302 ENZO DRIVE, SAN JOSE

CUSHMAN & WAKEFIELD

OFFICE/R&D/LIFE SCIENCE FOR LEASE ±4,943 SF - ±64,506 SF

CONTEC

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

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

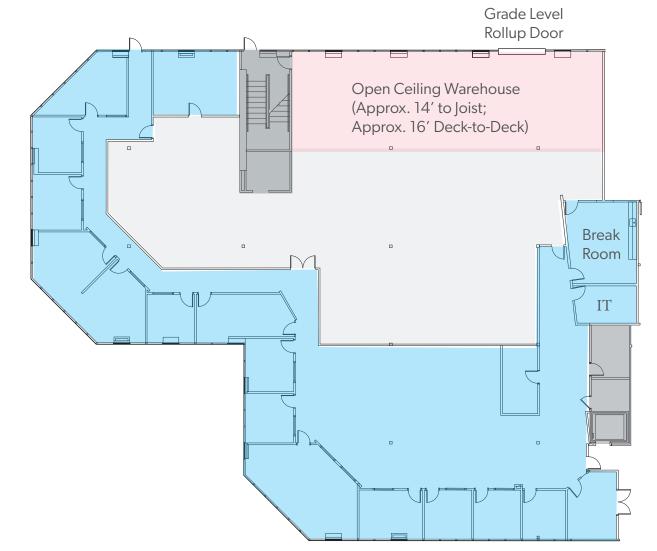
- Zoning: Industrial Park (IP)
- Access to Coyote Creek Trail and Hellyer Park
- Low NNN Operating Expenses
- Responsive Local Ownership



FLOOR PLAN | EXISTING CONFIGURATION **SUITE 190:** ±14,541 SF

- Available August 1, 2025
- 1st Floor Unit
- 10' to Dropped Ceiling
- Grade Level Rollup Door
- Current Cooling: 45 Tons
- Current Power: 225 Amps at 208/120V (Additional Power Available)

Lab, Light Manufacturing, Assembly,



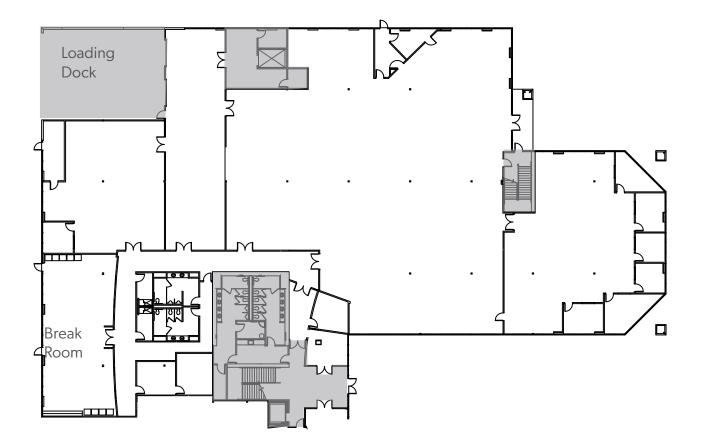
Warehouse

Life Science or Office

Dropped Ceiling Office

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

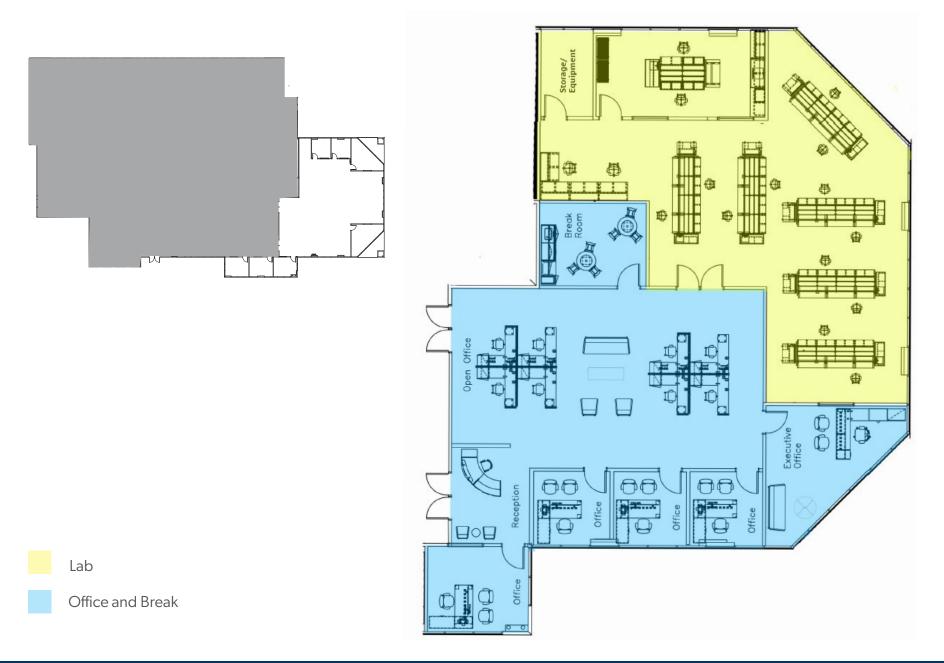


Lab

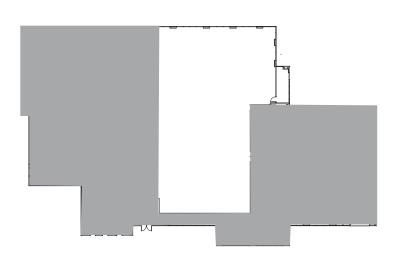
Office and Break

Freight Elevator/Shipping and Receiving

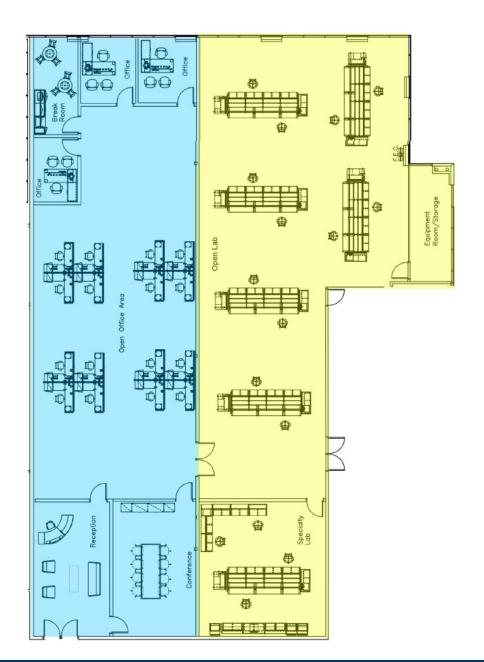
HYPOTHETICAL FLOOR PLAN | TURNKEY LIFE SCIENCE **SUITE 201:** ±4,943 SF | DEMISING OPTION 1



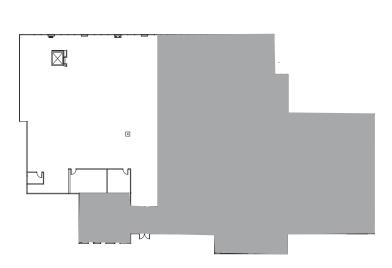
HYPOTHETICAL FLOOR PLAN | TURNKEY LIFE SCIENCE **SUITE 201:** ±8,517 SF | DEMISING OPTION 2

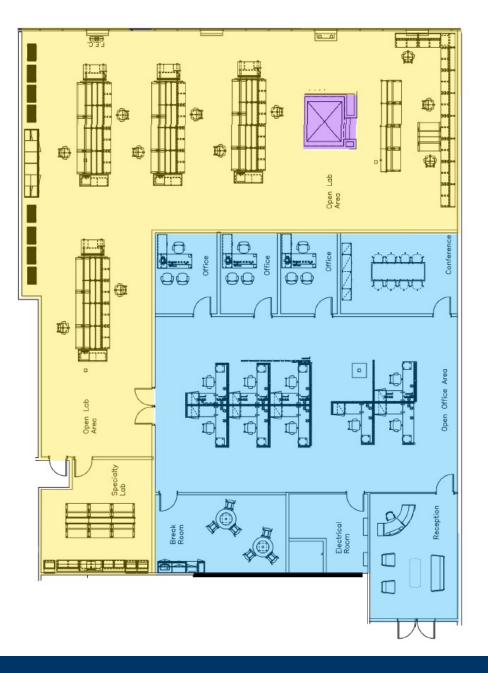






HYPOTHETICAL FLOOR PLAN | TURNKEY LIFE SCIENCE **SUITE 201:** ±9,899 SF | DEMISING OPTION 3





Lab

Office and Break

Freight Elevator/Shipping and Receiving

NEARBY AMENITIES



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