



OFFICE BUILDING FOR LEASE

4950 PATRICK HENRY DR. SANTA CLARA, CA 95054



Presented By

STEPHEN GUGGENHEIM

669.300.6049
steve@guggenheimrgi.com
CalDRE #01912835

AL GUGGENHEIM

669.300.6041
al@guggenheimrgi.com
CalDRE #00943363

ERIC JONG

669.300.6048
eric@guggenheimrgi.com
CalDRE #01486494



GUGGENHEIM | GROUP

Guggenheim Group • 792 Meridian Way • San Jose, CA 95126 • 669.300.6040 • guggenheimrgi.com

No warranty or representation expressed or implied is made as to the accuracy of the above information. This information is submitted subject to errors, omissions, change of price, rental rates or other conditions, withdrawal notice, and any special listing conditions.

4950 PATRICK HENRY

Santa Clara, CA 95054

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate: Negotiable

Available SF: 74,398 SF

Zoning: ML

Year Built: 1978

Building Size: 74,398

PROPERTY OVERVIEW

4950 Patrick Henry Drive is located in the Marriott Business Park with easy access to Hwy 101, Fwy 237, Great America Parkway and Lawrence Expressway, and just up the block from the New Levi's Stadium.

TENANT IMPROVEMENTS AVAILABLE FOR QUALIFIED TENANTS as the building is currently in shell condition. 4950 Patrick Henry is a free standing shell building with loading dock and warehouse space.

PROPERTY HIGHLIGHTS

- TENANT IMPROVEMENTS AVAILABLE for qualified tenants. - Shell Condition currently.
- Prime location at the corner of Tasman and Patrick Henry Drive
- Near Highway 237, 101, & Great America Pkwy
- Near the New Levi's Stadium

STEPHEN GUGGENHEIM
669.300.6049
steve@guggenheimrgi.com
CalDRE #01912835

AL GUGGENHEIM
669.300.6041
al@guggenheimrgi.com
CalDRE #00943363

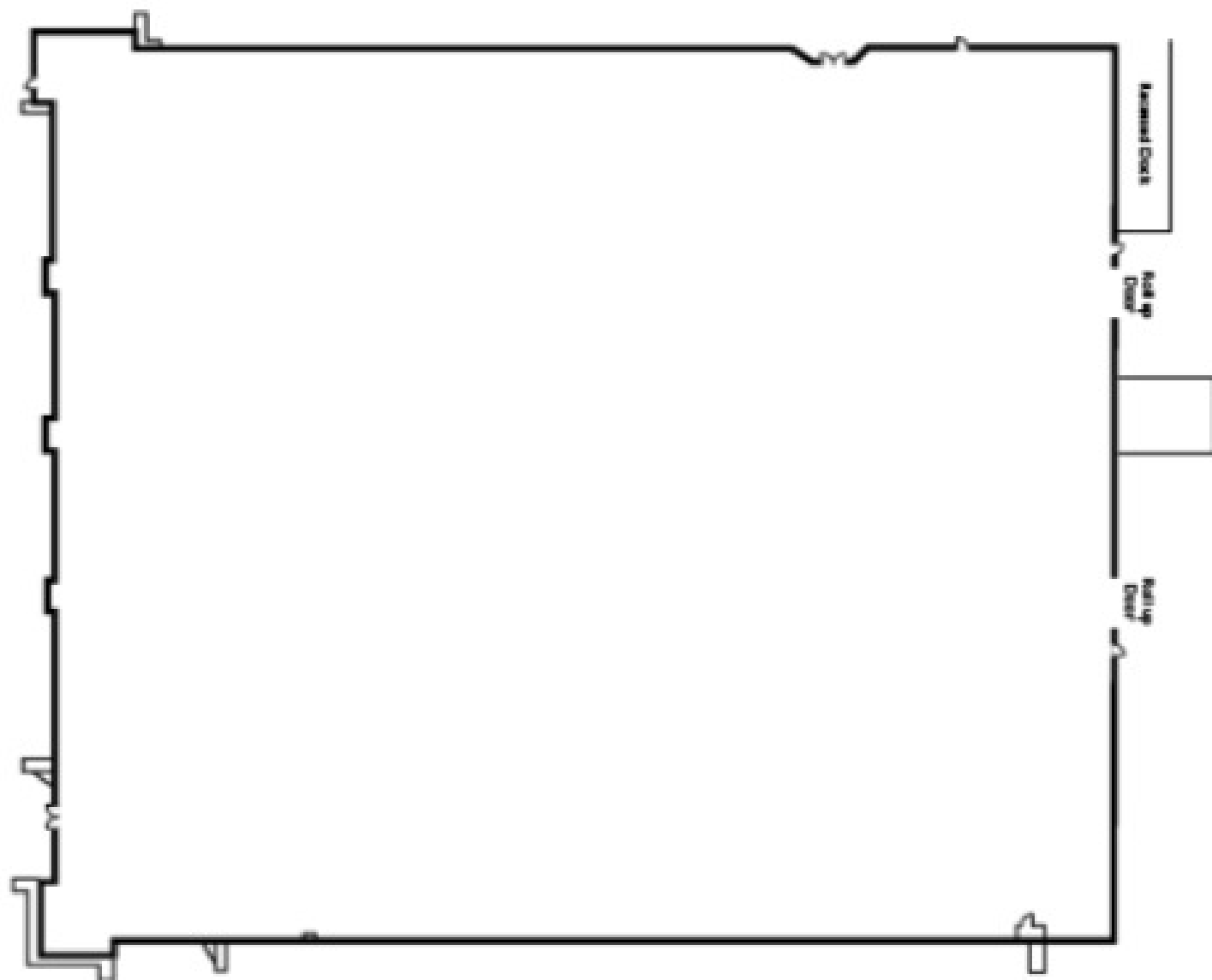
ERIC JONG
669.300.6048
eric@guggenheimrgi.com
CalDRE #01486494



4950 PATRICK HENRY

Santa Clara, CA 95054

FLOOR PLANS



STEPHEN GUGGENHEIM
669.300.6049
steve@guggenheimrgi.com
CalDRE #01912835

AL GUGGENHEIM
669.300.6041
al@guggenheimrgi.com
CalDRE #00943363

ERIC JONG
669.300.6048
eric@guggenheimrgi.com
CalDRE #01486494



4950 PATRICK HENRY

Santa Clara, CA 95054

ADDITIONAL PHOTOS



STEPHEN GUGGENHEIM
669.300.6049
steve@guggenheimrgi.com
CalDRE #01912835

AL GUGGENHEIM
669.300.6041
al@guggenheimrgi.com
CalDRE #00943363

ERIC JONG
669.300.6048
eric@guggenheimrgi.com
CalDRE #01486494

