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Leasing Team Seeks Single Corporate Tenant

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SANTA CLARA, CA—Terrence J. Rose gained city approval to demolish the existing structures of an under-utilized office property and build a six-story 250,000-square-foot office building with a total estimated cost of \$125 million.



The new office building is being rebranded as 3375 Scott Blvd.

SANTA CLARA, CA—**Garrett Business Center** is comprised of four single-story office buildings totaling approximately 76,672 rentable square feet on nearly 6 acres. It was built in the late 1970s at 3375 Scott Blvd., and is near the Highway 101 corridor and adjacent to a Caltrain shuttle service, in what is largely considered the center of [Silicon Valley](#). The Caltrain Lawrence station is about five minutes or two miles away.

Within the past week, [Terrence J. Rose Inc. Real Estate](#) received entitlement approval from the city to substantially redevelop the under-utilized commercial office property that a Rose partnership owns, according to vice president **Tom Siewert**. Terrence J. Rose gained city approval to demolish the existing structures and build a six-story office building comprised of approximately 250,000 square feet with a total estimate project cost of \$125 million.

The new office building, which is being rebranded as [3375 Scott Blvd.](#), will front its namesake street while a four-story, structured parking lot will be added to the rear of the building. **Arc Tec** is the building architect while a general contractor for the project has not yet been selected. In terms of schedule, the building shell is expected to be completed in approximately 30 months or by the fourth quarter of 2019. Construction may begin as early as the first quarter of 2018 after construction documents and final permit are reviewed and approved by Santa Clara.

The new LEED-certified building will feature floorplates up to 41,500 square feet with floor-to-ceiling glass on each floor. A rooftop deck is planned with an outdoor kitchen and various collaborative areas for informal meetings. The sixth floor will have a balcony along the eastern and southern perimeters of the building, while ground-floor amenities include three outdoor kitchens with seating areas, a food-truck zone, fireplace with seating, two horseshoe courts and a rose garden.

Palo Alto Networks, **Aruba Networks** (which **Hewlett-Packard** acquired in 2015 for \$2.7 billion) and **Realtor.com** are among the companies that occupy space in adjacent buildings to 3375 Scott Blvd. Those buildings range from four to eight stories.

Area amenities include more than 50,000 existing single-family and multifamily homes within a 3-mile radius, new apartment communities, walking distance to the new **Santa Clara Square Marketplace** (anchored by Whole Foods with a movie theater planned for future development), **Oakmead Village**, **Mercado Shopping Center**, retail and service businesses along and near Lawrence Expressway, Santa Clara's Koreatown and the El Camino Real.

The development company has tapped **Mike Rosendin, Craig Fordyce** and **Shane Minnis** from **Colliers International**'s San Jose office to market the building for lease. Asking rental rates are not available at this time. The team seeks to lease the entire building to a single corporate tenant.

"In terms of location, this project is so central to the entire Silicon Valley that prospective occupiers will be able to attract employees from any direction and get here with a reasonably short commute," Fordyce tells GlobeSt.com. "And once on site, they can walk to amenities or relax in a private, secure and amazing courtyard that will be a key feature of the property."



Lisa Brown ›

Lisa Brown is an editor for the south and west regions of GlobeSt.com. She has 25-plus years of real estate experience, with a regional PR role at Grubb & Ellis and a national communications position at Marcus & Millichap. Brown also spent 10 years as executive director at NAIOP San Francisco Bay Area chapter, where she led the organization to achieving its first national award honors and recognition on Capitol Hill. She has written extensively on commercial real estate topics and edited numerous pieces on the subject.