

3200 PATRICK HENRY DR
SANTA CLARA
FOR LEASE



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PROPERTY HIGHLIGHTS

- High-Power Multi-Tenant Commercial Property in Prime Santa Clara Location.
- Easy access to Highways 101, 280, and 87—as well as Mineta San Jose International Airport—
- Key Highlights- Robust Power Supply: 3,000 amps at 277/480V, ideal for a range of industries requiring high-demand operations.-
- Flexible Spaces: Perfect for both tech and non-tech businesses, offering adaptable layouts to meet diverse needs.-



UNIT HIGHLIGHTS

#130

Rental Rate	\$1.69
Date Available	
Service type	NNN
Space USE	FLEX
Lease Term	Negotiable

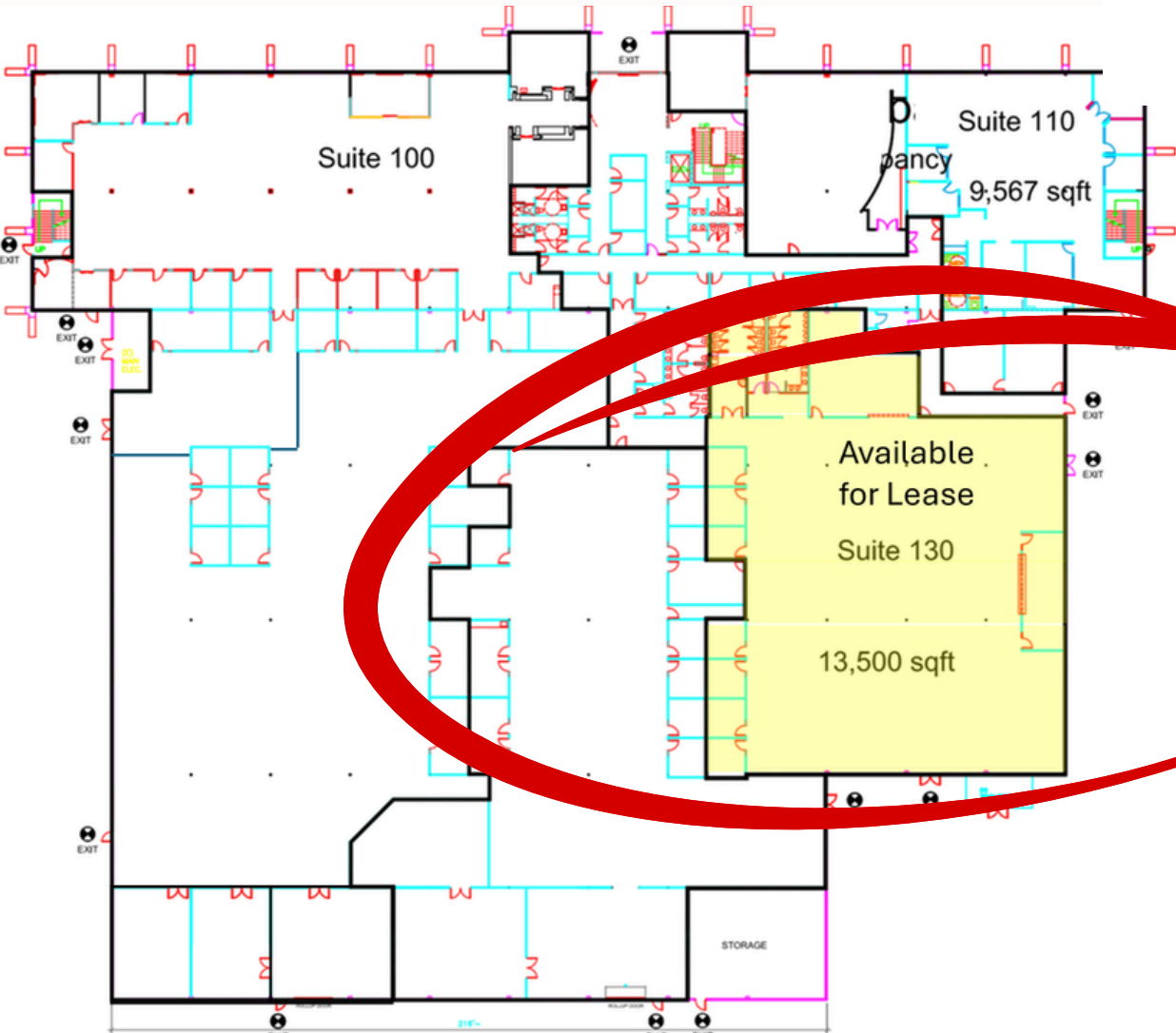
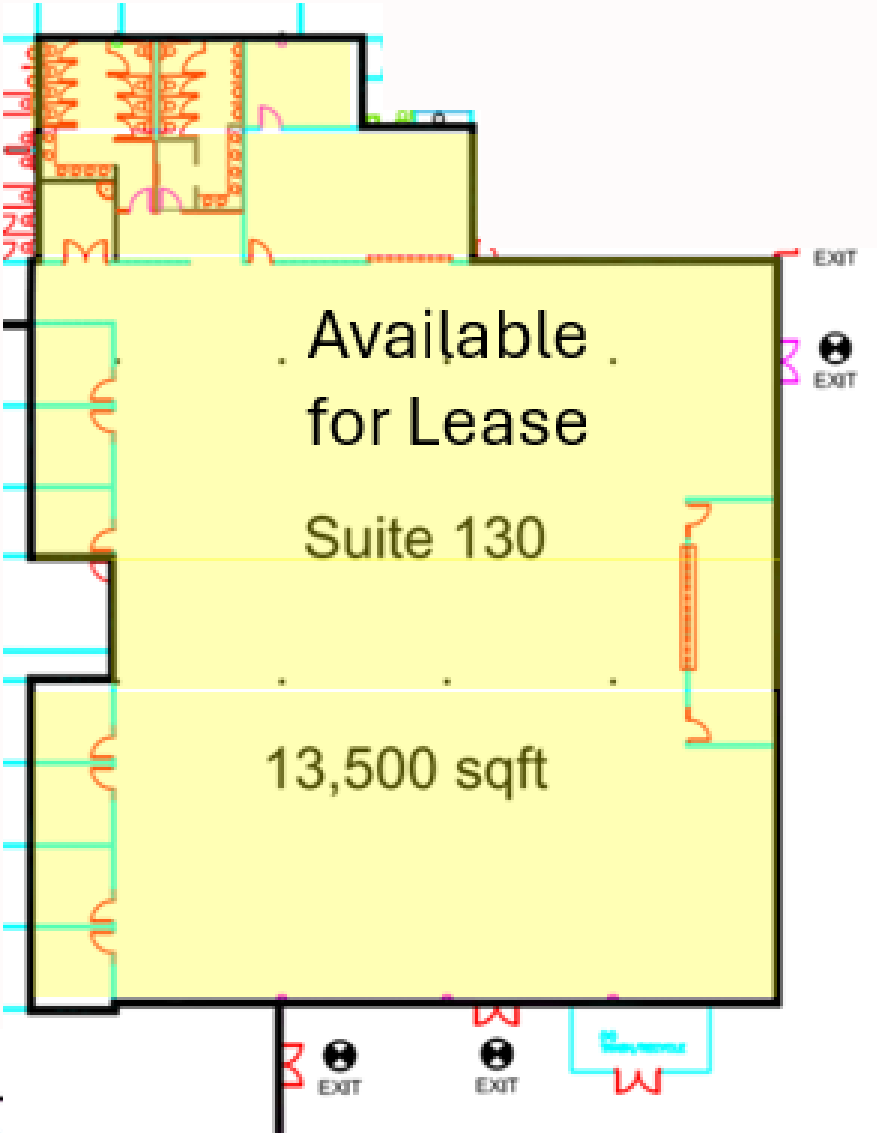
Key Features:

- Permitted Uses: Flex, R&D, restaurant, and other compatible commercial uses (subject to zoning).
- Approved Conditional Use Permit (CUP) for a Bingo Hall.
- Full commercial kitchen.
- Multi-stall restrooms.
- Private grand entrance with excellent visibility.
- Ample parking directly in front of the unit.
- Dedicated 200-amp electrical service. 480V three-phase power, ideal for commercial kitchen equipment, manufacturing, R&D, and other high-power applications.
- Over 30 tons of central HVAC for superior climate control.

Ideal For

- Restaurant or commissary kitchen
- Research & Development (R&D)
- Flex industrial/office
- Training or educational facility
- Entertainment venue (approved for bingo hall with existing CUP)

AVAILABLE UNIT



PHOTOS:

