

302

ENZO DRIVE, SAN JOSE

CONTEC



**CUSHMAN &
WAKEFIELD**

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

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HIGHLIGHTS

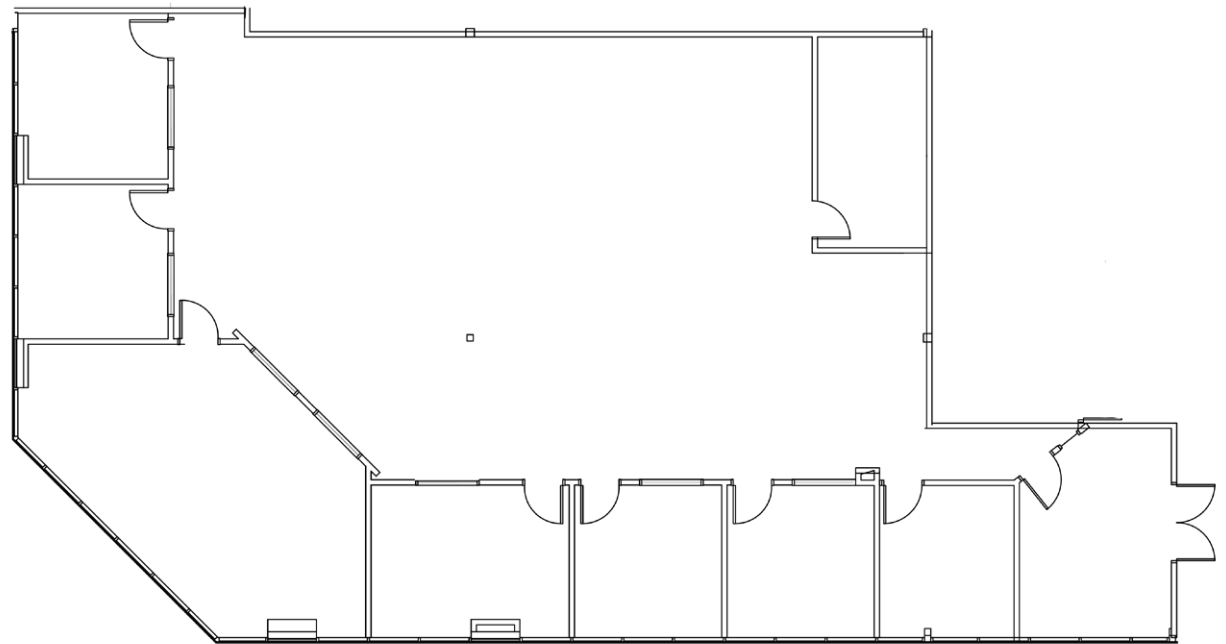
- Prominent Building Signage with Freeway Visibility (126,000 ADT)
- Renovated Lobby
- Total Power: 3,000 Amps; 3-Phase, 480V
- Dock and Grade Loading
- 3/1,000 Parking Ratio
- Zoning: Industrial Park (IP)
- Access to Coyote Creek Trail and Hellyer Park
- Low NNN Operating Expenses
- Responsive Local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



FLOOR PLAN | EXISTING CONFIGURATION

SUITE 150: ±3,872 SF

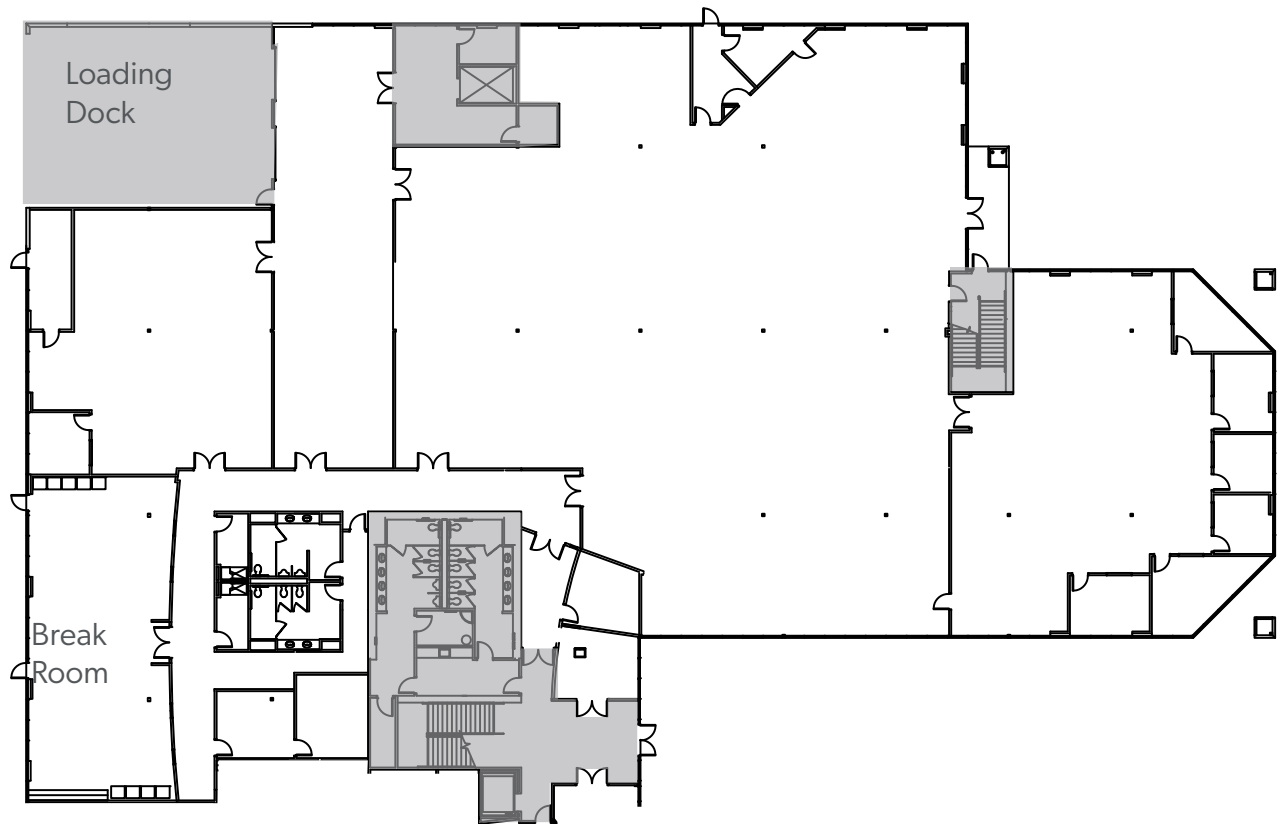
- Available September 1, 2025
- 100% Office
- 10' to Dropped Ceiling
- Exceptional Glass-line
- Direct Access from Building Lobby



FLOOR PLAN | EXISTING CONFIGURATION

SUITE 100: ±26,606 SF

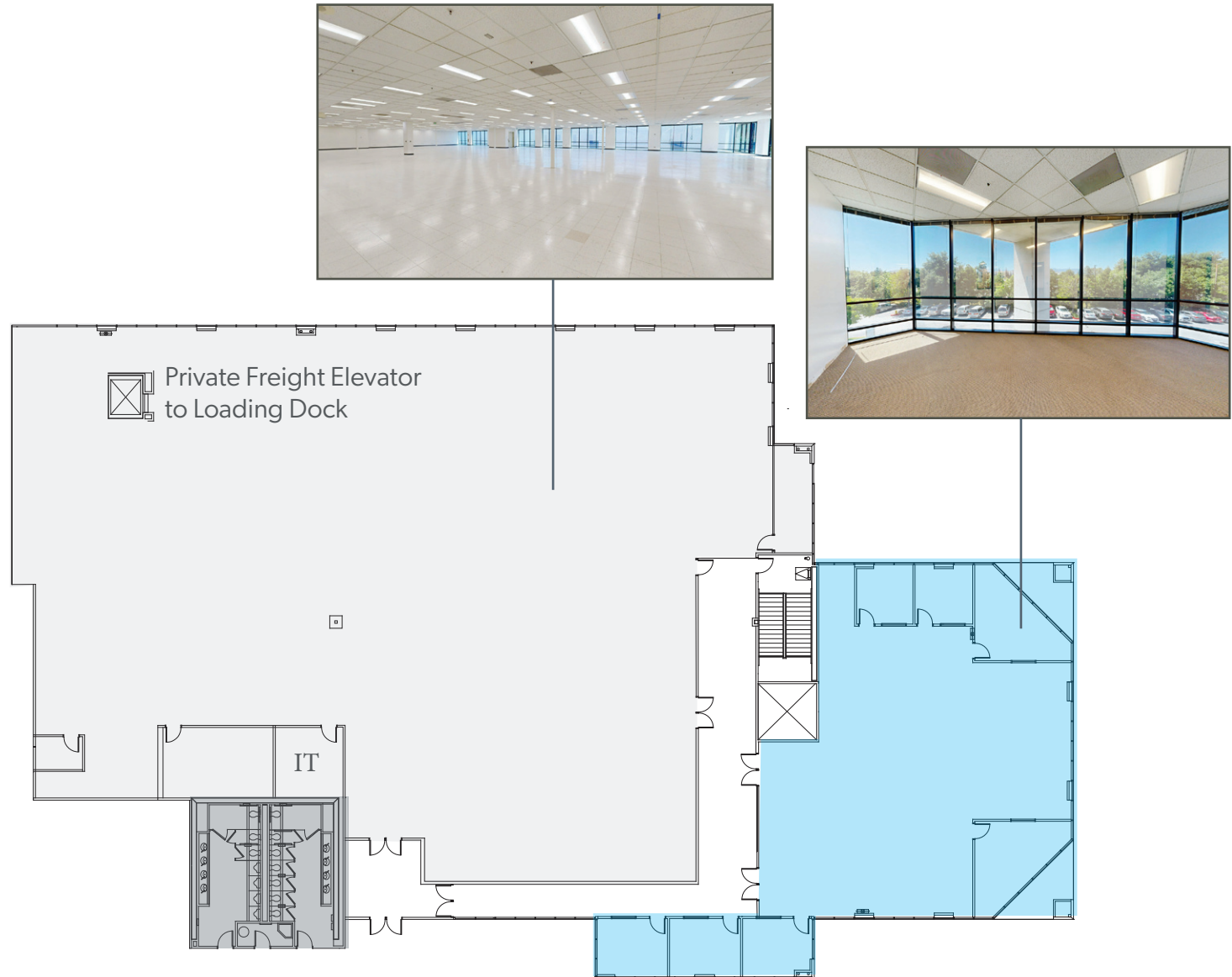
- Available December 1, 2025
- 1st Floor Unit
- Loading: Dock and Grade
- Direct access to Suite 201 via exclusive freight elevator for a total of up to **±49,965 SF**
- 10' to Dropped Ceiling;
Approx. 14' to Joist;
Approx. 16' Deck-to-Deck
- Ample Power Available
(Up to 1,000 Amps)



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



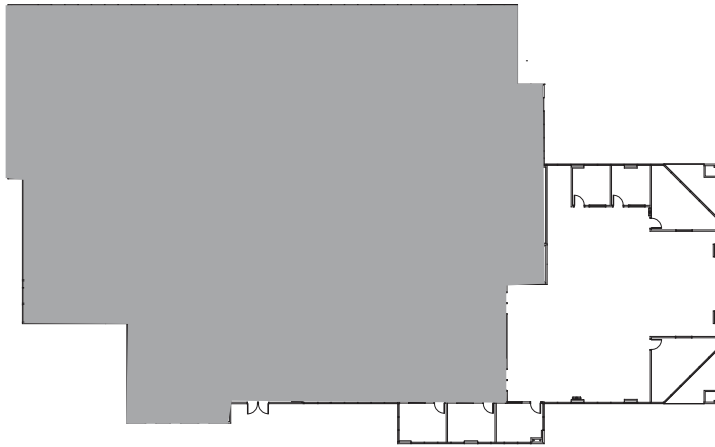
**Representative Photos from Project Owned by Landlord*



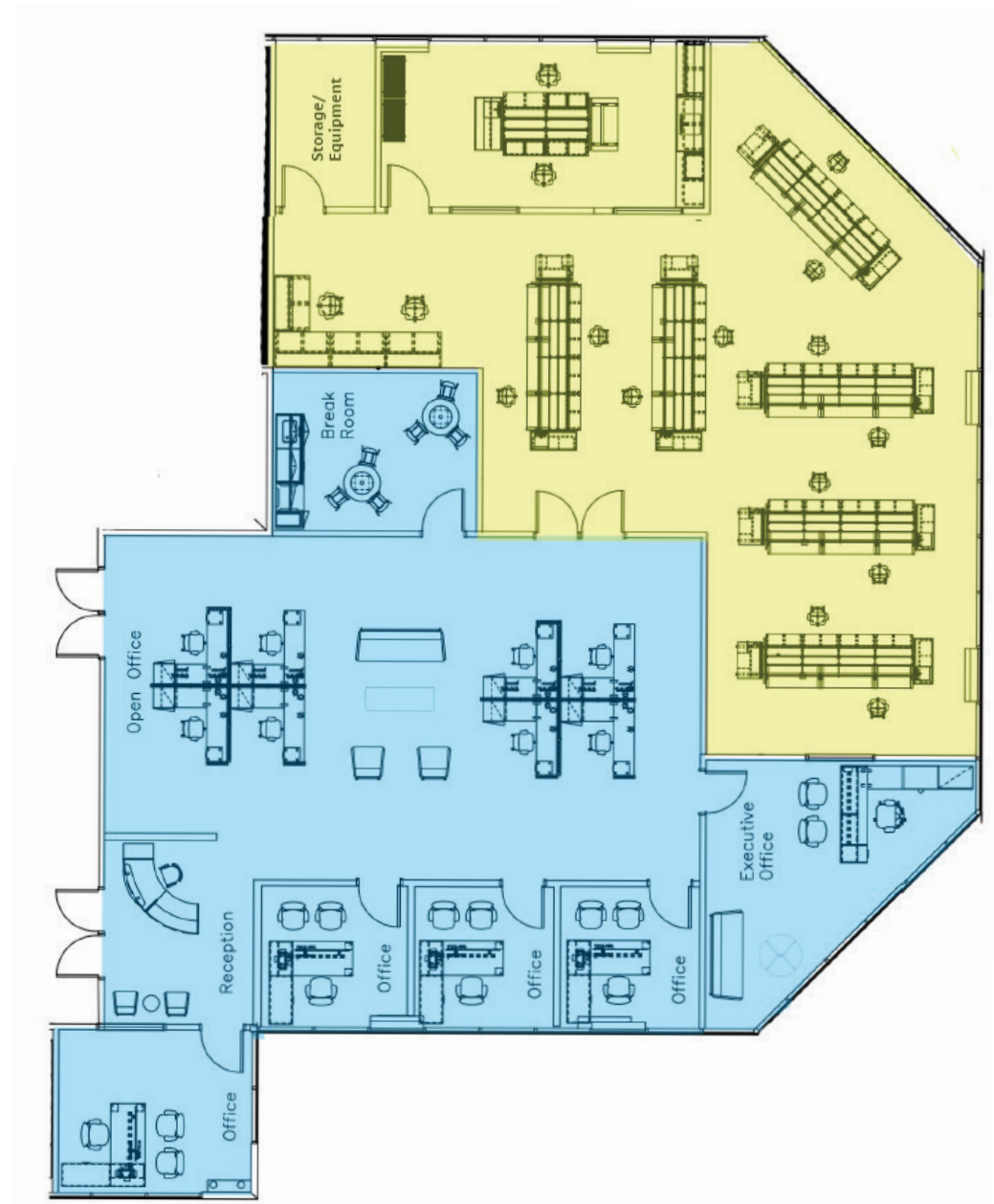
- Lab
- Office and Break
- Freight Elevator/Shipping and Receiving

HYPOTHETICAL FLOOR PLAN | TURNKEY LIFE SCIENCE

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

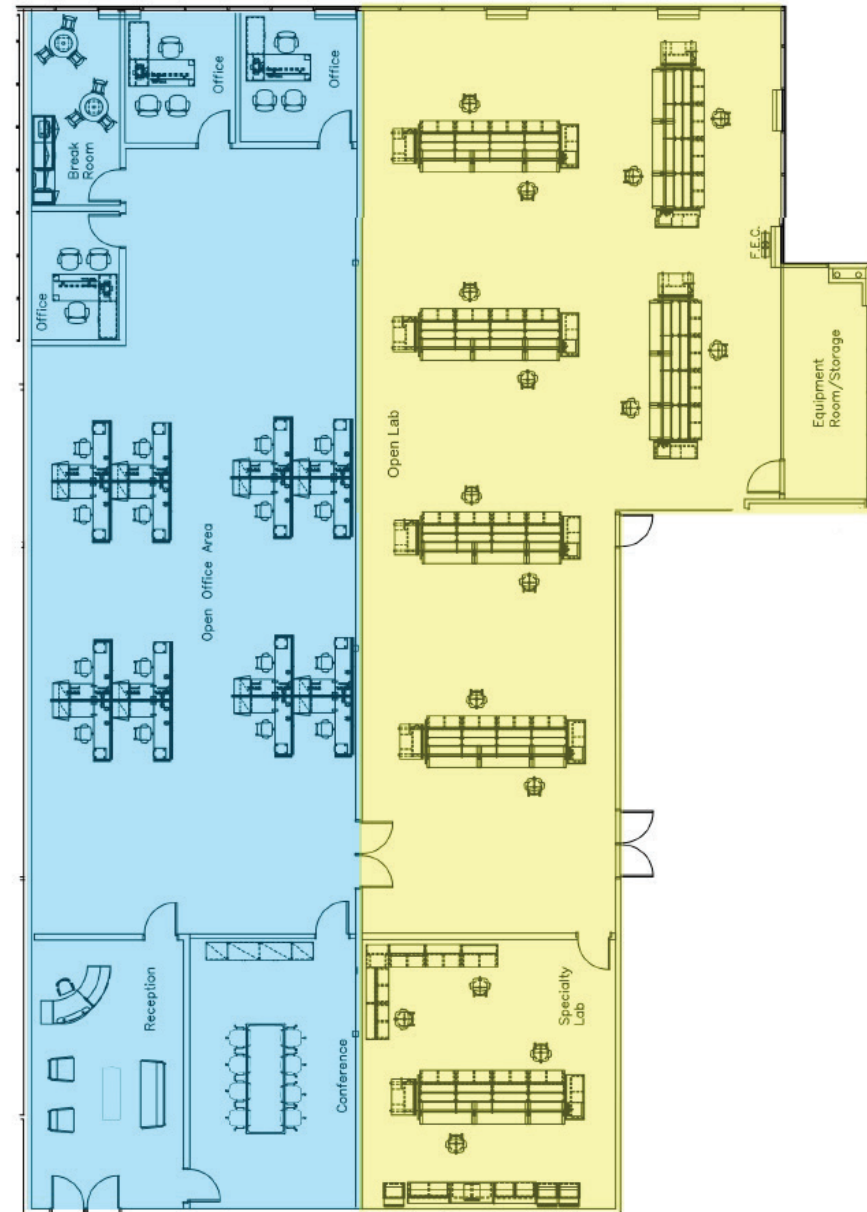
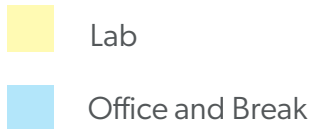
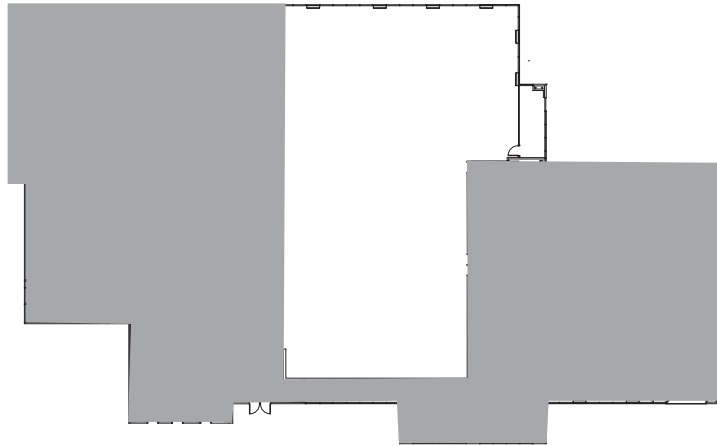


- Lab
- Office and Break



HYPOTHETICAL FLOOR PLAN | TURNKEY LIFE SCIENCE

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

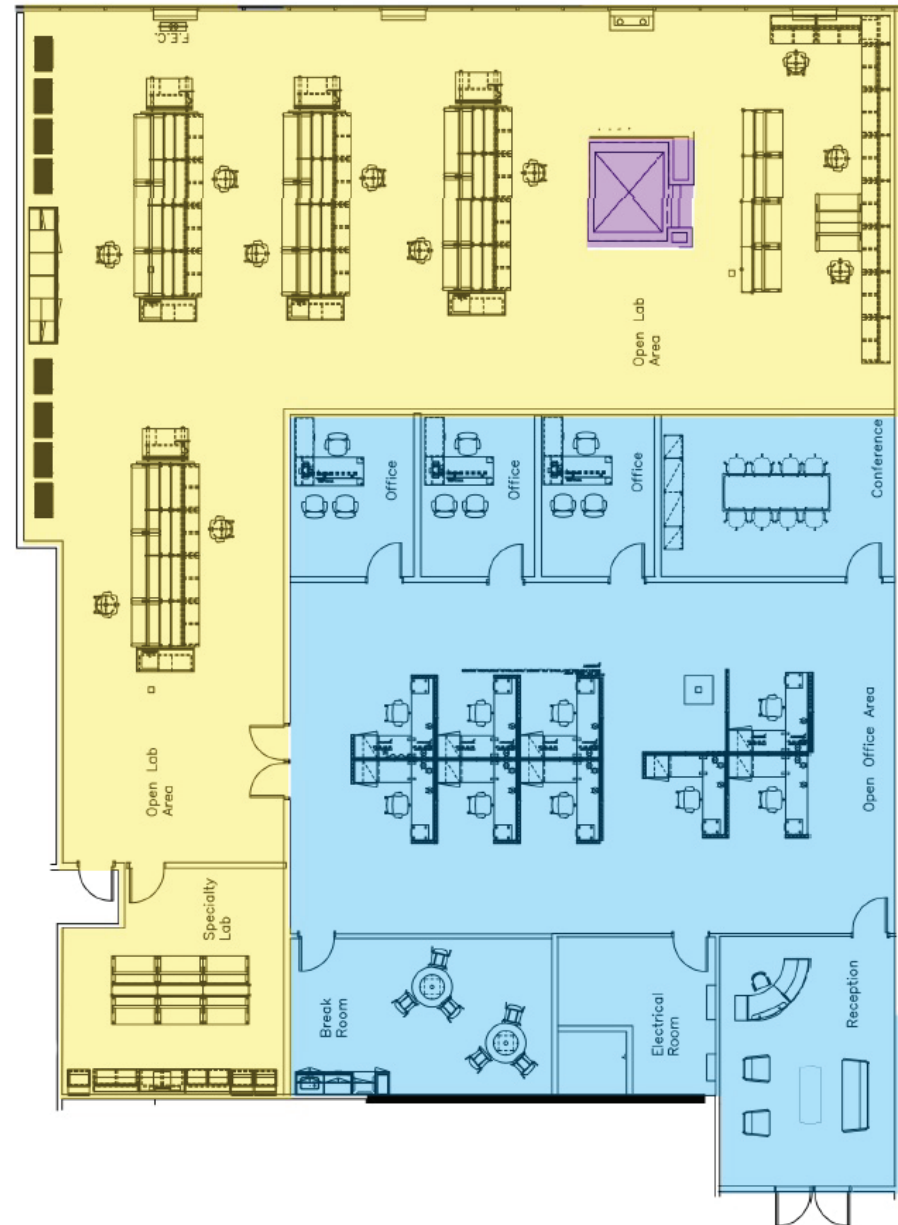


HYPOTHETICAL FLOOR PLAN | TURNKEY LIFE SCIENCE

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



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



NEARBY AMENITIES

