tenants or occupied by a single user. Located immediately next to Intel and other established technology companies such as Nvidia, AMD, Acer, and ServiceNow.

PROPERTY HIGHLIGHTS

- ±16,946 SF office building situated on ±0.97 AC
- Excellent Silicon Valley location with prominent building signage
- Available as a single owner-user building or potential to demise by floor
- MP zoning allows for various uses including office, R&D, lab, light manufacturing, etc.

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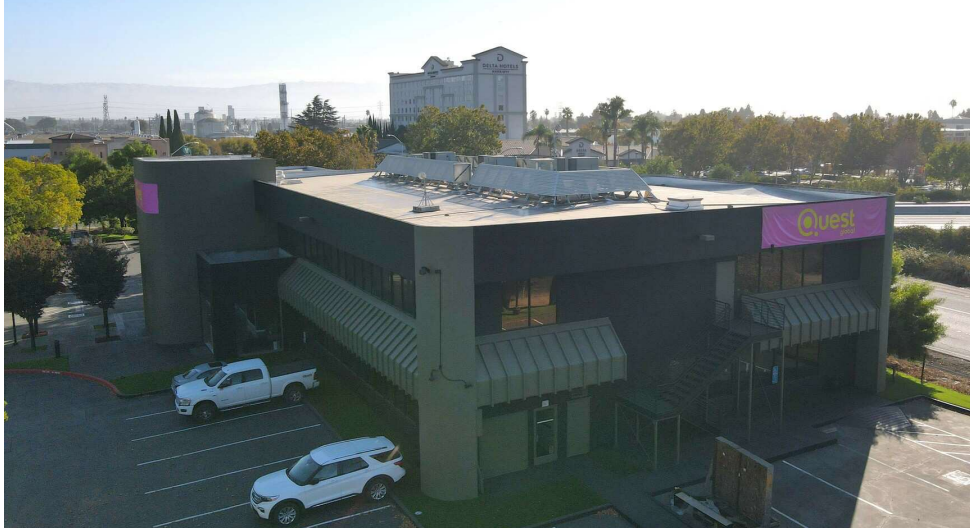
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PROPERTY HIGHLIGHTS



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LOCATION INFORMATION

STREET ADDRESS	2200 Laurelwood Rd
CITY, STATE, ZIP	Santa Clara, CA 95054
CROSS-STREETS	Laurelwood Road and Montague Expressway

BUILDING INFORMATION

TENANCY	Single
NUMBER OF FLOORS	2
YEAR BUILT	1980
PARKING	52 total surface parking stalls
ZONING	MP - Planned Industrial
GENERAL PLAN PHASE II	Low Intensity Office / R&D
APN	104-39-012

EXCELLENT SILICON VALLEY LOCATION

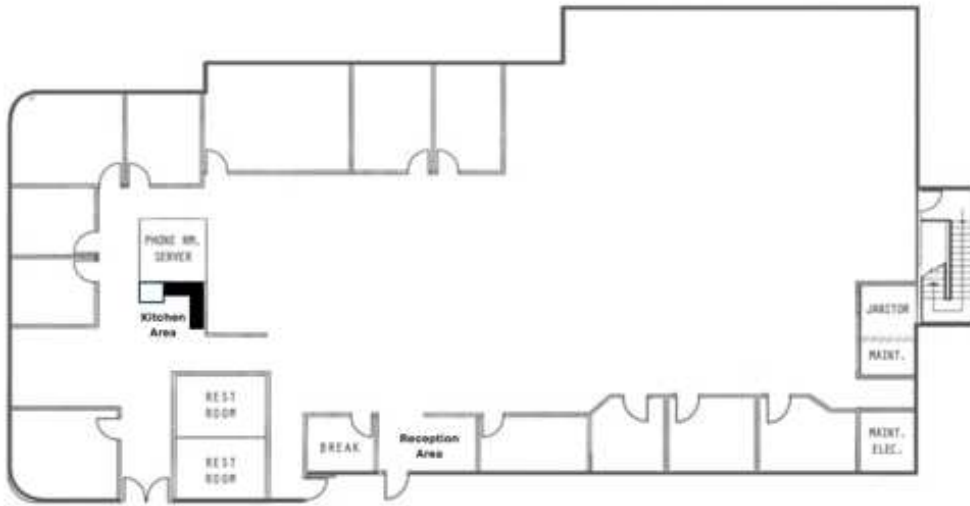
- Adjacent to Intel, Nvidia, AMD, and other Fortune 500 companies
- Building Signage facing Montague Expressway and Highway 101
- Short drive to Mission Park Marketplace and Rivermark Village
- Low utility costs with Silicon Valley Power

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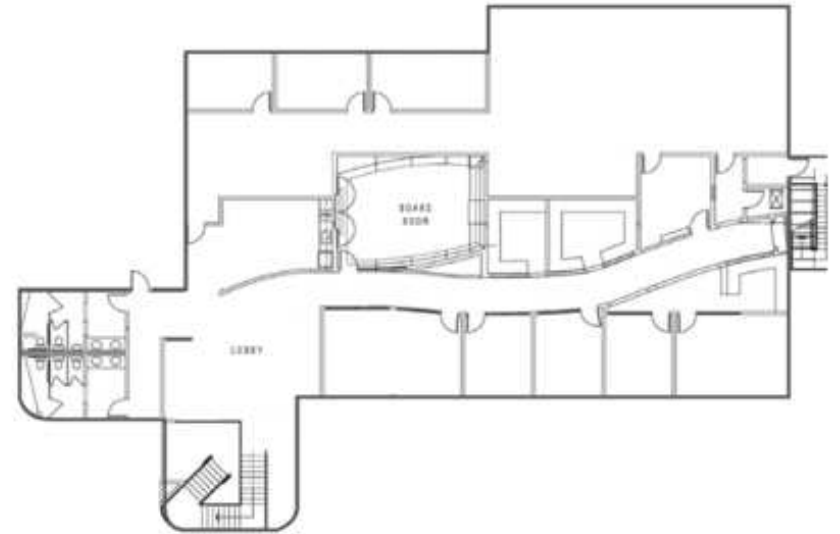
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FLOOR PLAN



First Floor



Second Floor

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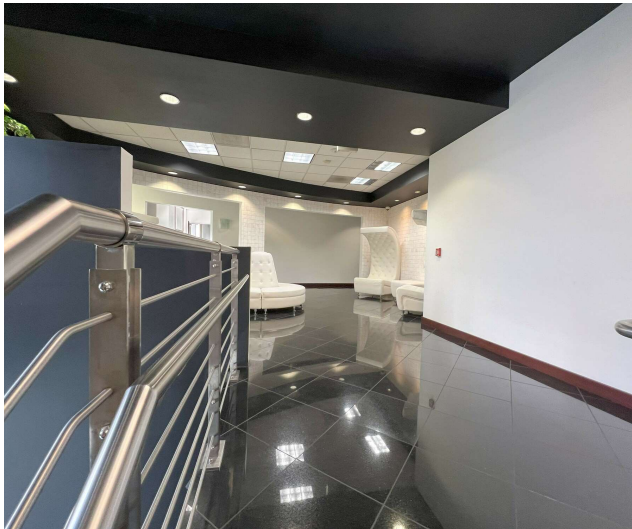
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ADDITIONAL PHOTOS



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AERIAL



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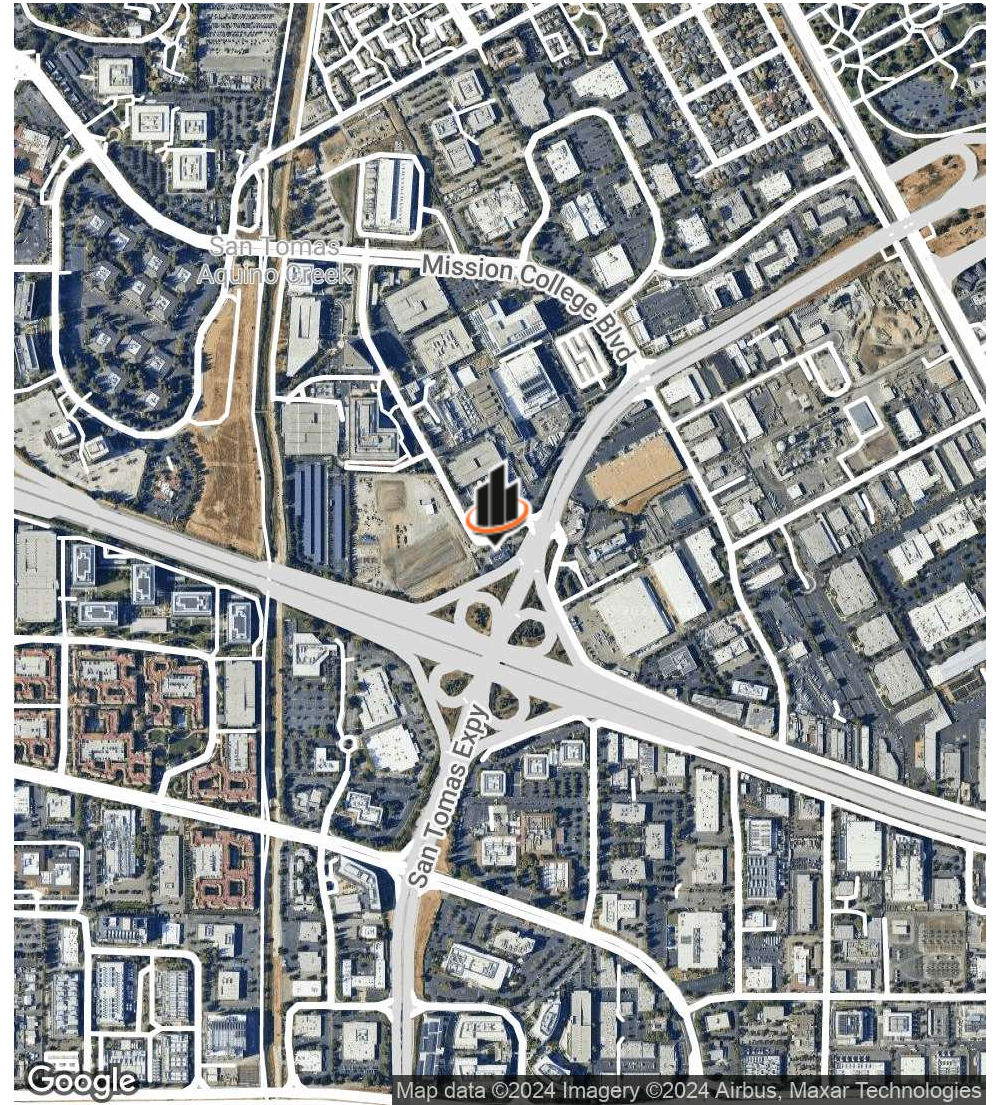
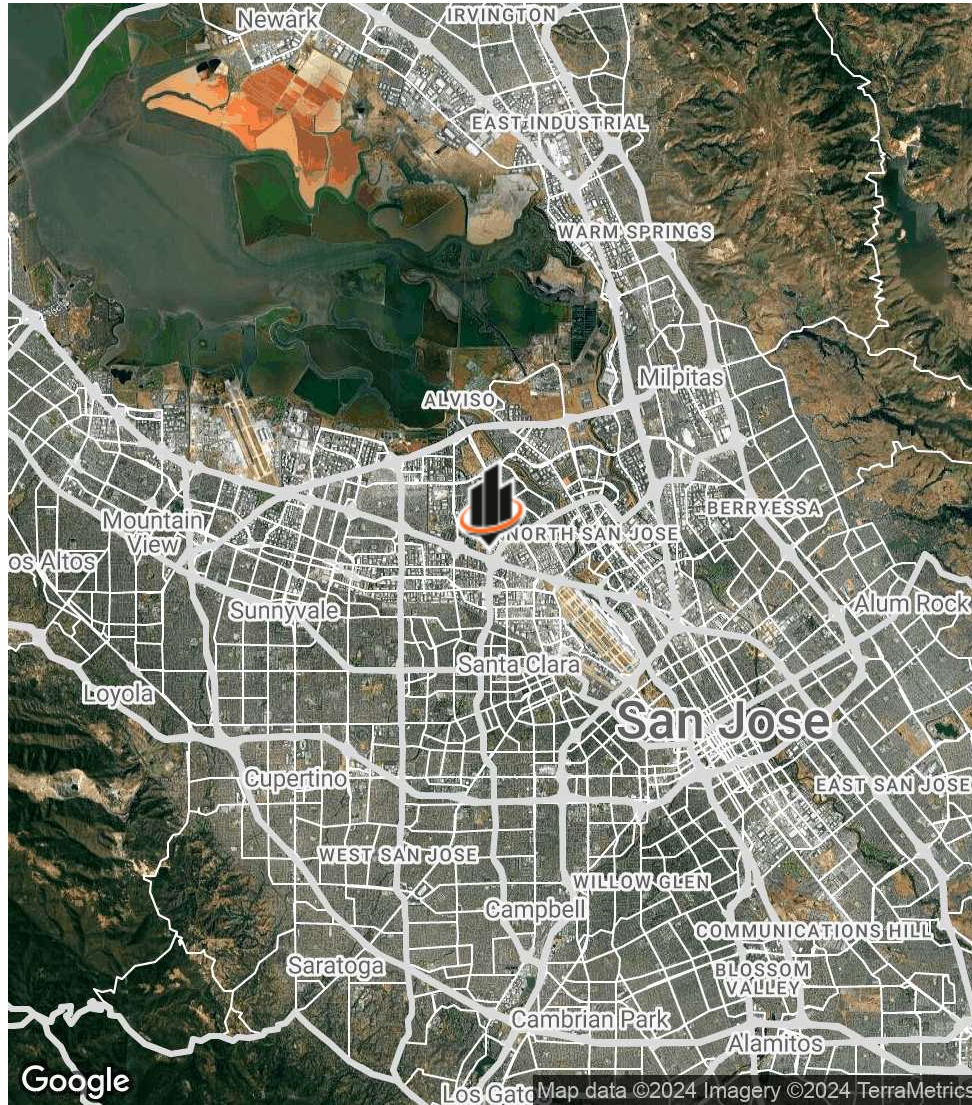
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LOCATION MAP



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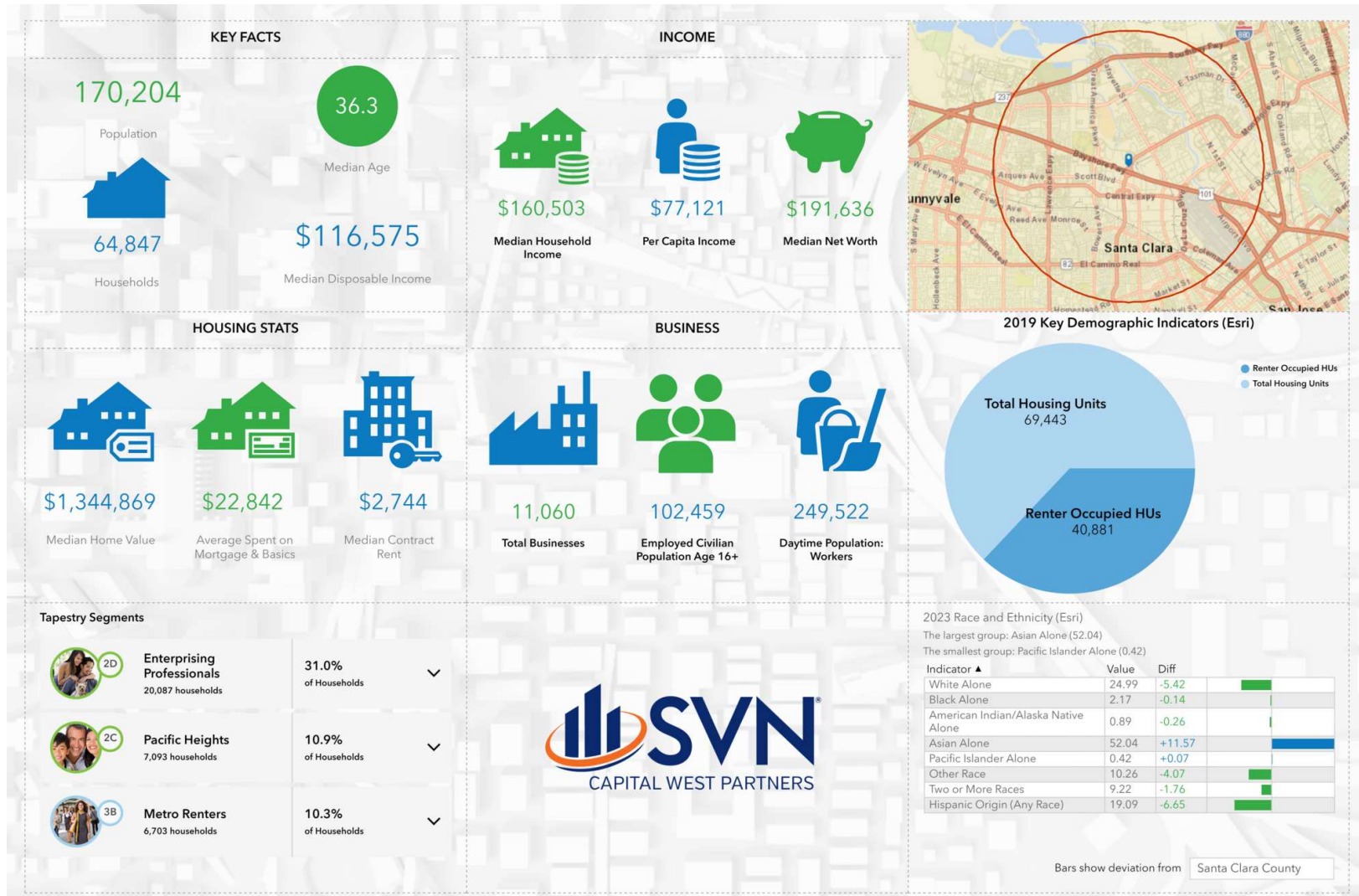
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DEMOGRAPHICS



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