

POTENTIAL DEVELOPMENT SITE FOR SALE ON 3.99 ACRES

980-988 WALSH AVENUE, SANTA CLARA, CA

TWO BUILDINGS TOTALING ±72,000 SQUARE FEET

- Silicon Valley Power
- Lot Size: 3.99 acres
- Zoning: ML
- Total Building Size: ±72,000 RSF
- Power: 2,000 Amps/480V
- Parcel #224-59-006
- Located on a major fiber hub



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PROPERTY HIGHLIGHTS

- Land consists of 3.99 acres
- Complex refurbished in 1986 and again in 1996
- Building 1:
 - Consists of a ±65,000 square foot, two-story office/R&D/flex building
 - Reinforced concrete tilt-up construction with interior steel frame, concrete and steel floors over concrete slab foundation
- Building 2:
 - Consists of a ±7,000 square foot medical building leased to US Health Works Inc.
 - Building has been completely refurbished in 1996
 - Reinforced concrete tilt-up construction over slab foundation
- Zone ML
- Parcel #224-59-006
- Easy access to Central Expressway and Highways 101 and 880
- Heavy traffic counts on Lafayette Avenue over 29,000 cars daily
- High visibility complex with monument building and monument signage
- Complex located on major fiber hub
- Power: 2,000 Amps/480V, 3 Phase
- Low Santa Clara utilities through Silicon Valley Power
- Parking: Approximately 4/1,000 (288 spaces)

■ High visibility complex with **easy access to Central Expressway and Highways 101 and 880**. Heavy traffic counts on Lafayette Avenue with over 29,000 cars daily.

PROPERTY HIGHLIGHTS

980-988 Walsh Avenue is located in the city of Santa Clara, CA, the heart of Silicon Valley. In addition to a 150-year-old heritage, it's home to some of the world's largest high tech companies, including Yahoo, Intel, Nvidia, McAfee, National Semiconductor, Applied Materials, Cisco, and many others. Numerous companies have made Santa Clara their home due to its public transportation system, strategic location near major freeways, and the San Jose International Airport. Companies are also drawn to its cost efficient municipal utilities services, which are city-owned under Silicon Valley Power and provides savings up to 40 percent on electricity alone.

Santa Clara has a diverse population of over 127,000 people and over 1.9 million in the county. The city has a strong workforce with 42.4 percent of residents who are 25 years or older and have at least a bachelor's degree, while 16.6 percent have graduate level or higher professional degrees. Leading Universities in the area such as Santa Clara University, Stanford, and San Jose State create a constant pool of talent for companies to recruit from. While there is more to explore and to learn about the area, Santa Clara is a premiere American city to do business in!

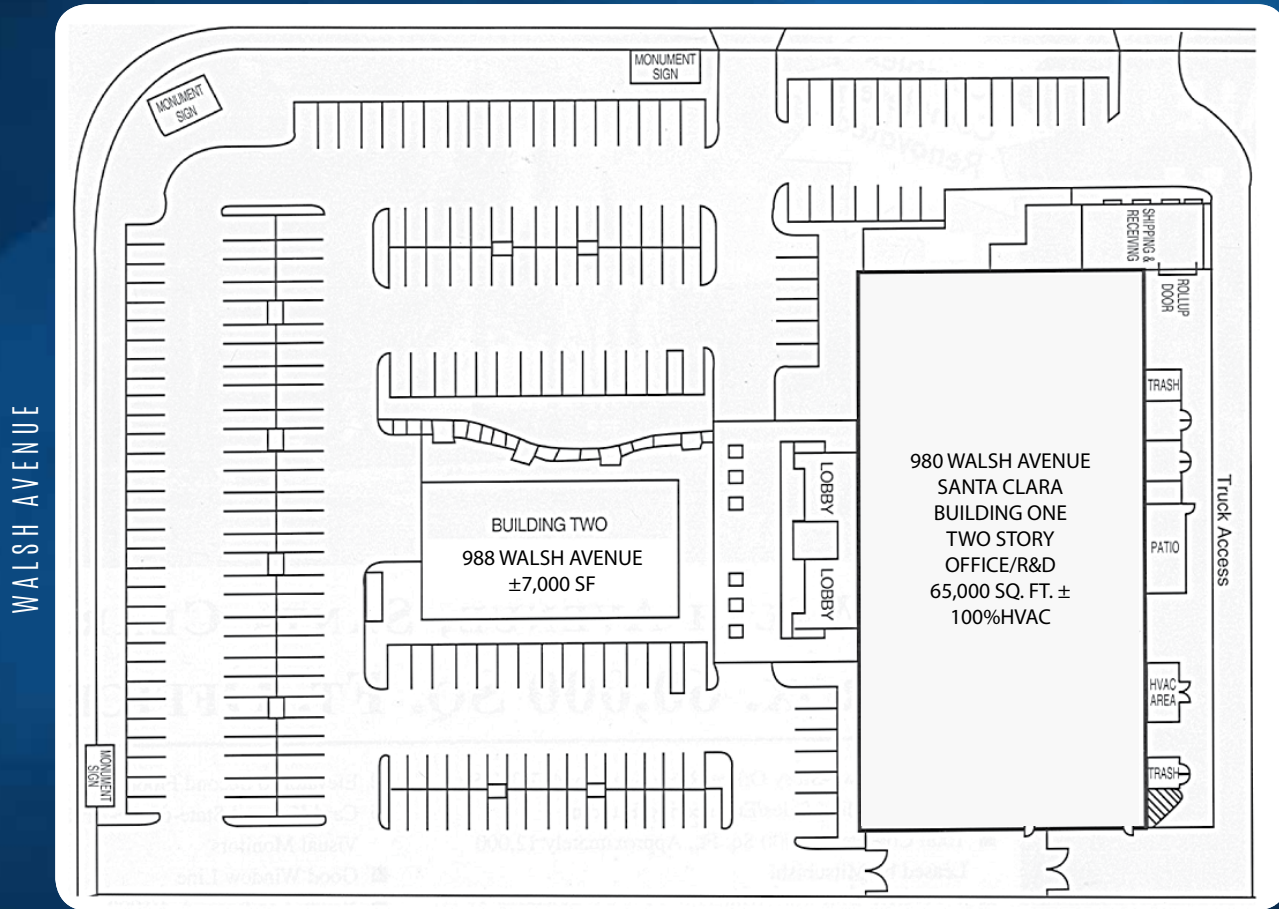


AERIAL

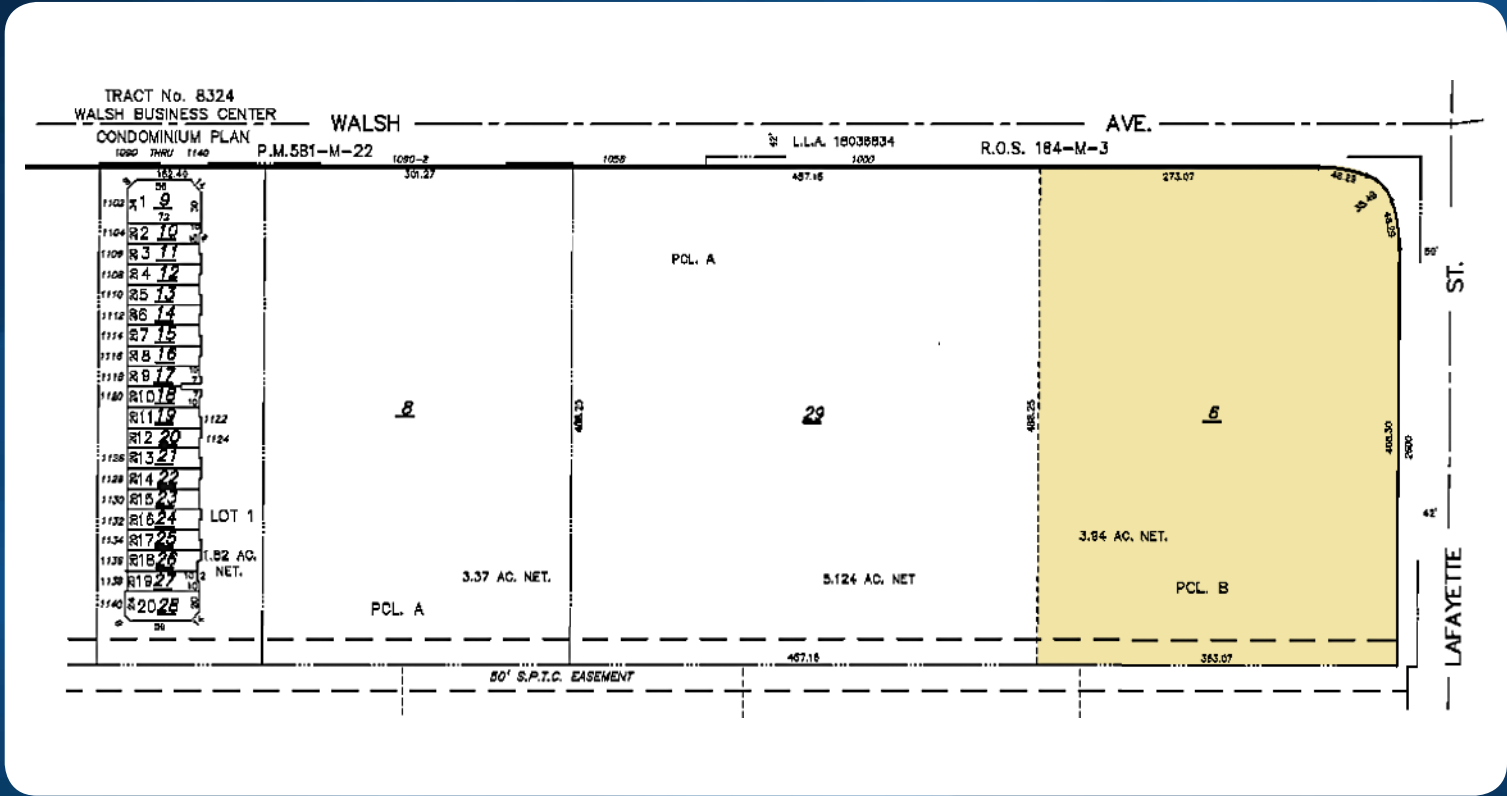


SITE PLAN

LAFAYETTE STREET

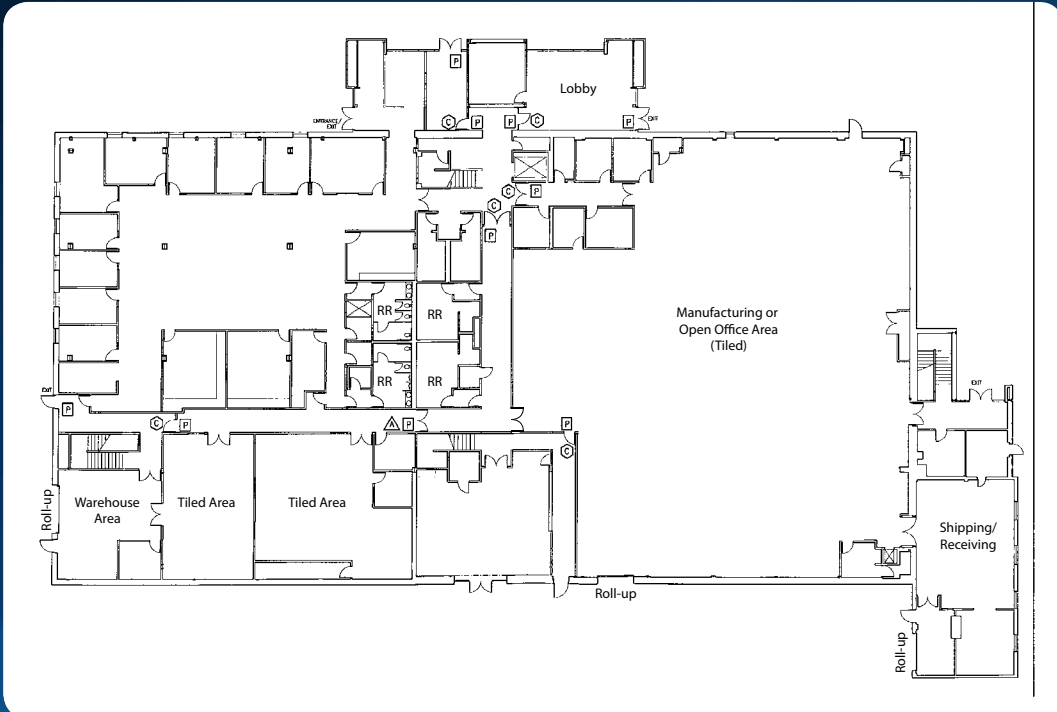


PARCEL MAP

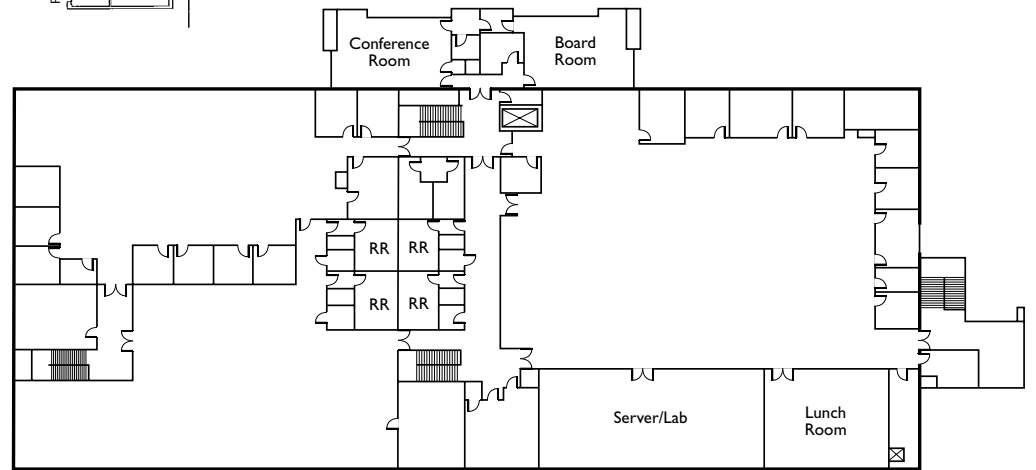


FLOOR PLANS

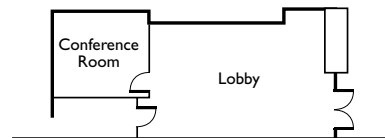
BUILDING ONE - 1ST FLOOR



BUILDING ONE - 2ND FLOOR



GROUND FLOOR LOBBY/CONFERENCE ROOM



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