

# 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

# FLOOR PLAN



## SPACE HIGHLIGHTS

### 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



