

**RENOVATION
COMPLETE!**
INTERIOR MARKET READY UNDERWAY!

REINTRODUCING 3600 PETERSON WAY SANTA CLARA, CALIFORNIA



NEW CALTRAIN
BOWERS/WALSH SHUTTLE



34,421 SF AVAILABLE FOR LEASE



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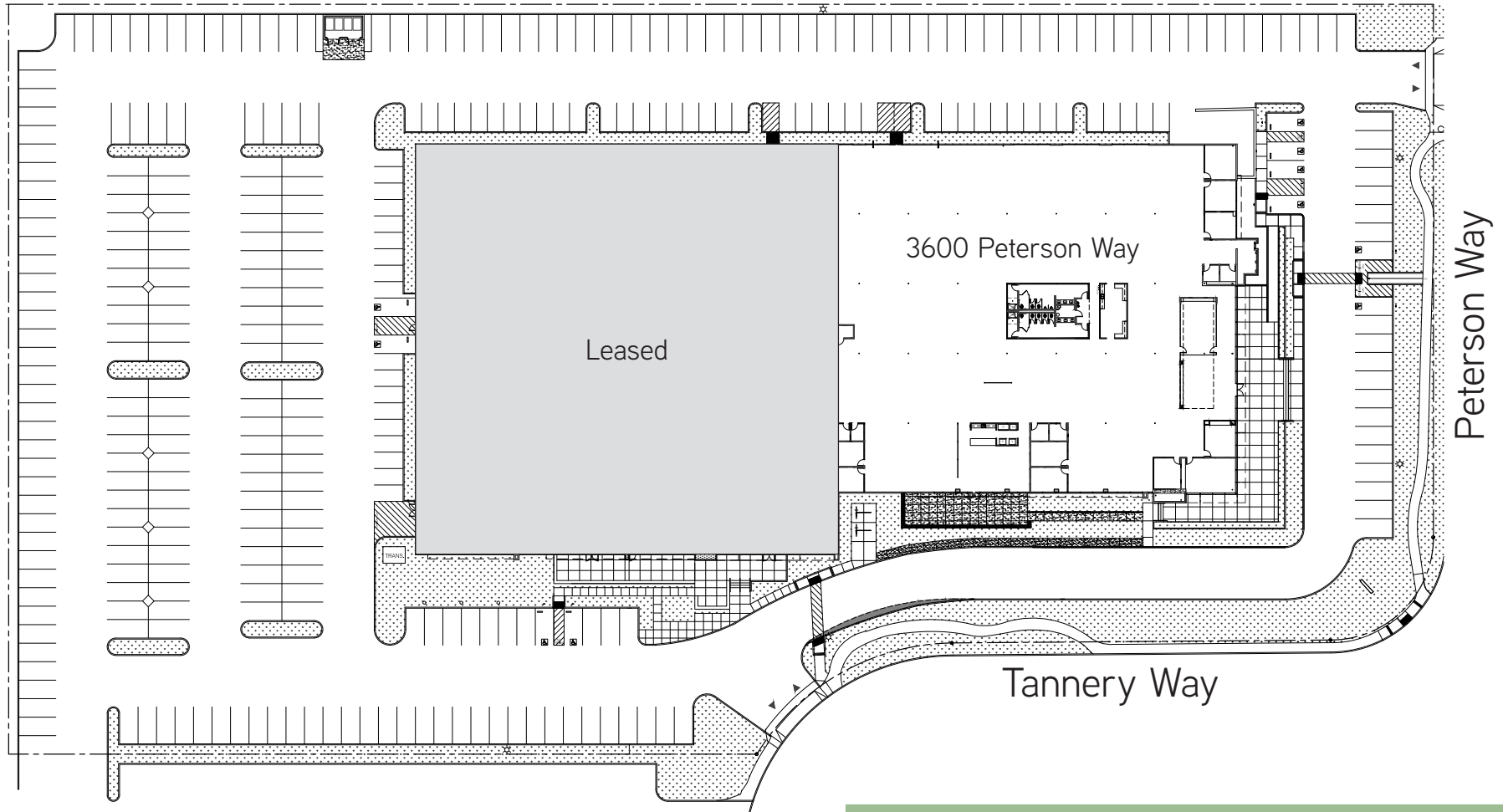
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3600 PETERSON WAY

AERIAL AND BAY AREA MAP



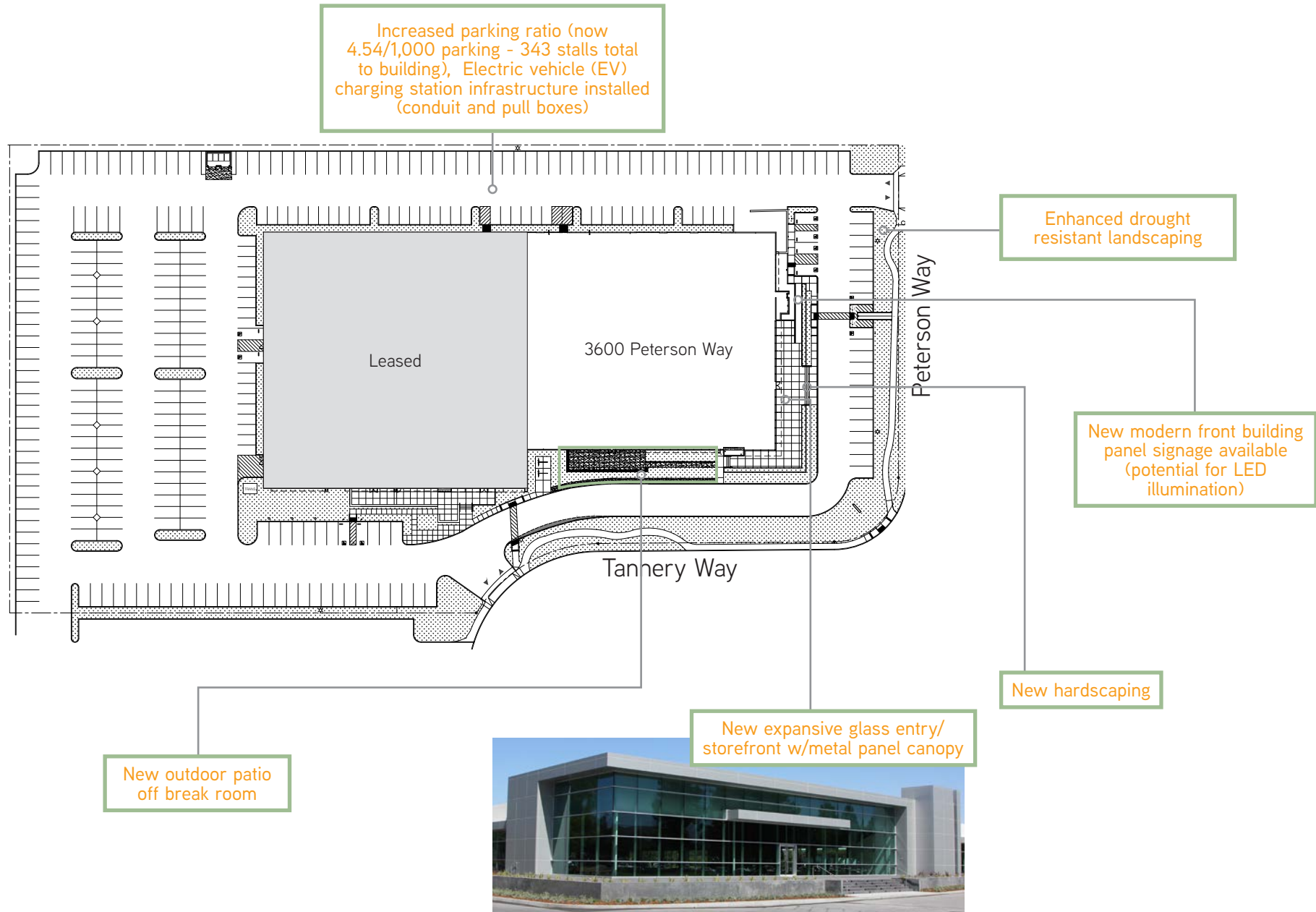


Building Overview

- Prime Santa Clara location
- 1,600 amps at 277/480 volts power (to building)
- 4.54/1,000 parking ratio (343 stalls total to building)
- Nearby new Caltrain Bowers/Walsh Shuttle stop
- Silicon Valley Power

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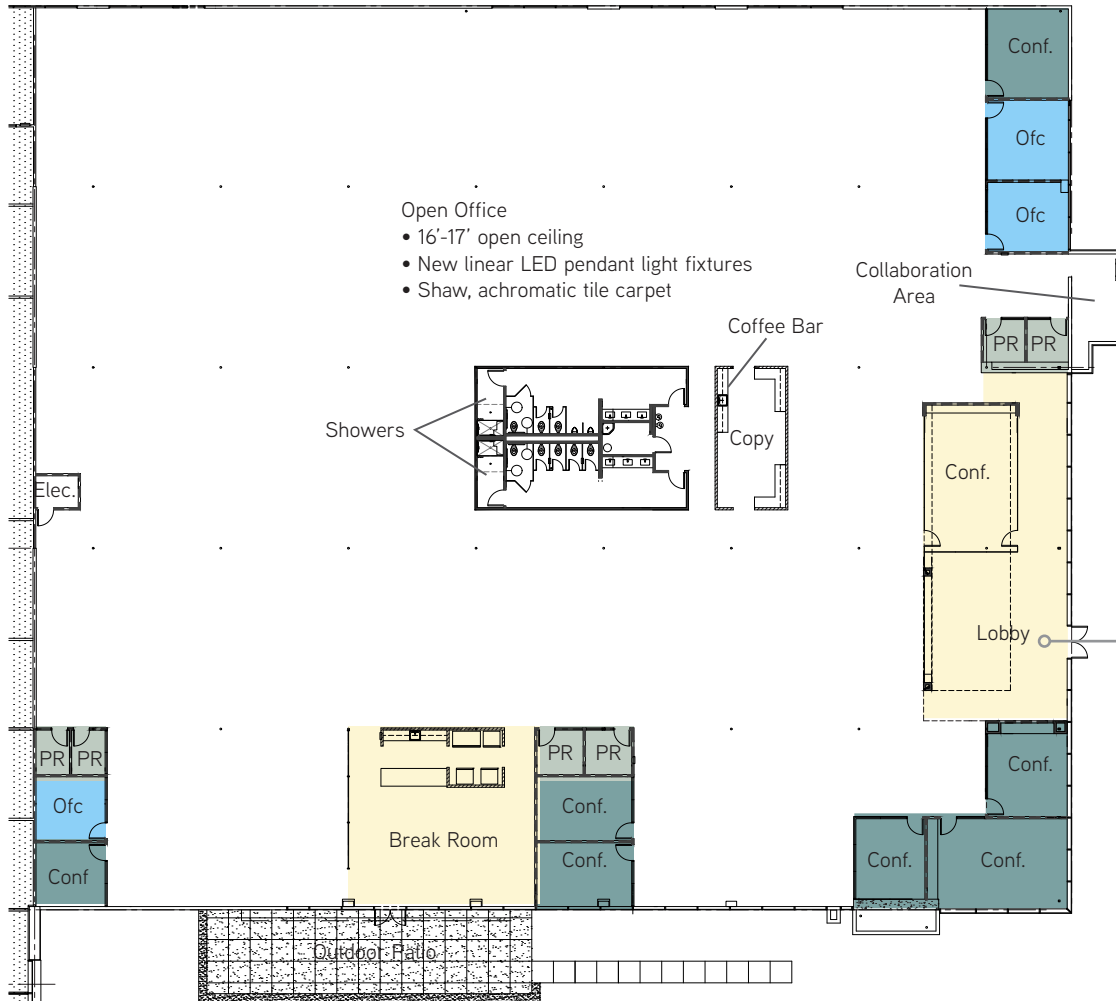
EXTERIOR RENOVATIONS



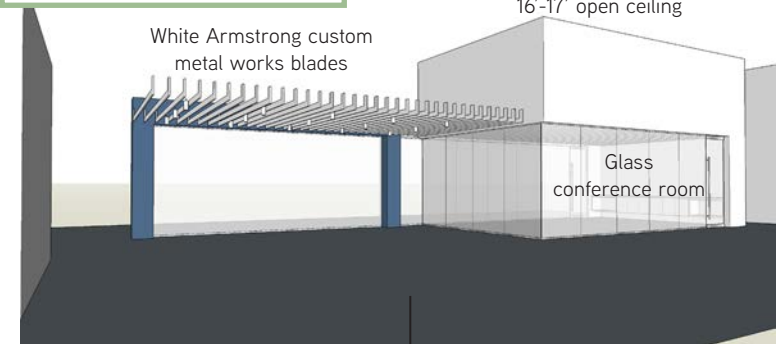
34,421 SF

Market Ready Interior Renovations Include:

- New lobby with open ceiling/Armstrong custom metal works blades
- New 16'-17' open ceiling office w/new linear LED pendant light fixtures (exposed structure painted white w/ new spiral metal ducting)
- New 10' drop ceiling in private offices (2'x4' Armstrong Dune Second look ceiling tiles)
- New modern restroom core with showers
- New coffee bar and copy room
- New break room w/ polished concrete floor
- Title 24 compliant



NEW LOBBY RENDERING



Polished concrete floor

Legend

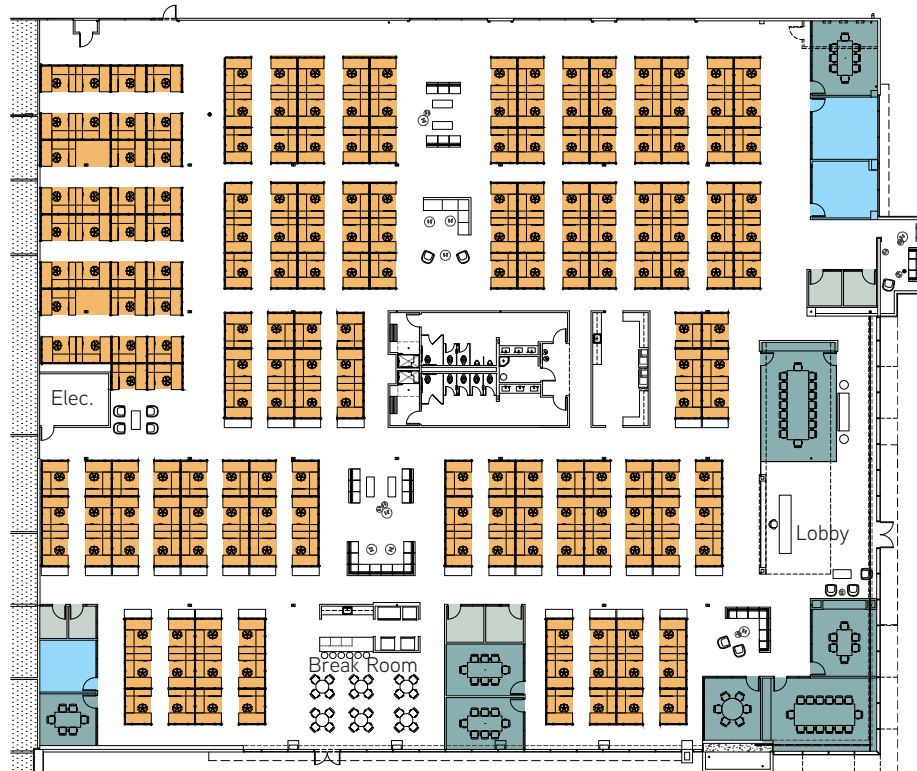
Large Conference Rooms	2
Small Conference Rooms	6
Phone Rooms	6
Offices	3

- = Polished Concrete Floor
- = Open Ceiling

3600 PETERSON WAY

HYPOTHETICAL FLOOR PLANS

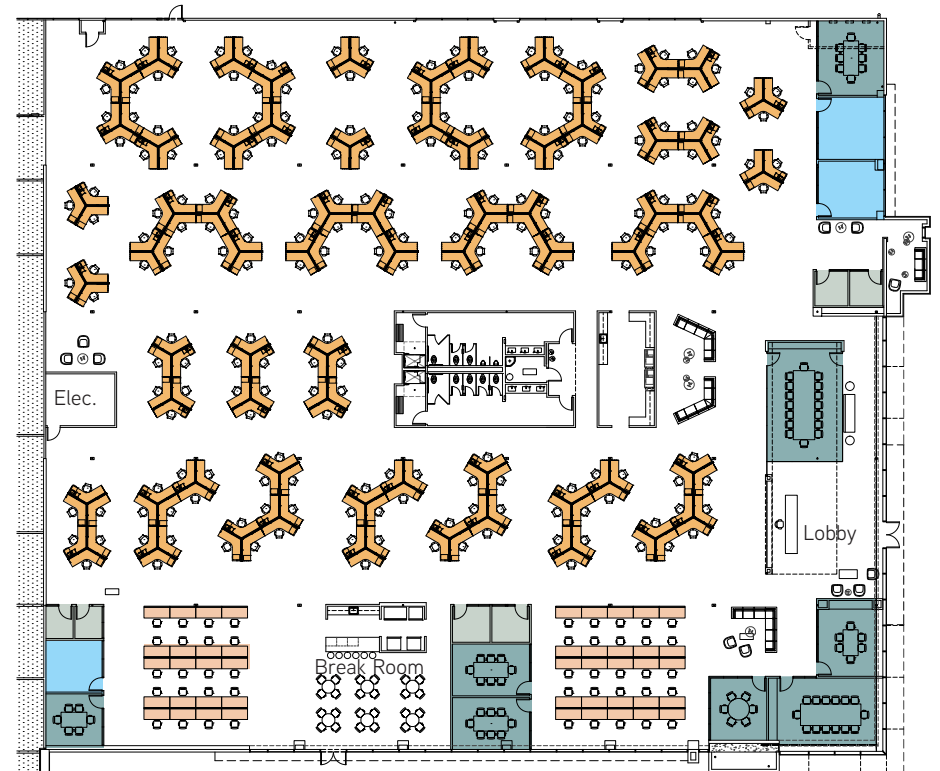
OPTION 1



Legend

Large Conference Rooms	2
Small Conference Rooms	6
Phone Rooms	6
Offices	3
Workstations	190

OPTION 2

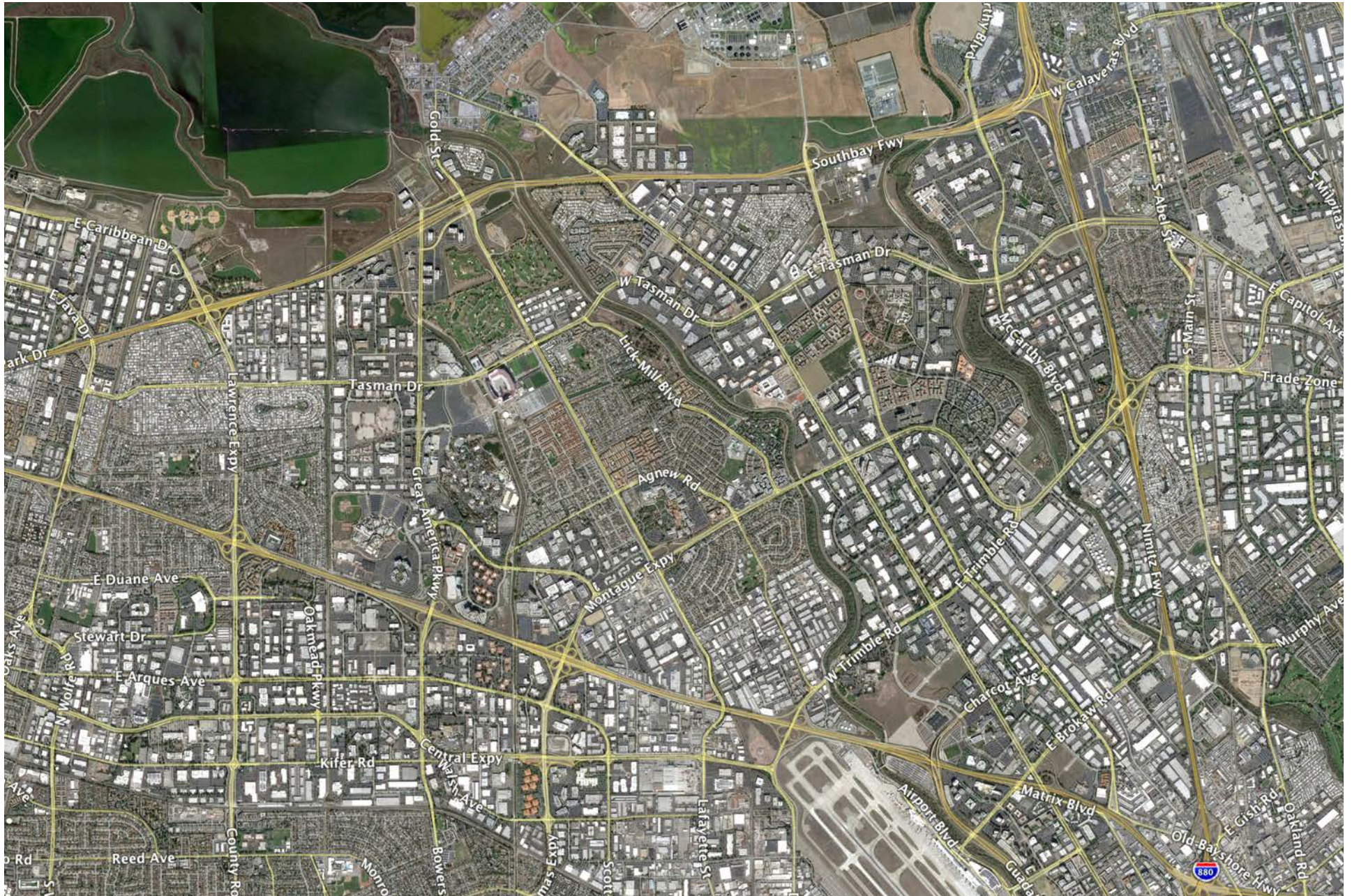


Legend

Large Conference Rooms	2
Small Conference Rooms	6
Phone Rooms	6
Offices	3
Workstations	204
Benches	46

3600 PETERSON WAY

SANTA CLARA AMENITIES



3600 PETERSON WAY

AMENITIES MAP



RETAIL CENTERS

A. RIVERMARK PLAZA

Yan Can, Cold Stone Creamery, Subway Piatto Ristorante Bar, Mezbaan Indian Restaurant, Baja Fresh Mexican Grill, Quiznos, Premier Pizza Inc., Yo Yo Restaurant, Red Robin, America's Gourmet, McDonald's, Jamba Juice, Peet's Coffee and Tea, Posh Bagels

B. OAKMEAD VILLAGE

McDonald's, Sizzler, El Torrito, Taste Restaurant, India Gate, Jack-in-the-Box, Shell gas station

C. MERCADO SANTA CLARA

Subway, Tomatina, Jamba Juice, Starbucks's Coffee, In-N-Out Burger, AMC Mercado 20 Theater, Krispy Kreme Donuts, Tandoori Oven, Yo Yo Sushi, Mexican Grill, FedEx Office, Smoke Eaters, TJ Max

D. RETAIL PROJECT

Donut Den, Togo's, Pizza My Heart, House of Bagels, Iguana's Restaurant, Dentist, Villa Convenience Market, Sushi Express, My Nails Salon, Cafe Falafel, Amarin Thai, AT&T Retailer

E. ROUND TABLE PIZZA

Beryl's Place Deli, Comerica Bank, Dentist, Technology Credit Union

F. RIVERMARK VILLAGE

Just Breathe Yoga, Cerulean Dental Spa, Mezbaan Indian Cuisine, Posh Bagel, H&R Block, Rivermark Nails, Planet Beach, Keypoint Credit Union, Starbucks's Coffee, Safeway, Well's Fargo Bank, Game Stop, Red Robbin, McDonald's, Premier Pizza, Baja Fresh Mexican Grill, Supercuts,

RESTAURANTS

Postal Annex, Pure Beauty, Fantasia Tea Cafe, Verizon Wireless, Quizno's, The Prolific Oven Bakery & Cafe, TMobile, Town & Country Cleaners, Rivermark Dental, Iris Vision, Yan Can Fresh Asian Cookery, Cold Stone, Peet's Coffee, Piatto Restaurant & Bar

G. THE MARKET PLACE

II RESTAURANTS

Carl's Jr., 20/20 Optometry, Pho Viet, Una Mas Mexican Grill, Philly's Cheesesteaks & Wings, Sangam Indian Cuisine, Olives Greek & Middle Eastern Cafe, A&D Food Mart, Dentistry, Subway, Family & Cosmetic Dentistry, Starbucks's Coffee, Honba Sushi, Premier Pizza, Thai Orchard, UME Chinese Food

H. @FIRST

Chick-fil-a, CVS/ Pharmacy, Hyatt House, Sweet Tomatoes, Five Guys, Chipotle, Panda Express, Fresh & Easy, Fidelity Investments, Perfect Smile Dental Care, Panera Bread, Union Bank, The Coffee Bean & Tea Leaf, Premier Pizza, Target, Verizon Wireless, Sprint, Supercuts, Chase Bank

I. NICHOLSON PLAZA

La Catalana Espana, Accupuncture, Pacific Bay Dental, In 2 Cuts, The Castle Greek Cafe, Extreme Pita, Mina's Korean BBQ, Round Table Pizza, Subway, Tandoori Bites Indian Cuisine, Eat Viet, First Mart

J. NORTH PARK APARTMENT VILLAGE

Starbucks's Coffee

HOTELS

1. Sierra Suites
2. Marriott- Santa Clara
3. Hilton Santa Clara
4. Hyatt Regency Santa Clara/Santa Clara Convention Center
5. Holiday Inn Santa Clara, Avatar Hotel
6. Embassy Suites
7. The Plaza Suites
8. Ramada Inn
9. Sodexho Marriott
10. Homewood Suites San Jose

BANKS

- A. Wells Fargo Bank
- B. Keypoint Credit Union
- C. Bank of America

MAIL SERVICE

MS. Postal Annex

HEALTH CLUBS

1. Curves
2. Gold's Gym.
3. Club One
4. Decathlon Club
5. Santa Clara Golf and Tennis Club
6. 24 Hour Fitness

RESTAURANTS

1. Quiznos
2. Andiamo Cafe
3. Sizzler, Jack in the Box, Arthur's, McDonald's
4. Taco Bell
5. KFC, Togo's
6. Pedro's, Birk's
7. IHOP, Bennigan's
8. Parcel 104
9. La Fontana
10. Bamboo Leaf Vietnamese Cuisine

3600 PETERSON WAY

CALTRAIN BOWERS/WALSH SHUTTLE



MORNING SCHEDULE

Northbound Train No.	—	217	—	227	233	135
Arrives Lawrence	—	7:12	—	8:12	8:50	9:25
Southbound Train No.	104	206	210	216	220	226
Arrives Lawrence	6:44	7:14	7:51	8:20	8:51	9:20

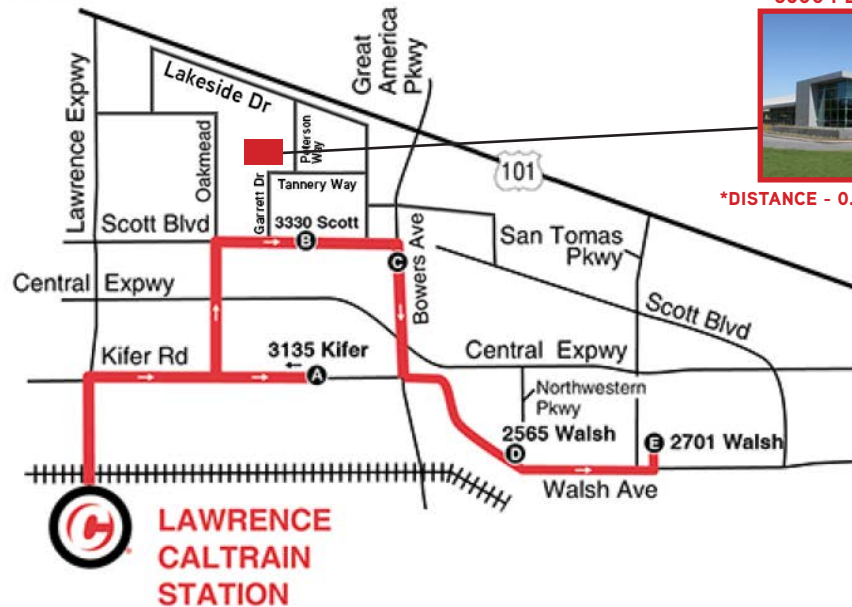
AM LOOP							
<i>Leave Lawrence</i>							
		6:49	7:19	7:56	8:25	8:56	9:30
A	Qualcomm (3135 Kifer), Parking Lot at side of Kifer	6:52	7:22	7:59	8:28	8:59	9:33
B	Menlo Equities (3330 Scott), Bus Stop *	6:56	7:26	8:03	8:32	9:03	9:37
C	Applied Materials (3100 Scott), Bus Stop	6:57	7:27	8:04	8:33	9:04	9:38
D	Vantage (2550 Walsh), at curb	6:59	7:29	8:06	8:35	9:06	9:40
E	Nvidia (2701 Walsh, Bldg D), Parking Lot	7:04	7:34	8:11	8:40	9:11	9:45

AM - italics

3600 PETERSON WAY



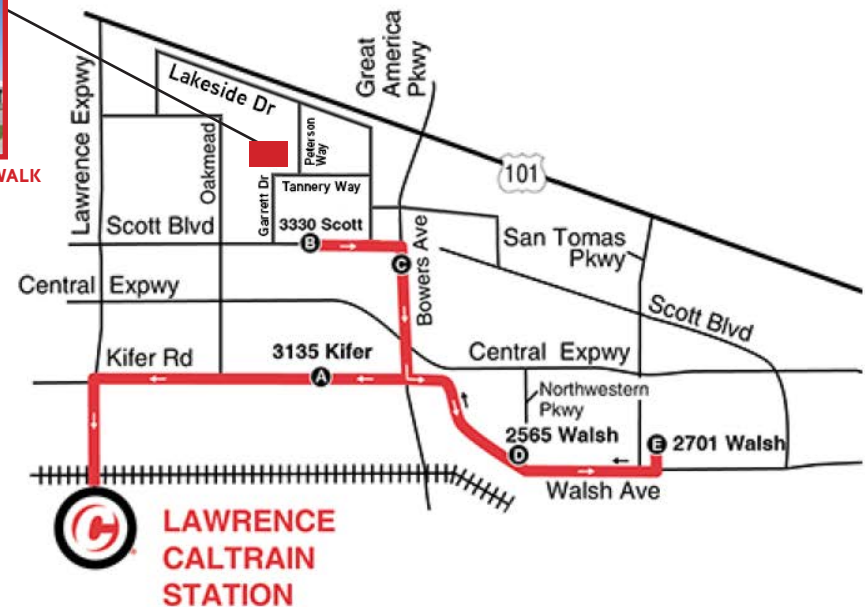
*DISTANCE - 0.5 MILES/10MIN. WALK



AFTERNOON SCHEDULE

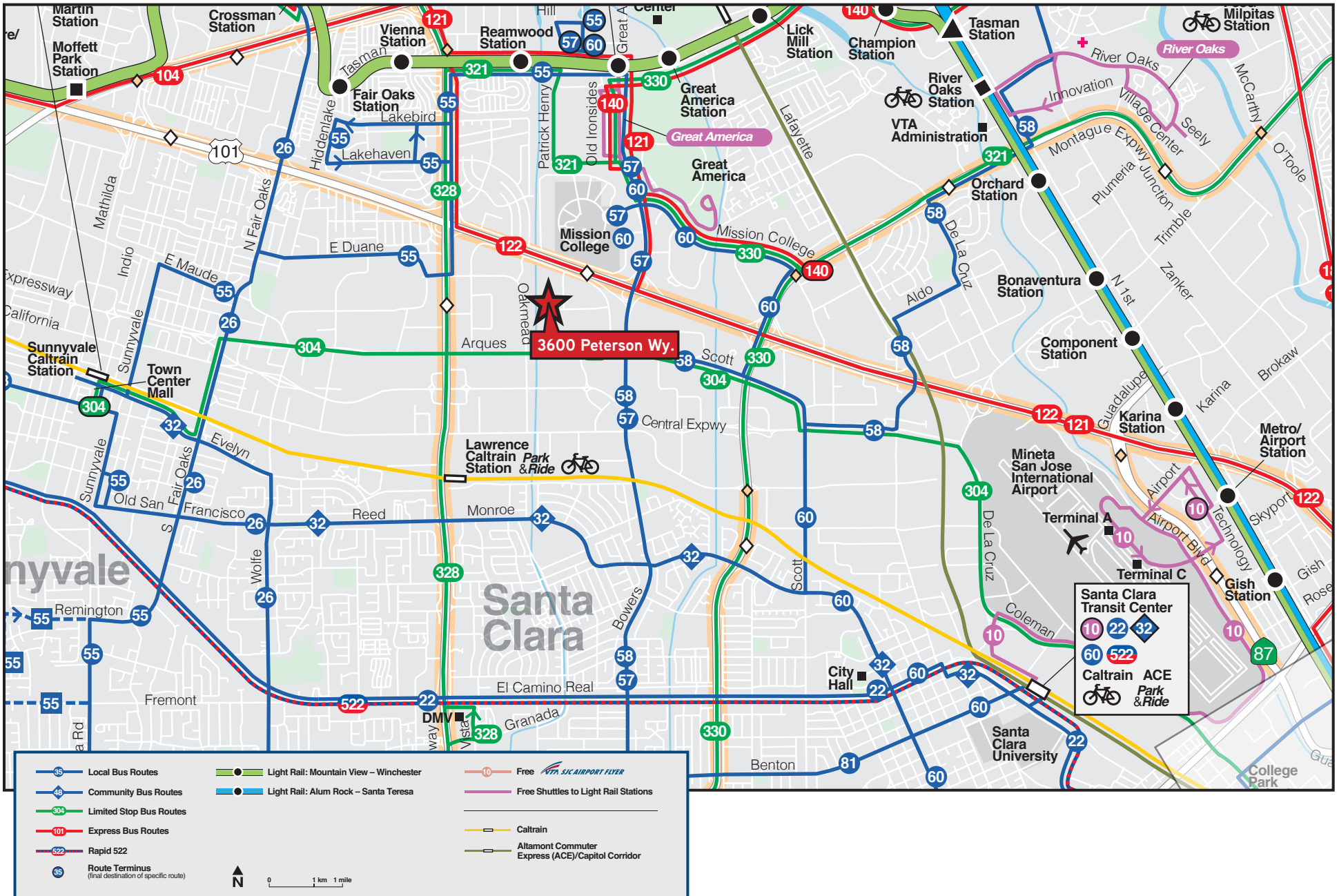
PM LOOP							
B	Menlo Equities (3330 Scott), Bus Stop *	3:22	4:00	4:50	5:16	6:02	6:30
C	Applies Materials (3100 Scott), Bus Stop	3:23	4:01	4:50	5:17	6:03	6:31
E	Nvidia (2701 Walsh, Bldg D), Parking Lot	3:31	4:09	4:58	5:27	6:11	6:41
D	Vantage (2565 Walsh), Bus Stop	3:35	4:13	5:02	5:32	6:15	6:46
A	Qualcomm (3135 Kifer), at curb, Bus Stop	3:38	4:16	5:05	5:35	6:18	6:49
	Arrive Lawrence Caltrain	3:43	4:21	5:10	5:40	6:23	6:54

Northbound Train No.	261	267	277	279	287	191
Arrives Lawrence	3:54	4:39	5:39	5:52	6:39	7:00
Southbound Train No.	254	156	—	268	274	278
Arrives Lawrence	3:48	4:26	—	6:03	6:47	7:03



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TRANSPORTATION MAP



Silicon Valley Power Incentives

SVP vs. PG&E Average* Rates:

CLASS OF SERVICE	SVP RATES AS OF 01/01/14 (\$/kWh)	PG&E RATES AS OF 01/01/14 (\$/kWh)	SVP LOWER (\$/kWh)	2014 SVP LOWER (%)	PG&E HIGHER (\$/kWh)	PG&E HIGHER (%)
Small Commercial	C-1 \$0.162	A-1 \$0.196	\$0.034	17%	\$0.034	21%
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%
Large Industrial	CB-3 \$0.108	E-20P \$0.130	\$0.022	17%	\$0.022	20%

* 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.



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