

SANTA CLARA



Central Expressway & Scott Boulevard in Santa Clara, CA



www.centralcampussantaclara.com

AT THE CENTER

IMAGE

This highly visible 18.7-acre Class 'A' campus sits conveniently on the southeast corner of Central Expressway and Scott Boulevard in Santa Clara, CA.

Central Campus offers excellent signage opportunities along both Central Expressway and Scott Boulevard with the ability to place a sign on each side of each building for maximum exposure!

Additionally, the ownership has recently constructed brand new clear glass exterior entries at 2841, 2861 & 2881 Scott Boulevard. A brand new high-end interior improvement at 2861 Scott Boulevard has been completed, which includes 11' drop ceilings, Focal Point Luna Indirect Light Fixtures, a fully enhanced lobby and upgraded restroom core complete with showers to produce a first class working environment.





AT THE CENTER

FLEXIBILITY

- **2841, 2861 & 2881 Scott Boulevard** are available as a campus or as individual buildings with flexibility for a combination in-between depending on a tenant's needs.
- **2841 & 2861 Scott Boulevard** are contemporary designed, single-story office/engineering/lab buildings that range in size from 46,923 SF to 62,609 SF that can be combined to total 109,532 SF. A covered walkway and amenity courtyard may be constructed for direct connectivity.
- **2881 Scott Boulevard** is a 99,768 SF three-story office/engineering building (also pictured on the front of the brochure).

All of the buildings have flexible floor plans, restroom core placements and window mullions designed to be very adaptable to various business environments.

2841 Scott Boulevard



2861 Scott Boulevard

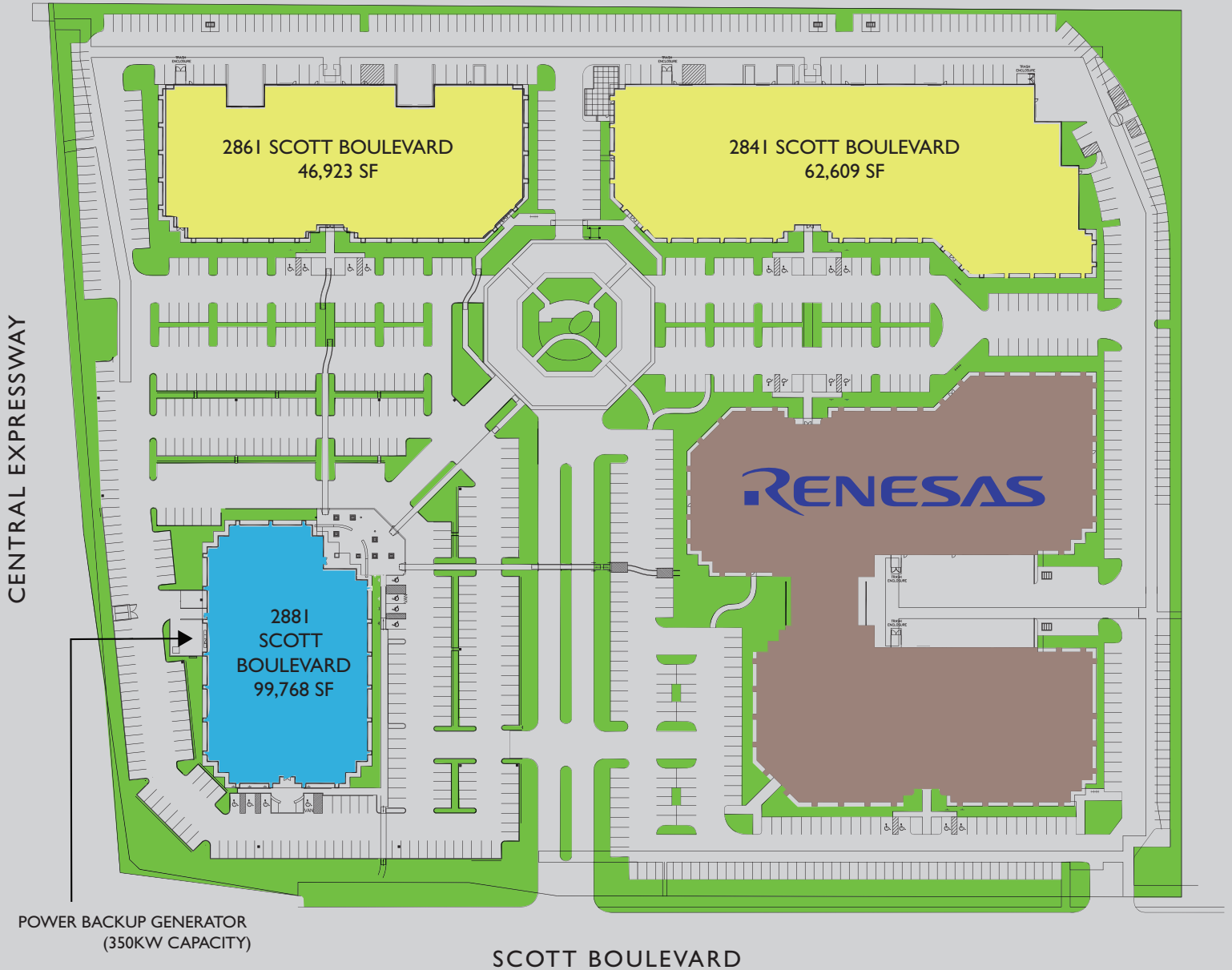


2881 Scott Boulevard



- R&D/OFFICE - SINGLE STORY
- OFFICE - 3 STORY
- LEASED

CENTRAL CAMPUS SITE





2861 Scott Boulevard - Renovated Lobby, Interiors & Upgraded Exterior Entry

AT THE CENTER

EXPANSION

- The campus totals approximately 312,167 SF in five buildings, offering room for expansion.
- Three buildings are currently available for approximately 209,300 SF (2841, 2861 & 2881 Scott Boulevard).
- Two buildings were recently leased to Renesas (2801 & 2821 Scott Boulevard)



2881 Scott Boulevard - Renovated Lobby



2861 Scott Boulevard - Market Ready Interior

AT THE CENTER

ONSITE AMENITIES

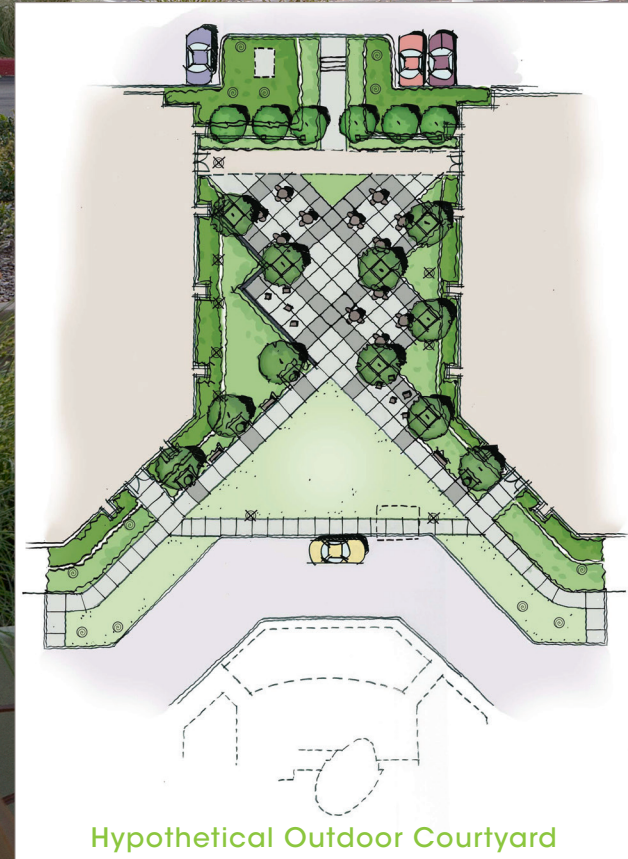
“Santa Clara blends the best of a modern, urban metropolis with the comfortable charm of small town, USA...”

– Santa Clara All-America City Award Application

Site amenities include grounds which were recently enhanced and are well maintained with a prominent amphitheater setting for convenient outdoor collaboration for employees looking to take advantage of Santa Clara’s temperate climate where locals enjoy on average 261 sunny days a year.

Additionally, the campus offers shower facilities and the ownership has developed a hypothetical outdoor courtyard area that could be constructed to connect 2841 and 2861 Scott Blvd. that would offer additional outdoor collaboration areas as an incentive for hiring and retaining employees which could be complete with WIFI for greater productivity while offering a flexible/comfortable working environment.

From a broadband perspective, the project has fiber optic network carriers built-in: AT&T and Silicon Valley Power (who operates several fiber rings for private network routing in the greater Santa Clara area, including most of the prominent data-centers). Each network room contains the basic backbone and preparations for a next-generation network to be implemented. Racking, electrical and fiber optic backbone cables are complete in all network rooms, several primary network rooms also have links to several of the campus buildings. In addition to the data and communications infrastructure, 2881 Scott Blvd. is serviced by a 350 KW generator for additional back-up power capacity.



Hypothetical Outdoor Courtyard



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.





PRESIDIO INVESTMENTS, headquartered in Los Angeles, California, was founded by Peter Tilton. Presidio has acquired and managed over 7 million square feet of office and R&D buildings representing well in excess of \$1 billion of invested capital. Presidio brings the experience and operating skills gained from developing, acquiring, managing, leasing and financing real estate assets. This “in the trenches” real estate experience, coupled with the history of previous real estate cycles, provides Presidio with a unique perspective from which to operate their portfolio.



ROCKPOINT GROUP, L.L.C. is a real estate investment management firm and a registered investment adviser employing 46 professionals headquartered in Boston with additional primary offices in Dallas, San Francisco and London.

Since its inception in 2003, Rockpoint has sponsored six private investment funds and four co-investment vehicles with capital commitments of nearly \$9 billion. Since 1995, the Founding Managing Members, with others, have together raised approximately \$13 billion in capital commitments and have invested approximately \$11 billion of equity in more than 330 transactions with a total capitalization of approximately \$42 billion.

For more information, please visit www.rockpointgroup.com

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