

# Office/R&D/Lab for Lease

±24,348 SF

(Divisible to ±10,223 SF & ±14,125 SF)



HIGH IMAGE CORNER LOCATION

172-176

COMPONENT DR.

SAN JOSE, CA



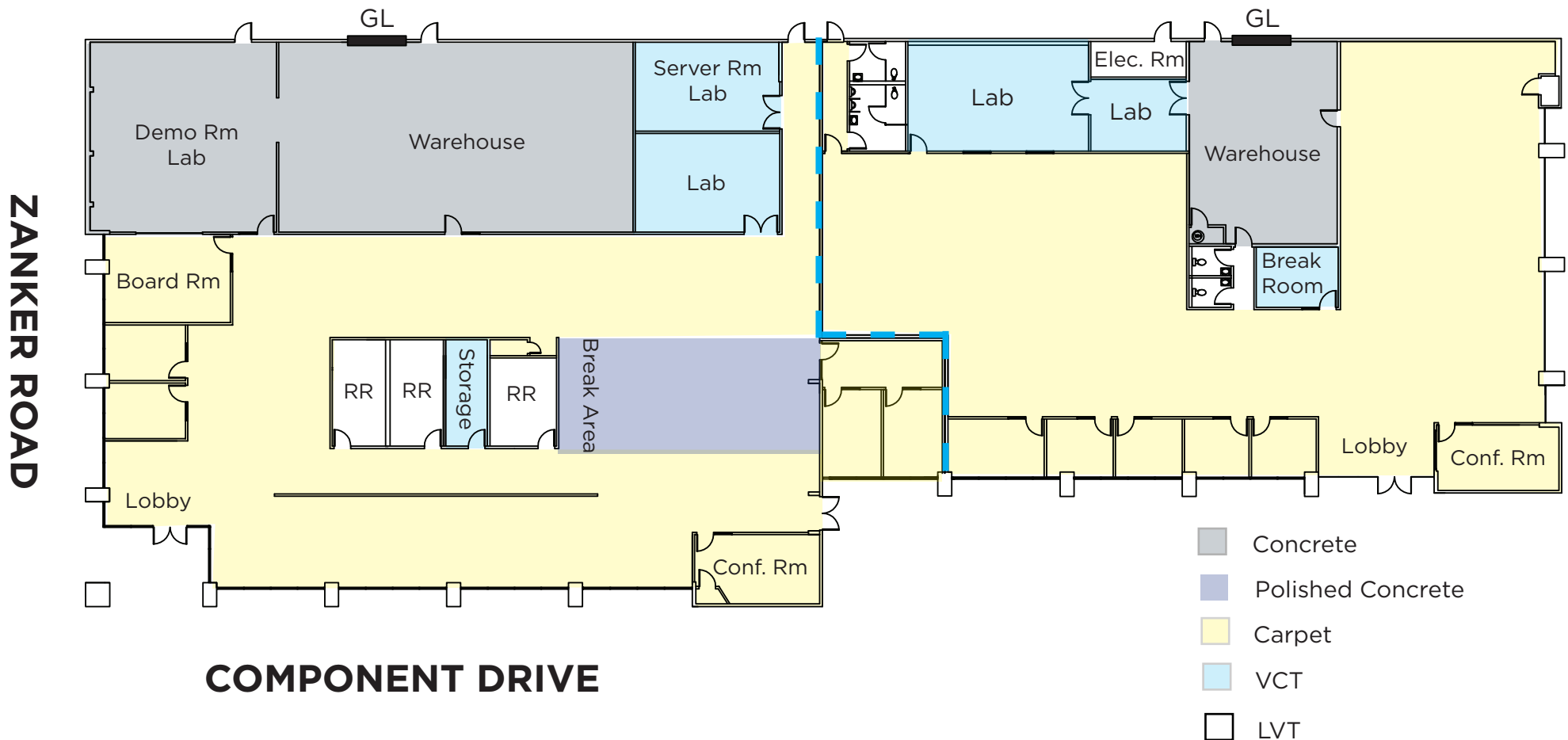
# FLOOR PLAN

## 176 COMPONENT: ±14,125 SF

- Creative & Flexible Open Ceiling
- POWER: 1,400 Amps @ 208 Volts
- HVAC: 55 Tons
- Clear Height: 17 ft
- Loading: GL

## 172 COMPONENT: ±10,223 SF

- POWER: 400 Amps @ 208 Volts
- HVAC: 20 Tons
- Clear Height: 17 ft
- Loading: GL





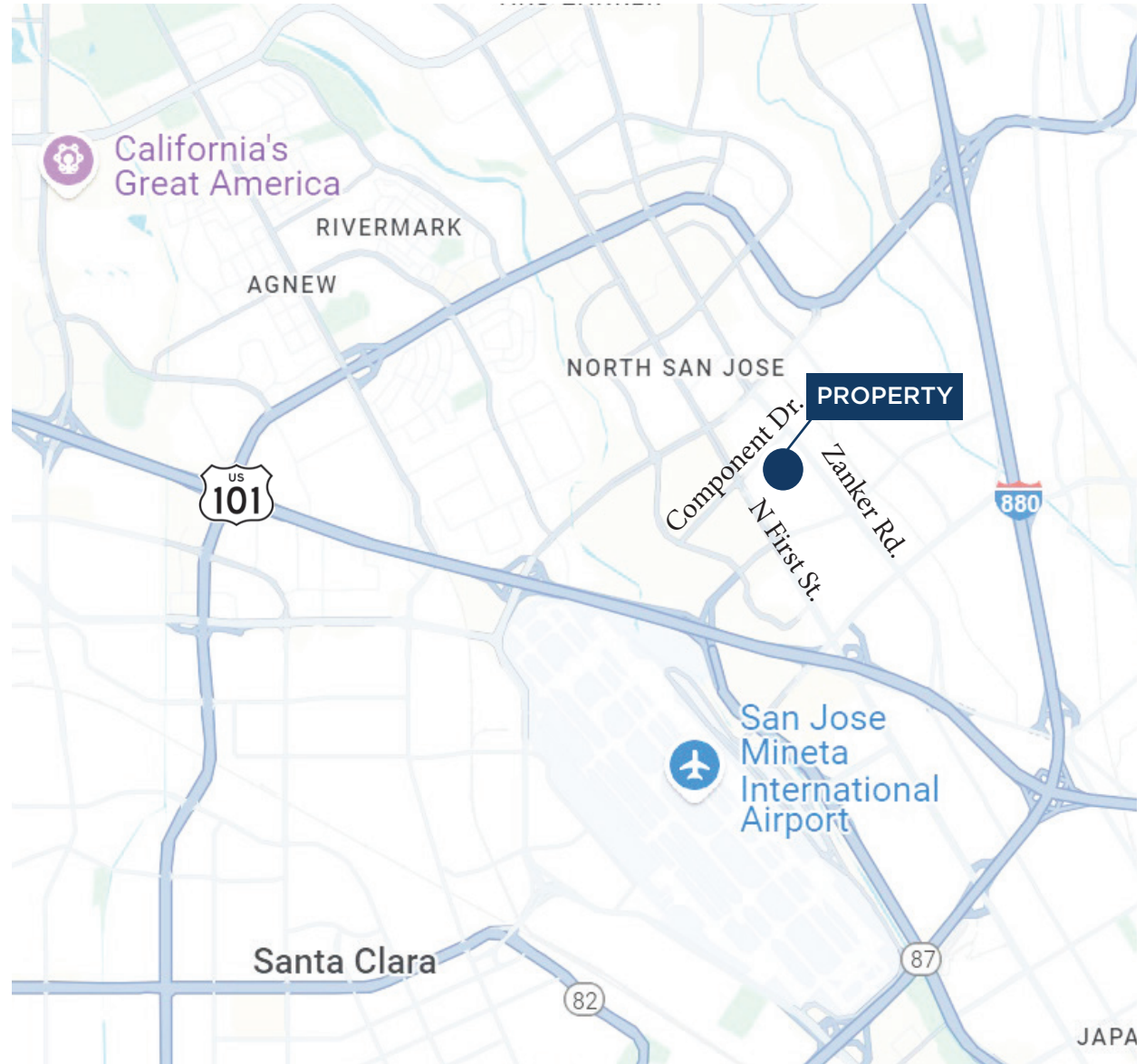




**172-176**  
**COMPONENT DR.**  
SAN JOSE, CA

## PROPERTY HIGHLIGHTS

- High Image Corner Location
- Creative & Flexible Open Ceilings
- Prominent Monument Signage
- 1,800 Amps @ 208 Volts
- HVAC Capacity 75 Tons
- Grade Level Loading
- New Roof
- Plentiful Lab & Demonstration Areas
- Flexible Open Landscape Interiors
- Low Operating Expenses



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