

5451

PATRICK HENRY DRIVE

DESIGNED TO STAND OUT



±55,244 SF

SANTA CLARA

 CUSHMAN &
WAKEFIELD

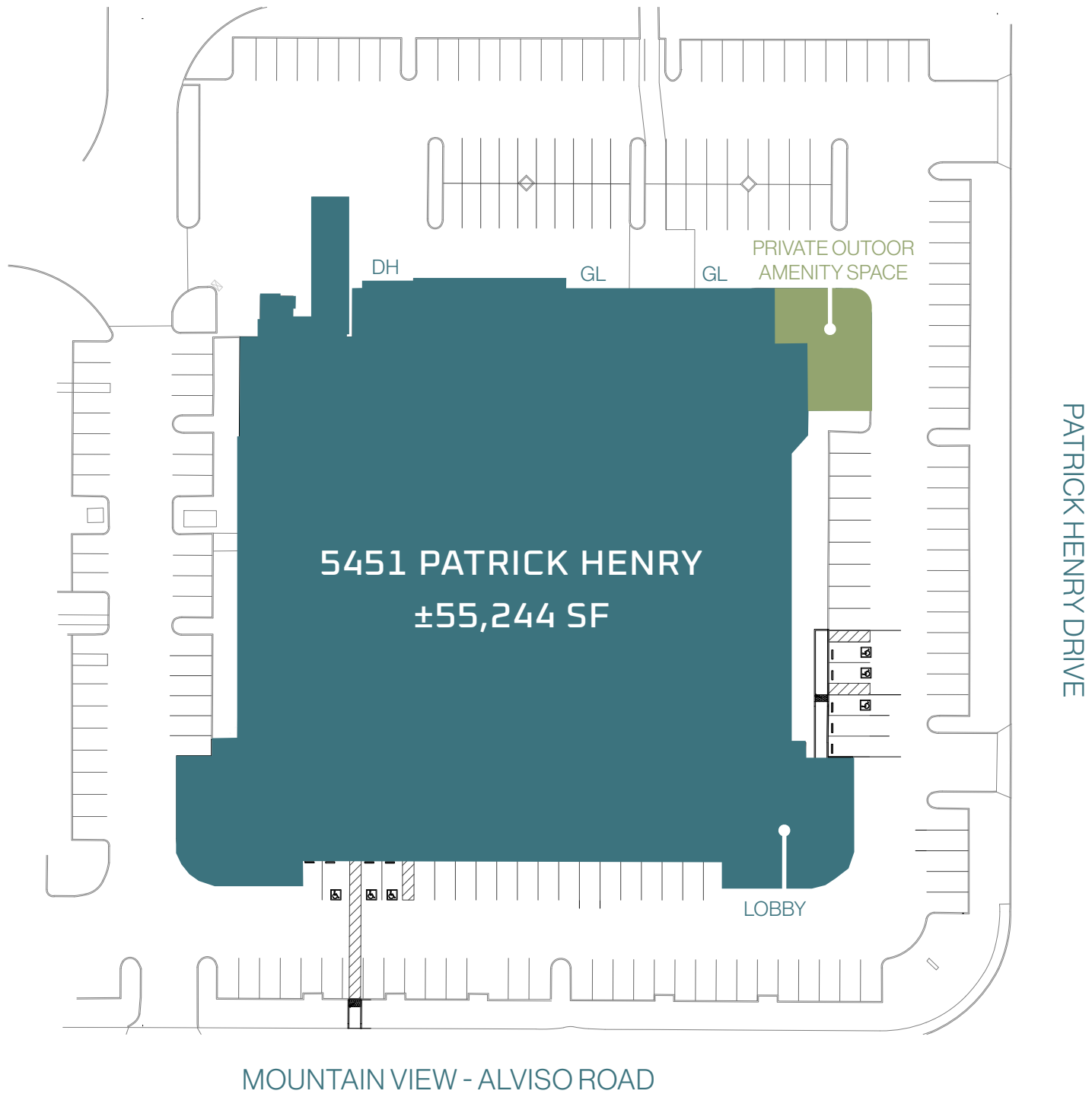
FREE STANDING SINGLE STORY ±55,244 SF OFFICE/R&D BUILDING

A polished exterior presence and versatile Office/R&D potential come together in a setting created for forward-thinking companies.



5451
PATRICK HENRY DRIVE

- MODERN INTERIORS
- LABS & CLASS 100,000 CLEAN ROOMS
- EXPANSIVE BREAK ROOM
- SHOWERS
- 4 MINUTE DRIVE TO SANTA CLARA ACE TRAIN
- 2,000 AMPS @ 277/480 VOLTS (POWER UPGRADE UNDERWAY)
- DOCK & GRADE LOADING
- ±3.5/1,000 PARKING
- PRIVATE OUTDOOR AMENITY SPACE
- 2 BLOCKS TO TASMAN VTA LIGHT RAIL STATION
- WALKING DISTANCE TO RESTAURANTS, RETAIL, HOTELS & LEVI'S STADIUM



Floor Plan

±55,244 SF

- 22 Offices
- 8 Conference Rooms
- Open Office Area
- Break Room
- Coffee Bar
- Fitness Center
- Labs with Dedicated HVAC
- Class 100,000 Clean Rooms
- Warehouse & Storage
- Shipping/Receiving
- Server Room
- 3 Grade Level Doors
- 1 Dock High Door
- Private Outdoor Amenity Space



MOUNTAIN VIEW - ALVISO ROAD

5451

PATRICK HENRY DRIVE

237

Hyatt Regency
Market at the Hyatt
Truya Sushi
Evolution Restaurant

Hilton
La Fontana

HiroNori
Cafe Falafel
Pizza My Heart
House of Bagels
Iguanas Burritozilla
Tea Spot Cafe

Walmart
AMC Mercado 20
In-N-Out
Krispy Kreme
Panda Express
Tomatina

SmokeEaters
Starbucks
Jamba Juice
World Wrapps
Pho Hoa + Jazen Tea
Subway

Fleming's Steakhouse
CorePower Yoga
Barebottle Brewing
Chipotle
Pacific Catch
Opa!
Whole Foods
Floodcraft Brewing

Il Fornaio
Puesto
Starbucks
The Halal Guys
Sweetgreen
Eureka! Burger
Lee's Sandwiches
GongCha

GREAT AMERICA PKWY

RELATED SANTA CLARA
RETAIL & RESIDENTIAL

1oz Coffee

Marriott
Bosc & Bartlett

GREAT
AMERICA
AMUSEMENT
PARK

Crust Sourdough Deli

MISSION
COLLEGE

The Plaza
Suites Hotel

AC Hotel
Marriott

SANTA
CLARA
SQUARE

BOWERS AVE

101

CENTRAL EXPY

Joe's Chinese
Togo's
Loop
Convenient Store
Golkonda Indian

Levi's Stadium

SANTA CLARA

Element Hotel
Starbucks
Teriyaki Madness
Orangetheory
Mendocino Farms
Habit Burger
Boichik Bagels

Pedro's Mexican
Birk's

Embassy Suites
TownePlace Suites
Valley Plaza Cafe
Sizzler
Jack in the Box
McDonalds

Athena Grill

5451
PATRICK HENRY DRIVE

237

PLANNED
RETAIL &
RESIDENTIAL

ACE
TRAIN STATION

TASMAN DRIVE

SANTA CLARA

LAFAYETTE STREET

MONTAGUE EXPRESSWAY

101

BOWERS AVE.

CENTRAL EXPY

KIFER RD.

Better Commutes Start Here

Offering convenient access to major highways and regional transportation networks, 5451 Patrick Henry Drive provides seamless connectivity throughout Silicon Valley and the greater Bay Area.

SUNNYVALE
STATION

6

LAWRENCE
STATION

MISSION
COLLEGE

GREAT
AMERICA
AMUSEMENT
PARK

— ACE TRAIN SHUTTLE
— LIGHT RAIL
— CALTRAIN

5451

PATRICK HENRY DRIVE

±55,244 SF



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