

# MERIDIAN @ 280

550-570 MERIDIAN AVENUE, SAN JOSE, CA

## CLASS A OFFICE/R&D CAMPUS

550 MERIDIAN AVE: 75,000 SF

570 MERIDIAN AVE: 77,389 SF

DIVISIBLE BY BUILDING

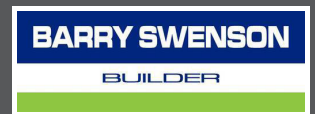
## EXTENSIVE PLANNED MARKET-READY WORK



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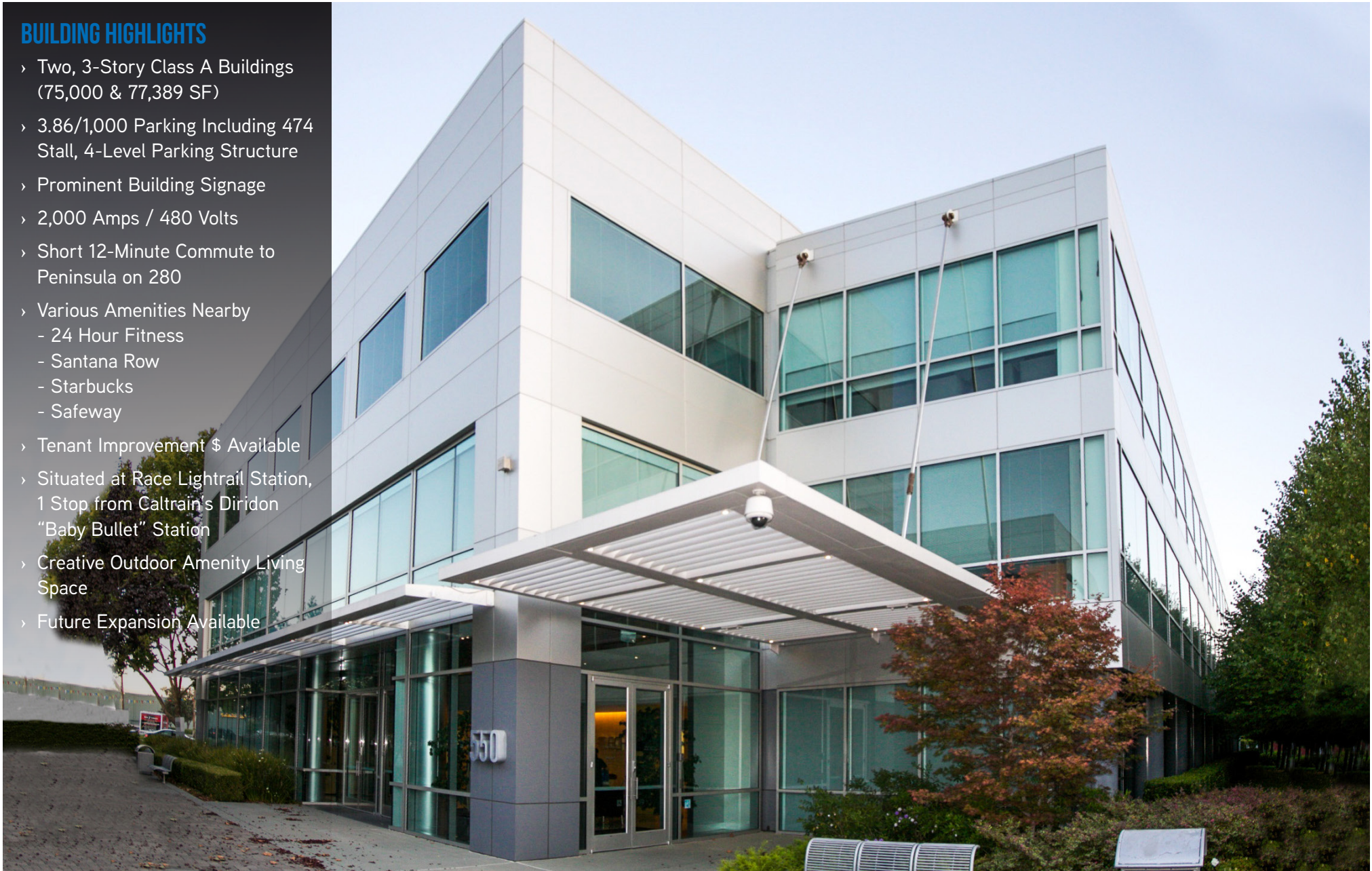
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**BUILDING HIGHLIGHTS**

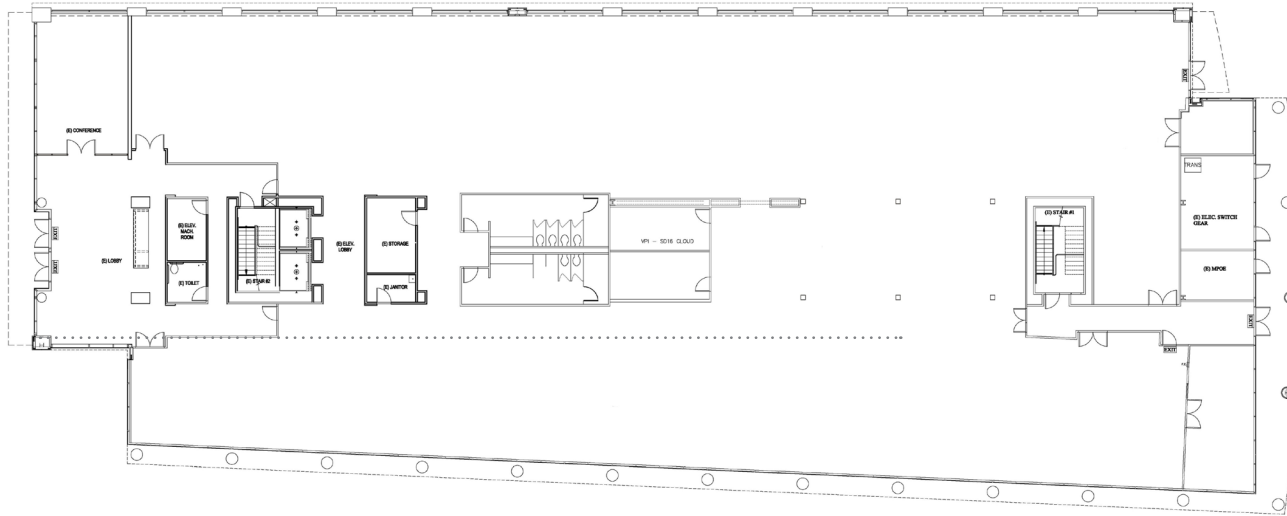
- › Two, 3-Story Class A Buildings (75,000 & 77,389 SF)
- › 3.86/1,000 Parking Including 474 Stall, 4-Level Parking Structure
- › Prominent Building Signage
- › 2,000 Amps / 480 Volts
- › Short 12-Minute Commute to Peninsula on 280
- › Various Amenities Nearby
  - 24 Hour Fitness
  - Santana Row
  - Starbucks
  - Safeway
- › Tenant Improvement \$ Available
- › Situated at Race Lightrail Station, 1 Stop from Caltrain's Diridon "Baby Bullet" Station
- › Creative Outdoor Amenity Living Space
- › Future Expansion Available



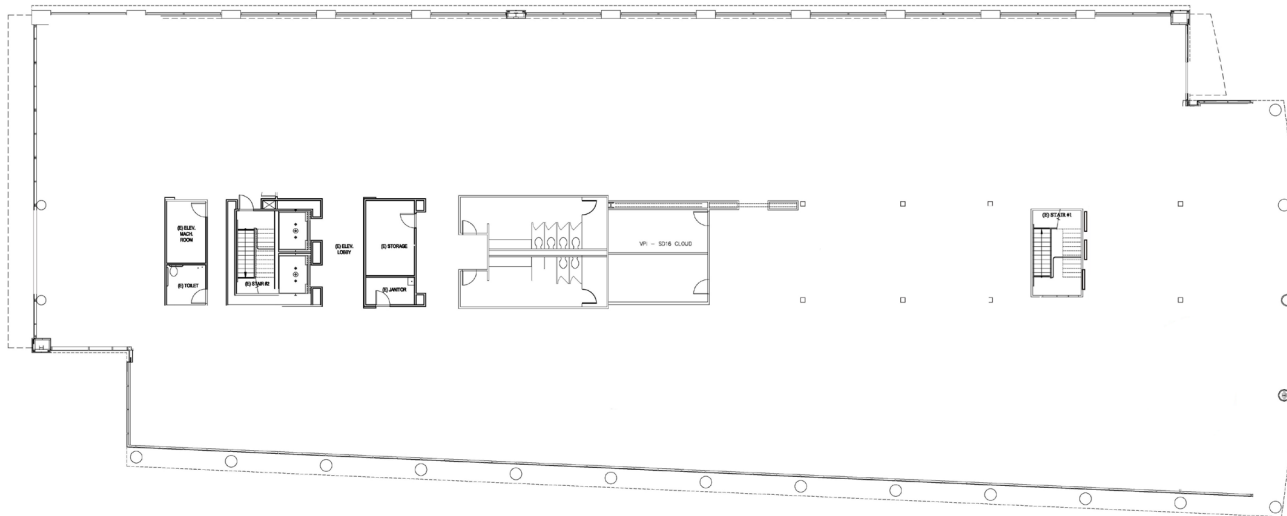


## 550-570 MERIDIAN AVE: PROPOSED FLOOR PLANS (POST-DEMO)

### FIRST FLOOR

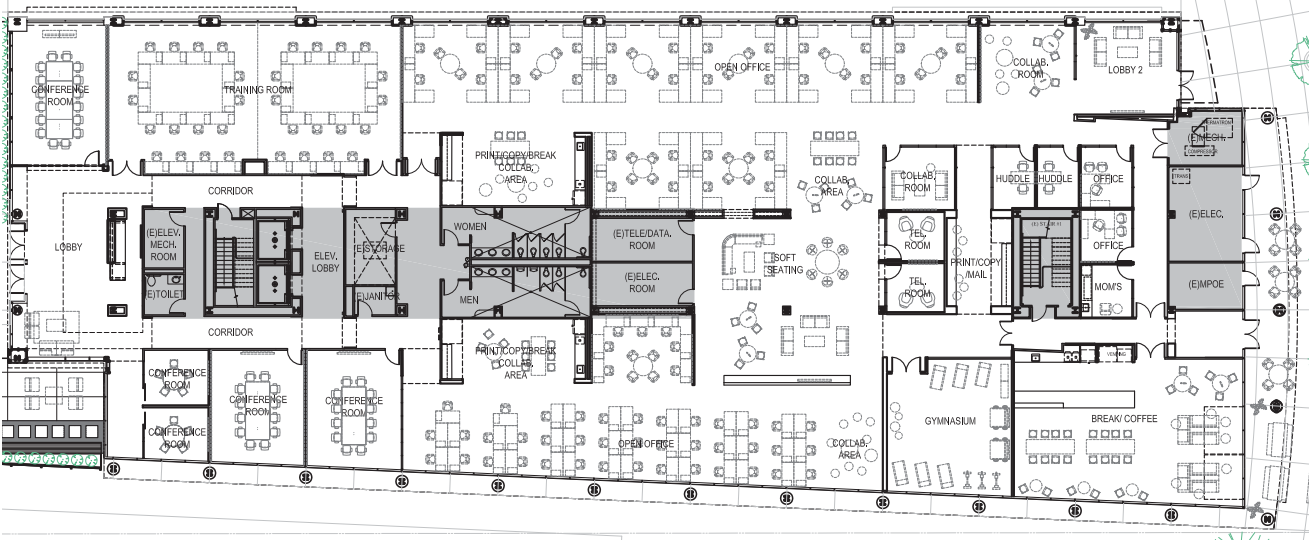


### SECOND & THIRD FLOORS

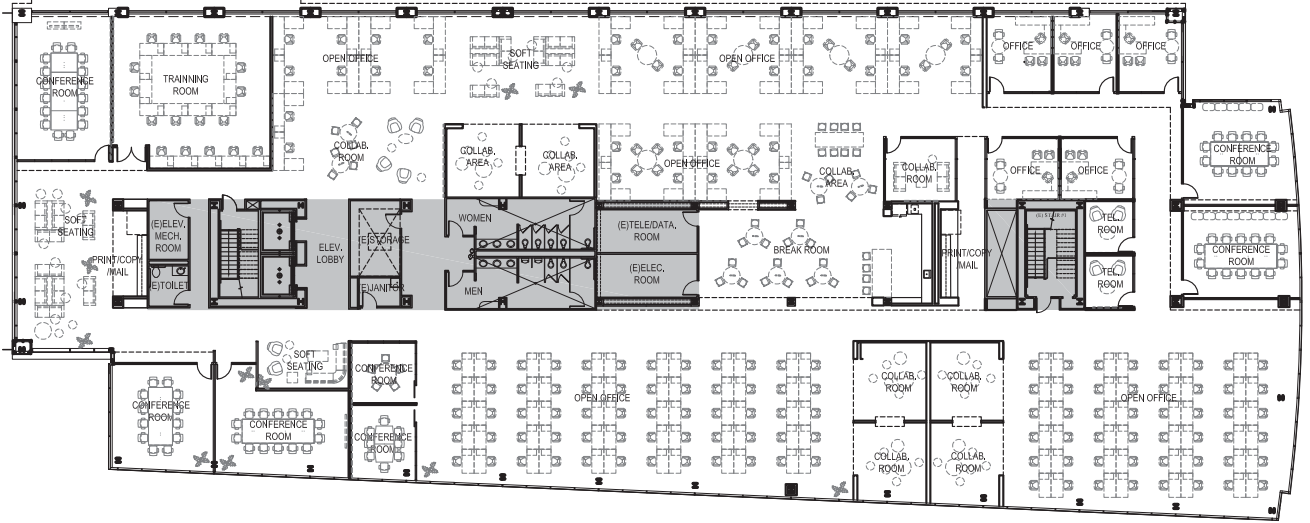


## 550-570 MERIDIAN AVE: HYPOTHETICAL TEST-FITS

### FIRST FLOOR



### SECOND & THIRD FLOORS



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## AMENITIES & TRANSPORTATION



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### Restaurants

- 1. McDonald's
- 2. Burger King
- 3. Aki's Bakery
- 4. Gojo Ethiopian
- 5. Taqueria Eduardo
- 6. Race Street Seafood
- 7. Haban Cuba
- 8. Pizza Hut
- 9. Pizza Jack's
- 10. Subway
- 11. Manley's Donut Shop
- 12. KFC
- 13. Starbuck's Coffee
- 14. Smoke 'n Wings BBQ
- 15. El Abuelo Taqueria
- 16. Jens Cakes
- 17. Puerto Azul
- 18. Jakes of Willow Glen
- 19. Bill's Cafe
- 20. Jack-in-the-Box
- 21. Willow Street Pizza
- 22. Willow Glen Frozen Yogurt
- 23. Crepville
- 24. Lou's Village
- 25. Jamba Juice
- 26. Noah's Bagels
- 27. Peel's Coffee
- 28. Yuki Sushi
- 29. Top Nosh
- 30. The Table
- 31. AQUI Cal-Mex
- 32. Round Table Pizza
- 33. John's Xint Foods,
- 34. Taiwan
- 35. Bertucelli's La Villa Gourmet
- 36. Le Boulanger Inc.
- 37. Siena Bistro
- 38. Vin Santo
- 39. Starbuck's Coffee
- 40. Monsieur Beans
- 41. Sweet Mango
- 42. Baskin Robbins
- 43. Mini Gourmet
- 44. Subway
- 45. McDonald's
- 46. Domino's Pizza
- 47. Walla Ethiopian Cuisine
- 48. Alex's 49er Inn
- 49. 7 Stars Bar & Grill
- 50. Tacos Al Pastor
- 51. Juicy Burger 8
- 52. Holland Pastry Shop
- 53. Korean Place
- 54. Falafel Drive-In
- 55. Dia De Pesca
- 56. Bill's Cafe
- 57. Mountain Mike's Pizza
- 58. KFC
- 59. Taco Bell
- 60. Sliders

### Banks

- 1. Wells Fargo Bank
- 2. Bank of America (Willow Glen)
- 3. Well Fargo (Willow Glen)
- 4. US Bank (Willow Glen)
- 5. Commercia Bank (Willow Glen)

### Gas Stations

- 1. Meridian Chevron
- 2. Valero
- 3. Gas, Check Caching & Bill Payment
- 4. Union 76

### Grocery

- 1. Food 4 Less
- 2. Safeway
- 3. Artegga's
- 4. Zanotto's Family Market

### Other Amenities

- 1. 24 Hour Fitness
- 2. Harley Davidson
- 3. Cycle Gear
- 4. Mel Cotton's Sporting Goods
- 5. Walgreens
- 6. CVS Pahrmary
- 7. BevMo



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