

AVAILABLE SF:

±6,306 SF

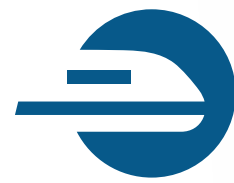
±11,081 SF

±12,272 SF

±13,732 SF

±26,004 SF

±26,668 SF



UNIVERSITY STATION

SANTA CLARA, CA
451, 469 & 475 EL CAMINO REAL

JUST STEPS TO CALTRAIN SANTA CLARA STATION



BIXBY
LAND COMPANY

CBRE

PROJECT HIGHLIGHTS



Class A Office/R&D multi-tenant campus in prime Santa Clara location



Located adjacent to Caltrain – Santa Clara Station
(From Train to Office in 3 Minutes)



Walking distance to Starbucks, Sonesta Simply Suites, Cramer's Bagels, Safeway & Santa Clara University



San Jose Mineta International Airport & VTA Light Rail Shuttle Access



3.8/1,000 onsite parking ratio
(partially structured)



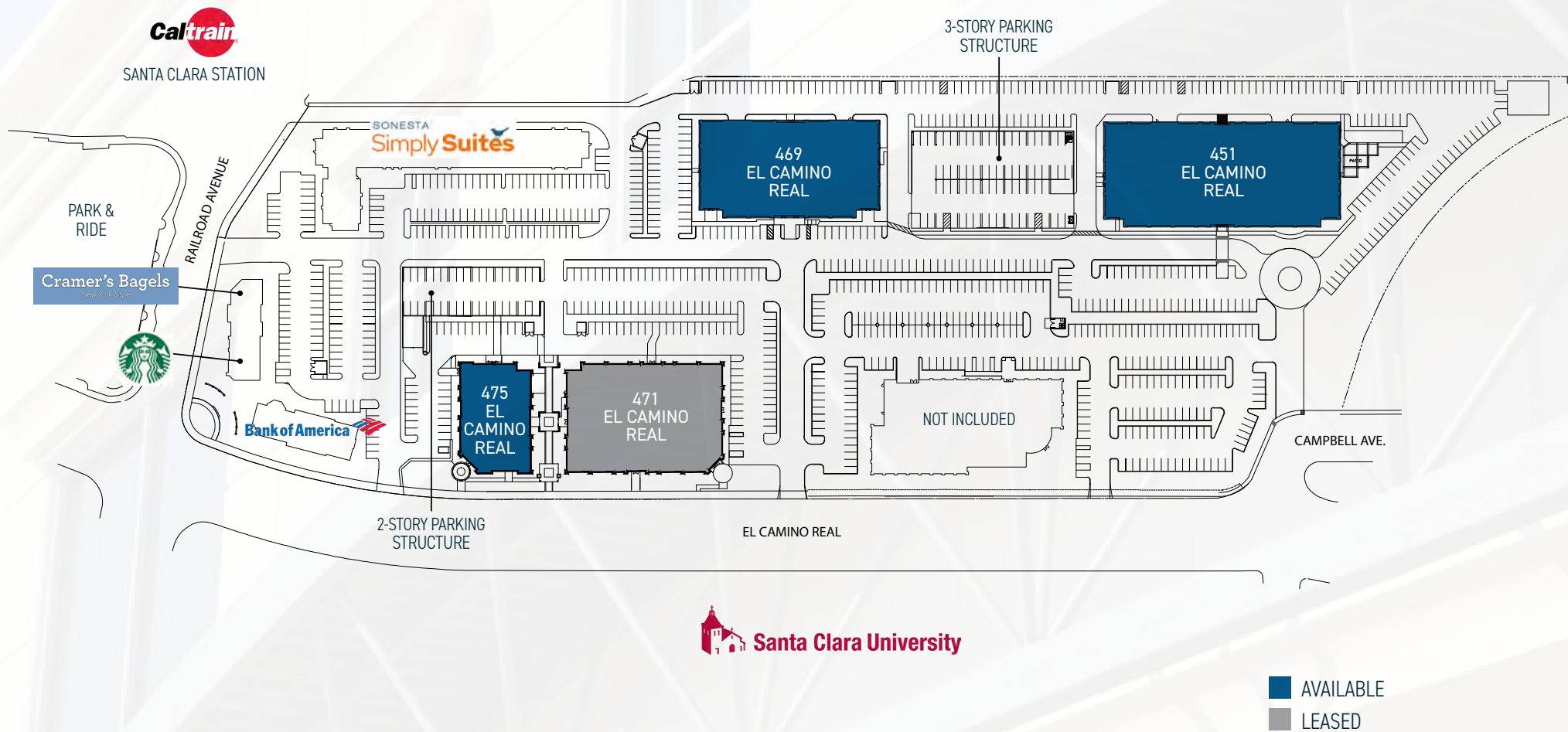
Immediate access to Highway 101, Interstate 880 and Central Expressway



AREA MAP

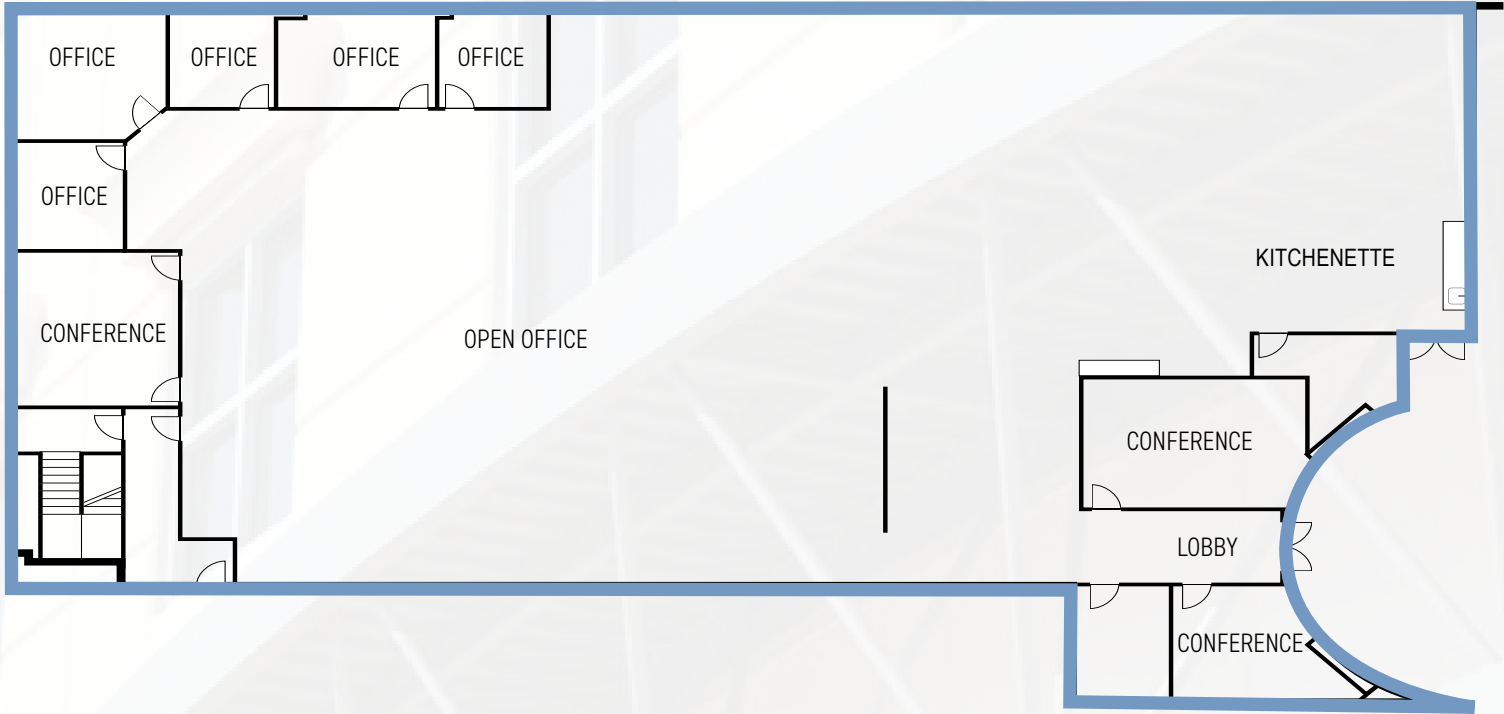


SITE PLAN



451 EL CAMINO REAL

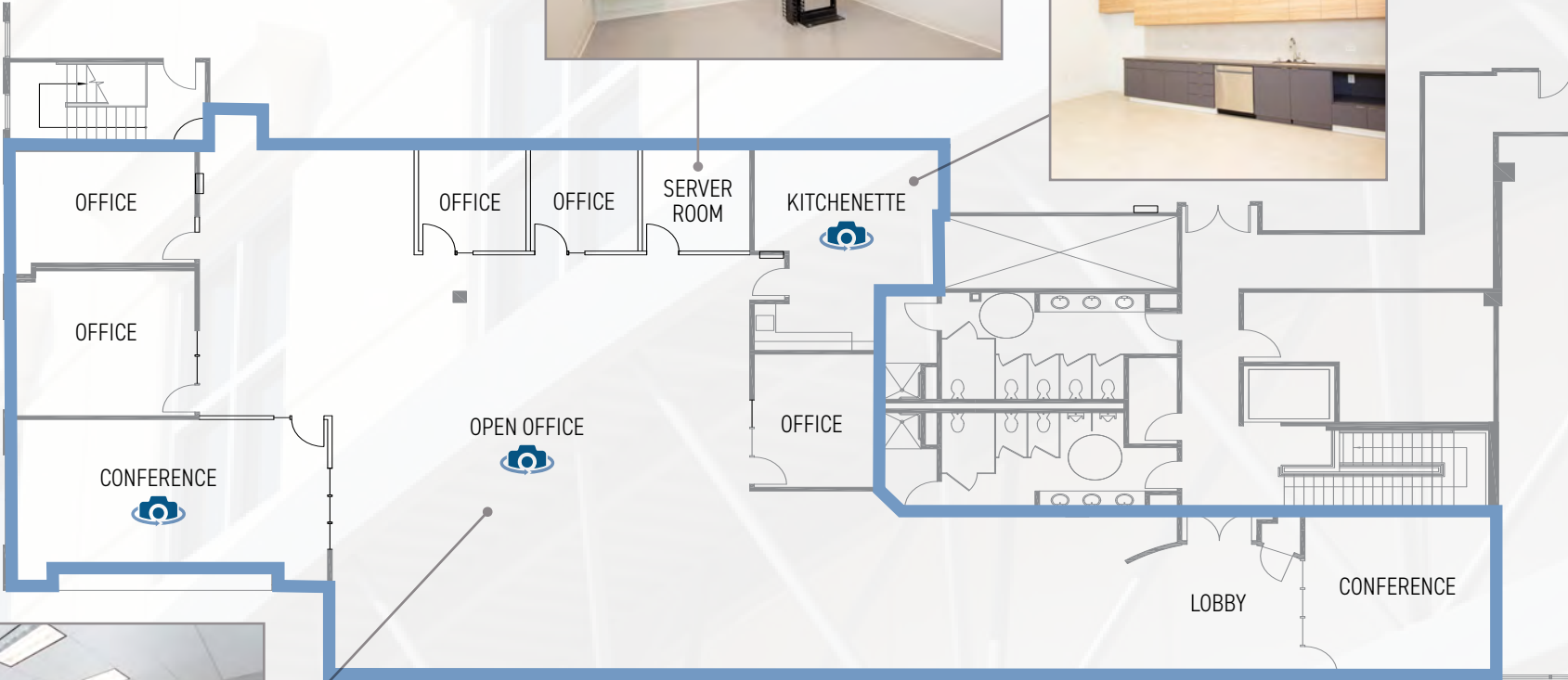
SECOND FLOOR, SUITE 201
±11,081 SF
AVAILABLE 7/1/23



NOT TO SCALE

469 EL CAMINO REAL

SECOND FLOOR, SUITE 201
±6,306 SF
JUST RENOVATED

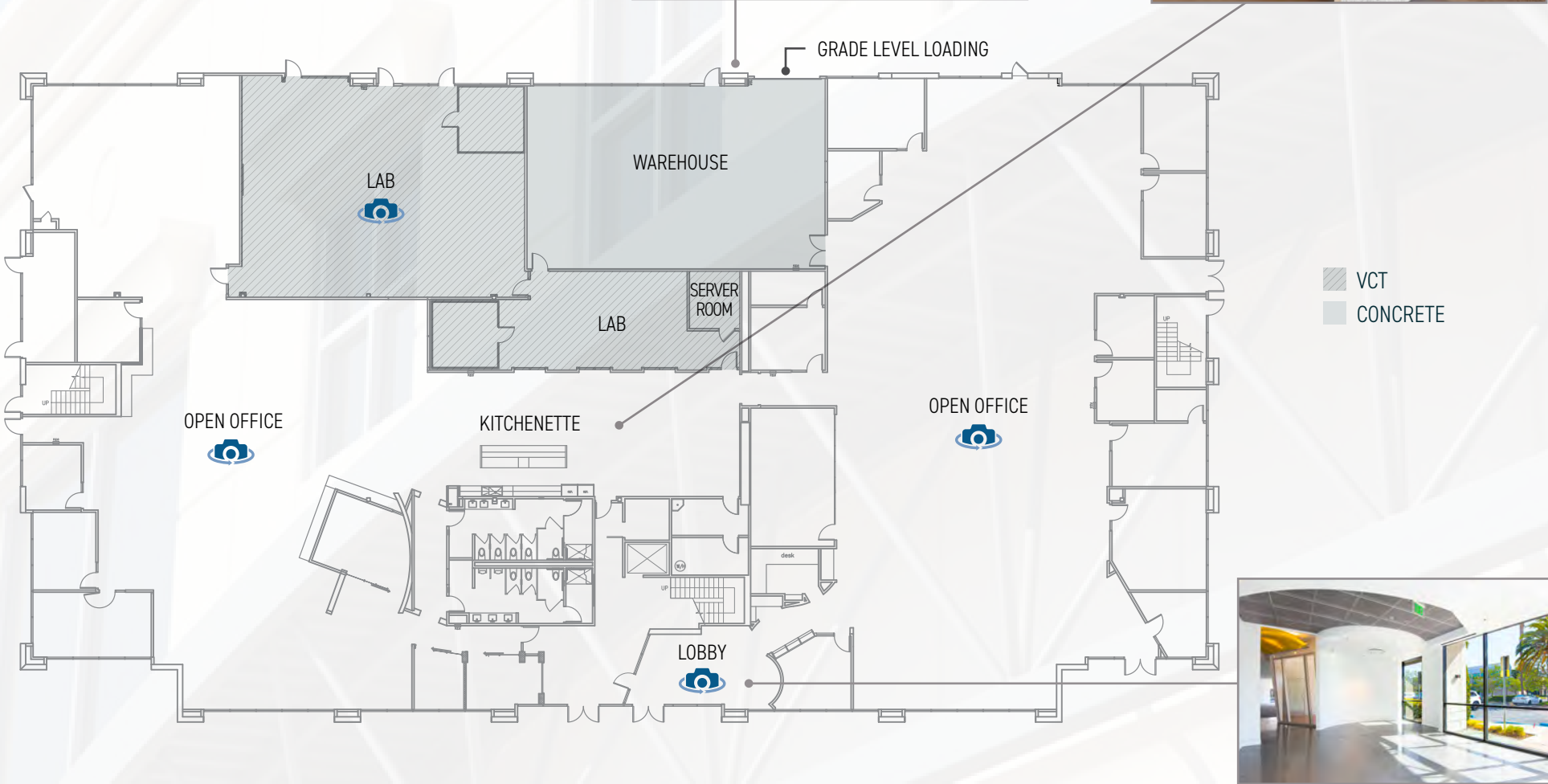


CLICK ON FLOOR PLAN FOR VIRTUAL TOUR

NOT TO SCALE

469 EL CAMINO REAL

FIRST FLOOR, SUITE 100
±26,668 SF

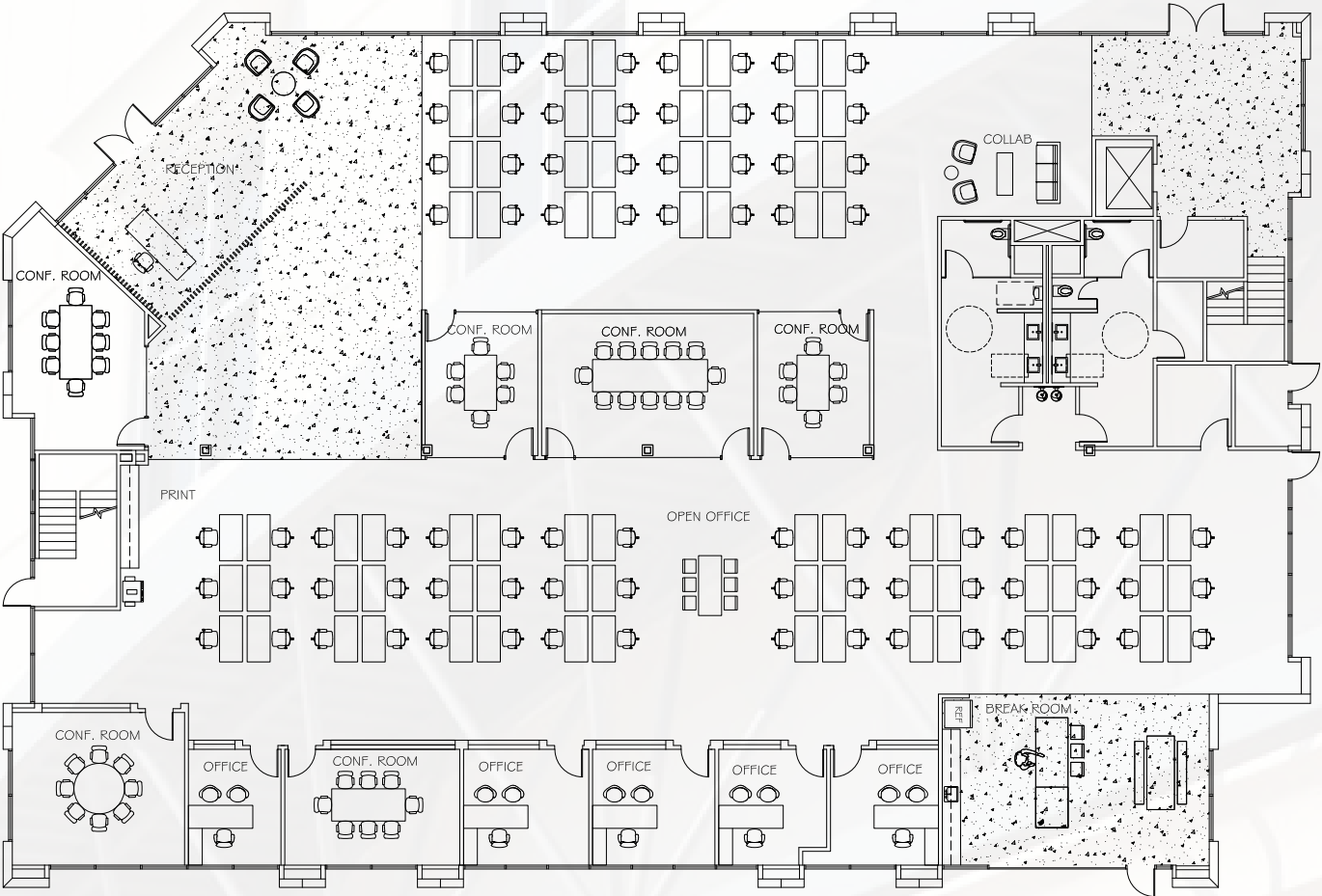
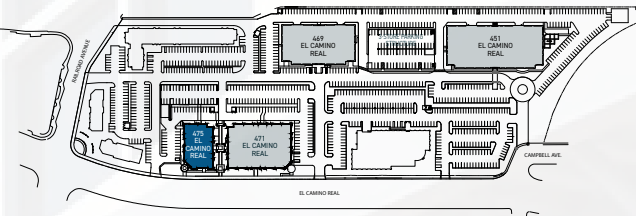


CLICK ON FLOOR PLAN FOR VIRTUAL TOUR

475 EL CAMINO REAL

FULL BUILDING OPPORTUNITY TOTALING +26,004 SF

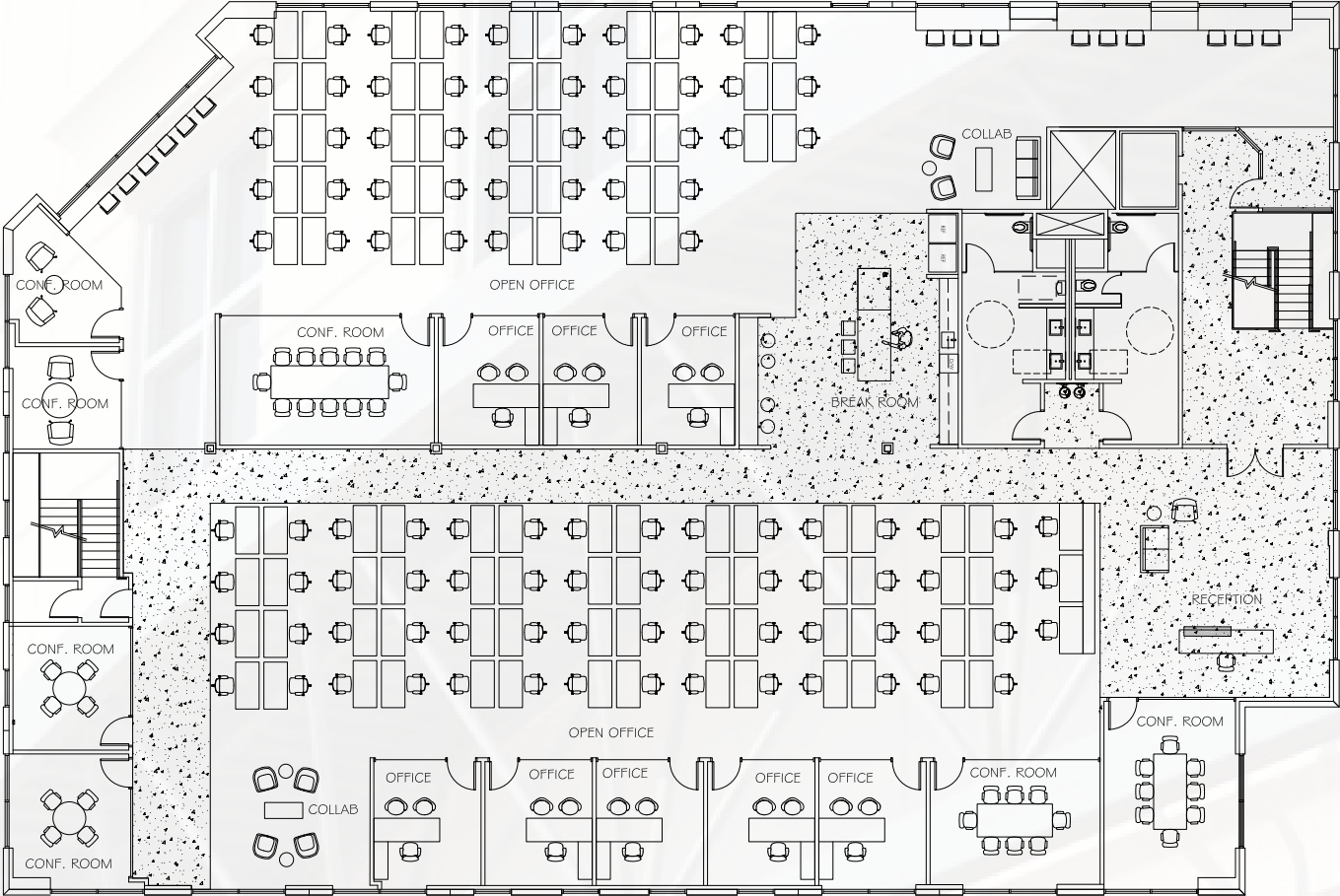
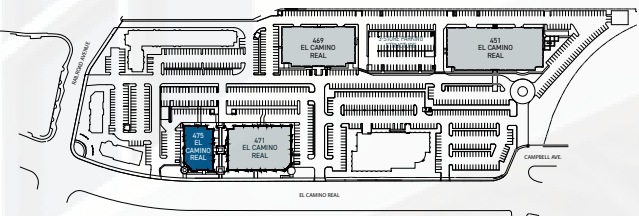
FIRST FLOOR, SUITE 100 | HYPOTHETICAL PLAN
±12,272 SF



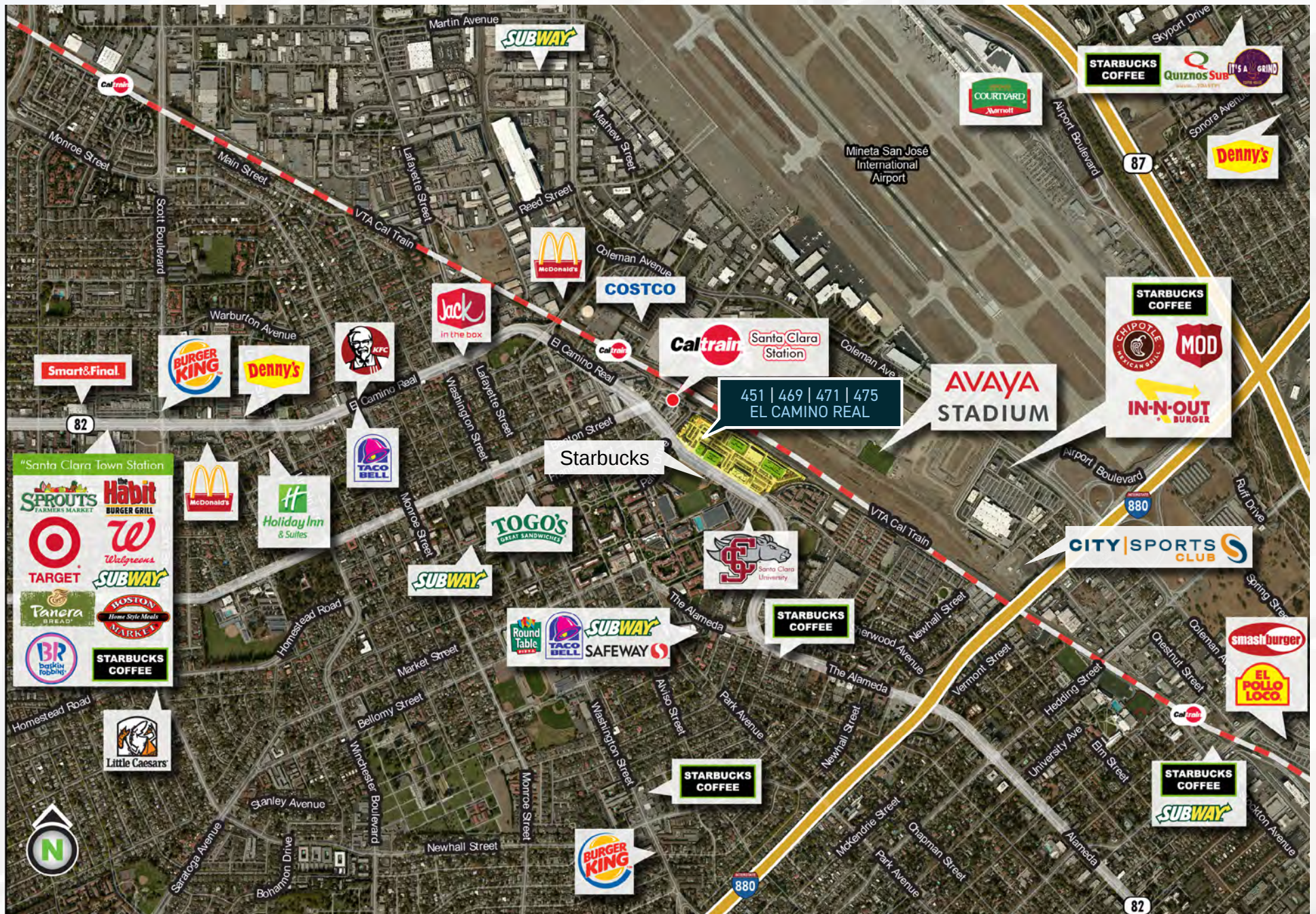
475 EL CAMINO REAL

FULL BUILDING OPPORTUNITY TOTALING +26,004 SF

SECOND FLOOR, SUITE 200 | HYPOTHETICAL PLAN
±13,732 SF



AMENITIES MAP





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SANTA CLARA, CA
451, 469 & 475 EL CAMINO REAL

For more information
please contact:

CHRISTIAN MARENT

Executive Vice President
Lic. 00932744
+1 408 453 7422
christian.marent@cbre.com

ROB SHANNON, SIOR, CCIM

Executive Vice President
Lic. 00857593
+1 408 453 7486
rob.shannon@cbre.com

BEN KNIGHT

Executive Vice President
Lic. 01850353
+1 408 453 7441
ben.knight@cbre.com



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