

# Office/R&D/Lab for Lease

±14,142 SF



HIGH IMAGE CORNER LOCATION

176

COMPONENT DR.

SAN JOSE, CA



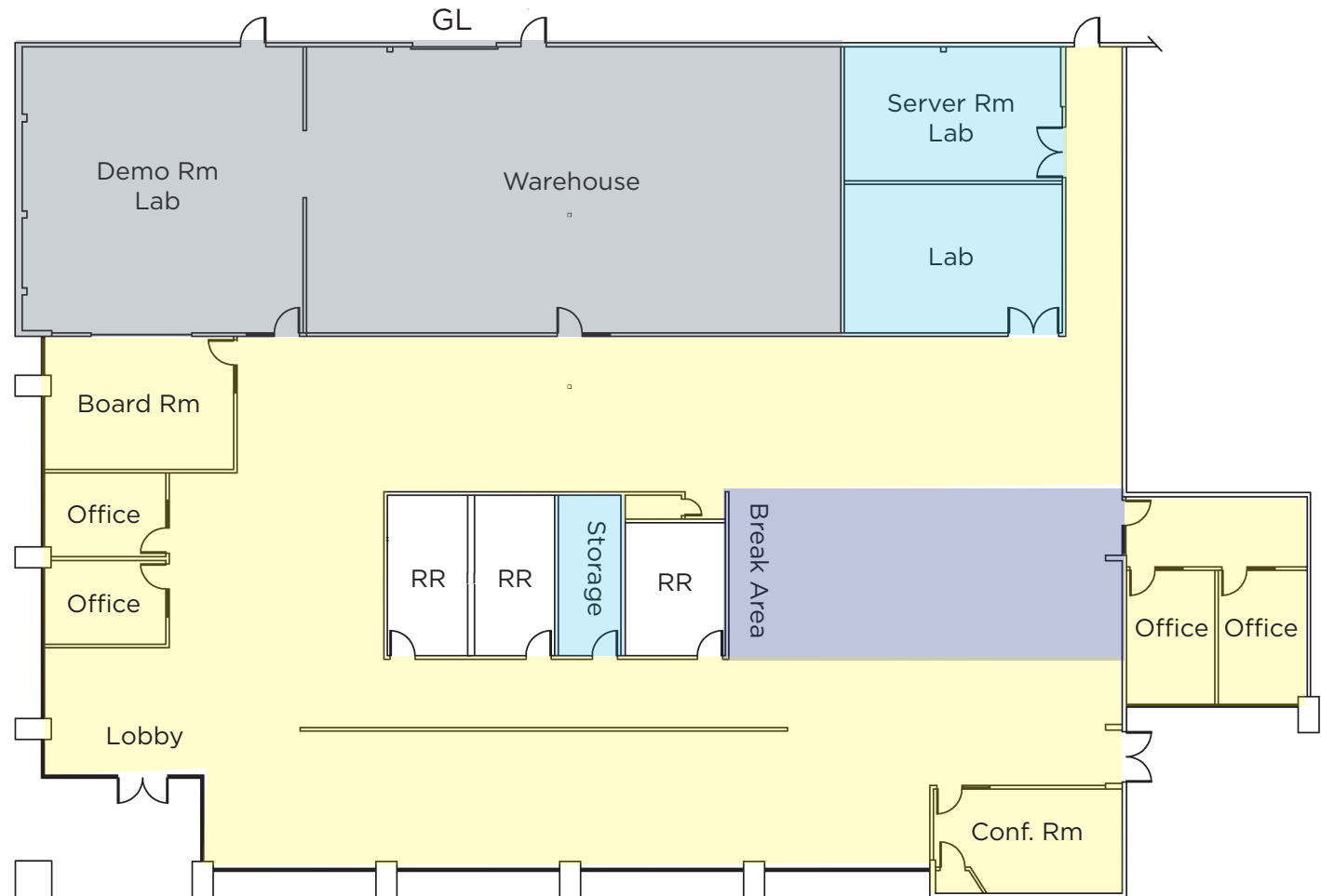
# 176

## COMPONENT DR.

SAN JOSE, CA

### FLOOR PLAN

- Concrete
- Polished Concrete
- Carpet
- VCT
- LVT



NOT TO SCALE

# 176

## COMPONENT DR.

SAN JOSE, CA

### PROPERTY HIGHLIGHTS

- High Image Corner Location
- Open Creative Office Ceiling
- Prominent Monument Signage
- 1,400 Amps @ 208 Volts
- HVAC Capacity 52.5 Tons
- Grade Level Loading
- New Roof
- Plentiful Lab & Demonstration Areas
- Flexible Open Landscape Interiors
- Low Operating Expenses



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