

2350

MISSION COLLEGE BLVD

SANTA CLARA, CA



INVESTMENT
SUMMARY



RARE SANTA CLARA MULTI-TENANT VALUE-ADD OFFICE INVESTMENT OPPORTUNITY

The Offering

Jones Lang LaSalle Americas, Inc. (“JLL”), as exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest in 2350 Mission College Blvd (“2350 Mission College” or the “Property”), a 13-story Class A office tower located in the Silicon Valley, boasting a strong tenant mix, best-in-class amenities, and proximity to the area’s exceptional retail options.

The building is ideally located in the heart of Santa Clara with excellent frontage along the US-101. The Property provides tenants with direct access to the area’s top amenities including an array of retail options (Santa Clara Square & Mission Park Marketplace), Levi’s Stadium, and staple restaurants such as Birk’s and Pedro’s Cantina. In addition to soaring views from the upper floors, 2350 Mission College offers market-leading amenities including a new fitness center, locker rooms with showers, conference facilities, ground floor cafe and deli, and parking garage access. The Property’s uniquely multi-tenanted floors cater to the tenant demand in this area, which is historically recognized as a top option for small-to-mid sized tenants in Silicon Valley. Moreover, the building provides unmatched scalability with suite options spanning from efficient 1,000 SF spaces to full 20,000 SF floors, empowering tenants to seamlessly expand as their business evolves. This comprehensive range of configurations fosters enduring occupancy and tenant loyalty, making 2350 Mission College an ideal address for companies at every stage of growth.

2350 Mission College offers investors the opportunity to acquire a prime Silicon Valley multi-tenant office tower with strong in-place cash flow at a basis significantly below replacement cost.

PROPERTY SUMMARY

ADDRESS	2350 Mission College Blvd, Santa Clara, CA 95054
SQUARE FOOTAGE	255,184 SF (BOMA)
YEAR BUILT	1986
STORIES	Thirteen (13)
OCCUPANCY	76%
WALT	2.2 Years
SITE SIZE	0.89 Acres
PARCEL NUMBER	104-13-097
PARKING	2.7 / 1,000 SF
ZONING	PD - Planned Development



INVESTMENT HIGHLIGHTS



EXCEPTIONAL LOCATION
ADJACENT TO PREMIER RETAIL
OPTIONS



UNIQUELY MULTI-TENANTED
WITH A FULL SPECTRUM OF
SCALABLE SUITE OPTIONS TO
SUPPORT BUSINESS GROWTH AND
FLEXIBILITY



UNPARALLELED ON-SITE AMENITIES
INCLUDING CHARGING STATIONS,
CRUST DELI, FITNESS CENTER W/
SHOWERS, AND A CONFERENCE
FACILITY



ONE OF SILICON VALLEY'S TOP
PERFORMING SUBMARKETS FOR
SMALL & MID SIZE OFFICE TENANTS



SIGNIFICANT DISCOUNT TO
REPLACEMENT COST AND ABILITY
TO GAIN OUTSIZED ABSORPTION
VIA NEWLY RESET BASIS



CORE SILICON VALLEY LOCATION
WITH IRREPLACEABLE FRONTAGE
ALONG US-101

LARGEST TENANTS

EAST WEST BANK AESC

Polaris
Pharmaceuticals, Inc. OutForce LLC

HackerRank SAGENCE AI

2350 MISSION COLLEGE BLVD

LOCATED IN ONE OF THE BAY AREA'S MOST TRANSFORMATIONAL SUBMARKETS

2350 Mission College is strategically located at the nexus of the rapidly evolving Santa Clara submarket, which has emerged as a focal point for Silicon Valley's most prestigious tenants. Surrounded by leading global brands such as Nvidia, Amazon, Applied Materials, and Intel, the area continues to attract high-caliber companies, reinforcing its status as a premier corporate address and bolstering long-term tenant demand.

Leasing velocity throughout Santa Clara has materially improved over the past 12 to 24 months, with several 100,000+ square foot transactions rapidly absorbing the region's office spaces. Furthermore, there were 30+ sub-20k square foot leases signed in this pocket in 2025 demonstrating a strong appetite for the vacancies that 2350 Mission College has to offer. As the development pipeline remains dormant and leasing velocity continues to increase, rent growth for top assets in this live-work-play environment are forecasted to accelerate. The region's connectivity—anchored by proximity to San Jose International Airport, Santa Clara University, Levi's Stadium, Topgolf, and additional lifestyle amenities—further cements its appeal for innovative companies and talent alike.

SANTA CLARA'S UNPARALLELED TENANT MIX



Mission Park Marketplace



NORMAN Y. MINETA
SAN JOSE
INTERNATIONAL
AIRPORT

ORACLE



Intel
HQ Campus

Santa Clara
Square

2350
MISSION COLLEGE BLVD

California's
Great America

PROLOGIS
112 Acre Prospective
Development Site



Mercado
Shopping Center



TEXAS INSTRUMENTS

Abbott Laboratories



MARRIOTT
SANTA CLARA



Patrick Henry
Specific Plan

2350 MISSION COLLEGE BLVD

TOP OPTION FOR SMALL-TO-MID SIZE
TENANTS SEEKING BEST-IN-CLASS
AMENITIES AND OFFICE SPACE



100% LEASED ON THE TOP
7 FLOORS

SHUTTLE TO AND FROM
ACE RAIL AND CALTRAIN
STATION

CHARGING STATIONS

ADJACENT 7-STORY
PARKING GARAGE WITH
697 ALLOCATED STALLS

OUTDOOR PICNIC
AREA

EXECUTIVE CONFERENCE FACILITY FOR TENANTS

HIGH-VISIBILITY BUILDING SIGNAGE RIGHTS AVAILABLE

SOARING VIEWS FROM UPPER FLOORS

UPGRADED FITNESS CENTER WITH SHOWERS AND LOCKERS

GROUND FLOOR DELI AND CAFE

ACCESS TO SAN TOMAS AQUINO TRAIL

REIMAGINED LOBBY WITH MODERN SEATING AND HIGH CEILINGS

PRIME SILICON VALLEY LOCATION WITH SUPERIOR ACCESS

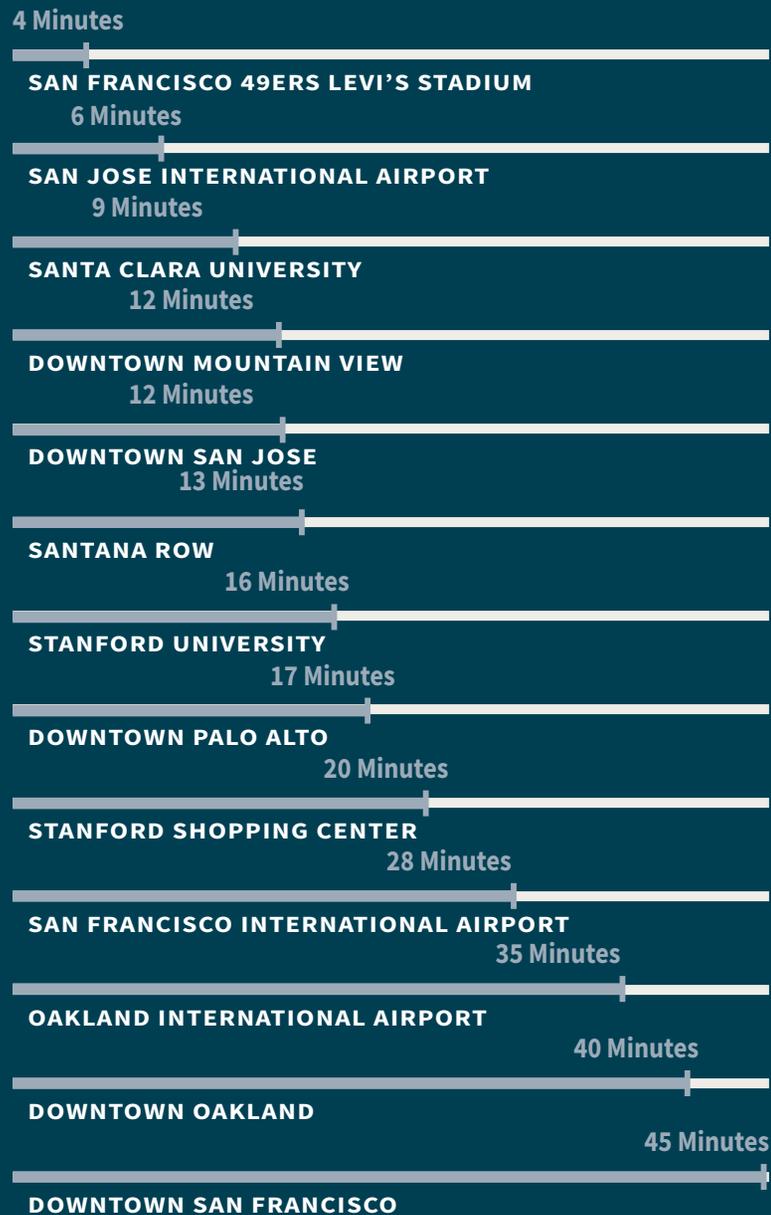
PREMIER CENTRAL LOCATION

2350 Mission College is ideally located off of Highway 101, which provides immediate connectivity to Interstates 880 and 680. Located in the most robust technology market in the world, the Property's Silicon Valley location affords tenants connectivity to venture capital and extensive transportation infrastructure. Additionally, 2350 Mission College is located less than 10 minutes from the Santa Clara Caltrain Station.

PROXIMITY TO EXECUTIVE HOUSING

Santa Clara is a short distance from many of Silicon Valley's most affluent communities long favored by top executives - Los Altos Hills, Woodside, Hillsborough, Atherton, Palo Alto, Saratoga, Campbell and Monte Sereno - all of which are located within forty minutes of the Property. The Property's proximity to Highway 101 also offers convenient access to communities surrounding the Property with the high-quality schools and upscale housing desired by the region's large, well-educated talent pool and highly-skilled engineers.

DRIVE TIMES TO POINTS OF INTEREST





- - - Caltrain
- - - Bay Area Rapid Transit (BART)

2350

MISSION COLLEGE BLVD

HILLSBOROUGH
 Bachelors Degree or Higher*: 81.8%
 Average HH Income: \$366,586

MENLO PARK
 Bachelors Degree or Higher*: 70.5%
 Average HH Income: \$269,921

ATHERTON
 Bachelors Degree or Higher*: 82.6%
 Average HH Income: \$373,202

WOODSIDE
 Bachelors Degree or Higher*: 77.0%
 Average HH Income: \$362,340

PALO ALTO
 Bachelors Degree or Higher*: 82.7%
 Average HH Income: \$266,907

SANTA CLARA
 Bachelors Degree or Higher*: 62.1%
 Average HH Income: \$177,643

SAN JOSE
 Bachelors Degree or Higher*: 44.8%
 Average HH Income: \$174,217

*25+ Years of Age

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SANTA CLARA, CA



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MARKET LEASING CONTACTS

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