

302 ENZO DRIVE, SAN JOSE



OFFICE/R&D/LIFE SCIENCE FOR LEASE
±3,872 SF - ±35,656 SF

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HIGHLIGHTS

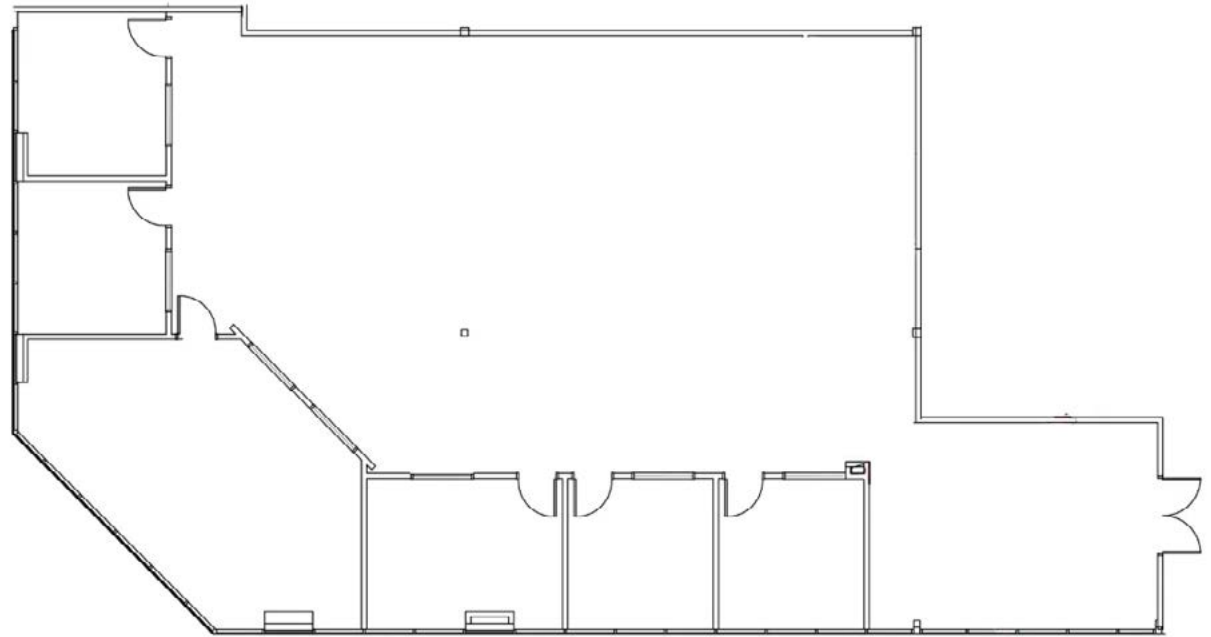
- Prominent Building Signage with Freeway Visibility (126,000 ADT)
- Renovated Lobby
- Total Power: 3,000 Amps; 3-Phase, 480V
- Dock and Grade Loading
- 3/1,000 Parking Ratio
- Zoning: Industrial Park (IP)
- Access to Coyote Creek Trail and Hellyer Park
- Low NNN Operating Expenses
- Responsive Local Ownership



FLOOR PLAN | EXISTING CONFIGURATION

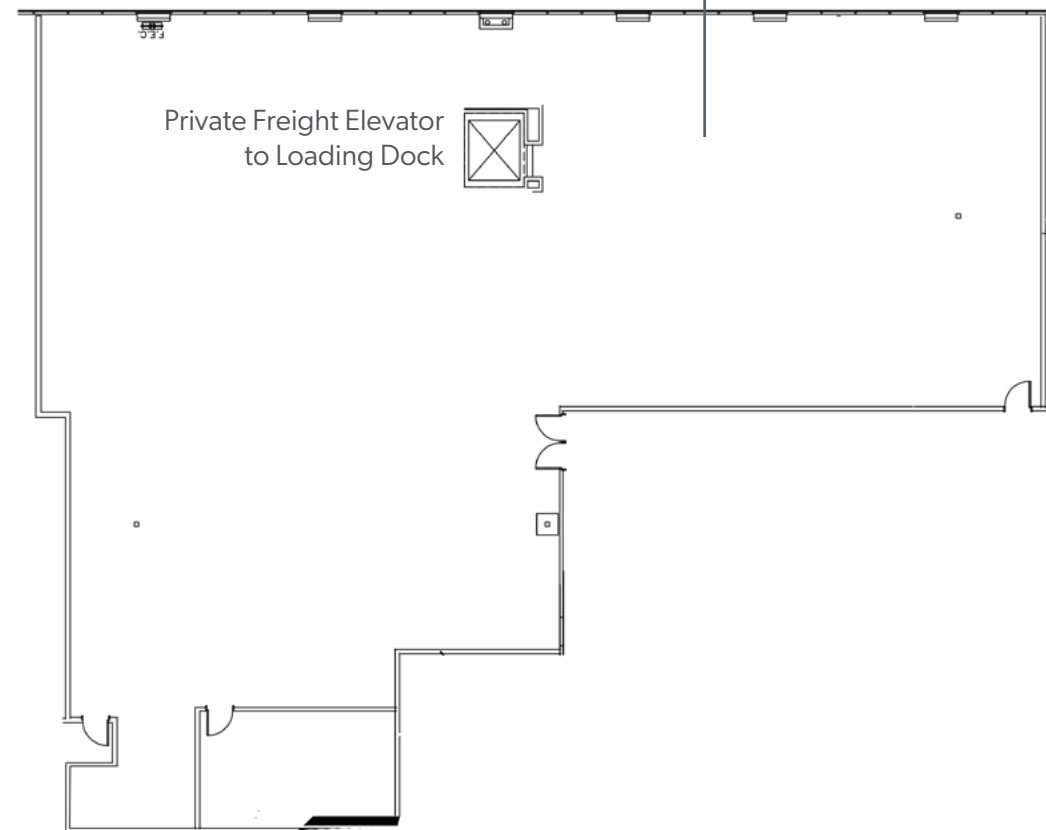
SUITE 150: ±3,872 SF

- 100% Office
- 10' to Dropped Ceiling
- Exceptional Glass-line
- Direct Access from Building Lobby



SUITE 202: ±9,050 SF

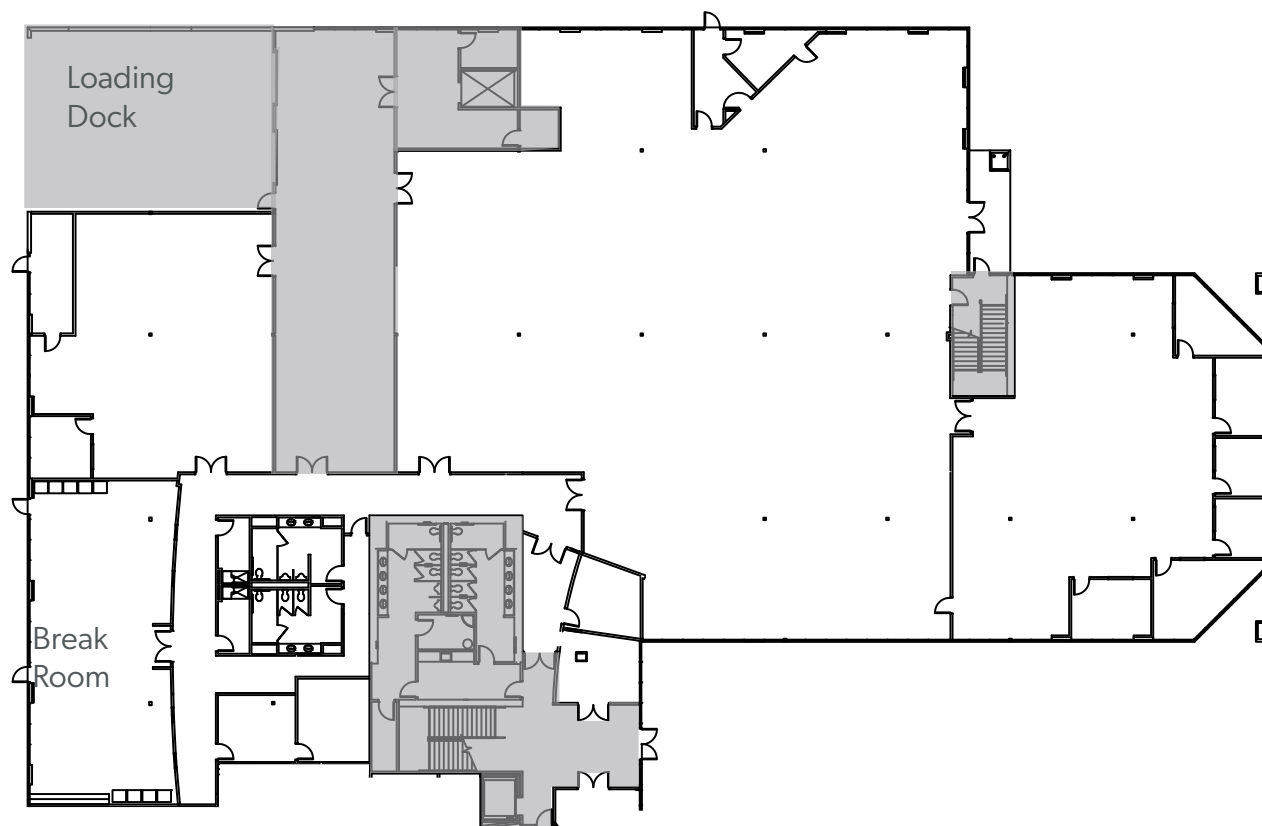
- Available Within 30 Days of Lease Signing
- 2nd Floor Unit
- Loading: Dock and Grade (Via Private Freight Elevator Within Premises)
- Current Cooling: 50 Tons
- Ample Power Available (Up to 1,000 Amps at 480V)



FLOOR PLAN | EXISTING CONFIGURATION

SUITE 100: ±26,606 SF

- Available January 1, 2027
- 1st Floor Unit
- Loading: Dock and Grade
- Direct Access to Suite 202 via Exclusive Freight Elevator for a Total of up to ±35,656 SF
- 10' to Dropped Ceiling
Approx. 14' to Joist
Approx. 16' Deck-to-Deck
- Ample Power Available
(Up to 1,000 Amps at 480V)



NEARBY AMENITIES

