

LAWRENCE STATION

3655 KIFER ROAD, SANTA CLARA
±70,000 SF TO ±173,472 SF



CONSTRUCTION PROGRESSING

GREGORY M. DAVIES | 408.615.3484 | gregory.davies@cushwake.com | LIC #01362233

BRANDON BAIN | 408.615.3416 | brandon.bain@cushwake.com | LIC #01308375

GREG BENNETTE | 408.615.3445 | greg.bennette@cushwake.com | LIC #01969569

ERIK HALLGRIMSON | 408.615.3435 | erik.hallgrimson@cushwake.com | LIC #01274540





PROJECT

HIGHLIGHTS

- Under Construction! 5-Story ±173,472 Square Foot Class A Office Building
- Estimated Warm Shell Completion Q4 2020
- Less than a 5 Minute Walk to Caltrain (Lawrence Station, Sunnyvale)
- Divisible to a Minimum of Two Floors ±70,000 SF
- Prominent Location at the Corner of Lawrence Expressway and Kifer Road
- Building and Monument Signage
- 3.3 / 1,000 Square Foot Parking Ratio Including Exclusive Subterranean Level
- Part of Lawrence Station Area Plan - New Mixed-Use Urban Node on Caltrain
- Expansive Balconies Offering Outdoor Amenity Space
- For More Information, Please Visit www.lawrencestationbdg.com



FLOOR PLAN

FLOOR PLAN STATS

Population:	
Open Office	137
Private Office	9
<hr/>	
Total	146
Density:	
Floor Plate RSF	30,903
Rentable SF/Person	212





FLOOR PLAN

FLOOR PLAN STATS

Population:	
Open Office	184
Private Office	9
<hr/>	
Total	193
Density:	
Floor Plate RSF	30,903
Rentable SF/Person	160





FLOOR PLAN

FLOOR PLAN STATS

Population:	
Open Office	180
Private Office	9
<hr/>	
Total	189
Density:	
Floor Plate RSF	35,049
Rentable SF/Person	185





FLOOR PLAN

FLOOR PLAN STATS

Population:	
Open Office	255
Private Office	9
<hr/>	
Total	264
Density:	
Floor Plate RSF	35,049
Rentable SF/Person	133





FLOOR PLAN

FLOOR PLAN STATS

Population:	
Open Office	120
Private Office	7
<hr/>	
Total	127
Density:	
Floor Plate RSF	30,655
Rentable SF/Person	241





FLOOR PLAN

FLOOR PLAN STATS

Population:	
Open Office	178
Private Office	7
<hr/>	
Total	185
Density:	
Floor Plate RSF	30,655
Rentable SF/Person	167



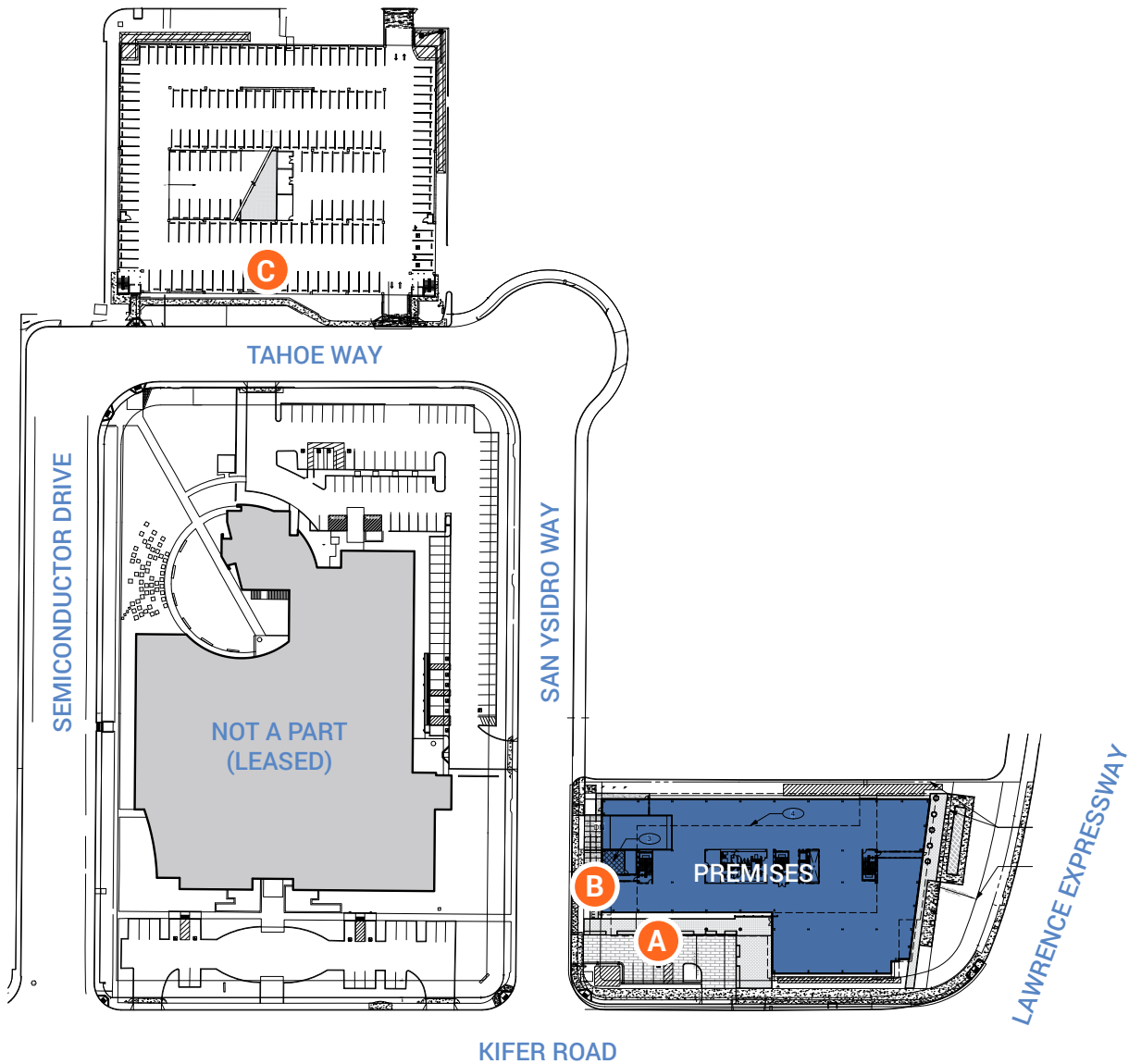


SITE PLAN

- A Parking Spaces/Drop-Off Zone
- B Exclusive Subterranean Parking
 (58 Spaces)
- C Shared Parking Structure

Parking Ratio (3.3 / 1,000)*

Note: Additional parking potentially available via expansion of parking structure. Please contact agents for additional details.













CONSTRUCTION PROGRESS



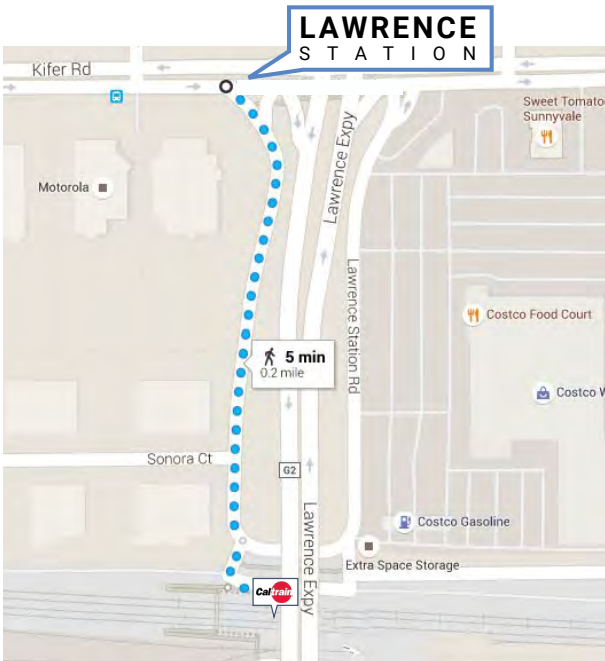


TRANSPORTATION

ACCESS

Peak Commute Drive Times

To / From	Avg AM	Avg PM
San Jose Airport	17	18
Diridon Caltrain Station	20	24
Hwy 85 / 101 Mt. View	8	14
Hwy 101 / 880 - San Jose	17	22
Levi Stadium	12	13



Less than a 5-minute walk or 1-minute bike ride to Lawrence Caltrain Station (0.2 Miles)





AMENITY

MAP

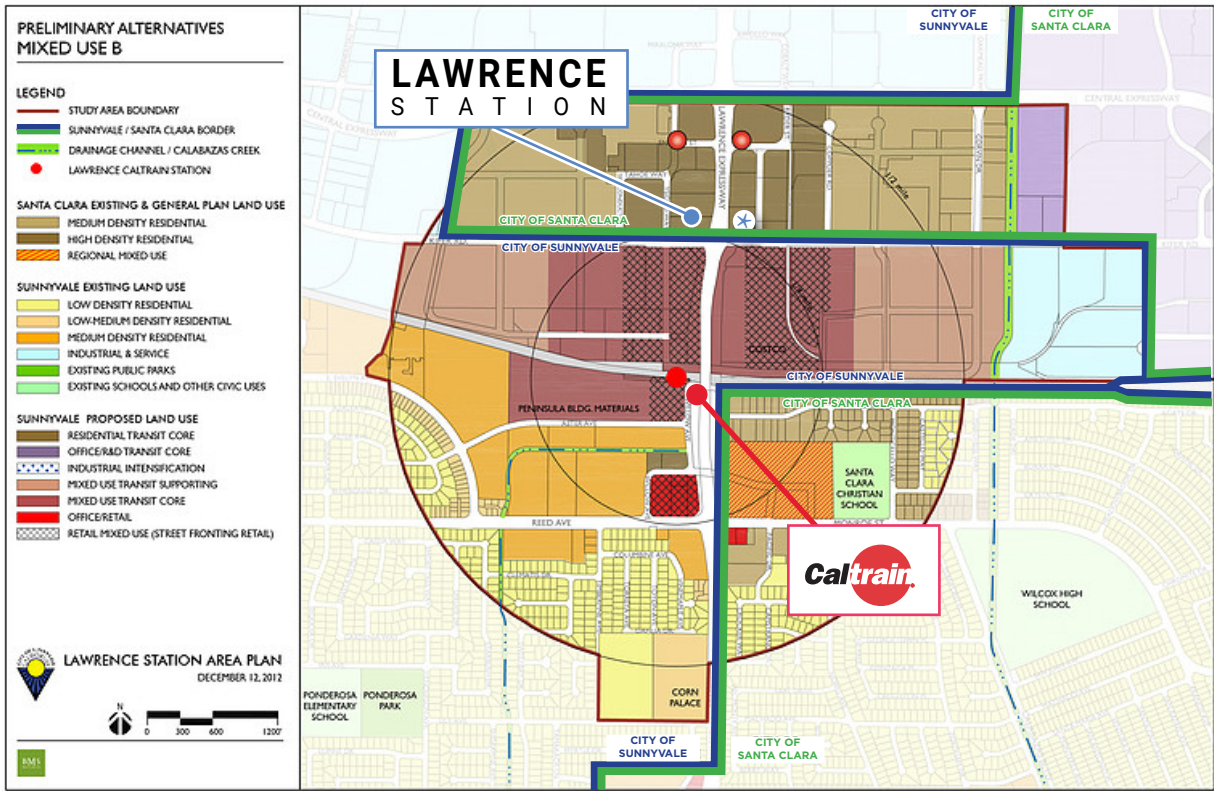




LAWRENCE STATION AREA PLAN

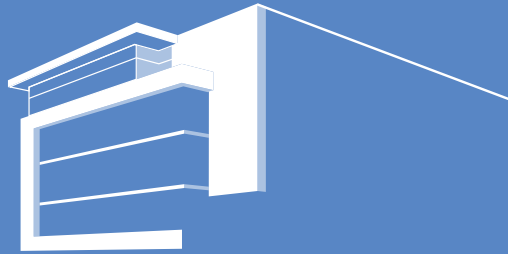
MAP

Lawrence Station (3655 Kifer Road) is located in the heart of the Lawrence Station Area Plan, a 629 acre area intended to create a highly walkable residential and employment center where people can live, work, shop and play. Lawrence Station offers users a unique opportunity to occupy up to 173,472 square feet of new Class A office space less than a 5-minute walk from Caltrain in an emerging urban node. More than 1,500 residential units are presently under construction within walking distance of 3655 Kifer Road, including nearly 1,000 units in Summerhill’s Nuevo project (<https://www.summerhillhomes.com/nuevo>) and 520 units in Greystar’s Savoy project. The first phases of what will amount to nearly 50,000 square feet of new retail and restaurant amenities are also now under construction. When fully built-out, the area will provide 8,500 new residential units, 1.2M square feet of new office & industrial projects, over 125,000 square feet of new shops and restaurants, and numerous open spaces, parks, and plazas.



Mixed-Use Plan

✧ Summerhill Project Images



LAWRENCE STATION

3655 KIFER ROAD, SANTA CLARA

±70,000 SF TO ±173,472 SF

WEBSITE: WWW.LAWRENCESTATIONBDG.COM

CONTACT

GREGORY M. DAVIES | 408.615.3484 | gregory.davies@cushwake.com | LIC #01362233

BRANDON BAIN | 408.615.3416 | brandon.bain@cushwake.com | LIC #01308375

GREG BENNETTE | 408.615.3445 | greg.bennette@cushwake.com | LIC #01969569

ERIK HALLGRIMSON | 408.615.3435 | erik.hallgrimson@cushwake.com | LIC #01274540

