

**MISSION
WEST
PROPERTIES, INC.**

233 S. Hillview Drive, Milpitas

For Lease / 95,690 ± square feet



- For Lease 95,690± Square Feet
- Corporate Headquarters Location
- Class A Office Improvements
- “State-of-the-Art” Clean Room with 20,000 ± sf of High Quality Class 100 to 10,000 Clean Room Space w/ complete Catwalk Area & Support Equipment Pad
- Newer Construction 1998-2000
- Pricing subject to Clean Room specification
- On-site Fitness Room & Cafeteria
- 3.2/1,000 Parking
- Excellent Access to Highways 880, 680 & 237
- Available 04/01/11
- Call to Tour

For Further Information Please Contact:

Ray Marino
408-725-7632
rmarino@missionwest.com

Carl Berg
408-725-0700
berg@missionwest.com



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PROPERTY INFORMATION

Size: Building 1 / 60,482 SF
Building 2 / 35,208 SF
Total / 95,690 SF

Year of Construction: Building 1 / 1998
Building 2 / 2000

Building Height: Building 1 / Single Story
Building 2 / Two Stories

Percentage of Office/Lab 79.1%

CONSTRUCTION DETAIL

Foundations: The building foundation is a 5" poured concrete slab over 2" of sand and 4" of crushed rock. All load bearing walls and columns are on spread footing

Construction Type: Concrete Tilt

Loading – Building Doors and 1 Grade Level Door

Roof System: Asphalt 3-ply built-up roof with a cap sheet installed over a metal deck. Walk pads are provided

Windows: Tinted glass set in anodized aluminum frames.

Clear Height: 10 feet in office areas; 16' to 18' in Building / Manufacturing areas

MECHANICAL DETAIL

Heating/Cooling: Building 1 has a 60 ton and a 70 ton roof mounted HVAC unit and tow air handling units which each produce 25,425 CFM.
Building 2 has 2 HVAC units at 75 tons each.

Electrical: The property has 21KV of power serving the two buildings with 4,000 AMP 480/277V main switchboard

Fire Protection: Wet sprinkler system throughout the building with early warning visa system

Elevators: One hydraulic passenger elevator in Building 2

INTERIOR DETAIL

Floor Coverings: Commercial-grade carpet is in the office areas with ceramic tile installed in all restrooms and the building lobby.

Ceilings: Suspended acoustic tile is in the office areas

Lighting: Recessed parabolic fluorescent lighting is in the office areas.

Rest Rooms: One restroom core per floor

SITE DESCRIPTION

Assessor Parcel #'s 056-35-029

Land Area: 5.89 Acres

Parking: There are 305 on-site surface parking spaces for a parking ratio of approximately 3.2 spaces per 1,000 square feet of building area.

Utilities: All public utilities are available to the Property, including water, sewer, electricity, telephone and natural gas.

Water: City of Milpitas

Sewer: City of Milpitas

Electricity: Pacific Gas & Electric

Natural Gas: Pacific Gas & Electric

Telephone: AT&T

Generator: Cummins 350kW 480/277V unit with above ground 500 gal. diesel storage tank and 600 AMP 490/277V transfer switch and emergency distribution panel.

Process Infrastructure:

Nitrogen – Available via Air Products direct Pipeline

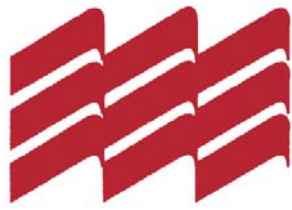
DI Water – Available on Pad

Acid Waste – Waste Neutralization System on Pad

Bulk Hydrogen – Liquid Hydrogen Tank on Pad

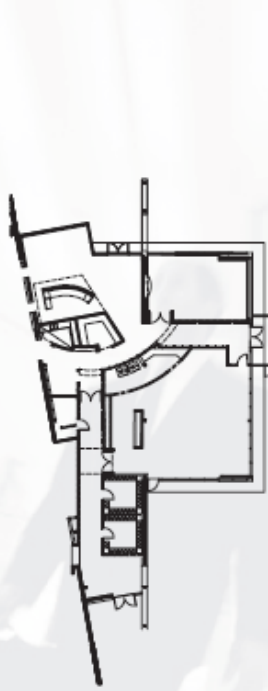
Bulk Oxygen – Liquid Oxygen Tank on Pad

Catwalk – Complete Catwalk above Fabrication Room

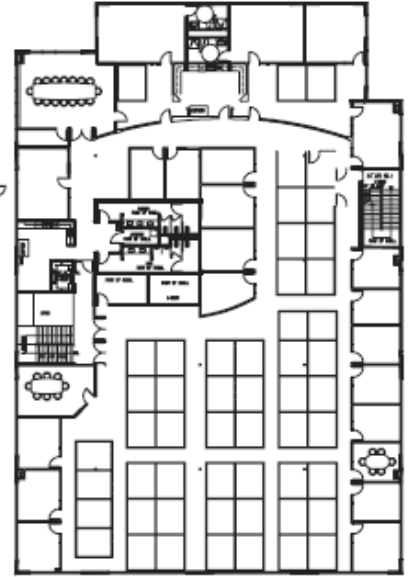


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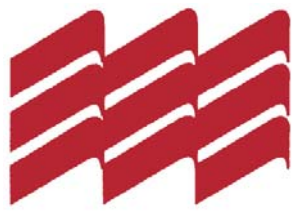
*Building 2
First Level*



*Building 2
Second Level*

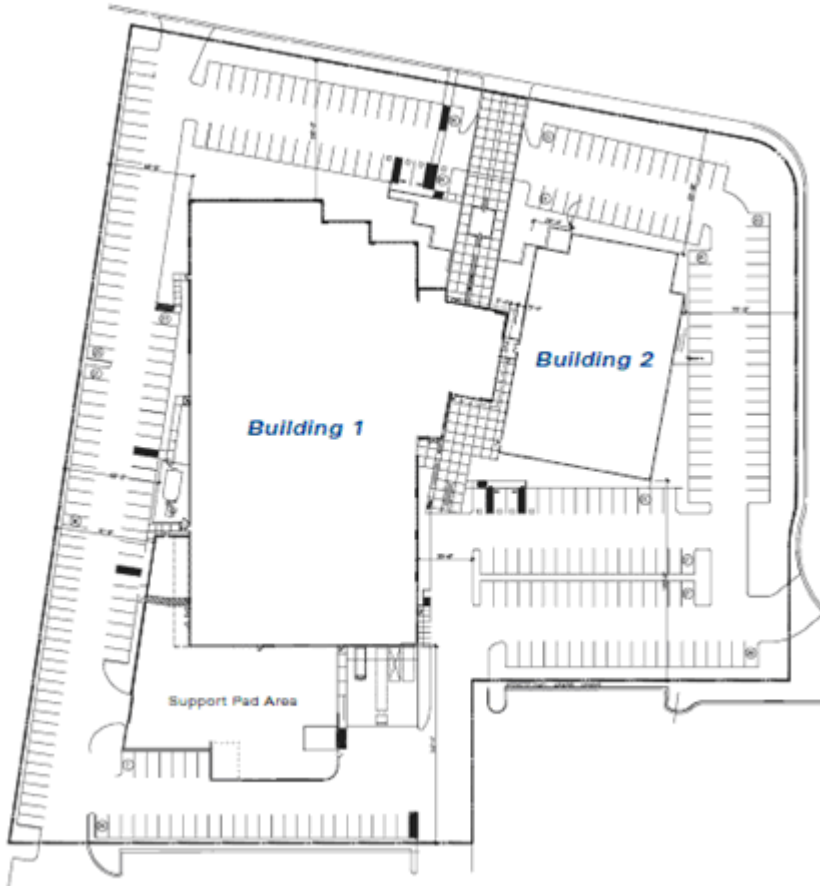
*Building 1
First Level*





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