# 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

<table>
<thead>
<tr>
<th>Information</th>
<th>Value</th>
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</thead>
<tbody>
<tr>
<td>Sale Price</td>
<td>$15,221,430</td>
</tr>
<tr>
<td>Price/SF</td>
<td>$185</td>
</tr>
<tr>
<td>Cap Rate</td>
<td>-</td>
</tr>
<tr>
<td>Sale Status</td>
<td>Active</td>
</tr>
<tr>
<td>Sale Conditions</td>
<td>None</td>
</tr>
<tr>
<td>Sale Type</td>
<td>Owner/User</td>
</tr>
<tr>
<td>Days On Market</td>
<td>398</td>
</tr>
</tbody>
</table>

### Sales Contacts

- **Colliers International**
  - 450 W Santa Clara St
  - San Jose, CA 95113
  - (408) 282-3900

- **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

<table>
<thead>
<tr>
<th>Information</th>
<th>Value</th>
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</thead>
<tbody>
<tr>
<td>Bldg Type</td>
<td>R&amp;D</td>
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<tr>
<td>Bldg Status</td>
<td>Built 1978</td>
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<tr>
<td>Rent/Status/Type</td>
<td>For Sale</td>
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<tr>
<td>Stories</td>
<td>1</td>
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<tr>
<td>Building Far</td>
<td>0.29</td>
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<tr>
<td>RBA</td>
<td>82,278 SF</td>
</tr>
<tr>
<td>% Leased</td>
<td>100.0%</td>
</tr>
<tr>
<td>Owner Type</td>
<td>No</td>
</tr>
<tr>
<td>Owner Occupied</td>
<td>No</td>
</tr>
<tr>
<td>Tenancy</td>
<td>Multiple Tenant</td>
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<tr>
<td>Lot Dimensions</td>
<td>-</td>
</tr>
<tr>
<td>Ceiling Height</td>
<td>120&quot;</td>
</tr>
<tr>
<td>Crane</td>
<td>None</td>
</tr>
<tr>
<td>Column Spacing</td>
<td>-</td>
</tr>
<tr>
<td>Loading Docks</td>
<td>2 ext (bldg. total)</td>
</tr>
<tr>
<td>Drive Ins</td>
<td>1 (total)</td>
</tr>
<tr>
<td>Rail Spots</td>
<td>-</td>
</tr>
<tr>
<td>Rail Line</td>
<td>-</td>
</tr>
<tr>
<td>Power</td>
<td>4000a/277-480v</td>
</tr>
<tr>
<td>Parcel Number</td>
<td>104-04-078</td>
</tr>
<tr>
<td>Parking</td>
<td>329 Surface Spaces are available; Ratio of 4.00/1,000 SF</td>
</tr>
</tbody>
</table>

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SECTION 10
FOR SALE
4900 Patrick Henry Drive
Santa Clara, CA

For Lease

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@cresappartners.com

Chuck Taylor 650.812.9831
caylor@cresappartners.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.
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)

<table>
<thead>
<tr>
<th>Investment Information</th>
<th>Sales Contacts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sale Price: $9,994,725</td>
<td>CresaPartners</td>
</tr>
<tr>
<td>Price/SF: $135</td>
<td>2483-2483 E Bayshore Rd</td>
</tr>
<tr>
<td>Cap Rate: -</td>
<td>Suite 102</td>
</tr>
<tr>
<td>Sale Status: Active</td>
<td>Palo Alto, CA, 94303</td>
</tr>
<tr>
<td>Sale Conditions: -</td>
<td>(650) 812-9800</td>
</tr>
<tr>
<td>Sale Type: Investment OR Owner/User</td>
<td>Kevin Simonson</td>
</tr>
<tr>
<td>Days On Market: 115</td>
<td>Advisor</td>
</tr>
<tr>
<td></td>
<td>(650) 812-9805 (phone)</td>
</tr>
<tr>
<td></td>
<td>(650) 812-9833 (fax)</td>
</tr>
</tbody>
</table>

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
4,100 SF Parking

Building Information

| Bldg Type: R&D | RBA: 74,035 SF |
| Bldg Status: Built 1981 | % Leased: 0.0% |
| Rent/SF: For Sale | Zoning: ML |
| Bldg Vacant: 74,035 SF | Owner Type: - |
| Warehouse Avail: 74,035 SF | Owner Occupied: No |
| Office Avail: 0 SF | Tenancy: Multiple Tenant |
| Max Contig: 74,035 SF | Lot Dimensions: - |
| Ceiling Height: 16'0" | Cross Docks: - |
| Column Spacing: - | Levelators: None |
| Const Mat: Masonry | Sprinklers: Yes |
| Rail Spots: None | Rail Line: None |

Power: 4000a
Parcel Number: 104-04-119
Parking: Ratio of 4.00/1,000 SF
SECTION 11
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@colliersspanish.com
408.282.3911
CA License No. 00872812

David Schmidt, SIOR
dschmidt@colliersspanish.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
2630 WALSH AVENUE
Santa Clara, CA

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

DRAWING NOT EXACT/NOT TO SCALE

Contact Exclusive Agents

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

Rob Shannon, SIOR, CCIM
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408.453.7486
CA License No. 00857593

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

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

The information contained herein has been given in good faith, to the best of our knowledge, by other sources or directly from those who have been deemed reliable. We have no reason to doubt the accuracy, but are not responsible for any errors or omissions. All information should be verified prior to purchase or lease.
VA - Southern Peninsula

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)

<table>
<thead>
<tr>
<th>Investment Information</th>
<th>Sales Contacts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sale Price: $7,975,000</td>
<td>CB Richard Ellis</td>
</tr>
<tr>
<td>Price/SF: $145</td>
<td>225 W Santa Clara St</td>
</tr>
<tr>
<td>Cap Rate: -</td>
<td>Suite 1050</td>
</tr>
<tr>
<td>Sale Status: Active</td>
<td>San Jose, CA 95113</td>
</tr>
<tr>
<td>Sale Conditions: -</td>
<td>(408) 453-7400</td>
</tr>
<tr>
<td>Sale Type: Owner/User</td>
<td>Joe Kelly</td>
</tr>
<tr>
<td>Days On Market: 155</td>
<td>(408) 453-7474 (phone)</td>
</tr>
<tr>
<td></td>
<td>(408) 437-3170 (fax)</td>
</tr>
</tbody>
</table>

Investment Notes

For sale or lease

Building Information

- Bldg Type: Light Distribution
- Bldg Status: Built 1978, Renov 1980
- Rent/SF/mo: For Sale
- Stories: 1
- Building Far: 0.34
- Warehouse Avail: 55,000 SF
- Land Area: 162,479 SF
- Office Avail: 0 SF
- Smallest Space: 55,000 SF
- Max Contg: 55,000 SF
- Ceiling Height: 15’
- Crane: None
- Column Spaning: -
- Loading Docks: 2 ext (bldg. total)
- Const Mat: Masonry
- Drive Ins: None
- Rail Spots: -
- Rail Line: -
- Power: 1600-2000a/120-208v 3p
- Utilities: Gas - Natural, Sewer - City, Water - City
- Features: Signage
- RBA: 55,000 SF
- % Leased: 0.0%
- Zoning: M1
- Owner Type: No
- Owner Occupied: No
- Tenancy: Single Tenant
- Lot Dimensions: -
- Cross Docks: -
- Levelators: None
- Sprinklers: Yes
- Parcel Number: 216-28-106
- Parking: 220 Surface Spaces are available; Ratio of 4.00/1,000 SF

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SECTION 12
Exclusively Offered By:

Steve Kapp, SIOR
Partner
skapp@ccarey.com
510.300.0213
Lic. #0106911

Jack Lewis
jlewis@ccarey.com
408.982.8479
Lic. #00300030

CORNISH & CAREY COMMERCIAL
OSCOR INTERNATIONAL
2894 MISSION COLLEGE BLVD.
SUITE 120
SANTA CLARA, CA 95054
TEL: 408.277.9600
FAX: 408.988.6340

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
Property Plan

Ground Floor
- Utility Space
- Cafeteria
- Cold Room
- Relypsy

Leased: 49,000 SF

Mezzanine Floor
- Storage
- 15,600 SF
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

Backup 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
# VA - Southern Peninsula

## 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

<table>
<thead>
<tr>
<th>Investment Information</th>
<th>Sales Contacts</th>
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<tbody>
<tr>
<td><strong>Sale Price:</strong> $18,000,000</td>
<td>Cornish &amp; Carey Commercial - ONCOR</td>
</tr>
<tr>
<td><strong>Price/SF:</strong> $153.19</td>
<td>2804 Mission College Blvd</td>
</tr>
<tr>
<td><strong>Cap Rate:</strong> -</td>
<td>Suite 120</td>
</tr>
<tr>
<td><strong>Sale Status:</strong> Active</td>
<td>Santa Clara, CA 95054</td>
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<tr>
<td><strong>Sale Conditions:</strong> None</td>
<td>(408) 727-9600</td>
</tr>
<tr>
<td><strong>Sale Type:</strong> Owner/User</td>
<td>Jack Lewis</td>
</tr>
<tr>
<td><strong>Days On Market:</strong> 451</td>
<td>Vice President</td>
</tr>
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### 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

<table>
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<th>Building Information</th>
<th>RBA: 117,500 SF</th>
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<tbody>
<tr>
<td><strong>Bldg Type:</strong> R&amp;D</td>
<td>% Leased: 100.0%</td>
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<tr>
<td><strong>Bldg Status:</strong> Built 1982</td>
<td>Zoning: ML</td>
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<tr>
<td><strong>Rent/SF/mo:</strong> For Sale</td>
<td>Owner Type: No</td>
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<tr>
<td><strong>Bldg Vacant:</strong> 0 SF</td>
<td>Owner Occupied: No</td>
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<tr>
<td><strong>Warehouse Avail:</strong> 117,500 SF</td>
<td>Terancy: Multiple Tenant</td>
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<td><strong>Office Avail:</strong> 0 SF</td>
<td>Lot Dimensions: -</td>
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<tr>
<td><strong>Max Contig:</strong> 117,500 SF</td>
<td><strong>Ceiling Height:</strong> 20'0&quot;</td>
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<td><strong>Stories:</strong> 1</td>
<td><strong>Crane:</strong> None</td>
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<td><strong>Building Far:</strong> 0.40</td>
<td><strong>Cross Docks:</strong> No</td>
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<tr>
<td><strong>CAM:</strong> -</td>
<td><strong>Levelers:</strong> None</td>
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<td><strong>Land Area:</strong> 283,137 SF</td>
<td><strong>Sprinklers:</strong> -</td>
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<tr>
<td><strong>Smallest Space:</strong> 49,000 SF</td>
<td><strong>Power:</strong> 1000a/480v</td>
</tr>
<tr>
<td><strong>Drive Ins:</strong> 2 tot/10'0&quot;w x 12'0&quot;h</td>
<td><strong>Parcel Number:</strong> 104-60-016</td>
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