880 North McCarthy Blvd SUITE 100

Milpitas, CA 95035



LAB + OFFICE SUBLEASE | VACANT 31,437 RSF

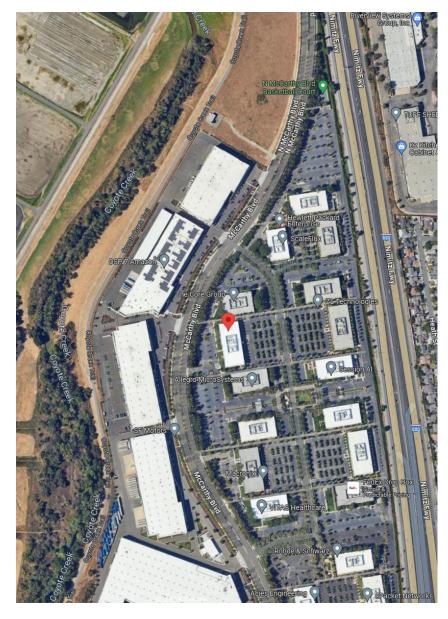
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BUILDING INFORMATION



ADDRESS

880 N McCarthy Blvd Suite 100 Milpitas, CA 95035

AVAILABLE

Vacant

ASKING RATE

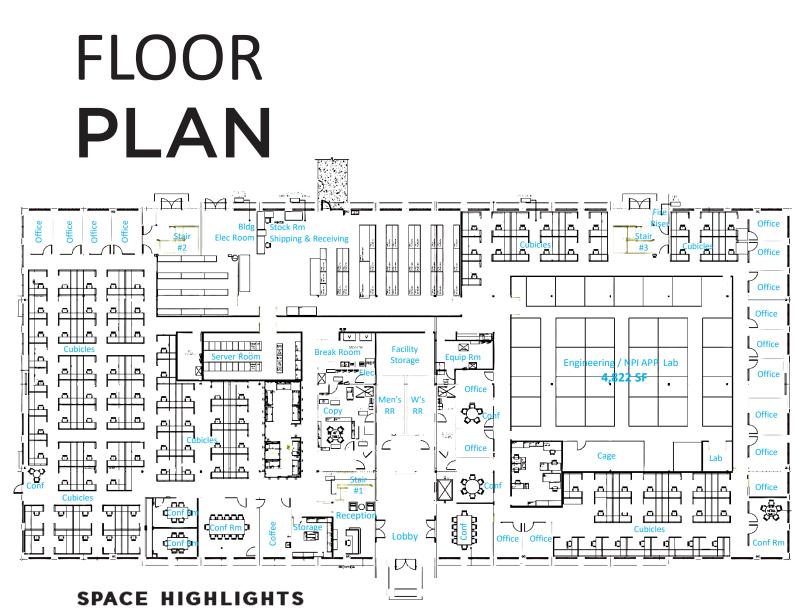
\$1.50/SF NNN

Operating Costs = \$0.963/SF/Month

AVAILABLE THROUGH

January 31, 2027

• Plug & Play



IT Server Room:

- Three AC units in Server Room (two running, third in standby mode) Equipment staying
 - AC-6 small 10 ton / 9800 CFM
 - AC-7 small 10 ton / 9800 CFM
 - AC-8 small 10 ton / 9800 CFM
- E-Power for IT sever room run time is +/-30 mins (two existing in cabinet)

Engineering Lab:

• Equipped with four A/C Units, 15 tons each (total of 60 tons capacity)

Electrical:

• 800 Amp Transformer feeds entire space. Approximately ½ going into labs ½ to HVAC

Equipment/Furnishings in place:

- Air Compressor 7.5 H.P.
- Bus Duct in Eng lab, racking in lab and in small shipping area
- 105 Cubicles
- 17 Offices

















