9 2901-2929 Patrick Henry Dr - Marriott Business Park

Santa Clara, CA 95054 - Mission College Area Submarket
82,278 SF Class B R&D Building Built in 1978
Property is for sale at $15,221,430 ($185/SF)

Investment Information

Sale Price:	$15,221,430
Price/SF:	$185
Cap Rate:	-
Sale Status:	Active
Sale Conditions:	None
Sale Type:	Owner/User
Days On Market:	398

Sales Contacts

Colliers International
450 W Santa Clara St
San Jose, CA 95113
(408) 282-3800

Duffy D'Angelo
Sr. Vice President, R&D Group Team Leader
(408) 282-3950 (phone)
(408) 282-8100 (fax)

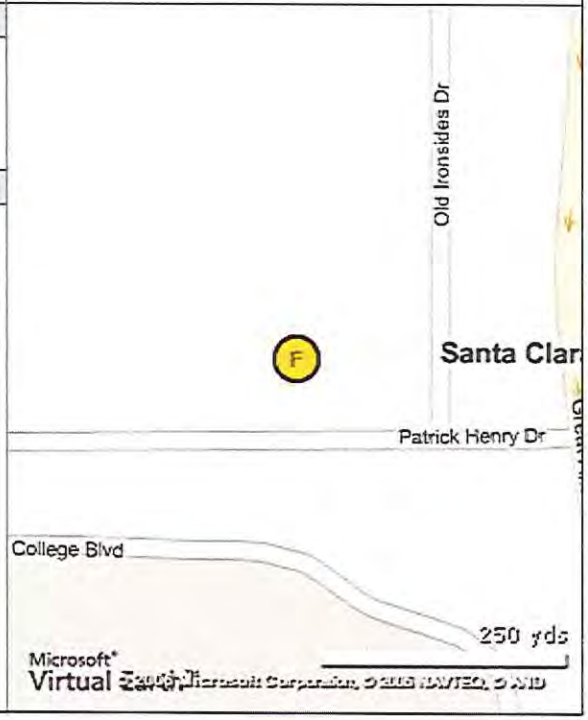
Investment Notes

For sale or lease.
4,358sf server room/date center with dedicated HVAC. Multiple smaller-sized labs. Cubicles and office furniture potentially available. Showers. Outdoor patio area. Large break room/All-hands meeting area. 2 dock doors and grade level ramp access. Call to tour.

Building Information

Bldg Type:	R&D			RBA:	82,278 SF
Bldg Status:	Built 1978			% Leased:	100.0%
Rent/SF/mo:	For Sale	Stories:	1	Zoning:	-
Bldg Vacant:	0 SF	Building Far:	0.29	Owner Type:	No
Warehouse Avail:	82,278 SF	CAM:	-	Owner Occupied:	No
Office Avail:	0 SF	Land Area:	283,140 SF	Tenancy:	Multiple Tenant
Max Contig:	82,278 SF	Smallest Space:	39,400 SF	Lot Dimensions:	-
Ceiling Height:	12'0"	Crane:	None	Cross Docks:	No
Column Spacing:	-	Loading Docks:	2 ext (bldg. total)	Levelators:	None
Const Mat:	Steel	Drive Ins:	1 (total)	Sprinklers:	-
Rail Spots:	-	Rail Line:	-		

Power: 4000a/277-480v
Parcel Number: 104-04-078
Parking: 329 Surface Spaces are available; Ratio of 4.00/1,000 SF



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SECTION 10

CresaPartners

FOR SALE

4900 Patrick Henry Drive
Santa Clara, CA

For Lease

For More Information Contact:

Chuck Taylor 650.812.9831
ctaylor@cresapartners.com

74,035 SF Partial Two Story Office/R&D Building

- Prestigious Marriott Park Location
- 12,000 SF Second Floor with Balcony
- 3.82 Acre Site
- Built in 1981
- New Roof in 2001
- 100% HVAC
- 4/1,000 SF Parking
- 2 Grade Level Doors & Double Wide Covered Dock Well

Asking $135.00 Per Square Foot

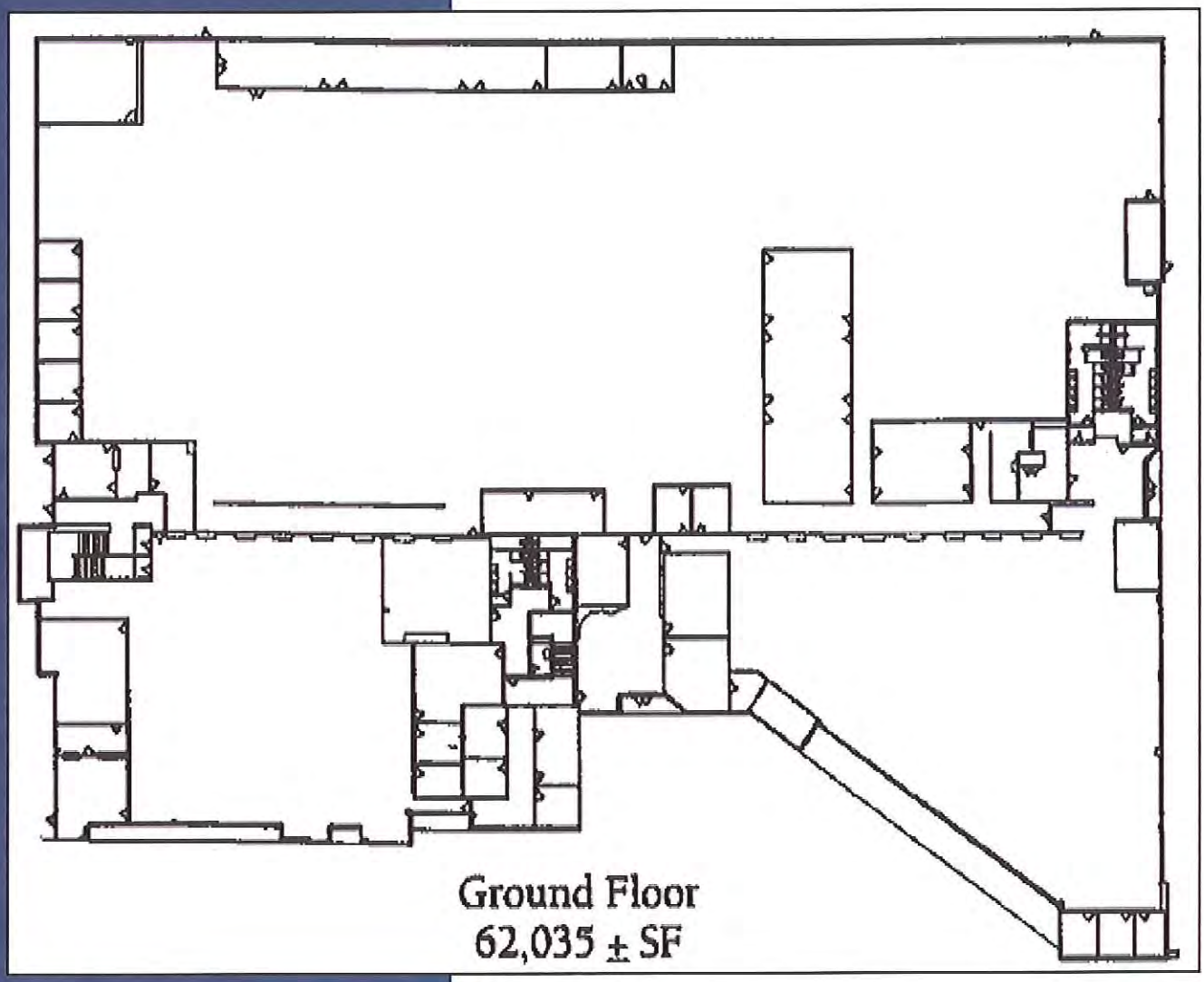
For More Information Contact:

Kevin Simonson
650.812.9805
ksimonson@cresapartners.com

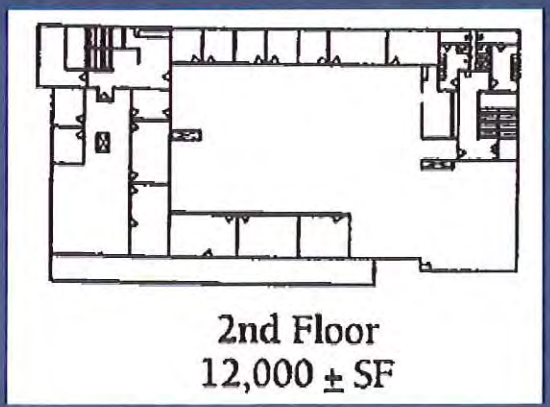
Chuck Taylor
650.812.9831
ctaylor@cresapartners.com

Even though obtained from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of the information herein, and it is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing

For Lease



4900 Patrick Henry Drive
Santa Clara, CA



For More Information Contact:

Kevin Simonson 650.812.9805
ksimonson@cresapartners.com
Lic. 01861117

Chuck Taylor 650.812.9831
ctaylor@cresapartners.com
Lic. 00897923

CresaPartners
CresaPartners
The Tenant's Advantage
2483 E. Bayshore Rd., Suite 102 |
Palo Alto, California 94303
650.812.9800 main | 650.812.9831
direct | 408.499.5661 mobile |
650.812.9833 fax
www.cresapartners.com

10 4888-4948 Patrick Henry Dr - Marriott Business Park

Santa Clara, CA 95054 - Mission College Area Submarket
74,035 SF Class B R&D Building Built in 1981
Property is for sale at $9,994,725 ($135/SF)

Investment Information

Sale Price:	**$9,994,725**
Price/SF:	**$135**
Cap Rate:	**-**
Sale Status:	**Active**
Sale Conditions:	**-**
Sale Type:	**Investment OR Owner/User**
Days On Market:	**115**

Sales Contacts

CresaPartners
2483-2483 E Bayshore Rd
Suite 102
Palo Alto, CA 94303
(650) 812-9800

Kevin Simonson
Advisor
(650) 812-9805 (phone)
(650) 812-9833 (fax)

Investment Notes

Prestigious Marriott Park Location
12,000 SF Second Floor with Balcony
3.82 Acre Site
Built in 1981
New Roof in 2001
100% HVAC
4/1,000 SF Parking
2 Grade Level Doors & Double Wide Covered Dock W

Building Information

Bldg Type:	**R&D**			RBA:	**74,035 SF**
Bldg Status:	**Built 1981**			% Leased:	**0.0%**
Rent/SF/mo:	**For Sale**	Stories:	**2**	Zoning:	**ML**
Bldg Vacant:	**74,035 SF**	Building Far:	**0.46**	Owner Type:	**-**
Warehouse Avail:	**74,035 SF**	CAM:	**-**	Owner Occupied:	**No**
Office Avail:	**0 SF**	Land Area:	**159,865 SF**	Tenancy:	**Multiple Tenant**
Max Contig:	**74,035 SF**	Smallest Space:	**12,000 SF**	Lot Dimensions:	**-**
Ceiling Height:	**16'0"**	Crane:	**-**	Cross Docks:	**-**
Column Spacing:	**-**	Loading Docks:	**None**	Levelators:	**None**
Const Mat:	**Masonry**	Drive Ins:	**3 (total)**	Sprinklers:	**Yes**
Rail Spots:	**None**	Rail Line:	**None**		
Power:	**4000a**				
Parcel Number:	**104-04-119**				
Parking:	**Ratio of 4.00/1,000 SF**				

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SECTION 11

RREEF

Spanning the Silicon Valley
Through Versatility & Expandability

R&D/Manufacturing

2630 Walsh Avenue, Santa Clara
±55,000 S.F. Available

FOR SALE OR LEASE

Contact Exclusive Agents

Craig Fordyce, SIOR, CCIM
cfordyce@colliersparrish.com
408.282.3911
CA License No. 00872812

David Schmidt, SIOR
dschmidt@colliersparrish.com
408.282.3814
CA License No. 00821451

Rob Shannon, SIOR, CCIM
rob.shannon@cbre.com
408.453.7486
CA License No. 00857593

Joe Kelly
joe.kelly@cbre.com
408.453.7474
CA License No. 01420963

Project Highlights:

- 55,000 SF – Available for Sale or Lease
- 15'-18' clear height
- 1,600 Amps @ 277/480 Volts
- 2 Dock high doors (and glassed in grade level doors)
- 4/1000 parking
- Outside pad available
- Full drive around capability
- Excellent access to Highway 101
- Floor plan on reverse

COLLIERS INTERNATIONAL

CBRE
CB RICHARD ELLIS

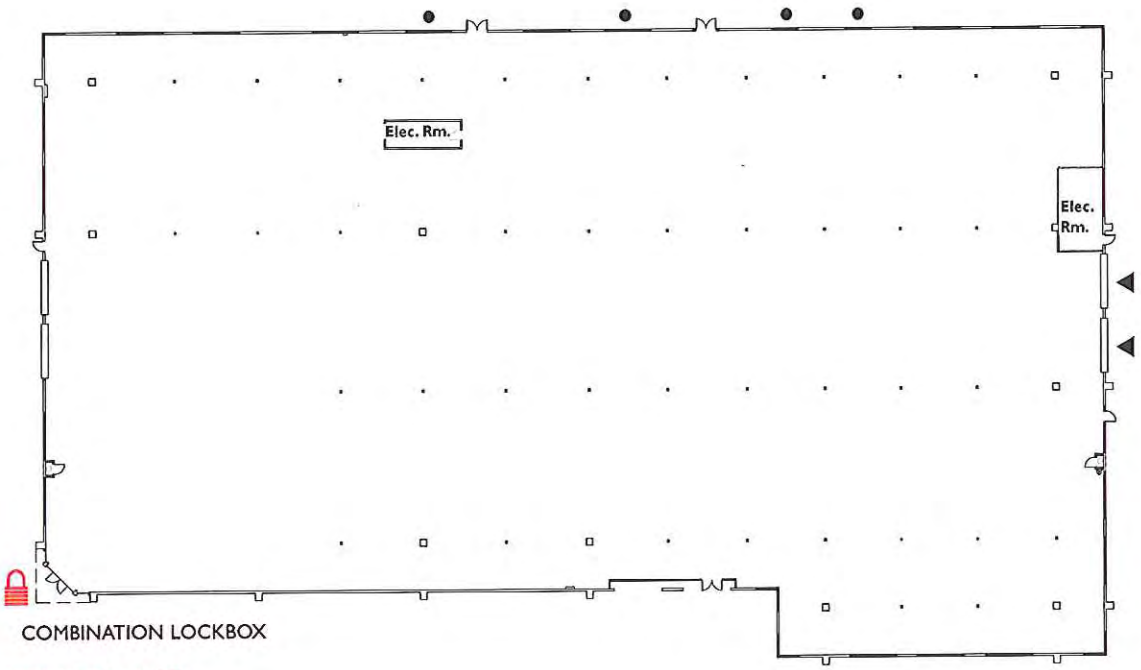
RSVP

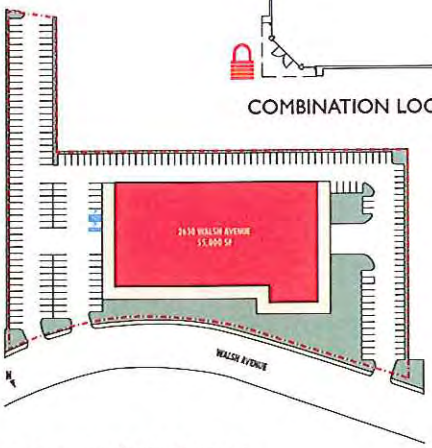
RREEF SILICON VALLEY PORTFOLIO
www.rreefportfolio.com

RREEF

2630 WALSH AVENUE
Santa Clara, CA

▼ = Dock High Door
● = Glassed in Grade Level Door





DRAWING NOT EXACT/NOT TO SCALE

Location Map

Contact Exclusive Agents

Craig Fordyce, SIOR, CCIM
cfordyce@colliersparrish.com
408.282.3911
CA License No. 00872812

David Schmidt, SIOR
dschmidt@colliersparrish.com
408.282.3814
CA License No. 00821451

Rob Shannon, SIOR, CCIM
rob.shannon@cbre.com
408.453.7486
CA License No. 00857593

Joe Kelly
joe.kelly@cbre.com
408.453.7474
CA License No. 01420963

COLLIERS INTERNATIONAL
450 WEST SANTA CLARA STREET
SAN JOSE, CA 95113
TEL 408.282.3800
FAX 408.292.8100

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

COLLIERS INTERNATIONAL

CBRE CB RICHARD ELLIS

RSVP

RREEF SILICON VALLEY PORTFOLIO
www.rreefportfolio.com

11 2630 Walsh Ave - Walsh 1-8

Santa Clara, CA 95051 - Oakmead Park Submarket
55,000 SF Class B Light Distribution Building Renovated in 1980 Built in 1978
Property is for sale at $7,975,000 ($145/SF)

Investment Information

Sale Price:	$7,975,000
Price/SF:	$145
Cap Rate:	-
Sale Status:	Active
Sale Conditions:	-
Sale Type:	Owner/User
Days On Market:	155

Sales Contacts

CB Richard Ellis
225 W Santa Clara St
Suite 1050
San Jose, CA 95113
(408) 453-7400

Joe Kelly
(408) 453-7474 (phone)
(408) 437-3170 (fax)

Investment Notes

For sale or lease

Building Information

Bldg Type:	Light Distribution			RBA:	55,000 SF
Bldg Status:	Built 1978, Renov 1980			% Leased:	0.0%
Rent/SF/mo:	For Sale	Stories:	1	Zoning:	M1
Bldg Vacant:	55,000 SF	Building Far:	0.34	Owner Type:	No
Warehouse Avail:	55,000 SF	CAM:	-	Owner Occupied:	No
Office Avail:	0 SF	Land Area:	162,479 SF	Tenancy:	Single Tenant
Max Contig:	55,000 SF	Smallest Space:	55,000 SF	Lot Dimensions:	-
Ceiling Height:	15'0"	Crane:	None	Cross Docks:	-
Column Spacing:	-	Loading Docks:	2 ext (bldg. total)	Levelators:	None
Const Mat:	Masonry	Drive Ins:	None	Sprinklers:	Yes
Rail Spots:	-	Rail Line:	-		

Power: 1600-2000a/120-208v 3p
Utilities: Gas - Natural, Sewer - City, Water - City
Features: Signage
Parcel Number: 216-28-106
Parking: 220 Surface Spaces are available; Ratio of 4.00/1,000 SF

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SECTION 12

LIFE SCIENCES • CLEAN TECH

FOR LEASE

±117,500 Square Feet Available (Divisible to ±49,000)

5301

PATRICK HENRY DRIVE

SANTA CLARA

Exclusively Offered By:

Steve Kapp, SIOR
Partner
skapp@ccarey.com
510.300.0213
Lic #01069911

Jack Lewis
jlewis@ccarey.com
408.982.8479
Lic #00900030

CORNISH & CAREY COMMERCIAL
ONCOR INTERNATIONAL
2804 MISSION COLLEGE BLVD.
SUITE 120
SANTA CLARA, CA 95054
TEL 408.727.9600
FAX 408.988.6340

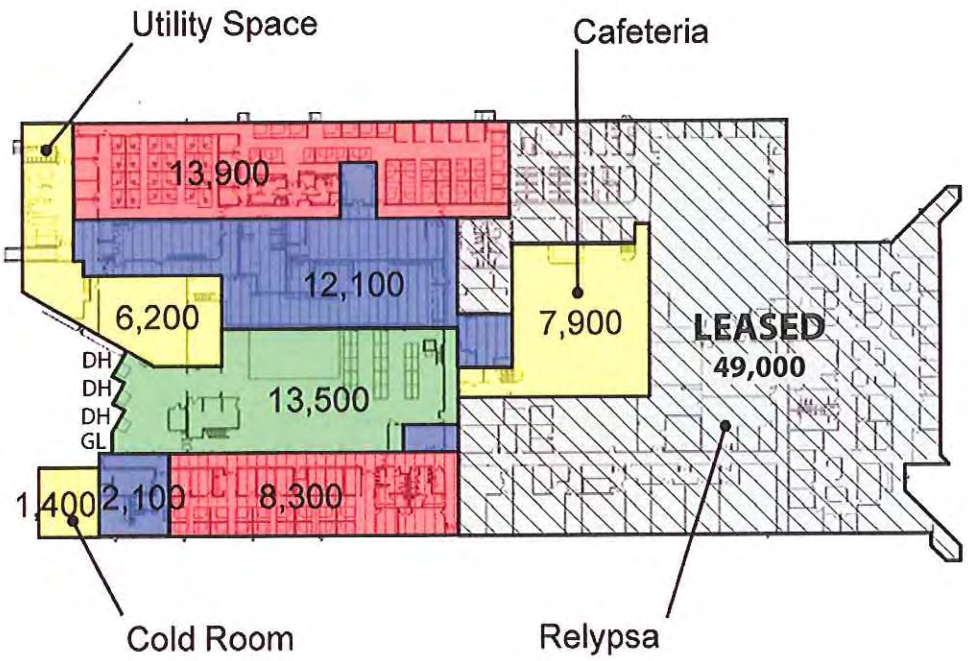
C&C
CORNISH
& CAREY
COMMERCIAL
ONCOR INTERNATIONAL

PROJECT HIGHLIGHTS

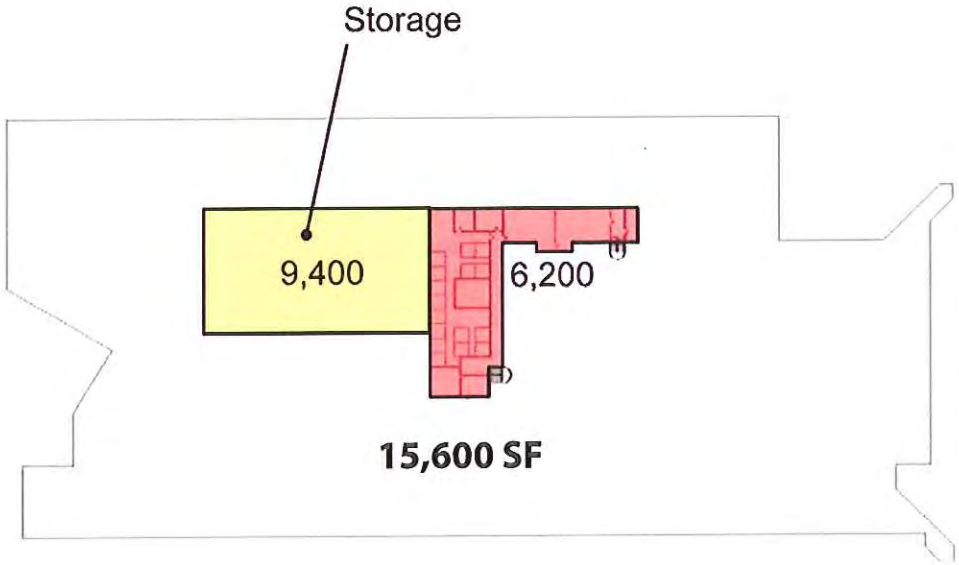
- Located in the prestigious Marriott Business Park
- High end biotechnology and medical device improvements and systems
- Divisible to ±49,000 square feet
- Silicon Valley Power(up to 26% power savings)
- Great Access to Hwys 101, 237 and Great America Parkway
- Close to light rail, Santa Clara Convention Center, and many amenities
- Beautiful Central atrium, water features and employee cafeteria
- Potential solar/green tech facility

5301 PATRICK HENRY DRIVE SANTA CLARA

PROPERTY PLAN

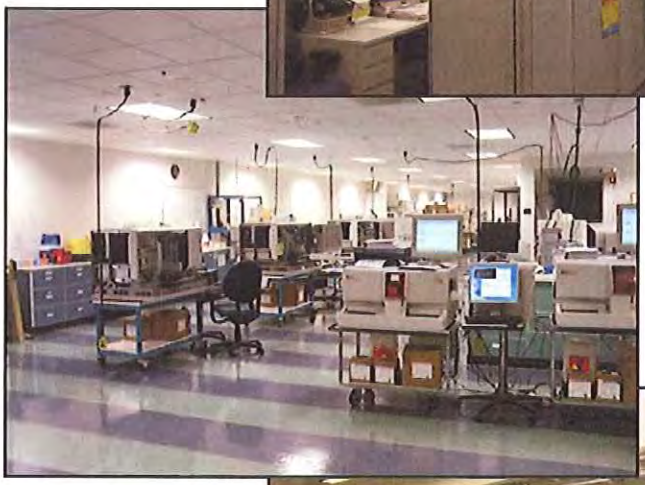


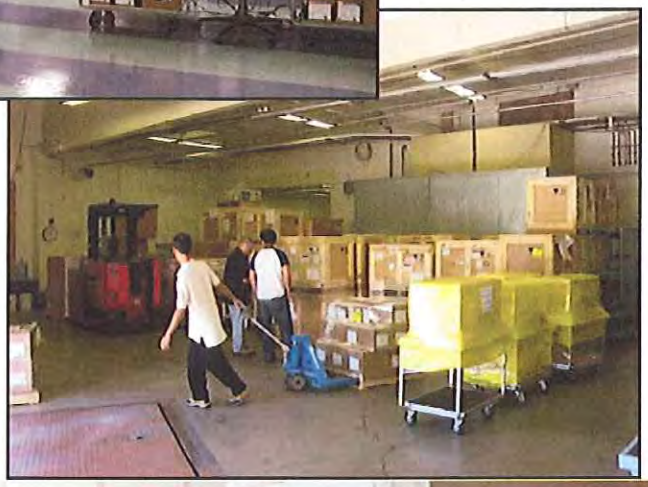
Ground Floor



Mezzanine Floor

Property Photos





Property Description

Building Size:
±117,500 Square Feet

Office Area:
±52,200 Square Feet

Lab / R&D Area:
±31,300 Square Feet

Vivarium Area:
±5,000 Square Feet

Cafeteria Area:
±7,900 Square Feet

Warehouse Area:
±13,500 Square Feet

Support Area:
±7,600 Square Feet
(Cold Room / Utility Areas)

Mezzanine Area:
±15,600 Square Feet
(not included in Square Footage)

Clear Height:
20' Clear

Power:
4,000 Amp 277/480 Volt Service

HVAC:
Via 3 Chiller Units / 3 Hot Water Boilers

Sprinklers:
Wet System

Back-up Generator:
500 kW

De-Ionized Water:
In-place in Manufacturing Area

Compressed Air:
Distributed in Manufacturing Area

Structure:
Steel Frame with Reinforced Concrete Walls

Slab:
Slab On Grade

Roof:
Flat Metal Roof with Membrane.
Re-roofed in 2005

Loading:
3 Dock and 1 Grade Level Door

Parking:
276 Parking Spaces

5301 PATRICK HENRY DRIVE
SANTA CLARA

LOCAL MAP & VICINITY MAP

Exclusively Offered By:

Steve Kapp, SIOR
Partner
skapp@ccarey.com
510.300.0213
Lic #01069911

Jack Lewis
jlewis@ccarey.com
408.982.8479
Lic #00900030

CORNISH & CAREY COMMERCIAL
ONCOR INTERNATIONAL
2804 MISSION COLLEGE BLVD.
SUITE 120
SANTA CLARA, CA 95054
TEL 408.727.9600
FAX 408.988.6340

C&C
CORNISH & CAREY COMMERCIAL
ONCOR INTERNATIONAL

12 5301 Patrick Henry Dr - Marriott Business Park

Santa Clara, CA 95054 - Mission College Area Submarket
117,500 SF Class C R&D Building Built in 1982
Property is for sale at $18,000,000 ($153.19/SF)

Investment Information

Sale Price:	$18,000,000
Price/SF:	$153.19
Cap Rate:	-
Sale Status:	Active
Sale Conditions:	None
Sale Type:	Owner/User
Days On Market:	451

Sales Contacts

Cornish & Carey Commercial - ONCOR
2804 Mission College Blvd
Suite 120
Santa Clara, CA 95054
(408) 727-9600

Jack Lewis
Vice President
(408) 982-8479 (phone)
(408) 988-6340 (fax)

Investment Notes

Cornish & Carey Commercial is pleased to offer 5301 Patrick Henry Drive, Santa Clara for sale.This 117,500 single story R&D building is demised as a two tenant building with excellent biotechnology and medical device improvements, including bio lab, wet lab, and vivarium areas.The property is located in the highly desirable Golden Triangle area of Silicon Valley, with excellent access...

Building Information

Bldg Type:	R&D			RBA:	117,500 SF
Bldg Status:	Built 1982			% Leased:	100.0%
Rent/SF/mo:	For Sale	Stories:	1	Zoning:	ML
Bldg Vacant:	0 SF	Building Far:	0.40	Owner Type:	No
Warehouse Avail:	117,500 SF	CAM:	-	Owner Occupied:	No
Office Avail:	0 SF	Land Area:	293,137 SF	Tenancy:	Multiple Tenant
Max Contig:	117,500 SF	Smallest Space:	49,000 SF	Lot Dimensions:	-
Ceiling Height:	20'0"	Crane:	None	Cross Docks:	No
Column Spacing:	-	Loading Docks:	5 ext (bldg. total)	Levelators:	None
Const Mat:	-	Drive Ins:	2 tot./10'0"w x 12'0"h	Sprinklers:	-
Rail Spots:	None	Rail Line:	None		
Power:	1000a/480v				
Parcel Number:	104-50-018				

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