

# For sublease

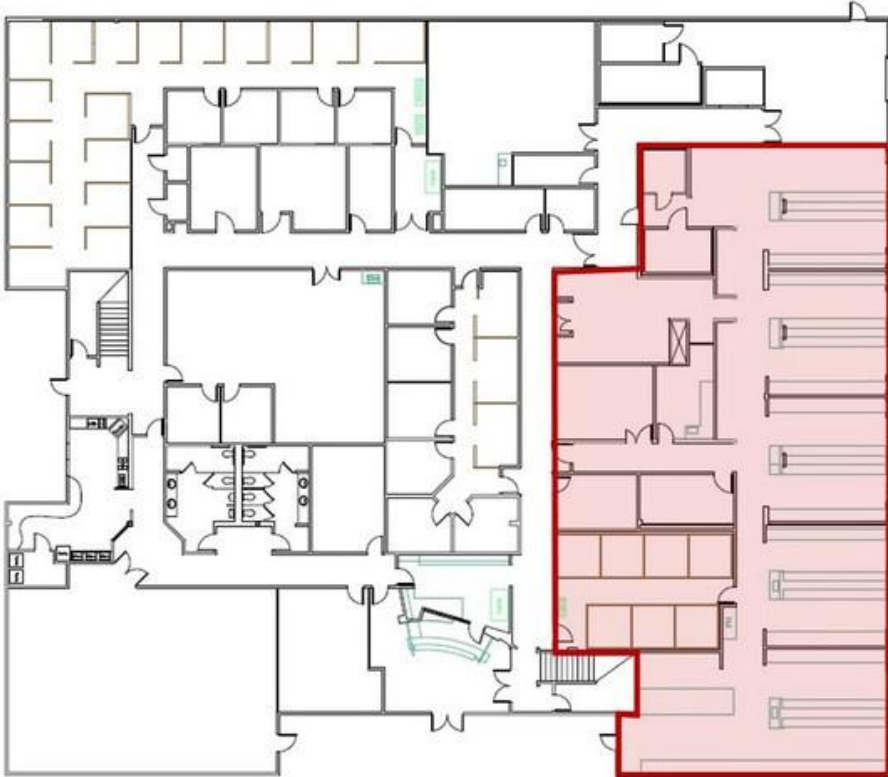
**± 24,146 - 46,848 SF**  
**R&D/OFFICE BUILDING**  
**AVAILABLE NOW**

*Reduced asking rate:*  
**\$1.75/SF NNN**

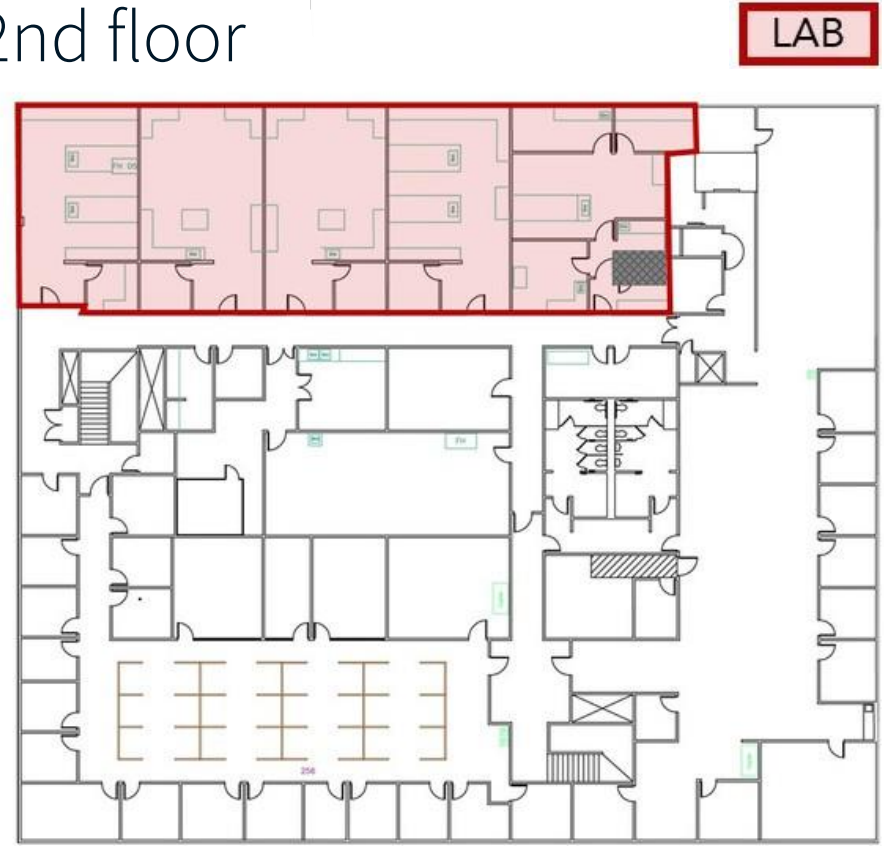
**3380**  
**CENTRAL EXPRESSWAY**  
**SANTA CLARA**

# Floorplans

1st floor



2nd floor



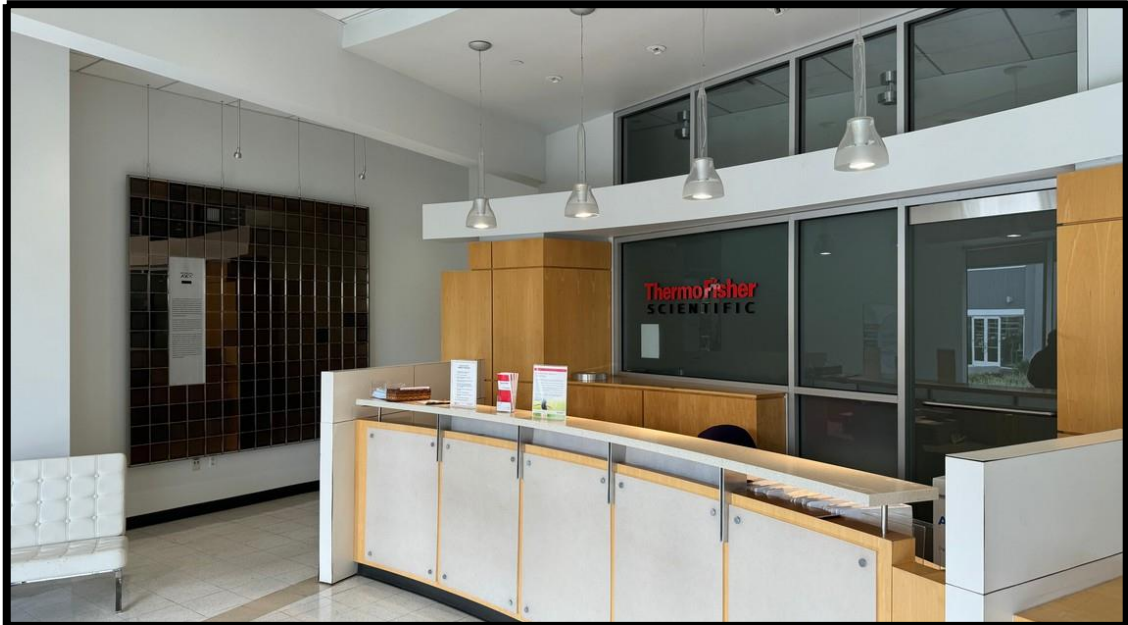
 Dormant Autoclave, not a part

## Sublease highlights

- Shipping/receiving area with dock loading
- Freight elevator
- Power service: 2,000amp, 480v (to be verified by subtenant)
- 175-gallon diesel backup generator
- Seven (7) fume hoods available
- CDA, Gas, DI water lines throughout labs

- Four (4) walk-in coolers available
- Existing furniture available
- Underground covered parking
- LED: 8/31/2028
- Available Now!
- Reduced Asking Rate: \$1.75 NNN
- Divisible by floor

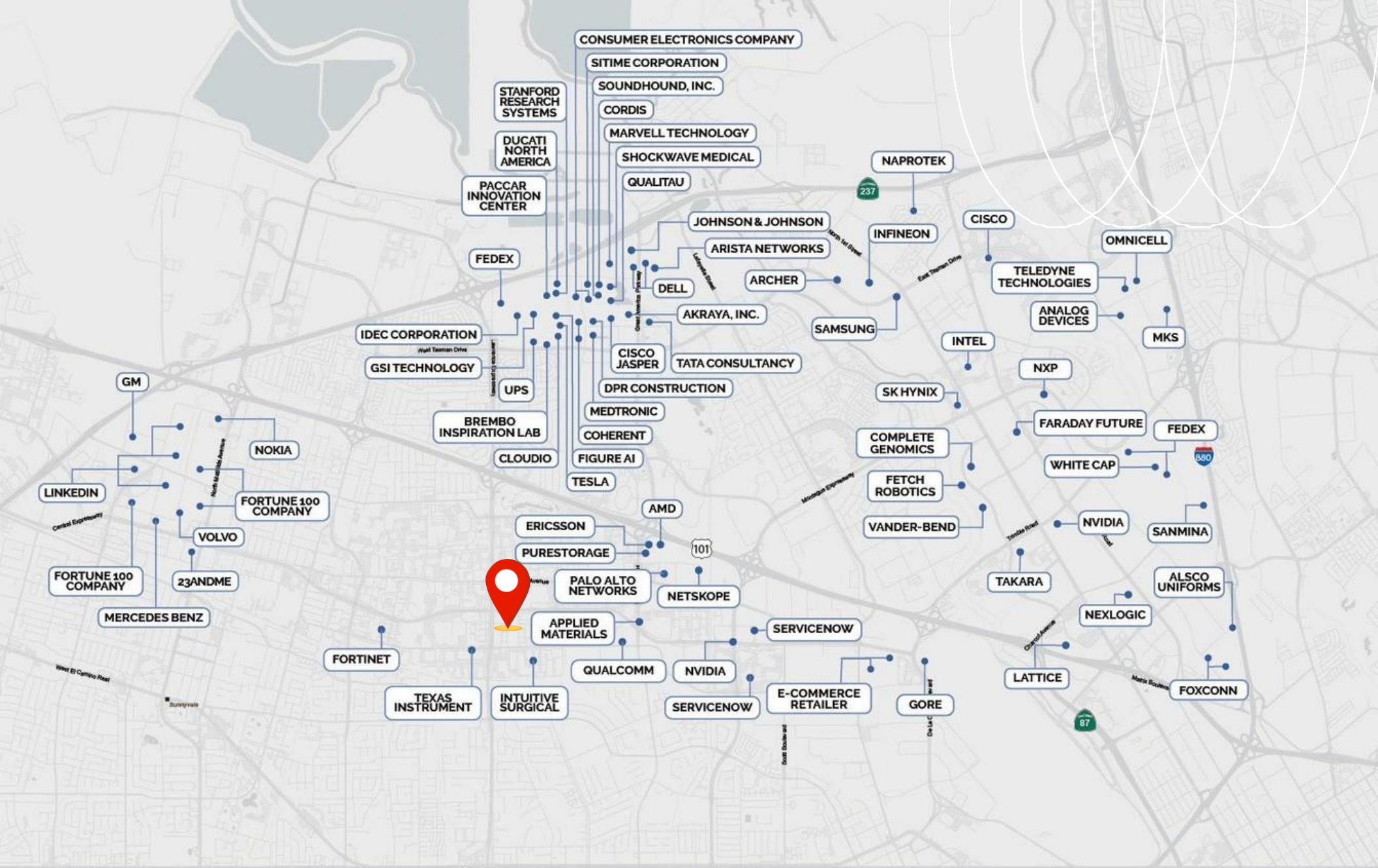
# Interior Photos



# Interior Photos



# Corporate Neighbors Map



# Strategic Location



6 MI SJC

36 MI OAK

31 MI SFO



8 MI SAN JOSE

42 MI OAKLAND

42 MI SAN FRANCISCO



11 MI STANFORD UNIVERSITY

46 MI UC BERKELEY

119 MI UC DAVIS

