



[3D Virtual
Tour Here](#)

4251

SPACE
AVAILABLE

27,729 SF

4251 Burton Drive
Santa Clara, CA
95054



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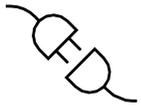
Space Highlights



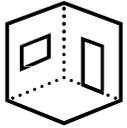
1,200 Amps @ 480 Volt



60% Office
40% Lab



Plug & Play Office & Lab with Equipment



Iso Class 7 Clean Room



40 Desks



10 Meeting Rooms/Offices



2 Phone Rooms



EV Charging Stations





Floorplan

27,729 SF RSF

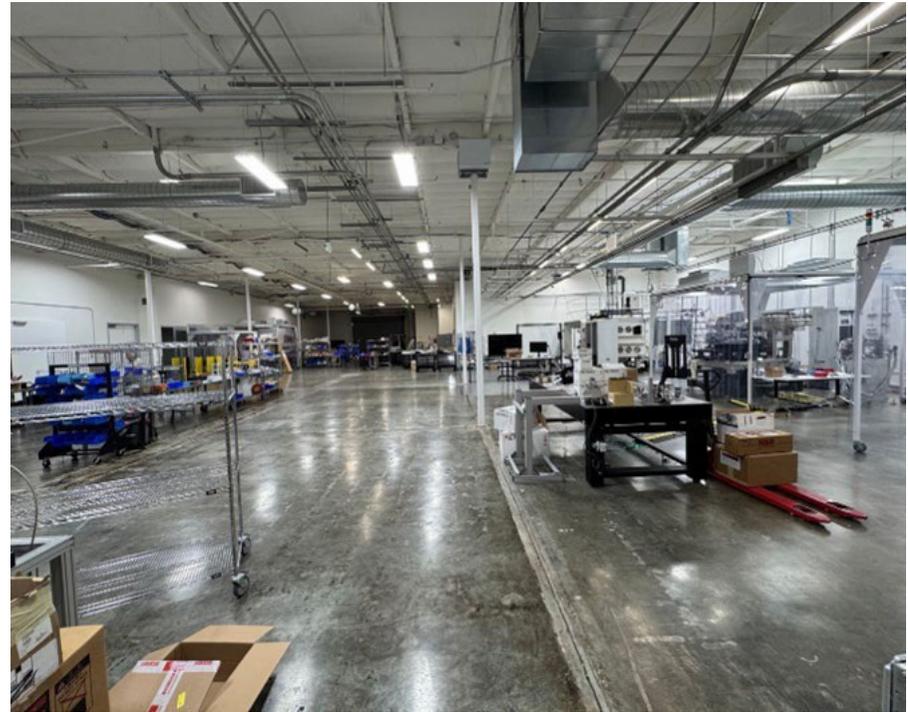


Equipment in Mechanical Room

- N2 Generator System (purity level 99.999%)
- CDA System
- 4 Vacuum Pumps
- Thermal Chiller







Restaurants

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



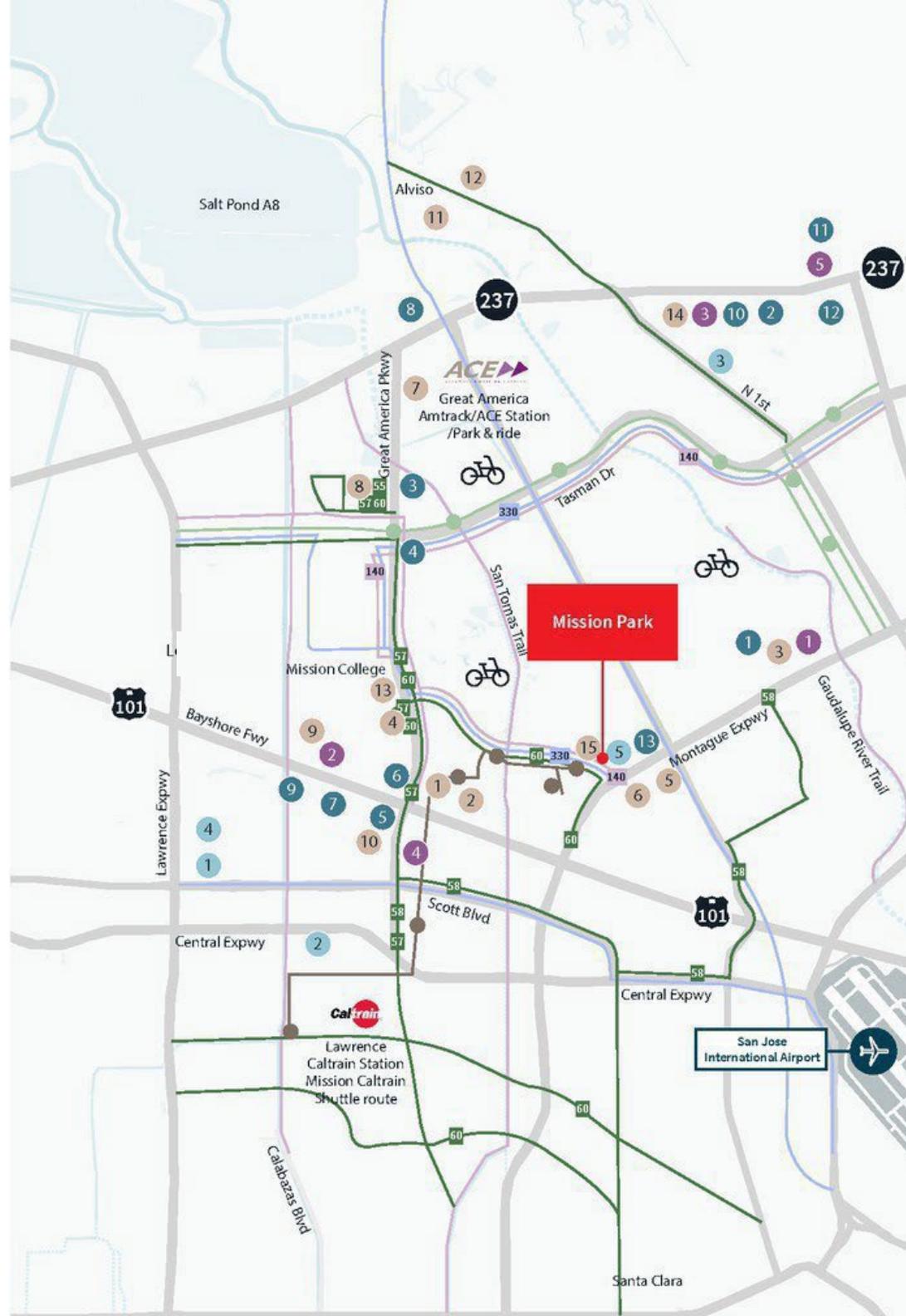
- 0.5 miles to San Tomas Aquino Creek Trail
- 2.1 miles to Guadalupe River Trail
- 3.3 miles to Lawrence Caltrain Station
- 1.25 miles to Great America Amtrak/ACE Station



- 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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