

3000

BOWERS

SANTA CLARA | CALIFORNIA

±331,902 RSF Class A Office Campus





## PROJECT HIGHLIGHTS

- Exclusive Campus Opportunity
- Two 5-story buildings
- ±165,951 sf each (±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](http://www.3000Bowers.com)



The  
**SOBRATO**  
Organization

| CHASE LYMAN | 650.400.5700 | 10600 N. DE ANZA BLVD, STE 200, CUPERTINO, CA 95014

- 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





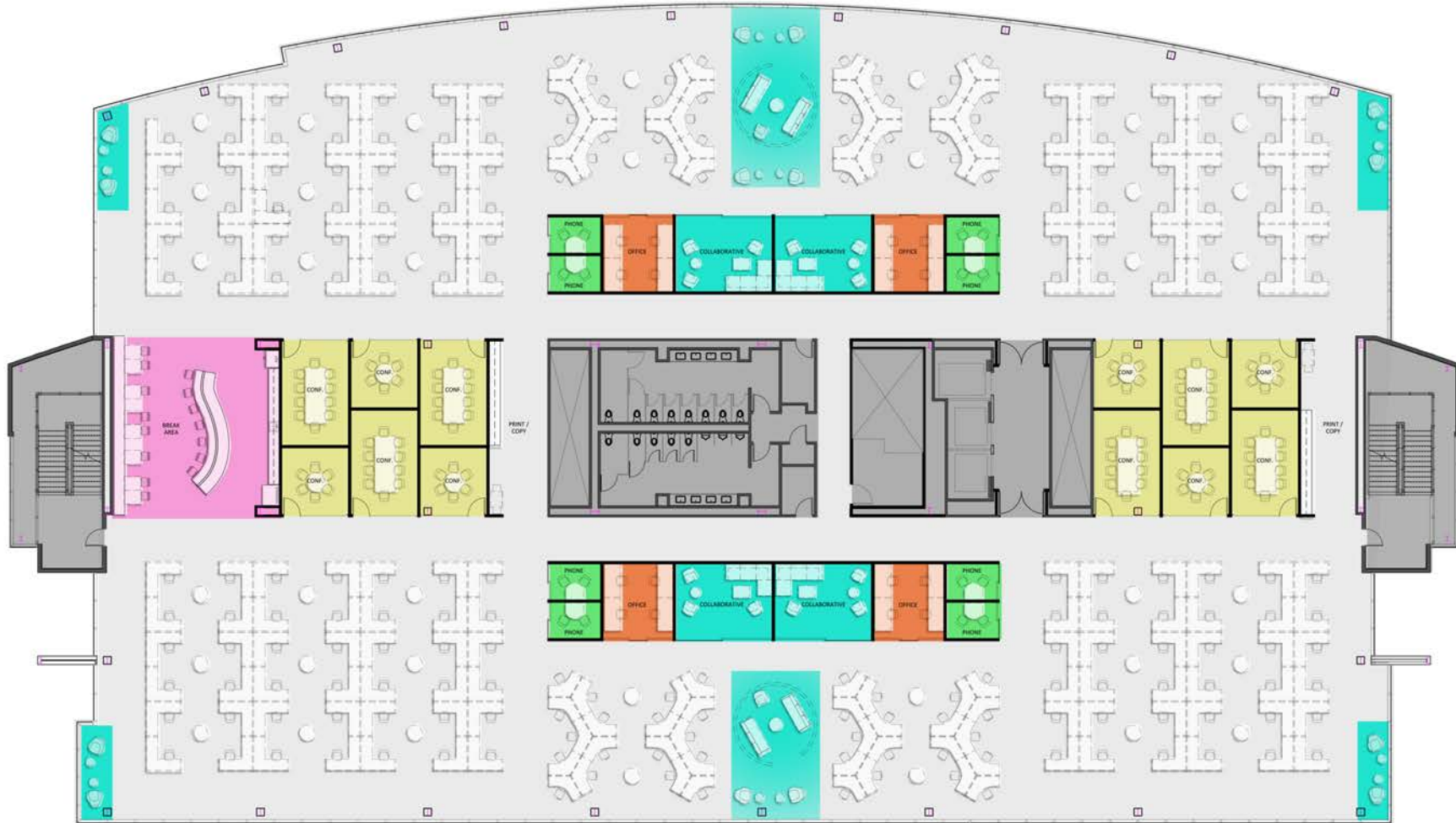
- 3/1000 structured parking (expandable up to 4/1000)
- Parking structure can support a future  $\pm 18,000$  sf amenities building
- Building structures provide for a future 3-level connecting bridge
- Garage is ready to receive PV panels



- 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, East Palo Alto

## 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





HWY 101

GREAT AMERICA  
PARKWAY

LEVI'S  
STADIUM

SANTA CLARA  
SQUARE

CENTRAL  
EXPRESSWAY

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