

3000

BOWERS

SANTA CLARA | CALIFORNIA

±331,902 RSF Class A Office Campus





PROJECT HIGHLIGHTS

- Exclusive Campus Opportunity
- Two 5-story buildings
- $\pm 165,951$ sf each ($\pm 34,000$ sf floorplates)
- Over 1.5 acres of private outdoor space
- 3/1000 structured parking (expandable to 4/1000)
- 14'6" of vision glass for unparalleled natural light
- Building structures provide for a future 3-level connecting bridge
- Exclusive shuttle to Caltrain (5 minutes)
- Up to 10% Electric Vehicle stalls & 30% energy savings
- LEED Gold equivalent
- 1 block from the new Santa Clara Square retail center
- For more info: www.3000Bowers.com



The
SOBRATO
Organization

| CHASE LYMAN | 650.400.5700 | 599 CASTRO STREET, SUITE 400, MOUNTAIN VIEW, CA 94041

- Over 1.5 acres of private useable outdoor space
- Built-in kitchens, BBQ's, fire-pits and work areas
- Wood decks, decomposed granite, pavers and drought tolerant planting





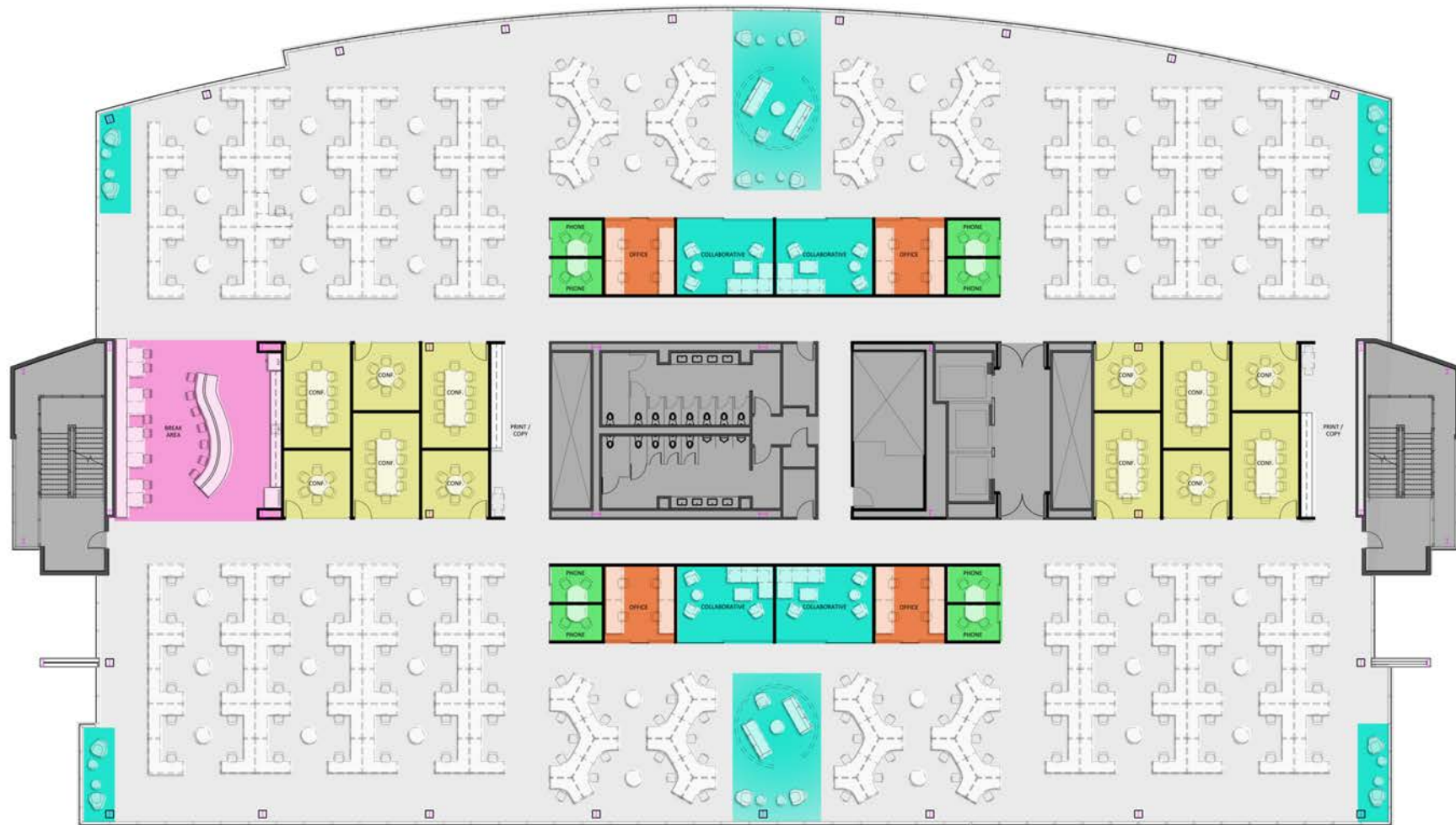
- 3/1000 structured parking (expandable up to 4/1000)
- Parking structure can support a future $\pm 18,000$ sf amenities building
- Building structures provide for a future 3-level connecting bridge
- Garage is ready to receive PV panels



- 14'6" of vision glass
- Floor 1: 17'6" floor to floor
- Floors 2-5: 15' floor to floor
- Quartz zinc metal panel
- Exterior stone columns

SITE PLAN





3rd / 4th Floor

Typical floorplate

33,846 sq. ft.

227 workseats (149 sq.ft./person)



- 155 WORK STATIONS
- 72 BENCHES
- 4 OFFICES
- 10 COLLABORATIVE ROOMS / AREAS
- 8 PHONE ROOMS
- 12 CONFERENCE ROOMS
- 1 BREAK ROOM

BUILDING ADDRESS

3000 Bowers Avenue, Santa Clara

BUILDING OWNER

The Sobrato Organization

ARCHITECT

Arc Tec, Inc.

CONTRACTOR

Devcon

EXTERIOR MATERIAL

Office Buildings- Glazed curtainwall & aluminum composite panels at stair towers

SLAB-TO-SLAB

1st Floor • 17'-6"
Floors 2-5 • 15'-0"

TOTAL NET RENTABLE AREA

1st Floor • 33,153 SF
2nd Floor • 32,801 SF
3rd Floor • 33,846 SF
4th Floor • 33,846 SF
5th Floor • 32,305 SF

FINISHED CEILING HEIGHTS

1st Floor • Clear height of up to 14' can be achieved
Floors 2-5 • Clear height of up to 11'-6" can be achieved

WINDOW DIMENSION

1st Floor • 28'W x 12'-6"H (each bay)
2nd Floor • 28'W x 10'H (each bay)

RESTROOM FINISHES

- Solid surface countertops
- Porcelain tile floors
- Stainless steel toilet partitions

COLUMN SPACING

- 30' x 53' typical

ELEVATORS

Office Building - 2 passenger (3,500 lbs); 1 service (4,500 lbs)
Parking Structure - 2 passenger (3,500 lbs)

TOTAL COOLING CAPACITY

460 Tons / each office building

HVAC

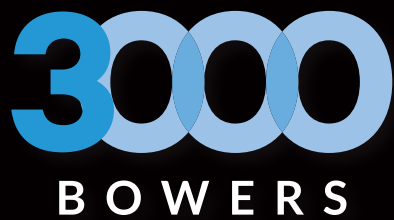
- (4) 115 ton VAV RTU's

ELECTRICAL

- Office Buildings: 4,000 amp, 277/480-volt, 3-phase service
- Parking structure: 2,000 amp, 277/480-volt, 3-phase service.
Includes (14) dual EV charging stations (28 parking spots)
with capacity to increase total to (40) EVC's (80 parking spots)

ADDITIONAL INFO

- Type 1B construction



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