

# 2055 LAURELWOOD ROAD

## SANTA CLARA, CA



**HIGH-IDENTITY OFFICE/R&D SPACES FOR LEASE**  
**±5,088 SF - ±10,042 SF**

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## HIGHLIGHTS

- Suite 110 – ±5,088 RSF: Plug & Play with 38 Workstations
- Suite 210 – ±8,708 RSF: Available April 1, 2026
- Suite 250 – ±10,042 RSF: Available with Min 60 Day Notice
- Hwy 101 Building Signage Possible
- 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

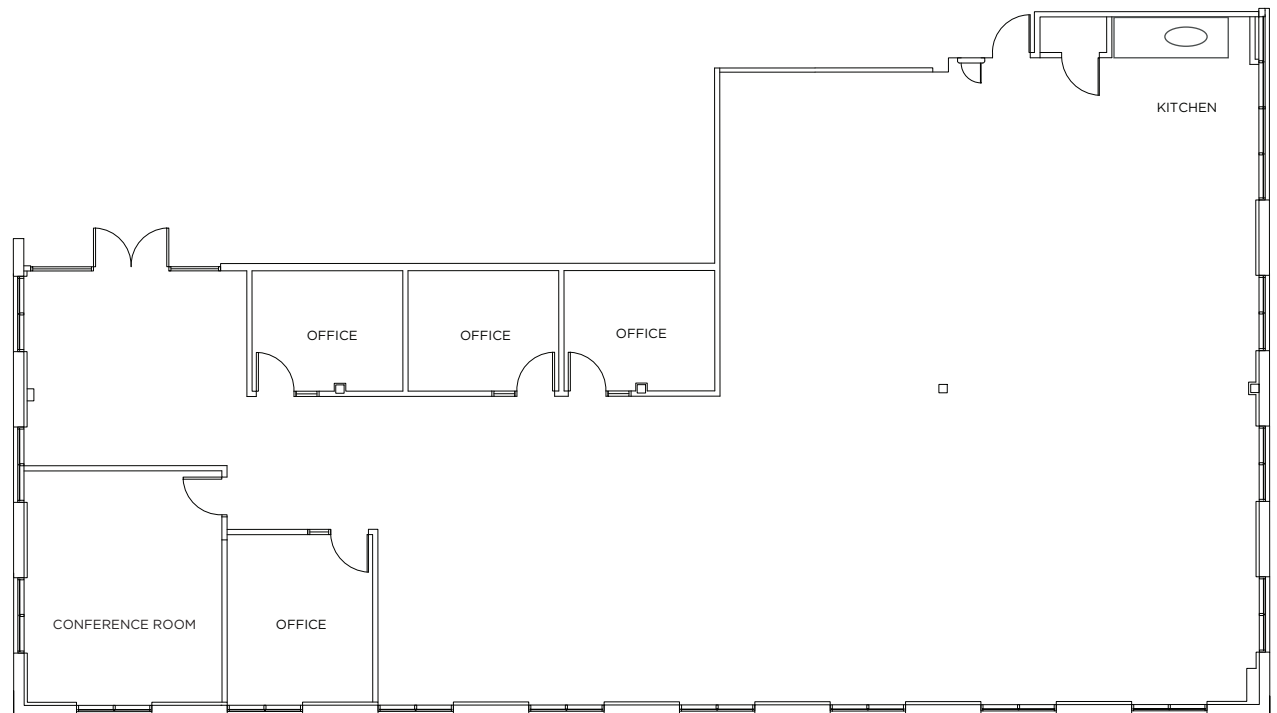




# 2055 LAURELWOOD ROAD

SUITE 110 | ±5,088 SF

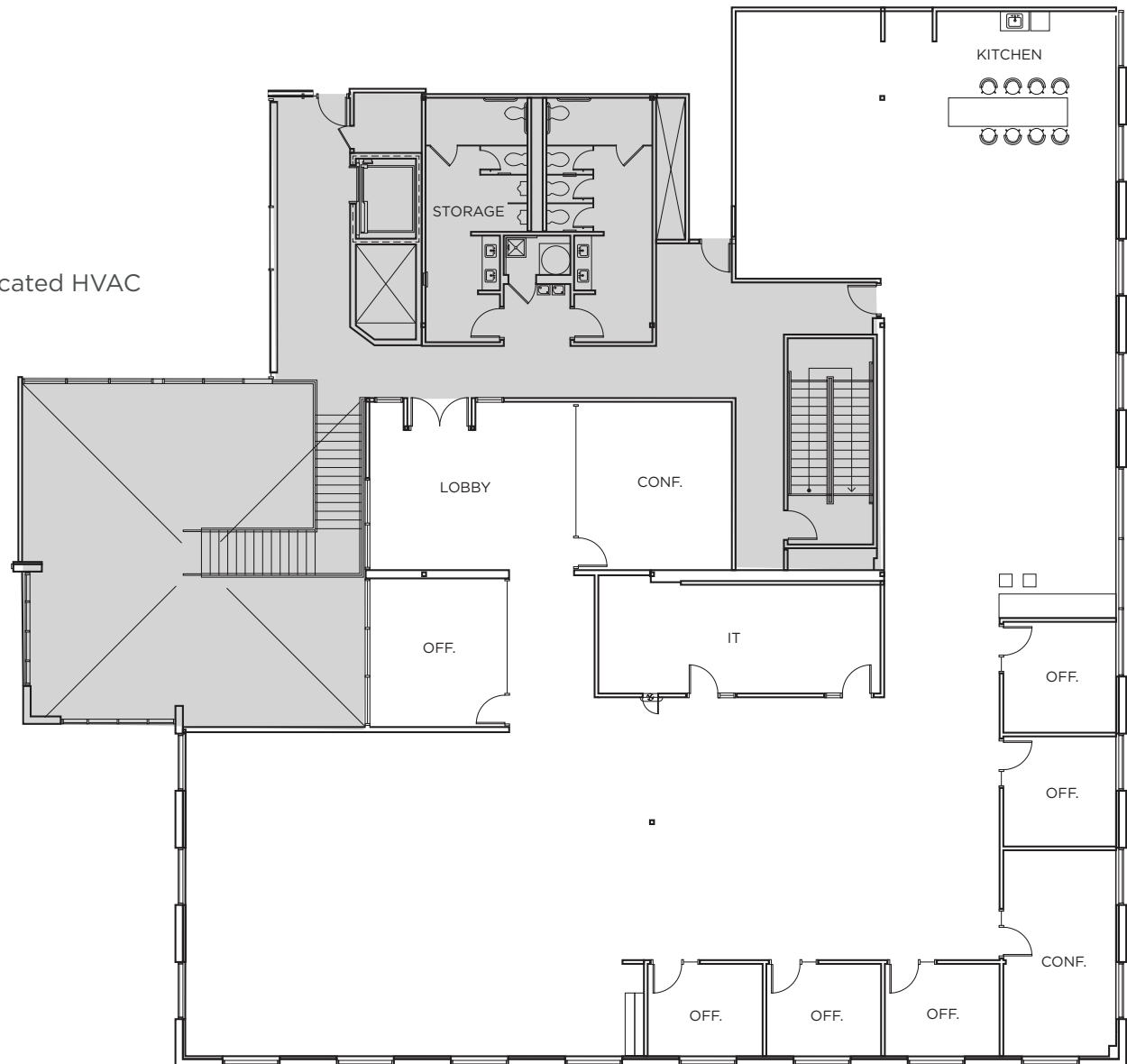
- Ground Floor
- Double Door Loading Possible
- Plug N Play – 38 Workstations!
- 1 Conference Room
- 4 Offices
- Lobby
- Open Office Area
- Kitchen Area



# 2055 LAURELWOOD ROAD

SUITE 210 | ±8,708 SF

- Available 4/1/26
- Lobby
- 2 Conference Rooms
- 6 Offices
- Open Office Area
- Large All-Hands Kitchen
- Large IT/Server Room w/ 20.5 Tons Dedicated HVAC
- Expansive Glass Line

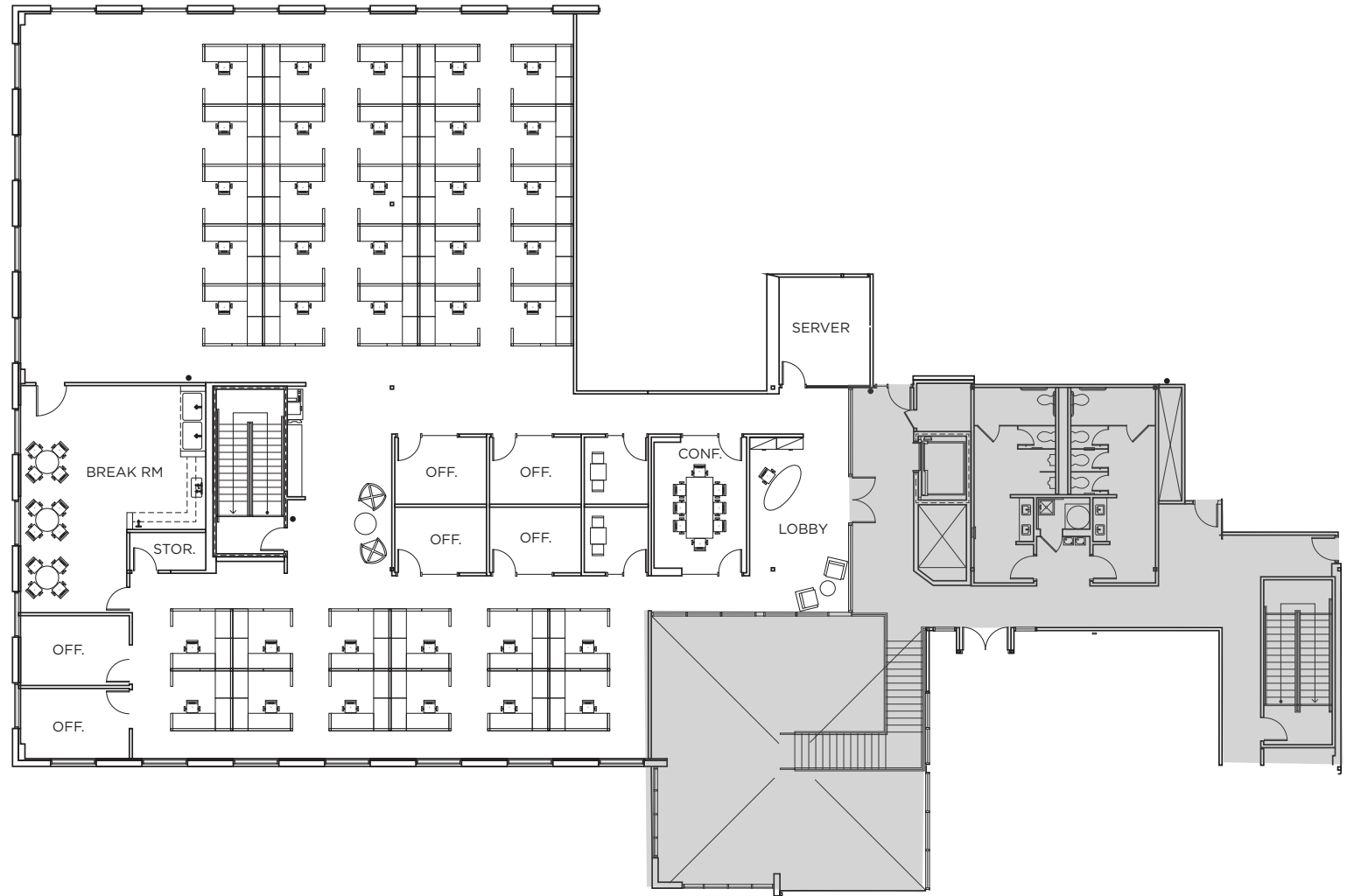


# 2055 LAURELWOOD ROAD

SUITE 250 | ±10,042 SF

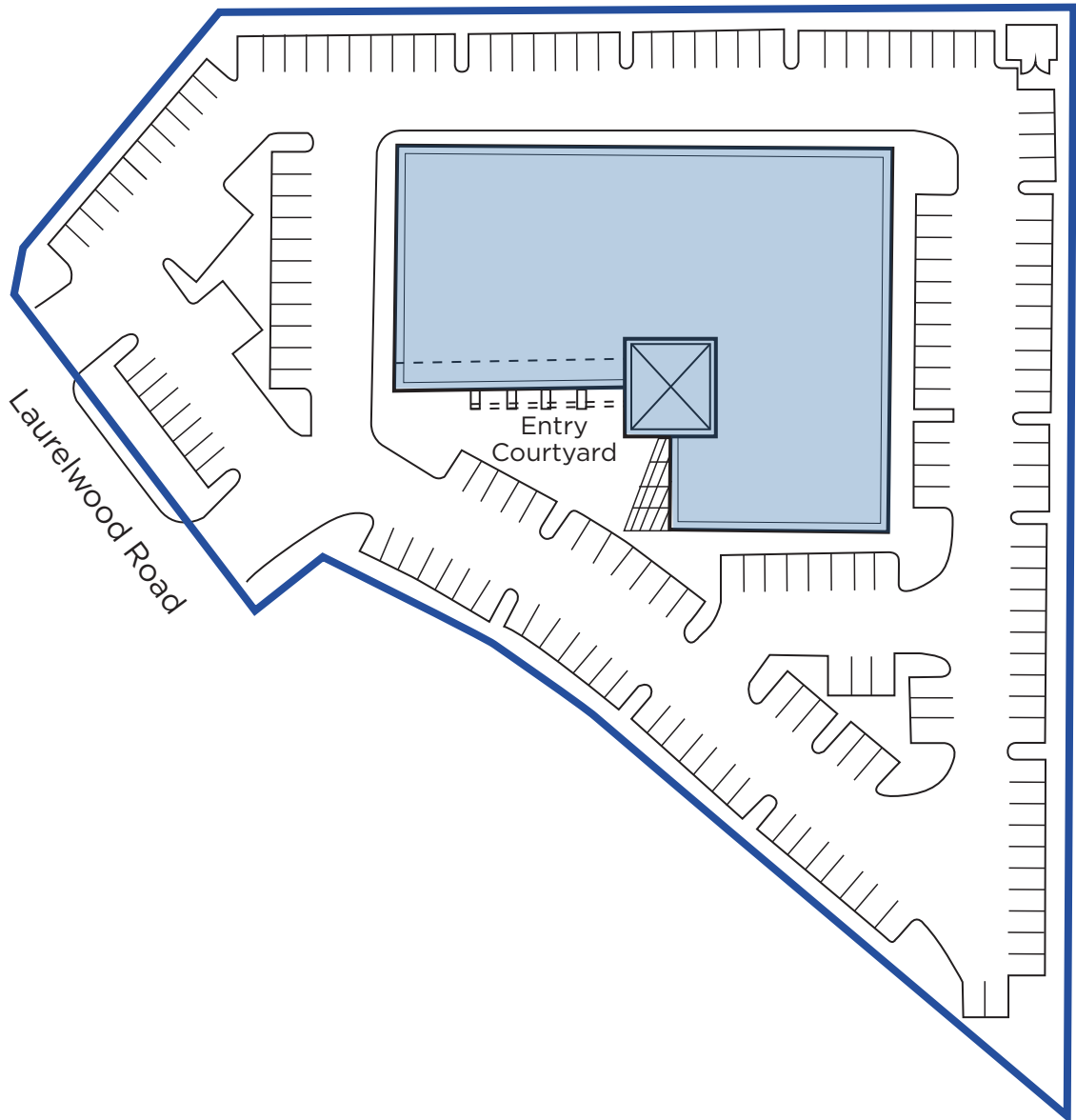
AVAILABLE W/ MIN 60 DAY NOTICE

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



# 2055 LAURELWOOD ROAD

## SITE PLAN





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AERIAL





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## AMENITY MAP





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