



Offering Memorandum

**NEW 8-YEAR TERM | 7.0% CAP RATE
CALL FOR OFFERS MARCH 31, 2026**

110 Baytech Drive

SAN JOSE, CA 95134

[VIEW DRONE VIDEO](#)



PRESENTED BY:

ROBIN SANTIAGO, SIOR, CCIM

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CalDRE #01754421



For Sale

Single Tenant Net Leased Office/R&D

110 Baytech Drive, San Jose, CA 95134



THE OFFERING

SVN | Capital West Partners is pleased to present the opportunity to acquire 110 Baytech Drive, a ±57,976 square foot, high-image Office/R&D facility located in the highly desirable North San Jose submarket of Silicon Valley. The Property is 100% leased to Lyten, Inc. under a newly executed 8-year lease extension through September 2034, providing a buyer with a long-term income stream with contractual 3% annual rent escalations and two 5-year renewal options at Fair Market Value. Strategically positioned directly across from the tenant's headquarters and production facility, the asset serves as an integrated extension of Lyten's operations and offers investors durable cash flow, embedded rental growth, and an attractive basis relative to replacement cost in one of the nation's premier innovation corridors.

LOCATION DESCRIPTION

Located in San Jose, the "Capital of Silicon Valley," this office and R&D building sits at the heart of Silicon Valley's dynamic technology ecosystem. The property is surrounded by leading tech companies such as Cisco, Samsung, Nvidia, Dell, Micron, Zscaler, and many more. The property's location offers convenient access to Highways 101, 880, and 237, ensuring seamless connectivity across the region. Nearby amenities, including Topgolf, @First Shopping Center, and McCarthy Ranch, provide a variety of dining, entertainment, and retail options.



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OFFERING HIGHLIGHTS

- 100% leased to Lyten, Inc., a venture-backed advanced materials company with its headquarters and mission-critical production facility located across the street
- Newly signed **8-year lease extension** showing a strong commitment by the tenant with two (2) five-year options to renew at Fair Market Value
- Attractive three percent (3%) annual increases
- Net lease structure with minimal landlord obligations
- Major capital improvement work scheduled including new HVAC systems
- Features 2,000 amps of power, grade-level, and dock-high loading
- Prime Silicon Valley location with excellent access to Highways 101, 237, and 880
- Affluent demographics, with an average household income of over \$200,000 within a 1-mile radius and a highly educated, tech-focused population
- Surrounded by notable tech firms such as Cisco, Samsung, Nvidia, Dell, Micron, Hewlett-Packard Enterprise, KLA Tencor, and many others
- **CALL FOR OFFERS - March 31, 2026 at 3:00 PM**



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**SALE PRICE
CAP RATE**

**\$18,386,671
7.0% CAP RATE**

BUILDING INFORMATION

BUILDING SIZE	±57,976 SF
OCCUPANCY %	100% leased to Lyten, Inc.
LEASE TYPE	NNN
NUMBER OF FLOORS	2
YEAR BUILT / RENOVATED	1997 / 2021
ROOF	Built-up composition
LOADING	Grade-level & dock high
PARKING	271 surface parking spaces (4.6 per 1,000)
ELEVATOR	One passenger cabin
SPRINKLERED	Yes
POWER	2,000 amps 277/480v

PROPERTY INFORMATION

PROPERTY TYPE	Office/R&D
ZONING	(PD) Planned Development
LOT SIZE	±3.13 acres
APN #	015-30-107

UTILITIES

WATER	City of San Jose
SEWER	City of San Jose
NATURAL GAS & ELECTRICITY	PG&E
TELEPHONE	AT&T

OFFER PROCESS

CALL FOR OFFERS DATE:

**All offers due on Tuesday
March 31, 2026 at 3:00 PM**



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TENANT OVERVIEW

COMPANY:	Lyten, Inc.
FOUNDED:	2015
CAPITAL RAISED:	Over \$625 million in total VC funding
EMPLOYEES:	315 employees
HEADQUARTERS:	145 Baytech Dr., San Jose, CA (across the street)
WEBSITE:	https://lyten.com/



TENANT HIGHLIGHTS

- Founded in 2015, Lyten is a supermaterial applications company that **pioneered 3D Graphene™**—an infinitely tunable material used across batteries, composites, sensors, and more
- Raised over **\$625 million** in equity funding and holds more than **500 patents** granted or pending
- Named one of Fast Company's **Top 10 Most Innovative Companies** in Energy
- Lyten was considered one of **44 unicorns** by Business Insider
- Recognized by Time Magazine as one of America's **Top Greentech Companies**
- Acquired all of **Northvolt's Assets** based in Sweden, Germany, and Poland
- Recently secured **\$200M** in Series B round funding to build up production



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LYTEN CAPITALIZATION & STRATEGIC BACKING

\$625+ Million in Total Funding

- Series B (2023)
- Additional \$200M (2025)

Strategic Investors Include:



Target Markets

Aerospace | Automotive | Logistics | Advanced Materials | Energy Storage



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110 Baytech Drive NNN Lease - Landlord & Tenant Obligations

Item	Landlord Pays	Tenant Pays
Structural Roof Repairs & Replacement	X	
Structural Walls / Foundation	X	
Non-Structural Roof Repairs / Roof Membrane		X
Roof Damage Caused by Tenant		X
Parking Lot (Repairs, Resurfacing, Striping)		X
Landscaping & Irrigation (Common Areas)		X
HVAC Maintenance & Repairs		X
HVAC Replacement		X
Plumbing Systems (Serving Premises)		X
Electrical Systems (Serving Premises)		X
Interior Walls, Flooring, Finishes		X
Glass / Windows / Doors		X
Fire Protection / Sprinkler Systems		X
Property Management		X
Real Property Taxes		X

This summary is provided for convenience only. Buyers are responsible for reviewing the executed lease and independently verifying all cost allocations and obligations.



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Lyten
HQ / Production Facility

110 Baytech Drive



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First Floor

Second Floor



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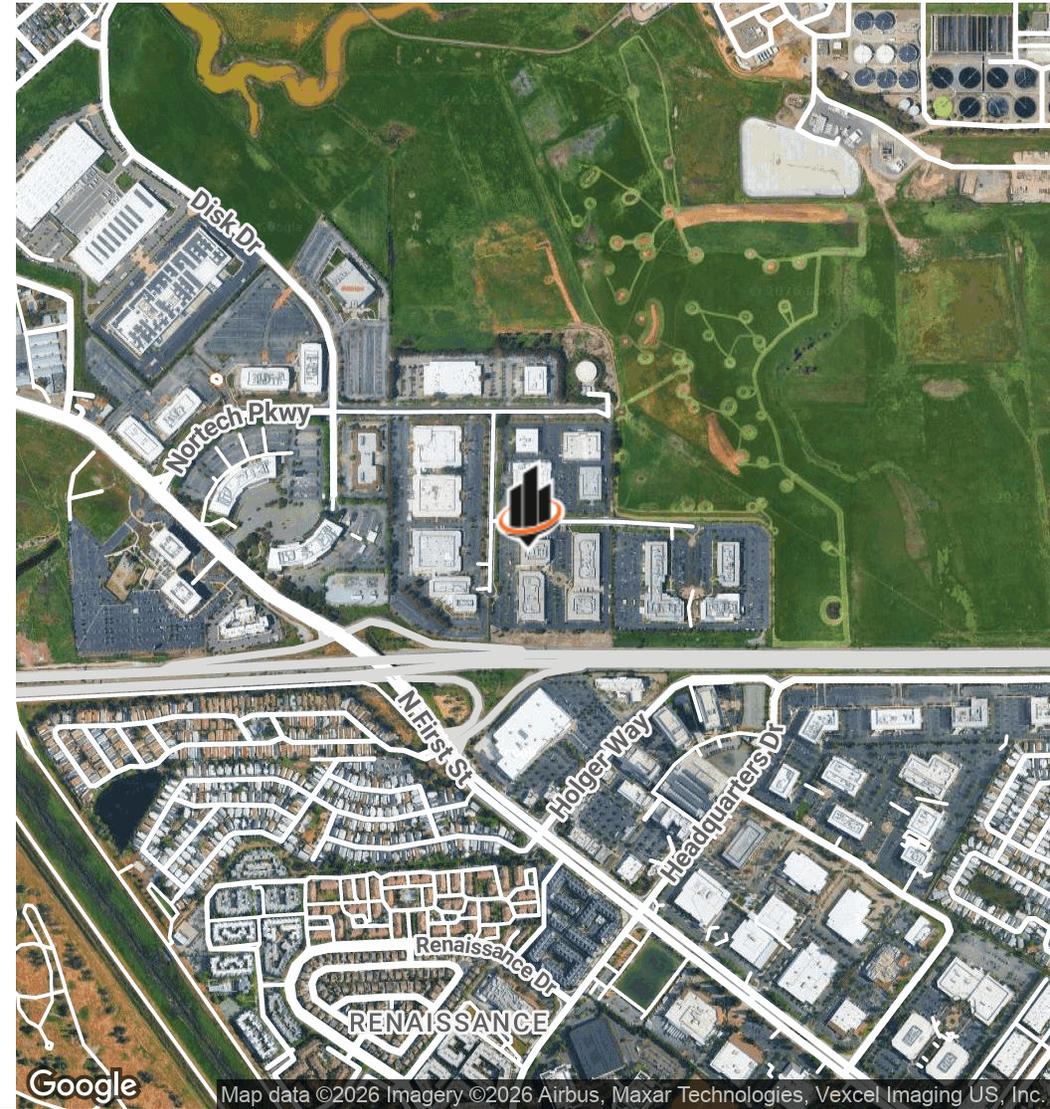
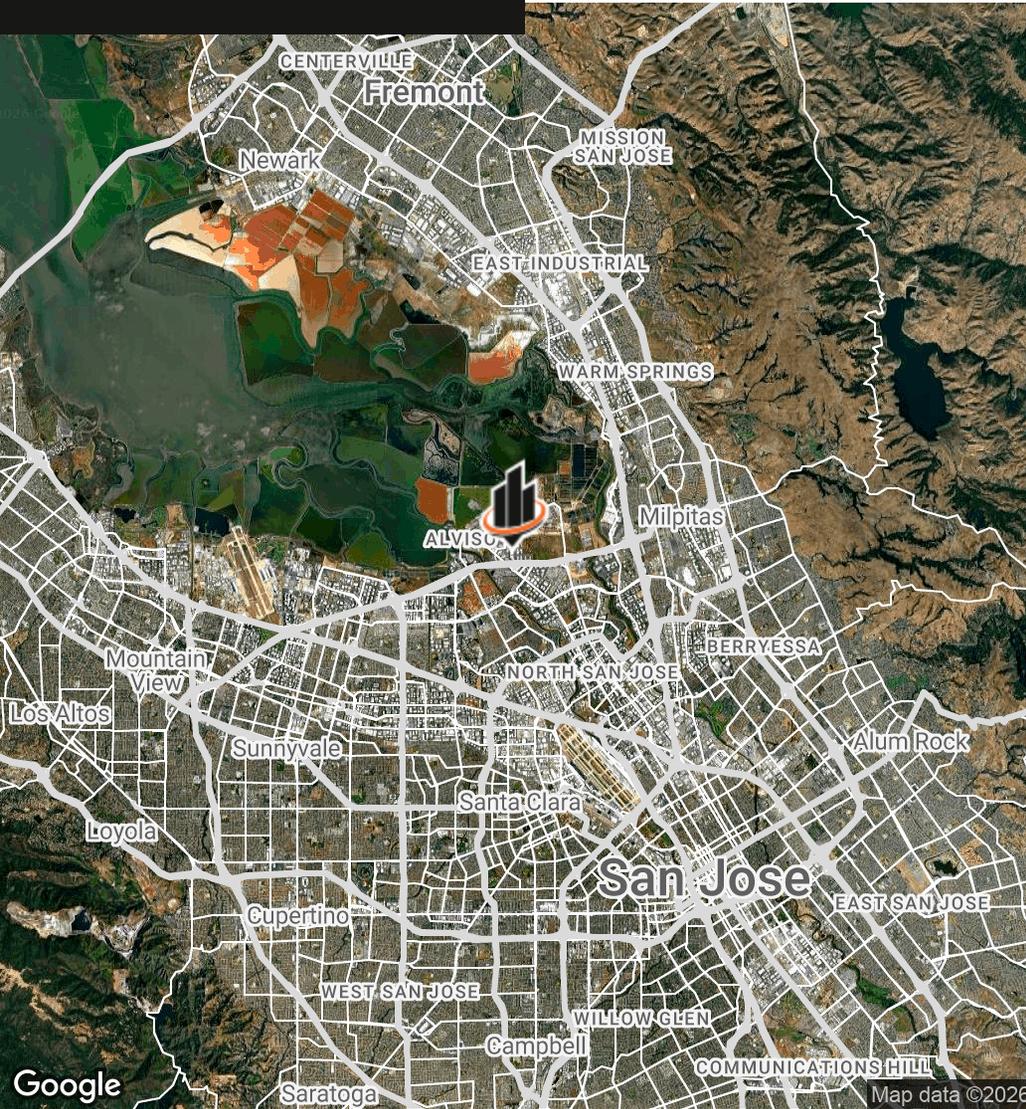




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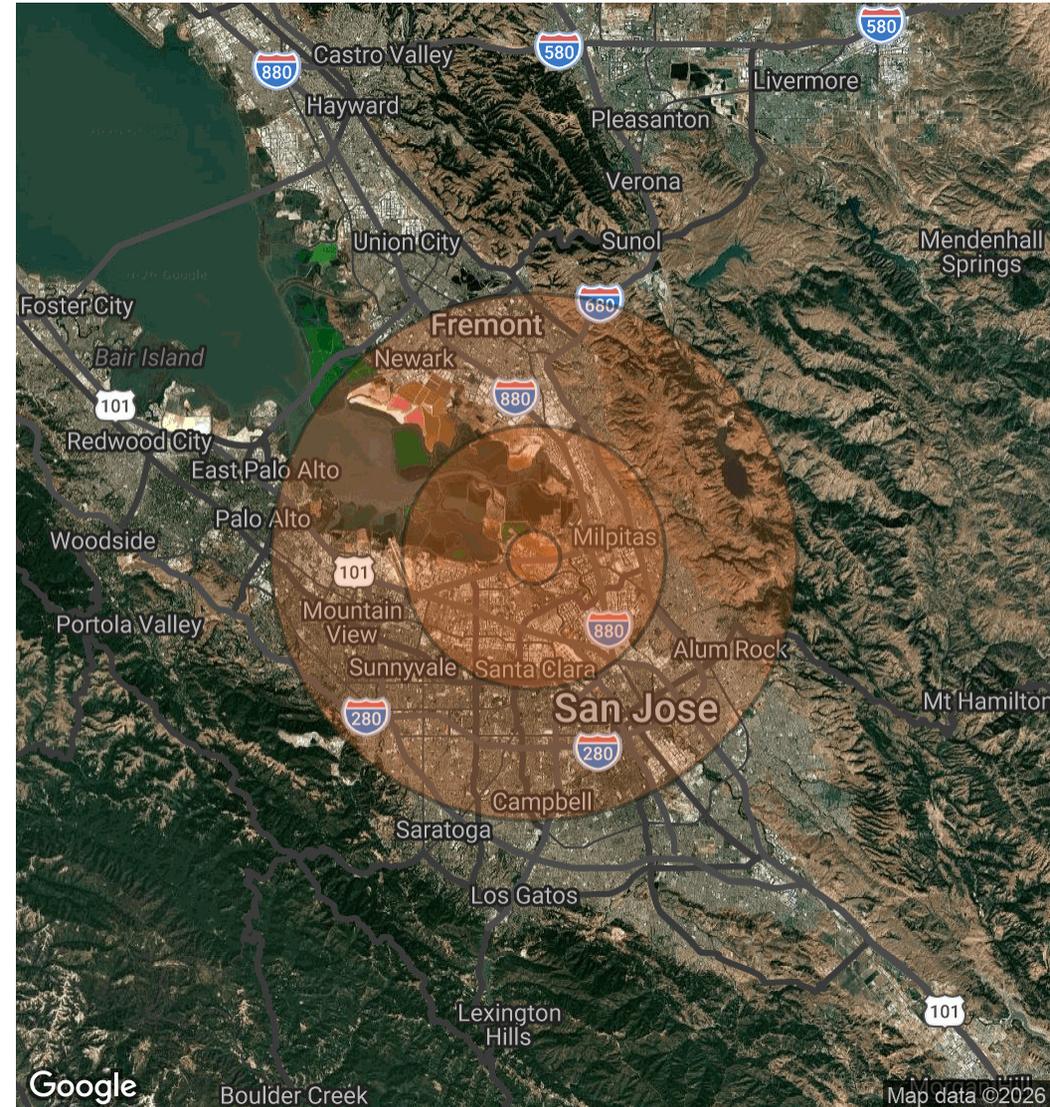
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	10,735	271,178	1,433,155
AVERAGE AGE	36	38	39
AVERAGE AGE (MALE)	35	37	38
AVERAGE AGE (FEMALE)	37	38	40
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,923	96,475	492,024
# OF PERSONS PER HH	2.7	2.8	2.9
AVERAGE HH INCOME	\$200,755	\$227,617	\$217,414
AVERAGE HOUSE VALUE	\$946,600	\$1,310,150	\$1,426,797

Demographics data derived from AlphaMap



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DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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Collective Strength, Accelerated Growth

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