



3175 BOWERS AVENUE SANTA CLARA



Cassidy
Turley
Commercial
Real Estate Services

F **C**
P **R**
FOUR
CORNERS
properties

NEW 90,000 SF CLASS A
OFFICE / R&D

Photo Gallery



Market Ready Renderings (Improvements Commencing Soon)



3175 BOWERS AVENUE

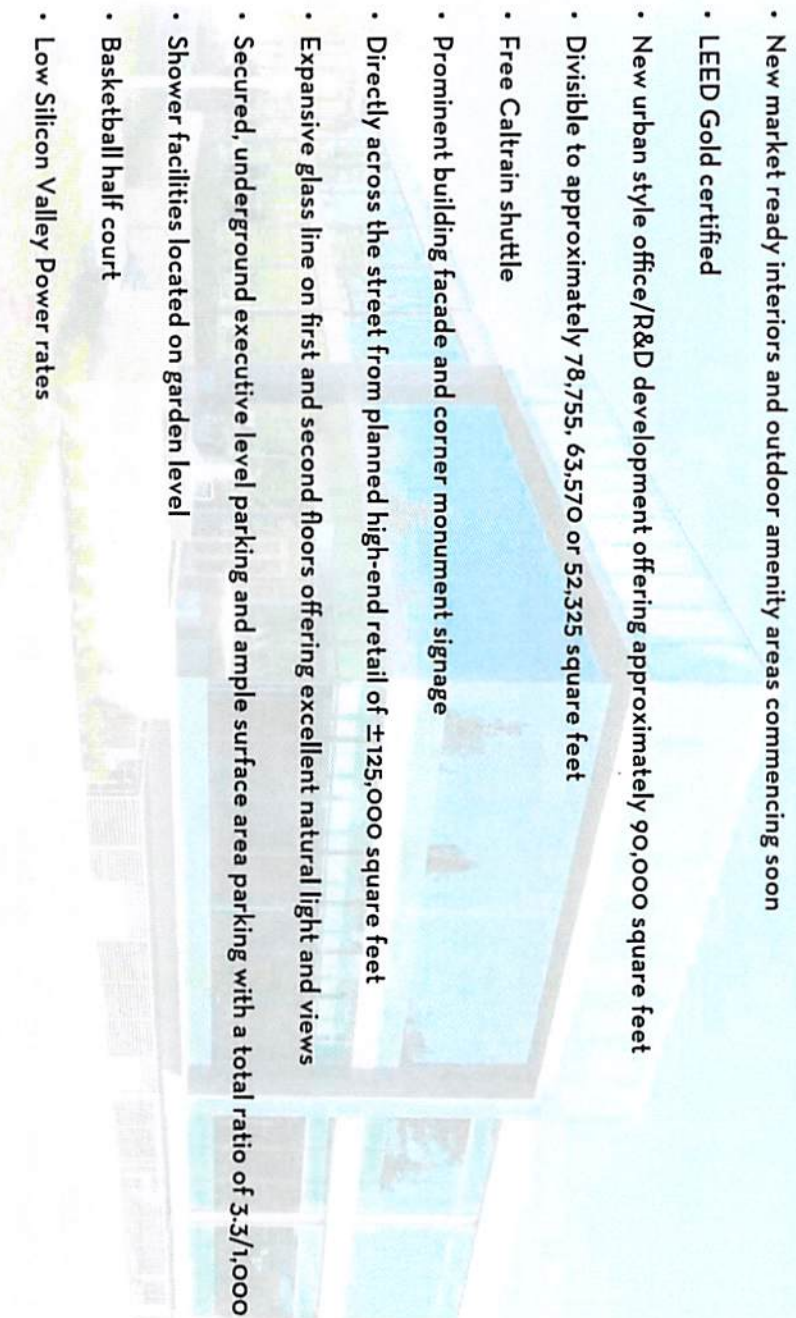
SANTA CLARA



3175 BOWERS AVENUE SANTA CLARA

Property Features

90,000 SF
OFFICE / R&D

- New market ready interiors and outdoor amenity areas commencing soon
 - LEED Gold certified
 - New urban style office/R&D development offering approximately 90,000 square feet
 - Divisible to approximately 78,755, 63,570 or 52,325 square feet
 - Free Caltrain shuttle
 - Prominent building facade and corner monument signage
 - Directly across the street from planned high-end retail of $\pm 125,000$ square feet
 - Expansive glass line on first and second floors offering excellent natural light and views
 - Secured, underground executive level parking and ample surface area parking with a total ratio of 3.3/1,000
 - Shower facilities located on garden level
 - Basketball half court
 - Low Silicon Valley Power rates
 - Easy access to major thoroughfares: Highways 101 and 237, San Tomas and Central Expressways
 - Close proximity to Santa Clara Convention Center, major hotels and multiple restaurants
- 
- A detailed architectural rendering of the 3175 Bowers Avenue building. The image shows a modern, multi-story office building with a prominent glass facade and a large, open-air courtyard area. The building is surrounded by landscaped grounds with trees and walkways. The rendering is presented in a light blue, semi-transparent style, allowing the text to be overlaid on it.



3175 BOWERS AVENUE SANTA CLARA

Second Floor - Single Tenant Conceptual Plan
37,675 sq. ft.



2nd FLOOR SUMMARY

VP OFFICES	(4)	PHONE ROOM	(1)
STANDARD OFFICES	(18)	COLLABORATIVE SPACE	(7)
WORK STATIONS	(191)	CONFERENCE ROOM	(8)
EMPLOYEE HEADCOUNT	(213)		

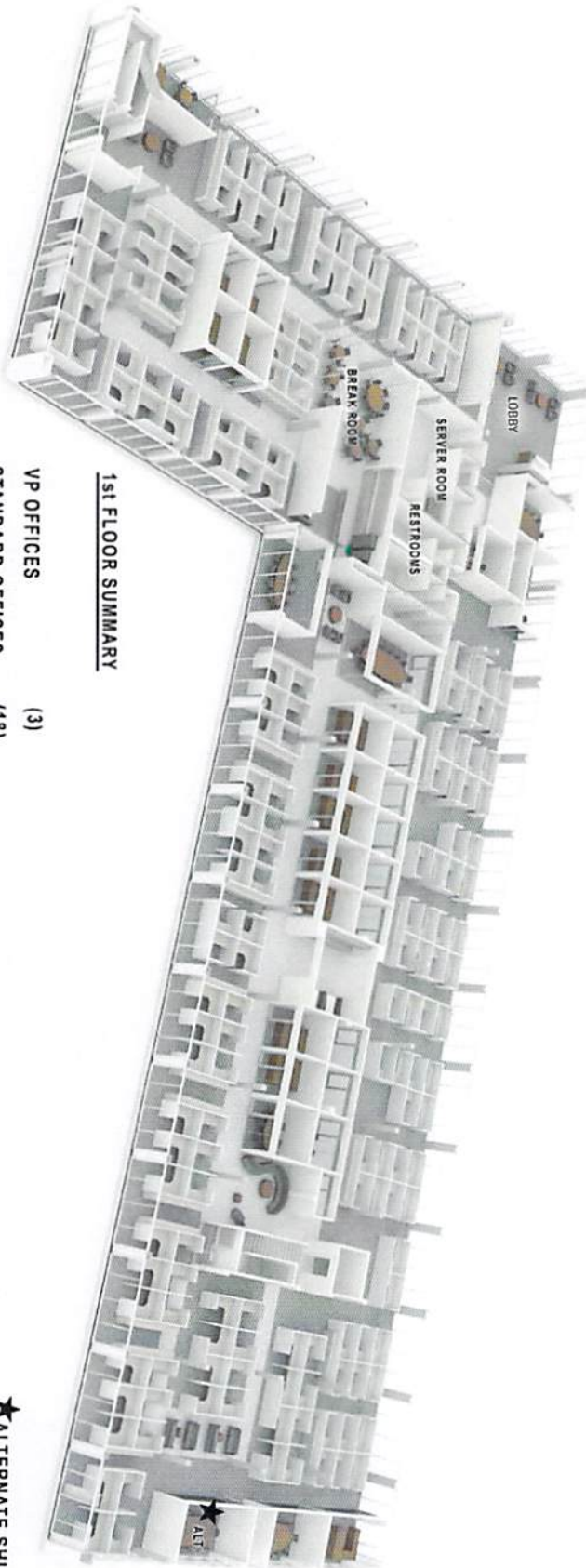
BUILDING SUMMARY

VP OFFICES	(7)
STANDARD OFFICES	(39)
8'X6' WORK STATIONS	(417)
EMPLOYEE HEADCOUNT	(463)
PHONE ROOM	(4)
COLLABORATIVE SPACE	(14)
CONFERENCE ROOM	(20)



3175 BOWERS AVENUE SANTA CLARA

First Floor - Single Tenant Conceptual Plan
37,675 sq. ft.



1st FLOOR SUMMARY

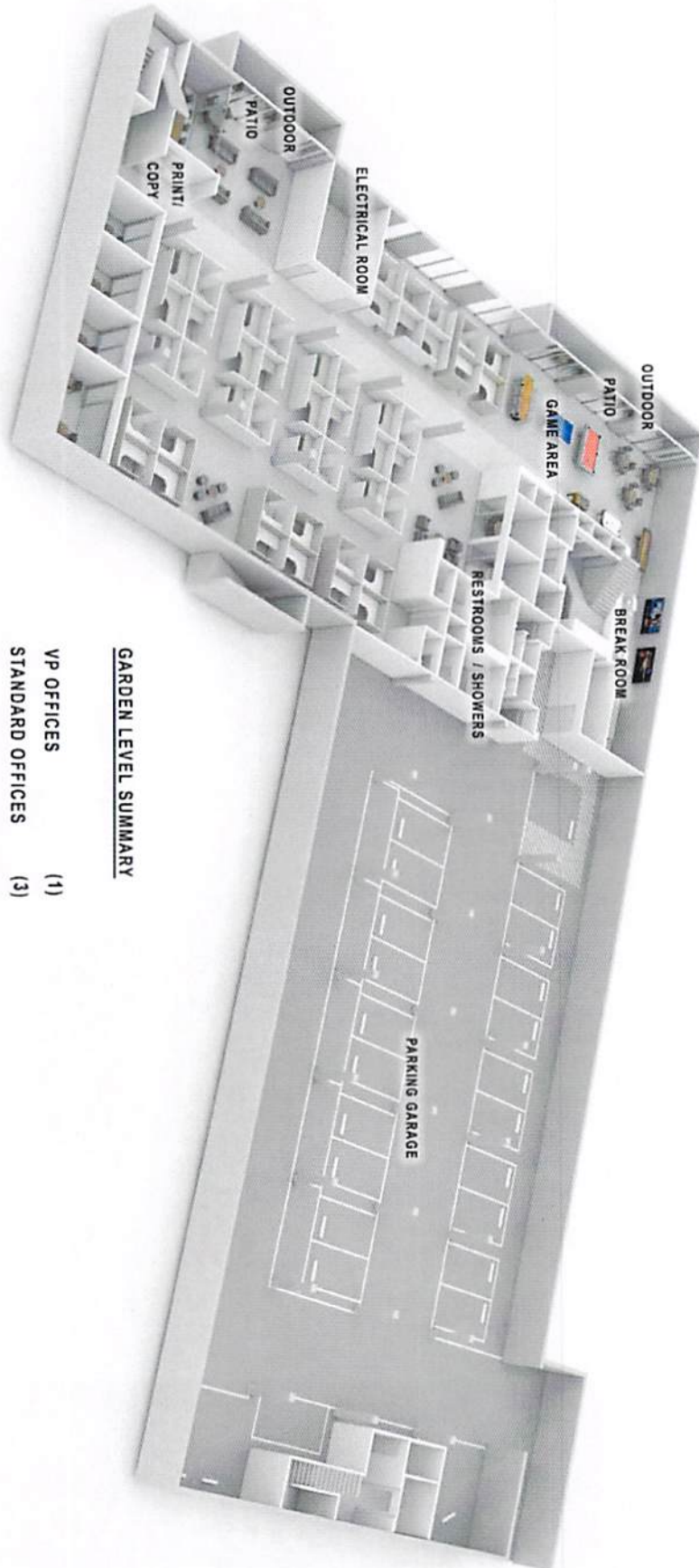
VP OFFICES	(3)		
STANDARD OFFICES	(18)		
<u>WORK STATIONS</u>	<u>(191)</u>		
EMPLOYEE HEADCOUNT	(213)		
PHONE ROOM	(1)	PHONE ROOM	(4)
COLLABORATIVE SPACE	(7)	COLLABORATIVE SPACE	(14)
CONFERENCE ROOM	(8)	CONFERENCE ROOM	(20)

★ ALTERNATE SHIPPING
AND RECEIVING



3175 BOWERS AVENUE SANTA CLARA

Garden Level - Single Tenant Conceptual Plan
14,650 sq. ft.



GARDEN LEVEL SUMMARY

VP OFFICES	(1)		
STANDARD OFFICES	(3)		
<u>8'X6' WORK STATIONS</u>	<u>(46)</u>		
EMPLOYEE HEADCOUNT	(50)		
PHONE ROOM	(2)		
COLLABORATIVE SPACE	(3)	COLLABORATIVE SPACE	(14)
CONFERENCE ROOM	(3)	CONFERENCE ROOM	(20)

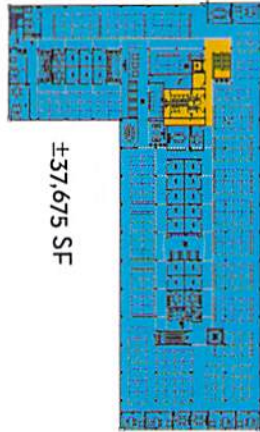


3175 BOWERS AVENUE SANTA CLARA

Demising Options

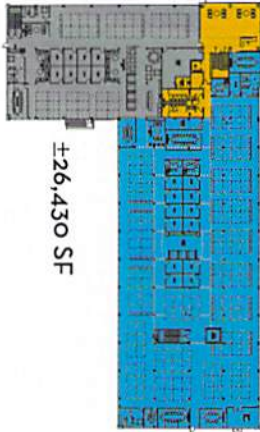
±78,755 SF OPTION

SECOND FLOOR



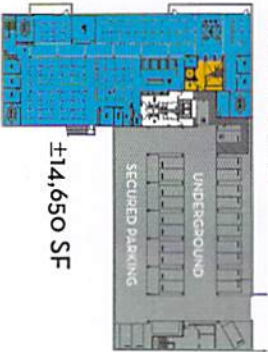
±37,675 SF

FIRST FLOOR



±26,430 SF

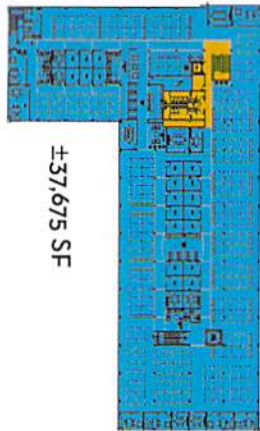
GARDEN LEVEL



±14,650 SF

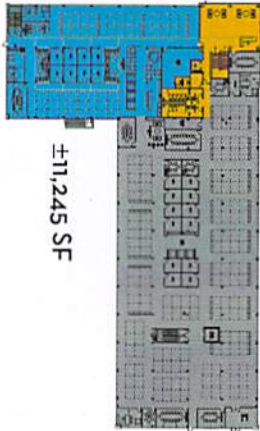
±63,570 SF OPTION

SECOND FLOOR



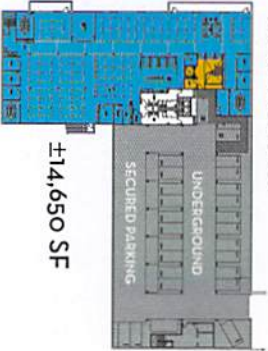
±37,675 SF

FIRST FLOOR



±11,245 SF

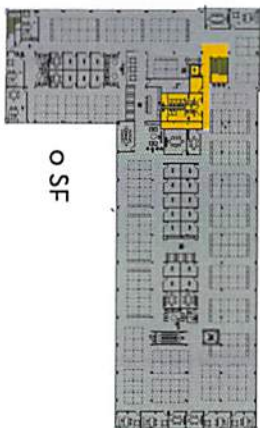
GARDEN LEVEL



±14,650 SF

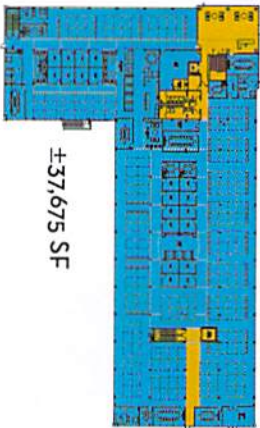
±52,325 SF OPTION

SECOND FLOOR



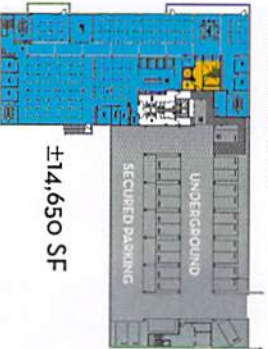
0 SF

FIRST FLOOR



±37,675 SF

GARDEN LEVEL



±14,650 SF

INCLUDED IN DEMISING

NOT INCLUDED

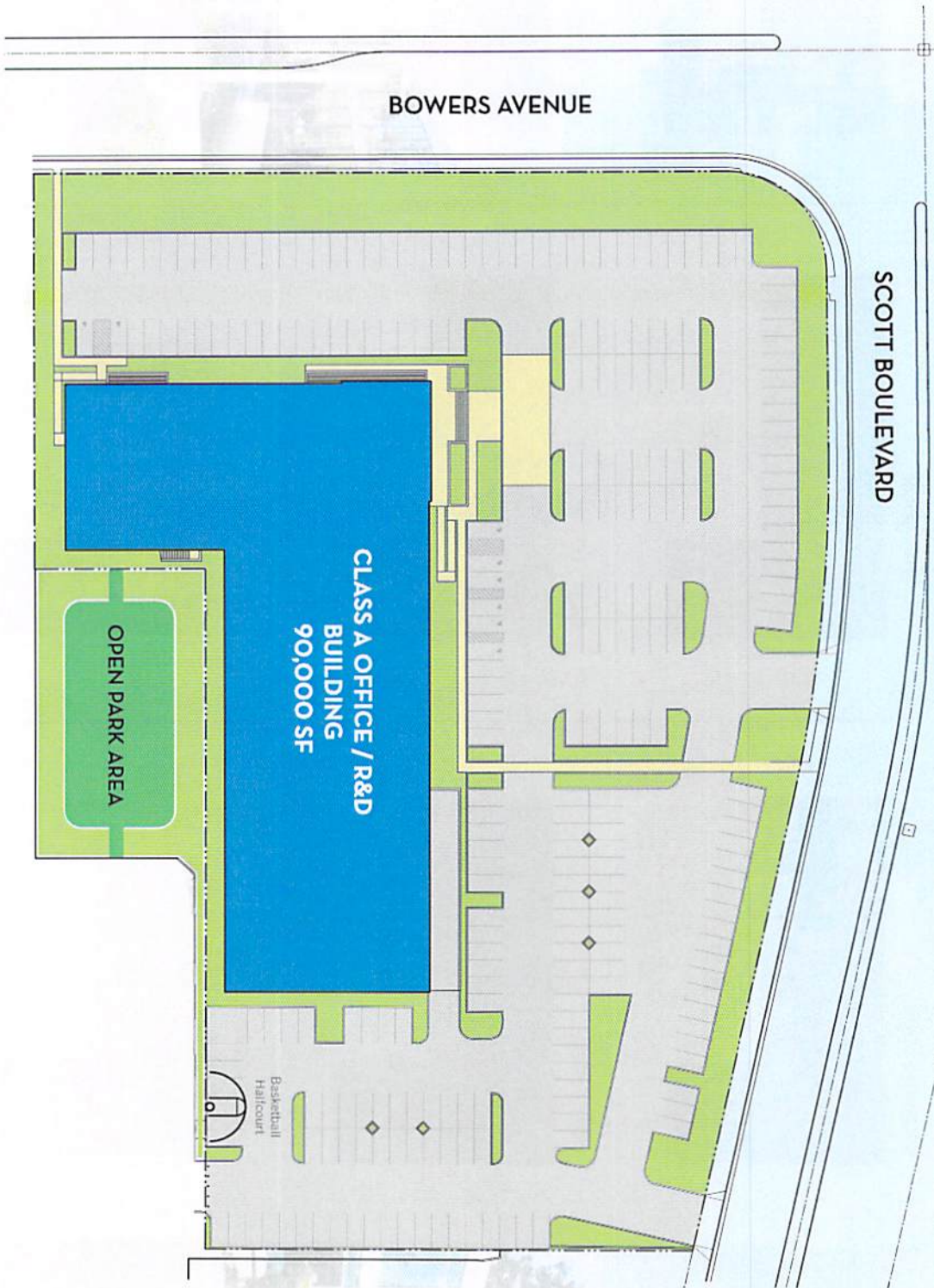
COMMON AREA



3175 BOWERS AVENUE

SANTA CLARA

Site Plan





3175 BOWERS AVENUE SANTA CLARA



SVP VS. PG&E AVERAGE * RATE ENERGY SAVINGS AND REBATES PG&E rates are 28% - 49% higher than Silicon Valley Power rates.

Rate Level CB-1: Large Commercial/Small Industrial customers whose kWh usage is greater than 8,000 kWh/month and whose maximum electric demand is less than 4 MW per month.

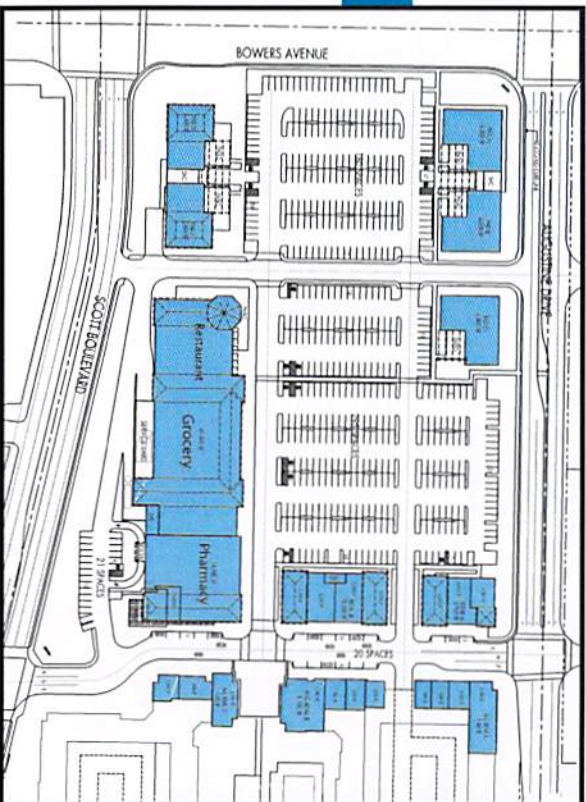
Class of Service	SVP Avg Rates as of 01/01/14 (\$/kWh)	PG&E Avg Total Rate as of 01/01/14 (\$/kWh)**	SVP Lower (\$/kWh)	2014 SVP Lower (%)	PGE Higher (\$/kWh)**	PGE Higher (%)**
Large Commercial	CB-1 \$0.117	A-10S \$0.174	\$0.057	33%	\$0.057	49%
Small Industrial	CB-1 \$0.117	E-19S \$0.150	\$0.033	22%	\$0.033	28%

* Average rates based on estimated forecasts, including surcharges. Average rates are provided for general reference, and individual customer's average rate will depend on it's applicable kW and kWh.
 ** This comparison does not factor in the additional user tax charge levied in most PG&E service jurisdictions (typically 5%). Santa Clara customers are not charged these additional fees.
 Source: PG&E Rates Effective January 1, 2014 to Present





3175 BOWERS AVENUE SANTA CLARA



AREA AMENITIES TRANSIT MAP



Lawrence Station Weekly Time Table Link



Bowers / Walsh Free Shuttle Link



New ±125,000 SF High-End Retail Center
by the Irvine Company



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For more information, please contact:

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properties