

LOCATION HIGHLIGHTS

- Immediate access to
 - Central Expressway
 - San Tomas/Montague Expressway
 - De La Cruz Boulevard/ Trimble Road
 - Highway 101
- A short 6 minute drive to Mineta San Jose International Airport

EXCLUSIVE AGENTS

www.centralcampussantaclara.com

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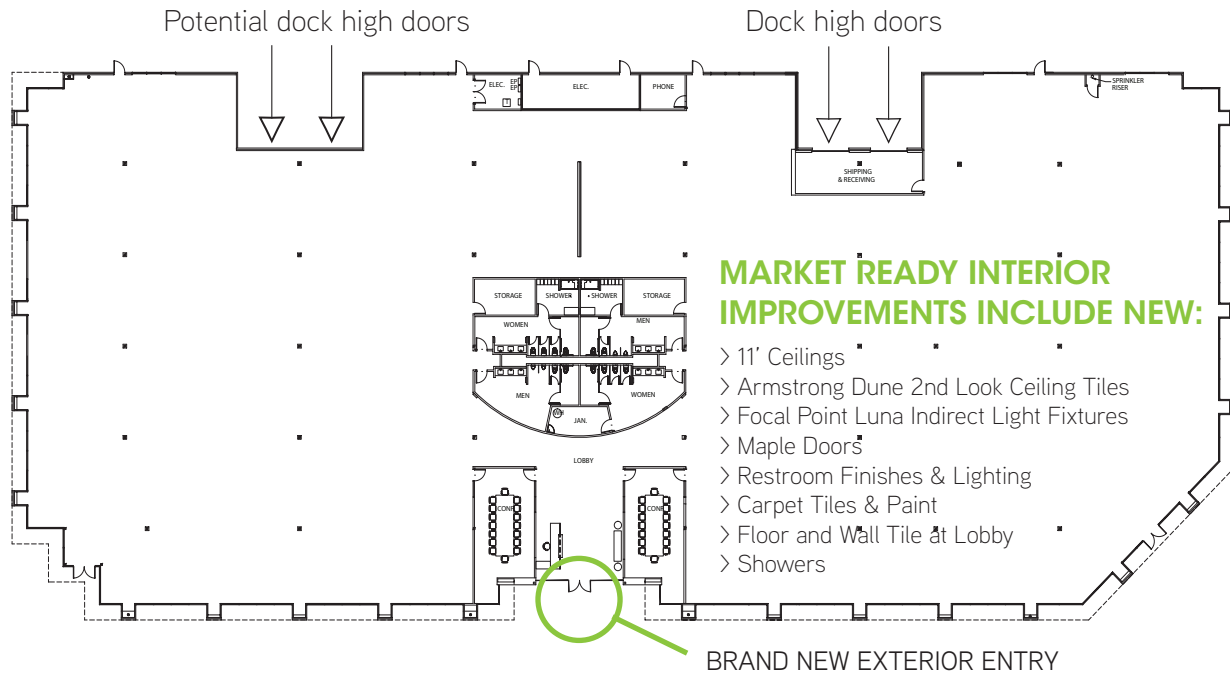
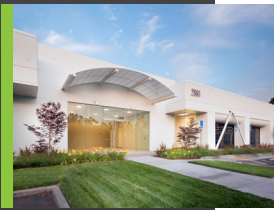
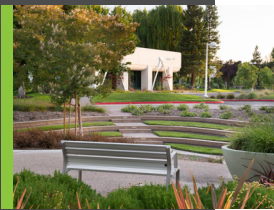
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2861 SCOTT BOULEVARD

R&D SINGLE STORY



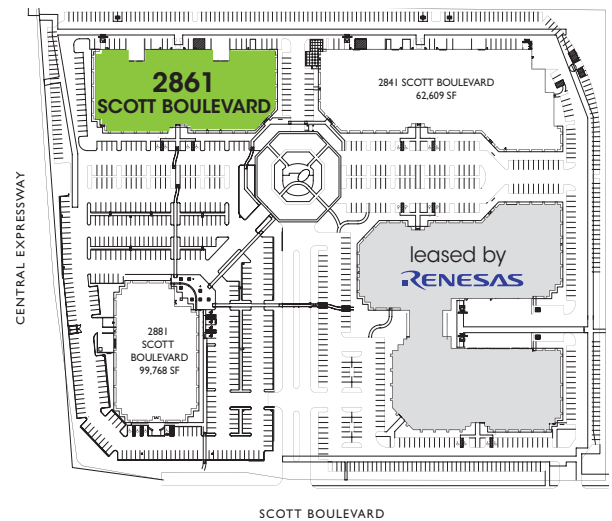
MARKET READY INTERIOR IMPROVEMENTS INCLUDE NEW:

- > 11' Ceilings
- > Armstrong Dune 2nd Look Ceiling Tiles
- > Focal Point Luna Indirect Light Fixtures
- > Maple Doors
- > Restroom Finishes & Lighting
- > Carpet Tiles & Paint
- > Floor and Wall Tile at Lobby
- > Showers

BRAND NEW EXTERIOR ENTRY

PROPERTY FEATURES

- 46,923 SF
- Single-story, office/ engineering building
- 3.33/1000 SF parking ratio
- 1992 year built
- 1600 amps, 277/480 volt, 3 phase power
- 11 ft. office ceiling height
- 17 ft. clear height
- HVAC - Variable Air Volume System
- New market ready finishes listed above in floor plan



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±46,923 SF