



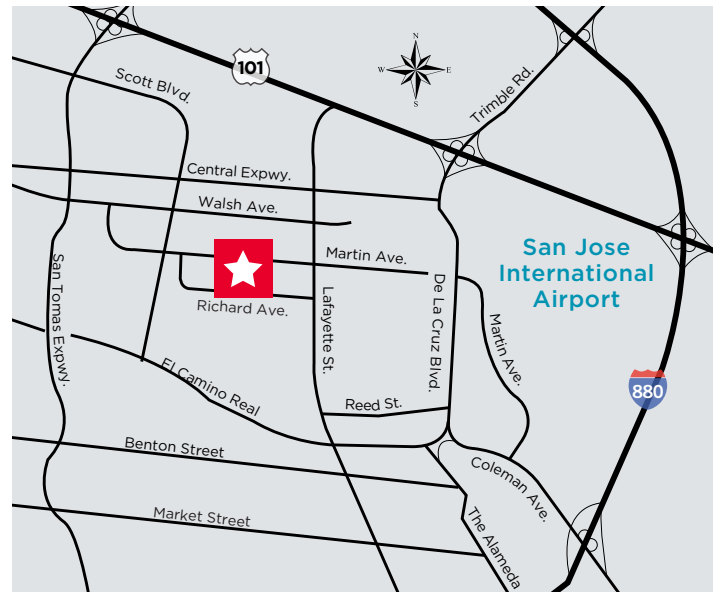
FOR LEASE

Suite 101: ±3,389 SF

Available 9/1/2026

PROPERTY HIGHLIGHTS:

- R&D/Lab/Light Manufacturing
- One (1) Grade Level Door
- Sprinklered
- 95% Drop Ceiling HVAC and 5% Warehouse
- Caged Storage in Rear for Air Compressor or Nitrogen Tank
- 3.7/1,000 Parking Ratio
- Kitchenette/Break Area
- Silicon Valley Power (SVP) Provides Utility Cost Savings



Mike Baker
Senior Director
P +1 408 893 0249
mike.baker@cushwake.com
LIC #00188403

Jon DeCoite
Managing Director
P +1 408 834 3499
jon.decoite@cushwake.com
LIC #01471300

300 Santana Row, Fifth Floor
San Jose, CA 95128
T +1 408 615 3400
cushmanwakefield.com

SITE PLAN

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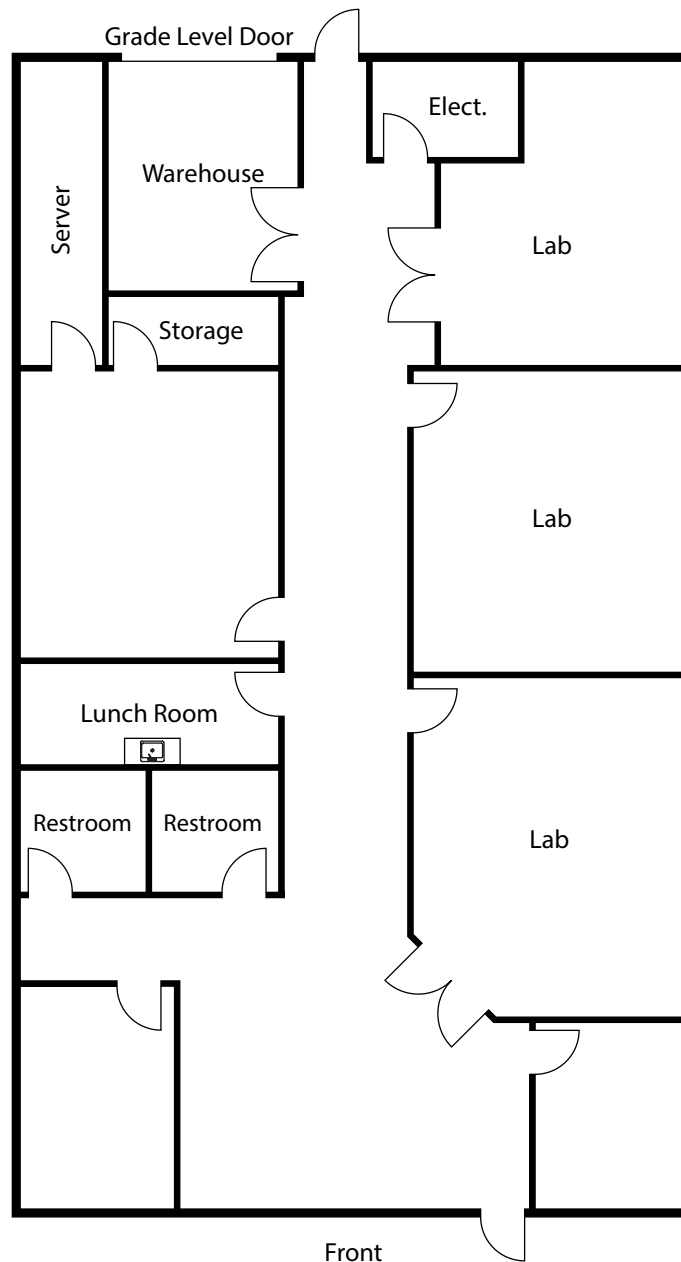
**CUSHMAN &
WAKEFIELD**

990 Richard Avenue

Santa Clara, California

FLOOR PLAN

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