



For Sublease

15,000-32,719 SF RSF Available

4255 Burton Drive

Santa Clara, CA 95054



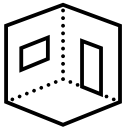
Space Highlights



2,000 amps @ 480 volt, 3 phase



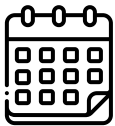
60% office
40% lab/warehouse



Iso Class 8 Clean Room



Plug & Play Delivery



LED: 5/31/2028



Large All Hands Cafe



EV Charging Stations



Floorplans



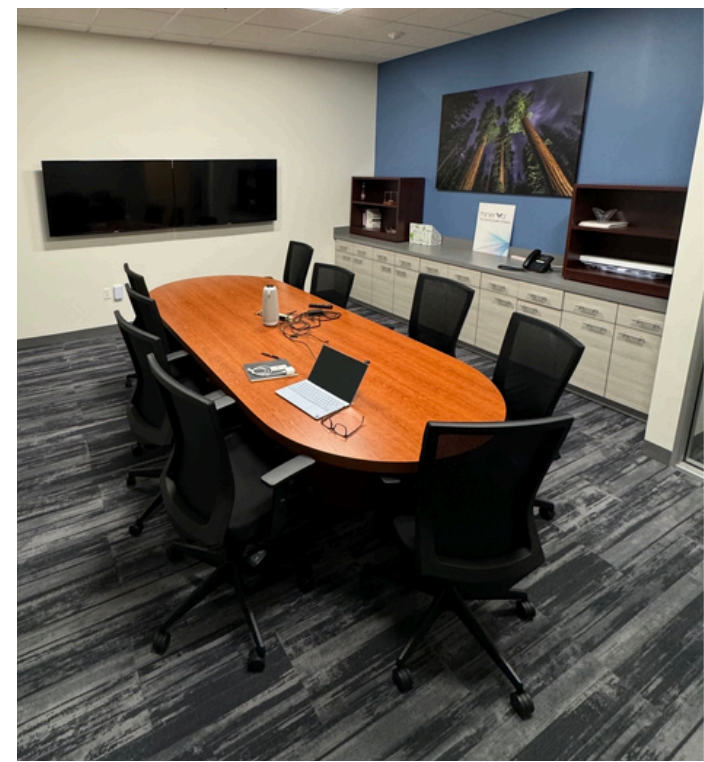
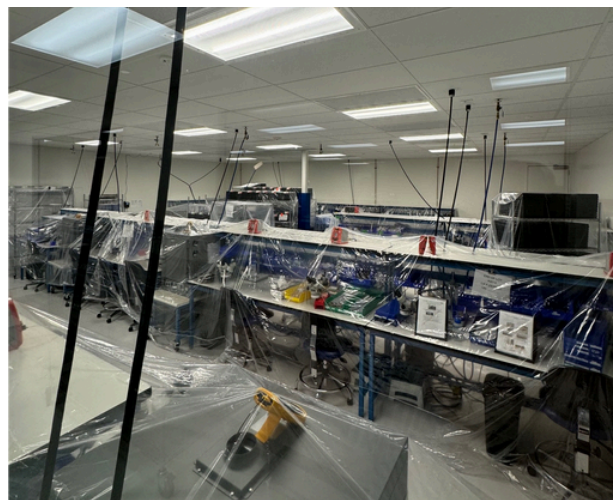
10,000 Class
Clean Room
Certified ISO 8

Available Space

6 Conference Rooms

63 Workstations

18 Offices



Restaurants

01. Birk's
02. Pedro's
03. Piatti / Cold Stone / Creamery
Jersey Mike's / Red Robin / Peet's
Chipotle / Premier Pizza / Easterly Hunan
Dave's Hot Chicken / Egghead Sando Cafe
Fantasia Coffee & Tea / Meet Fresh
Poke House / The Kabab Shop
04. Prime 109
05. Starbucks
06. Subway
07. Erik's Deli
08. Togos/Taco Bell / Joe's Chinese
09. In-N-Out Tomatina / Malaya Grill
- SmokeEaters BBQ / Starbucks
World Wrapps/Walmart Grocery Store
10. Sizzler / Jack-In-The Box / McDonalds
11. Vahl's Restaurant
12. Rosita's Mexican Café
13. Amakai Japanesse / House of Bagels
Iguana's / Togos/Hironori Craft Ramen
Pizza My Heart / Tea Spot Cafe
14. Five Guys Burgers / Chipotle
Rok Steakhouse / Chik-fil-A / Panera
Sajji Fish's Wild / Shan Italian & Pakistan's
Cuisine/Shan Tandoori Pizza / Starbucks
15. Mendocino Farms / The Habit Burger Grill
Starbucks / Teriyaki Madness

Hotels

01. Hyatt House Santa Clara
02. Hyatt House San Jose/Silicon Valley
03. Hyatt Regency
04. Hilton Santa Clara
05. TownePlace Suites
06. Marriott Santa Clara
07. Embassy Suites Hotel
08. Aloft Hotel
09. Marriott Residence Inn
10. Marriott Courtyard San Jose North
11. Hilton Garden Inn San Jose / Milpitas
12. Staybridge Suites Milpitas
13. Element Santa Clara

Health & wellness

01. 24-Hour Fitness
02. Bay Club Santa Clara
03. Row House Corepower Yoga
04. City Sports Club
05. Orangetheory Fitness

Shopping centers

01. Rivermark Village
02. Mercado Santa Clara
03. @First
04. Santa Clara Square
05. McCarthy Ranch Marketplace



Mission Caltrain Shuttle runs every half hour (during business hours) between Lawrence Caltrain Station and Mission Park.

San Francisco	64 minutes
Palo Alto	24 minutes
Mountain View	11 minutes

VTA Light Rail / ACE Train Shuttle serving Mission Park via Great America Station



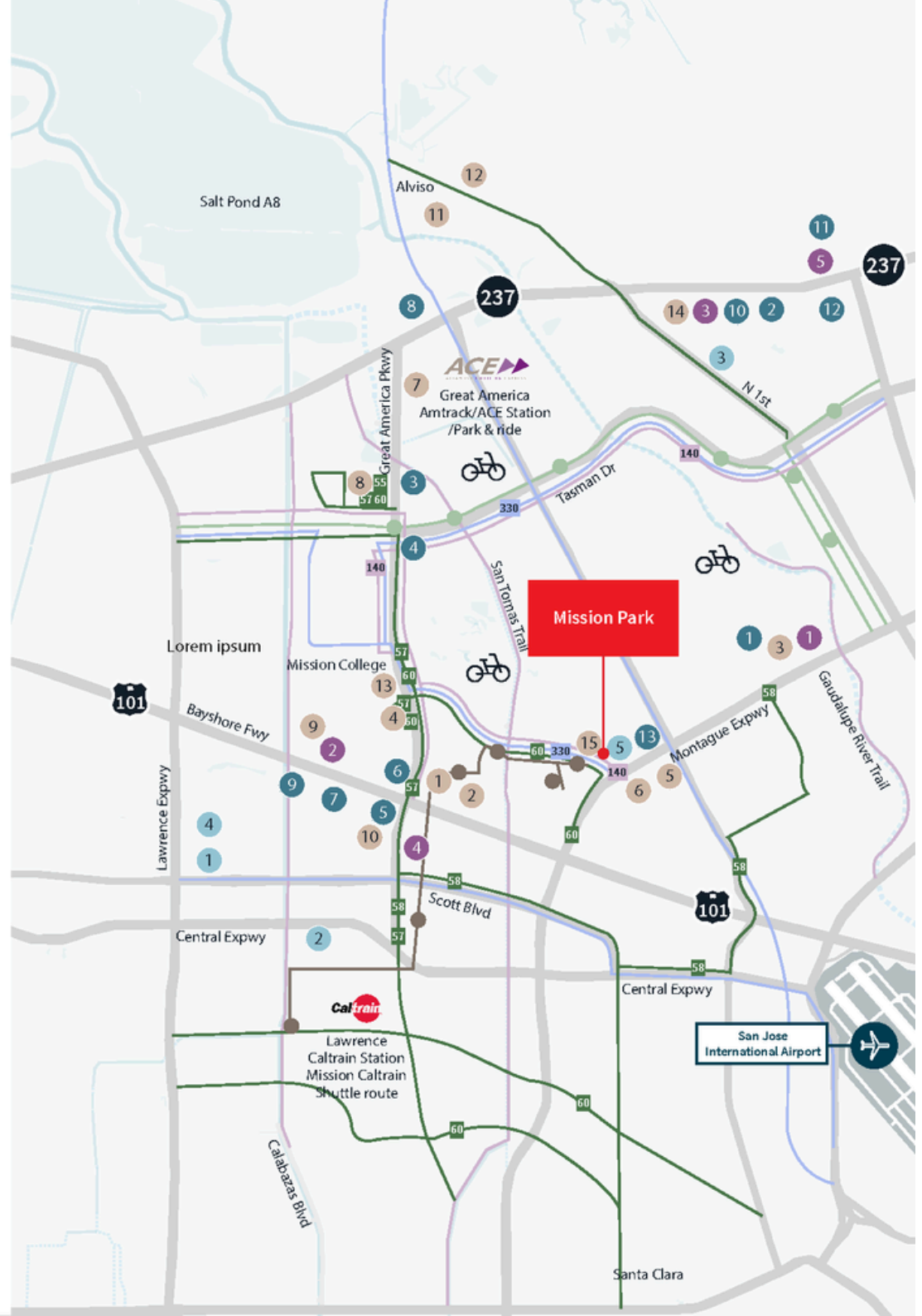
0.5 miles to San Tomas Aquino Creek Trail
2.1 miles to Guadalupe River Trail
3.3 miles to Lawrence Caltrain Station
1.25 miles to Great America Amtrak/ACE Station



4.4 miles to Mineta San Jose International Airport
1.25 miles to Great America Amtrak/ACE Station
8 miles to Mountain View
14 miles to Palo Alto
30 miles to San Francisco International Airport
Bus Line Connections at Mission Parking Serving Routes 140, 330 and 60



4.4 miles to Mineta San Jose International Airport
30 miles to San Francisco International Airport





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