

WB WALSH BOWERS

TECHNOLOGY CENTER



±2,173 SF – ±121,726 SF OFFICE/R&D FOR LEASE

PROJECT HIGHLIGHTS



3-Building Santa Clara
Office/R&D Park



Prime Silicon
Valley Location



Below Market Rents



Flexible Lease Terms



Abundant Parking



Prominent Signage



Multiple Expansion
Opportunities



Easy access to Hwy 101
& Amenities



CalTrain Shuttle
at Project



AVAILABILITIES



2790 Walsh
±29,256 – ±61,500 SF

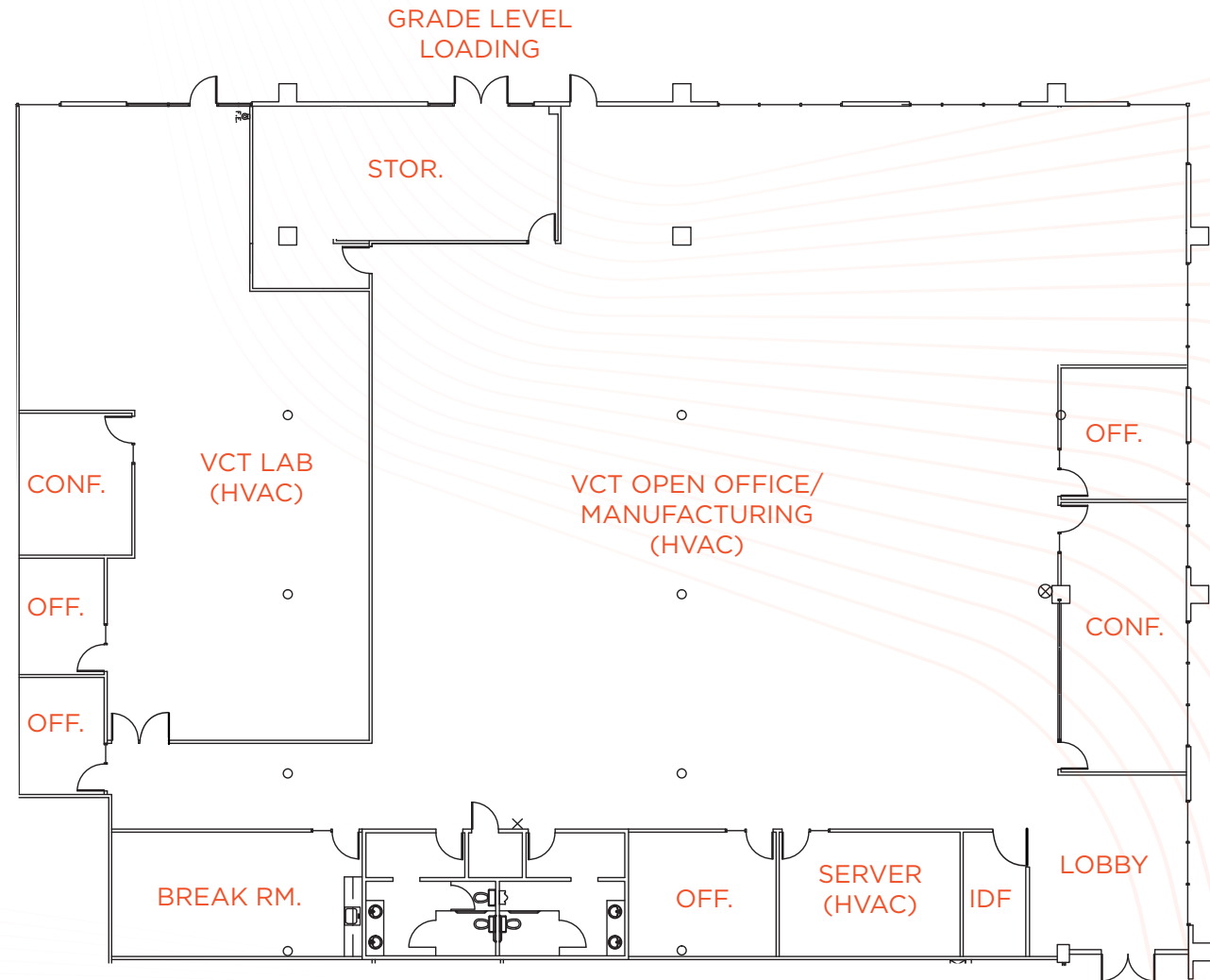
2845 – 2855 Bowers Ave
±12,170 – ±32,244 SF

2805 Bowers Ave
±2,173 – ±60,226 SF

2845 BOWERS AVE

±12,170 SF

- 4 Private Offices
- 2 Conference Rooms
- Large VCT Lab (w/ HVAC)
- Open Manufacturing Space
- Grade Level Loading
- Break Room
- In-Suite Restrooms
- Server (w/ HVAC)
- Storage Rooms
- Furniture Available



2855 BOWERS AVE

±20,074 SF

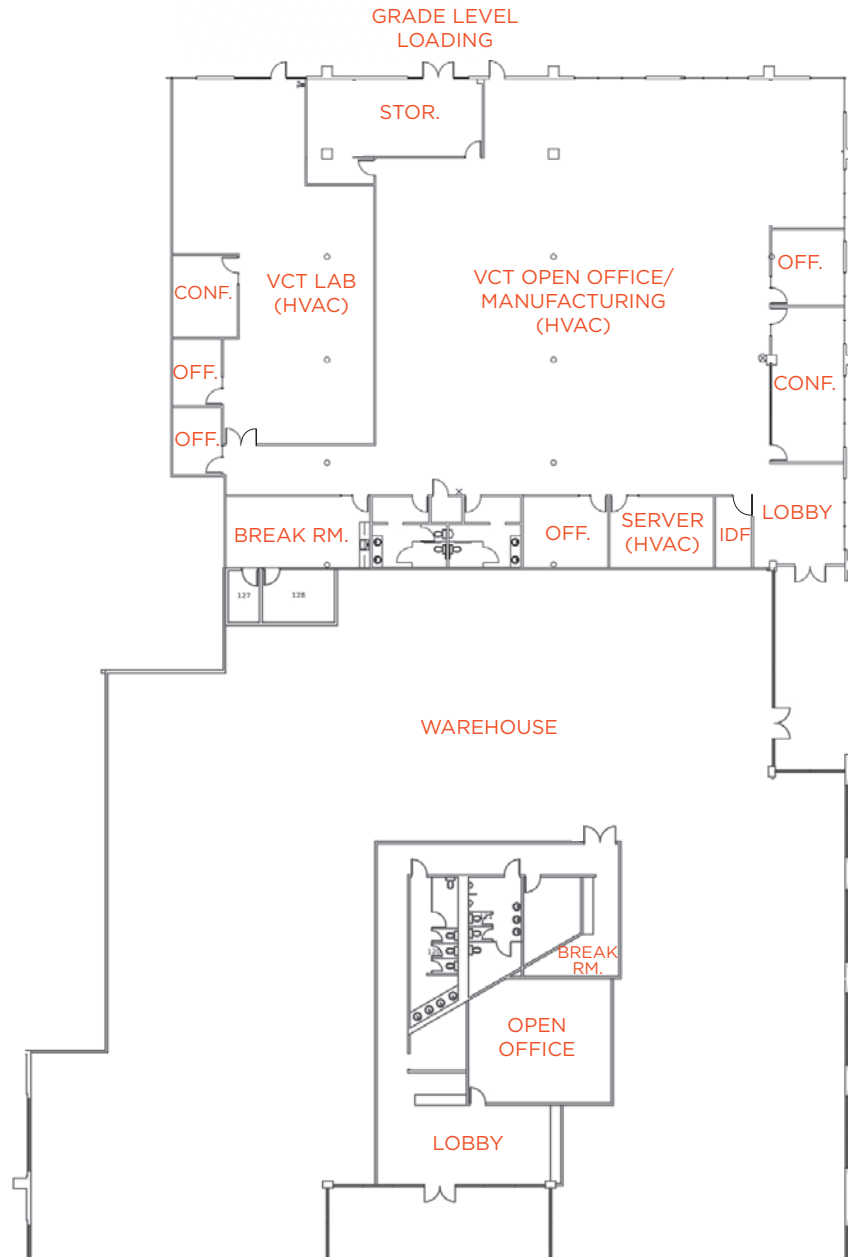
- Warehouse/Storage
- 18-Ft Clear Height
- Lobby
- Break Room
- Open Office
- In-Suite Restrooms



2845 - 2855 BOWERS AVE

±32,244 SF

- 4 Private Offices
- 2 Conference Rooms
- Large VCT Lab (w/ HVAC)
- Warehouse w/ 18-Ft Clear Height
- Open Manufacturing Space
- Grade Level Loading
- 2 Break Rooms
- In-Suite Restrooms
- Server (w/ HVAC)
- Storage Rooms
- Furniture Available



2790 WALSH AVE

±29,256 SF

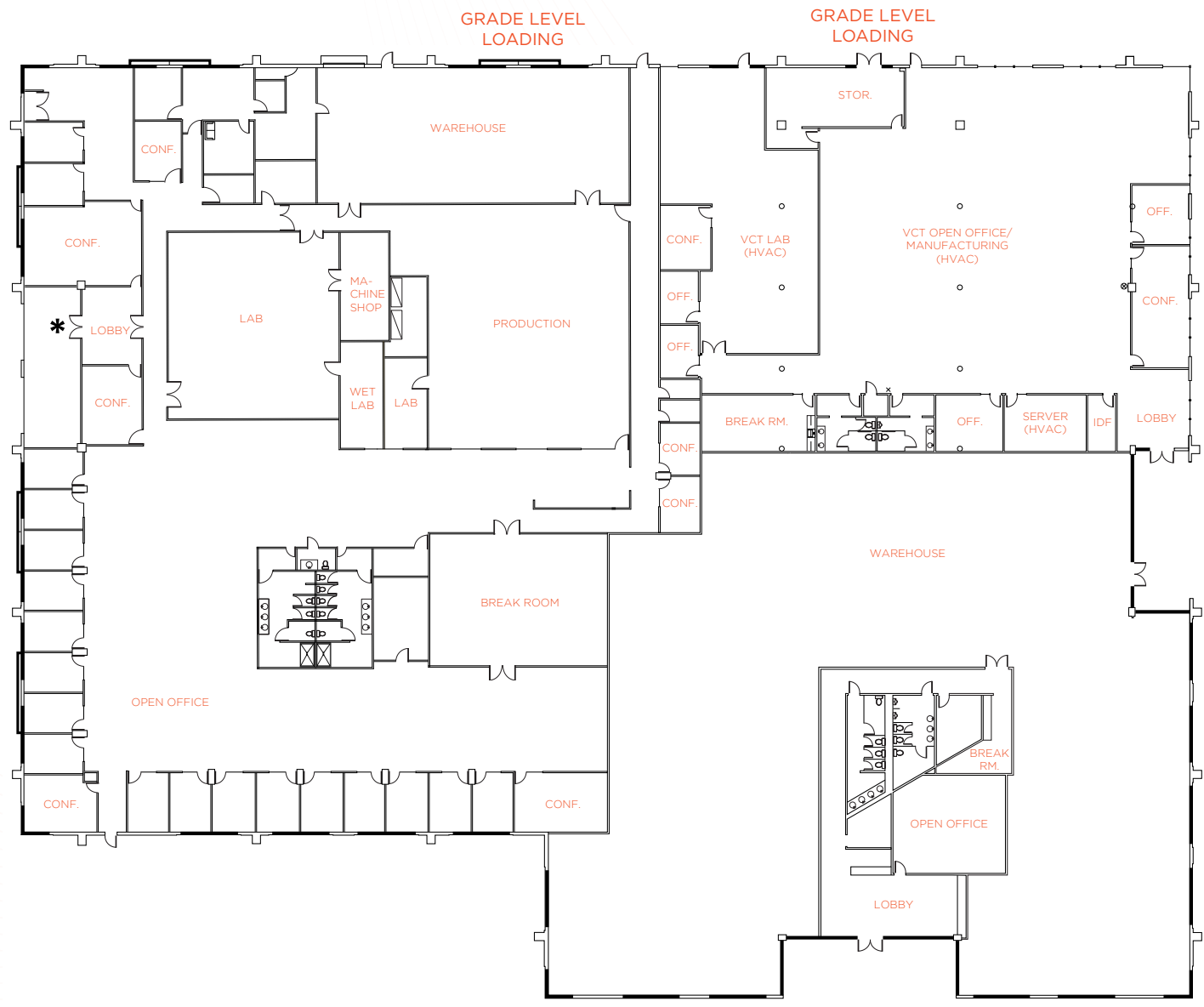
- 22 Private Offices
- 7 Conference Rooms
- Large Lab and Production Areas
- Wet Labs
- Machine Shop
- Warehouse w/ 18-Ft Clear
- Grade Level Loading
- Large Cafeteria
- Private Patio



2790 WALSH AVE & 2845-2855 BOWERS AVE



±61,500 SF



2805 BOWERS AVE

1st Floor | $\pm 2,173$ SF - $\pm 25,761$ SF



- Fully furnished
- Flexible sizes
- Mix of offices and labs
- Common Cafeteria
- Common Gym & Showers
- Common Conference Rooms
- Storage Rooms
- Data Center & IT Rooms



Suite A: $\pm 2,173$ SF



Suite B: $\pm 8,850$ SF



Suite C: $\pm 4,351$ SF



COMMON



2805 BOWERS AVE

Suite 205 | ±34,465 SF



AMENITIES



Restaurants



Retail



Fitness



Hotels



New Residential Projects



TRANSPORTATION





FOR MORE INFORMATION, PLEASE CONTACT:

Alex Lagemann

+1 408 221 2310

alex.lagemann@cushwake.com

Lic. #02024474

Erik Hallgrimson

+1 408 615 3435

erik.hallgrimson@cushwake.com

Lic. #01274540

Brandon Bain

+1 408 615 3416

brandon.bain@cushwake.com

Lic. #01308375

Dolores Estrada

+1 408 436 3640

dolores.estrada@cushwake.com

Lic. #02083800