Close proximity to Santa Clara Convention Center, major hotels and multiple restaurants

Easy access to major thoroughfares: Highways 101 and 237, San Tomas and Central Expressways

Low Silicon Valley Power Rates

Basketball half court

Showe facilities located on Garden Level

Secured, underground executive level parking and ample surface parking with a total ratio of 3.5/1,000

Expansive glass line on first and second floors offering excellent natural light and views

Directly across the street from planned high-end retail of 74,000 square feet

Prominent building facade and corner monument signages

Free Caltrain shuttle

Divisible to approximately 7,875 or 5,225 square feet

New urban style office/R&D development offering approximately 90,000 square feet

LEED Gold certified

New market-ready interiors and outdoor amenity areas commencing soon

Office / R&D
90,000 SF

Property Features
Second Floor - Single Tenant Conceptual Plan

3175 Bowers Avenue
Santa Clara

2nd Floor Summary

- 2nd Floor
- Work Stations
- 13
- Standard Offices
- 18
- VP Offices
- 4
- Conference Room
- 1
- Collaborative Space
- 8
- Phone Room
- 2

Building Summary

- Conference Room
- 4
- Collaborative Space
- 2
- Employee Headcount
- 463
- 8 X 6 Work Stations
- 16
- Standard Offices
- 19
- VP Offices
- 4
- Employee Headcount
- 213

37,675 sq. ft.
GARDEN LEVEL SUMMARY

14,650 sq. ft.

Garden Level - Single Tenant Conceptual Plan
<table>
<thead>
<tr>
<th>Class of Service</th>
<th>Rate ($/kWh)</th>
<th>Avg. Rate as of 10/14/14 ($/kWh)</th>
<th>Rate as of 01/01/14 ($/kWh)</th>
<th>Lower ($/kWh)</th>
<th>Lower (%)</th>
<th>Higher (9/7/08)</th>
<th>Higher (%)</th>
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<tr>
<td>Small, CB-1</td>
<td>$0.075</td>
<td>$0.105</td>
<td>$0.057</td>
<td>33%</td>
<td>49%</td>
<td>0.079</td>
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<td>Medium, CB-1</td>
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<tr>
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<td><strong>PGE Rates</strong></td>
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</tbody>
</table>

**PGE Rates are 28% - 49% Higher than Silicon Valley Power Rates.**

**ENERGY SAVINGS AND Rebates**

**SVP VS. PGE AVERAGE RATE**

Source: PGE Rates Effective January 1, 2014, to Present

This comparison does not factor in the additional user fees charged, located in most PGE service jurisdictions (typically 5%). Some PGE customers are not charged these additional fees.

Average rates based on estimated demand. Include surcharges. Average rates provided for general reference. Individual customers' rates will depend on use applicable to and kWh.

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.