

# 302

ENZO DRIVE, SAN JOSE

**CONTEC**



**CUSHMAN &  
WAKEFIELD**

OFFICE/R&D/LIFE SCIENCE FOR LEASE  
±3,872 SF - ±23,359 SF

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# HIGHLIGHTS

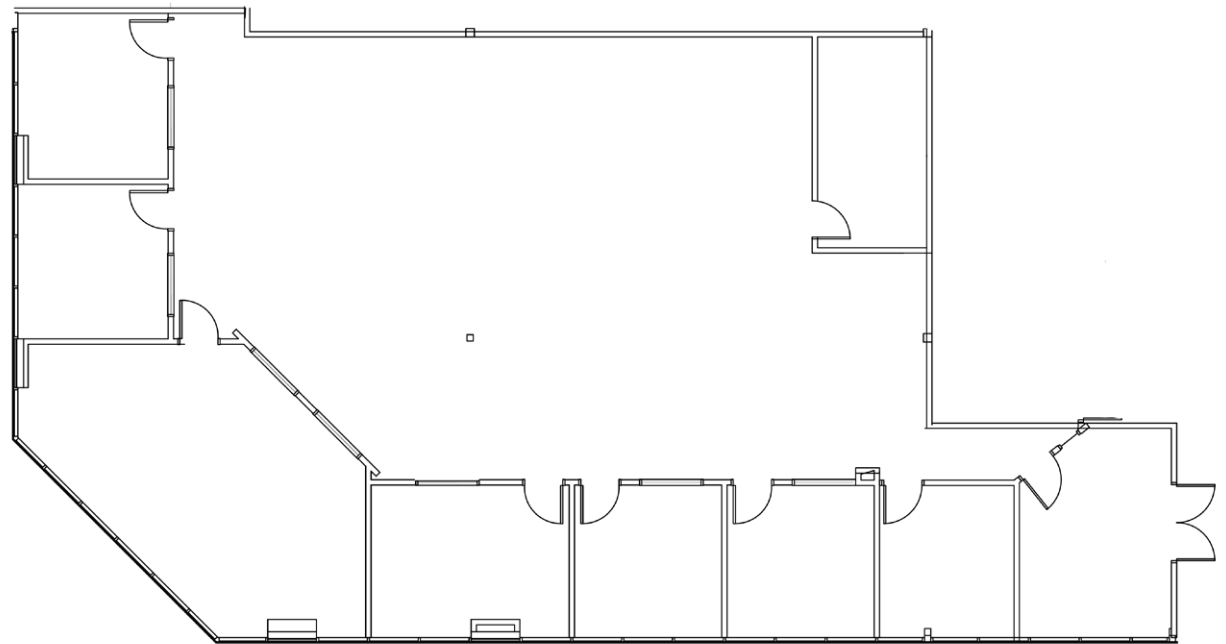
- Prominent Building Signage with Freeway Visibility (126,000 ADT)
- Renovated Lobby
- Total Power: 3,000 Amps; 3-Phase, 480V
- Dock and Grade Loading
- 3/1,000 Parking Ratio
- Zoning: Industrial Park (IP)
- Access to Coyote Creek Trail and Hellyer Park
- Low NNN Operating Expenses
- Responsive Local Ownership



## FLOOR PLAN | EXISTING CONFIGURATION

### SUITE 150: ±3,872 SF

- Available Within 30 Days of Lease Signing
- 100% Office
- 10' to Dropped Ceiling
- Exceptional Glass-line
- Direct Access from Building Lobby



# FLOOR PLAN | EXISTING CONFIGURATION

## SUITE 201: ±23,359 SF

- Available Now
- 2nd Floor Unit
- Exceptional Glass-line
- Loading: Dock and Grade
- Current Cooling: 50 Tons
- Ample Power Available  
(Up to 1,000 Amps)



## DEMISING PLAN A

**SUITE 201:** Total  $\pm 23,359$  SF



## DEMISING PLAN B

**SUITE 201:** Total  $\pm 23,359$  SF



# HYPOTHETICAL FLOOR PLAN | TURNKEY LIFE SCIENCE

## SUITE 201: ±23,359 SF



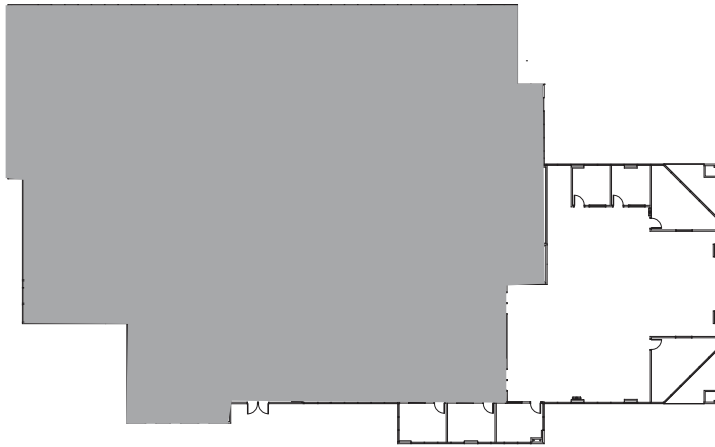
*\*Representative Photos from Project Owned by Landlord*



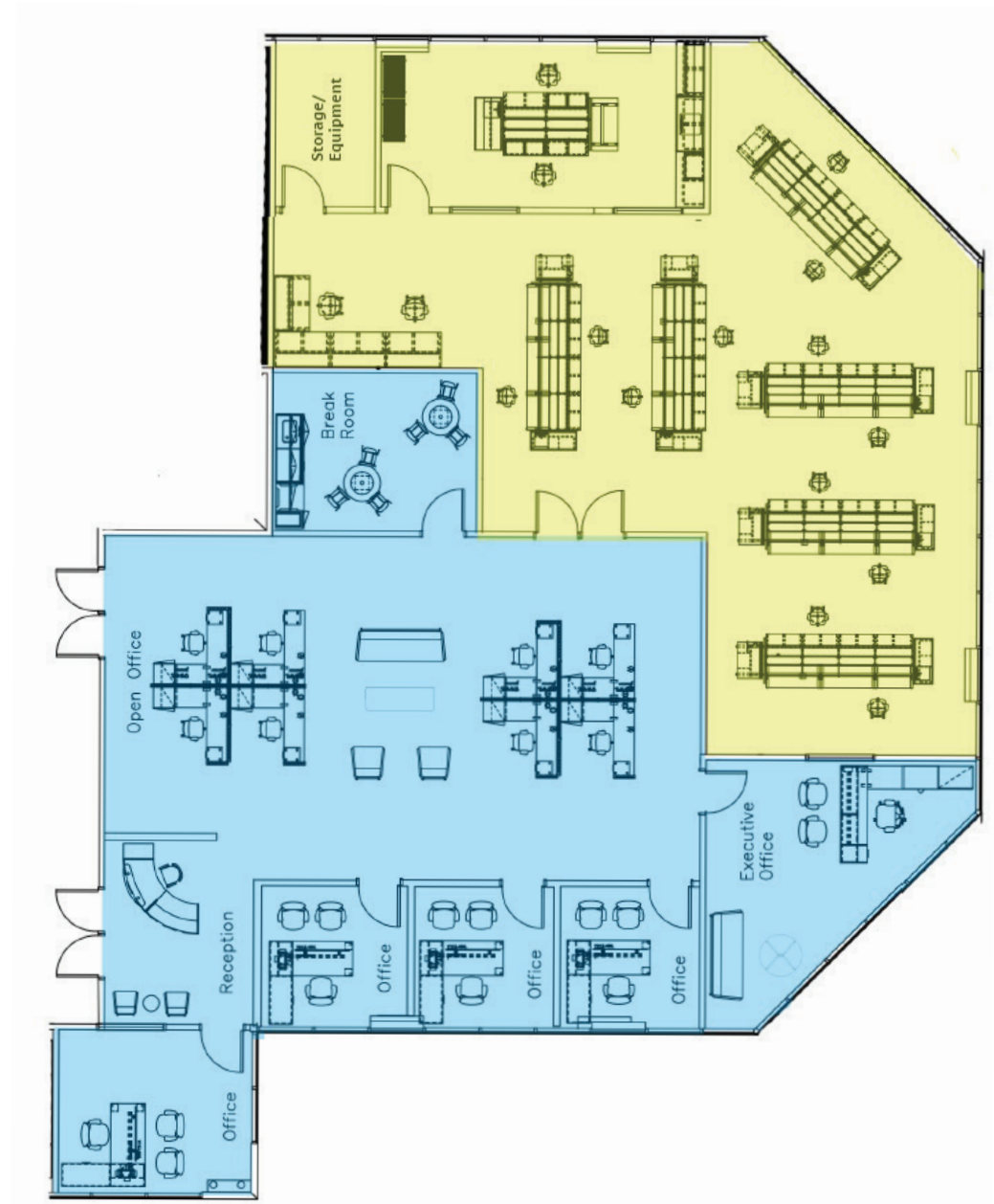
- Lab
- Office and Break
- Freight Elevator/Shipping and Receiving

# HYPOTHETICAL FLOOR PLAN | TURNKEY LIFE SCIENCE

## SUITE 201: ±4,943 SF | DEMISING OPTION 1

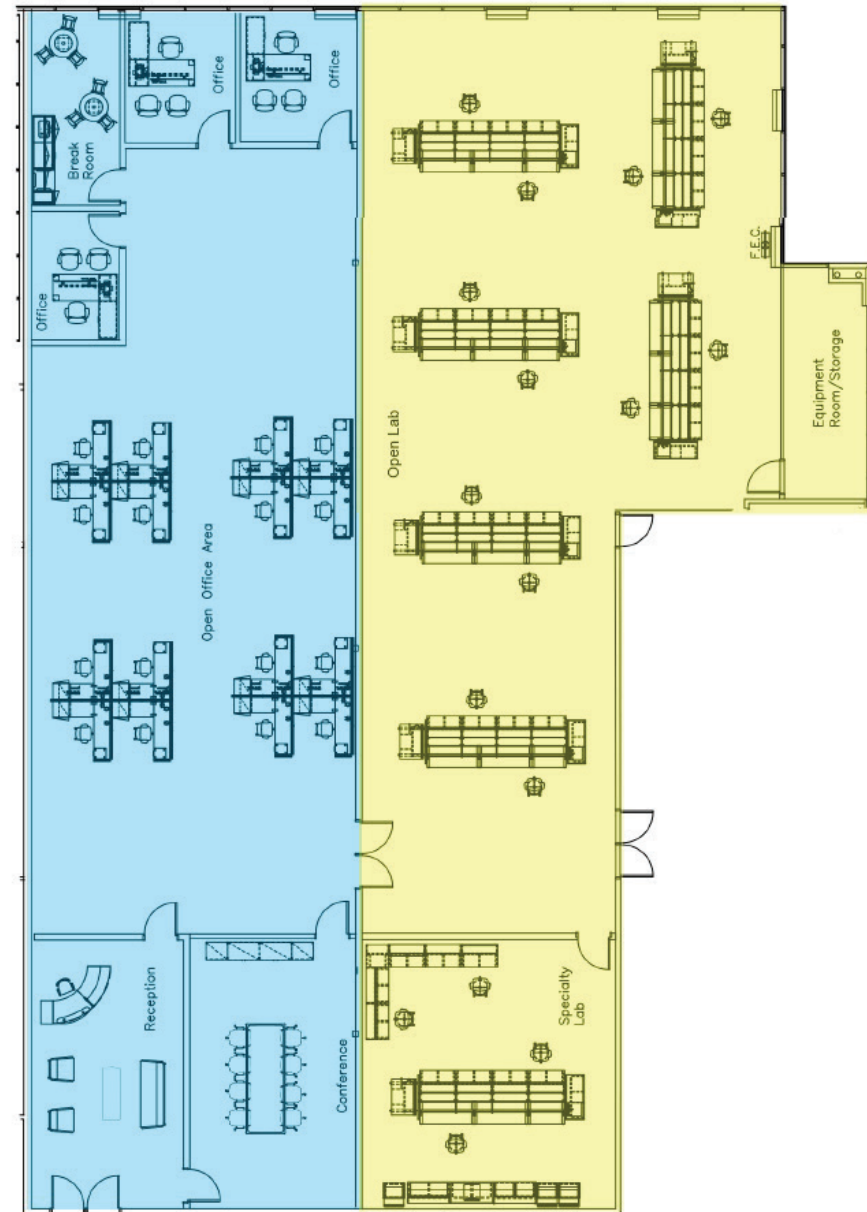
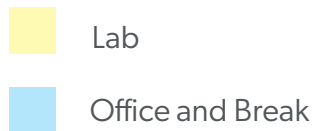
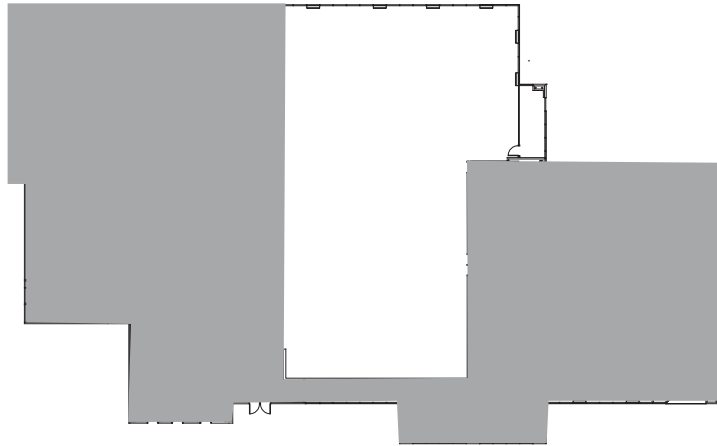


- Lab
- Office and Break



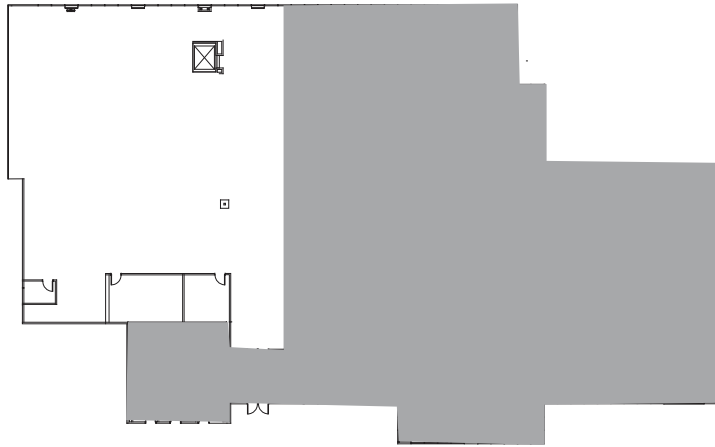
# HYPOTHETICAL FLOOR PLAN | TURNKEY LIFE SCIENCE

## SUITE 201: ±8,517 SF | DEMISING OPTION 2

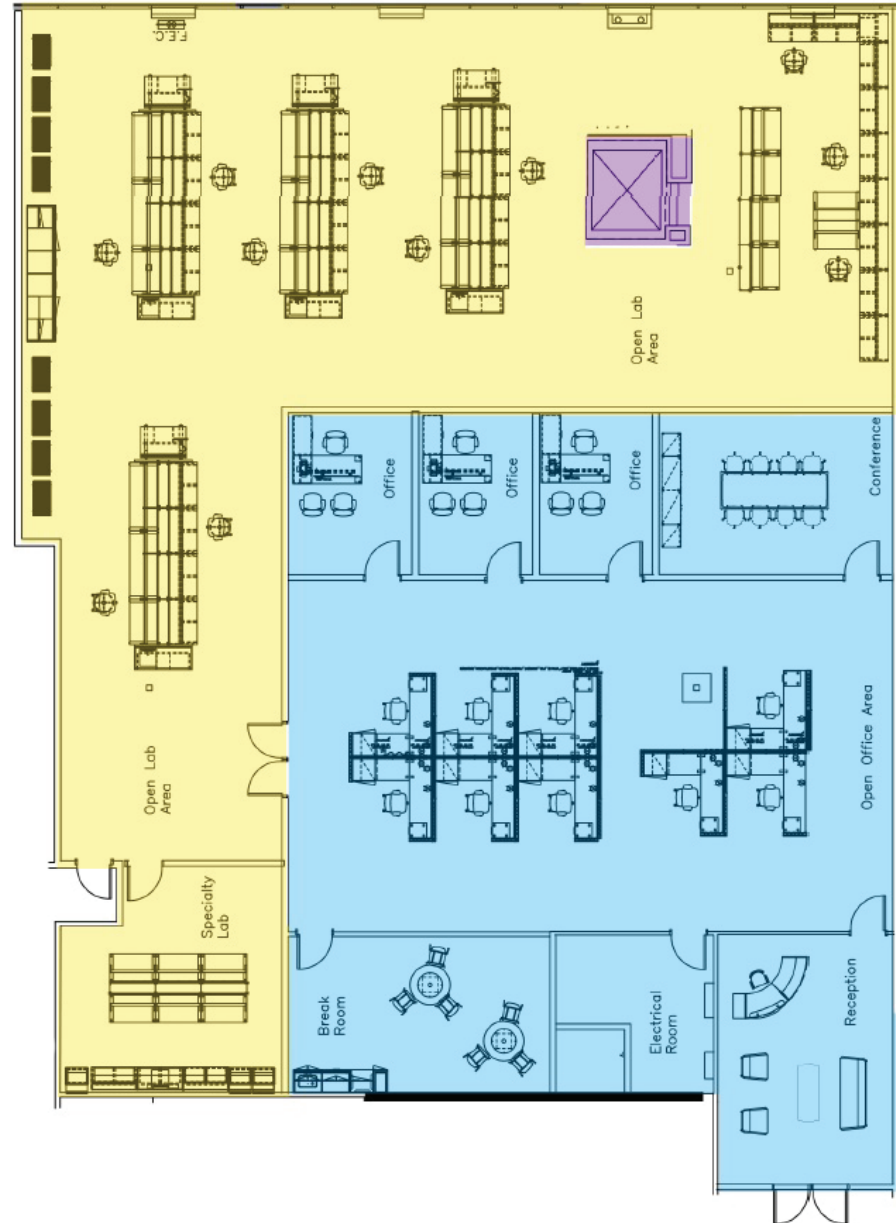


# HYPOTHETICAL FLOOR PLAN | TURNKEY LIFE SCIENCE

## SUITE 201: ±9,899 SF | DEMISING OPTION 3



- Lab
- Office and Break
- Freight Elevator/Shipping and Receiving



# NEARBY AMENITIES

