302 ENZO DRIVE, SAN JOSE

OFFICE/R&D/LIFE SCIENCE FOR LEASE ±3,872 SF - ±49,965 SF

CONTEC

SCOTT DEVER scott.dever@cushwake.com +1 415 425 1735 LIC. 01890552

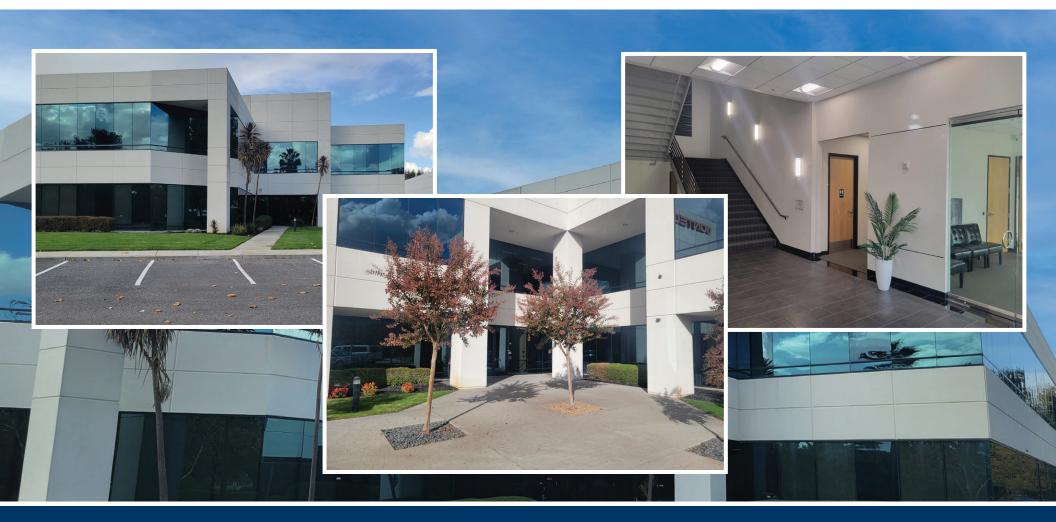
CUSHMAN &

FIELD

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

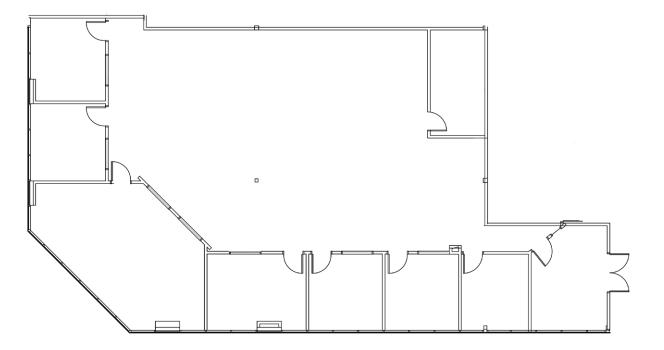
- Zoning: Industrial Park (IP)
- Access to Coyote Creek Trail and Hellyer Park
- Low NNN Operating Expenses
- Responsive Local Ownership



302 ENZO DRIVE, SAN JOSE

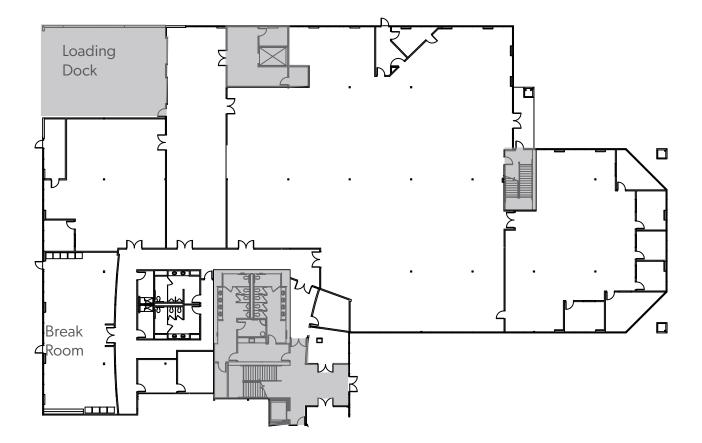
FLOOR PLAN | EXISTING CONFIGURATION **SUITE 150:** ±3,872 SF

- Available September 1, 2025
- 100% Office
- 10' to Dropped Ceiling
- Exceptional Glass-line
- Direct Access from Building Lobby



FLOOR PLAN | EXISTING CONFIGURATION **SUITE 100:** ±26,606 SF

- Available December 1, 2025
- 1st Floor Unit
- Loading: Dock and Grade
- Direct access to Suite 201 via exclusive freight elevator for a total of up to ±49,965 SF
- 10' to Dropped Ceiling; Approx. 14' to Joist; Approx. 16' Deck-to-Deck
- Ample Power Available (Up to 1,000 Amps)



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)



HYPOTHETICAL FLOOR PLAN | TURNKEY LIFE SCIENCE **SUITE 201:** ±23,359 SF

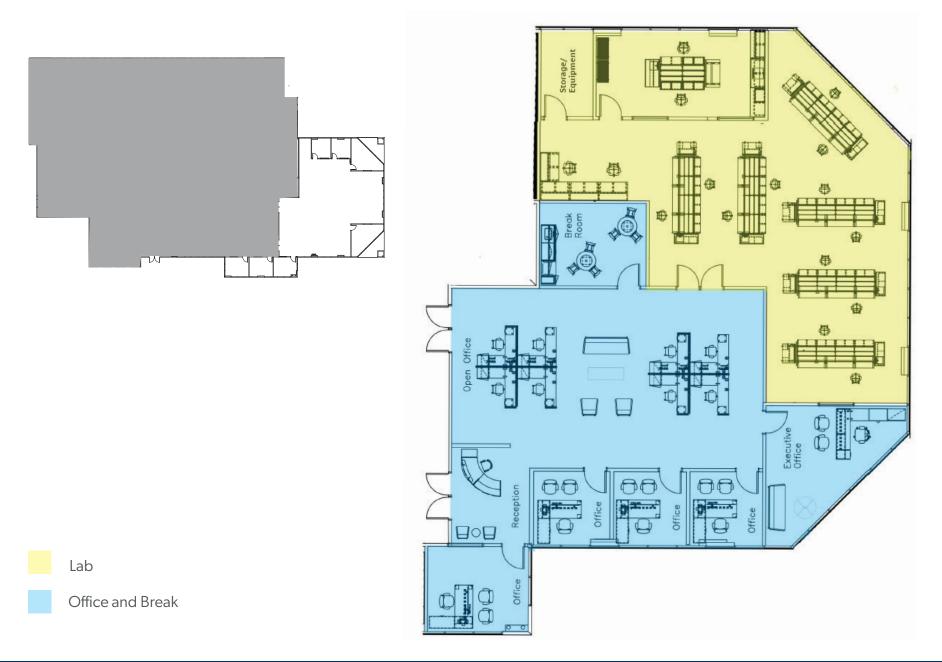


Lab

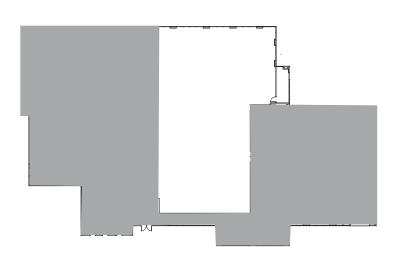
Office and Break

Freight Elevator/Shipping and Receiving

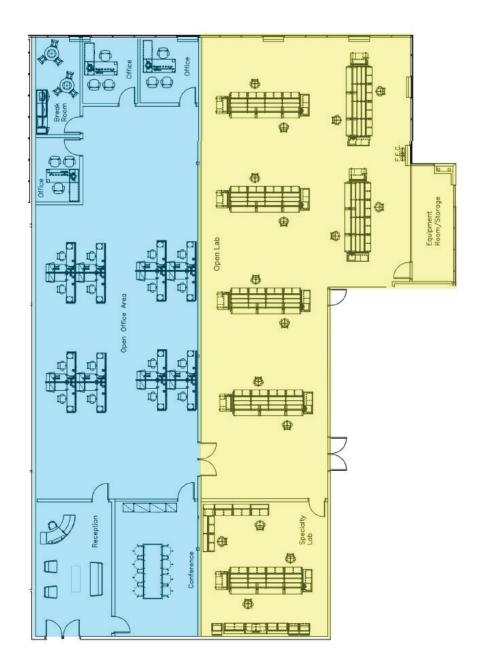
HYPOTHETICAL FLOOR PLAN | TURNKEY LIFE SCIENCE **SUITE 201:** ±4,943 SF | Demising Option 1



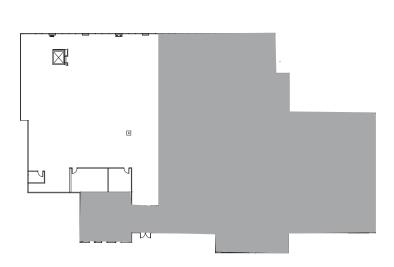
HYPOTHETICAL FLOOR PLAN | TURNKEY LIFE SCIENCE **SUITE 201:** ±8,517 SF | DEMISING OPTION 2

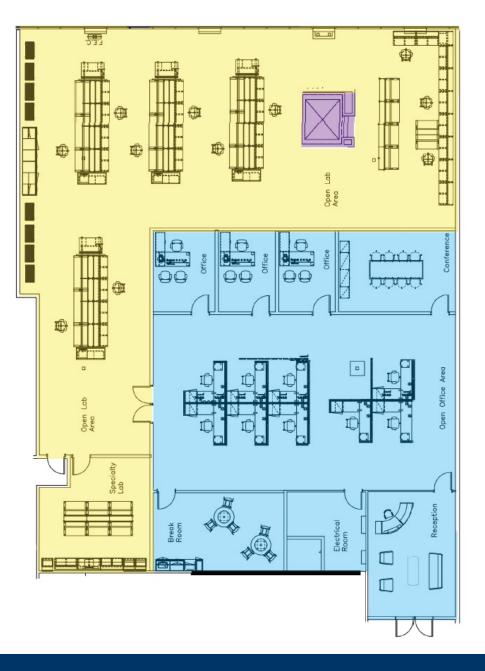






HYPOTHETICAL FLOOR PLAN | TURNKEY LIFE SCIENCE **SUITE 201:** ±9,899 SF | DEMISING OPTION 3





Lab

Office and Break

Freight Elevator/Shipping and Receiving

NEARBY AMENITIES



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS 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 CONDI-TIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

302 ENZO DRIVE, SAN JOSE