

RARE NEW MEDICAL DEVICE AVAILABILITY



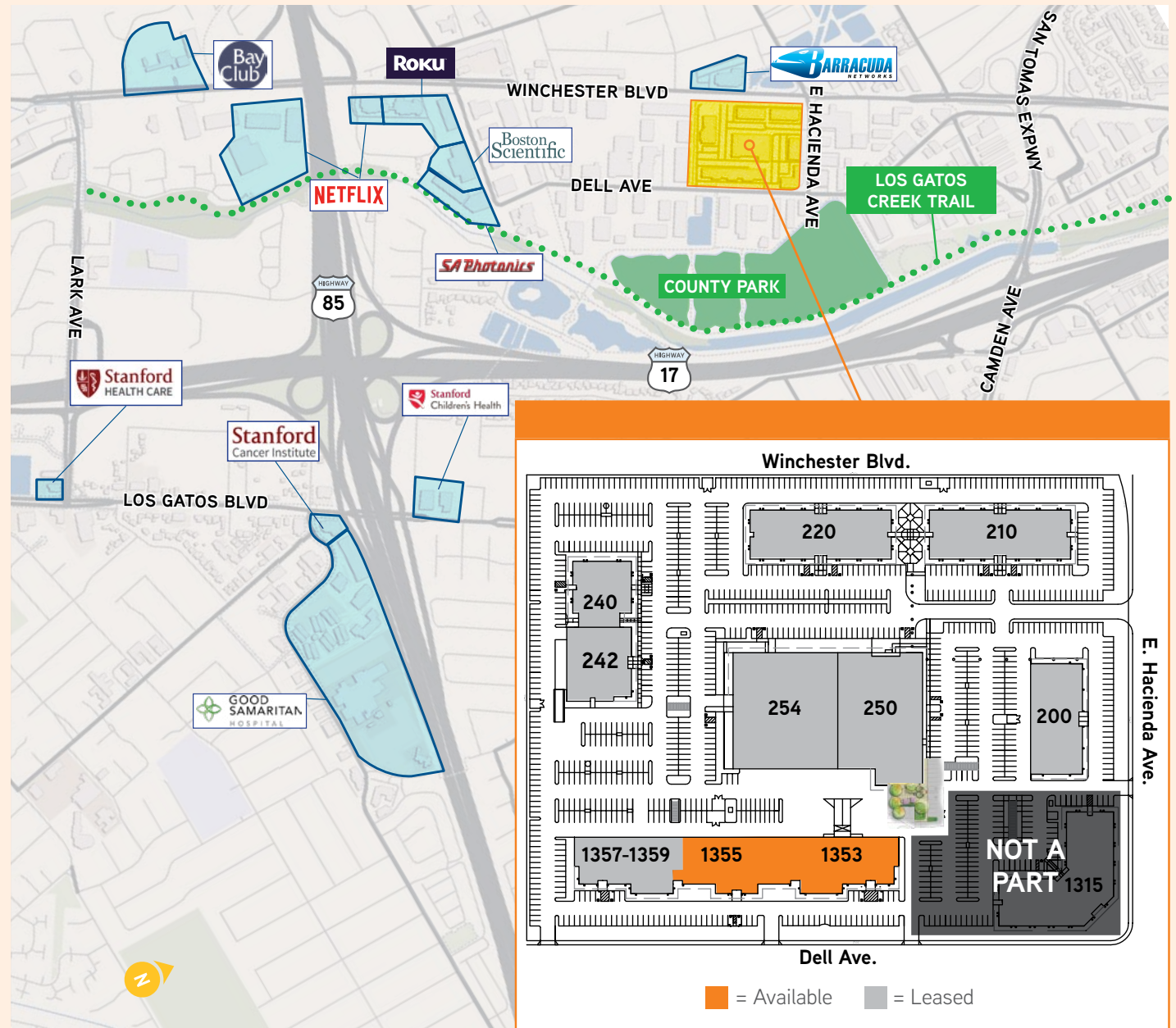
1353-1355 DELL AVE.
±33,949 SF

PHASED-IN AVAILABILITY

Address	Size	Available
1355 Dell Ave, 2nd Floor	12,758 SF	1/1/2022
1353-1355 Dell Ave, 1st Floor	21,191 SF	8/1/2022

PROPERTY HIGHLIGHTS

- > 267,476 SF office/R&D technology park
- > 6 one-and two-story office/R&D buildings
- > 3.5/1,000 parking ratio
- > Close proximity to San Tomas Expressway, highways 85, 17, and VTA Light Rail
- > Walk to Los Gatos Creek Trail and County Park
- > Easy access to Bay Club, numerous restaurants + retail, and downtown Los Gatos and Campbell
- > Call to tour



1355 DELL AVENUE, 2ND FLOOR

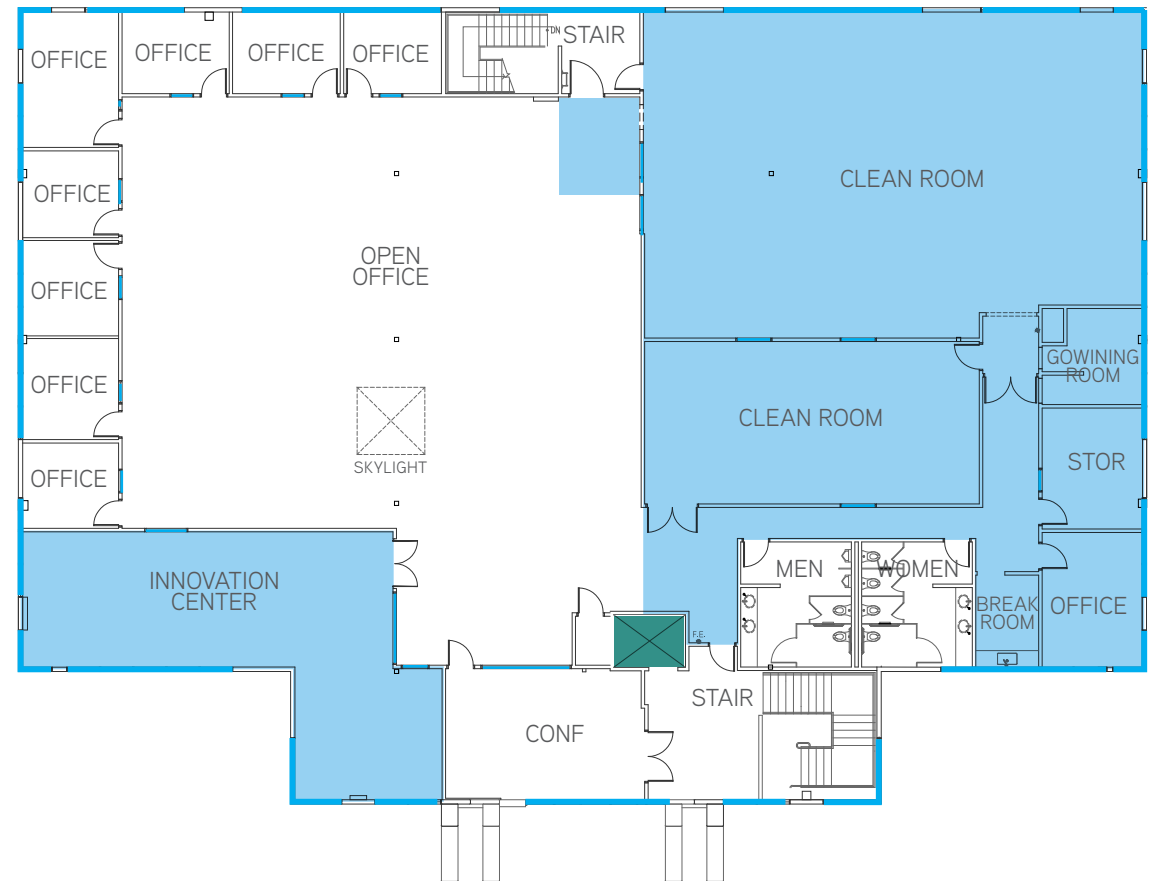
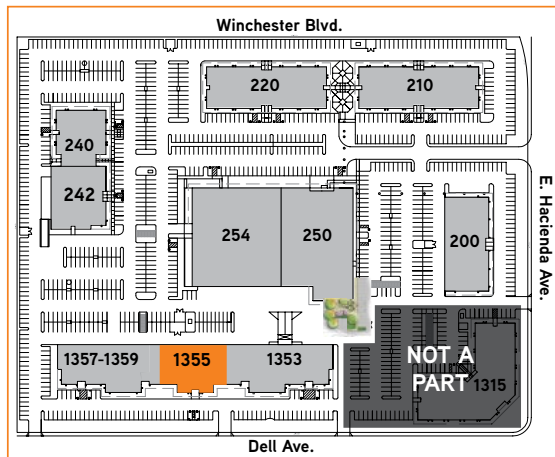
±12,758 SF

50% Office

- Conference room (1)
- Private offices (9)
- Open office
- Break room (1)
- Elevator (1)

50% Lab

- Clean room (2)
- Gowning room (1)
- Innovation center (1)



- = Glass
- = VCT Flooring
- = Elevator

1353-1355 DELL AVENUE, 1ST FLOOR

±21,191 SF

30% Office

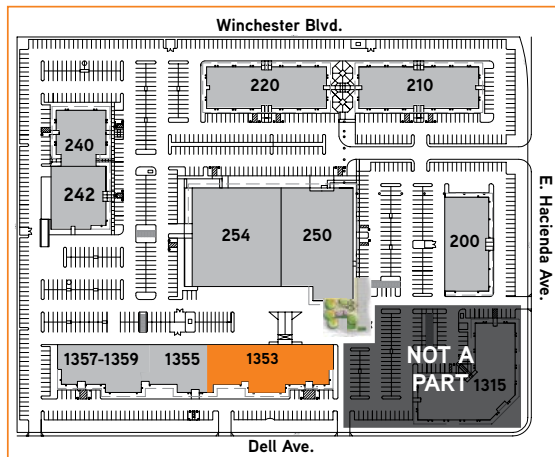
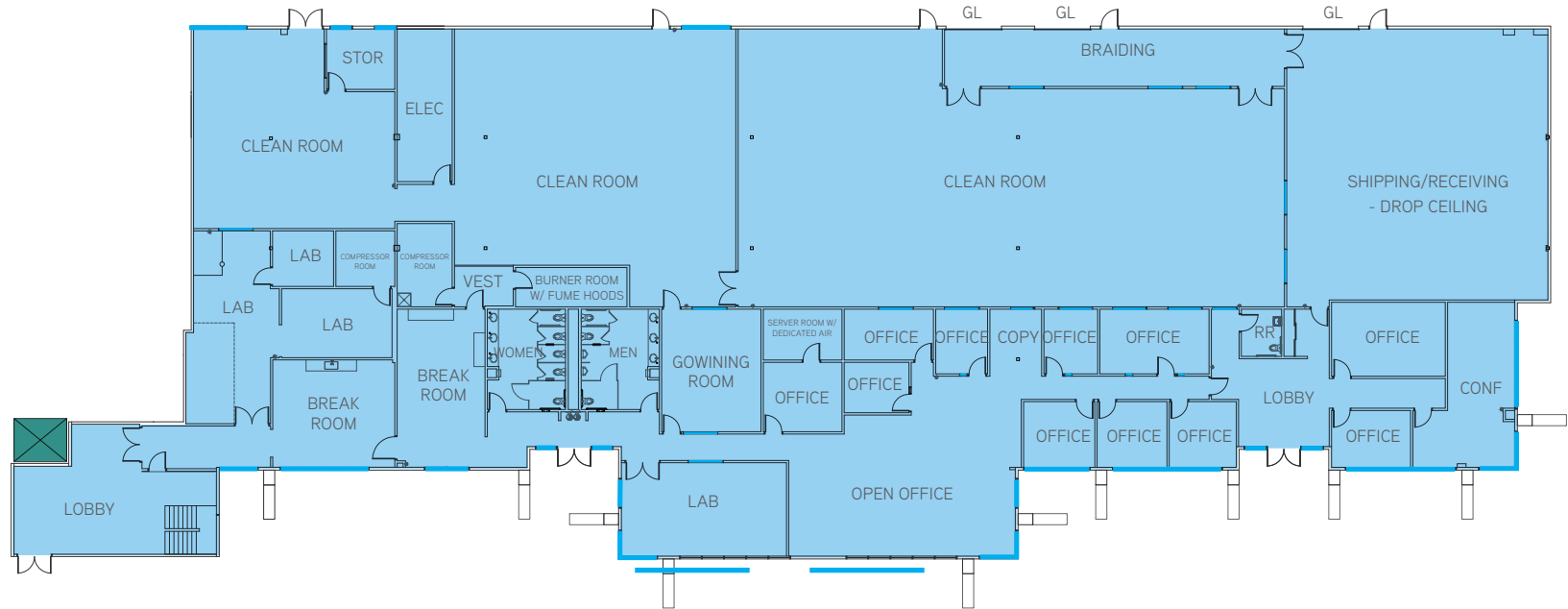
- Lobby
- Conference room (1)
- Private offices (11)
- Open office
- Break room (2)
- Elevator (1)
- Copy (1)
- Server Room (1)

50% Lab

- Clean room (3)
- Gowning room (1)
- Lab (4)
- Braiding (1)
- Burner room (1)
- Storage (1)
- Compressor rooms (2)

Shipping/Receiving 10%

- Grade level roll-up door (3)



- = Glass
- = VCT Flooring
- = Elevator
- GL = Grade Level Roll-Up Door

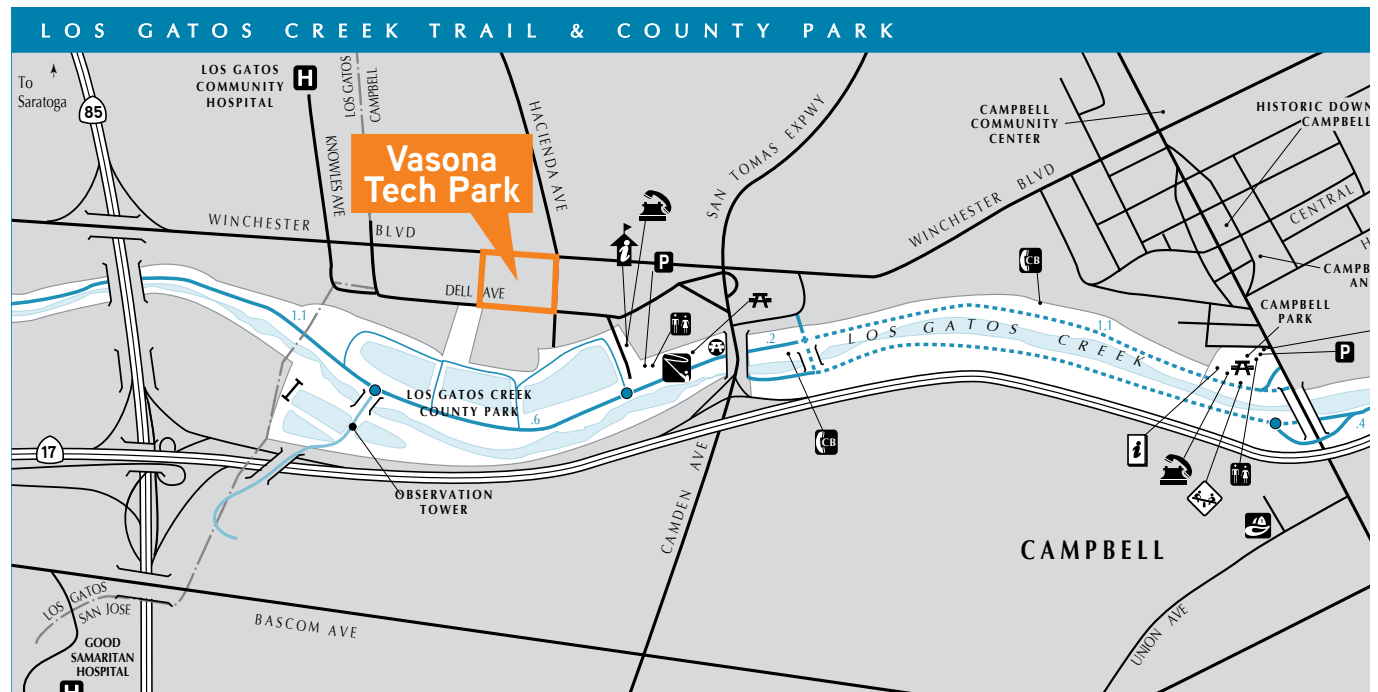


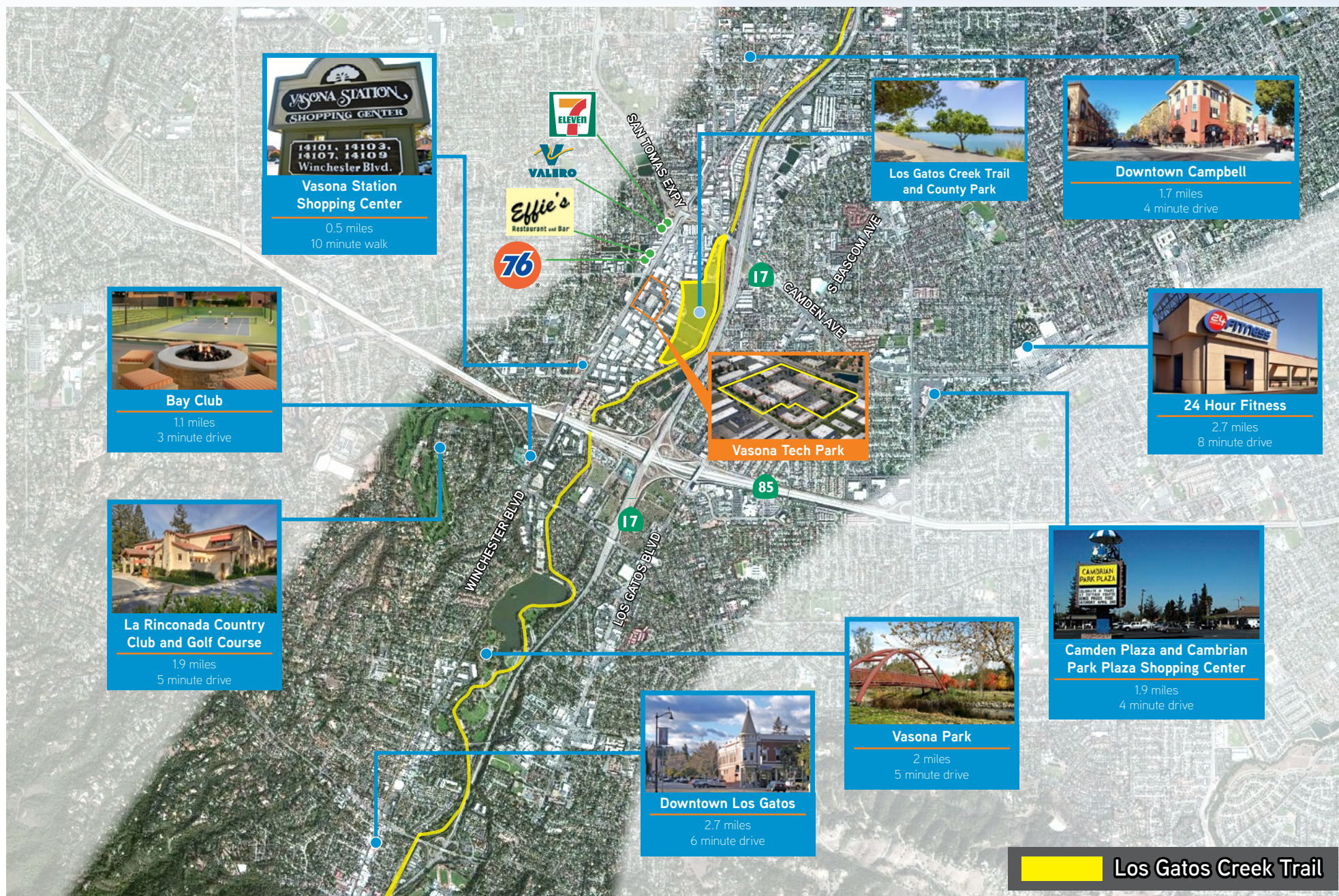




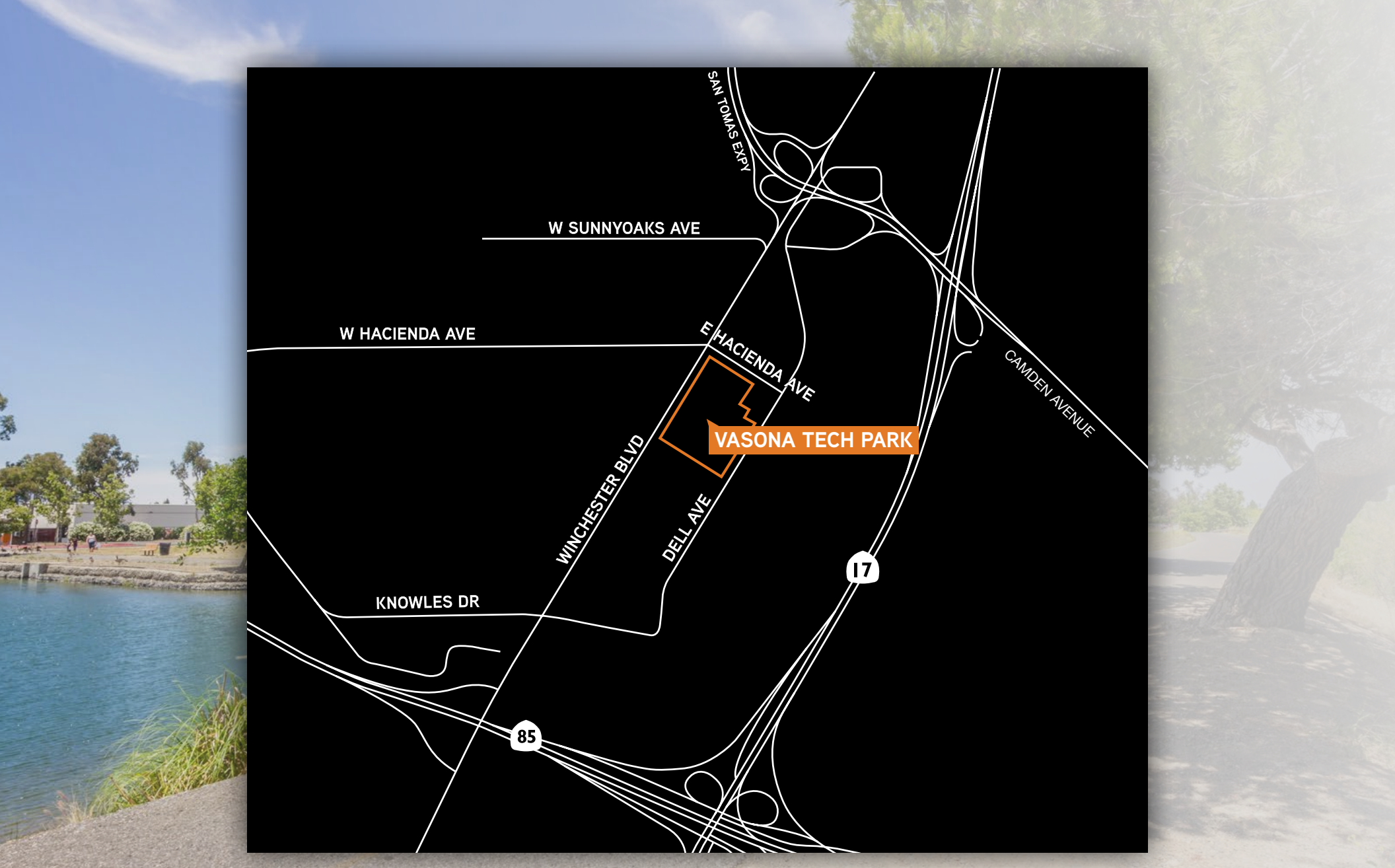
LEGEND

- | | | | |
|--|--|--|--------------------------|
| | Ranger Station
See "Important Numbers"
for telephone numbers | | Two Lane Paved Road |
| | Park Entrance Kiosk/
Information | | Paved Multiple Use Trail |
| | Restrooms | | Paved Path |
| | Public Telephone | | Footpath (Nature Trail) |
| | Call Box | | PAR Course |
| | Parking/Trail Access | | Trail Distance (miles) |
| | Information Board | | Creek |
| | Picnic Area | | Private Property |
| | Children's Playground | | Other Public Lands |
| | Boat Launch | | Gate |
| | Carousel | | Railroad |
| | Fishing | | Railroad Station |
| | Casting Pond | | Fire Station |
| | Boat Rentals | | Hospital |
| | | | Reserved Group Area |









W SUNNYOAKS AVE

W HACIENDA AVE

SAN TOMAS EXPY

E HACIENDA AVE

CAMDEN AVENUE

VASONA TECH PARK

WINCHESTER BLVD

DELL AVE

KNOWLES DR

85

17