



# CENTRAL



2800 | 2860 DE LA CRUZ BOULEVARD | SANTA CLARA

**MODERNIZED OFFICE + R&D PROJECT AVAILABLE FOR LEASE**

**±18,717 TO ±92,865 SF**

**NEWMARK**

# PROJECT HIGHLIGHTS



Five-building Office and R&D  
Project totaling ±298,326 SF



Contemporary open and drop  
ceiling work environment



Flexible campus  
expansion opportunities



Recently completed  
market ready renovations  
and upgrades



Access to  
EV Charging Stations



Dock & grade level loading



Extensive exterior  
facade modernizations



Prominent building  
and monument  
signage opportunities



SVP power offering savings  
between 20-25% over PG&E



3.5/1,000 parking ratio

# PROJECT OVERVIEW



2770 De La Cruz Blvd	±29,108 SF
2858 De La Cruz Blvd	±20,757 SF
 2860 De La Cruz Blvd	±74,167 SF
2890 De La Cruz Blvd	±69,000 SF
 2800 De La Cruz Blvd	±18,717 SF
2830 De La Cruz Blvd	±86,776 SF



2800 De La Cruz Blvd | ±18,717 SF

**FREE STANDING 1-STORY BUILDING**  
±18,717 SF

## BUILDING HIGHLIGHTS



Leading-edge 1-story  
Office / R&D space



Highly visible  
signage



Modern break area  
adjacent to the  
exclusive outdoor  
amenity area



Innovative outdoor  
collaboration area  
with roll-up door  
connectivity



±1,500 square feet  
of private outdoor  
amenity space  
*not included in RSF*



15' open ceiling  
environment



Power 400 amps  
@ 120/208V

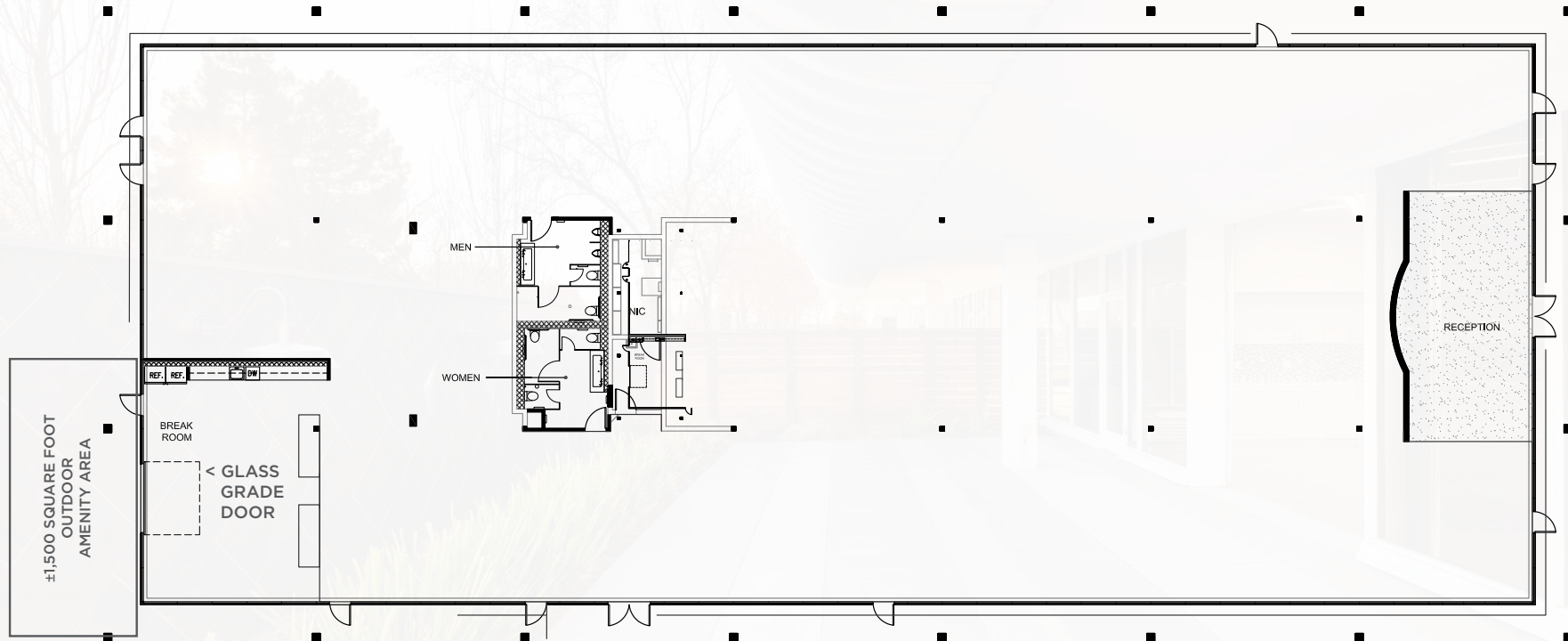


Grade loading  
capability





# FLOORPLAN



2860 De La Cruz Blvd | ±74,167 SF

## 2-STORY R&D BUILDING

1st Floor: ±44,273 SF

2nd Floor: ±29,894 SF

## BUILDING HIGHLIGHTS



Flexible two-story office and R&D space



Renovated exterior facade



Dock and grade level loading



Power 3,000 amps @480/277V\*



Ten 5-ton HVAC units



16' 7" deck to deck clear heights



Dedicated lobby and entrance



Access to 150 KVA generator



Private outdoor amenity area  
*Not included in RSF*

\* total power to 2860 & 2858

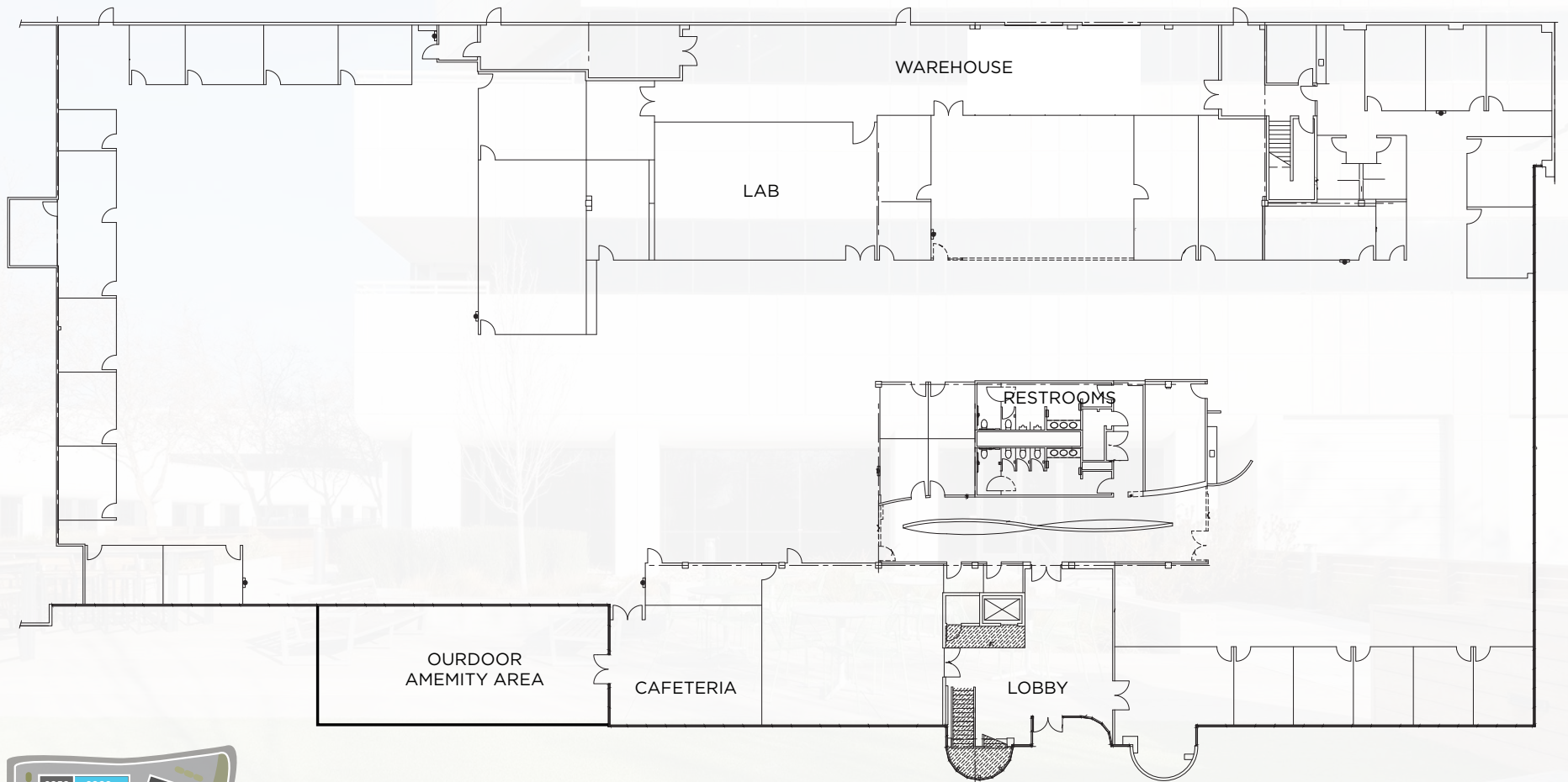


# FLOORPLAN



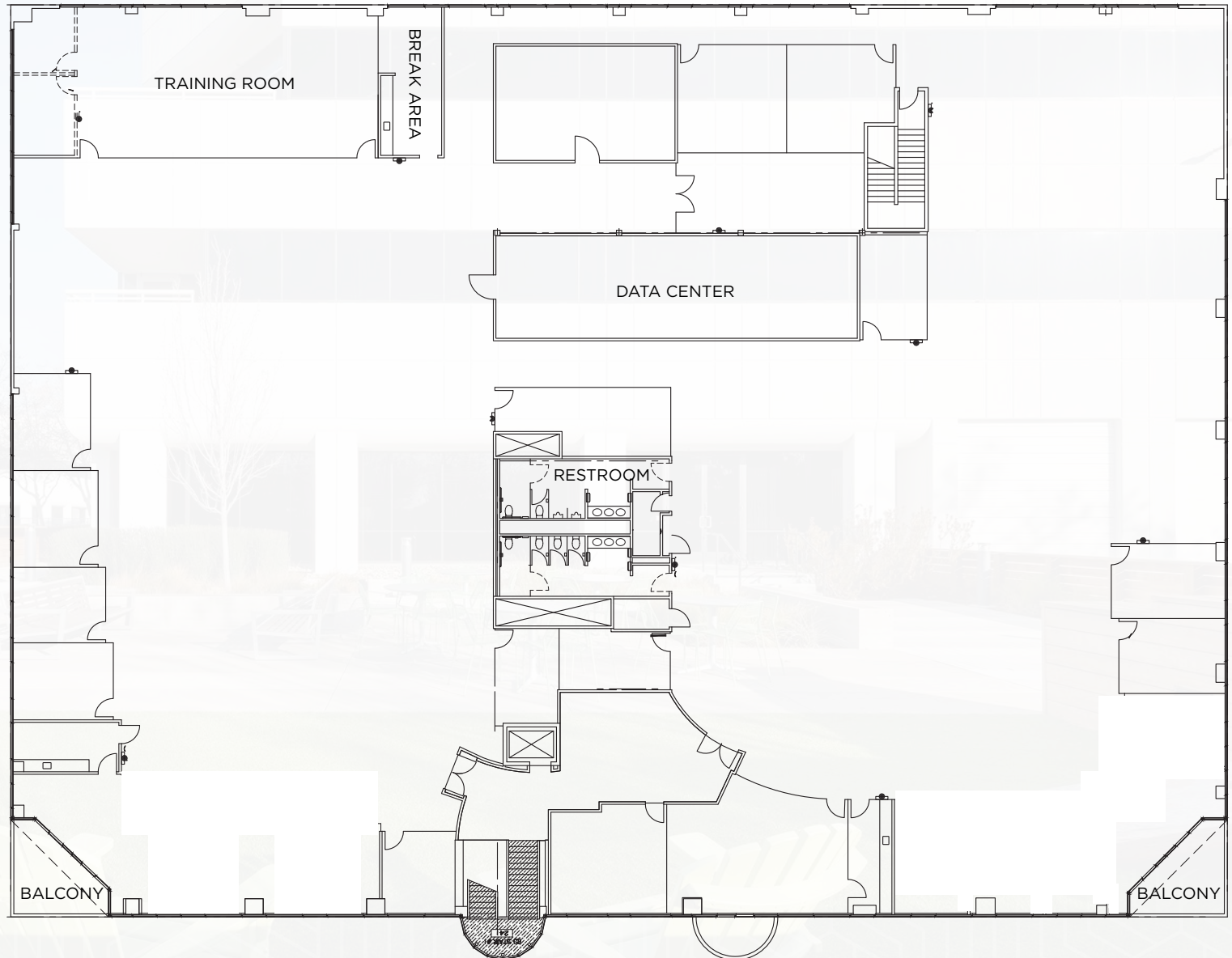
2860 De La Cruz Blvd | 1st Floor

±44,273 SF





# FLOORPLAN



# AMENITY MAP



SANTA CLARA SQUARE



ATHENA GRILL

SUBWAY

MEN-BEI RAMEN

LETTUCE SANDWICH SHOP

COSTCO WHOLESALE

TOGO'S GREAT SANDWICHES

Grill

smashburger

Chick-fil-c

SAN JOSE BEER UNION

Signature FLIGHT SUPPORT

ATLANTIC

NORMAN Y. MINETA SAN JOSE INTERNATIONAL AIRPORT  
SILICON VALLEY'S AIRPORT

Coleman Ave

Santa Clara University

AKITA Gourmet

HYATT house

STARBUCK COFFEE

RIVERMARK VILLAGE  
heart of the valley

dishdash

DOUBLETREE HOTEL

Honba Sushi

SPENCER'S FOR STEAKS AND CHOPS

Vito's Trattoria

Residence Inn Marriott

SONESTA SAN JOSE AIRPORT

AVAYA STADIUM

QUAKES

IN-N-OUT BURGER

HOMWOOD SUITES Hilton

FOUR POINTS BY SHERATON

PHO BELAIR

Hangar Bar & Grill

IZAKA-YA SEAFOOD RESTAURANT

SMOKING PIG BBQ COMPANY

Danbi Korean Restaurant

W Trimble Rd

Charcot Ave

E Brokaw Rd

Airport Pkwy

Skyport Dr



# CENTRAL

2860

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±18,717 TO ±92,685 SF

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