

FOR LEASE  
**75,810 SF**



2175 MISSION COLLEGE BLVD  
**SANTA CLARA, CA**

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*PREMIER R&D BUILDING WITH CLEAN ROOMS*

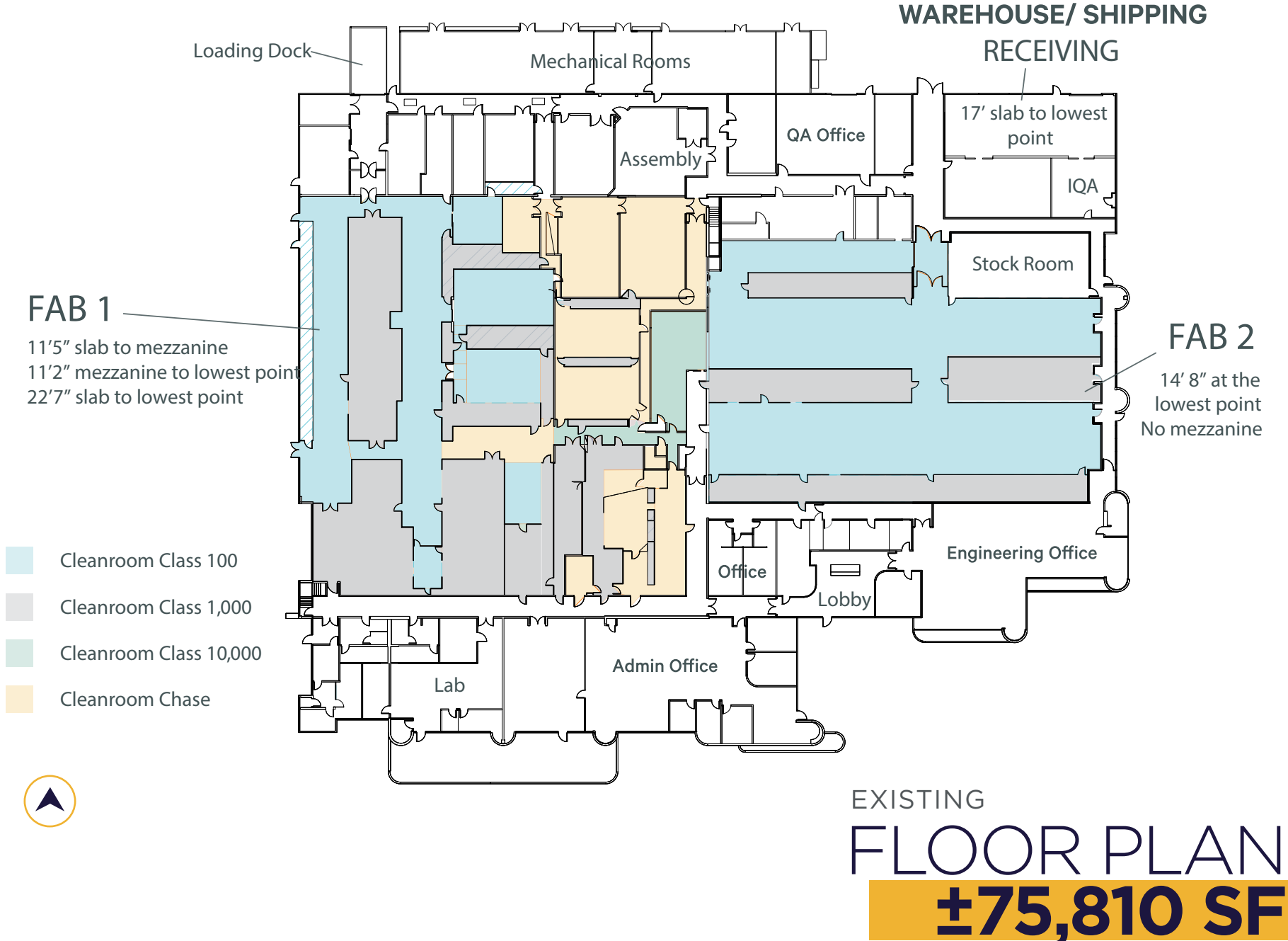


# PROPERTY HIGHLIGHTS

Building Size:	±75,810 SF
Stories:	One-Story
Clear Height:	14'8" - 22'9"
Acreage:	5.77
Clean Rooms:	Class 100 Class 1,000 Class 10,000
Equipment Pad & Mechanical Exterior Rooms	±17,200 SF
Emergency Diesel Generator	150kW (200 gallons)
Power:	12KV service with up to 3.39 MW of power / 4,000 amps at 480V
Loading Doors:	Dock & Grade Level Capability
Parking:	3.2/1,000 (±240 Stalls)



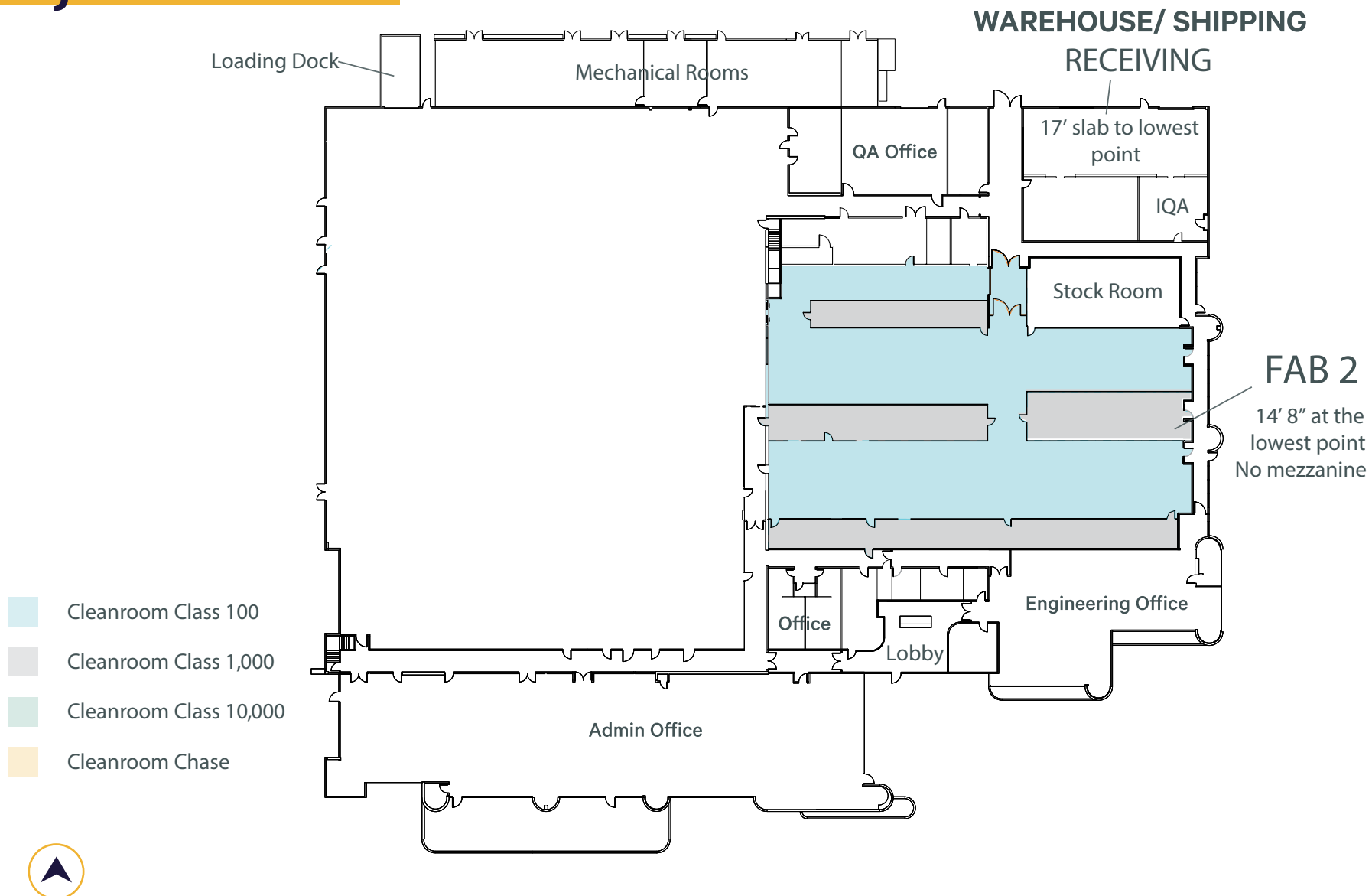




PROPOSED

# FLOOR PLAN

**±75,810 SF**



# BUILDING HIGHLIGHTS

## CRITICAL MEASUREMENTS

Mechanical Rooms	±2,000 SF
Equipment Pad/ HAZMAT Storage	±15,200 SF

## CLEAN ROOM PROCESS AREA

Fab 2 Cleanrooms	Class 100   Class 1,000   Class 10,000
Ceiling Height	Fab2 11'6"
Interstitials	Interstitial maintained area above the fab area
Column span	40 feet
ESD Flooring:	Yes

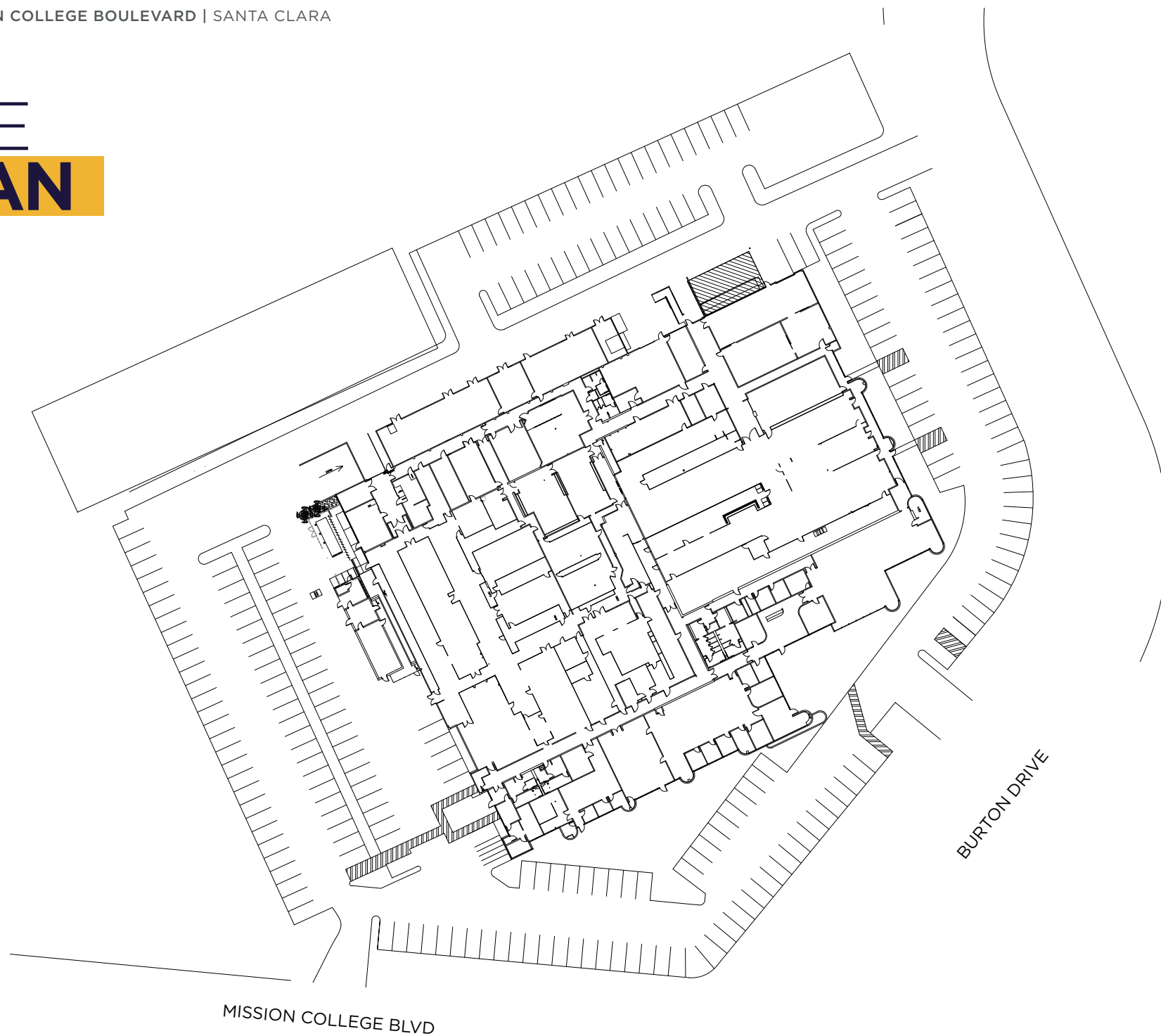
## BUILDING INFRASTRUCTURE

Power	12KV service with up to 3.39 MW of power / 4,000 amps at 480V
Emergency Generator	Diesel, 150KW, 480V, 400A (200 gal)
Chillers	1900 tons of capacity (not all operational)
Cooling	1000 tons
Bulk Gas	Pipeline Nitrogen
Hot Water	4 boilers: 2 - 2.5MBTU, 2 - 3.5MBTU

TENANT TO CONFIRM CURRENT CAPACITY AND OPERATIONS. THIS INFORMATION HAS BEEN OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE BUT HAS NOT BEEN VERIFIED. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S).

2175 MISSION COLLEGE BOULEVARD | SANTA CLARA

# SITE PLAN





# WORLD CLASS FIBER CONNECTIVITY

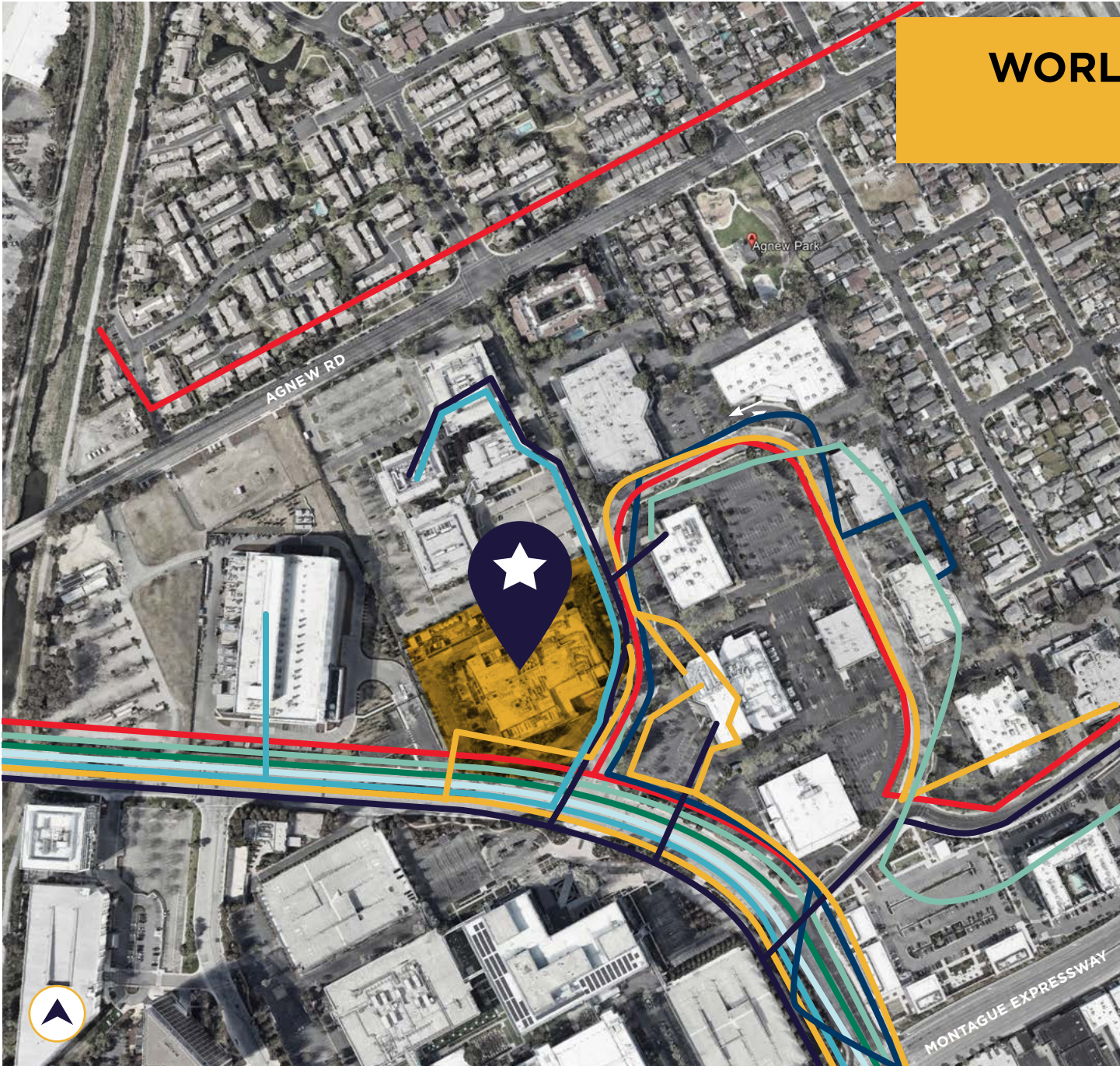
The site has access to diverse and robust fiber network

## METRO NETWORKS

- Century Link Metro
- CenturyLink Metro Leased
- Crown Castle
- Electric Lightwave
- Integra
- Level 3 (TWT)
- Level 3 Metro
- Point to Point
- Silicon Valley Fiber
- Wave Business
- Zayo Metro

## LONG HAUL NETWORKS

- Zayo





# NEARBY AMENITIES



1oz Coffee

TASMAN DRIVE

Levi's Stadium

Hilton  
La Fontana

Marriott  
Parcel 104

**2175**  
MISSION  
COLLEGE BLVD

LAFAYETTE STREET

MISSION  
COLLEGE

Villa Market  
HiroNori  
Cafe Falafel  
Pizza My Heart  
House of Bagels  
Iguanas Burritozilla  
Tea Spot Cafe

AMC Mercado 20  
In-N-Out  
Krispy Kreme  
Panda Express  
Tomatina  
SmokeEaters  
Starbucks

Jamba Juice  
World Wrapps  
Pho Hoa +  
Jazen Tea  
Burger IM  
Subway

Element Hotel  
Starbucks  
Teriyaki Madness  
Orangetheory  
Mendocino Farms

Pedro's Mexican  
Birk's

Embassy Suites  
AC Loft  
TownePlace Suites

Santa Clara Square

Whole Foods  
Floodcraft Brewing  
Fleming's Steakhouse  
Il Fornaio  
Puesto  
Opa!  
Lula's Chocolates

Gong Cha  
Chipotle  
Starbucks  
Tender Greens  
The Halal Guys  
Barebottle Brewing  
Silverlake Ramen

SANTA  
CLARA  
SQUARE

BOWERS AVE

101

CENTRAL EXPY



# CONTACT INFORMATION

## **NICK LAZZARINI**

nick.lazzarini@cushwake.com  
+1 408 813 9001  
Lic. #01788935

## **WALT STEPHENSON**

walt.stephenson@cushwake.com  
+1 650 678 5513  
Lic. #01793438

## **STEVEN JENAB**

steven.jenab@cushwake.com  
+1 408 718 1804  
Lic. # 2085072

## **JACOB BIDER**

jacob.bider@cushwake.com  
+1 650 823 9555  
Lic. #02110355

