

990 Richard Avenue

Santa Clara, California



FOR LEASE

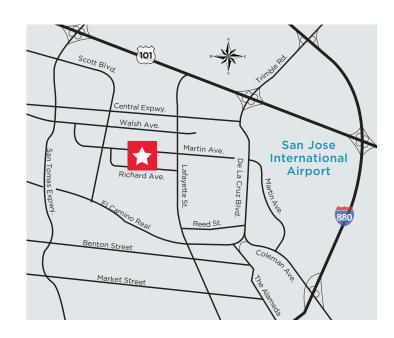
Suite 110: ±8,352 SF (Available Now)

PROPERTY HIGHLIGHTS:

- R&D Lab / Light Manufacturing
- Silicon Valley Power (SVP) Provides Utility

Cost Savings

- 3.7/1,000 Parking Ratio
- Sprinklered
- Comcast and Comcast Business
- Call for Tours



Mike Baker Senior Director P +1 408 893 0249 mike.baker@cushwake.com LIC #00188403

Jon DeCoite Managing Director P +1 408 834 3499 jon.decoite@cushwake.com LIC #01471300 300 Santana Row, Fifth Floor San Jose, CA 95128 T +1 408 615 3400 cushmanwakefield.com

Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

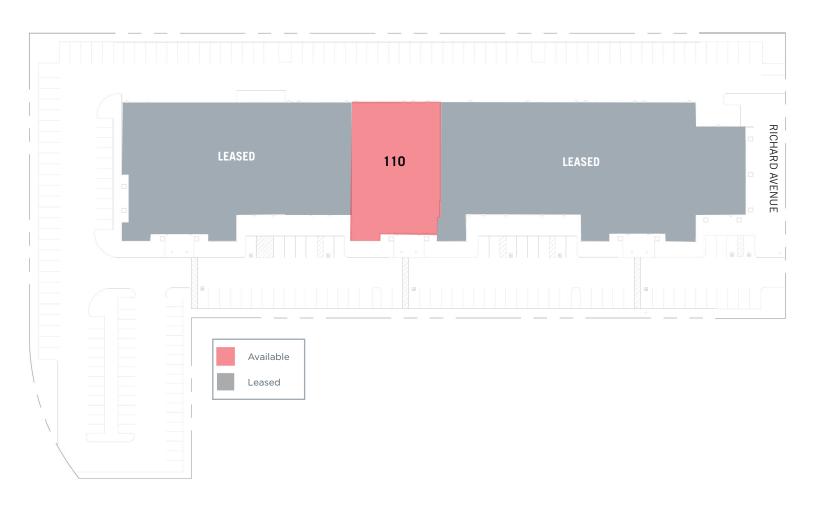


990 Richard Avenue

Santa Clara, California

SITE PLAN

Suite 110: ±8,352 SF



Mike Baker Senior Director P +1 408 893 0249 mike.baker@cushwake.com

LIC #00188403

Managing Director P +1 408 834 3499 jon.decoite@cushwake.com LIC #01471300

Jon DeCoite

300 Santana Row, Fifth Floor San Jose, CA 95128 T +1 408 615 3400 **cushmanwakefield.com**

Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

CUSHMAN & WAKEFIELD

990 Richard Avenue

Santa Clara, California

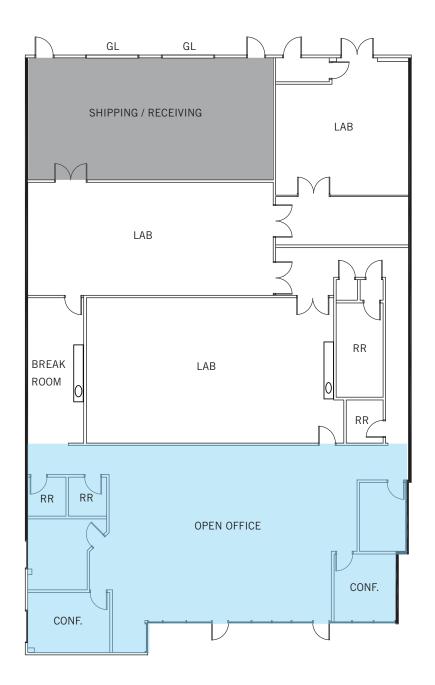
FLOOR PLAN

Suite 110: ±8,352 SF Available Now

- R&D Lab/Light Manufacturing
- Wet Lab

• 225 Amps @ 277/480 With Step Down to 400 + Amps @110/220 Volts

- Kitchen/Break Area
- (2) 12' High Grade Level Loading Doors
- 14' Clear in Rear; 9' Clear under T-Bar





Mike Baker Senior Director P +1 408 893 0249 mike.baker@cushwake.com LIC #00188403 Jon DeCoite Managing Director P +1 408 834 3499 jon.decoite@cushwake.com LIC #01471300 300 Santana Row, Fifth Floor San Jose, CA 95128 T +1 408 615 3400 cushmanwakefield.com

Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.