

2055 LAURELWOOD ROAD

SANTA CLARA, CA



HIGH-IDENTITY OFFICE/R&D SPACES FOR LEASE

±8,708 SF - ±10,042 SF

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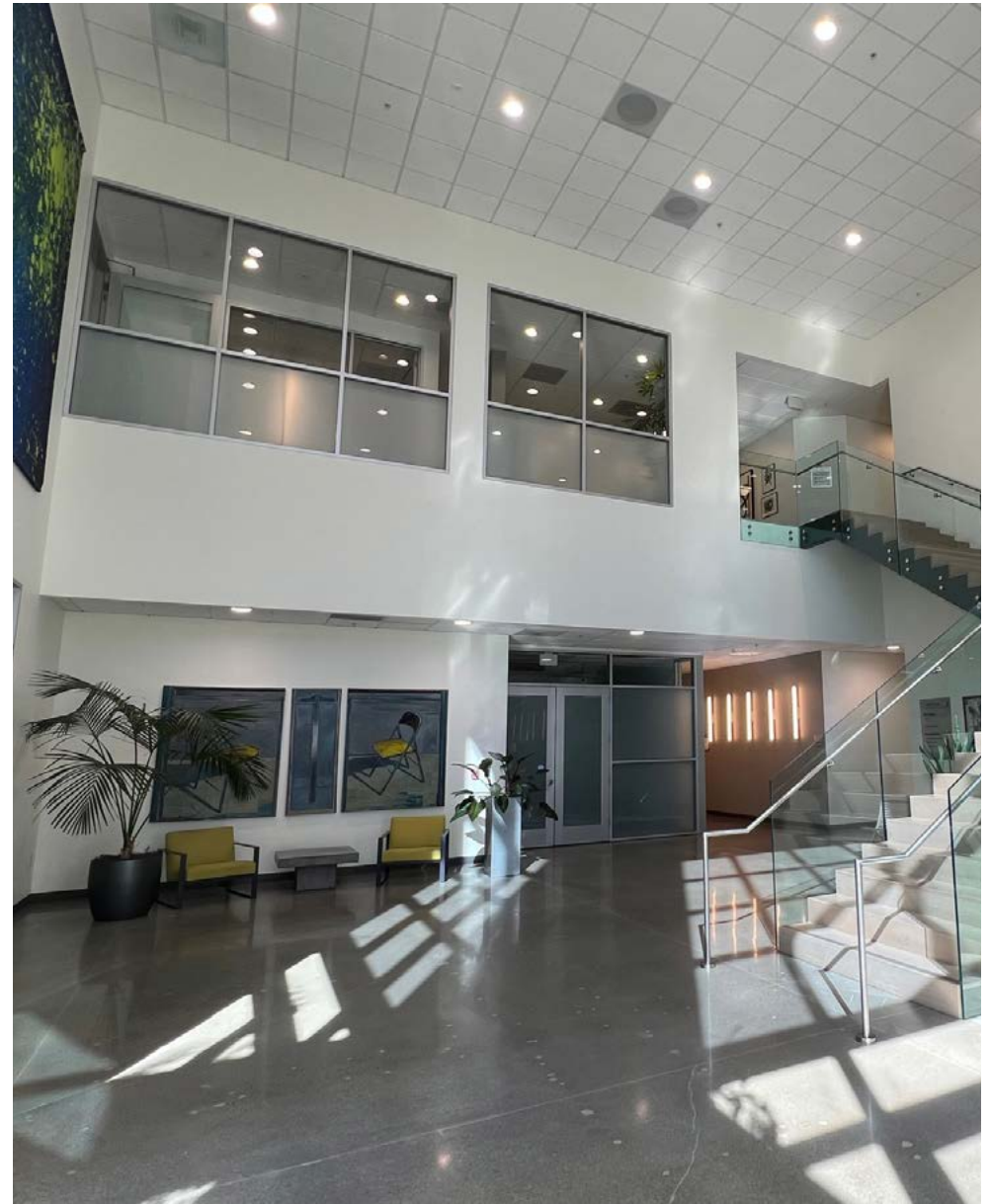


ORCHARD
COMMERCIAL

2055 LAURELWOOD ROAD

HIGHLIGHTS

- Suite 210 - ±8,708 RSF: Available Now!
- Suite 250 - ±10,042 RSF: Plug & Play - 37 Workstations
- Hwy 101 Building Signage Options
- Prominent Monument Signage
- Market-Ready Interiors | Extensive Glass Lines
- AT&T Fiber + Comcast Connectivity
- 10' Finished Ceilings in Offices
- Stunning High Ceiling Modern Building Lobby
- 5 Minutes to Santa Clara Square & SJC Airport
- On-Site Amenities: Common Conference Room
Game Room
Yoga Studio
Indoor Outdoor Collaboration Areas
- Convenient Parking: 3.8/1,000 Ratio
- EV Charging Stations Available
- Sustainability Minded: 150 kW Solar Installation Provides Up to 20% of Buildings Power



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SUITE 210 | ±8,708 SF
AVAILABLE NOW

- Lobby
- 3 Conference Rooms
- 5 Offices
- Open Office Area
- Large All-Hands Kitchen
- Large IT/Server Room
20.5 Tons Dedicated HVAC
100A 277/480V Panel
- Expansive Glass Line
- Building Signage Available

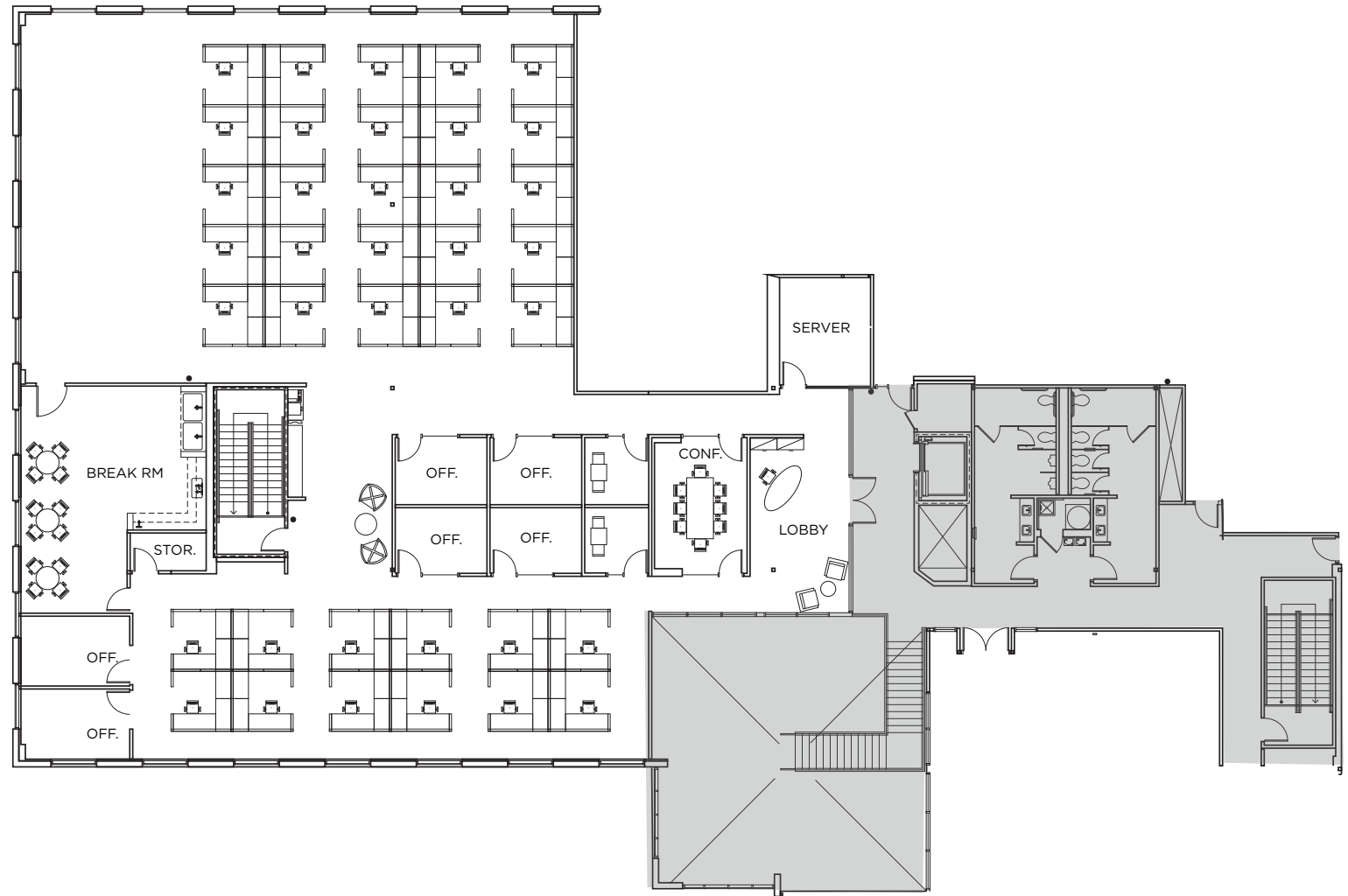


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SUITE 250 | ±10,042 SF

AVAILABLE W/ ±60 DAY NOTICE

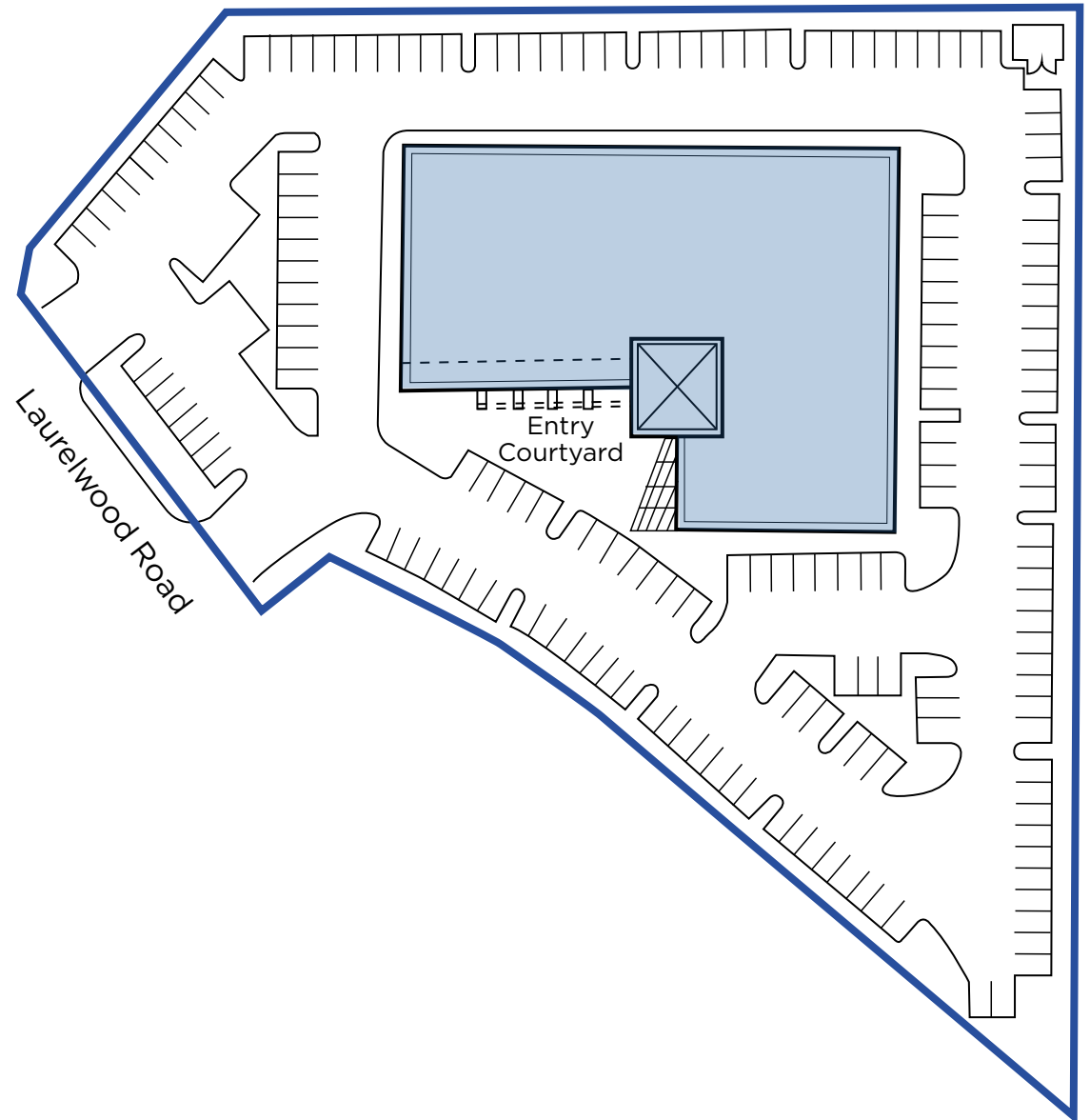
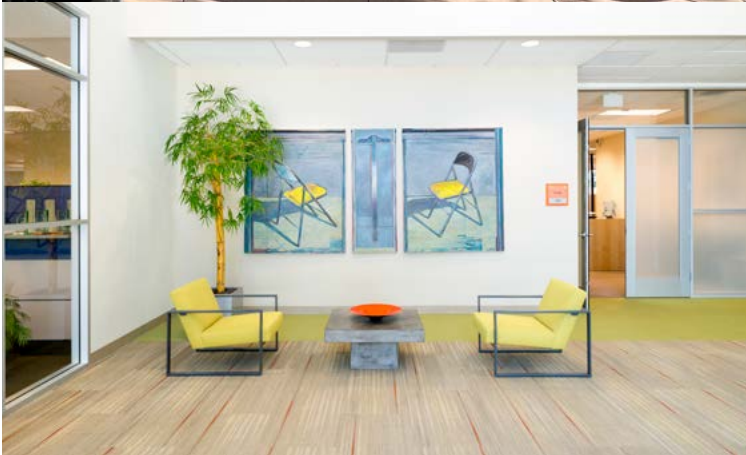
- Plug & Play
- 37 8x8 Cubicles
- Lobby
- 1 Conference Room
- 6 Offices
- Open Office Area
- Break Room
- Server Room
- 5 Tons Dedicated HVAC
- Storage



**BUILDING
SIGNAGE
AVAILABLE!**

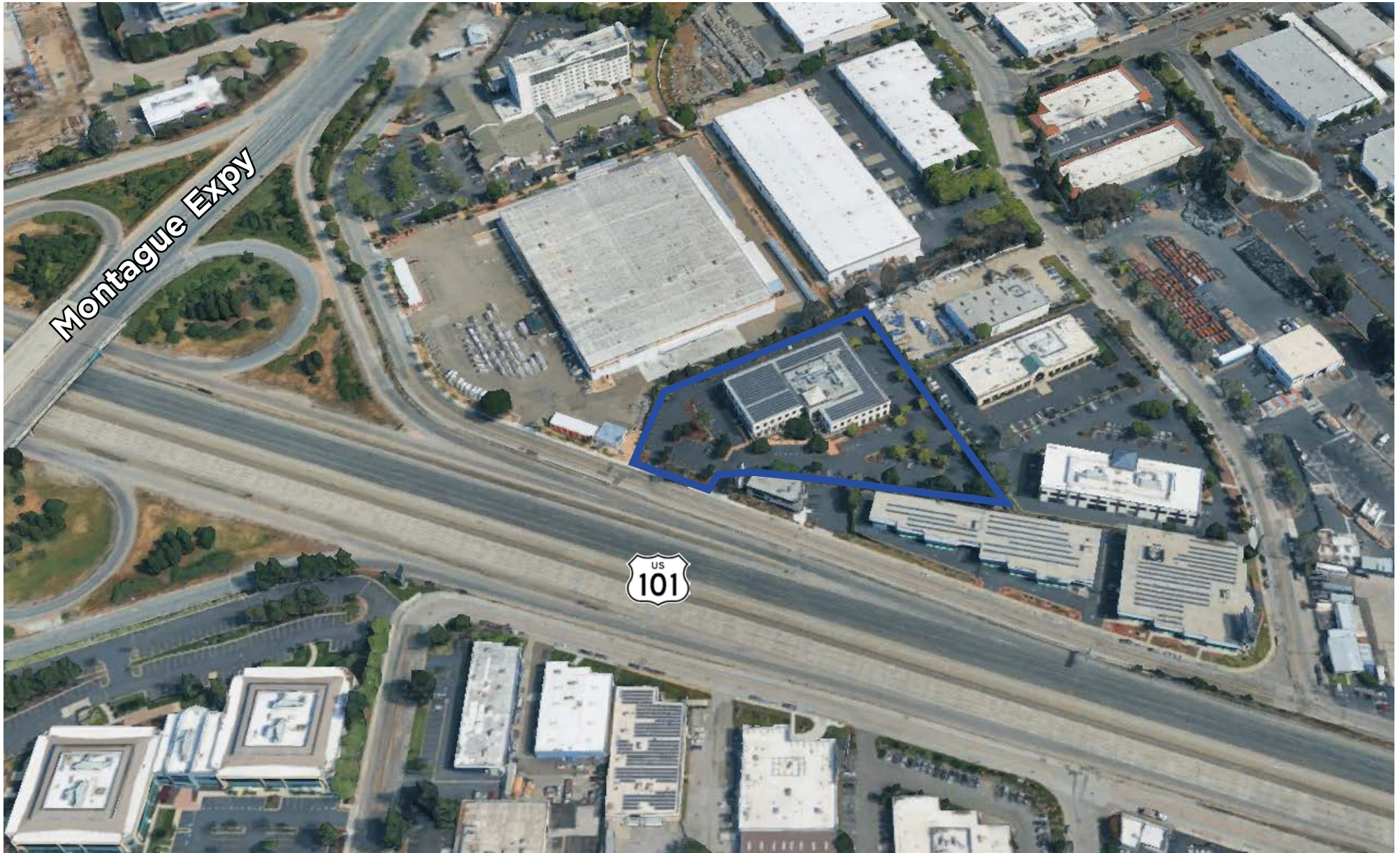
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SITE PLAN



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AERIAL



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AMENITY MAP



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