

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, set against a dark blue rectangular background. Below the text are three horizontal stripes in yellow, red, and blue.

Colliers

The background of the slide is a photograph of a modern office complex in Silicon Valley. Several tall, multi-story buildings with large windows are visible, interspersed with lush green trees and several tall palm trees in the foreground. The sky is clear and blue.

Exclusive Listings Summary

Silicon Valley

Office Availabilities

Silicon Valley Research

225 West Santa Clara Street, 10th Floor
San Jose, CA 95113
+1 408 282 3800



COLLIERS EXCLUSIVES

MARCH 09, 2023

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

1



218860 - N



Warm Springs Station

0 Warm Springs Blvd COMBO, Suite COMBO
Fremont, CA 94539

Property Type: Office
Property Subtype: Office
Property SF: 677,160
Construction Status: Entitled
Class: A
Floors: 4
Available Date: Immediate
Occupied?: No
Territory: SJC-16 Fremont (partial)
APN: 519-1687-37, 519-1687-36, 519-1687-20,
519-1687-21, 519-1687-35-2, 519-1687-34-2,
519-1687-22-1, 519-1687-23-1, 519-1687-35-3,
519-1687-34-3, 519-1687-25-4

FOR LEASE

Available SF: 677,160
Avail Subtype: Manufacturing, Industrial
Rental Rate: TBD
Expenses: TBD
Parking Ratio: 3.0 / 1000

FEATURES: Highway Access - 680/880

BROKERAGES:

Colliers
Craig Fordyce, SIOR, CCIM 408-282-3911
David Sandlin, SIOR 408-282-3988
Ed Hofer, SIOR 408-282-3819
Mark Maguire, SIOR 510-433-5835

PROPERTY DESCRIPTION

4 office buildings at 142,150 SF
1 manufacturing building at 108,560 SF

LEASE NOTES

Planned project. Build to suit.

2



1016273090 - N



Vanni Business Park

297-319 N Bernardo Ave COMBO
Mountain View, CA 94043

Property Type: Industrial
Property Subtype: R&D
Property SF: 104,240
Construction Status: Existing
Class: C
Floors: 1
Available Date: Immediate
Occupied?: No
Territory: SJC-04 Oakmead
APN: 165-36-003

FOR LEASE

Available SF: 10,000
Min - Max Divisibility: 100 - 10,000
Avail Subtype: R&D/Office
Rental Rate: \$3.90 - \$5.25 FS
Parking Ratio: 4.0 / 1000
Amps ; Volts: 1,600 ;

FEATURES: Clean Room -
Highway Access - 101, 237
Lab Space
Life Science -
Plug & Play
Private Office - Coworking space

BROKERAGE:

Colliers
Kyle Portal 408-282-3954
Jake Smart 408-282-3909

LEASE NOTES

Fully Furnished Plug & Play Life Science Research Park Opportunity in Mountain View. Flexible terms include month-to-month occupancy. Services include full service office and lab space with shared conference rooms, reception, shipping, receiving, break rooms, mothers' rooms, showers, internet, and more. Coworking space.

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

3



1016254082 - Y



101 @ Trimble Office Park
3180 De La Cruz Blvd, Suite 210
Santa Clara, CA 95054

Property Type: Office
 Property Subtype: Office
 Property SF: 19,414
 Lot Size: 0.72 Acre
 Construction Status: Existing
 Year Built: 1981
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Zoning: CC
 Territory: SJC-07 101 N Lafayette St. E
 APN: 097-39-051

FOR LEASE

Available SF: 3,363
 Avail Subtype: R&D/Office
 Rental Rate: \$2.65 FS
 Floor Num: 2
 Load Factor: 12.00%
 Parking Ratio: 3.0 / 1000
 Passenger/Freight Elevators: 1/

FEATURES: Breakroom
 Conference Room - 2
 Highway Access - 101, 237, 880
 Lab Space - With VCT
 Private Office - 6

BROKERAGE:

Colliers
 Dion Campisi, SIOR 408-242-6187

LEASE NOTES

6 private offices, 2 conference rooms, lab and break area.

4



1016221104 - Y



Santa Clara Park at Freedom Circle
3900 Freedom Circle , Suite 240
Santa Clara, CA 95054

Property Type: Office
 Property Subtype: Office/R&D
 Property SF: 45,000
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1980
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Zoning:
 Website:
 Territory: SJC-06 Marriott
 APN: 104-40-019

FOR LEASE

Available SF: 12,630
 Avail Subtype: R&D
 Rental Rate: \$2.85 NNN
 Expenses: \$1.19
 Rent + Expenses: \$4.04 PSF
 Floor Num: 2
 Parking Ratio: 3.0 / 1000
 Amps ; Volts: 2,000 ;
 Passenger/Freight Elevators: 1/0
 General Plan:
 Entitlements:
 Utilities:
 Topography:

FEATURES: Breakroom
 Conference Room -
 Drop Ceiling - 100%
 Highway Access - 101, 237, 880
 HVAC - 100%
 Parking: EV Stations -
 Plug & Play
 Private Office - 7
 Signage -
 Sprinklers

BROKERAGE:

Colliers
 Craig Fordyce, SIOR, CCIM 408-282-3911

LEASE NOTES

Expenses include taxes, insurance, common area maintenance, management fee and utilities. Tenant is responsible for suite janitorial services.

Buildout:
 - Market Ready Condition
 - 7 Private Offices
 - Conference Room
 - Break Area and Break Room
 - Lab
 - Server Room
 - Open Workspace

Onsite amenities Include:

- Brand new KINETIC Fitness center with showers and lockers
 - Brand new Conference/Training Room
 - Walking/riding trail to Santa Clara Square
 - Brand new metal seam roofs installed throughout the project
 - Electric vehicle charging stations onsite
 - 3 outdoor amenity areas including BBQ's, bocce' ball court, fire pit, large umbrellas for coverage, serene water areas

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

5

Santa Clara Park at Freedom Circle
3960 Freedom Circle , Suite 201
Santa Clara, CA 95054

Property Type: Office
 Property Subtype: Office
 Property SF: 45,000
 Construction Status: Existing
 Year Built: 1980
 Class: B
 Floors: 2
 Available Date: 6/01/2023
 Occupied?: No
 Zoning:
 Website:
 Territory: SJC-06 Marriott

FOR LEASE

Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Rent + Expenses:
 Floor Num:
 Parking Ratio:
 Amps ; Volts:
 Passenger/Freight Elevators:
 General Plan:
 Entitlements:
 Utilities:
 Topography:

FEATURES: Breakroom

Conference Room -
 Drop Ceiling - 100%
 Highway Access - 101
 HVAC - 100%
 Private Office - 4
 Reception Area
 Restrooms
 Server/IT Room
 Sprinklers

BROKERAGE:

7,253 Colliers
 R&D/Office \$2.85 NNN
 \$1.06
 \$3.91 PSF
 2
 3.0 / 1000
 2,000 ; 460
 1/
 408-282-3911
 Craig Fordyce, SIOR, CCIM

LEASE NOTES

Expenses include taxes, insurance, common area maintenance, management fee and utilities. Tenant is responsible for suite janitorial services.

Buildout:
 - 4 Private Offices
 - Conference Rooms
 - Huddle Room
 - IT/Storage Room
 - Open Office

Onsite amenities Include:

- Brand new KINETIC Fitness center with showers and lockers
 - Brand new Conference/Training Room
 - Walking/riding trail to Santa Clara Square
 - Brand new metal seam roofs installed throughout the project
 - Electric vehicle charging stations onsite
 - 3 outdoor amenity areas including BBQ's, bocce' ball court, fire pit, large umbrellas for coverage, serene water areas



1016271470 - Y



INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

6



1016301054 - Y



Santa Clara Park at Freedom Circle
3960 Freedom Circle , Suite 202
Santa Clara, CA 95054

Property Type: Office
 Property Subtype: Office
 Property SF: 45,000
 Construction Status: Existing
 Year Built: 1980
 Class: B
 Floors: 2
 Available Date: 6/01/2023
 Occupied?: No
 Zoning:
 Website:
 Territory: SJC-06 Marriott

FOR LEASE

Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Rent + Expenses:
 Floor Num:
 Parking Ratio:
 Amps ; Volts:
 Passenger/Freight Elevators:
 General Plan:
 Entitlements:
 Utilities:
 Topography:

FEATURES:

Breakroom
 Conference Room - 1
 Drop Ceiling - 100%
 Highway Access - 101
 HVAC - 100%
 Private Office - 2
 Reception Area
 Restrooms
 Server/IT Room
 Sprinklers

BROKERAGE:

3,746 Colliers
 R&D/Office \$2.85 NNN
 Craig Fordyce, SIOR, CCIM 408-282-3911

LEASE NOTES

\$1.06 Expenses include taxes, insurance, common area maintenance,
 \$3.91 PSF management fee and utilities. Tenant is responsible for suite janitorial
 2 services.
 3.0 / 1000
 2,000 ; 460
 1/
 Buildout:
 - 2 Private Offices
 - 1 Conference Room
 - Break Room
 - IT/Storage Room
 - Reception area
 - Open Office

Onsite amenities Include:

- Brand new KINETIC Fitness center with showers and lockers
 - Brand new Conference/Training Room
 - Walking/riding trail to Santa Clara Square
 - Brand new metal seam roofs installed throughout the project
 - Electric vehicle charging stations onsite
 - 3 outdoor amenity areas including BBQ's, bocce' ball court, fire pit,
 large umbrellas for coverage, serene water areas

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

7

Santa Clara Park at Freedom Circle
3960 Freedom Circle , Suite 203
Santa Clara, CA 95054

Property Type: Office
 Property Subtype: Office
 Property SF: 45,000
 Construction Status: Existing
 Year Built: 1980
 Class: B
 Floors: 2
 Available Date: 6/01/2023
 Occupied?: No
 Zoning:
 Website:
 Territory: SJC-06 Marriott

FOR LEASE

Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Rent + Expenses:
 Floor Num:
 Parking Ratio:
 Amps ; Volts:
 Passenger/Freight Elevators:
 General Plan:
 Entitlements:
 Utilities:
 Topography:

FEATURES: Breakroom
 Conference Room - 13
 Drop Ceiling - 100%
 Highway Access - 101
 HVAC - 100%
 Private Office - 4
 Reception Area
 Restrooms
 Server/IT Room
 Sprinklers

BROKERAGE:

6,370 Colliers
 R&D/Office \$2.85 NNN Craig Fordyce, SIOR, CCIM 408-282-3911

LEASE NOTES

\$1.06 Expenses include taxes, insurance, common area maintenance,
 \$3.91 PSF management fee and utilities. Tenant is responsible for suite janitorial
 2 services.
 3.0 / 1000
 2,000 ; 460
 1/
 Buildout:
 - 4 Private Offices
 - Huddle Room
 - Break Room
 - IT/Storage Room
 - Open Office

Onsite amenities Include:

- Brand new KINETIC Fitness center with showers and lockers
 - Brand new Conference/Training Room
 - Walking/riding trail to Santa Clara Square
 - Brand new metal seam roofs installed throughout the project
 - Electric vehicle charging stations onsite
 - 3 outdoor amenity areas including BBQ's, bocce' ball court, fire pit,
 large umbrellas for coverage, serene water areas



1016301055 - Y



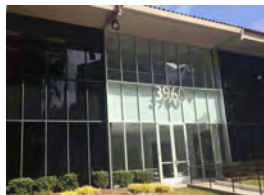
INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

8



1016301056 - Y



Santa Clara Park at Freedom Circle
3960 Freedom Circle , Suite 204
Santa Clara, CA 95054

Property Type: Office
 Property Subtype: Office
 Property SF: 45,000
 Construction Status: Existing
 Year Built: 1980
 Class: B
 Floors: 2
 Available Date: 6/01/2023
 Occupied?: No
 Zoning:
 Website:
 Territory: SJC-06 Marriott

FOR LEASE

Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Rent + Expenses:
 Floor Num:
 Parking Ratio:
 Amps ; Volts:
 Passenger/Freight Elevators:
 General Plan:
 Entitlements:
 Utilities:
 Topography:

FEATURES: Breakroom
 Conference Room - 2
 Drop Ceiling - 100%
 Highway Access - 101
 HVAC - 100%
 Private Office - 4
 Reception Area
 Restrooms
 Server/IT Room
 Sprinklers

BROKERAGE:

5,965 Colliers
 R&D/Office \$2.85 NNN
 Craig Fordyce, SIOR, CCIM 408-282-3911

LEASE NOTES

\$1.06 Expenses include taxes, insurance, common area maintenance,
 \$3.91 PSF management fee and utilities. Tenant is responsible for suite janitorial
 2 services.
 3.0 / 1000
 2,000 ; 460
 1/
 Buildout:
 - 4 Private Offices
 - 2 Conference Rooms
 - Break Room
 - IT/Storage Rom
 - Open Office
 Onsite amenities Include:
 - Brand new KINETIC Fitness center with showers and lockers
 - Brand new Conference/Training Room
 - Walking/riding trail to Santa Clara Square
 - Brand new metal seam roofs installed throughout the project
 - Electric vehicle charging stations onsite
 - 3 outdoor amenity areas including BBQ's, bocce' ball court, fire pit,
 large umbrellas for coverage, serene water areas

9



1016266934 - N



Potrero Campus
350 Potrero Ave 5
Sunnyvale, CA 94085

Property Type: Office
 Property Subtype: Office/R&D
 Property SF: 32,516
 Lot Size: 2.16 Acres
 Construction Status: Existing
 Year Built: 1975
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: Yes
 Territory: SJC-04 Oakmead
 APN: 165-30-008

FOR LEASE

Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Parking Ratio:
 Clear Height (min - max):
FEATURES: Highway Access - 101, 237
 Sprinklers

BROKERAGE:

32,516 Colliers
 R&D \$4.45 NNN
 TBD
 David Sandlin, SIOR 408-282-3988
 Kyle Portal 408-282-3954
 John Colyar 408-282-3949

LEASE NOTES

18' Great glass line, class A office improvements, currently occupied by
 Apple, 7 charging stations, 5 bike lockers, restrooms include showers.



COLLIERS EXCLUSIVES

INDUSTRIAL - FOR SUBLEASE

MARCH 09, 2023

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

1



1016296051 - N



380 Pastoria Ave
Sunnyvale, CA 94085

Property Type: Industrial
Property Subtype: R&D
Property SF: 45,383
Lot Size: 2.45 Acres
Construction Status: Existing
Class: C
Floors: 1
Available Date: Immediate
Occupied?: Yes
Territory: SJC-04 Oakmead
APN: 165-28-012

FOR SUBLEASE

Available SF: 45,383
Office BuildOut SF: 12,000
R&D SF: 33,383
Avail Subtype: R&D
Rental Rate: \$4.00 NNN
Expenses: \$0.65
Rent + Expenses: \$4.65 PSF
Lease Expiration Date: 11/30/2028
Parking Ratio: 3.2 / 1000
Grade Level Doors: 2
Clear Height (min - max): 15'
Amps ; Volts: 2,000 ; 277/480

FEATURES: Highway Access - 101, 237
Parking: EV Stations - 5
Sprinklers

BROKERAGE:

45,383 [Colliers](#)
12,000 [Paul McManus](#) 408-282-3963
33,383 [Kyle Portal](#) 408-282-3954

PROPERTY DESCRIPTION

Zero net energy, zero carbon emission building.

LEASE NOTES

State of the art auto R&D lab. Furniture potentially available. Extensive glass line & indoor/outdoor collaboration area. Grade level loading. Fenced yard. Longer term available direct. Certified LEED platinum building. Do not disturb tenant.



INDUSTRIAL - FOR LEASE AND SALE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

1



1016270201 - Y



7240 Holsclaw Gilroy, CA 95020

Property Type: Industrial
Property Subtype: R&D/Office
Property SF: 29,124
Lot Size: 24.54 Acres
Construction Status: Existing
Available Date: Immediate
Occupied?: No
Territory: SJC-30 Gilroy
APN: 841-22-074

FOR LEASE AND SALE

Available SF: 29,124
Min - Max Divisibility: 29,124 - 62,120
Avail Subtype: R&D/Office
Rental Rate: \$25,000/Month
Expenses: TBD
Sale Price: \$4,900,000
Price PSF: \$168.25

FEATURES: Lab Space

BROKERAGE:

29,124 Colliers
Mark Sanchez 408-313-8444
Matt van Keulen 408-842-7000

LEASE NOTES

\$25,000 IG/month. AG/research and seed lab facility. Improvements include a 17,904 SF main lab/office/R&D building; 6,120 SF and 5,100 SF shop buildings, and 62,120 SF of green houses. Total site size is approximately 24.54 acres of land. Zoned A40 in County of Santa Clara jurisdiction.

SALE NOTES

AG/research and seed lab facility. Improvements include a 17,904 SF main lab/office/R&D building; 6,120 SF and 5,100 SF shop buildings, and 62,120 SF of green houses. Total site size is approximately 24.54 acres of land. Zoned A40 in County of Santa Clara jurisdiction.



COLLIERS EXCLUSIVES

MARCH 09, 2023

LAND - FOR LEASE AND SALE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

1



**7240 Holsclaw
Gilroy, CA 95020**

Property Type: Industrial
Property Subtype: R&D/Office
Property SF: 29,124
Lot Size: 24.54 Acres
Construction Status: Existing
Available Date: Immediate
Occupied?: No
Territory: SJC-30 Gilroy
APN: 841-22-074

FOR LEASE AND SALE

Available SF:

Min - Max Divisibility:

Avail Subtype:

Rental Rate:

Expenses:

Sale Price:

Price PSF:

FEATURES: Lab Space

BROKERAGE:

29,124 Colliers

29,124 - 62,120

Agricultural

\$25,000/Month

TBD

\$4,900,000

\$168.25

[Mark Sanchez](#)

[Matt van Keulen](#)

408-313-8444

408-842-7000

LEASE NOTES

\$25,000 IG/month. AG/research and seed lab facility. Improvements include a 17,904 SF main lab/office/R&D building; 6,120 SF and 5,100 SF shop buildings, and 62,120 SF of green houses. Total site size is approximately 24.54 acres of land. Zoned A40 in County of Santa Clara jurisdiction.

SALE NOTES

AG/research and seed lab facility. Improvements include a 17,904 SF main lab/office/R&D building; 6,120 SF and 5,100 SF shop buildings, and 62,120 SF of green houses. Total site size is approximately 24.54 acres of land. Zoned A40 in County of Santa Clara jurisdiction.

1016270201 - Y





COLLIERS EXCLUSIVES

MARCH 09, 2023

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

1



950 E Campbell Ave
Campbell, CA 95008

Property Type: Office
Property Subtype: Office
Property SF: 5,369
Lot Size: 0.25 Acre
Construction Status: Existing
Class: B
Floors: 1
Available Date: Immediate
Occupied?: Yes
Territory: SJC-19 West Valley

FOR LEASE

Available SF: 5,369
Office BuildOut SF: 5,369
Avail Subtype: Office
Rental Rate: \$2.25 NNN
Expenses: \$0.38
Rent + Expenses: \$2.63 PSF
Parking Ratio: 4.0 / 1000

FEATURES: Highway Access - 17, 85, 280

BROKERAGE:

5,369 [Colliers](#)
5,369 [David Mein](#) 408-891-6504

LEASE NOTES

Freestanding office building across the street from the Pruneyard shopping center. Great Street identity. 2nd floor office with an elevator. 10 privates offices, large conference room, lunch room and open office. Occupied by Menekshe Law Firm. They will move out with 30 days' notice. Email listing agent for an appointment to tour.

1016289555 - N



2



Lincoln Court
2105 S Bascom Ave, Suite 148
Campbell, CA 95008

Property Type: Office
Property Subtype: Office
Property SF: 123,529
Lot Size: 4.22 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1986
Class: A
Floors: 3
Available Date: 4/01/2023
Occupied?: Yes
Territory: SJC-19 West Valley
APN: 413-44-073

FOR LEASE

Available SF: 2,441
Avail Subtype: Office
Rental Rate: \$4.50 FS
Floor Num: 1
Load Factor: 18.00%
Parking Ratio: 4.0 / 1000
Passenger/Freight Elevators: 2/1

FEATURES: Conference Room - Common area conference rooms
Highway Access - 17, 85, 280, 880
LEED Certified - Energy Star
On-Site Management - Showers w/lockers, courtyard w/ fountain & seating area
Sprinklers

BROKERAGE:

2,441 [Colliers](#)
Office [Susan Gregory, SIOR](#) 408-282-3940
[David Sandlin, SIOR](#) 408-282-3988

PROPERTY DESCRIPTION

Extensive glassline. Common conference room. New common area conference center and fitness center coming soon. Courtyard with fountain and seating area. Shower with locker rooms. Walking distance to restaurants, lodging and retail amenities. 50% covered parking.

LEASE NOTES

6 offices, 1 conference room, kitchen/break area.

1016298083 - N



OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

3

Lincoln Court
2105 S Bascom Ave, Suite 150
Campbell, CA 95008

Property Type: Office
 Property Subtype: Office
 Property SF: 123,529
 Lot Size: 4.22 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1986
 Class: A
 Floors: 3
 Available Date: Immediate
 Occupied?: Yes
 Territory: SJC-19 West Valley
 APN: 413-44-073

FOR LEASE

Available SF: 3,613
 Avail Subtype: Office
 Rental Rate: \$4.50 FS
 Floor Num: 1
 Load Factor: 18.00%
 Parking Ratio: 4.0 / 1000
 Passenger/Freight Elevators: 2/1

FEATURES: Conference Room - Common area
 conference rooms
 Highway Access - 17, 85, 280, 880
 LEED Certified - Energy Star
 On-Site Management - Showers w/lockers,
 courtyard w/ fountain & seating area
 Sprinklers

BROKERAGE:

Colliers
 Susan Gregory, SIOR 408-282-3940
 David Sandlin, SIOR 408-282-3988

PROPERTY DESCRIPTION

Extensive glassline. Common conference room. New common area
 conference center and fitness center coming soon. Courtyard with
 fountain and seating area. Shower with locker rooms. Walking
 distance to restaurants, lodging and retail amenities. 50% covered
 parking.

LEASE NOTES

4 private offices, conference room, kitchen, server room, copy room.



1016288483 - N



4

Lincoln Court
2105 S Bascom Ave, Suite 160
Campbell, CA 95008

Property Type: Office
 Property Subtype: Office
 Property SF: 123,529
 Lot Size: 4.22 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1986
 Class: A
 Floors: 3
 Available Date: Immediate
 Occupied?: Yes
 Territory: SJC-19 West Valley
 APN: 413-44-073

FOR LEASE

Available SF: 2,539
 Avail Subtype: Office
 Rental Rate: \$4.50 FS
 Floor Num: 1
 Load Factor: 18.00%
 Parking Ratio: 4.0 / 1000
 Passenger/Freight Elevators: 2/1

FEATURES: Conference Room - Common area
 conference rooms
 Highway Access - 17, 85, 280, 880
 LEED Certified - Energy Star
 On-Site Management - Showers w/lockers,
 courtyard w/ fountain & seating area
 Sprinklers

BROKERAGE:

Colliers
 Susan Gregory, SIOR 408-282-3940
 David Sandlin, SIOR 408-282-3988

PROPERTY DESCRIPTION

Extensive glassline. Common conference room. New common area
 conference center and fitness center coming soon. Courtyard with
 fountain and seating area. Shower with locker rooms. Walking
 distance to restaurants, lodging and retail amenities. 50% covered
 parking.

LEASE NOTES

1 office, 2 conference rooms, 2 phone rooms, storage, server room.



1016292440 - N



OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

5

Lincoln Court
2105 S Bascom Ave, Suite 230
Campbell, CA 95008

Property Type: Office
 Property Subtype: Office
 Property SF: 123,529
 Lot Size: 4.22 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1986
 Class: A
 Floors: 3
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-19 West Valley
 APN: 413-44-073

FOR LEASE

Available SF: 3,032
 Avail Subtype: Office
 Rental Rate: \$4.50 FS
 Floor Num: 2
 Load Factor: 18.00%
 Parking Ratio: 4.0 / 1000
 Passenger/Freight Elevators: 2/1

FEATURES: Conference Room - Common area
 conference rooms
 Highway Access - 17, 85, 280, 880
 LEED Certified - Energy Star
 On-Site Management - Showers w/lockers,
 courtyard w/ fountain & seating area
 Sprinklers

BROKERAGE:

Colliers
 Susan Gregory, SIOR 408-282-3940
 David Sandlin, SIOR 408-282-3988

PROPERTY DESCRIPTION

Extensive glassline. Common conference room. New common area
 conference center and fitness center coming soon. Courtyard with
 fountain and seating area. Shower with locker rooms. Walking
 distance to restaurants, lodging and retail amenities. 50% covered
 parking.

LEASE NOTES

2 private offices, 2 conference rooms, kitchen, server room, split
 HVAC system 2 ton unit.



1016280554 - Y



6

Lincoln Court
2105 S Bascom Ave, Suite 245
Campbell, CA 95008

Property Type: Office
 Property Subtype: Office
 Property SF: 123,529
 Lot Size: 4.22 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1986
 Class: A
 Floors: 3
 Available Date: 6/01/2023
 Occupied?: Yes
 Territory: SJC-19 West Valley
 APN: 413-44-073

FOR LEASE

Available SF: 1,001
 Avail Subtype: Office
 Rental Rate: \$4.50 FS
 Floor Num: 2
 Load Factor: 18.00%
 Parking Ratio: 4.0 / 1000
 Passenger/Freight Elevators: 2/1

FEATURES: Conference Room - Common area
 conference rooms
 Highway Access - 17, 85, 280, 880
 LEED Certified - Energy Star
 On-Site Management - Showers w/lockers,
 courtyard w/ fountain & seating area
 Private Office - 2
 Sprinklers
 Storage

BROKERAGE:

Colliers
 Susan Gregory, SIOR 408-282-3940
 David Sandlin, SIOR 408-282-3988

PROPERTY DESCRIPTION

Extensive glassline. Common conference room. New common area
 conference center and fitness center coming soon. Courtyard with
 fountain and seating area. Shower with locker rooms. Walking
 distance to restaurants, lodging and retail amenities. 50% covered
 parking.

LEASE NOTES

2 private offices. Available 6/1/23.



1016301038 - N



OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

7

Lincoln Court
2105 S Bascom Ave, Suite 318
Campbell, CA 95008

Property Type: Office
 Property Subtype: Office
 Property SF: 123,529
 Lot Size: 4.22 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1986
 Class: A
 Floors: 3
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-19 West Valley
 APN: 413-44-073

FOR LEASE

Available SF: 3,255
 Avail Subtype: Office
 Rental Rate: \$4.50 FS
 Floor Num: 3
 Load Factor: 18.00%
 Parking Ratio: 4.0 / 1000
 Passenger/Freight Elevators: 2/1

FEATURES: Conference Room - Common area
 conference rooms
 Highway Access - 17, 85, 280, 880
 LEED Certified - Energy Star
 On-Site Management - Showers w/lockers,
 courtyard w/ fountain & seating area
 Sprinklers

BROKERAGE:

3,255 Colliers
 Office Susan Gregory, SIOR 408-282-3940
 \$4.50 FS David Sandlin, SIOR 408-282-3988

PROPERTY DESCRIPTION

Extensive glassline. Common conference room. New common area
 conference center and fitness center coming soon. Courtyard with
 fountain and seating area. Shower with locker rooms. Walking
 distance to restaurants, lodging and retail amenities. 50% covered
 parking.

LEASE NOTES

2 offices, 2 conference rooms, copy room, kitchen/break area.



1016292441 - Y



8

Lincoln Court
2105 S Bascom Ave, Suite 330
Campbell, CA 95008

Property Type: Office
 Property Subtype: Office
 Property SF: 123,529
 Lot Size: 4.22 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1986
 Class: A
 Floors: 3
 Available Date: 4/01/2023
 Occupied?: Yes
 Territory: SJC-19 West Valley
 APN: 413-44-073

FOR LEASE

Available SF: 3,685
 Avail Subtype: Office
 Rental Rate: \$4.50 FS
 Floor Num: 3
 Load Factor: 18.00%
 Parking Ratio: 4.0 / 1000
 Passenger/Freight Elevators: 2/1

FEATURES: Conference Room - Common area
 conference rooms
 Highway Access - 17, 85, 280, 880
 LEED Certified - Energy Star
 On-Site Management - Showers w/lockers,
 courtyard w/ fountain & seating area
 Sprinklers

BROKERAGE:

3,685 Colliers
 Office Susan Gregory, SIOR 408-282-3940
 \$4.50 FS David Sandlin, SIOR 408-282-3988

PROPERTY DESCRIPTION

Extensive glassline. Common conference room. New common area
 conference center and fitness center coming soon. Courtyard with
 fountain and seating area. Shower with locker rooms. Walking
 distance to restaurants, lodging and retail amenities. 50% covered
 parking.

LEASE NOTES

5 offices, conference room, reception area, kitchen/break room, phone
 room, server room.



1016300487 - N



OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

9

Lincoln Court
2105 S Bascom Ave, Suite 340
Campbell, CA 95008

Property Type: Office
 Property Subtype: Office
 Property SF: 123,529
 Lot Size: 4.22 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1986
 Class: A
 Floors: 3
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-19 West Valley
 APN: 413-44-073

FOR LEASE

Available SF: 5,634
 Avail Subtype: Office
 Rental Rate: \$4.50 FS
 Floor Num: 3
 Load Factor: 18.00%
 Parking Ratio: 4.0 / 1000
 Passenger/Freight Elevators: 2/1

FEATURES: Conference Room - Common area
 conference rooms plus 3 in suite
 Highway Access - 17, 85, 280, 880
 LEED Certified - Energy Star
 On-Site Management - Showers w/lockers,
 courtyard w/ fountain & seating area
 Private Office - 19
 Sprinklers
 Storage

BROKERAGE:

Colliers
 Susan Gregory, SIOR 408-282-3940
 David Sandlin, SIOR 408-282-3988

PROPERTY DESCRIPTION

Extensive glassline. Common conference room. New common area conference center and fitness center coming soon. Courtyard with fountain and seating area. Shower with locker rooms. Walking distance to restaurants, lodging and retail amenities. 50% covered parking.

LEASE NOTES

3 private offices, conference room, reception area, kitchen/break room, copy/storage room, closet



1016254054 - Y



10

Lincoln Court
2105 S Bascom Ave, Suite 370
Campbell, CA 95008

Property Type: Office
 Property Subtype: Office
 Property SF: 123,529
 Lot Size: 4.22 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1986
 Class: A
 Floors: 3
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-19 West Valley
 APN: 413-44-073

FOR LEASE

Available SF: 1,629
 Avail Subtype: Office
 Rental Rate: \$4.50 FS
 Floor Num: 3
 Load Factor: 18.00%
 Parking Ratio: 4.0 / 1000
 Passenger/Freight Elevators: 2/1

FEATURES: Conference Room - Common area
 conference rooms
 Highway Access - 17, 85, 280, 880
 LEED Certified - Energy Star
 On-Site Management - Showers w/lockers,
 courtyard w/ fountain & seating area
 Private Office - 4
 Server/IT Room
 Sprinklers

BROKERAGE:

Colliers
 Susan Gregory, SIOR 408-282-3940
 David Sandlin, SIOR 408-282-3988

PROPERTY DESCRIPTION

Extensive glassline. Common conference room. New common area conference center and fitness center coming soon. Courtyard with fountain and seating area. Shower with locker rooms. Walking distance to restaurants, lodging and retail amenities. 50% covered parking.

LEASE NOTES

4 offices, kitchen/break room.



1016287970 - Y



OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

11



1016264646 - Y



**19400 Stevens Creek Blvd
Cupertino, CA 95014**

Property Type: Office
Property Subtype: Office
Property SF: 20,270
Lot Size: 1.20 Acres
Construction Status: Existing
Class: A
Floors: 1
Available Date: Immediate
Occupied?: No
Territory: SJC-20 West Valley
APN: 375-01-023

FOR LEASE

Available SF: 20,270
Min - Max Divisibility: 10,135 - 20,270
Avail Subtype: Office
Rental Rate: \$4.75 NNN
Expenses: \$1.12
Rent + Expenses: \$5.87 PSF
Parking Ratio: 4.0 / 1000

FEATURES: Sprinklers

BROKERAGE:

[Colliers](#)
[Maryjane Archuleta](#) 408-282-5622
[Sean Toomey, MCR.W, SIOR, DCIE](#) 408-282-3864

LEASE NOTES

Divisible by floor.

12



1016228150 - N



**Warm Springs Station
0 Corporate Way 4
Fremont, CA 94538**

Property Type: Office
Property Subtype: Office
Property SF: 142,150
Construction Status: Entitled
Class: A
Floors: 4
Available Date: Immediate
Occupied?: No
Zoning:
Website:
Territory: SJC-16 Fremont (partial)
APN: 519-1687-23-1

FOR LEASE

Available SF: 142,150
Min - Max Divisibility: 142,150 - 677,160
Avail Subtype: Office
Rental Rate: TBD
Expenses: TBD
Parking Ratio: 3.0 / 1000
Clear Height (min - max): 15' - 17'
Amps ; Volts: 4,000 ; 277/480
Phase: 3
Passenger/Freight Elevators: 1/
General Plan:
Entitlements:
Utilities:
Topography:

FEATURES: Highway Access - 680/880

BROKERAGES:

[Colliers](#)
[Craig Fordyce, SIOR, CCIM](#) 408-282-3911
[David Sandlin, SIOR](#) 408-282-3988
[Ed Hofer, SIOR](#) 408-282-3819
[Mark Maguire, SIOR](#) 510-433-5835

LEASE NOTES

Can be combined with 4 other buildings for full project identity of 677,160 SF. Planned project. Build to suit. Floor-to-ceiling glass. Adjacent to the Warm Springs BART station.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

13

Warm Springs Station
0 Reliance Way 1
Fremont, CA 94538

Property Type: Office
 Property Subtype: Office
 Property SF: 142,150
 Construction Status: Entitled
 Class: A
 Floors: 4
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-16 Fremont (partial)
 APN: 519-1687-35-2

FOR LEASE

Available SF: 142,150
 Min - Max Divisibility: 142,150 - 677,160
 Avail Subtype: Office
 Rental Rate: TBD
 Expenses: TBD
 Parking Ratio: 3.0 / 1000
 Clear Height (min - max): 15' - 17'
 Amps ; Volts: 4,000 ; 277/480
 Phase: 3

FEATURES: Highway Access - 680/880

BROKERAGES:

[Colliers](#)
[Craig Fordyce, SIOR, CCIM](#) 408-282-3911
[David Sandlin, SIOR](#) 408-282-3988
[Ed Hofer, SIOR](#) 408-282-3819
[Mark Maguire, SIOR](#) 510-433-5835

LEASE NOTES

Can be combined with 4 other buildings for full project identity of 677,160 SF. Planned project. Build to suit.



1016228153 - N



14

Warm Springs Station
0 Warm Springs Blvd 2
Fremont, CA 94538

Property Type: Office
 Property Subtype: Office
 Property SF: 142,150
 Construction Status: Entitled
 Class: A
 Floors: 4
 Available Date: Immediate
 Occupied?: No
 Zoning:
 Website:
 Territory: SJC-16 Fremont (partial)
 APN: 519-1687-37, 519-1687-36

FOR LEASE

Available SF: 142,150
 Min - Max Divisibility: 142,150 - 677,160
 Avail Subtype: Office
 Rental Rate: TBD
 Expenses: TBD
 Parking Ratio: 3.0 / 1000
 Clear Height (min - max): 15' - 17'
 Amps ; Volts: 4,000 ; 277/480
 Phase: 3
 Passenger/Freight Elevators: 1/
 General Plan:
 Entitlements:
 Utilities:
 Topography:

FEATURES: Highway Access - 680/880

BROKERAGES:

[Colliers](#)
[Craig Fordyce, SIOR, CCIM](#) 408-282-3911
[David Sandlin, SIOR](#) 408-282-3988
[Ed Hofer, SIOR](#) 408-282-3819
[Mark Maguire, SIOR](#) 510-433-5835

LEASE NOTES

Can be combined with 4 other buildings for full project identity of 677,160 SF. Planned project. Build to suit. Floor-to-ceiling glass.



1016228154 - N



OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

15



1016228155 - N



FLYER



Warm Springs Station
0 Warm Springs Blvd 3
Fremont, CA 94538

Property Type: Office
Property Subtype: Office
Property SF: 142,150
Construction Status: Entitled
Class: A
Floors: 4
Available Date: Immediate
Occupied?: No
Zoning:
Website:
Territory: SJC-16 Fremont (partial)
APN: 519-1687-20, 519-1687-21

FOR LEASE

Available SF: 142,150
Min - Max Divisibility: 142,150 - 677,160
Avail Subtype: Office
Rental Rate: TBD
Expenses: TBD
Parking Ratio: 3.0 / 1000
Clear Height (min - max): 15' - 17'
Amps ; Volts: 4,000 ; 277/480
Phase: 3
Passenger/Freight Elevators: 1/
General Plan:
Entitlements:
Utilities:
Topography:

FEATURES: Highway Access - 680/880

BROKERAGES:

Colliers
Craig Fordyce, SIOR, CCIM 408-282-3911
David Sandlin, SIOR 408-282-3988
Ed Hofer, SIOR 408-282-3819
Mark Maguire, SIOR 510-433-5835

LEASE NOTES

Can be combined with 4 other buildings for full project identity of 677,160 SF. Planned project. Build to suit. Floor-to-ceiling glass.

16



218860 - N



FLYER



Warm Springs Station
0 Warm Springs Blvd COMBO, Suite
COMBO
Fremont, CA 94539

Property Type: Office
Property Subtype: Office
Property SF: 677,160
Construction Status: Entitled
Class: A
Floors: 4
Available Date: Immediate
Occupied?: No
Territory: SJC-16 Fremont (partial)
APN: 519-1687-37, 519-1687-36, 519-1687-20,
519-1687-21, 519-1687-35-2, 519-1687-34-2,
519-1687-22-1, 519-1687-23-1, 519-1687-35-3,
519-1687-34-3, 519-1687-25-4

FOR LEASE

Available SF: 677,160
Avail Subtype: Office
Rental Rate: TBD
Expenses: TBD
Parking Ratio: 3.0 / 1000

FEATURES: Highway Access - 680/880

BROKERAGES:

Colliers
Craig Fordyce, SIOR, CCIM 408-282-3911
David Sandlin, SIOR 408-282-3988
Ed Hofer, SIOR 408-282-3819
Mark Maguire, SIOR 510-433-5835

PROPERTY DESCRIPTION

4 office buildings at 142,150 SF
1 manufacturing building at 108,560 SF

LEASE NOTES

Planned project. Build to suit.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

17

**8921 Murray Ave
Gilroy, CA 95020**



Property Type: Office
Property Subtype: Office
Property SF: 4,437
Construction Status: Existing
Class: B
Floors: 1
Available Date: Immediate
Occupied?: No
Territory: SJC-30 Gilroy
APN: 835-02-025

FOR LEASE

Available SF:
Avail Subtype:
Rental Rate:
Expenses:
Parking Ratio:

BROKERAGE:

4,298 Colliers
Office Jeff Barnes 408-218-3366
\$1.50 GR Matt van Keulen 408-842-7000

TBD LEASE NOTES

4.0 / 1000 Stand Alone Office Building
Zoned M1 (Limited Industrial)
Large .50 Ac Lot
+/- 3,870 SF Fenced Yard w/Workshop

1016298959 - Y



18

**Castlewood Professional Center
7855 Wren Ave, Suite D
Gilroy, CA 95020**



Property Type: Office
Property Subtype: Office
Property SF: 6,120
Lot Size: 0.19 Acre
Construction Status: Existing
Year Built: 1973
Class: C
Floors: 1
Available Date: Immediate
Occupied?: No
Zoning: C1
Territory: SJC-30 Gilroy
APN: 808-12-021

FOR LEASE

Available SF:
Office BuildOut SF:
Office SF:
Avail Subtype:
Rental Rate:
Expenses:
Floor Num:
Parking Ratio:

BROKERAGE:

6,120 Colliers
2,428 Jeff Barnes 408-218-3366
3,692 Mark Sanchez 408-313-8444

Office LEASE NOTES

TBD Reception with waiting area. Conference room, four private offices,
TBD lunch room, large open work area available.

16036734 - Y



19

**339 S San Antonio Rd, Suite 1A
Los Altos, CA 94022**



Property Type: Office
Property Subtype: Office
Property SF: 8,798
Construction Status: Existing
Class: C
Floors: 1
Available Date: Immediate
Occupied?: No
Territory: SJC-22 Los Altos
APN: 170-40-061

FOR LEASE

Available SF: 1,283
Avail Subtype: Office
Rental Rate: \$4.50 FS
Floor Num: 1
Parking Ratio: 4.0 / 1000

BROKERAGE:

Colliers
Office Brett Taylor 408-282-3889
Kyle Portal 408-282-3954

FEATURES: Highway Access - 85, 101, 237, 280

1016299277 - Y



OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

20

339 S San Antonio Rd, Suite 1C
Los Altos, CA 94022



Property Type: Office
Property Subtype: Office
Property SF: 8,798
Construction Status: Existing
Class: C
Floors: 1
Available Date: Immediate
Occupied?: No
Territory: SJC-22 Los Altos
APN: 170-40-061

FOR LEASE

Available SF: 428
Avail Subtype: Office
Rental Rate: \$4.50 FS
Floor Num: 1
Parking Ratio: 4.0 / 1000

FEATURES: Highway Access - 85, 101, 237, 280

BROKERAGE:

Colliers
Romy Zeid, SIOR, MBA 408-314-8510
Kyle Portal 408-282-3954

1016273428 - Y



21

339 S San Antonio Rd, Suite 2A
Los Altos, CA 94022



Property Type: Office
Property Subtype: Office
Property SF: 8,798
Construction Status: Existing
Class: C
Floors: 1
Available Date: Immediate
Occupied?: No
Territory: SJC-22 Los Altos
APN: 170-40-061

FOR LEASE

Available SF: 711
Min - Max Divisibility: 711 - 1,488
Avail Subtype: Office
Rental Rate: \$4.50 FS
Floor Num: 2
Parking Ratio: 4.0 / 1000

FEATURES: Highway Access - 85, 101, 237, 280

BROKERAGE:

Colliers
Kyle Portal 408-282-3954
Brett Taylor 408-282-3889

LEASE NOTES

Can be combined with Suite 2B for a total of 1,488 SF. Small office suites available for lease in downtown Los Altos. Low rental rate.

1016294664 - Y



22

339 S San Antonio Rd, Suite 2B
Los Altos, CA 94022



Property Type: Office
Property Subtype: Office
Property SF: 8,798
Construction Status: Existing
Class: C
Floors: 1
Available Date: Immediate
Occupied?: No
Territory: SJC-22 Los Altos
APN: 170-40-061

FOR LEASE

Available SF: 777
Min - Max Divisibility: 777 - 1,488
Avail Subtype: Office
Rental Rate: \$4.50 FS
Floor Num: 2
Parking Ratio: 4.0 / 1000

FEATURES: Highway Access - 85, 101, 237, 280

BROKERAGE:

Colliers
Kyle Portal 408-282-3954
Brett Taylor 408-282-3889

LEASE NOTES

Can be combined with Suite 2A for a total of 1,488 SF. Small office suites available for lease in downtown Los Altos. Low rental rate.

1016294665 - Y



OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

23



1016290926 - Y



Los Altos Woods
5050 El Camino Real, Suite 2
Los Altos, CA 94022

Property Type: Office
 Property Subtype: Office
 Property SF: 38,909
 Lot Size: 1.42 Acres
 Construction Status: Existing
 Year Built: 1981
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-22 Los Altos
 APN: 170-04-054

FOR LEASE

Available SF: 2,967
 Avail Subtype: Office
 Rental Rate: \$5.75 FS
 Floor Num: 1
 Load Factor: 15.00%
 Parking Ratio: 4.0 / 1000
 Passenger/Freight Elevators: 1/

FEATURES: Highway Access - 85, 101, 237
 Public Transportation - <.75 miles to CalTrain : San Antonio Station
 Sprinklers

BROKERAGE:

2,967 [Colliers](#)
 Office [Brett Taylor](#) 408-282-3889

LEASE NOTES

1 Newly renovated Class A office space.

24



1016290927 - Y



Los Altos Woods
5050 El Camino Real, Suite 4
Los Altos, CA 94022

Property Type: Office
 Property Subtype: Office
 Property SF: 38,909
 Lot Size: 1.42 Acres
 Construction Status: Existing
 Year Built: 1981
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-22 Los Altos
 APN: 170-04-054

FOR LEASE

Available SF: 8,498
 Avail Subtype: Office
 Rental Rate: TBD
 Expenses: TBD
 Floor Num: 1
 Load Factor: 15.00%
 Parking Ratio: 4.0 / 1000
 Passenger/Freight Elevators: 1/

FEATURES: Highway Access - 85, 101, 237
 Public Transportation - <.75 miles to CalTrain : San Antonio Station
 Sprinklers

BROKERAGE:

8,498 [Colliers](#)
 Office [Brett Taylor](#) 408-282-3889

LEASE NOTES

TBD Newly renovated Class A office space.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

25



1016231811 - N



**405 Alberto Way
Los Gatos, CA 95032**

Property Type: Office
Property Subtype: Office
Property SF: 78,000
Lot Size: 2.15 Acres
Construction Status: Entitled
Class: A
Floors: 2
Available Date: Immediate
Occupied?: No
Territory: SJC-19 West Valley
APN: 529-23-018

FOR LEASE

Available SF: 78,000
Min - Max Divisibility: 36,000 - 78,000
Avail Subtype: Office
Rental Rate: \$6.75 NNN
Expenses: TBD
Parking Ratio: 3.8 / 1000
Parking Type: Garage Parking - 255 Stalls. Surface Parking - 38 stalls. Total Project - 293 stalls.

BROKERAGE:

Colliers
Craig Fordyce, SIOR, CCIM 408-282-3911
Justin Reilly 408-282-3929

PROPERTY DESCRIPTION

Planned office project. Approved 5/4/2018. Available within 18 months.

LEASE NOTES

36,000 or 78,000 SF office/R&D available.

26



1016263784 - Y



**15951 Los Gatos Blvd, Suite 16
Los Gatos, CA 95032**

Property Type: Office
Property Subtype: Office
Property SF: 20,739
Lot Size: 1.50 Acres
Construction Status: Existing
Year Built: 1983
Class: B
Floors: 2
Available Date: Immediate
Occupied?: No
Zoning: O
Territory: SJC-19 West Valley
APN: 529-57-013

FOR LEASE

Available SF: 1,278
Avail Subtype: Office
Rental Rate: \$3.45 MG
Expenses: TBD
Floor Num: 1
Parking Ratio: 4.0 / 1000

BROKERAGE:

Colliers
Mike Covell 408-282-3917

LEASE NOTES

Owner pays for janitorial. Tenants pay their own utilities and the prorated increase in operating expenses from their base year.

FEATURES: Highway Access - 9, 17, 85
Reception Area -

27



1016302875 - N



**270 E Main St.
Los Gatos, CA 95030**

Property Type: Retail
Property Subtype: Retail
Property SF: 2,522
Construction Status: Existing
Available Date: Immediate
Occupied?: No
Territory: SJC-19 West Valley
APN: 529-51-005

FOR LEASE

Available SF: 1,200
Avail Subtype: Office
Rental Rate: \$4.25 MG
Expenses: TBD

BROKERAGE:

Colliers
Hilary Monro 408-282-3806
John Machado 408-234-2606

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

28

Dixon Landing Business Park
1533 California Cir
Milpitas, CA 95035



1016263550 - Y



Property Type: Office
 Property Subtype: Office
 Property SF: 26,976
 Construction Status: Existing
 Class: A
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-14 Milpitas/Fremont (partial)
 APN: 022-37-045

FOR LEASE

Available SF: 7,309
 Avail Subtype: Office
 Rental Rate: \$2.65 FS
 Parking Ratio: 3.5 / 1000
 Passenger/Freight Elevators: 1/0
FEATURES: Highway Access - 237, 280, 880
 Private Office - 8
 Signage
 Sprinklers
 Workstations/Cubicles - 30

BROKERAGE:

[Colliers](#)
 Office [George Quinn, III](#) 408-282-3912

LEASE NOTES

Ground floor office suites. Fully furnished space with 30 workstations.
 Tech layout with 5 privates, large conference room and balance open concept. Easy access from Hwy 237, 280, 880. Common area restrooms and kitchen. Call to tour.

29

16430 Monterey Rd, Suite 5
Morgan Hill, CA 95037



1016269670 - Y



Property Type: Office
 Property Subtype: Office
 Property SF: 4,712
 Construction Status: Existing
 Class: C
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-29 Morgan Hill
 APN: 817-02-036

FOR LEASE

Available SF: 900
 Avail Subtype: Office
 Rental Rate: \$2.00 GR
 Expenses: TBD
 Floor Num: 2
 Parking Ratio: 4.0 / 1000
FEATURES: Breakroom
 Private Office - 2
 Restrooms - Common

BROKERAGE:

[Colliers](#)
 Office [Matt van Keulen](#) 408-842-7000

LEASE NOTES

2 private offices, break room, 2nd floor space, common restrooms

30

Morgan Hill Business Ranch
610 Jarvis Dr
Morgan Hill, CA 95037



1016298818 - N



Property Type: Office
 Property Subtype: Office
 Property SF: 38,755
 Lot Size: 2.18 Acres
 Construction Status: Existing
 Year Built: 2000
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: Yes
 Zoning: PUD
 Territory: SJC-29 Morgan Hill

FOR LEASE

Available SF: 19,377
 Min - Max Divisibility: 9,600 - 19,377
 Avail Subtype: Office
 Rental Rate: \$2.50 FS
 Parking Spaces: 130

BROKERAGE:

[Colliers](#)
 Office [Jeff Barnes](#) 408-218-3366

LEASE NOTES

Divisible.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

31

756 California St, Suite A
Mountain View, CA 94041



1016298165 - N



Property Type: Office
Property Subtype: Office
Property SF: 2,480
Lot Size: 0.06 Acre
Construction Status: Existing
Year Built: 1940
Class: B
Available Date: Immediate
Occupied?: No
Territory: SJC-02 Mt. View Central
APN: 158-23-082

FOR LEASE

Available SF: 997
Avail Subtype: Office
Rental Rate: \$5.95 GR
Expenses: TBD

FEATURES: Highway Access - 85, 101, 237
Plug & Play
Public Transportation - <.5 miles to mountain view station

BROKERAGE:

Colliers
Brett Taylor 408-282-3889

LEASE NOTES

Nice, efficient, Plug & Play office space with private entrance, restrooms, and kitchen. One block off Castro St.

32

257 Castro St, Suite 102
Mountain View, CA 94041



1016296460 - Y



Property Type: Office
Property Subtype: Office
Property SF: 19,640
Lot Size: 0.16 Acre
Construction Status: Existing
Class: B
Floors: 2
Available Date: Immediate
Occupied?: No
Zoning:
Territory: SJC-02 Mt. View Central
APN: 158-22-004, 158-22-005

FOR LEASE

Available SF: 240
Avail Subtype: Office
Rental Rate: \$5.15 FS
Floor Num: 1
Load Factor: 15.00%
Parking Ratio: 4.0 / 1000

FEATURES: Highway Access - 85, 101, 237
Public Transportation - <.25 miles to mountain view station

BROKERAGE:

Colliers
Mike Covell 408-282-3917

33

257 Castro St, Suite 106
Mountain View, CA 94041



1016296461 - Y



Property Type: Office
Property Subtype: Office
Property SF: 19,640
Lot Size: 0.16 Acre
Construction Status: Existing
Class: B
Floors: 2
Available Date: Immediate
Occupied?: No
Zoning:
Territory: SJC-02 Mt. View Central
APN: 158-22-004, 158-22-005

FOR LEASE

Available SF: 421
Avail Subtype: Office
Rental Rate: \$5.15 FS
Floor Num: 1
Load Factor: 15.00%
Parking Ratio: 4.0 / 1000

FEATURES: Highway Access - 85, 101, 237
Public Transportation - <.25 miles to mountain view station

BROKERAGE:

Colliers
Mike Covell 408-282-3917

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

34

257 Castro St, Suite 107
Mountain View, CA 94041

Property Type: Office
Property Subtype: Office
Property SF: 19,640
Lot Size: 0.16 Acre
Construction Status: Existing
Class: B
Floors: 2
Available Date: Immediate
Occupied?: No
Zoning:
Territory: SJC-02 Mt. View Central
APN: 158-22-004, 158-22-005

FOR LEASE

Available SF: 900
Avail Subtype: Office
Rental Rate: \$5.15 FS
Floor Num: 1
Load Factor: 15.00%
Parking Ratio: 4.0 / 1000

FEATURES: Highway Access - 85, 101, 237
Public Transportation - <.25 miles to mountain view station

BROKERAGE:

Colliers
Mike Covell 408-282-3917



1016296462 - Y



35

257 Castro St, Suite 205
Mountain View, CA 94041

Property Type: Office
Property Subtype: Office
Property SF: 19,640
Lot Size: 0.16 Acre
Construction Status: Existing
Class: B
Floors: 2
Available Date: Immediate
Occupied?: No
Zoning:
Territory: SJC-02 Mt. View Central
APN: 158-22-004, 158-22-005

FOR LEASE

Available SF: 317
Avail Subtype: Office
Rental Rate: \$4.50 FS
Floor Num: 2
Load Factor: 15.00%
Parking Ratio: 4.0 / 1000

FEATURES: Highway Access - 85, 101, 237
Public Transportation - <.25 miles to mountain view station

BROKERAGE:

Colliers
Mike Covell 408-282-3917



1016296463 - Y



36

257 Castro St, Suite 209
Mountain View, CA 94041

Property Type: Office
Property Subtype: Office
Property SF: 19,640
Lot Size: 0.16 Acre
Construction Status: Existing
Class: B
Floors: 2
Available Date: Immediate
Occupied?: No
Zoning:
Territory: SJC-02 Mt. View Central
APN: 158-22-004, 158-22-005

FOR LEASE

Available SF: 270
Avail Subtype: Office
Rental Rate: \$4.50 FS
Floor Num: 2
Load Factor: 15.00%
Parking Ratio: 4.0 / 1000

FEATURES: Highway Access - 85, 101, 237
Public Transportation - <.25 miles to mountain view station

BROKERAGE:

Colliers
Mike Covell 408-282-3917



1016296464 - Y



OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

37

257 Castro St, Suite 223
Mountain View, CA 94041

Property Type: Office
Property Subtype: Office
Property SF: 19,640
Lot Size: 0.16 Acre
Construction Status: Existing
Class: B
Floors: 2
Available Date: Immediate
Occupied?: No
Zoning:
Territory: SJC-02 Mt. View Central
APN: 158-22-004, 158-22-005

FOR LEASE

Available SF: 192
Avail Subtype: Office
Rental Rate: \$4.50 FS
Floor Num: 2
Load Factor: 15.00%
Parking Ratio: 4.0 / 1000

FEATURES: Highway Access - 85, 101, 237
Public Transportation - <.25 miles to mountain view station

BROKERAGE:

192 [Colliers](#)
[Mike Covell](#) 408-282-3917



1016249155 - Y



38

777 Cuesta Dr, Suite 201
Mountain View, CA 94040

Property Type: Office
Property Subtype: Medical
Property SF: 9,162
Construction Status: Existing
Class: B
Floors: 2
Available Date: Immediate
Occupied?: No
Zoning: CO
Territory: SJC-02 Mt. View Central
APN: 193-22-072-087

FOR LEASE

Available SF: 2,589
Avail Subtype: Office
Rental Rate: \$4.50 FS
Floor Num: 2
Parking Ratio: 4.0 / 1000

FEATURES: Highway Access - 85, 101, 237

BROKERAGE:

2,589 [Colliers](#)
Office [Dion Campisi, SIOR](#) 408-242-6187
[Brett Taylor](#) 408-282-3889

LEASE NOTES

Tenant improvements available. Convenient freeway access. Rare Mountain View opportunity. Open floor plan. Elevator served. Surrounded by retail amenities.



1016296922 - N



OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

39

1987 Leghorn St, Suite 100
Mountain View, CA 94043



1016263826 - Y



Property Type: Office
Property Subtype: Office/R&D
Property SF: 10,870
Construction Status: Existing
Class: A
Floors: 2
Available Date: Immediate
Occupied?: No
Territory: SJC-02 Mt. View Central
APN: 153-02-003

FOR LEASE

Available SF:
Avail Subtype:
Rental Rate:
Floor Num:
Parking Ratio:
Amps ; Volts:
Phase:
FEATURES: Conference Room
Highway Access - 101
LEED Certified -
Private Office - 6
Restrooms - With showers
Server/IT Room
Signage - Monument
Sprinklers -

BROKERAGE:

3,863 Colliers
Office/R&D Brett Taylor 408-282-3889
\$5.95 FS

LEASE NOTES

1 Class A, ultra-modern Plug & Play space with open ceilings, polished concrete, and high-end designer finishes throughout. Furnished with several work stations, conference room table and chairs. Reserved parking, exclusive restrooms with showers, and EV charging stations.
3 Call to tour.

40

1001 N Rengstorff Ave, Suite 200
Mountain View, CA 94043



1016286488 - Y



Property Type: Office
Property Subtype: Office
Property SF: 12,853
Lot Size: 0.72 Acre
Construction Status: Existing
Year Built: 1985
Class: A
Floors: 2
Available Date: Immediate
Occupied?: No
Territory: SJC-02 Mt. View Central
APN: 153-01-018

FOR LEASE

Available SF:
Avail Subtype:
Rental Rate:
Floor Num:
Parking Ratio:
FEATURES: Highway Access - 101
Sprinklers

BROKERAGE:

6,909 Colliers
Office Brett Taylor 408-282-3889
\$5.95 FS

LEASE NOTES

2 New, market-ready 2nd floor suite with glass on all four sides. Polished concrete, new LED lights, open kitchen, etc. Private restrooms exclusive to suite. Excellent corner location near Google with prominent signage. Contact broker to tour.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

41



1016239195 - Y



1075 Terra Bella Ave
Mountain View, CA 94043

Property Type: Office
Property Subtype: Office/R&D
Property SF: 23,372
Lot Size: 1.29 Acres
Construction Status: Existing
Year Built: 2020
Class: A
Floors: 2
Available Date: Immediate
Occupied?: No
Zoning: MM
Territory: SJC-02 Mt. View Central
APN: 153-17-043, 153-17-042, 153-17-047

FOR LEASE

Available SF: 23,347
Avail Subtype: Office/R&D
Rental Rate: \$7.95 NNN
Expenses: \$1.82
Rent + Expenses: \$9.77 PSF
Parking Ratio: 2.5 / 1000
Parking Spaces: 60
Parking Type: Surface
Clear Height (min - max): 15' - 15'

FEATURES: Highway Access - 101, 237, 85
LEED Certified - Gold
Public Transportation - CalTrain via MVGO

BROKERAGE:

23,347 [Colliers](#)
[John Colyar](#) 408-282-3949
[Craig Fordyce, SIOR, CCIM](#) 408-282-3911
[Kyle Portal](#) 408-282-3954
[Jake Smart](#) 408-282-3909

LEASE NOTES

Class A, state of the art next to Google in Mountain View. This two-story office building has been constructed with the highest quality building materials to LEED Gold standards, with nature-inspired interiors designed to bring the "inside out and the outside in."

42



1016295000 - Y



Atrium Business Center
1975 W El Camino Real, Suite 101
Mountain View, CA 94040

Property Type: Office
Property Subtype: Office
Property SF: 82,500
Lot Size: 2.02 Acres
Construction Status: Existing
Class: A
Floors: 3
Available Date: Immediate
Occupied?: No
Territory: SJC-02 Mt. View Central
APN: 170-05-029, 170-05-030, 170-05-031

FOR LEASE

Available SF: 8,141
Avail Subtype: Office
Rental Rate: \$5.50 FS
Floor Num: 1
Parking Ratio: 3.4 / 1000
Passenger/Freight Elevators: 15/

FEATURES: Highway Access - 85, 101, 237

BROKERAGE:

8,141 [Colliers](#)
Office [Brett Taylor](#) 408-282-3889

LEASE NOTES

New plug & play suite with brand new restrooms and fitness center, less than 1 mile from downtown Mountain View.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

43



1016273090 - N



Vanni Business Park
297-319 N Bernardo Ave COMBO
Mountain View, CA 94043

Property Type: Industrial
Property Subtype: R&D
Property SF: 104,240
Construction Status: Existing
Class: C
Floors: 1
Available Date: Immediate
Occupied?: No
Territory: SJC-04 Oakmead
APN: 165-36-003

FOR LEASE

Available SF: 10,000
Min - Max Divisibility: 100 - 10,000
Avail Subtype: Office/R&D
Rental Rate: \$3.90 - \$5.25 FS
Parking Ratio: 4.0 / 1000
Amps ; Volts: 1,600 ;
FEATURES: Clean Room -
Highway Access - 101, 237
Lab Space
Life Science -
Plug & Play
Private Office - Coworking space

BROKERAGE:

Colliers
Kyle Portal 408-282-3954
Jake Smart 408-282-3909

LEASE NOTES

Fully Furnished Plug & Play Life Science Research Park Opportunity in Mountain View. Flexible terms include month-to-month occupancy. Services include full service office and lab space with shared conference rooms, reception, shipping, receiving, break rooms, mothers' rooms, showers, internet, and more. Coworking space.

44



1016261927 - N



530 Lytton Ave, Suite 125
Palo Alto, CA 94301

Property Type: Office
Property Subtype: Office
Property SF: 57,400
Lot Size: 0.67 Acre
Construction Status: Existing
Year Built: 1975
Class: A
Floors: 3
Available Date: Immediate
Occupied?: Yes
Territory: SJC-24 Palo Alto Central
APN: 120-03-070

FOR LEASE

Available SF: 7,540
Avail Subtype: Office
Rental Rate: \$9.25 NNN
Expenses: \$2.85
Rent + Expenses: \$12.10 PSF
Floor Num: 1
Parking Ratio: 2.0 / 1000
Parking Type: Underground parking
Passenger/Freight Elevators: 2/
FEATURES: Breakroom
Conference Room - 3
Private Office - 3
Public Transportation - <.5 miles to palo alto station
Server/IT Room

BROKERAGE:

Colliers
Susan Gregory, SIOR 408-282-3940
Mike Cobb 650-486-2251

PROPERTY DESCRIPTION

3 story, ±54,540 SF downtown Palo Alto building. Expansive ceiling height. Extensive glass line. Minutes away from Caltrain-12 baby bullets daily. Steps from over 100 dining, retail and entertainment options. Secured and automated underground parking with direct access to lobby. On site property management. Bike storage in underground parking level. Part of a large downtown portfolio, offering growth opportunities at nearby locations.

LEASE NOTES

Prominent visibility on Lytton Ave. Exclusive reception area with direct street access. Expansive 17'6" ceiling height. Floor to ceiling glass line. Proposed high-end creative buildout that includes: 3 private offices, 3 conference rooms, break room, server room, copy area, and 49 bench seats.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

45

**530 Lytton Ave, Suite 200
Palo Alto, CA 94301**



1016291502 - N



FLYER



Property Type: Office
Property Subtype: Office
Property SF: 57,400
Lot Size: 0.67 Acre
Construction Status: Existing
Year Built: 1975
Class: A
Floors: 3
Available Date: Immediate
Occupied?: Yes
Territory: SJC-24 Palo Alto Central
APN: 120-03-070

FOR LEASE

Available SF: 19,850
Avail Subtype: Office
Rental Rate: \$9.25 NNN
Expenses: \$2.85
Rent + Expenses: \$12.10 PSF
Floor Num: 2
Parking Ratio: 2.0 / 1000
Parking Type: Underground parking
Passenger/Freight Elevators: 2/

FEATURES: Public Transportation - <.5 miles to palo alto station

BROKERAGE:

Colliers
Office Susan Gregory, SIOR 408-282-3940
Mike Cobb 650-486-2251

PROPERTY DESCRIPTION

3 story, ±54,540 SF downtown Palo Alto building. Expansive ceiling height. Extensive glass line. Minutes away from Caltrain-12 baby bullets daily. Steps from over 100 dining, retail and entertainment options. Secured and automated underground parking with direct access to lobby. On site property management. Bike storage in underground parking level. Part of a large downtown portfolio, offering growth opportunities at nearby locations.

LEASE NOTES

Proposed high-end creative buildout that includes: 8 private offices, board room, 8 conference rooms, break room, 4 phone rooms, 6 open collaboration areas, copy area, 60 workstations.

46

**525 University Ave, Suite 400
Palo Alto, CA 94301**



1016294798 - N



FLYER



Property Type: Office
Property Subtype: Office
Property SF: 180,000
Lot Size: 1.37 Acres
Construction Status: Existing
Year Built: 1966
Class: A
Floors: 15
Available Date: Immediate
Occupied?: Yes
Website: www.PaloAltoOffice.com
Territory: SJC-24 Palo Alto Central
APN: 120-03-069

FOR LEASE

Available SF: 10,517
Avail Subtype: Office
Rental Rate: \$10.50 NNN
Expenses: \$1.60
Rent + Expenses: \$12.10 PSF
Floor Num: 4
Load Factor: 12.80%
Passenger/Freight Elevators: 4/

FEATURES: Highway Access - 101
Public Transportation - <.75 miles Caltrain: Palo Alto

BROKERAGES:

Colliers
Office Mike Cobb 650-486-2251
Doug Marks 650-486-2222

LEASE NOTES

Full floor opportunity. 360 degree windowline.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

47

**525 University Ave, Suite 600
Palo Alto, CA 94301**



1016287834 - Y



FLYER



Property Type: Office
Property Subtype: Office
Property SF: 180,000
Lot Size: 1.37 Acres
Construction Status: Existing
Year Built: 1966
Class: A
Floors: 15
Available Date: Immediate
Occupied?: No
Website: www.PaloAltoOffice.com
Territory: SJC-24 Palo Alto Central
APN: 120-03-069

FOR LEASE

Available SF: 3,469
Avail Subtype: Office
Rental Rate: \$11.50 NNN
Expenses: \$1.60
Rent + Expenses: \$13.10 PSF
Floor Num: 6
Load Factor: 12.80%
Passenger/Freight Elevators: 4/

FEATURES: Highway Access - 101
Public Transportation - <.75 miles Caltrain: Palo Alto

BROKERAGES:

Colliers
Mike Cobb 650-486-2251
Doug Marks 650-486-2222

LEASE NOTES

Premium view space. Excellent window line. New spec buildout underway. Available Q3 2022

48

**525 University Ave, Suite 605
Palo Alto, CA 94301**



1016302609 - N



Property Type: Office
Property Subtype: Office
Property SF: 180,000
Lot Size: 1.37 Acres
Construction Status: Existing
Year Built: 1966
Class: A
Floors: 15
Available Date: 4/01/2023
Occupied?: Yes
Website: www.PaloAltoOffice.com
Territory: SJC-24 Palo Alto Central
APN: 120-03-069

FOR LEASE

Available SF: 2,411
Avail Subtype: Office
Rental Rate: \$11.50 NNN
Expenses: \$1.60
Rent + Expenses: \$13.10 PSF
Floor Num: 6
Load Factor: 12.80%
Passenger/Freight Elevators: 4/

FEATURES: Highway Access - 101
Public Transportation - <.75 miles Caltrain: Palo Alto

BROKERAGES:

Colliers
Doug Marks 650-486-2222
Mike Cobb 650-486-2251

LEASE NOTES

Exceptional view space. Kitchen.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

49

525 University Ave, Suite A-30
Palo Alto, CA 94301



1016301244 - Y



Property Type: Office
Property Subtype: Office
Property SF: 180,000
Lot Size: 1.37 Acres
Construction Status: Existing
Year Built: 1966
Class: A
Floors: 15
Available Date: Immediate
Occupied?: No
Website: www.PaloAltoOffice.com
Territory: SJC-24 Palo Alto Central
APN: 120-03-069

FOR LEASE

Available SF: 1,699
Avail Subtype: Office
Rental Rate: \$3.00 NNN
Expenses: TBD
Load Factor: 12.80%
Passenger/Freight Elevators: 4/

FEATURES: Highway Access - 101
Public Transportation - <.75 miles Caltrain: Palo Alto

BROKERAGES:

Colliers
Mike Cobb 650-486-2251
Doug Marks 650-486-2222

LEASE NOTES

"A level" suites. Economical Downtown Palo Alto option. Flexible term.

50

525 University Ave, Suite A-34
Palo Alto, CA 94301



1016301243 - Y



Property Type: Office
Property Subtype: Office
Property SF: 180,000
Lot Size: 1.37 Acres
Construction Status: Existing
Year Built: 1966
Class: A
Floors: 15
Available Date: Immediate
Occupied?: No
Website: www.PaloAltoOffice.com
Territory: SJC-24 Palo Alto Central
APN: 120-03-069

FOR LEASE

Available SF: 2,965
Avail Subtype: Office
Rental Rate: \$3.00 NNN
Expenses: TBD
Load Factor: 12.80%
Passenger/Freight Elevators: 4/

FEATURES: Highway Access - 101
Public Transportation - <.75 miles Caltrain: Palo Alto

BROKERAGES:

Colliers
Mike Cobb 650-486-2251
Doug Marks 650-486-2222

LEASE NOTES

"A level" suites. Economical Downtown Palo Alto option. Flexible term.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

51

525 University Ave, Suite A-50
Palo Alto, CA 94301



1016287722 - Y



Property Type: Office
Property Subtype: Office
Property SF: 180,000
Lot Size: 1.37 Acres
Construction Status: Existing
Year Built: 1966
Class: A
Floors: 15
Available Date: Immediate
Occupied?: No
Website: www.PaloAltoOffice.com
Territory: SJC-24 Palo Alto Central
APN: 120-03-069

FOR LEASE

Available SF: 685
Avail Subtype: Office
Rental Rate: \$3.00 NNN
Expenses: \$1.60
Rent + Expenses: \$4.60 PSF
Load Factor: 12.80%
Passenger/Freight Elevators: 4/

FEATURES: Highway Access - 101
Public Transportation - <.75 miles Caltrain: Palo Alto

BROKERAGES:

685 [Colliers](#)
Office [Mike Cobb](#) 650-486-2251
[Doug Marks](#) 650-486-2222

LEASE NOTES

"A level" suites. Economical Downtown Palo Alto option. Flexible term.

52

435 Tasso
435 Tasso St, Suite 300
Palo Alto, CA 94301



1016271320 - N



Property Type: Office
Property Subtype: Office
Property SF: 31,317
Construction Status: Existing
Class: A
Floors: 3
Available Date: Immediate
Occupied?: Yes
Website: www.paloaltooffice.com
Territory: SJC-24 Palo Alto Central
APN: 120-03-025

FOR LEASE

Available SF: 4,758
Avail Subtype: Office
Rental Rate: \$9.10 NNN
Expenses: \$1.74
Rent + Expenses: \$10.84 PSF
Floor Num: 3
Passenger/Freight Elevators: 1/

FEATURES: Highway Access - 101
Public Transportation - 0.65 miles to CalTrain : Palo Alto

BROKERAGES:

4,758 [Colliers](#)
Office [Mike Cobb](#) 650-486-2251
[Doug Marks](#) 650-486-2222

PROPERTY DESCRIPTION

Class A boutique building located in the heart of Downtown Palo Alto. Professionally and locally managed office building. 0.6 mile walk to Caltrain. On-site underground parking. Energy Star qualified. Internet Providers: Comcast Business, Cogent, AT&T & City of Palo Alto Dark Fiber.

LEASE NOTES

Available Q2 2021. New spec buildout planned. Private balcony. 3 secured parking spaces

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

53



1016271249 - N



FLYER



435 Tasso

435 Tasso St, Suite 315
Palo Alto, CA 94301

Property Type: Office
Property Subtype: Office
Property SF: 31,317
Construction Status: Existing
Class: A
Floors: 3
Available Date: Immediate
Occupied?: Yes
Website: www.paloaltooffice.com
Territory: SJC-24 Palo Alto Central
APN: 120-03-025

FOR LEASE

Available SF: 3,465
Avail Subtype: Office
Rental Rate: \$8.75 NNN
Expenses: \$1.74
Rent + Expenses: \$10.49 PSF
Floor Num: 3
Passenger/Freight Elevators: 1/
FEATURES: Conference Room
Highway Access - 101
Kitchen/Kitchenette
Private Office - 5
Public Transportation - 0.65 miles to CalTrain : Palo Alto

BROKERAGES:

Colliers
Mike Cobb 650-486-2251
Doug Marks 650-486-2222

PROPERTY DESCRIPTION

Class A boutique building located in the heart of Downtown Palo Alto. Professionally and locally managed office building. 0.6 mile walk to Caltrain. On-site underground parking. Energy Star qualified. Internet Providers: Comcast Business, Cogent, AT&T & City of Palo Alto Dark Fiber.

LEASE NOTES

Five private offices, conference room, kitchen area, balcony access. Available Jan 2021.

54



1016299921 - N



435 Tasso

435 Tasso St, Suite 325
Palo Alto, CA 94301

Property Type: Office
Property Subtype: Office
Property SF: 31,317
Construction Status: Existing
Class: A
Floors: 3
Available Date: 5/01/2023
Occupied?: Yes
Website: www.paloaltooffice.com
Territory: SJC-24 Palo Alto Central
APN: 120-03-025

FOR LEASE

Available SF: 1,291
Avail Subtype: Office
Rental Rate: \$8.25 NNN
Expenses: \$1.75
Rent + Expenses: \$10.00 PSF
Floor Num: 3
Passenger/Freight Elevators: 1/
FEATURES: Highway Access - 101
Public Transportation - 0.65 miles to CalTrain : Palo Alto

BROKERAGES:

Colliers
Mike Cobb 650-486-2251
Doug Marks 650-486-2222

PROPERTY DESCRIPTION

Class A boutique building located in the heart of Downtown Palo Alto. Professionally and locally managed office building. 0.6 mile walk to Caltrain. On-site underground parking. Energy Star qualified. Internet Providers: Comcast Business, Cogent, AT&T & City of Palo Alto Dark Fiber.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

55



1016301030 - N



Town & Country Village

855 El Camino Real 1, Suite 12
Palo Alto, CA 94301

Property Type: Office
Property Subtype: Office
Property SF: 3,424
Lot Size: 11.19 Acres
Construction Status: Existing
Year Built: 1953
Class: C
Floors: 2
Available Date: Immediate
Occupied?: Yes
Zoning: CC
Territory: SJC-24 Palo Alto Central
APN: 120-34-012

FOR LEASE

Available SF: 3,347
Avail Subtype: Office
Rental Rate: \$8.50 NNN
Expenses: \$1.85
Rent + Expenses: \$10.35 PSF
Floor Num: 1
Parking Ratio: 4.0 / 1000

FEATURES: Public Transportation - <.5 miles to palo alto station

BROKERAGE:

Colliers
Mike Cobb 650-486-2251
Hilary Monro 408-282-3806

PROPERTY DESCRIPTION

High image mixed-use project at the heart of Palo Alto.
Great on-site amenities.

LEASE NOTES

Open office configuration. Exceptional wraparound glass line. Large kitchen.

56



1016284730 - Y



Town & Country Village

855 El Camino Real 4, Suite 240
Palo Alto, CA 94301

Property Type: Office
Property Subtype: Office
Property SF: 25,000
Lot Size: 11.19 Acres
Construction Status: Existing
Year Built: 1953
Class: B
Floors: 2
Available Date: Immediate
Occupied?: No
Zoning: CC
Territory: SJC-24 Palo Alto Central
APN: 120-34-012

FOR LEASE

Available SF: 1,264
Avail Subtype: Office
Rental Rate: \$7.75 NNN
Expenses: \$1.70
Rent + Expenses: \$9.45 PSF
Floor Num: 2
Parking Ratio: 4.0 / 1000

FEATURES: Highway Access - 101
Kitchen/Kitchenette
Private Office - 2
Public Transportation - <.5 miles to palo alto station

BROKERAGE:

Colliers
Mike Cobb 650-486-2251
Hilary Monro 408-282-3806

PROPERTY DESCRIPTION

High image mixed-use project at the heart of Palo Alto.
Great on-site amenities.

LEASE NOTES

Open layout with collaborative, open kitchen.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

57



1016300996 - Y



Town & Country Village
855 El Camino Real 4, Suite 260
Palo Alto, CA 94301

Property Type: Office
 Property Subtype: Office
 Property SF: 25,000
 Lot Size: 11.19 Acres
 Construction Status: Existing
 Year Built: 1953
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Zoning: CC
 Territory: SJC-24 Palo Alto Central
 APN: 120-34-012

FOR LEASE

Available SF: 1,732
 Avail Subtype: Office
 Rental Rate: \$8.25 NNN
 Expenses: \$1.85
 Rent + Expenses: \$10.10 PSF
 Floor Num: 2
 Parking Ratio: 4.0 / 1000

FEATURES:

Conference Room
 Highway Access - 101
 Kitchen/Kitchenette
 Private Office - 3
 Public Transportation - <.5 miles to palo alto station

BROKERAGE:

Colliers
 Mike Cobb 650-486-2251
 Hilary Monro 408-282-3806

PROPERTY DESCRIPTION

High image mixed-use project at the heart of Palo Alto.
 Great on-site amenities.

58



1016299923 - N



Town & Country Village
855 El Camino Real 4, Suite 307
Palo Alto, CA 94301

Property Type: Office
 Property Subtype: Office
 Property SF: 25,000
 Lot Size: 11.19 Acres
 Construction Status: Existing
 Year Built: 1953
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: Yes
 Zoning: CC
 Territory: SJC-24 Palo Alto Central
 APN: 120-34-012

FOR LEASE

Available SF: 3,007
 Avail Subtype: Office
 Rental Rate: TBD
 Expenses: \$1.86
 Floor Num: 3
 Parking Ratio: 4.0 / 1000

FEATURES:

Highway Access - 101
 Public Transportation - <.5 miles to palo alto station

BROKERAGE:

Colliers
 Mike Cobb 650-486-2251
 Hilary Monro 408-282-3806

PROPERTY DESCRIPTION

High image mixed-use project at the heart of Palo Alto.
 Great on-site amenities.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

59



1016291610 - Y



Town & Country Village
855 El Camino Real 5, Suite 309
Palo Alto, CA 94301

Property Type: Office
 Property Subtype: Office
 Property SF: 8,600
 Lot Size: 11.19 Acres
 Construction Status: Existing
 Year Built: 1953
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Zoning: CC
 Territory: SJC-24 Palo Alto Central
 APN: 120-34-012

FOR LEASE

Available SF: 456
 Avail Subtype: Office
 Rental Rate: \$7.50 NNN
 Expenses: \$1.86
 Rent + Expenses: \$9.36 PSF
 Floor Num: 3
 Parking Ratio: 4.0 / 1000

FEATURES: Highway Access - 101
 Public Transportation - <.5 miles to palo alto station

BROKERAGE:

456 [Colliers](#)
 Office [Mike Cobb](#) 650-486-2251
[Hilary Monro](#) 408-282-3806

PROPERTY DESCRIPTION

High image mixed-use project at the heart of Palo Alto.
 Great on-site amenities.

60



1016281571 - Y



Town & Country Village
855 El Camino Real 3, Suite 315
Palo Alto, CA 94301

Property Type: Office
 Property Subtype: Office
 Property SF: 4,500
 Lot Size: 11.19 Acres
 Construction Status: Existing
 Year Built: 1953
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Zoning: CC
 Territory: SJC-24 Palo Alto Central
 APN: 120-34-012

FOR LEASE

Available SF: 535
 Avail Subtype: Office
 Rental Rate: \$7.50 NNN
 Expenses: \$1.86
 Rent + Expenses: \$9.36 PSF
 Floor Num: 3
 Parking Ratio: 4.0 / 1000

FEATURES: Highway Access - 101
 Public Transportation - <.5 miles to palo alto station

BROKERAGE:

535 [Colliers](#)
 Office [Mike Cobb](#) 650-486-2251
[Hilary Monro](#) 408-282-3806

PROPERTY DESCRIPTION

High image mixed-use project at the heart of Palo Alto.
 Great on-site amenities.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

61



1016291488 - Y



Town & Country Village
855 El Camino Real 5, Suite 316
Palo Alto, CA 94301

Property Type: Office
 Property Subtype: Office
 Property SF: 8,600
 Lot Size: 11.19 Acres
 Construction Status: Existing
 Year Built: 1953
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Zoning: CC
 Territory: SJC-24 Palo Alto Central
 APN: 120-34-012

FOR LEASE

Available SF: 545
 Avail Subtype: Office
 Rental Rate: \$7.75 NNN
 Expenses: \$1.86
 Rent + Expenses: \$9.61 PSF
 Floor Num: 3
 Parking Ratio: 4.0 / 1000

FEATURES: Highway Access - 101, 280
 Private Office - 1
 Public Transportation - <.5 miles to palo alto station

BROKERAGE:

545 [Colliers](#)
 Office [Mike Cobb](#) 650-486-2251
[Hilary Monro](#) 408-282-3806

PROPERTY DESCRIPTION

High image mixed-use project at the heart of Palo Alto.
 Great on-site amenities.

LEASE NOTES

Rare small office suite with great natural light.

62



1016284663 - Y



Town & Country Village
855 El Camino Real 4, Suite 330
Palo Alto, CA 94301

Property Type: Office
 Property Subtype: Office
 Property SF: 25,000
 Lot Size: 11.19 Acres
 Construction Status: Existing
 Year Built: 1953
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Zoning: CC
 Territory: SJC-24 Palo Alto Central
 APN: 120-34-012

FOR LEASE

Available SF: 433
 Avail Subtype: Office
 Rental Rate: TBD
 Expenses: \$1.86
 Floor Num: 3
 Parking Ratio: 4.0 / 1000

FEATURES: Highway Access - 101
 Public Transportation - <.5 miles to palo alto station

BROKERAGE:

433 [Colliers](#)
 Office [Mike Cobb](#) 650-486-2251
[Hilary Monro](#) 408-282-3806

PROPERTY DESCRIPTION

High image mixed-use project at the heart of Palo Alto.
 Great on-site amenities.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

63



1016291490 - Y



Town & Country Village
855 El Camino Real 5, Suite 350
Palo Alto, CA 94301

Property Type: Office
 Property Subtype: Office
 Property SF: 8,600
 Lot Size: 11.19 Acres
 Construction Status: Existing
 Year Built: 1953
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Zoning: CC
 Territory: SJC-24 Palo Alto Central
 APN: 120-34-012

FOR LEASE

Available SF: 1,327
 Avail Subtype: Office
 Rental Rate: \$7.75 NNN
 Expenses: \$1.86
 Rent + Expenses: \$9.61 PSF
 Floor Num: 3
 Parking Ratio: 4.0 / 1000

FEATURES: Conference Room - Glass-walled
 Highway Access - 101, 280
 Public Transportation - <.5 miles to palo alto station

BROKERAGE:

1,327 [Colliers](#)
 Office [Mike Cobb](#) 650-486-2251
[Hilary Monro](#) 408-282-3806

PROPERTY DESCRIPTION

High image mixed-use project at the heart of Palo Alto.
 Great on-site amenities.

LEASE NOTES

Open floorplan with excellent windowline.

64



1016262798 - Y



Town & Country Village
855 El Camino Real 3, Suite 401
Palo Alto, CA 94301

Property Type: Office
 Property Subtype: Office
 Property SF: 4,500
 Lot Size: 11.19 Acres
 Construction Status: Existing
 Year Built: 1953
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Zoning: CC
 Territory: SJC-24 Palo Alto Central
 APN: 120-34-012

FOR LEASE

Available SF: 1,156
 Avail Subtype: Office
 Rental Rate: \$7.75 NNN
 Expenses: \$1.86
 Rent + Expenses: \$9.61 PSF
 Floor Num: 4
 Parking Ratio: 4.0 / 1000

FEATURES: Highway Access - 101, 280
 Kitchen/Kitchenette
 Public Transportation - <.5 miles to palo alto station

BROKERAGE:

1,156 [Colliers](#)
 Office [Mike Cobb](#) 650-486-2251
[Hilary Monro](#) 408-282-3806

PROPERTY DESCRIPTION

High image mixed-use project at the heart of Palo Alto.
 Great on-site amenities.

LEASE NOTES

Open layout. Available immediately.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

65

2025 Forest Ave, Suite 8
San Jose, CA 95128



1016301785 - Y



Property Type: Office
Property Subtype: Office
Property SF: 3,384
Lot Size: 0.92 Acre
Construction Status: Existing
Year Built: 1974
Class: B
Floors: 1
Available Date: Immediate
Occupied?: No
Territory: SJC-18 The Alameda-Civic Center
APN: 274-40-075

FOR LEASE

Available SF: 1,117
Avail Subtype: Office, Medical
Rental Rate: \$3.65 GR
Expenses: TBD
Parking Ratio: 3.0 / 1000

FEATURES: Year Renovated - 2018

BROKERAGE:

Colliers
Dion Campisi, SIOR

408-242-6187

LEASE NOTES

Ideal for Medical/ Dental use. Suite was renovated in 2018.

66

2280 Lincoln Ave, Suite 250
San Jose, CA 95125



1016274267 - Y



Property Type: Office
Property Subtype: Office
Property SF: 6,470
Lot Size: 0.30 Acre
Construction Status: Existing
Year Built: 2008
Class: B
Floors: 2
Available Date: Immediate
Occupied?: No
Territory: SJC-27 San Jose South Central
APN: 999-99-9999

FOR LEASE

Available SF: 400
Avail Subtype: Office
Rental Rate: \$3.50 NNN
Expenses: \$0.50
Rent + Expenses: \$4.00 PSF
Floor Num: 2

FEATURES: Highway Access - 87
Sprinklers

BROKERAGE:

Colliers
Matt Morales

408-603-3643

67

2280 Lincoln Ave, Suite 290
San Jose, CA 95125



1016274265 - Y



Property Type: Office
Property Subtype: Office
Property SF: 6,470
Lot Size: 0.30 Acre
Construction Status: Existing
Year Built: 2008
Class: B
Floors: 2
Available Date: Immediate
Occupied?: No
Territory: SJC-27 San Jose South Central
APN: 999-99-9999

FOR LEASE

Available SF: 800
Avail Subtype: Office
Rental Rate: \$3.50 NNN
Expenses: \$0.50
Rent + Expenses: \$4.00 PSF
Floor Num: 2

FEATURES: Highway Access - 87
Sprinklers

BROKERAGE:

Colliers
Matt Morales

408-603-3643

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

68



1016294314 - Y



240 S Market St
San Jose, CA 95113

Property Type: Office
Property Subtype: Office
Property SF: 9,000
Lot Size: 0.54 Acre
Construction Status: Existing
Class: B
Floors: 11
Available Date: Immediate
Occupied?: No
Territory: SJC-31 San Jose Downtown
APN: 259-42-037

FOR LEASE

Available SF:
Avail Subtype:
Rental Rate:
Expenses:

BROKERAGE:

1,750 Colliers
Office Dion Campisi, SIOR 408-242-6187
\$3.65 MG Susan Gregory, SIOR 408-282-3940

TBD PROPERTY DESCRIPTION

This space is a portion of a larger ±127,000 SF mixed use building. The building is inclusive of Casa Del Pueblo Apartments which include 165-units over first floor commercial office space. Located in the heart of Downtown San Jose and directly next door to the Fairmont Hotel.

LEASE NOTES

Available Now. Call to tour.

69



1016277360 - Y



505 S Market St
San Jose, CA 95113

Property Type: Office
Property Subtype: Office
Property SF: 20,623
Lot Size: 0.43 Acre
Construction Status: Existing
Class: B
Floors: 2
Available Date: Immediate
Occupied?: No
Territory: SJC-31 San Jose Downtown
APN: 264-30-139

FOR LEASE

Available SF: 20,623
Avail Subtype: Office
Rental Rate: \$2.95 NNN
Expenses: \$0.43
Rent + Expenses: \$3.38 PSF
Parking Spaces: 14
Grade Level Doors: 2
Clear Height (min - max): 18'

FEATURES: Highway Access - 87, 280

BROKERAGE:

20,623 Colliers
Office John Kovaleski 408-282-3844
\$2.95 NNN David Buchholz, SIOR 408-282-3843
\$0.43 Alexander Kovaleski 408-282-3811

PROPERTY DESCRIPTION

Brick and Timber Class A improved building Downtown San Jose/SoFA District. Large open floor plan includes abundant private offices and conference rooms. Large Training and multi-media room Kitchen/Bar/lounge area with exterior patio, and fitness center with showers. Walking distance to downtown amenities, 15 Parking spaces on site with nearby public parking

LEASE NOTES

Do not disturb existing tenant. Space available on sublease now and direct with landlord 11/1/21. Tenant pays all utilities, exterior maintenance and interior janitorial costs.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

70

**95 S Market St, Suite 200
San Jose, CA 95113**

Property Type: Office
Property Subtype: Office
Property SF: 106,700
Lot Size: 0.85 Acre
Construction Status: Existing
Year Built: 1977
Class: C
Floors: 16
Available Date: Immediate
Occupied?: No
Zoning: C3
Territory: SJC-31 San Jose Downtown
APN: 259-40-084

FOR LEASE

Available SF: 2,986
Office BuildOut SF: 2,986
Avail Subtype: Office
Rental Rate: \$2.95 FS
Floor Num: 2
Parking Ratio: 2.0 / 1000
Parking Type: \$135/stall
Clear Height (min - max): 9' - 9'
Passenger/Freight Elevators: 2/

FEATURES: Conference Room
Highway Access - 87, 101, 280, 880
Lobby
Private Office - 2
Public Transportation - <.75 miles to diridon station
Sprinklers

BROKERAGE:

[Colliers](#)
[Maryjane Archuleta](#) 408-282-5622
[Sean Toomey, MCR.W, SIOR, DCIE](#) 408-282-3864

LEASE NOTES

2 Recently renovated. Contains a titled reception, glass conference room, copy/server room, 2 private offices and open area.



1016076329 - Y



71

**95 S Market St, Suite 260
San Jose, CA 95113**

Property Type: Office
Property Subtype: Office
Property SF: 106,700
Lot Size: 0.85 Acre
Construction Status: Existing
Year Built: 1977
Class: C
Floors: 16
Available Date: Immediate
Occupied?: Yes
Zoning: C3
Territory: SJC-31 San Jose Downtown
APN: 259-40-084

FOR LEASE

Available SF: 1,254
Avail Subtype: Office
Rental Rate: \$2.95 FS
Floor Num: 2
Parking Ratio: 2.0 / 1000
Parking Type: \$135/stall
Passenger/Freight Elevators: 2/

FEATURES: Highway Access - 87, 101, 280, 880
Kitchen/Kitchenette
Private Office - 4
Public Transportation - <.75 miles to diridon station
Sprinklers

BROKERAGE:

[Colliers](#)
[Maryjane Archuleta](#) 408-282-5622
[Sean Toomey, MCR.W, SIOR, DCIE](#) 408-282-3864

LEASE NOTES

4 private offices and kitchenette, open area.



1016255257 - N



OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

72

95 S Market St, Suite 300
San Jose, CA 95113

Property Type: Office
Property Subtype: Office
Property SF: 106,700
Lot Size: 0.85 Acre
Construction Status: Existing
Year Built: 1977
Class: C
Floors: 16
Available Date: Immediate
Occupied?: No
Zoning: C3
Territory: SJC-31 San Jose Downtown
APN: 259-40-084

FOR LEASE

Available SF: 12,976
Avail Subtype: Office
Rental Rate: \$2.95 FS
Floor Num: 3
Parking Ratio: 2.0 / 1000
Parking Type: \$135/stall
Passenger/Freight Elevators: 2/

FEATURES: Conference Room

Highway Access - 87, 101, 280, 880
Kitchen/Kitchenette
Private Office
Public Transportation - <.75 miles to diridon station
Sprinklers

BROKERAGE:

Colliers
Maryjane Archuleta 408-282-5622
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864

LEASE NOTES

Full floor availability. Extensive window line and internal office buildout (40-45 offices/conference rooms). Suite also has a kitchen and reception area.



1016244975 - Y



73

95 S Market St, Suite 430
San Jose, CA 95113

Property Type: Office
Property Subtype: Office
Property SF: 106,700
Lot Size: 0.85 Acre
Construction Status: Existing
Year Built: 1977
Class: C
Floors: 16
Available Date: Immediate
Occupied?: No
Zoning: C3
Territory: SJC-31 San Jose Downtown
APN: 259-40-084

FOR LEASE

Available SF: 1,476
Avail Subtype: Office
Rental Rate: \$2.95 FS
Floor Num: 4
Parking Ratio: 2.0 / 1000
Parking Type: \$135/stall
Passenger/Freight Elevators: 2/

FEATURES: Conference Room

Highway Access - 87, 101, 280, 880
Private Office - 4
Public Transportation - <.75 miles to Diridon Station
Sprinklers

BROKERAGE:

Colliers
Maryjane Archuleta 408-282-5622
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864

LEASE NOTES

This suite features 5 private offices and one copy/work room. Available now.



1016252316 - Y



OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

74

95 S Market St, Suite 520
San Jose, CA 95113



1016296161 - Y



Property Type: Office
Property Subtype: Office
Property SF: 106,700
Lot Size: 0.85 Acre
Construction Status: Existing
Year Built: 1977
Class: C
Floors: 16
Available Date: Immediate
Occupied?: No
Zoning: C3
Territory: SJC-31 San Jose Downtown
APN: 259-40-084

FOR LEASE

Available SF: 2,230
Avail Subtype: Office
Rental Rate: \$2.95 FS
Floor Num: 5
Parking Ratio: 2.0 / 1000
Parking Type: \$135/stall
Passenger/Freight Elevators: 2/

FEATURES: Highway Access - 87, 101, 280, 880
Public Transportation - <.75 miles to diridon station
Sprinklers

BROKERAGE:

Colliers
Maryjane Archuleta 408-282-5622
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864

75

95 S Market St, Suite 530
San Jose, CA 95113



1016300983 - Y



Property Type: Office
Property Subtype: Office
Property SF: 106,700
Lot Size: 0.85 Acre
Construction Status: Existing
Year Built: 1977
Class: C
Floors: 16
Available Date: Immediate
Occupied?: No
Zoning: C3
Territory: SJC-31 San Jose Downtown
APN: 259-40-084

FOR LEASE

Available SF: 936
Min - Max Divisibility: 936 - 2,591
Avail Subtype: Office
Rental Rate: \$2.95 FS
Floor Num: 5
Parking Ratio: 2.0 / 1000
Parking Type: \$135/stall
Passenger/Freight Elevators: 2/

FEATURES: Highway Access - 87, 101, 280, 880
Public Transportation - <.75 miles to diridon station
Sprinklers

BROKERAGE:

Colliers
Maryjane Archuleta 408-282-5622
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864

LEASE NOTES

Suites 530 & 535 are contiguous for 2,591 SF.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

76

95 S Market St, Suite 535
San Jose, CA 95113



1016296162 - Y



Property Type: Office
Property Subtype: Office
Property SF: 106,700
Lot Size: 0.85 Acre
Construction Status: Existing
Year Built: 1977
Class: C
Floors: 16
Available Date: Immediate
Occupied?: No
Zoning: C3
Territory: SJC-31 San Jose Downtown
APN: 259-40-084

FOR LEASE

Available SF: 1,655
Min - Max Divisibility: 1,655 - 2,591
Avail Subtype: Office
Rental Rate: \$2.95 FS
Floor Num: 5
Parking Ratio: 2.0 / 1000
Parking Type: \$135/stall
Passenger/Freight Elevators: 2/

FEATURES: Highway Access - 87, 101, 280, 880
Public Transportation - <.75 miles to diridon station
Sprinklers

BROKERAGE:

Colliers
Maryjane Archuleta 408-282-5622
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864

LEASE NOTES

5 Suites 530 & 535 are contiguous for 2,591 SF.

77

95 S Market St, Suite 648
San Jose, CA 95113



1016244978 - Y



Property Type: Office
Property Subtype: Office
Property SF: 106,700
Lot Size: 0.85 Acre
Construction Status: Existing
Year Built: 1977
Class: C
Floors: 16
Available Date: Immediate
Occupied?: No
Zoning: C3
Territory: SJC-31 San Jose Downtown
APN: 259-40-084

FOR LEASE

Available SF: 3,516
Avail Subtype: Office
Rental Rate: \$2.95 FS
Floor Num: 6
Parking Ratio: 2.0 / 1000
Parking Type: \$135/stall
Passenger/Freight Elevators: 2/

FEATURES: Conference Room - 2
Highway Access - 87, 101, 280, 880
Kitchen/Kitchenette
Private Office - 8
Public Transportation - <.75 miles to diridon station
Sprinklers

BROKERAGE:

Colliers
Maryjane Archuleta 408-282-5622
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864

LEASE NOTES

8 private offices, 2 conference rooms, kitchen, copy room, open area.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

78



1016282287 - Y



6920 Santa Teresa Blvd, Suite 203
San Jose, CA 95119

Property Type: Office
Property Subtype: Office
Property SF: 23,671
Construction Status: Existing
Year Built: 1983
Class: B
Floors: 2
Available Date: Immediate
Occupied?: No
Territory: SJC-28 San Jose South
APN: 706-01-052

FOR LEASE

Available SF: 2,208
Avail Subtype: Office
Rental Rate: \$1.75 MG
Expenses: TBD
Floor Num: 2
Load Factor: 15.00%
Parking Ratio: 4.0 / 1000
Passenger/Freight Elevators: 0/0

FEATURES: Highway Access - 85, 101

BROKERAGE:

2,208 [Colliers](#)
Office [Mike Miller](#) 408-282-3842

LEASE NOTES

Interior janitorial service not included in FS rate. Adjacent to retail services.

79



1016294474 - Y



1475 Saratoga Ave, Suite 160
San Jose, CA 95129

Property Type: Office
Property Subtype: Office
Property SF: 19,160
Construction Status: Existing
Class: B
Floors: 1
Available Date: Immediate
Occupied?: No
Territory: SJC-19 West Valley

FOR LEASE

Available SF: 984
Avail Subtype: Office
Rental Rate: \$2.75 FS
Floor Num: 1
Parking Ratio: 4.0 / 1000

BROKERAGE:

984 [Colliers](#)
Office [Mike Miller](#) 408-282-3842

LEASE NOTES

1 Call to show.

80



1016282675 - Y



1475 Saratoga Ave, Suite 180
San Jose, CA 95129

Property Type: Office
Property Subtype: Office
Property SF: 19,160
Construction Status: Existing
Class: B
Floors: 1
Available Date: Immediate
Occupied?: No
Territory: SJC-19 West Valley

FOR LEASE

Available SF: 742
Avail Subtype: Office
Rental Rate: \$2.75 FS
Floor Num: 1
Parking Ratio: 4.0 / 1000

BROKERAGE:

742 [Colliers](#)
Office [Mike Miller](#) 408-282-3842

LEASE NOTES

1 Ground floor suite. Remodeled interiors. Call to show.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

81

2937 Union Ave
San Jose, CA 95124



Property Type: Office
Property Subtype: Office
Property SF: 4,376
Lot Size: 0.35 Acre
Construction Status: Existing
Class: C
Floors: 1
Available Date: Immediate
Occupied?: No
Territory: SJC-19 West Valley
APN: 414-20-043

FOR LEASE

Available SF:
Avail Subtype:
Rental Rate:
Expenses:
Rent + Expenses:
Parking Spaces:

1,285
Office, Medical
\$2.25 NNN
\$0.75
\$3.00 PSF
16

BROKERAGE:

[Colliers](#)
[Brent Dressen](#)

408-282-3979

LEASE NOTES

Zoning: CP - Commercial Pedestrian. Two Private Offices, Restroom, Break room. High exposure on Union Ave.

1016301574 - Y



82

1150 North 1st Street
1150 N 1st St, Suite 116
San Jose, CA 95112



Property Type: Office
Property Subtype: Office
Property SF: 37,020
Lot Size: 2.27 Acres
Construction Status: Existing
Class: B
Floors: 2
Available Date: Immediate
Occupied?: No
Territory: SJC-18 The Alameda-Civic Center
APN: 235-06-042

FOR LEASE

Available SF:
Avail Subtype:
Rental Rate:
Floor Num:
Parking Ratio:

448
Office
\$2.68 FS
1
4.2 / 1000

BROKERAGE:

[Colliers](#)
[Dion Campisi, SIOR](#)
[Greg Galasso, SIOR](#)

408-242-6187

408-832-2839

LEASE NOTES

Available immediately. TI's available.

FEATURES: Highway Access - 87, 101, 880
Sprinklers

1016278662 - Y



OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

83



1016275052 - Y



2025 Gateway Place
2025 Gateway PI, Suite 180
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 158,332
Lot Size: 5.74 Acres
Construction Status: Existing
Year Built: 1972
Class: B
Floors: 4
Available Date: Immediate
Occupied?: No
Territory: SJC-17 San Jose Airport
APN: 230-01-040

FOR LEASE

Available SF: 4,363
Avail Subtype: Office
Rental Rate: \$3.15 FS
Floor Num: 1
Load Factor: 16.53%
Parking Ratio: 3.3 / 1000

FEATURES: Conference Room - Common
Energy Star Rating -
Freeway Visibility - 87
Highway Access - 101, 87, 280, 880
Miles To Airport - Adjacent to SJC
On-Site Management - Deli, showers and UPS drop
Private Office - 8
Public Transportation - CalTrain shuttle

BROKERAGE:

Colliers
Susan Gregory, SIOR 408-282-3940
Dion Campisi, SIOR 408-242-6187

PROPERTY DESCRIPTION

On-Site property management, deli and UPS drop. Half block from airport and Santa Clara Caltrain Station – free shuttle runs approximately every 15 minutes. Walking distance to a variety of amenities. 3 blocks from Metro/Airport light rail stop. Showers available on 3rd floor. Energy Star distinguished building since 2007. ASVB Sentrilock lockbox located to the right outside main lobby doors. Serviced by Comcast. Free WiFi in the Courtyard.

LEASE NOTES

8 private offices, conference room, server room, kitchen/break area, storage.

84



1016265455 - Y



2025 Gateway Place
2025 Gateway PI, Suite 210
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 158,332
Lot Size: 5.74 Acres
Construction Status: Existing
Year Built: 1972
Class: B
Floors: 4
Available Date: Immediate
Occupied?: No
Territory: SJC-17 San Jose Airport
APN: 230-01-040

FOR LEASE

Available SF: 1,240
Avail Subtype: Office
Rental Rate: \$3.15 FS
Floor Num: 2
Load Factor: 16.53%
Parking Ratio: 3.3 / 1000

FEATURES: Conference Room - Common
Energy Star Rating -
Freeway Visibility - 87
Highway Access - 101, 87, 280, 880
Miles To Airport - Adjacent to SJC
On-Site Management - Deli, showers and UPS drop
Private Office
Public Transportation - CalTrain shuttle

BROKERAGE:

Colliers
Susan Gregory, SIOR 408-282-3940
Dion Campisi, SIOR 408-242-6187

PROPERTY DESCRIPTION

On-Site property management, deli and UPS drop. Half block from airport and Santa Clara Caltrain Station – free shuttle runs approximately every 15 minutes. Walking distance to a variety of amenities. 3 blocks from Metro/Airport light rail stop. Showers available on 3rd floor. Energy Star distinguished building since 2007. ASVB Sentrilock lockbox located to the right outside main lobby doors. Serviced by Comcast. Free WiFi in the Courtyard.

LEASE NOTES

1 private office, open area.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

85



1016302036 - Y



2025 Gateway Place
2025 Gateway PI, Suite 222
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 158,332
Lot Size: 5.74 Acres
Construction Status: Existing
Year Built: 1972
Class: B
Floors: 4
Available Date: Immediate
Occupied?: No
Territory: SJC-17 San Jose Airport
APN: 230-01-040

FOR LEASE

Available SF: 2,119
Avail Subtype: Office
Rental Rate: \$3.15 FS
Floor Num: 2
Load Factor: 16.53%
Parking Ratio: 3.3 / 1000

FEATURES: Conference Room - Common
Energy Star Rating -
Freeway Visibility - 87
Highway Access - 101, 87, 280, 880
Miles To Airport - Adjacent to SJC
On-Site Management - Deli, showers and UPS drop
Public Transportation - CalTrain shuttle

BROKERAGE:

Colliers
Susan Gregory, SIOR 408-282-3940
Dion Campisi, SIOR 408-242-6187

PROPERTY DESCRIPTION

On-Site property management, deli and UPS drop. Half block from airport and Santa Clara Caltrain Station – free shuttle runs approximately every 15 minutes. Walking distance to a variety of amenities. 3 blocks from Metro/Airport light rail stop. Showers available on 3rd floor. Energy Star distinguished building since 2007. ASVB Sentrilock lockbox located to the right outside main lobby doors. Serviced by Comcast. Free WiFi in the Courtyard.

LEASE NOTES

2 offices, 1 conference room.

86



1016269403 - Y



2025 Gateway Place
2025 Gateway PI, Suite 235
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 158,332
Lot Size: 5.74 Acres
Construction Status: Existing
Year Built: 1972
Class: B
Floors: 4
Available Date: Immediate
Occupied?: No
Territory: SJC-17 San Jose Airport
APN: 230-01-040

FOR LEASE

Available SF: 2,925
Avail Subtype: Office
Rental Rate: \$3.15 FS
Floor Num: 2
Load Factor: 16.53%
Parking Ratio: 3.3 / 1000

FEATURES: Conference Room - Common
Energy Star Rating -
Freeway Visibility - 87
Highway Access - 101, 87, 280, 880
Kitchen/Kitchenette
Miles To Airport - Adjacent to SJC
On-Site Management - Deli, showers and UPS drop
Private Office - 4
Public Transportation - CalTrain shuttle
Server/IT Room
Storage

BROKERAGE:

Colliers
Susan Gregory, SIOR 408-282-3940
Dion Campisi, SIOR 408-242-6187

PROPERTY DESCRIPTION

On-Site property management, deli and UPS drop. Half block from airport and Santa Clara Caltrain Station – free shuttle runs approximately every 15 minutes. Walking distance to a variety of amenities. 3 blocks from Metro/Airport light rail stop. Showers available on 3rd floor. Energy Star distinguished building since 2007. ASVB Sentrilock lockbox located to the right outside main lobby doors. Serviced by Comcast. Free WiFi in the Courtyard.

LEASE NOTES

4 offices, 1 conference room, kitchen, storage room, open space, server room.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

87



1016275219 - Y



2025 Gateway Place
2025 Gateway Pl, Suite 300
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 158,332
Lot Size: 5.74 Acres
Construction Status: Existing
Year Built: 1972
Class: B
Floors: 4
Available Date: Immediate
Occupied?: No
Territory: SJC-17 San Jose Airport
APN: 230-01-040

FOR LEASE

Available SF: 2,945
Avail Subtype: Office
Rental Rate: \$3.15 FS
Floor Num: 3
Load Factor: 16.53%
Parking Ratio: 3.3 / 1000

FEATURES: Conference Room - Common
Energy Star Rating -
Freeway Visibility - 87
Highway Access - 101, 87, 280, 880
Miles To Airport - Adjacent to SJC
On-Site Management - Deli, showers and UPS drop
Private Office - 2
Public Transportation - CalTrain shuttle
Server/IT Room

BROKERAGE:

Colliers
Susan Gregory, SIOR 408-282-3940
Dion Campisi, SIOR 408-242-6187

PROPERTY DESCRIPTION

On-Site property management, deli and UPS drop. Half block from airport and Santa Clara Caltrain Station – free shuttle runs approximately every 15 minutes. Walking distance to a variety of amenities. 3 blocks from Metro/Airport light rail stop. Showers available on 3rd floor. Energy Star distinguished building since 2007. ASVB Sentrilock lockbox located to the right outside main lobby doors. Serviced by Comcast. Free WiFi in the Courtyard.

LEASE NOTES

2 offices, conference room, server room, open space.

88



1016299043 - Y



2025 Gateway Place
2025 Gateway Pl, Suite 310
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 158,332
Lot Size: 5.74 Acres
Construction Status: Existing
Year Built: 1972
Class: B
Floors: 4
Available Date: Immediate
Occupied?: No
Territory: SJC-17 San Jose Airport
APN: 230-01-040

FOR LEASE

Available SF: 2,290
Avail Subtype: Office
Rental Rate: \$3.15 FS
Floor Num: 3
Load Factor: 16.53%
Parking Ratio: 3.3 / 1000

FEATURES: Conference Room - Common
Energy Star Rating -
Freeway Visibility - 87
Highway Access - 101, 87, 280, 880
Miles To Airport - Adjacent to SJC
On-Site Management - Deli, showers and UPS drop
Public Transportation - CalTrain shuttle

BROKERAGE:

Colliers
Susan Gregory, SIOR 408-282-3940
Dion Campisi, SIOR 408-242-6187

PROPERTY DESCRIPTION

On-Site property management, deli and UPS drop. Half block from airport and Santa Clara Caltrain Station – free shuttle runs approximately every 15 minutes. Walking distance to a variety of amenities. 3 blocks from Metro/Airport light rail stop. Showers available on 3rd floor. Energy Star distinguished building since 2007. ASVB Sentrilock lockbox located to the right outside main lobby doors. Serviced by Comcast. Free WiFi in the Courtyard.

LEASE NOTES

2 offices, conference room, server room, kitchen, glass walls.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

89



1016295303 - Y



2025 Gateway Place
2025 Gateway PI, Suite 345
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 158,332
Lot Size: 5.74 Acres
Construction Status: Existing
Year Built: 1972
Class: B
Floors: 4
Available Date: Immediate
Occupied?: No
Territory: SJC-17 San Jose Airport
APN: 230-01-040

FOR LEASE

Available SF: 1,393
Avail Subtype: Office
Rental Rate: \$3.15 FS
Floor Num: 3
Load Factor: 16.53%
Parking Ratio: 3.3 / 1000

FEATURES: Conference Room - Common
Energy Star Rating -
Freeway Visibility - 87
Highway Access - 101, 87, 280, 880
Miles To Airport - Adjacent to SJC
On-Site Management - Deli, showers and UPS drop
Public Transportation - CalTrain shuttle

BROKERAGE:

Colliers
Susan Gregory, SIOR 408-282-3940
Dion Campisi, SIOR 408-242-6187

PROPERTY DESCRIPTION

On-Site property management, deli and UPS drop. Half block from airport and Santa Clara Caltrain Station – free shuttle runs approximately every 15 minutes. Walking distance to a variety of amenities. 3 blocks from Metro/Airport light rail stop. Showers available on 3rd floor. Energy Star distinguished building since 2007. ASVB Sentrilock lockbox located to the right outside main lobby doors. Serviced by Comcast. Free WiFi in the Courtyard.

LEASE NOTES

4 offices. Open space.

90



1016296805 - Y



2025 Gateway Place
2025 Gateway PI, Suite 348
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 158,332
Lot Size: 5.74 Acres
Construction Status: Existing
Year Built: 1972
Class: B
Floors: 4
Available Date: Immediate
Occupied?: No
Territory: SJC-17 San Jose Airport
APN: 230-01-040

FOR LEASE

Available SF: 4,298
Avail Subtype: Office
Rental Rate: \$3.15 FS
Floor Num: 3
Load Factor: 16.53%
Parking Ratio: 3.3 / 1000

FEATURES: Conference Room - Common
Energy Star Rating -
Freeway Visibility - 87
Highway Access - 101, 87, 280, 880
Miles To Airport - Adjacent to SJC
On-Site Management - Deli, showers and UPS drop
Public Transportation - CalTrain shuttle

BROKERAGE:

Colliers
Susan Gregory, SIOR 408-282-3940
Dion Campisi, SIOR 408-242-6187

PROPERTY DESCRIPTION

On-Site property management, deli and UPS drop. Half block from airport and Santa Clara Caltrain Station – free shuttle runs approximately every 15 minutes. Walking distance to a variety of amenities. 3 blocks from Metro/Airport light rail stop. Showers available on 3rd floor. Energy Star distinguished building since 2007. ASVB Sentrilock lockbox located to the right outside main lobby doors. Serviced by Comcast. Free WiFi in the Courtyard.

LEASE NOTES

7 offices, 1 conference room, kitchen/break area, server room.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

91



1016277400 - Y



FLYER



2025 Gateway Place
2025 Gateway PI, Suite 390
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 158,332
Lot Size: 5.74 Acres
Construction Status: Existing
Year Built: 1972
Class: B
Floors: 4
Available Date: Immediate
Occupied?: No
Territory: SJC-17 San Jose Airport
APN: 230-01-040

FOR LEASE

Available SF: 3,723
Avail Subtype: Office
Rental Rate: \$3.15 FS
Floor Num: 3
Load Factor: 16.53%
Parking Ratio: 3.3 / 1000

FEATURES: Conference Room - Common
Energy Star Rating -
Freeway Visibility - 87
Highway Access - 101, 87, 280, 880
Miles To Airport - Adjacent to SJC
On-Site Management - Deli, showers and UPS drop
Public Transportation - CalTrain shuttle

BROKERAGE:

Colliers
Susan Gregory, SIOR 408-282-3940
Dion Campisi, SIOR 408-242-6187

PROPERTY DESCRIPTION

On-Site property management, deli and UPS drop. Half block from airport and Santa Clara Caltrain Station – free shuttle runs approximately every 15 minutes. Walking distance to a variety of amenities. 3 blocks from Metro/Airport light rail stop. Showers available on 3rd floor. Energy Star distinguished building since 2007. ASVB Sentrilock lockbox located to the right outside main lobby doors. Serviced by Comcast. Free WiFi in the Courtyard.

LEASE NOTES

4 training rooms, 2 offices, server room, kitchen. 10 tons of supplemental cooling in 4 conference rooms, (2) 5-ton split systems.

92



1016269971 - Y



FLYER



2025 Gateway Place
2025 Gateway PI, Suite 400
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 158,332
Lot Size: 5.74 Acres
Construction Status: Existing
Year Built: 1972
Class: B
Floors: 4
Available Date: Immediate
Occupied?: No
Territory: SJC-17 San Jose Airport
APN: 230-01-040

FOR LEASE

Available SF: 8,337
Avail Subtype: Office
Rental Rate: \$3.15 FS
Floor Num: 4
Load Factor: 16.53%
Parking Ratio: 3.3 / 1000

FEATURES: Conference Room - Common
Energy Star Rating -
Freeway Visibility - 87
Highway Access - 101, 87, 280, 880
Miles To Airport - Adjacent to SJC
On-Site Management - Deli, showers and UPS drop
Public Transportation - CalTrain shuttle
Server/IT Room

BROKERAGE:

Colliers
Susan Gregory, SIOR 408-282-3940
Dion Campisi, SIOR 408-242-6187

PROPERTY DESCRIPTION

On-Site property management, deli and UPS drop. Half block from airport and Santa Clara Caltrain Station – free shuttle runs approximately every 15 minutes. Walking distance to a variety of amenities. 3 blocks from Metro/Airport light rail stop. Showers available on 3rd floor. Energy Star distinguished building since 2007. ASVB Sentrilock lockbox located to the right outside main lobby doors. Serviced by Comcast. Free WiFi in the Courtyard.

LEASE NOTES

14 offices, 1 conference room, kitchen, storage, open space. 7.5-ton split system (primary), 3-ton split system (secondary), server room.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

93



1016259950 - Y



2025 Gateway Place
2025 Gateway Pl, Suite 410
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 158,332
Lot Size: 5.74 Acres
Construction Status: Existing
Year Built: 1972
Class: B
Floors: 4
Available Date: Immediate
Occupied?: No
Territory: SJC-17 San Jose Airport
APN: 230-01-040

FOR LEASE

Available SF: 3,313
Avail Subtype: Office
Rental Rate: \$3.15 FS
Floor Num: 4
Load Factor: 16.53%
Parking Ratio: 3.3 / 1000

FEATURES: Conference Room -
Energy Star Rating -
Freeway Visibility - 87
Highway Access - 101, 87, 280, 880
Kitchen/Kitchenette
Miles To Airport - Adjacent to SJC
On-Site Management - Deli, showers and UPS drop
Private Office - 2
Public Transportation - CalTrain shuttle

BROKERAGE:

3,313 [Colliers](#)
Office [Susan Gregory, SIOR](#) 408-282-3940
[Dion Campisi, SIOR](#) 408-242-6187

PROPERTY DESCRIPTION

On-Site property management, deli and UPS drop. Half block from airport and Santa Clara Caltrain Station – free shuttle runs approximately every 15 minutes. Walking distance to a variety of amenities. 3 blocks from Metro/Airport light rail stop. Showers available on 3rd floor. Energy Star distinguished building since 2007. ASVB Sentrilock lockbox located to the right outside main lobby doors. Serviced by Comcast. Free WiFi in the Courtyard.

LEASE NOTES

2 offices, conference room, server room, kitchen, open space.

94



1016292359 - Y



2025 Gateway Place
2025 Gateway Pl, Suite 420
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 158,332
Lot Size: 5.74 Acres
Construction Status: Existing
Year Built: 1972
Class: B
Floors: 4
Available Date: Immediate
Occupied?: No
Territory: SJC-17 San Jose Airport
APN: 230-01-040

FOR LEASE

Available SF: 3,132
Avail Subtype: Office
Rental Rate: \$3.15 FS
Floor Num: 4
Load Factor: 16.53%
Parking Ratio: 3.3 / 1000

FEATURES: Conference Room - Common
Energy Star Rating -
Freeway Visibility - 87
Highway Access - 101, 87, 280, 880
Miles To Airport - Adjacent to SJC
On-Site Management - Deli, showers and UPS drop
Public Transportation - CalTrain shuttle

BROKERAGE:

3,132 [Colliers](#)
Office [Susan Gregory, SIOR](#) 408-282-3940
[Dion Campisi, SIOR](#) 408-242-6187

PROPERTY DESCRIPTION

On-Site property management, deli and UPS drop. Half block from airport and Santa Clara Caltrain Station – free shuttle runs approximately every 15 minutes. Walking distance to a variety of amenities. 3 blocks from Metro/Airport light rail stop. Showers available on 3rd floor. Energy Star distinguished building since 2007. ASVB Sentrilock lockbox located to the right outside main lobby doors. Serviced by Comcast. Free WiFi in the Courtyard.

LEASE NOTES

4 offices, 2 conference rooms, kitchen, storage, server room, open area.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

95



1016245809 - Y



2025 Gateway Place
2025 Gateway Pl, Suite 435
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 158,332
Lot Size: 5.74 Acres
Construction Status: Existing
Year Built: 1972
Class: B
Floors: 4
Available Date: Immediate
Occupied?: No
Territory: SJC-17 San Jose Airport
APN: 230-01-040

FOR LEASE

Available SF: 2,945
Avail Subtype: Office
Rental Rate: \$3.15 FS
Floor Num: 4
Load Factor: 16.53%
Parking Ratio: 3.3 / 1000

FEATURES: Conference Room - Common

Energy Star Rating -
Freeway Visibility - 87
Highway Access - 101, 87, 280, 880
Miles To Airport - Adjacent to SJC
On-Site Management - Deli, showers and UPS drop
Private Office - 7
Public Transportation - CalTrain shuttle
Reception Area

BROKERAGE:

Colliers
Susan Gregory, SIOR 408-282-3940
Dion Campisi, SIOR 408-242-6187

PROPERTY DESCRIPTION

On-Site property management, deli and UPS drop. Half block from airport and Santa Clara Caltrain Station – free shuttle runs approximately every 15 minutes. Walking distance to a variety of amenities. 3 blocks from Metro/Airport light rail stop. Showers available on 3rd floor. Energy Star distinguished building since 2007. ASVB Sentrilock lockbox located to the right outside main lobby doors. Serviced by Comcast. Free WiFi in the Courtyard.

LEASE NOTES

6 private offices, server room, kitchen.

96



1016267404 - Y



2025 Gateway Place
2025 Gateway Pl, Suite 465
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 158,332
Lot Size: 5.74 Acres
Construction Status: Existing
Year Built: 1972
Class: B
Floors: 4
Available Date: Immediate
Occupied?: No
Territory: SJC-17 San Jose Airport
APN: 230-01-040

FOR LEASE

Available SF: 1,163
Avail Subtype: Office
Rental Rate: \$3.15 FS
Floor Num: 4
Load Factor: 16.53%
Parking Ratio: 3.3 / 1000

FEATURES: Conference Room - Common

Energy Star Rating -
Freeway Visibility - 87
Highway Access - 101, 87, 280, 880
Miles To Airport - Adjacent to SJC
On-Site Management - Deli, showers and UPS drop
Public Transportation - CalTrain shuttle

BROKERAGE:

Colliers
Susan Gregory, SIOR 408-282-3940
Dion Campisi, SIOR 408-242-6187

PROPERTY DESCRIPTION

On-Site property management, deli and UPS drop. Half block from airport and Santa Clara Caltrain Station – free shuttle runs approximately every 15 minutes. Walking distance to a variety of amenities. 3 blocks from Metro/Airport light rail stop. Showers available on 3rd floor. Energy Star distinguished building since 2007. ASVB Sentrilock lockbox located to the right outside main lobby doors. Serviced by Comcast. Free WiFi in the Courtyard.

LEASE NOTES

2 private offices, open space.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

97



1016251330 - Y



2025 Gateway Place
2025 Gateway Pl, Suite 485
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 158,332
Lot Size: 5.74 Acres
Construction Status: Existing
Year Built: 1972
Class: B
Floors: 4
Available Date: Immediate
Occupied?: No
Territory: SJC-17 San Jose Airport
APN: 230-01-040

FOR LEASE

Available SF: 2,972
Avail Subtype: Office
Rental Rate: \$3.15 FS
Floor Num: 4
Load Factor: 16.53%
Parking Ratio: 3.3 / 1000

FEATURES: Conference Room - Common
Energy Star Rating -
Freeway Visibility - 87
Highway Access - 101, 87, 280, 880
Miles To Airport - Adjacent to SJC
On-Site Management - Deli, showers and UPS drop
Private Office - 3
Public Transportation - CalTrain shuttle

BROKERAGE:

Colliers
Office Susan Gregory, SIOR 408-282-3940
Dion Campisi, SIOR 408-242-6187

PROPERTY DESCRIPTION

On-Site property management, deli and UPS drop. Half block from airport and Santa Clara Caltrain Station – free shuttle runs approximately every 15 minutes. Walking distance to a variety of amenities. 3 blocks from Metro/Airport light rail stop. Showers available on 3rd floor. Energy Star distinguished building since 2007. ASVB Sentrilock lockbox located to the right outside main lobby doors. Serviced by Comcast. Free WiFi in the Courtyard.

LEASE NOTES

3 offices, conference room, kitchen. Available now.

98



1016302398 - N



237 @ First
4453 N 1st St Bldg 2, Suite 2-4 Floor
COMBO
San Jose, CA 95134

Property Type: Office
Property Subtype: Office
Property SF: 187,660
Lot Size: 30.75 Acres
Construction Status: Existing
Year Built: 2019
Class: A
Floors: 5
Available Date: Immediate
Occupied?: No
Website: <https://237atfirst.com/home.axis>
Territory: SJC-08 San Jose North
APN: 015-39-046, 015-39-050, 015-39-051, 015-39-052

FOR LEASE

Available SF: 98,073
Avail Subtype: Office
Rental Rate: \$3.50 NNN
Expenses: \$1.41
Rent + Expenses: \$4.91 PSF

FEATURES: Fitness Center -

BROKERAGE:

Colliers
Office Michael Rosendin, SIOR, CCIM 408-282-3900
Craig Fordyce, SIOR, CCIM 408-282-3911
John Colyar 408-282-3949
Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Part of Phase I.

LEASE NOTES

Divisible by floor.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

99



1016302366 - Y



237 @ First
4453 N 1st St Bldg 2, Suite 2nd Floor
San Jose, CA 95134

Property Type: Office
 Property Subtype: Office
 Property SF: 187,660
 Lot Size: 30.75 Acres
 Construction Status: Existing
 Year Built: 2019
 Class: A
 Floors: 5
 Available Date: Immediate
 Occupied?: No
 Website: <https://237atfirst.com/home.axis>
 Territory: SJC-08 San Jose North
 APN: 015-39-046, 015-39-050, 015-39-051,
 015-39-052

FOR LEASE

Available SF: 32,691
 Min - Max Divisibility: 16,346 - 98,073
 Avail Subtype: Office
 Rental Rate: \$3.50 NNN
 Expenses: \$1.41
 Rent + Expenses: \$4.91 PSF
 Floor Num: 2

FEATURES: Fitness Center -

BROKERAGE:

Colliers
 Michael Rosendin, SIOR, CCIM 408-282-3900
 Craig Fordyce, SIOR, CCIM 408-282-3911
 John Colyar 408-282-3949
 Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Part of Phase I.

LEASE NOTES

Shell condition. 2nd floor can be demised to approximately 16k SF. The 2nd, 3rd and 4th Floors can be combined for 98,235 SF.

100



1016302378 - Y



237 @ First
4453 N 1st St Bldg 2, Suite 3rd Floor
San Jose, CA 95134

Property Type: Office
 Property Subtype: Office
 Property SF: 187,660
 Lot Size: 30.75 Acres
 Construction Status: Existing
 Year Built: 2019
 Class: A
 Floors: 5
 Available Date: Immediate
 Occupied?: No
 Website: <https://237atfirst.com/home.axis>
 Territory: SJC-08 San Jose North
 APN: 015-39-046, 015-39-050, 015-39-051,
 015-39-052

FOR LEASE

Available SF: 32,691
 Min - Max Divisibility: 32,691 - 98,073
 Avail Subtype: Office
 Rental Rate: \$3.50 NNN
 Expenses: \$1.41
 Rent + Expenses: \$4.91 PSF
 Floor Num: 3

FEATURES: Fitness Center -

BROKERAGE:

Colliers
 Michael Rosendin, SIOR, CCIM 408-282-3900
 Craig Fordyce, SIOR, CCIM 408-282-3911
 John Colyar 408-282-3949
 Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Part of Phase I.

LEASE NOTES

Shell condition. The 2nd, 3rd and 4th Floors can be combined for 98,235 SF.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

101



1016302379 - Y



237 @ First
4453 N 1st St Bldg 2, Suite 4th Floor
San Jose, CA 95134

Property Type: Office
 Property Subtype: Office
 Property SF: 187,660
 Lot Size: 30.75 Acres
 Construction Status: Existing
 Year Built: 2019
 Class: A
 Floors: 5
 Available Date: Immediate
 Occupied?: No
 Website: <https://237atfirst.com/home.axis>
 Territory: SJC-08 San Jose North
 APN: 015-39-046, 015-39-050, 015-39-051, 015-39-052

FOR LEASE
 Available SF: 32,691
 Min - Max Divisibility: 32,691 - 98,073
 Avail Subtype: Office
 Rental Rate: \$3.50 NNN
 Expenses: \$1.41
 Rent + Expenses: \$4.91 PSF
 Floor Num: 4

FEATURES: Fitness Center -

BROKERAGE:
 Colliers
 Michael Rosendin, SIOR, CCIM 408-282-3900
 Craig Fordyce, SIOR, CCIM 408-282-3911
 John Colyar 408-282-3949
 Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Part of Phase I.

LEASE NOTES

Market ready condition. The 2nd, 3rd and 4th Floors can be combined for 98,235 SF.

102



1016302959 - N



Capital Towers I
2010 N 1st St, Suite 400
San Jose, CA 95131

Property Type: Office
 Property Subtype: Office
 Property SF: 88,000
 Lot Size: 0.68 Acre
 Construction Status: Existing
 Year Built: 1984
 Class: B
 Floors: 5
 Available Date: 4/01/2023
 Occupied?: Yes
 Territory: SJC-10 San Jose North
 APN: 237-17-169

FOR LEASE
 Available SF: 1,935
 Avail Subtype: Office
 Rental Rate: \$3.00 FS
 Floor Num: 4
 Load Factor: 12.00%
 Parking Ratio: 4.0 / 1000
 Passenger/Freight Elevators: 2/1

FEATURES: Conference Room - 1

Fiber Optics -
 Fitness Center - With lockers and showers
 Highway Access - 101, 880
 Kitchen/Kitchenette
 Miles To Airport - <1 to SJC
 On-Site Management -
 Private Office - 1
 Public Transportation - VTA LightRail/bus, CalTrain,
 ACE train, free shuttle
 Security - On-site
 Sprinklers

BROKERAGE:
 Colliers
 Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
 Joel Yungen 408-282-3854
 Maryjane Archuleta 408-282-5622

LEASE NOTES

This updated suite in a secure lobby building features one private office, one conference room, kitchen and open area.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

103



Capital Towers I
2010 N 1st St, Suite 402
San Jose, CA 95131

Property Type: Office
 Property Subtype: Office
 Property SF: 88,000
 Lot Size: 0.68 Acre
 Construction Status: Existing
 Year Built: 1984
 Class: B
 Floors: 5
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-10 San Jose North
 APN: 237-17-169

FOR LEASE

Available SF: 2,478
 Avail Subtype: Office
 Rental Rate: \$3.00 FS
 Floor Num: 4
 Load Factor: 12.00%
 Parking Ratio: 4.0 / 1000
 Passenger/Freight Elevators: 2/1

FEATURES: Fiber Optics -
 Fitness Center - With lockers and showers
 Highway Access - 101, 880
 Miles To Airport - <1 to SJC
 On-Site Management -
 Public Transportation - VTA LightRail/bus, CalTrain,
 ACE train, free shuttle
 Security - On-site
 Sprinklers

BROKERAGE:

Colliers
 Office Maryjane Archuleta 408-282-5622
 Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864

LEASE NOTES

This suite in a secure lobby building offers six private offices, two conference rooms, server/storage room, kitchen with an accompanying break room and open area.

1016289408 - Y



104



Caremore Plaza
255 N White Rd
San Jose, CA 95127

Property Type: Industrial
 Property Subtype: Retail
 Property SF: 23,472
 Lot Size: 2.00 Acres
 Construction Status: Existing
 Year Built: 2007
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Zoning: CP
 Territory: SJC-27 San Jose South Central
 APN: 484-12-089, 484-12-090

FOR LEASE

Available SF: 4,920
 Avail Subtype: Office, Medical
 Rental Rate: \$4.25 NNN
 Expenses: \$0.70
 Rent + Expenses: \$4.95 PSF
 Parking Ratio: 4.0 / 1000
FEATURES: Highway Access - 680

BROKERAGE:

Colliers
 Office, Medical Brent Dressen 408-282-3979

PROPERTY DESCRIPTION

+/- 2 acre site. Temp Sign order #

LEASE NOTES

Office/medical/retail with open office, 2 breakrooms & 4 restrooms.
 High visibility location. New construction

1016301573 - N



OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

105



1016283911 - N



FLYER



Century Center
100 Century Center Ct, Suite 300
San Jose, CA 95112

Property Type: Office
Property Subtype: Office
Property SF: 107,107
Lot Size: 2.66 Acres
Construction Status: Existing
Year Built: 1985
Class: A
Floors: 8
Available Date: Immediate
Occupied?: Yes
Territory: SJC-17 San Jose Airport
APN: 230-29-073

FOR LEASE

Available SF: 2,156
Avail Subtype: Office
Rental Rate: \$4.15 FS
Floor Num: 3
Load Factor: 21.00%
Parking Ratio: 3.6 / 1000
Passenger/Freight Elevators: 3/1

FEATURES: Breakroom
Conference Room - 1
Highway Access - 87, 101
Private Office - 4
Signage - Possible
Sprinklers
Storage

BROKERAGE:

2,156 [Colliers](#)
Office [Duffy D'Angelo, SIOR](#) 408-282-3950
\$4.15 FS [Dave Schmidt, SIOR](#) 408-282-3814

PROPERTY DESCRIPTION

Major building and lobby upgrades just completed.

LEASE NOTES

2 private offices, 1 conference room, open office, breakroom, storage.

106



1016288564 - Y



FLYER



Century Center
100 Century Center Ct, Suite 403
San Jose, CA 95112

Property Type: Office
Property Subtype: Office
Property SF: 107,107
Lot Size: 2.66 Acres
Construction Status: Existing
Year Built: 1985
Class: A
Floors: 8
Available Date: Immediate
Occupied?: No
Territory: SJC-17 San Jose Airport
APN: 230-29-073

FOR LEASE

Available SF: 2,619
Avail Subtype: Office
Rental Rate: \$4.15 FS
Floor Num: 4
Load Factor: 21.00%
Parking Ratio: 3.6 / 1000
Passenger/Freight Elevators: 3/1

FEATURES: Highway Access - 87, 101
Signage - Possible
Sprinklers

BROKERAGE:

2,619 [Colliers](#)
Office [Duffy D'Angelo, SIOR](#) 408-282-3950
\$4.15 FS [Dave Schmidt, SIOR](#) 408-282-3814

PROPERTY DESCRIPTION

Major building and lobby upgrades just completed.

LEASE NOTES

1 private office, 1 conference room, small lab, coffee bar. Available now.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

107



1016279256 - Y



Century Center
100 Century Center Ct, Suite 410
San Jose, CA 95112

Property Type: Office
 Property Subtype: Office
 Property SF: 107,107
 Lot Size: 2.66 Acres
 Construction Status: Existing
 Year Built: 1985
 Class: A
 Floors: 8
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-17 San Jose Airport
 APN: 230-29-073

FOR LEASE

Available SF: 2,790
 Avail Subtype: Office
 Rental Rate: \$4.15 FS
 Floor Num: 4
 Load Factor: 21.00%
 Parking Ratio: 3.6 / 1000
 Passenger/Freight Elevators: 3/1

FEATURES: Highway Access - 87, 101
 Signage - Possible
 Sprinklers

BROKERAGE:

Colliers
 Duffy D'Angelo, SIOR 408-282-3950
 Dave Schmidt, SIOR 408-282-3814

PROPERTY DESCRIPTION

Major building and lobby upgrades just completed.

LEASE NOTES

6 private offices. 2 conference rooms. Open office. Available now.

108



1016295596 - Y



Century Center
100 Century Center Ct, Suite 710
San Jose, CA 95112

Property Type: Office
 Property Subtype: Office
 Property SF: 107,107
 Lot Size: 2.66 Acres
 Construction Status: Existing
 Year Built: 1985
 Class: A
 Floors: 8
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-17 San Jose Airport
 APN: 230-29-073

FOR LEASE

Available SF: 4,217
 Avail Subtype: Office
 Rental Rate: \$4.15 FS
 Floor Num: 7
 Load Factor: 21.00%
 Parking Ratio: 3.6 / 1000
 Passenger/Freight Elevators: 3/1

FEATURES: Breakroom
 Conference Room
 Highway Access - 87, 101
 Private Office - 4
 Server/IT Room

BROKERAGE:

Colliers
 Duffy D'Angelo, SIOR 408-282-3950
 Dave Schmidt, SIOR 408-282-3814

PROPERTY DESCRIPTION

Major building and lobby upgrades just completed.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

109



1016256270 - Y



FLYER



Concourse I
226 Airport Pkwy, Suite 150
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 130,183
Lot Size: 4.79 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1980
Class: A
Floors: 6
Available Date: Immediate
Occupied?: No
Zoning: *APD
Website: <http://www.colliersproperty.com/hppairport/>
Territory: SJC-17 San Jose Airport
APN: 290-29-095

FOR LEASE

Available SF: 13,688
Avail Subtype: Office
Rental Rate: \$4.25 FS
Floor Num: 1
Parking Ratio: 3.0 / 1000
Parking Type: Surface and Covered Parking Garage
Passenger/Freight Elevators: 3/1

FEATURES: Conference Room - 2

Freeway Visibility - 101, 87
Highway Access - 87, 101, 880
Kitchen/Kitchenette
Miles To Airport - Adjacent to Mineta/San Jose International Airport
Private Office - 7
Public Transportation - Free shuttle to SJ Airport, SC
CalTrain & LightRail stations
Security - On-site
Server/IT Room
Sprinklers
Storage

BROKERAGE:

Colliers
Michael Rosendin, SIOR, CCIM 408-282-3900
Susan Gregory, SIOR 408-282-3940
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages). Close to amenities.

LEASE NOTES

This market ready suite includes 7 privates, 2 large conference rooms, 2 huddle rooms, server room, print/storage area, kitchen and open area for workstations.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

110



1016256268 - Y



Concourse I
226 Airport Pkwy, Suite 225
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 130,183
Lot Size: 4.79 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1980
Class: A
Floors: 6
Available Date: Immediate
Occupied?: No
Zoning: *APD
Website: <http://www.colliersproperty.com/hppairport/>
Territory: SJC-17 San Jose Airport
APN: 290-29-095

FOR LEASE

Available SF: 7,375
Avail Subtype: Office
Rental Rate: \$4.25 FS
Floor Num: 2
Parking Ratio: 3.0 / 1000
Parking Type: Surface and Covered Parking Garage
Passenger/Freight Elevators: 3/1
FEATURES: Conference Room
Freeway Visibility - 101, 87
Highway Access - 87, 101, 880
Kitchen/Kitchenette
Miles To Airport - Adjacent to Mineta/San Jose
International Airport
Private Office - 4
Public Transportation - Free shuttle to SJ Airport, SC
CalTrain & LightRail stations
Security - On-site
Server/IT Room
Sprinklers
Storage

BROKERAGE:

Colliers
Michael Rosendin, SIOR, CCIM 408-282-3900
Susan Gregory, SIOR 408-282-3940
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages). Close to amenities.

LEASE NOTES

This market ready suite contains 4 private offices, a large and small conference room, server/storage room, kitchen, 2 phone rooms and open area. Virtual Tour available via link on the brochure.

111



1016296364 - Y



Concourse I
226 Airport Pkwy, Suite 300
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 130,183
Lot Size: 4.79 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1980
Class: A
Floors: 6
Available Date: Immediate
Occupied?: No
Zoning: *APD
Website: <http://www.colliersproperty.com/hppairport/>
Territory: SJC-17 San Jose Airport
APN: 290-29-095

FOR LEASE

Available SF: 1,583
Avail Subtype: Office
Rental Rate: \$4.25 FS
Floor Num: 3
Parking Ratio: 3.0 / 1000
Parking Type: Surface and Covered Parking Garage
Passenger/Freight Elevators: 3/1
FEATURES: Freeway Visibility - 101, 87
Highway Access - 87, 101, 880
Miles To Airport - Adjacent to Mineta/San Jose
International Airport
Public Transportation - Free shuttle to SJ Airport, SC
CalTrain & LightRail stations
Security - On-site
Sprinklers

BROKERAGE:

Colliers
Michael Rosendin, SIOR, CCIM 408-282-3900
Susan Gregory, SIOR 408-282-3940
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages). Close to amenities.

LEASE NOTES

This suite features 3 private offices, conference room, storage room and server room.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

112



1016275210 - N



Concourse I
226 Airport Pkwy, Suite 310
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 130,183
Lot Size: 4.79 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1980
Class: A
Floors: 6
Available Date: Immediate
Occupied?: Yes
Zoning: *APD
Website: <http://www.colliersproperty.com/hppairport/>
Territory: SJC-17 San Jose Airport
APN: 290-29-095

FOR LEASE

Available SF: 2,111
Avail Subtype: Office
Rental Rate: \$4.25 FS
Floor Num: 3
Parking Ratio: 3.0 / 1000
Parking Type: Surface and Covered Parking Garage
Passenger/Freight Elevators: 3/1

FEATURES:

Conference Room
Freeway Visibility - 101, 87
Highway Access - 87, 101, 880
Kitchen/Kitchenette
Miles To Airport - Adjacent to Mineta/San Jose
International Airport
Private Office - 4
Public Transportation - Free shuttle to SJ Airport, SC
CalTrain & LightRail stations
Security - On-site
Sprinklers

BROKERAGE:

Colliers
Michael Rosendin, SIOR, CCIM 408-282-3900
Susan Gregory, SIOR 408-282-3940
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages). Close to amenities.

LEASE NOTES

This suite includes four offices, a conference room, kitchen and open area for workstations.

113



1016283805 - Y



Concourse I
226 Airport Pkwy, Suite 320
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 130,183
Lot Size: 4.79 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1980
Class: A
Floors: 6
Available Date: Immediate
Occupied?: No
Zoning: *APD
Website: <http://www.colliersproperty.com/hppairport/>
Territory: SJC-17 San Jose Airport
APN: 290-29-095

FOR LEASE

Available SF: 2,276
Avail Subtype: Office
Rental Rate: \$4.25 FS
Floor Num: 3
Parking Ratio: 3.0 / 1000
Parking Type: Surface and Covered Parking Garage
Passenger/Freight Elevators: 3/1

FEATURES:

Freeway Visibility - 101, 87
Highway Access - 87, 101, 880
Miles To Airport - Adjacent to Mineta/San Jose
International Airport
Public Transportation - Free shuttle to SJ Airport, SC
CalTrain & LightRail stations
Security - On-site
Sprinklers

BROKERAGE:

Colliers
Michael Rosendin, SIOR, CCIM 408-282-3900
Susan Gregory, SIOR 408-282-3940
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages). Close to amenities.

LEASE NOTES

This suite contains 2 offices, conference room, kitchen and open area.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

114



1016259215 - Y



Concourse I
226 Airport Pkwy, Suite 360
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 130,183
Lot Size: 4.79 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1980
Class: A
Floors: 6
Available Date: Immediate
Occupied?: No
Zoning: *APD
Website: <http://www.colliersproperty.com/hppairport/>
Territory: SJC-17 San Jose Airport
APN: 290-29-095

FOR LEASE

Available SF: 1,639
Avail Subtype: Office
Rental Rate: \$4.25 FS
Floor Num: 3
Parking Ratio: 3.0 / 1000
Parking Type: Surface and Covered Parking Garage
Passenger/Freight Elevators: 3/1
FEATURES: Conference Room
Freeway Visibility - 101, 87
Highway Access - 87, 101, 880
Miles To Airport - Adjacent to Mineta/San Jose
International Airport
Private Office - 3
Public Transportation - Free shuttle to SJ Airport, SC
CalTrain & LightRail stations
Security - On-site
Sprinklers

BROKERAGE:

Colliers
Michael Rosendin, SIOR, CCIM 408-282-3900
Susan Gregory, SIOR 408-282-3940
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages). Close to amenities.

LEASE NOTES

This suite has three offices, conference room, and open office space.

115



1016298703 - N



Concourse I
226 Airport Pkwy, Suite 400
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 130,183
Lot Size: 4.79 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1980
Class: A
Floors: 6
Available Date: Immediate
Occupied?: Yes
Zoning: *APD
Website: <http://www.colliersproperty.com/hppairport/>
Territory: SJC-17 San Jose Airport
APN: 290-29-095

FOR LEASE

Available SF: 2,014
Avail Subtype: Office
Rental Rate: \$4.25 FS
Floor Num: 4
Parking Ratio: 3.0 / 1000
Parking Type: Surface and Covered Parking Garage
Passenger/Freight Elevators: 3/1
FEATURES: Freeway Visibility - 101, 87
Highway Access - 87, 101, 880
Miles To Airport - Adjacent to Mineta/San Jose
International Airport
Public Transportation - Free shuttle to SJ Airport, SC
CalTrain & LightRail stations
Security - On-site
Sprinklers

BROKERAGE:

Colliers
Michael Rosendin, SIOR, CCIM 408-282-3900
Susan Gregory, SIOR 408-282-3940
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages). Close to amenities.

LEASE NOTES

This suite contains 3 private offices, 1 conference room, storage room, kitchen, and open area.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

116



1016283806 - Y



Concourse I
226 Airport Pkwy, Suite 428
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 130,183
Lot Size: 4.79 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1980
Class: A
Floors: 6
Available Date: Immediate
Occupied?: No
Zoning: *APD
Website: <http://www.colliersproperty.com/hppairport/>

Territory: SJC-17 San Jose Airport
APN: 290-29-095

FOR LEASE

Available SF: 2,999
Avail Subtype: Office
Rental Rate: \$4.25 FS
Floor Num: 4
Parking Ratio: 3.0 / 1000
Parking Type: Surface and Covered Parking Garage
Passenger/Freight Elevators: 3/1

FEATURES: Freeway Visibility - 101, 87
Highway Access - 87, 101, 880
Miles To Airport - Adjacent to Mineta/San Jose
International Airport
Public Transportation - Free shuttle to SJ Airport, SC
CalTrain & LightRail stations
Security - On-site
Sprinklers

BROKERAGE:

Colliers
Michael Rosendin, SIOR, CCIM 408-282-3900
Susan Gregory, SIOR 408-282-3940
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages).
Close to amenities.

LEASE NOTES

This suite contains 2 offices and open area.

117



1016279421 - Y



Concourse I
226 Airport Pkwy, Suite 650
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 130,183
Lot Size: 4.79 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1980
Class: A
Floors: 6
Available Date: Immediate
Occupied?: No
Zoning: *APD
Website: <http://www.colliersproperty.com/hppairport/>

Territory: SJC-17 San Jose Airport
APN: 290-29-095

FOR LEASE

Available SF: 1,925
Avail Subtype: Office
Rental Rate: \$4.25 FS
Floor Num: 6
Parking Ratio: 3.0 / 1000
Parking Type: Surface and Covered Parking Garage
Passenger/Freight Elevators: 3/1

FEATURES: Freeway Visibility - 101, 87
Highway Access - 87, 101, 880
Miles To Airport - Adjacent to Mineta/San Jose
International Airport
Public Transportation - Free shuttle to SJ Airport, SC
CalTrain & LightRail stations
Security - On-site
Sprinklers

BROKERAGE:

Colliers
Michael Rosendin, SIOR, CCIM 408-282-3900
Susan Gregory, SIOR 408-282-3940
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages).
Close to amenities.

LEASE NOTES

This suite contains two private offices, two additional internal rooms, kitchen and open area for workstations.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

118



1016283858 - Y



Concourse III
1731 Technology Dr, Suite 125
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 151,548
Lot Size: 15.18 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1984
Class: A
Floors: 8
Available Date: Immediate
Occupied?: No
Zoning: *APD
Website: <http://www.colliersproperty.com/hppairport/>
Territory: SJC-17 San Jose Airport
APN: 230-29-096

FOR LEASE

Available SF: 3,943
Avail Subtype: Office
Rental Rate: \$4.25 FS
Floor Num: 1
Parking Ratio: 3.0 / 1000
Parking Type: Surface and Covered Parking Garage
Passenger/Freight Elevators: 2/1

FEATURES: Conference Room
Highway Access - 87, 101, 880
Private Office - 3
Server/IT Room
Sprinklers

BROKERAGE:

Colliers
Michael Rosendin, SIOR, CCIM 408-282-3900
Susan Gregory, SIOR 408-282-3940
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages). Close to amenities.

LEASE NOTES

This market ready suite will feature 3 offices, 2 phone rooms, 2 conference rooms, server room, kitchen and open area.

119



1016293726 - Y



Concourse III
1731 Technology Dr, Suite 150
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 151,548
Lot Size: 15.18 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1984
Class: A
Floors: 8
Available Date: Immediate
Occupied?: No
Zoning: *APD
Website: <http://www.colliersproperty.com/hppairport/>
Territory: SJC-17 San Jose Airport
APN: 230-29-096

FOR LEASE

Available SF: 7,647
Avail Subtype: Office
Rental Rate: \$4.25 FS
Floor Num: 1
Parking Ratio: 3.0 / 1000
Parking Type: Surface and Covered Parking Garage
Passenger/Freight Elevators: 2/1

FEATURES: Highway Access - 87, 101, 880
Sprinklers

BROKERAGE:

Colliers
Michael Rosendin, SIOR, CCIM 408-282-3900
Susan Gregory, SIOR 408-282-3940
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages). Close to amenities.

LEASE NOTES

This suite contains two offices, two conference rooms, kitchen, two computer labs/server rooms, lobby, in suite restrooms and open area.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

120



1016246814 - Y



Concourse III
1731 Technology Dr, Suite 200
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 151,548
Lot Size: 15.18 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1984
Class: A
Floors: 8
Available Date: Immediate
Occupied?: No
Zoning: *APD
Website: <http://www.colliersproperty.com/hppairport/>
Territory: SJC-17 San Jose Airport
APN: 230-29-096

FOR LEASE

Available SF: 9,858
Avail Subtype: Office
Rental Rate: \$4.25 FS
Floor Num: 2
Parking Ratio: 3.0 / 1000
Parking Type: Surface and Covered Parking Garage
Passenger/Freight Elevators: 2/1

FEATURES: Highway Access - 87, 101, 880
Kitchen/Kitchenette
Server/IT Room
Sprinklers
Storage -

BROKERAGE:

Colliers
Michael Rosendin, SIOR, CCIM 408-282-3900
Susan Gregory, SIOR 408-282-3940
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages). Close to amenities.

LEASE NOTES

This market ready suite contains 5 private offices, 4 additional small conference rooms/private offices, 1 large conference room, server/storage/copy room, kitchen and open space for workstations. Virtual Tour available via link on the brochure.

121



1016240142 - Y



Concourse III
1731 Technology Dr, Suite 560
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 151,548
Lot Size: 15.18 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1984
Class: A
Floors: 8
Available Date: Immediate
Occupied?: No
Zoning: *APD
Website: <http://www.colliersproperty.com/hppairport/>
Territory: SJC-17 San Jose Airport
APN: 230-29-096

FOR LEASE

Available SF: 1,775
Avail Subtype: Office
Rental Rate: \$4.25 FS
Floor Num: 5
Parking Ratio: 3.0 / 1000
Parking Type: Surface and Covered Parking Garage
Passenger/Freight Elevators: 2/1

FEATURES: Conference Room
Highway Access - 87, 101, 880
Kitchen/Kitchenette
Private Office - 2
Sprinklers

BROKERAGE:

Colliers
Michael Rosendin, SIOR, CCIM 408-282-3900
Susan Gregory, SIOR 408-282-3940
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages). Close to amenities.

LEASE NOTES

This suite contains two private offices, a conference room, a kitchenette and open area.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

122



1016270629 - Y



Concourse III
1731 Technology Dr, Suite 690
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 151,548
Lot Size: 15.18 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1984
Class: A
Floors: 8
Available Date: Immediate
Occupied?: No
Zoning: *APD
Website: <http://www.colliersproperty.com/hppairport/>
Territory: SJC-17 San Jose Airport
APN: 230-29-096

FOR LEASE

Available SF: 1,421
Avail Subtype: Office
Rental Rate: \$4.25 FS
Floor Num: 6
Parking Ratio: 3.0 / 1000
Parking Type: Surface and Covered Parking Garage
Passenger/Freight Elevators: 2/1

FEATURES: Highway Access - 87, 101, 880
Private Office
Sprinklers
Storage

BROKERAGE:

Colliers
Michael Rosendin, SIOR, CCIM 408-282-3900
Susan Gregory, SIOR 408-282-3940
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages). Close to amenities.

LEASE NOTES

This suite contains an office, storage room and open area.

123



1016298969 - N



Concourse III
1731 Technology Dr, Suite 700
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 151,548
Lot Size: 15.18 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1984
Class: A
Floors: 8
Available Date: 9/01/2023
Occupied?: No
Zoning: *APD
Website: <http://www.colliersproperty.com/hppairport/>
Territory: SJC-17 San Jose Airport
APN: 230-29-096

FOR LEASE

Available SF: 9,216
Avail Subtype: Office
Rental Rate: \$4.25 FS
Floor Num: 7
Parking Ratio: 3.0 / 1000
Parking Type: Surface and Covered Parking Garage
Passenger/Freight Elevators: 2/1

FEATURES: Highway Access - 87, 101, 880
Sprinklers

BROKERAGE:

Colliers
Michael Rosendin, SIOR, CCIM 408-282-3900
Susan Gregory, SIOR 408-282-3940
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages). Close to amenities.

LEASE NOTES

This suite contains 5 private offices, 3 conference rooms, storage room, server room, privacy room, kitchen, reception and open area.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

124



1016243297 - N



Concourse IV

1735 Technology Dr, Suite 270

San Jose, CA 95110

Property Type: Office
 Property Subtype: Office
 Property SF: 151,548
 Lot Size: 15.18 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1986
 Class: A
 Floors: 8
 Available Date: Immediate
 Occupied?: Yes
 Zoning: *APD
 Website: www.colliersproperty.com/hppairport/
 Territory: SJC-17 San Jose Airport
 APN: 230-29-096

FOR LEASE

Available SF: 1,338
 Avail Subtype: Office
 Rental Rate: \$4.25 FS
 Floor Num: 2
 Parking Ratio: 3.0 / 1000
 Parking Type: Surface and Covered Parking Garage
 Passenger/Freight Elevators: 2/1

FEATURES: Freeway Visibility - 101, 87
 Highway Access - 101, 280, 87, 880
 Miles To Airport - Adjacent to Mineta/San Jose
 International Airport
 Private Office
 Security - On-site
 Sprinklers

BROKERAGE:

Colliers
 Michael Rosendin, SIOR, CCIM 408-282-3900
 Susan Gregory, SIOR 408-282-3940
 Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
 Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages). Close to amenities.

LEASE NOTES

This suite contains 1 private office, coat/storage closet and open office area.

125



1016298838 - Y



Concourse IV

1735 Technology Dr, Suite 330

San Jose, CA 95110

Property Type: Office
 Property Subtype: Office
 Property SF: 151,548
 Lot Size: 15.18 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1986
 Class: A
 Floors: 8
 Available Date: Immediate
 Occupied?: No
 Zoning: *APD
 Website: www.colliersproperty.com/hppairport/
 Territory: SJC-17 San Jose Airport
 APN: 230-29-096

FOR LEASE

Available SF: 2,442
 Avail Subtype: Office
 Rental Rate: \$4.25 FS
 Floor Num: 3
 Parking Ratio: 3.0 / 1000
 Parking Type: Surface and Covered Parking Garage
 Passenger/Freight Elevators: 2/1

FEATURES: Conference Room
 Freeway Visibility - 101, 87
 Highway Access - 101, 280, 87, 880
 Kitchen/Kitchenette
 Miles To Airport - Adjacent to Mineta/San Jose
 International Airport
 Security - On-site
 Server/IT Room
 Sprinklers
 Storage

BROKERAGE:

Colliers
 Michael Rosendin, SIOR, CCIM 408-282-3900
 Susan Gregory, SIOR 408-282-3940
 Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
 Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages). Close to amenities.

LEASE NOTES

This suite features a conference room, kitchen, two storage rooms, server room and open area.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

126



1016280761 - N



Concourse IV

1735 Technology Dr, Suite 420
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 151,548
Lot Size: 15.18 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1986
Class: A
Floors: 8
Available Date: Immediate
Occupied?: Yes
Zoning: *APD
Website: www.colliersproperty.com/hppairport/
Territory: SJC-17 San Jose Airport
APN: 230-29-096

FOR LEASE

Available SF: 1,793
Avail Subtype: Office
Rental Rate: \$4.25 FS
Floor Num: 4
Parking Ratio: 3.0 / 1000
Parking Type: Surface and Covered Parking Garage
Passenger/Freight Elevators: 2/1

FEATURES: Conference Room
Freeway Visibility - 101, 87
Highway Access - 101, 280, 87, 880
Miles To Airport - Adjacent to Mineta/San Jose International Airport
Private Office - 2
Security - On-site
Sprinklers

BROKERAGE:

Colliers
Michael Rosendin, SIOR, CCIM 408-282-3900
Susan Gregory, SIOR 408-282-3940
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages). Close to amenities.

LEASE NOTES

This suite contains 2 private offices, 1 conference room and open area.

127



1016293720 - N



Concourse IV

1735 Technology Dr, Suite 520
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 151,548
Lot Size: 15.18 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1986
Class: A
Floors: 8
Available Date: 5/01/2023
Occupied?: Yes
Zoning: *APD
Website: www.colliersproperty.com/hppairport/
Territory: SJC-17 San Jose Airport
APN: 230-29-096

FOR LEASE

Available SF: 3,384
Avail Subtype: Office
Rental Rate: \$4.25 FS
Floor Num: 5
Parking Ratio: 3.0 / 1000
Parking Type: Surface and Covered Parking Garage
Passenger/Freight Elevators: 2/1

FEATURES: Freeway Visibility - 101, 87
Highway Access - 101, 280, 87, 880
Miles To Airport - Adjacent to Mineta/San Jose International Airport
Security - On-site
Sprinklers

BROKERAGE:

Colliers
Michael Rosendin, SIOR, CCIM 408-282-3900
Susan Gregory, SIOR 408-282-3940
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages). Close to amenities.

LEASE NOTES

This suite contains 3 private offices, a conference room, server/storage room and open area.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

128



1016282535 - Y



Concourse IV

1735 Technology Dr, Suite 550

San Jose, CA 95110

Property Type: Office
 Property Subtype: Office
 Property SF: 151,548
 Lot Size: 15.18 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1986
 Class: A
 Floors: 8
 Available Date: Immediate
 Occupied?: No
 Zoning: *APD
 Website: www.colliersproperty.com/hppairport/
 Territory: SJC-17 San Jose Airport
 APN: 230-29-096

FOR LEASE

Available SF: 3,411
 Avail Subtype: Office
 Rental Rate: \$4.25 FS
 Floor Num: 5
 Parking Ratio: 3.0 / 1000
 Parking Type: Surface and Covered Parking Garage
 Passenger/Freight Elevators: 2/1

FEATURES: Freeway Visibility - 101, 87
 Highway Access - 101, 280, 87, 880
 Miles To Airport - Adjacent to Mineta/San Jose
 International Airport
 Security - On-site
 Sprinklers

BROKERAGE:

Colliers
 Michael Rosendin, SIOR, CCIM 408-282-3900
 Susan Gregory, SIOR 408-282-3940
 Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
 Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages). Close to amenities.

LEASE NOTES

This suite contains 3 offices, small conference room, kitchen and open area.

129



1016293721 - N



Concourse IV

1735 Technology Dr, Suite 620

San Jose, CA 95110

Property Type: Office
 Property Subtype: Office
 Property SF: 151,548
 Lot Size: 15.18 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1986
 Class: A
 Floors: 8
 Available Date: 5/01/2023
 Occupied?: Yes
 Zoning: *APD
 Website: www.colliersproperty.com/hppairport/
 Territory: SJC-17 San Jose Airport
 APN: 230-29-096

FOR LEASE

Available SF: 3,897
 Avail Subtype: Office
 Rental Rate: \$4.25 FS
 Floor Num: 6
 Parking Ratio: 3.0 / 1000
 Parking Type: Surface and Covered Parking Garage
 Passenger/Freight Elevators: 2/1

FEATURES: Freeway Visibility - 101, 87
 Highway Access - 101, 280, 87, 880
 Miles To Airport - Adjacent to Mineta/San Jose
 International Airport
 Security - On-site
 Sprinklers

BROKERAGE:

Colliers
 Michael Rosendin, SIOR, CCIM 408-282-3900
 Susan Gregory, SIOR 408-282-3940
 Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
 Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages). Close to amenities.

LEASE NOTES

This suite contains 2 offices, conference room, lab/server room and open area.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

130



1016269947 - Y



Concourse V
1741 Technology Dr, Suite 260
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 133,006
Lot Size: 15.18 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1999
Class: A
Floors: 5
Available Date: Immediate
Occupied?: No
Zoning: *APD
Territory: SJC-17 San Jose Airport

FOR LEASE

Available SF: 5,327
Avail Subtype: Office
Rental Rate: \$3.15 NNN
Expenses: \$1.37
Rent + Expenses: \$4.52 PSF
Floor Num: 2
Load Factor: 22.00%
Parking Ratio: 4.0 / 1000
Parking Type: Surface and Covered Parking Garage
Passenger/Freight Elevators: 2/1

FEATURES: Conference Room - 3
Kitchen/Kitchenette
Lab Space
Lobby
Private Office - 5
Sprinklers

BROKERAGE:

[Colliers](#)
[Michael Rosendin, SIOR, CCIM](#) 408-282-3900
[Susan Gregory, SIOR](#) 408-282-3940
[Sean Toomey, MCR.W, SIOR, DCIE](#) 408-282-3864
[Jake Smart](#) 408-282-3909

PROPERTY DESCRIPTION

Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

This suite features 5 private offices, 3 conference rooms, lab, copy/workroom, kitchen, lobby and open area for workstations.

131



1016296302 - N



Concourse V
1741 Technology Dr, Suite 400
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 133,006
Lot Size: 15.18 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1999
Class: A
Floors: 5
Available Date: 4/01/2023
Occupied?: Yes
Zoning: *APD
Territory: SJC-17 San Jose Airport

FOR LEASE

Available SF: 28,930
Avail Subtype: Office
Rental Rate: \$3.15 NNN
Expenses: TBD
Floor Num: 4
Load Factor: 22.00%
Parking Ratio: 4.0 / 1000
Parking Type: Surface and Covered Parking Garage
Passenger/Freight Elevators: 2/1

FEATURES: Sprinklers

BROKERAGE:

[Colliers](#)
[Sean Toomey, MCR.W, SIOR, DCIE](#) 408-282-3864
[Jake Smart](#) 408-282-3909
[Susan Gregory, SIOR](#) 408-282-3940
[Michael Rosendin, SIOR, CCIM](#) 408-282-3900

PROPERTY DESCRIPTION

Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

This full floor suite is well balanced with 22 private offices, 7 conference rooms, kitchen, copy room, server room, several storage rooms, lab space and open area. This suite also features in-suite restrooms.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

132



1016273904 - Y



Cupertino Office Plaza
1054 S De Anza Blvd, Suite 200
San Jose, CA 95129

Property Type: Office
 Property Subtype: Office
 Property SF: 31,701
 Construction Status: Existing
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-19 West Valley

FOR LEASE

Available SF: 2,895
 Min - Max Divisibility: 2,895 - 12,158
 Avail Subtype: Office
 Rental Rate: \$3.50 FS
 Floor Num: 2
 Load Factor: 12.00%
 Parking Ratio: 4.0 / 1000
 Passenger/Freight Elevators: 1/

FEATURES: Highway Access - 85, 280
 Sprinklers

BROKERAGE:

Colliers
 Carla Lindorff, MBA 408-282-3908
 Brett Taylor 408-282-3889

LEASE NOTES

2 Renovated office suites available for lease at Cupertino Office Center.
 Elevator-served building with underground parking. \$3.50 full service.
 Can be combined with Suite 203 for a total of 8,417 SF. Can also be combined with Suite 202 and 203 for 12,158 SF. Call to tour.

133



1016291789 - Y



Cupertino Office Plaza
1054 S De Anza Blvd, Suite 202
San Jose, CA 95129

Property Type: Office
 Property Subtype: Office
 Property SF: 31,701
 Construction Status: Existing
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-19 West Valley

FOR LEASE

Available SF: 3,741
 Min - Max Divisibility: 3,741 - 12,158
 Avail Subtype: Office
 Rental Rate: \$3.50 FS
 Floor Num: 2
 Load Factor: 12.00%
 Parking Ratio: 4.0 / 1000
 Passenger/Freight Elevators: 1/

FEATURES: Highway Access - 85, 280
 Sprinklers

BROKERAGE:

Colliers
 Carla Lindorff, MBA 408-282-3908
 Brett Taylor 408-282-3889

LEASE NOTES

2 Renovated office suites available for lease at Cupertino Office Center.
 Elevator-served building with underground parking. \$3.50 full service.
 Can be combined with Suite 200 and 203 for 12,158 SF. Call to tour.

134



1016285731 - Y



Cupertino Office Plaza
1054 S De Anza Blvd, Suite 203
San Jose, CA 95129

Property Type: Office
 Property Subtype: Office
 Property SF: 31,701
 Construction Status: Existing
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-19 West Valley

FOR LEASE

Available SF: 5,522
 Min - Max Divisibility: 5,522 - 12,158
 Avail Subtype: Office
 Rental Rate: \$3.50 FS
 Floor Num: 2
 Load Factor: 12.00%
 Parking Ratio: 4.0 / 1000
 Passenger/Freight Elevators: 1/

FEATURES: Highway Access - 85, 280
 Sprinklers

BROKERAGE:

Colliers
 Carla Lindorff, MBA 408-282-3908
 Brett Taylor 408-282-3889

LEASE NOTES

2 Renovated office suites available for lease at Cupertino Office Center.
 Elevator-served building with underground parking. \$3.50 full service.
 Can be combined with Suite 200 for a total of 8,417 SF. Can also be combined with Suite 200 and 202 for 12,158 SF. Call to tour. Call to tour.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

135



Cupertino Office Plaza
1054 S De Anza Blvd, Suite COMBO
San Jose, CA 95129

Property Type: Office
 Property Subtype: Office
 Property SF: 31,701
 Construction Status: Existing
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-19 West Valley

FOR LEASE

Available SF: 12,158
 Min - Max Divisibility: 924 - 12,158
 Avail Subtype: Office
 Rental Rate: \$3.50 FS
 Load Factor: 12.00%
 Parking Ratio: 4.0 / 1000
 Passenger/Freight Elevators: 1/
FEATURES: Highway Access - 85, 280
 Sprinklers

BROKERAGE:

Colliers
 Carla Lindorff, MBA 408-282-3908
 Brett Taylor 408-282-3889

LEASE NOTES

Suite 106: 924 SF
 Suite 118: 970 SF
 Suite 105: 2,545 SF
 Suite 200: 2,895 SF
 Suite 202: 3,741 SF
 Suite 203: 5,522 SF
 Suite 200 & 203: 8,417 SF
 Suite 200, 202 & 203: 12,158 SF

1016285872 - N



136



El Paseo Court
40 S 1st St, Suite 43
San Jose, CA 95113

Property Type: Office
 Property Subtype: Office
 Property SF: 9,969
 Lot Size: 0.21 Acre
 Construction Status: Existing
 Class: C
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-31 San Jose Downtown
 APN: 467-22-005

FOR LEASE

Available SF: 597
 Avail Subtype: Office
 Rental Rate: \$3.15 FS
 Floor Num: 1
FEATURES: Highway Access - 87, 280
 Sprinklers

BROKERAGE:

Colliers
 Nick Goddard, CCIM 408-282-3858
 Matt Morales 408-603-3643

1016299448 - Y



137



El Paseo Court
40 S 1st St, Suite 45
San Jose, CA 95113

Property Type: Office
 Property Subtype: Office
 Property SF: 9,969
 Lot Size: 0.21 Acre
 Construction Status: Existing
 Class: C
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-31 San Jose Downtown
 APN: 467-22-005

FOR LEASE

Available SF: 2,871
 Avail Subtype: Office
 Rental Rate: \$2.75 FS
 Floor Num: 1
FEATURES: Highway Access - 87, 280
 Sprinklers

BROKERAGE:

Colliers
 Nick Goddard, CCIM 408-282-3858
 Matt Morales 408-603-3643

LEASE NOTES

First and second floor suite. Glass conference room. High quality acoustic panels included.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

138



El Paseo Court
40 S 1st St, Suite B
San Jose, CA 95113

Property Type: Office
Property Subtype: Office
Property SF: 9,969
Lot Size: 0.21 Acre
Construction Status: Existing
Class: C
Floors: 1
Available Date: Immediate
Occupied?: No
Territory: SJC-31 San Jose Downtown
APN: 467-22-005

FOR LEASE

Available SF:
Avail Subtype:
Rental Rate:
Floor Num:
FEATURES: Highway Access - 87, 280
Sprinklers

BROKERAGE:

816 [Colliers](#)
Office [Nick Goddard, CCIM](#) 408-282-3858
\$3.05 FS [Matt Morales](#) 408-603-3643

LEASE NOTES

2 bathrooms. Balcony. Open office area.

1016291233 - Y



139



First American Plaza
1737 N 1st St, Suite 270
San Jose, CA 95112

Property Type: Office
Property Subtype: Office
Property SF: 86,240
Lot Size: 3.46 Acres
Construction Status: Existing
Year Built: 1971
Class: B
Floors: 6
Available Date: Immediate
Occupied?: No
Territory: SJC-17 San Jose Airport
APN: 230-29-088

FOR LEASE

Available SF: 1,640
Avail Subtype: Office
Rental Rate: \$2.95 FS
Floor Num: 2
Load Factor: 13.90%
Parking Ratio: 3.8 / 1000
FEATURES: Highway Access - 87, 101, 880
Miles To Airport - Adjacent to Mineta International
Airport
Public Transportation - LightRail, CalTrain : Diridon
station
Sprinklers

BROKERAGE:

1,640 [Colliers](#)
Office [Susan Gregory, SIOR](#) 408-282-3940
\$2.95 FS [John Colyar](#) 408-282-3949
2 [Jake Smart](#) 408-282-3909

PROPERTY DESCRIPTION

Beautiful contemporary interiors & exteriors.
Metro/Airport LightRail station located at site, servicing Diridon Caltrain Station.
Free shuttle, located at site, to Mineta/San Jose International Airport and Santa Clara CalTrain Station.
Secure building with card access.
On-site deli and walking distance to 24 restaurants and 5 hotels.
Adjacent to new residential development.
Comcast serviced.
New ownership.

LEASE NOTES

Market Ready. 4 offices. 2 conference rooms.

1016295808 - Y



OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

140



1016288399 - Y



FLYER



First American Plaza
1737 N 1st St, Suite 300
San Jose, CA 95112

Property Type: Office
Property Subtype: Office
Property SF: 86,240
Lot Size: 3.46 Acres
Construction Status: Existing
Year Built: 1971
Class: B
Floors: 6
Available Date: Immediate
Occupied?: No
Territory: SJC-17 San Jose Airport
APN: 230-29-088

FOR LEASE

Available SF: 7,145
Avail Subtype: Office
Rental Rate: \$2.95 FS
Floor Num: 3
Load Factor: 13.90%
Parking Ratio: 3.8 / 1000
FEATURES: Conference Room - 3
Highway Access - 87, 101, 880
Kitchen/Kitchenette
Miles To Airport - Adjacent to Mineta International Airport
Private Office - 8
Public Transportation - LightRail, CalTrain : Diridon station
Server/IT Room - 1.5 Ton Supplemental Unit
Sprinklers
Storage

BROKERAGE:

Colliers
Susan Gregory, SIOR 408-282-3940
John Colyar 408-282-3949
Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Beautiful contemporary interiors & exteriors.
Metro/Airport LightRail station located at site, servicing Diridon Caltrain Station.
Free shuttle, located at site, to Mineta/San Jose International Airport and Santa Clara CalTrain Station.
Secure building with card access.
On-site deli and walking distance to 24 restaurants and 5 hotels.
Adjacent to new residential development.
Comcast serviced.
New ownership.
LEASE NOTES
8 offices, 3 conference rooms.

141



1016248032 - Y



FLYER



First American Plaza
1737 N 1st St, Suite 400
San Jose, CA 95112

Property Type: Office
Property Subtype: Office
Property SF: 86,240
Lot Size: 3.46 Acres
Construction Status: Existing
Year Built: 1971
Class: B
Floors: 6
Available Date: Immediate
Occupied?: No
Territory: SJC-17 San Jose Airport
APN: 230-29-088

FOR LEASE

Available SF: 4,864
Avail Subtype: Office
Rental Rate: \$2.95 FS
Floor Num: 4
Load Factor: 13.90%
Parking Ratio: 3.5 / 1000
FEATURES: Conference Room - 2
Highway Access - 87, 101, 880
Kitchen/Kitchenette
Miles To Airport - Adjacent to Mineta International Airport
Private Office - 7
Public Transportation - LightRail, CalTrain : Diridon station
Sprinklers

BROKERAGE:

Colliers
Susan Gregory, SIOR 408-282-3940
John Colyar 408-282-3949
Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Beautiful contemporary interiors & exteriors.
Metro/Airport LightRail station located at site, servicing Diridon Caltrain Station.
Free shuttle, located at site, to Mineta/San Jose International Airport and Santa Clara CalTrain Station.
Secure building with card access.
On-site deli and walking distance to 24 restaurants and 5 hotels.
Adjacent to new residential development.
Comcast serviced.
New ownership.
LEASE NOTES
7 offices, 2 conference rooms, kitchen, copy room. Contiguous with Suite 470 for 7,566 RSF.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

142



1016248034 - Y



First American Plaza
1737 N 1st St, Suite 470
San Jose, CA 95112

Property Type: Office
Property Subtype: Office
Property SF: 86,240
Lot Size: 3.46 Acres
Construction Status: Existing
Year Built: 1971
Class: B
Floors: 6
Available Date: Immediate
Occupied?: No
Territory: SJC-17 San Jose Airport
APN: 230-29-088

FOR LEASE

Available SF: 2,702
Min - Max Divisibility: 2,702 - 7,566
Avail Subtype: Office
Rental Rate: \$2.95 FS
Floor Num: 4
Load Factor: 13.90%
Parking Ratio: 3.5 / 1000

FEATURES: Conference Room
Highway Access - 87, 101, 880
Miles To Airport - Adjacent to Mineta International Airport
Private Office - 5
Public Transportation - LightRail, CalTrain : Diridon station
Sprinklers

BROKERAGE:

Colliers
Susan Gregory, SIOR 408-282-3940
John Colyar 408-282-3949
Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Beautiful contemporary interiors & exteriors.
Metro/Airport LightRail station located at site, servicing Diridon Caltrain Station.

Free shuttle, located at site, to Mineta/San Jose International Airport and Santa Clara CalTrain Station.
Secure building with card access.
On-site deli and walking distance to 24 restaurants and 5 hotels.
Adjacent to new residential development.
Comcast serviced.
New ownership.

LEASE NOTES

5 offices, 1 conference room. Contiguous with Suite 400 for 7,566 RSF.

143



1016248035 - Y



First American Plaza
1737 N 1st St, Suite 500
San Jose, CA 95112

Property Type: Office
Property Subtype: Office
Property SF: 86,240
Lot Size: 3.46 Acres
Construction Status: Existing
Year Built: 1971
Class: B
Floors: 6
Available Date: Immediate
Occupied?: No
Territory: SJC-17 San Jose Airport
APN: 230-29-088

FOR LEASE

Available SF: 7,743
Avail Subtype: Office
Rental Rate: \$2.95 FS
Floor Num: 5
Load Factor: 13.90%
Parking Ratio: 3.8 / 1000

FEATURES: Conference Room
Highway Access - 87, 101, 880
Kitchen/Kitchenette
Miles To Airport - Adjacent to Mineta International Airport
Private Office - 10
Public Transportation - LightRail, CalTrain : Diridon station
Sprinklers

BROKERAGE:

Colliers
Susan Gregory, SIOR 408-282-3940
John Colyar 408-282-3949
Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Beautiful contemporary interiors & exteriors.
Metro/Airport LightRail station located at site, servicing Diridon Caltrain Station.

Free shuttle, located at site, to Mineta/San Jose International Airport and Santa Clara CalTrain Station.
Secure building with card access.
On-site deli and walking distance to 24 restaurants and 5 hotels.
Adjacent to new residential development.
Comcast serviced.
New ownership.

LEASE NOTES

Market Ready. 10 offices, conference room, kitchen, copy room.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

144



1016290309 - Y



Gateway Place I & II
2001 Gateway PI, Suite 135E
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 161,593
Lot Size: 5.91 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1981
Class: A
Floors: 7
Available Date: Immediate
Occupied?: No
Website: <http://www.colliersproperty.com/hppairport/>
Territory: SJC-17 San Jose Airport

FOR LEASE

Available SF: 2,734
Avail Subtype: Office
Rental Rate: \$4.25 FS
Floor Num: 1
Parking Ratio: 3.0 / 1000
Parking Type: Surface and Covered Parking Garage
Passenger/Freight Elevators: 5/0

FEATURES: Freeway Visibility - 101, 87
Highway Access - 101, 280, 87, 880
Miles To Airport - Adjacent to Mineta/San Jose
International Airport
Public Transportation - Free shuttle to SJ Airport, SC
CalTrain & LightRail stations
Security - On-site
Sprinklers

BROKERAGE:

Colliers
Susan Gregory, SIOR 408-282-3940
Michael Rosendin, SIOR, CCIM 408-282-3900
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Conference center and workout center with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

This suite contains a lobby, 2 private offices, conference room, kitchen and open area.

145



1016217440 - Y



Gateway Place I & II
2001 Gateway PI, Suite 200W
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 161,593
Lot Size: 5.91 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1981
Class: A
Floors: 7
Available Date: Immediate
Occupied?: No
Website: <http://www.colliersproperty.com/hppairport/>
Territory: SJC-17 San Jose Airport

FOR LEASE

Available SF: 4,970
Avail Subtype: Office
Rental Rate: \$4.25 FS
Floor Num: 2
Parking Ratio: 3.0 / 1000
Parking Type: Surface and Covered Parking Garage
Passenger/Freight Elevators: 5/0

FEATURES: Conference Room -
Freeway Visibility - 101, 87
Highway Access - 101, 280, 87, 880
Kitchen/Kitchenette -
Miles To Airport - Adjacent to Mineta/San Jose
International Airport
Private Office -
Public Transportation - Free shuttle to SJ Airport, SC
CalTrain & LightRail stations
Security - On-site
Server/IT Room
Sprinklers

BROKERAGE:

Colliers
Susan Gregory, SIOR 408-282-3940
Michael Rosendin, SIOR, CCIM 408-282-3900
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Conference center and workout center with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

This furnished market ready suite contains 2 private offices, a conference room, kitchen, server closet and open area with workstations. Virtual Tour available via link on the brochure.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

146



Gateway Place I & II
2001 Gateway Pl, Suite 201E
San Jose, CA 95110

Property Type: Office
 Property Subtype: Office
 Property SF: 161,593
 Lot Size: 5.91 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1981
 Class: A
 Floors: 7
 Available Date: Immediate
 Occupied?: Yes
 Website: <http://www.colliersproperty.com/hppairport/>
 Territory: SJC-17 San Jose Airport

FOR LEASE

Available SF: 3,707
 Avail Subtype: Office
 Rental Rate: \$4.25 FS
 Floor Num: 2
 Parking Ratio: 3.0 / 1000
 Parking Type: Surface and Covered Parking Garage
 Passenger/Freight Elevators: 5/0

FEATURES:

Conference Room -
 Freeway Visibility - 101, 87
 Highway Access - 101, 280, 87, 880
 Kitchen/Kitchenette
 Miles To Airport - Adjacent to Mineta/San Jose
 International Airport
 Private Office - 3
 Public Transportation - Free shuttle to SJ Airport, SC
 CalTrain & LightRail stations
 Security - On-site
 Server/IT Room
 Sprinklers
 Storage

BROKERAGE:

Colliers
 Susan Gregory, SIOR 408-282-3940
 Michael Rosendin, SIOR, CCIM 408-282-3900
 Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
 Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Conference center and workout center with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

This market ready plan contains four offices, conference room, server/storage room, kitchen and open area for workstations.

1016259217 - N



OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

147



Gateway Place I & II
2001 Gateway Pl, Suite 300W
San Jose, CA 95110

Property Type: Office
 Property Subtype: Office
 Property SF: 161,593
 Lot Size: 5.91 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1981
 Class: A
 Floors: 7
 Available Date: Immediate
 Occupied?: No
 Website: <http://www.colliersproperty.com/hppairport/>
 Territory: SJC-17 San Jose Airport

FOR LEASE

Available SF: 15,580
 Avail Subtype: Office
 Rental Rate: \$4.25 FS
 Floor Num: 3
 Parking Ratio: 3.0 / 1000
 Parking Type: Surface and Covered Parking Garage
 Passenger/Freight Elevators: 5/0

FEATURES:

Conference Room - 6
 Freeway Visibility - 101, 87
 Highway Access - 101, 280, 87, 880
 Kitchen/Kitchenette
 Miles To Airport - Adjacent to Mineta/San Jose International Airport
 Private Office - 9
 Public Transportation - Free shuttle to SJ Airport, SC
 CalTrain & LightRail stations
 Security - On-site
 Server/IT Room
 Sprinklers
 Storage

BROKERAGE:

Colliers
 Susan Gregory, SIOR 408-282-3940
 Michael Rosendin, SIOR, CCIM 408-282-3900
 Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
 Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Conference center and workout center with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

This market ready suite features 9 private offices, 2 office/small conference rooms, 1 large conference room, 2 medium conference room, 3 small conference rooms, privacy room, phone room, kitchen, copy/mail room, storage room, server room, small lab room and open area.

1016283807 - Y



OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

148



1016249817 - N



FLYER



Gateway Place I & II

**2001 Gateway Pl, Suite 400W
San Jose, CA 95110**

Property Type: Office
Property Subtype: Office
Property SF: 161,593
Lot Size: 5.91 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1981
Class: A
Floors: 7
Available Date: Immediate
Occupied?: Yes
Website: <http://www.colliersproperty.com/hppairport/>
Territory: SJC-17 San Jose Airport

FOR LEASE

Available SF: 6,083
Avail Subtype: Office
Rental Rate: \$4.25 FS
Floor Num: 4
Parking Ratio: 3.0 / 1000
Parking Type: Surface and Covered Parking Garage
Passenger/Freight Elevators: 5/0
FEATURES: Conference Room - 2
Freeway Visibility - 101, 87
Highway Access - 101, 280, 87, 880
Kitchen/Kitchenette
Miles To Airport - Adjacent to Mineta/San Jose
International Airport
Private Office - 6
Public Transportation - Free shuttle to SJ Airport, SC
CalTrain & LightRail stations
Security - On-site
Server/IT Room -
Sprinklers -
Storage

BROKERAGE:

Colliers
Susan Gregory, SIOR 408-282-3940
Michael Rosendin, SIOR, CCIM 408-282-3900
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Conference center and workout center with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

This furnished market ready suite contains 6 private offices, 2 medium conference rooms, server/storage room, kitchen, and open area with workstations.

149



1016300775 - Y



FLYER



Gateway Place I & II

**2001 Gateway Pl, Suite 410W
San Jose, CA 95110**

Property Type: Office
Property Subtype: Office
Property SF: 161,593
Lot Size: 5.91 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1981
Class: A
Floors: 7
Available Date: Immediate
Occupied?: No
Website: <http://www.colliersproperty.com/hppairport/>
Territory: SJC-17 San Jose Airport

FOR LEASE

Available SF: 1,497
Avail Subtype: Office
Rental Rate: \$4.25 FS
Floor Num: 4
Parking Ratio: 3.0 / 1000
Parking Type: Surface and Covered Parking Garage
Passenger/Freight Elevators: 5/0
FEATURES: Conference Room
Freeway Visibility - 101, 87
Highway Access - 101, 280, 87, 880
Kitchen/Kitchenette
Miles To Airport - Adjacent to Mineta/San Jose
International Airport
Private Office
Public Transportation - Free shuttle to SJ Airport, SC
CalTrain & LightRail stations
Security - On-site
Sprinklers
Workstations/Cubicles

BROKERAGE:

Colliers
Susan Gregory, SIOR 408-282-3940
Michael Rosendin, SIOR, CCIM 408-282-3900
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Conference center and workout center with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

This suite contains a conference room, private office, kitchen, and open area for workstations

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

150



1016301653 - N



Gateway Place I & II
2001 Gateway Pl, Suite 420W
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 161,593
Lot Size: 5.91 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1981
Class: A
Floors: 7
Available Date: 5/01/2023
Occupied?: Yes
Website: <http://www.colliersproperty.com/hppairport/>
Territory: SJC-17 San Jose Airport

FOR LEASE

Available SF: 3,107
Avail Subtype: Office
Rental Rate: \$4.25 FS
Floor Num: 4
Parking Ratio: 3.0 / 1000
Parking Type: Surface and Covered Parking Garage
Passenger/Freight Elevators: 5/0
FEATURES: Freeway Visibility - 101, 87
Highway Access - 101, 280, 87, 880
Miles To Airport - Adjacent to Mineta/San Jose
International Airport
Public Transportation - Free shuttle to SJ Airport, SC
CalTrain & LightRail stations
Security - On-site
Sprinklers

BROKERAGE:

Colliers
Susan Gregory, SIOR 408-282-3940
Michael Rosendin, SIOR, CCIM 408-282-3900
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Conference center and workout center with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

This suite contains 5 private offices, conference room, a server/storage room, kitchen, and open area

151



1016298704 - Y



Gateway Place I & II
2001 Gateway Pl, Suite 425E
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 161,593
Lot Size: 5.91 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1981
Class: A
Floors: 7
Available Date: Immediate
Occupied?: No
Website: <http://www.colliersproperty.com/hppairport/>
Territory: SJC-17 San Jose Airport

FOR LEASE

Available SF: 1,389
Avail Subtype: Office
Rental Rate: \$4.25 FS
Floor Num: 4
Parking Ratio: 3.0 / 1000
Parking Type: Surface and Covered Parking Garage
Passenger/Freight Elevators: 5/0
FEATURES: Freeway Visibility - 101, 87
Highway Access - 101, 280, 87, 880
Miles To Airport - Adjacent to Mineta/San Jose
International Airport
Public Transportation - Free shuttle to SJ Airport, SC
CalTrain & LightRail stations
Security - On-site
Sprinklers

BROKERAGE:

Colliers
Susan Gregory, SIOR 408-282-3940
Michael Rosendin, SIOR, CCIM 408-282-3900
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Conference center and workout center with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

This suite contains 4 private offices, storage room, server room and open area.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

152



Gateway Place I & II
2001 Gateway Pl, Suite 435E
San Jose, CA 95110

Property Type: Office
 Property Subtype: Office
 Property SF: 161,593
 Lot Size: 5.91 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1981
 Class: A
 Floors: 7
 Available Date: Immediate
 Occupied?: No
 Website: <http://www.colliersproperty.com/hppairport/>
 Territory: SJC-17 San Jose Airport

FOR LEASE

Available SF: 3,622
 Avail Subtype: Office
 Rental Rate: \$4.25 FS
 Floor Num: 4
 Parking Ratio: 3.0 / 1000
 Parking Type: Surface and Covered Parking Garage
 Passenger/Freight Elevators: 5/0

FEATURES:

Conference Room
 Freeway Visibility - 101, 87
 Highway Access - 101, 280, 87, 880
 Miles To Airport - Adjacent to Mineta/San Jose
 International Airport
 Private Office - 2
 Public Transportation - Free shuttle to SJ Airport, SC
 CalTrain & LightRail stations
 Security - On-site
 Sprinklers

BROKERAGE:

Colliers
 Susan Gregory, SIOR 408-282-3940
 Michael Rosendin, SIOR, CCIM 408-282-3900
 Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
 Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Conference center and workout center with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

This suite features two private offices, conference room, kitchen and open area for workstations.

1016276635 - Y



153



Gateway Place I & II
2001 Gateway Pl, Suite 440W
San Jose, CA 95110

Property Type: Office
 Property Subtype: Office
 Property SF: 161,593
 Lot Size: 5.91 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1981
 Class: A
 Floors: 7
 Available Date: Immediate
 Occupied?: No
 Website: <http://www.colliersproperty.com/hppairport/>
 Territory: SJC-17 San Jose Airport

FOR LEASE

Available SF: 4,877
 Avail Subtype: Office
 Rental Rate: \$4.25 FS
 Floor Num: 4
 Parking Ratio: 3.0 / 1000
 Parking Type: Surface and Covered Parking Garage
 Passenger/Freight Elevators: 5/0

FEATURES:

Freeway Visibility - 101, 87
 Highway Access - 101, 280, 87, 880
 Miles To Airport - Adjacent to Mineta/San Jose
 International Airport
 Public Transportation - Free shuttle to SJ Airport, SC
 CalTrain & LightRail stations
 Security - On-site
 Sprinklers

BROKERAGE:

Colliers
 Susan Gregory, SIOR 408-282-3940
 Michael Rosendin, SIOR, CCIM 408-282-3900
 Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
 Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Conference center and workout center with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

This suite contains a lobby, 7 private offices, two large conference rooms, 2 medium conference rooms, a copy/file room, server room, kitchen and storage closet.

1016281359 - Y



OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

154



1016300936 - N



Gateway Place I & II
2001 Gateway Pl, Suite 445E
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 161,593
Lot Size: 5.91 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1981
Class: A
Floors: 7
Available Date: 6/01/2023
Occupied?: No
Website: <http://www.colliersproperty.com/hppairport/>
Territory: SJC-17 San Jose Airport

FOR LEASE

Available SF: 7,872
Avail Subtype: Office
Rental Rate: \$4.25 FS
Floor Num: 4
Parking Ratio: 3.0 / 1000
Parking Type: Surface and Covered Parking Garage
Passenger/Freight Elevators: 5/0

FEATURES: Breakroom

Conference Room
Freeway Visibility - 101, 87
Highway Access - 101, 280, 87, 880
Kitchen/Kitchenette
Lab Space
Lobby
Miles To Airport - Adjacent to Mineta/San Jose
International Airport
Private Office
Public Transportation - Free shuttle to SJ Airport, SC
CalTrain & LightRail stations
Security - On-site
Server/IT Room
Sprinklers

BROKERAGE:

Colliers
Susan Gregory, SIOR 408-282-3940
Michael Rosendin, SIOR, CCIM 408-282-3900
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Conference center and workout center with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

This suite contains a large training room, 2 conference rooms, lab space, executive office, break room with a kitchen, server room, storage room, lobby, and open space for workstations.

155



1016261868 - Y



Gateway Place I & II
2001 Gateway Pl, Suite 520W
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 161,593
Lot Size: 5.91 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1981
Class: A
Floors: 7
Available Date: Immediate
Occupied?: No
Website: <http://www.colliersproperty.com/hppairport/>
Territory: SJC-17 San Jose Airport

FOR LEASE

Available SF: 6,152
Avail Subtype: Office
Rental Rate: \$4.25 FS
Floor Num: 5
Parking Ratio: 3.0 / 1000
Parking Type: Surface and Covered Parking Garage
Passenger/Freight Elevators: 5/0

FEATURES: Conference Room - 1

Kitchen/Kitchenette
Private Office - 7
Sprinklers
Storage - 1

BROKERAGE:

Colliers
Susan Gregory, SIOR 408-282-3940
Michael Rosendin, SIOR, CCIM 408-282-3900
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Conference center and workout center with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

This suite contains 7 private offices, conference room, storage room, kitchen, server room and open area.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

156



Gateway Place I & II
2001 Gateway Pl, Suite 570W
San Jose, CA 95110

Property Type: Office
 Property Subtype: Office
 Property SF: 161,593
 Lot Size: 5.91 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1981
 Class: A
 Floors: 7
 Available Date: Immediate
 Occupied?: Yes
 Website: <http://www.colliersproperty.com/hppairport/>
 Territory: SJC-17 San Jose Airport

FOR LEASE

Available SF: 2,384
 Avail Subtype: Office
 Rental Rate: \$4.25 FS
 Floor Num: 5
 Parking Ratio: 3.0 / 1000
 Parking Type: Surface and Covered Parking Garage
 Passenger/Freight Elevators: 5/0

FEATURES: Freeway Visibility - 101, 87
 Highway Access - 101, 280, 87, 880
 Kitchen/Kitchenette
 Miles To Airport - Adjacent to Mineta/San Jose
 International Airport
 Private Office - 6
 Public Transportation - Free shuttle to SJ Airport, SC
 CalTrain & LightRail stations
 Security - On-site
 Sprinklers

BROKERAGE:

Colliers
 Susan Gregory, SIOR 408-282-3940
 Michael Rosendin, SIOR, CCIM 408-282-3900
 Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
 Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Conference center and workout center with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

This suite contains 6 private offices/small conference rooms, kitchen, and open space.

1016267350 - N



157



Gateway Place I & II
2001 Gateway Pl, Suite 580W
San Jose, CA 95110

Property Type: Office
 Property Subtype: Office
 Property SF: 161,593
 Lot Size: 5.91 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1981
 Class: A
 Floors: 7
 Available Date: Immediate
 Occupied?: No
 Website: <http://www.colliersproperty.com/hppairport/>
 Territory: SJC-17 San Jose Airport

FOR LEASE

Available SF: 1,617
 Avail Subtype: Office
 Rental Rate: \$4.25 FS
 Floor Num: 5
 Parking Ratio: 3.0 / 1000
 Parking Type: Surface and Covered Parking Garage
 Passenger/Freight Elevators: 5/0

FEATURES: Conference Room
 Freeway Visibility - 101, 87
 Highway Access - 101, 280, 87, 880
 Miles To Airport - Adjacent to Mineta/San Jose
 International Airport
 Private Office - 4
 Public Transportation - Free shuttle to SJ Airport, SC
 CalTrain & LightRail stations
 Security - On-site
 Server/IT Room
 Sprinklers
 Storage

BROKERAGE:

Colliers
 Susan Gregory, SIOR 408-282-3940
 Michael Rosendin, SIOR, CCIM 408-282-3900
 Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
 Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Conference center and workout center with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

This suite features 4 private offices, one conference room, one server/storage room and open area.

1016276659 - Y



OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

158



1016274152 - N



Gateway Place I & II
2001 Gateway Pl, Suite 700W
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 161,593
Lot Size: 5.91 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1981
Class: A
Floors: 7
Available Date: Immediate
Occupied?: Yes
Website: <http://www.colliersproperty.com/hppairport/>
Territory: SJC-17 San Jose Airport

FOR LEASE

Available SF: 4,702
Avail Subtype: Office
Rental Rate: \$4.25 FS
Floor Num: 7
Parking Ratio: 3.0 / 1000
Parking Type: Surface and Covered Parking Garage
Passenger/Freight Elevators: 5/0

FEATURES:

Conference Room
Freeway Visibility - 101, 87
Highway Access - 101, 280, 87, 880
Kitchen/Kitchenette
Miles To Airport - Adjacent to Mineta/San Jose
International Airport
Private Office - 2
Public Transportation - Free shuttle to SJ Airport, SC
CalTrain & LightRail stations
Security - On-site
Server/IT Room
Sprinklers

BROKERAGE:

Colliers
Susan Gregory, SIOR 408-282-3940
Michael Rosendin, SIOR, CCIM 408-282-3900
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Conference center and workout center with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

This suite contains two phone rooms, two private offices, a conference room, server/lab, kitchen and open area for workstations.

159



1016255177 - Y



Gateway Place I & II
2033 Gateway Pl, Suite 120
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 129,045
Lot Size: 8.39 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1998
Class: A
Floors: 6
Available Date: Immediate
Occupied?: No
Website: <http://www.colliersproperty.com/hppairport/>
Territory: SJC-17 San Jose Airport
APN: 230-01-056

FOR LEASE

Available SF: 4,200
Avail Subtype: Office
Rental Rate: \$4.25 FS
Floor Num: 1
Parking Ratio: 3.0 / 1000
Parking Type: Surface and Covered Parking Garage
Passenger/Freight Elevators: 3/0

FEATURES:

Conference Room
Freeway Visibility - 101, 87
Highway Access - 101, 280, 87, 880
Kitchen/Kitchenette
Miles To Airport - Adjacent to Mineta/San Jose
International Airport
Private Office - 4
Public Transportation - Free shuttle to SJ Airport, SC
CalTrain & LightRail stations
Security - On-site
Server/IT Room
Sprinklers
Workstations/Cubicles

BROKERAGE:

Colliers
Michael Rosendin, SIOR, CCIM 408-282-3900
Susan Gregory, SIOR 408-282-3940
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Conference room & workout centers with showers. On-site management. Free parking (surface & secured garages).

LEASE NOTES

This suite contains 4 private offices, 1 conference room, kitchen, server/storage room and open area for workstations.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

160

Gateway Place I & II
2033 Gateway Pl, Suite 420
San Jose, CA 95110

Property Type: Office
 Property Subtype: Office
 Property SF: 129,045
 Lot Size: 8.39 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1998
 Class: A
 Floors: 6
 Available Date: Immediate
 Occupied?: No
 Website: <http://www.colliersproperty.com/hppairport/>
 Territory: SJC-17 San Jose Airport
 APN: 230-01-056

FOR LEASE

Available SF: 4,670
 Avail Subtype: Office
 Rental Rate: \$4.25 FS
 Floor Num: 4
 Load Factor: 14.00%
 Parking Ratio: 3.0 / 1000
 Parking Type: Surface and Covered Parking Garage
 Passenger/Freight Elevators: 3/0

FEATURES: Conference Room

Freeway Visibility - 101, 87
 Highway Access - 101, 280, 87, 880
 Kitchen/Kitchenette
 Miles To Airport - Adjacent to Mineta/San Jose
 International Airport
 Private Office - 3
 Public Transportation - Free shuttle to SJ Airport, SC
 CalTrain & LightRail stations
 Security - On-site
 Sprinklers
 Storage

BROKERAGE:

Colliers
 Michael Rosendin, SIOR, CCIM 408-282-3900
 Susan Gregory, SIOR 408-282-3940
 Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
 Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Conference room & workout centers with showers. On-site management. Free parking (surface & secured garages).

LEASE NOTES

This market ready suite contains 3 private offices, conference room, kitchen, storage, and open area. Virtual Tour available via link on the brochure.



1016251836 - Y



OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

161



1016298923 - N



FLYER



Gateway Place I & II
2055 Gateway PI, Suite 300
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 118,774
Lot Size: 8.39 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1985
Class: A
Floors: 7
Available Date: 8/01/2023
Occupied?: No
Website: <http://www.colliersproperty.com/hppairport/>
Territory: SJC-17 San Jose Airport
APN: 230-01-056

FOR LEASE

Available SF: 10,460
Avail Subtype: Office
Rental Rate: \$4.25 FS
Floor Num: 3
Parking Ratio: 3.0 / 1000
Parking Type: Surface and Covered Parking Garage
Passenger/Freight Elevators: 3/0
FEATURES: Conference Room
Freeway Visibility - 101, 87
Highway Access - 101, 280, 87, 880
Kitchen/Kitchenette
Miles To Airport - Adjacent to Mineta/San Jose
International Airport
Private Office
Public Transportation - Free shuttle to SJ Airport, SC
CalTrain & LightRail stations
Security - On-site
Server/IT Room
Sprinklers
Storage

BROKERAGE:

Colliers
Michael Rosendin, SIOR, CCIM 408-282-3900
Susan Gregory, SIOR 408-282-3940
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

Occupied. This suite features a reception area, 6 private offices, 2 large conference rooms, a small conference room, 4 phone rooms, storage, copy room, kitchen, server room and open area.

162



1016290660 - Y



FLYER



Gateway Place I & II
2055 Gateway PI, Suite 350
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 118,774
Lot Size: 8.39 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1985
Class: A
Floors: 7
Available Date: Immediate
Occupied?: No
Website: <http://www.colliersproperty.com/hppairport/>
Territory: SJC-17 San Jose Airport
APN: 230-01-056

FOR LEASE

Available SF: 3,176
Avail Subtype: Office
Rental Rate: \$4.25 FS
Floor Num: 3
Parking Ratio: 3.0 / 1000
Parking Type: Surface and Covered Parking Garage
Passenger/Freight Elevators: 3/0
FEATURES: Freeway Visibility - 101, 87
Highway Access - 101, 280, 87, 880
Miles To Airport - Adjacent to Mineta/San Jose
International Airport
Public Transportation - Free shuttle to SJ Airport, SC
CalTrain & LightRail stations
Security - On-site
Sprinklers

BROKERAGE:

Colliers
Michael Rosendin, SIOR, CCIM 408-282-3900
Susan Gregory, SIOR 408-282-3940
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

This suite contains one conference room and open area.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

163



Gateway Place I & II
2055 Gateway Pl, Suite 370
San Jose, CA 95110

Property Type: Office
 Property Subtype: Office
 Property SF: 118,774
 Lot Size: 8.39 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1985
 Class: A
 Floors: 7
 Available Date: Immediate
 Occupied?: No
 Website: <http://www.colliersproperty.com/hppairport/>
 Territory: SJC-17 San Jose Airport
 APN: 230-01-056

FOR LEASE

Available SF: 2,887
 Avail Subtype: Office
 Rental Rate: \$4.25 FS
 Floor Num: 3
 Parking Ratio: 3.0 / 1000
 Parking Type: Surface and Covered Parking Garage
 Passenger/Freight Elevators: 3/0

FEATURES:

Conference Room
 Freeway Visibility - 101, 87
 Highway Access - 101, 280, 87, 880
 Kitchen/Kitchenette
 Miles To Airport - Adjacent to Mineta/San Jose
 International Airport
 Private Office - 2
 Public Transportation - Free shuttle to SJ Airport, SC
 CalTrain & LightRail stations
 Security - On-site
 Sprinklers

BROKERAGE:

Colliers
 Michael Rosendin, SIOR, CCIM 408-282-3900
 Susan Gregory, SIOR 408-282-3940
 Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
 Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

This suite contains 2 offices, conference room, kitchen and open area.

1016282437 - Y



164



Gateway Place I & II
2055 Gateway Pl, Suite 400
San Jose, CA 95110

Property Type: Office
 Property Subtype: Office
 Property SF: 118,774
 Lot Size: 8.39 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1985
 Class: A
 Floors: 7
 Available Date: Immediate
 Occupied?: No
 Website: <http://www.colliersproperty.com/hppairport/>
 Territory: SJC-17 San Jose Airport
 APN: 230-01-056

FOR LEASE

Available SF: 4,009
 Avail Subtype: Office
 Rental Rate: \$4.25 FS
 Floor Num: 4
 Parking Ratio: 3.0 / 1000
 Parking Type: Surface and Covered Parking Garage
 Passenger/Freight Elevators: 3/0

FEATURES:

Conference Room - 2
 Freeway Visibility - 101, 87
 Highway Access - 101, 280, 87, 880
 Kitchen/Kitchenette
 Miles To Airport - Adjacent to Mineta/San Jose
 International Airport
 Private Office - 3
 Public Transportation - Free shuttle to SJ Airport, SC
 CalTrain & LightRail stations
 Security - On-site
 Sprinklers

BROKERAGE:

Colliers
 Michael Rosendin, SIOR, CCIM 408-282-3900
 Susan Gregory, SIOR 408-282-3940
 Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
 Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

This suite features 3 private offices, 2 conference rooms, server room, kitchen and open area.

1016261964 - Y



OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

165



Gateway Place I & II
2055 Gateway Pl, Suite 450
San Jose, CA 95110

Property Type: Office
 Property Subtype: Office
 Property SF: 118,774
 Lot Size: 8.39 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1985
 Class: A
 Floors: 7
 Available Date: Immediate
 Occupied?: No
 Website: <http://www.colliersproperty.com/hppairport/>
 Territory: SJC-17 San Jose Airport
 APN: 230-01-056

FOR LEASE

Available SF: 3,333
 Avail Subtype: Office
 Rental Rate: \$4.25 FS
 Floor Num: 4
 Parking Ratio: 3.0 / 1000
 Parking Type: Surface and Covered Parking Garage
 Passenger/Freight Elevators: 3/0
FEATURES: Conference Room
 Freeway Visibility - 101, 87
 Highway Access - 101, 280, 87, 880
 Kitchen/Kitchenette
 Miles To Airport - Adjacent to Mineta/San Jose
 International Airport
 Private Office - 2
 Public Transportation - Free shuttle to SJ Airport, SC
 CalTrain & LightRail stations
 Security - On-site
 Server/IT Room
 Sprinklers

BROKERAGE:

Colliers
 Michael Rosendin, SIOR, CCIM 408-282-3900
 Susan Gregory, SIOR 408-282-3940
 Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
 Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

The suite contains 2 private offices, a conference room, server/storage room, phone room, Kitchen and open area.

1016279646 - Y



166



Gateway Place I & II
2055 Gateway Pl, Suite 480
San Jose, CA 95110

Property Type: Office
 Property Subtype: Office
 Property SF: 118,774
 Lot Size: 8.39 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1985
 Class: A
 Floors: 7
 Available Date: Immediate
 Occupied?: No
 Website: <http://www.colliersproperty.com/hppairport/>
 Territory: SJC-17 San Jose Airport
 APN: 230-01-056

FOR LEASE

Available SF: 1,723
 Avail Subtype: Office
 Rental Rate: \$4.25 FS
 Floor Num: 4
 Parking Ratio: 3.0 / 1000
 Parking Type: Surface and Covered Parking Garage
 Passenger/Freight Elevators: 3/0
FEATURES: Conference Room
 Freeway Visibility - 101, 87
 Highway Access - 101, 280, 87, 880
 Miles To Airport - Adjacent to Mineta/San Jose
 International Airport
 Private Office - 3
 Public Transportation - Free shuttle to SJ Airport, SC
 CalTrain & LightRail stations
 Security - On-site
 Sprinklers

BROKERAGE:

Colliers
 Michael Rosendin, SIOR, CCIM 408-282-3900
 Susan Gregory, SIOR 408-282-3940
 Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
 Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

This suite contains 3 offices, small conference room, kitchen and open area.

1016283804 - Y



OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

167



Gateway Place I & II
2055 Gateway Pl, Suite 525
San Jose, CA 95110

Property Type: Office
 Property Subtype: Office
 Property SF: 118,774
 Lot Size: 8.39 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1985
 Class: A
 Floors: 7
 Available Date: Immediate
 Occupied?: No
 Website: <http://www.colliersproperty.com/hppairport/>
 Territory: SJC-17 San Jose Airport
 APN: 230-01-056

FOR LEASE

Available SF: 3,387
 Avail Subtype: Office
 Rental Rate: \$4.25 FS
 Floor Num: 5
 Parking Ratio: 3.0 / 1000
 Parking Type: Surface and Covered Parking Garage
 Passenger/Freight Elevators: 3/0

FEATURES: Freeway Visibility - 101, 87
 Highway Access - 101, 280, 87, 880
 Miles To Airport - Adjacent to Mineta/San Jose
 International Airport
 Public Transportation - Free shuttle to SJ Airport, SC
 CalTrain & LightRail stations
 Security - On-site
 Sprinklers

BROKERAGE:

Colliers
 Michael Rosendin, SIOR, CCIM 408-282-3900
 Susan Gregory, SIOR 408-282-3940
 Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
 Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

This suite contains 3 private offices/small conference rooms, conference room, storage room, server room, kitchen, copy room, coat closet and open area.

1016290992 - Y



168



Gateway Place I & II
2055 Gateway Pl, Suite 550
San Jose, CA 95110

Property Type: Office
 Property Subtype: Office
 Property SF: 118,774
 Lot Size: 8.39 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1985
 Class: A
 Floors: 7
 Available Date: Immediate
 Occupied?: No
 Website: <http://www.colliersproperty.com/hppairport/>
 Territory: SJC-17 San Jose Airport
 APN: 230-01-056

FOR LEASE

Available SF: 5,531
 Avail Subtype: Office
 Rental Rate: \$4.25 FS
 Floor Num: 5
 Parking Ratio: 3.0 / 1000
 Parking Type: Surface and Covered Parking Garage
 Passenger/Freight Elevators: 3/0

FEATURES: Freeway Visibility - 101, 87
 Highway Access - 101, 280, 87, 880
 Miles To Airport - Adjacent to Mineta/San Jose
 International Airport
 Public Transportation - Free shuttle to SJ Airport, SC
 CalTrain & LightRail stations
 Security - On-site
 Sprinklers

BROKERAGE:

Colliers
 Michael Rosendin, SIOR, CCIM 408-282-3900
 Susan Gregory, SIOR 408-282-3940
 Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
 Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

This suite contains 2 private offices, 3 conference rooms, lobby, kitchen, and open area.

1016290313 - Y



OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

169



1016301154 - Y



Gateway Place I & II
2055 Gateway Pl, Suite 670
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 118,774
Lot Size: 8.39 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1985
Class: A
Floors: 7
Available Date: Immediate
Occupied?: No
Website: <http://www.colliersproperty.com/hppairport/>
Territory: SJC-17 San Jose Airport
APN: 230-01-056

FOR LEASE

Available SF: 2,930
Avail Subtype: Office
Rental Rate: \$4.25 FS
Floor Num: 6
Parking Ratio: 3.0 / 1000
Parking Type: Surface and Covered Parking Garage
Passenger/Freight Elevators: 3/0

FEATURES: Freeway Visibility - 101, 87
Highway Access - 101, 280, 87, 880
Miles To Airport - Adjacent to Mineta/San Jose
International Airport
Public Transportation - Free shuttle to SJ Airport, SC
CalTrain & LightRail stations
Security - On-site
Sprinklers

BROKERAGE:

Colliers
Michael Rosendin, SIOR, CCIM 408-282-3900
Susan Gregory, SIOR 408-282-3940
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

This suite contains five private offices, one conference room and open area for workstations.

170



1016291182 - N



Gateway Place I & II
2055 Gateway Pl, Suite 700
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 118,774
Lot Size: 8.39 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1985
Class: A
Floors: 7
Available Date: 4/01/2023
Occupied?: Yes
Website: <http://www.colliersproperty.com/hppairport/>
Territory: SJC-17 San Jose Airport
APN: 230-01-056

FOR LEASE

Available SF: 8,086
Avail Subtype: Office
Rental Rate: \$4.25 FS
Floor Num: 7
Parking Ratio: 3.0 / 1000
Parking Type: Surface and Covered Parking Garage
Passenger/Freight Elevators: 3/0

FEATURES: Freeway Visibility - 101, 87
Highway Access - 101, 280, 87, 880
Miles To Airport - Adjacent to Mineta/San Jose
International Airport
Public Transportation - Free shuttle to SJ Airport, SC
CalTrain & LightRail stations
Security - On-site
Sprinklers

BROKERAGE:

Colliers
Michael Rosendin, SIOR, CCIM 408-282-3900
Susan Gregory, SIOR 408-282-3940
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

Occupied. This suite contains 11 private offices, 2 conference rooms, copy room, server room, storage room, kitchen, lobby and open area.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

171



Gateway Place I & II
2055 Gateway Pl, Suite 725
San Jose, CA 95110

Property Type: Office
 Property Subtype: Office
 Property SF: 118,774
 Lot Size: 8.39 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1985
 Class: A
 Floors: 7
 Available Date: Immediate
 Occupied?: No
 Website: <http://www.colliersproperty.com/hppairport/>
 Territory: SJC-17 San Jose Airport
 APN: 230-01-056

FOR LEASE

Available SF: 2,386
 Avail Subtype: Office
 Rental Rate: \$4.25 FS
 Floor Num: 7
 Parking Ratio: 3.0 / 1000
 Parking Type: Surface and Covered Parking Garage
 Passenger/Freight Elevators: 3/0

FEATURES: Freeway Visibility - 101, 87
 Highway Access - 101, 280, 87, 880
 Miles To Airport - Adjacent to Mineta/San Jose
 International Airport
 Public Transportation - Free shuttle to SJ Airport, SC
 CalTrain & LightRail stations
 Security - On-site
 Sprinklers

BROKERAGE:

Colliers
 Michael Rosendin, SIOR, CCIM 408-282-3900
 Susan Gregory, SIOR 408-282-3940
 Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
 Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

This suite contains 3 private offices, a conference room and open area.

1016290651 - Y



172



Gateway Place I & II
2077 Gateway Pl, Suite 100
San Jose, CA 95110

Property Type: Office
 Property Subtype: Office
 Property SF: 79,618
 Lot Size: 8.39 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1985
 Class: A
 Floors: 5
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-17 San Jose Airport
 APN: 230-01-056

FOR LEASE

Available SF: 3,637
 Avail Subtype: Office
 Rental Rate: \$4.25 FS
 Floor Num: 1
 Parking Ratio: 3.0 / 1000
 Parking Type: Surface and Covered Parking Garage
 Passenger/Freight Elevators: 2/0

FEATURES: Conference Room
 Freeway Visibility - 101, 87
 Highway Access - 101, 280, 87, 880
 Kitchen/Kitchenette
 Miles To Airport - Adjacent to Mineta/San Jose
 International Airport
 Private Office - 3
 Public Transportation - Free shuttle to SJ Airport, SC
 CalTrain & LightRail stations
 Security - On-site
 Server/IT Room
 Sprinklers
 Storage

BROKERAGE:

Colliers
 Susan Gregory, SIOR 408-282-3940
 Michael Rosendin, SIOR, CCIM 408-282-3900
 Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
 Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Conference centers and workout centers with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

This suite contains 3 private offices, conference room, a kitchen, server/storage room and open area.

1016286720 - Y



OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

173



1016288077 - Y



Gateway Place I & II
2077 Gateway Pl, Suite 120
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 79,618
Lot Size: 8.39 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1985
Class: A
Floors: 5
Available Date: Immediate
Occupied?: No
Territory: SJC-17 San Jose Airport
APN: 230-01-056

FOR LEASE

Available SF: 3,296
Avail Subtype: Office
Rental Rate: \$4.25 FS
Floor Num: 1
Parking Ratio: 3.0 / 1000
Parking Type: Surface and Covered Parking Garage
Passenger/Freight Elevators: 2/0

FEATURES:

Conference Room
Freeway Visibility - 101, 87
Highway Access - 101, 280, 87, 880
Kitchen/Kitchenette
Lab Space
Miles To Airport - Adjacent to Mineta/San Jose International Airport
Private Office - 3
Public Transportation - Free shuttle to SJ Airport, SC
CalTrain & LightRail stations
Security - On-site
Sprinklers

BROKERAGE:

Colliers
Susan Gregory, SIOR 408-282-3940
Michael Rosendin, SIOR, CCIM 408-282-3900
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Conference centers and workout centers with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

This suite contains 3 private offices, conference room, kitchen, lab and open area.

174



1016284233 - Y



Gateway Place I & II
2077 Gateway Pl, Suite 220
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 79,618
Lot Size: 8.39 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1985
Class: A
Floors: 5
Available Date: Immediate
Occupied?: No
Territory: SJC-17 San Jose Airport
APN: 230-01-056

FOR LEASE

Available SF: 3,586
Avail Subtype: Office
Rental Rate: \$4.25 FS
Floor Num: 2
Parking Ratio: 3.0 / 1000
Parking Type: Surface and Covered Parking Garage
Passenger/Freight Elevators: 2/0

FEATURES:

Freeway Visibility - 101, 87
Highway Access - 101, 280, 87, 880
Miles To Airport - Adjacent to Mineta/San Jose International Airport
Public Transportation - Free shuttle to SJ Airport, SC
CalTrain & LightRail stations
Security - On-site
Sprinklers

BROKERAGE:

Colliers
Susan Gregory, SIOR 408-282-3940
Michael Rosendin, SIOR, CCIM 408-282-3900
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Conference centers and workout centers with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

This suite features 8 private offices, 2 conference rooms, server/storage room, kitchen, coat closet and open space for workstations.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

175



Gateway Place I & II
2099 Gateway PI, Suite 140
San Jose, CA 95110

Property Type: Office
 Property Subtype: Office
 Property SF: 115,500
 Lot Size: 4.84 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1985
 Class: A
 Floors: 7
 Available Date: Immediate
 Occupied?: Yes
 Territory: SJC-17 San Jose Airport

FOR LEASE

Available SF: 5,780
 Avail Subtype: Office
 Rental Rate: \$4.25 FS
 Floor Num: 1
 Parking Ratio: 3.0 / 1000
 Parking Type: Surface and Covered Parking Garage
 Passenger/Freight Elevators: 3/0

FEATURES: Freeway Visibility - 101, 87
 Highway Access - 101, 280, 87, 880
 Miles To Airport - Adjacent to Mineta/San Jose
 International Airport
 Public Transportation - Free shuttle to SJ Airport, SC
 CalTrain & LightRail stations
 Security - On-site
 Sprinklers

BROKERAGE:

Colliers
 Michael Rosendin, SIOR, CCIM 408-282-3900
 Susan Gregory, SIOR 408-282-3940
 Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864

PROPERTY DESCRIPTION

Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

This improved, modern space contains 5 private offices, a conference room, phone room, kitchen, server/storage room, reception and open area.

1016295675 - N



176



Gateway Place I & II
2099 Gateway PI, Suite 200
San Jose, CA 95110

Property Type: Office
 Property Subtype: Office
 Property SF: 115,500
 Lot Size: 4.84 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1985
 Class: A
 Floors: 7
 Available Date: Immediate
 Occupied?: Yes
 Territory: SJC-17 San Jose Airport

FOR LEASE

Available SF: 4,234
 Avail Subtype: Office
 Rental Rate: \$4.25 FS
 Floor Num: 2
 Parking Ratio: 3.0 / 1000
 Parking Type: Surface and Covered Parking Garage
 Passenger/Freight Elevators: 3/0

FEATURES: Conference Room
 Freeway Visibility - 101, 87
 Highway Access - 101, 280, 87, 880
 Kitchen/Kitchenette
 Lobby
 Miles To Airport - Adjacent to Mineta/San Jose
 International Airport
 Private Office - 8
 Public Transportation - Free shuttle to SJ Airport, SC
 CalTrain & LightRail stations
 Security - On-site
 Sprinklers

BROKERAGE:

Colliers
 Michael Rosendin, SIOR, CCIM 408-282-3900
 Susan Gregory, SIOR 408-282-3940
 Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
 Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

This suite contains 8 private offices, conference room, lobby, kitchen and open space for workstations.

1016274289 - N



OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

177



1016275590 - Y



Gateway Place I & II
2099 Gateway Pl, Suite 240
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 115,500
Lot Size: 4.84 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1985
Class: A
Floors: 7
Available Date: Immediate
Occupied?: No
Territory: SJC-17 San Jose Airport

FOR LEASE

Available SF: 3,437
Avail Subtype: Office
Rental Rate: \$4.25 FS
Floor Num: 2
Parking Ratio: 3.0 / 1000
Parking Type: Surface and Covered Parking Garage
Passenger/Freight Elevators: 3/0

FEATURES: Freeway Visibility - 101, 87
Highway Access - 101, 280, 87, 880
Miles To Airport - Adjacent to Mineta/San Jose
International Airport
Public Transportation - Free shuttle to SJ Airport, SC
CalTrain & LightRail stations
Security - On-site
Sprinklers

BROKERAGE:

Colliers
Michael Rosendin, SIOR, CCIM 408-282-3900
Susan Gregory, SIOR 408-282-3940
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

This hypothetical suite layout will feature 2 offices, 2 conference rooms, server/storage room, kitchen, and open area.

178



1016293812 - Y



Gateway Place I & II
2099 Gateway Pl, Suite 360
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 115,500
Lot Size: 4.84 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1985
Class: A
Floors: 7
Available Date: Immediate
Occupied?: No
Territory: SJC-17 San Jose Airport

FOR LEASE

Available SF: 2,688
Avail Subtype: Office
Rental Rate: \$4.25 FS
Floor Num: 3
Parking Ratio: 3.0 / 1000
Parking Type: Surface and Covered Parking Garage
Passenger/Freight Elevators: 3/0

FEATURES: Freeway Visibility - 101, 87
Highway Access - 101, 280, 87, 880
Miles To Airport - Adjacent to Mineta/San Jose
International Airport
Public Transportation - Free shuttle to SJ Airport, SC
CalTrain & LightRail stations
Security - On-site
Sprinklers

BROKERAGE:

Colliers
Michael Rosendin, SIOR, CCIM 408-282-3900
Jake Smart 408-282-3909
Susan Gregory, SIOR 408-282-3940
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864

PROPERTY DESCRIPTION

Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

This suite contains 3 private offices, a conference room, kitchen, server/storage room and open area.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

179



Gateway Place I & II
2099 Gateway Pl, Suite 400
San Jose, CA 95110

Property Type: Office
 Property Subtype: Office
 Property SF: 115,500
 Lot Size: 4.84 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1985
 Class: A
 Floors: 7
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-17 San Jose Airport

FOR LEASE

Available SF: 6,053
 Avail Subtype: Office
 Rental Rate: \$4.25 FS
 Floor Num: 4
 Parking Ratio: 3.0 / 1000
 Parking Type: Surface and Covered Parking Garage
 Passenger/Freight Elevators: 3/0

FEATURES:

Conference Room
 Freeway Visibility - 101, 87
 Highway Access - 101, 280, 87, 880
 Kitchen/Kitchenette
 Miles To Airport - Adjacent to Mineta/San Jose
 International Airport
 Private Office - 7
 Public Transportation - Free shuttle to SJ Airport, SC
 CalTrain & LightRail stations
 Security - On-site
 Server/IT Room
 Sprinklers
 Storage

BROKERAGE:

Colliers
 Michael Rosendin, SIOR, CCIM 408-282-3900
 Susan Gregory, SIOR 408-282-3940
 Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
 Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

This suite contains 7 private offices, large conference room, kitchen, storage, server room and open area.

1016288078 - Y



180



Gateway Place I & II
2099 Gateway Pl, Suite 420
San Jose, CA 95110

Property Type: Office
 Property Subtype: Office
 Property SF: 115,500
 Lot Size: 4.84 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1985
 Class: A
 Floors: 7
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-17 San Jose Airport

FOR LEASE

Available SF: 2,340
 Avail Subtype: Office
 Rental Rate: \$4.25 FS
 Floor Num: 4
 Parking Ratio: 3.0 / 1000
 Parking Type: Surface and Covered Parking Garage
 Passenger/Freight Elevators: 3/0

FEATURES:

Freeway Visibility - 101, 87
 Highway Access - 101, 280, 87, 880
 Miles To Airport - Adjacent to Mineta/San Jose
 International Airport
 Public Transportation - Free shuttle to SJ Airport, SC
 CalTrain & LightRail stations
 Security - On-site
 Sprinklers

BROKERAGE:

Colliers
 Michael Rosendin, SIOR, CCIM 408-282-3900
 Susan Gregory, SIOR 408-282-3940
 Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
 Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

This suite contains 3 private offices, conference room, server/storage room and open area.

1016290508 - Y



OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

181



Gateway Place I & II
2099 Gateway Pl, Suite 450
San Jose, CA 95110

Property Type: Office
 Property Subtype: Office
 Property SF: 115,500
 Lot Size: 4.84 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1985
 Class: A
 Floors: 7
 Available Date: 5/01/2023
 Occupied?: Yes
 Territory: SJC-17 San Jose Airport

FOR LEASE

Available SF: 4,944
 Avail Subtype: Office
 Rental Rate: \$4.25 FS
 Floor Num: 4
 Parking Ratio: 3.0 / 1000
 Parking Type: Surface and Covered Parking Garage
 Passenger/Freight Elevators: 3/0

FEATURES: Freeway Visibility - 101, 87
 Highway Access - 101, 280, 87, 880
 Miles To Airport - Adjacent to Mineta/San Jose
 International Airport
 Public Transportation - Free shuttle to SJ Airport, SC
 CalTrain & LightRail stations
 Security - On-site
 Sprinklers

BROKERAGE:

Colliers
 Michael Rosendin, SIOR, CCIM 408-282-3900
 Jake Smart 408-282-3909
 Susan Gregory, SIOR 408-282-3940
 Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864

PROPERTY DESCRIPTION

Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

This suite contains five private offices, conference room, storage room, server room, kitchen and open area.

1016298835 - N



182



Gateway Place I & II
2099 Gateway Pl, Suite 600
San Jose, CA 95110

Property Type: Office
 Property Subtype: Office
 Property SF: 115,500
 Lot Size: 4.84 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1985
 Class: A
 Floors: 7
 Available Date: Immediate
 Occupied?: Yes
 Territory: SJC-17 San Jose Airport

FOR LEASE

Available SF: 18,152
 Avail Subtype: Office
 Rental Rate: \$4.25 FS
 Floor Num: 6
 Parking Ratio: 3.0 / 1000
 Parking Type: Surface and Covered Parking Garage
 Passenger/Freight Elevators: 3/0

FEATURES: Freeway Visibility - 101, 87
 Highway Access - 101, 280, 87, 880
 Miles To Airport - Adjacent to Mineta/San Jose
 International Airport
 Public Transportation - Free shuttle to SJ Airport, SC
 CalTrain & LightRail stations
 Security - On-site
 Sprinklers

BROKERAGE:

Colliers
 Michael Rosendin, SIOR, CCIM 408-282-3900
 Susan Gregory, SIOR 408-282-3940
 Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
 Jake Smart 408-282-3909

PROPERTY DESCRIPTION

Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

This furnished suite contains 4 private offices, 6 small conference rooms, 2 large conference rooms, storage room, server room, lab, open kitchen and open area. Currently fitted with 123 workstations with additional break-out seating areas.

1016290514 - N



OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

183



Market St. Centre
80 S Market St, Suite 3rd Floor
San Jose, CA 95113

Property Type: Office
 Property Subtype: Office
 Property SF: 36,244
 Construction Status: Existing
 Class: C
 Floors: 3
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-31 San Jose Downtown
 APN: 259-40-067

FOR LEASE

Available SF: 5,600
 Avail Subtype: Office
 Rental Rate: \$2.85 GR
 Expenses: TBD
 Floor Num: 3
 Parking Ratio: 0.0 / 1000
FEATURES: Conference Room - 2
 Elevator Served
 Highway Access - 87, 280
 Kitchen/Kitchenette
 Private Office - 11
 Storage

BROKERAGE:

Colliers
 Dion Campisi, SIOR 408-242-6187
 Greg Galasso, SIOR 408-832-2839

LEASE NOTES

3 Heavy Build Out-Ideal Law Firm Space. 11 offices, 2 open offices areas, 2 Conference Rooms. Kitchen, Law Library, Storage. Rate includes paint, carpet and upgrading the elevator cab. Must be a 3-5 year lease or longer.

1016215669 - Y



184



Metro Plaza
101 Metro Dr, Suite 140
San Jose, CA 95110

Property Type: Office
 Property Subtype: Office
 Property SF: 494,272
 Lot Size: 7.17 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1986
 Class: A
 Floors: 7
 Available Date: Immediate
 Occupied?: Yes
 Zoning:
 Website: <http://www.colliersproperty.com/hppairport/>
 Territory: SJC-17 San Jose Airport
 APN: 230-29-084

FOR LEASE

Available SF: 2,268
 Avail Subtype: Office
 Rental Rate: \$4.25 FS
 Floor Num: 1
 Parking Ratio: 3.0 / 1000
 Parking Type: Four Story Covered Parking Garage
 Passenger/Freight Elevators: 3/0
FEATURES: Freeway Visibility - 101, 87
 Highway Access - 101, 280, 87, 880
 Miles To Airport - Adjacent to Mineta/San Jose
 International Airport
 Public Transportation - Free shuttle to SJ Airport, SC
 CalTrain & LightRail stations
 Security - On-site
 Sprinklers

BROKERAGE:

Colliers
 Michael Rosendin, SIOR, CCIM 408-282-3900
 Susan Gregory, SIOR 408-282-3940
 Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
 Jake Smart 408-282-3909

PROPERTY DESCRIPTION

3 building complex (25 Metro Dr., 101 Metro Dr. & 181 Metro Dr.) connected by a breeze way. Complex is complimented by an attached 21,512 SF SF retail arcade. Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

Construction is underway. This white box suite will be completed with an open ceiling, paint and base on the walls, and existing concrete floors cleaned and scraped.

1016279276 - N



OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

185



1016279277 - N



Metro Plaza
101 Metro Dr, Suite 150
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 494,272
Lot Size: 7.17 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1986
Class: A
Floors: 7
Available Date: Immediate
Occupied?: Yes
Zoning:
Website: <http://www.colliersproperty.com/hppairport/>
Territory: SJC-17 San Jose Airport
APN: 230-29-084

FOR LEASE

Available SF: 3,177
Avail Subtype: Office
Rental Rate: \$4.25 FS
Floor Num: 1
Parking Ratio: 3.0 / 1000
Parking Type: Four Story Covered Parking Garage
Passenger/Freight Elevators: 3/0

FEATURES: Freeway Visibility - 101, 87
Highway Access - 101, 280, 87, 880
Miles To Airport - Adjacent to Mineta/San Jose
International Airport
Public Transportation - Free shuttle to SJ Airport, SC
CalTrain & LightRail stations
Security - On-site
Sprinklers

BROKERAGE:

Colliers
Michael Rosendin, SIOR, CCIM 408-282-3900
Susan Gregory, SIOR 408-282-3940
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
Jake Smart 408-282-3909

PROPERTY DESCRIPTION

3 building complex (25 Metro Dr., 101 Metro Dr. & 181 Metro Dr.) connected by a breeze way. Complex is complimented by an attached 21,512 SF SF retail arcade. Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

This market ready plan includes two private offices, conference room, phone room, kitchen and open area.

186



1016256516 - Y



Metro Plaza
101 Metro Dr, Suite 230
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 494,272
Lot Size: 7.17 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1986
Class: A
Floors: 7
Available Date: Immediate
Occupied?: No
Zoning:
Website: <http://www.colliersproperty.com/hppairport/>
Territory: SJC-17 San Jose Airport
APN: 230-29-084

FOR LEASE

Available SF: 7,090
Avail Subtype: Office
Rental Rate: \$4.25 FS
Floor Num: 2
Parking Ratio: 3.0 / 1000
Parking Type: Four Story Covered Parking Garage
Passenger/Freight Elevators: 3/0

FEATURES: Conference Room
Freeway Visibility - 101, 87
Highway Access - 101, 280, 87, 880
Kitchen/Kitchenette
Miles To Airport - Adjacent to Mineta/San Jose
International Airport
Private Office - 2
Public Transportation - Free shuttle to SJ Airport, SC
CalTrain & LightRail stations
Security - On-site
Server/IT Room
Sprinklers

BROKERAGE:

Colliers
Michael Rosendin, SIOR, CCIM 408-282-3900
Susan Gregory, SIOR 408-282-3940
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
Jake Smart 408-282-3909

PROPERTY DESCRIPTION

3 building complex (25 Metro Dr., 101 Metro Dr. & 181 Metro Dr.) connected by a breeze way. Complex is complimented by an attached 21,512 SF SF retail arcade. Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

This suite contains 3 private offices/conference rooms, a kitchen and kitchenette, server room and open area for workstations.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

187



1016284236 - Y



Metro Plaza
101 Metro Dr, Suite 305
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 494,272
Lot Size: 7.17 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1986
Class: A
Floors: 7
Available Date: Immediate
Occupied?: No
Zoning:
Website: <http://www.colliersproperty.com/hppairport/>
Territory: SJC-17 San Jose Airport
APN: 230-29-084

FOR LEASE

Available SF: 738
Avail Subtype: Office
Rental Rate: \$4.50 FS
Floor Num: 3
Parking Ratio: 3.0 / 1000
Parking Type: Four Story Covered Parking Garage
Passenger/Freight Elevators: 3/0

FEATURES: Conference Room - 2
Freeway Visibility - 101, 87
Highway Access - 101, 280, 87, 880
Miles To Airport - Adjacent to Mineta/San Jose
International Airport
Private Office - 1
Public Transportation - Free shuttle to SJ Airport, SC
CalTrain & LightRail stations
Security - On-site
Sprinklers

BROKERAGE:

Colliers
Michael Rosendin, SIOR, CCIM 408-282-3900
Susan Gregory, SIOR 408-282-3940
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
Jake Smart 408-282-3909

PROPERTY DESCRIPTION

3 building complex (25 Metro Dr., 101 Metro Dr. & 181 Metro Dr.) connected by a breeze way. Complex is complimented by an attached 21,512 SF SF retail arcade. Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

Fast Office Suite. This plug and play suite contains 1 private office and open area. It is set up to seat 4 people. Includes access to the Fast Office kitchen, copier, and 2 shared conference rooms dedicated to the Fast Office Suites.

188



1016302475 - Y



Metro Plaza
101 Metro Dr, Suite 350
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 494,272
Lot Size: 7.17 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1986
Class: A
Floors: 7
Available Date: Immediate
Occupied?: No
Zoning:
Website: <http://www.colliersproperty.com/hppairport/>
Territory: SJC-17 San Jose Airport
APN: 230-29-084

FOR LEASE

Available SF: 1,275
Avail Subtype: Office
Rental Rate: \$4.50 FS
Floor Num: 3
Parking Ratio: 3.0 / 1000
Parking Type: Four Story Covered Parking Garage
Passenger/Freight Elevators: 3/0

FEATURES: Freeway Visibility - 101, 87
Highway Access - 101, 280, 87, 880
Miles To Airport - Adjacent to Mineta/San Jose
International Airport
Public Transportation - Free shuttle to SJ Airport, SC
CalTrain & LightRail stations
Security - On-site
Sprinklers

BROKERAGE:

Colliers
Michael Rosendin, SIOR, CCIM 408-282-3900
Jake Smart 408-282-3909
Susan Gregory, SIOR 408-282-3940
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864

PROPERTY DESCRIPTION

3 building complex (25 Metro Dr., 101 Metro Dr. & 181 Metro Dr.) connected by a breeze way. Complex is complimented by an attached 21,512 SF SF retail arcade. Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

Fast Office Suite. This plug and play suite contains 2 private offices and open area. It is set up to seat 7 people. Includes access to the Fast Office kitchen, copier, and 2 shared conference rooms dedicated to the Fast Office Suites.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

189



1016276579 - N



Metro Plaza
101 Metro Dr, Suite 370
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 494,272
Lot Size: 7.17 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1986
Class: A
Floors: 7
Available Date: Immediate
Occupied?: Yes
Zoning:
Website: <http://www.colliersproperty.com/hppairport/>
Territory: SJC-17 San Jose Airport
APN: 230-29-084

FOR LEASE

Available SF: 1,020
Avail Subtype: Office
Rental Rate: \$4.50 FS
Floor Num: 3
Parking Ratio: 3.0 / 1000
Parking Type: Four Story Covered Parking Garage
Passenger/Freight Elevators: 3/0

FEATURES: Conference Room - 2 shared

Freeway Visibility - 101, 87
Highway Access - 101, 280, 87, 880
Kitchen/Kitchenette
Miles To Airport - Adjacent to Mineta/San Jose International Airport
Plug & Play
Private Office - 2
Public Transportation - Free shuttle to SJ Airport, SC
CalTrain & LightRail stations
Security - On-site
Sprinklers

BROKERAGE:

Colliers
Michael Rosendin, SIOR, CCIM 408-282-3900
Susan Gregory, SIOR 408-282-3940
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
Jake Smart 408-282-3909

PROPERTY DESCRIPTION

3 building complex (25 Metro Dr., 101 Metro Dr. & 181 Metro Dr.) connected by a breeze way. Complex is complimented by an attached 21,512 SF SF retail arcade. Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

Fast Office Suite. This plug and play suite contains 2 private offices and open area. It is set up to seat 4 people. Includes access to the Fast Office kitchen, copier, and 2 shared conference rooms dedicated to the Fast Office Suites.

190



1016261921 - Y



Metro Plaza
101 Metro Dr, Suite 375
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 494,272
Lot Size: 7.17 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1986
Class: A
Floors: 7
Available Date: Immediate
Occupied?: No
Zoning:
Website: <http://www.colliersproperty.com/hppairport/>
Territory: SJC-17 San Jose Airport
APN: 230-29-084

FOR LEASE

Available SF: 737
Avail Subtype: Office
Rental Rate: \$4.50 FS
Floor Num: 3
Parking Ratio: 3.0 / 1000
Parking Type: Four Story Covered Parking Garage
Passenger/Freight Elevators: 3/0

FEATURES: Conference Room - 2

Freeway Visibility - 101, 87
Highway Access - 101, 280, 87, 880
Kitchen/Kitchenette
Miles To Airport - Adjacent to Mineta/San Jose International Airport
Private Office - 1
Public Transportation - Free shuttle to SJ Airport, SC
CalTrain & LightRail stations
Security - On-site
Sprinklers

BROKERAGE:

Colliers
Michael Rosendin, SIOR, CCIM 408-282-3900
Susan Gregory, SIOR 408-282-3940
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
Jake Smart 408-282-3909

PROPERTY DESCRIPTION

3 building complex (25 Metro Dr., 101 Metro Dr. & 181 Metro Dr.) connected by a breeze way. Complex is complimented by an attached 21,512 SF SF retail arcade. Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

Fast Office Suite. This plug and play suite contains 1 private office and open area. It is set up to seat 4 people. Includes access to the Fast Office kitchen, copier, and 2 shared conference rooms dedicated to the Fast Office Suites.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

191



1016288690 - Y



Metro Plaza
101 Metro Dr, Suite 520
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 494,272
Lot Size: 7.17 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1986
Class: A
Floors: 7
Available Date: Immediate
Occupied?: No
Zoning:
Website: <http://www.colliersproperty.com/hppairport/>
Territory: SJC-17 San Jose Airport
APN: 230-29-084

FOR LEASE

Available SF: 3,654
Avail Subtype: Office
Rental Rate: \$4.25 FS
Floor Num: 5
Parking Ratio: 3.0 / 1000
Parking Type: Four Story Covered Parking Garage
Passenger/Freight Elevators: 3/0

FEATURES:

Conference Room
Freeway Visibility - 101, 87
Highway Access - 101, 280, 87, 880
Kitchen/Kitchenette
Miles To Airport - Adjacent to Mineta/San Jose
International Airport
Private Office - 3
Public Transportation - Free shuttle to SJ Airport, SC
CalTrain & LightRail stations
Security - On-site
Sprinklers

BROKERAGE:

Colliers
Michael Rosendin, SIOR, CCIM 408-282-3900
Susan Gregory, SIOR 408-282-3940
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
Jake Smart 408-282-3909

PROPERTY DESCRIPTION

3 building complex (25 Metro Dr., 101 Metro Dr. & 181 Metro Dr.) connected by a breeze way. Complex is complimented by an attached 21,512 SF SF retail arcade. Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

This suite features 3 private offices, conference room, kitchen and open area.

192



1016242586 - Y



Metro Plaza
101 Metro Dr, Suite 560
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 494,272
Lot Size: 7.17 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1986
Class: A
Floors: 7
Available Date: Immediate
Occupied?: No
Zoning:
Website: <http://www.colliersproperty.com/hppairport/>
Territory: SJC-17 San Jose Airport
APN: 230-29-084

FOR LEASE

Available SF: 5,175
Avail Subtype: Office
Rental Rate: \$4.25 FS
Floor Num: 5
Parking Ratio: 3.0 / 1000
Parking Type: Four Story Covered Parking Garage
Passenger/Freight Elevators: 3/0

FEATURES:

Freeway Visibility - 101, 87
Highway Access - 101, 280, 87, 880
Miles To Airport - Adjacent to Mineta/San Jose
International Airport
Private Office - 4
Public Transportation - Free shuttle to SJ Airport, SC
CalTrain & LightRail stations
Security - On-site
Sprinklers

BROKERAGE:

Colliers
Michael Rosendin, SIOR, CCIM 408-282-3900
Susan Gregory, SIOR 408-282-3940
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
Jake Smart 408-282-3909

PROPERTY DESCRIPTION

3 building complex (25 Metro Dr., 101 Metro Dr. & 181 Metro Dr.) connected by a breeze way. Complex is complimented by an attached 21,512 SF SF retail arcade. Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

This market ready suite contains 4 private offices and open area for workstations. Virtual Tour available via link on the brochure.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

193



1016279280 - N



Metro Plaza
181 Metro Dr, Suite 170
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 494,272
Lot Size: 7.17 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1986
Class: A
Floors: 7
Available Date: Immediate
Occupied?: Yes
Zoning:
Website: <http://www.colliersproperty.com/hppairport/>
Territory: SJC-17 San Jose Airport
APN: 230-29-084

FOR LEASE

Available SF: 6,102
Avail Subtype: Office
Rental Rate: \$4.25 FS
Floor Num: 1
Parking Ratio: 3.0 / 1000
Parking Type: Four Story Covered Parking Garage
Passenger/Freight Elevators: 3/0

FEATURES: Freeway Visibility - 101, 87
Highway Access - 101, 280, 87, 880
Miles To Airport - Adjacent to Mineta/San Jose
International Airport
Public Transportation - Free shuttle to SJ Airport, SC
CalTrain & LightRail stations
Security - On-site
Sprinklers

BROKERAGE:

Colliers
Michael Rosendin, SIOR, CCIM 408-282-3900
Susan Gregory, SIOR 408-282-3940
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
Jake Smart 408-282-3909

PROPERTY DESCRIPTION

3 building complex (25 Metro Dr., 101 Metro Dr. & 181 Metro Dr.) connected by a breeze way. Complex is complimented by an attached 21,512 SF SF retail arcade. Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

This white box suite is completed with an open ceiling, paint and base on the walls, and existing concrete floors cleaned and scraped.

194



1016295835 - N



Metro Plaza
181 Metro Dr, Suite 280
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 494,272
Lot Size: 7.17 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1986
Class: A
Floors: 7
Available Date: 6/01/2023
Occupied?: Yes
Zoning:
Website: <http://www.colliersproperty.com/hppairport/>
Territory: SJC-17 San Jose Airport
APN: 230-29-084

FOR LEASE

Available SF: 10,120
Avail Subtype: Office
Rental Rate: \$4.25 FS
Floor Num: 2
Parking Ratio: 3.0 / 1000
Parking Type: Four Story Covered Parking Garage
Passenger/Freight Elevators: 3/0

FEATURES: Freeway Visibility - 101, 87
Highway Access - 101, 280, 87, 880
Miles To Airport - Adjacent to Mineta/San Jose
International Airport
Public Transportation - Free shuttle to SJ Airport, SC
CalTrain & LightRail stations
Security - On-site
Sprinklers

BROKERAGE:

Colliers
Michael Rosendin, SIOR, CCIM 408-282-3900
Jake Smart 408-282-3909
Susan Gregory, SIOR 408-282-3940
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864

PROPERTY DESCRIPTION

3 building complex (25 Metro Dr., 101 Metro Dr. & 181 Metro Dr.) connected by a breeze way. Complex is complimented by an attached 21,512 SF SF retail arcade. Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

This second generation suite can be customized to a tenant's specifications.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

195



1016295837 - N



Metro Plaza
181 Metro Dr, Suite 3rd Floor
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 494,272
Lot Size: 7.17 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1986
Class: A
Floors: 7
Available Date: 6/01/2023
Occupied?: Yes
Zoning:
Website: <http://www.colliersproperty.com/hppairport/>
Territory: SJC-17 San Jose Airport
APN: 230-29-084

FOR LEASE

Available SF: 19,232
Min - Max Divisibility: 19,232 - 218,600
Avail Subtype: Office
Rental Rate: \$4.25 FS
Floor Num: 3
Parking Ratio: 3.0 / 1000
Parking Type: Four Story Covered Parking Garage
Passenger/Freight Elevators: 3/0

FEATURES: Freeway Visibility - 101, 87

Highway Access - 101, 280, 87, 880
Miles To Airport - Adjacent to Mineta/San Jose
International Airport
Public Transportation - Free shuttle to SJ Airport, SC
CalTrain & LightRail stations
Security - On-site
Sprinklers

BROKERAGE:

Colliers
Michael Rosendin, SIOR, CCIM 408-282-3900
Jake Smart 408-282-3909
Susan Gregory, SIOR 408-282-3940
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864

PROPERTY DESCRIPTION

3 building complex (25 Metro Dr., 101 Metro Dr. & 181 Metro Dr.) connected by a breeze way. Complex is complimented by an attached 21,512 SF SF retail arcade. Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

This second generation suite can be customized to a tenant's specifications. Available 6/1/23.

196



1016301655 - N



Metro Plaza
181 Metro Dr, Suite 400
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 494,272
Lot Size: 7.17 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1986
Class: A
Floors: 7
Available Date: 4/01/2023
Occupied?: Yes
Zoning:
Website: <http://www.colliersproperty.com/hppairport/>
Territory: SJC-17 San Jose Airport
APN: 230-29-084

FOR LEASE

Available SF: 13,216
Avail Subtype: Office
Rental Rate: \$4.25 FS
Floor Num: 4
Parking Ratio: 3.0 / 1000
Parking Type: Four Story Covered Parking Garage
Passenger/Freight Elevators: 3/0

FEATURES: Freeway Visibility - 101, 87

Highway Access - 101, 280, 87, 880
Miles To Airport - Adjacent to Mineta/San Jose
International Airport
Public Transportation - Free shuttle to SJ Airport, SC
CalTrain & LightRail stations
Security - On-site
Sprinklers

BROKERAGE:

Colliers
Michael Rosendin, SIOR, CCIM 408-282-3900
Jake Smart 408-282-3909
Susan Gregory, SIOR 408-282-3940
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864

PROPERTY DESCRIPTION

3 building complex (25 Metro Dr., 101 Metro Dr. & 181 Metro Dr.) connected by a breeze way. Complex is complimented by an attached 21,512 SF SF retail arcade. Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

This suite contains a mix of private offices, conference rooms, lab space, server/storage rooms, kitchen, kitchenette, reception area and open space for workstations.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

197



1016275594 - N



Metro Plaza
181 Metro Dr, Suite 410/450 COMBO
San Jose, CA 95110

Property Type: Office
 Property Subtype: Office
 Property SF: 494,272
 Lot Size: 7.17 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1986
 Class: A
 Floors: 7
 Available Date: Immediate
 Occupied?: No
 Zoning:
 Website: <http://www.colliersproperty.com/hppairport/>
 Territory: SJC-17 San Jose Airport
 APN: 230-29-084

FOR LEASE
 Available SF: 13,491
 Min - Max Divisibility: 13,491 - 218,600
 Avail Subtype: Office
 Rental Rate: \$4.25 FS
 Floor Num: 4
 Parking Ratio: 3.0 / 1000
 Parking Type: Four Story Covered Parking Garage
 Passenger/Freight Elevators: 3/0
FEATURES: Freeway Visibility - 101, 87
 Highway Access - 101, 280, 87, 880
 Miles To Airport - Adjacent to Mineta/San Jose
 International Airport
 Public Transportation - Free shuttle to SJ Airport, SC
 CalTrain & LightRail stations
 Security - On-site
 Sprinklers

BROKERAGE:
 Colliers
 Michael Rosendin, SIOR, CCIM 408-282-3900
 Susan Gregory, SIOR 408-282-3940
 Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
 Jake Smart 408-282-3909

PROPERTY DESCRIPTION

3 building complex (25 Metro Dr., 101 Metro Dr. & 181 Metro Dr.) connected by a breeze way. Complex is complimented by an attached 21,512 SF SF retail arcade. Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

This prospective combination of suites creates the opportunity for a larger suite containing 14 private offices, two conference rooms, kitchen and kitchenette, two server closets and open area for workstations. Available 1/1/22.

198



1016275593 - Y



Metro Plaza
181 Metro Dr, Suite 450
San Jose, CA 95110

Property Type: Office
 Property Subtype: Office
 Property SF: 494,272
 Lot Size: 7.17 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1986
 Class: A
 Floors: 7
 Available Date: Immediate
 Occupied?: No
 Zoning:
 Website: <http://www.colliersproperty.com/hppairport/>
 Territory: SJC-17 San Jose Airport
 APN: 230-29-084

FOR LEASE
 Available SF: 9,717
 Avail Subtype: Office
 Rental Rate: \$4.25 FS
 Floor Num: 4
 Parking Ratio: 3.0 / 1000
 Parking Type: Four Story Covered Parking Garage
 Passenger/Freight Elevators: 3/0
FEATURES: Conference Room
 Freeway Visibility - 101, 87
 Highway Access - 101, 280, 87, 880
 Kitchen/Kitchenette
 Miles To Airport - Adjacent to Mineta/San Jose
 International Airport
 Private Office - 10
 Public Transportation - Free shuttle to SJ Airport, SC
 CalTrain & LightRail stations
 Security - On-site
 Server/IT Room
 Sprinklers
 Storage

BROKERAGE:
 Colliers
 Michael Rosendin, SIOR, CCIM 408-282-3900
 Susan Gregory, SIOR 408-282-3940
 Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
 Jake Smart 408-282-3909

PROPERTY DESCRIPTION

3 building complex (25 Metro Dr., 101 Metro Dr. & 181 Metro Dr.) connected by a breeze way. Complex is complimented by an attached 21,512 SF SF retail arcade. Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

This suite contains 10 private offices, four conference rooms, kitchen, storage closet, server closet and open area for workstations.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

199



1016299223 - N



Metro Plaza

181 Metro Dr, Suite 4th Floor

San Jose, CA 95110

Property Type: Office
 Property Subtype: Office
 Property SF: 494,272
 Lot Size: 7.17 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1986
 Class: A
 Floors: 7
 Available Date: 4/01/2023
 Occupied?: Yes
 Zoning:
 Website: <http://www.colliersproperty.com/hppairport/>
 Territory: SJC-17 San Jose Airport
 APN: 230-29-084

FOR LEASE

Available SF: 26,706
 Avail Subtype: Office
 Rental Rate: \$4.25 FS
 Floor Num: 4
 Parking Ratio: 3.0 / 1000
 Parking Type: Four Story Covered Parking Garage
 Passenger/Freight Elevators: 3/0

FEATURES: Freeway Visibility - 101, 87

Highway Access - 101, 280, 87, 880
 Miles To Airport - Adjacent to Mineta/San Jose
 International Airport
 Public Transportation - Free shuttle to SJ Airport, SC
 CalTrain & LightRail stations
 Security - On-site
 Sprinklers

BROKERAGE:

Colliers
 Michael Rosendin, SIOR, CCIM 408-282-3900
 Jake Smart 408-282-3909
 Susan Gregory, SIOR 408-282-3940
 Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864

PROPERTY DESCRIPTION

3 building complex (25 Metro Dr., 101 Metro Dr. & 181 Metro Dr.) connected by a breeze way. Complex is complimented by an attached 21,512 SF SF retail arcade. Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

Available 4/1/23.

200



1016283700 - Y



Metro Plaza

181 Metro Dr, Suite 540

San Jose, CA 95110

Property Type: Office
 Property Subtype: Office
 Property SF: 494,272
 Lot Size: 7.17 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1986
 Class: A
 Floors: 7
 Available Date: Immediate
 Occupied?: No
 Zoning:
 Website: <http://www.colliersproperty.com/hppairport/>
 Territory: SJC-17 San Jose Airport
 APN: 230-29-084

FOR LEASE

Available SF: 2,879
 Avail Subtype: Office
 Rental Rate: \$4.25 FS
 Floor Num: 5
 Parking Ratio: 3.0 / 1000
 Parking Type: Four Story Covered Parking Garage
 Passenger/Freight Elevators: 3/0

FEATURES: Freeway Visibility - 101, 87

Highway Access - 101, 280, 87, 880
 Miles To Airport - Adjacent to Mineta/San Jose
 International Airport
 Public Transportation - Free shuttle to SJ Airport, SC
 CalTrain & LightRail stations
 Security - On-site
 Sprinklers

BROKERAGE:

Colliers
 Michael Rosendin, SIOR, CCIM 408-282-3900
 Susan Gregory, SIOR 408-282-3940
 Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
 Jake Smart 408-282-3909

PROPERTY DESCRIPTION

3 building complex (25 Metro Dr., 101 Metro Dr. & 181 Metro Dr.) connected by a breeze way. Complex is complimented by an attached 21,512 SF SF retail arcade. Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

This suite contains 5 offices, one large and small conference room, kitchen, storage room and open area.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

201



1016248736 - Y



Metro Plaza
181 Metro Dr, Suite 550
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 494,272
Lot Size: 7.17 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1986
Class: A
Floors: 7
Available Date: Immediate
Occupied?: No
Zoning:
Website: <http://www.colliersproperty.com/hppairport/>
Territory: SJC-17 San Jose Airport
APN: 230-29-084

FOR LEASE

Available SF: 7,605
Avail Subtype: Office
Rental Rate: \$4.25 FS
Floor Num: 5
Parking Ratio: 3.0 / 1000
Parking Type: Four Story Covered Parking Garage
Passenger/Freight Elevators: 3/0

FEATURES: Conference Room - 3

Freeway Visibility - 101, 87
Highway Access - 101, 280, 87, 880
Kitchen/Kitchenette
Miles To Airport - Adjacent to Mineta/San Jose
International Airport
Private Office - 5
Public Transportation - Free shuttle to SJ Airport, SC
CalTrain & LightRail stations
Security - On-site
Server/IT Room
Sprinklers

BROKERAGE:

Colliers
Michael Rosendin, SIOR, CCIM 408-282-3900
Susan Gregory, SIOR 408-282-3940
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
Jake Smart 408-282-3909

PROPERTY DESCRIPTION

3 building complex (25 Metro Dr., 101 Metro Dr. & 181 Metro Dr.) connected by a breeze way. Complex is complimented by an attached 21,512 SF SF retail arcade. Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

This market ready plan includes 5 offices, 2 large conference rooms, medium conference room, server/storage room, kitchen and open area.

202



1016301656 - N



Metro Plaza
181 Metro Dr, Suite 620
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 494,272
Lot Size: 7.17 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1986
Class: A
Floors: 7
Available Date: 4/01/2023
Occupied?: Yes
Zoning:
Website: <http://www.colliersproperty.com/hppairport/>
Territory: SJC-17 San Jose Airport
APN: 230-29-084

FOR LEASE

Available SF: 13,583
Avail Subtype: Office
Rental Rate: \$4.25 FS
Floor Num: 6
Parking Ratio: 3.0 / 1000
Parking Type: Four Story Covered Parking Garage
Passenger/Freight Elevators: 3/0

FEATURES: Freeway Visibility - 101, 87

Highway Access - 101, 280, 87, 880
Miles To Airport - Adjacent to Mineta/San Jose
International Airport
Public Transportation - Free shuttle to SJ Airport, SC
CalTrain & LightRail stations
Security - On-site
Sprinklers

BROKERAGE:

Colliers
Michael Rosendin, SIOR, CCIM 408-282-3900
Jake Smart 408-282-3909
Susan Gregory, SIOR 408-282-3940
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864

PROPERTY DESCRIPTION

3 building complex (25 Metro Dr., 101 Metro Dr. & 181 Metro Dr.) connected by a breeze way. Complex is complimented by an attached 21,512 SF SF retail arcade. Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

This suite contains a mix of private offices, conference rooms, lab space and open area.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

203



1016299222 - N



Metro Plaza

181 Metro Dr, Suite 6th Floor

San Jose, CA 95110

Property Type: Office
 Property Subtype: Office
 Property SF: 494,272
 Lot Size: 7.17 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1986
 Class: A
 Floors: 7
 Available Date: 7/01/2024
 Occupied?: No
 Zoning:
 Website: <http://www.colliersproperty.com/hppairport/>
 Territory: SJC-17 San Jose Airport
 APN: 230-29-084

FOR LEASE

Available SF: 24,209
 Min - Max Divisibility: 24,209 - 218,600
 Avail Subtype: Office
 Rental Rate: \$4.25 FS
 Floor Num: 7
 Parking Ratio: 3.0 / 1000
 Parking Type: Four Story Covered Parking Garage
 Passenger/Freight Elevators: 3/0
FEATURES: Freeway Visibility - 101, 87
 Highway Access - 101, 280, 87, 880
 Miles To Airport - Adjacent to Mineta/San Jose
 International Airport
 Public Transportation - Free shuttle to SJ Airport, SC
 CalTrain & LightRail stations
 Security - On-site
 Sprinklers

BROKERAGE:

Colliers
 Michael Rosendin, SIOR, CCIM 408-282-3900
 Jake Smart 408-282-3909
 Susan Gregory, SIOR 408-282-3940
 Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864

PROPERTY DESCRIPTION

3 building complex (25 Metro Dr., 101 Metro Dr. & 181 Metro Dr.) connected by a breeze way. Complex is complimented by an attached 21,512 SF SF retail arcade. Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

Available July 2024.

204



1016299221 - N



Metro Plaza

181 Metro Dr, Suite 7th Floor

San Jose, CA 95110

Property Type: Office
 Property Subtype: Office
 Property SF: 494,272
 Lot Size: 7.17 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1986
 Class: A
 Floors: 7
 Available Date: 7/01/2024
 Occupied?: No
 Zoning:
 Website: <http://www.colliersproperty.com/hppairport/>
 Territory: SJC-17 San Jose Airport
 APN: 230-29-084

FOR LEASE

Available SF: 22,960
 Min - Max Divisibility: 22,960 - 218,600
 Avail Subtype: Office
 Rental Rate: \$4.25 FS
 Floor Num: 7
 Parking Ratio: 3.0 / 1000
 Parking Type: Four Story Covered Parking Garage
 Passenger/Freight Elevators: 3/0
FEATURES: Freeway Visibility - 101, 87
 Highway Access - 101, 280, 87, 880
 Miles To Airport - Adjacent to Mineta/San Jose
 International Airport
 Public Transportation - Free shuttle to SJ Airport, SC
 CalTrain & LightRail stations
 Security - On-site
 Sprinklers

BROKERAGE:

Colliers
 Michael Rosendin, SIOR, CCIM 408-282-3900
 Jake Smart 408-282-3909
 Susan Gregory, SIOR 408-282-3940
 Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864

PROPERTY DESCRIPTION

3 building complex (25 Metro Dr., 101 Metro Dr. & 181 Metro Dr.) connected by a breeze way. Complex is complimented by an attached 21,512 SF SF retail arcade. Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

Available July 2024.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

205



Metro Plaza
25 Metro Dr, Suite 100
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 494,272
Lot Size: 7.17 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1986
Class: A
Floors: 7
Available Date: Immediate
Occupied?: Yes
Zoning:
Website: <http://www.colliersproperty.com/hppairport/>
Territory: SJC-17 San Jose Airport
APN: 230-29-084

FOR LEASE

Available SF: 10,382
Avail Subtype: Office
Rental Rate: \$4.25 FS
Floor Num: 1
Parking Ratio: 3.0 / 1000
Parking Type: Four Story Covered Parking Garage
Passenger/Freight Elevators: 3/0

FEATURES:

Conference Room
Freeway Visibility - 101, 87
Highway Access - 101, 280, 87, 880
Kitchen/Kitchenette
Miles To Airport - Adjacent to Mineta/San Jose
International Airport
Private Office - 9
Public Transportation - Free shuttle to SJ Airport, SC
CalTrain & LightRail stations
Security - On-site
Server/IT Room
Sprinklers
Storage

BROKERAGE:

Colliers
Michael Rosendin, SIOR, CCIM 408-282-3900
Susan Gregory, SIOR 408-282-3940
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
Jake Smart 408-282-3909

PROPERTY DESCRIPTION

3 building complex (25 Metro Dr., 101 Metro Dr. & 181 Metro Dr.) connected by a breeze way. Complex is complimented by an attached 21,512 SF SF retail arcade. Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

This market ready suite contains 9 private offices, a large conference room, a small conference room, two phone rooms, server room, storage room, kitchen and open area.

1016279284 - N



206



Metro Plaza
25 Metro Dr, Suite 120
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 494,272
Lot Size: 7.17 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1986
Class: A
Floors: 7
Available Date: Immediate
Occupied?: Yes
Zoning:
Website: <http://www.colliersproperty.com/hppairport/>
Territory: SJC-17 San Jose Airport
APN: 230-29-084

FOR LEASE

Available SF: 9,151
Avail Subtype: Office
Rental Rate: \$4.25 FS
Floor Num: 1
Parking Ratio: 3.0 / 1000
Parking Type: Four Story Covered Parking Garage
Passenger/Freight Elevators: 3/0

FEATURES:

Freeway Visibility - 101, 87
Highway Access - 101, 280, 87, 880
Miles To Airport - Adjacent to Mineta/San Jose
International Airport
Public Transportation - Free shuttle to SJ Airport, SC
CalTrain & LightRail stations
Security - On-site
Sprinklers

BROKERAGE:

Colliers
Michael Rosendin, SIOR, CCIM 408-282-3900
Susan Gregory, SIOR 408-282-3940
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
Jake Smart 408-282-3909

PROPERTY DESCRIPTION

3 building complex (25 Metro Dr., 101 Metro Dr. & 181 Metro Dr.) connected by a breeze way. Complex is complimented by an attached 21,512 SF SF retail arcade. Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

This white box suite is completed with an open ceiling, paint and base on the walls, and existing concrete floors cleaned and scraped.

1016279283 - N



OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

207



Metro Plaza
25 Metro Dr, Suite 210
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 494,272
Lot Size: 7.17 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1986
Class: A
Floors: 7
Available Date: Immediate
Occupied?: Yes
Zoning:
Website: <http://www.colliersproperty.com/hppairport/>
Territory: SJC-17 San Jose Airport
APN: 230-29-084

FOR LEASE

Available SF: 5,719
Avail Subtype: Office
Rental Rate: \$4.25 FS
Floor Num: 2
Parking Ratio: 3.0 / 1000
Parking Type: Four Story Covered Parking Garage
Passenger/Freight Elevators: 3/0

FEATURES: Freeway Visibility - 101, 87
Highway Access - 101, 280, 87, 880
Miles To Airport - Adjacent to Mineta/San Jose
International Airport
Public Transportation - Free shuttle to SJ Airport, SC
CalTrain & LightRail stations
Security - On-site
Sprinklers

BROKERAGE:

Colliers
Michael Rosendin, SIOR, CCIM 408-282-3900
Jake Smart 408-282-3909
Susan Gregory, SIOR 408-282-3940
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864

PROPERTY DESCRIPTION

3 building complex (25 Metro Dr., 101 Metro Dr. & 181 Metro Dr.) connected by a breeze way. Complex is complimented by an attached 21,512 SF SF retail arcade. Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

This suite contains 5 private offices, 2 small conference rooms, server room, copy room, kitchen, coat closet and open area.

1016290994 - N



208



Metro Plaza
25 Metro Dr, Suite 220
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 494,272
Lot Size: 7.17 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1986
Class: A
Floors: 7
Available Date: Immediate
Occupied?: No
Zoning:
Website: <http://www.colliersproperty.com/hppairport/>
Territory: SJC-17 San Jose Airport
APN: 230-29-084

FOR LEASE

Available SF: 7,991
Avail Subtype: Office
Rental Rate: \$4.25 FS
Floor Num: 2
Parking Ratio: 3.0 / 1000
Parking Type: Four Story Covered Parking Garage
Passenger/Freight Elevators: 3/0

FEATURES: Freeway Visibility - 101, 87
Highway Access - 101, 280, 87, 880
Miles To Airport - Adjacent to Mineta/San Jose
International Airport
Public Transportation - Free shuttle to SJ Airport, SC
CalTrain & LightRail stations
Security - On-site
Sprinklers

BROKERAGE:

Colliers
Michael Rosendin, SIOR, CCIM 408-282-3900
Jake Smart 408-282-3909
Susan Gregory, SIOR 408-282-3940
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864

PROPERTY DESCRIPTION

3 building complex (25 Metro Dr., 101 Metro Dr. & 181 Metro Dr.) connected by a breeze way. Complex is complimented by an attached 21,512 SF SF retail arcade. Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

This suite contains 3 private offices, a large and small conference room, server room, storage room, kitchen and open area.

1016295779 - Y



OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

209



Metro Plaza
25 Metro Dr, Suite 228
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 494,272
Lot Size: 7.17 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1986
Class: A
Floors: 7
Available Date: Immediate
Occupied?: No
Zoning:
Website: <http://www.colliersproperty.com/hppairport/>
Territory: SJC-17 San Jose Airport
APN: 230-29-084

FOR LEASE

Available SF: 2,395
Avail Subtype: Office
Rental Rate: \$4.25 FS
Floor Num: 2
Parking Ratio: 3.0 / 1000
Parking Type: Four Story Covered Parking Garage
Passenger/Freight Elevators: 3/0

FEATURES: Freeway Visibility - 101, 87
Highway Access - 101, 280, 87, 880
Miles To Airport - Adjacent to Mineta/San Jose
International Airport
Public Transportation - Free shuttle to SJ Airport, SC
CalTrain & LightRail stations
Security - On-site
Sprinklers

BROKERAGE:

Colliers
Michael Rosendin, SIOR, CCIM 408-282-3900
Susan Gregory, SIOR 408-282-3940
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
Jake Smart 408-282-3909

PROPERTY DESCRIPTION

3 building complex (25 Metro Dr., 101 Metro Dr. & 181 Metro Dr.) connected by a breeze way. Complex is complimented by an attached 21,512 SF SF retail arcade. Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

This suite features 3 private offices, 2 conference rooms, kitchen, server/storage room and open area for workstations.

1016272570 - Y



210



Metro Plaza
25 Metro Dr, Suite 230
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 494,272
Lot Size: 7.17 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1986
Class: A
Floors: 7
Available Date: Immediate
Occupied?: Yes
Zoning:
Website: <http://www.colliersproperty.com/hppairport/>
Territory: SJC-17 San Jose Airport
APN: 230-29-084

FOR LEASE

Available SF: 2,872
Avail Subtype: Office
Rental Rate: \$4.25 FS
Floor Num: 2
Parking Ratio: 3.0 / 1000
Parking Type: Four Story Covered Parking Garage
Passenger/Freight Elevators: 3/0

FEATURES: Conference Room
Freeway Visibility - 101, 87
Highway Access - 101, 280, 87, 880
Kitchen/Kitchenette
Miles To Airport - Adjacent to Mineta/San Jose
International Airport
Private Office - 3
Public Transportation - Free shuttle to SJ Airport, SC
CalTrain & LightRail stations
Security - On-site
Server/IT Room
Sprinklers
Storage

BROKERAGE:

Colliers
Michael Rosendin, SIOR, CCIM 408-282-3900
Susan Gregory, SIOR 408-282-3940
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
Jake Smart 408-282-3909

PROPERTY DESCRIPTION

3 building complex (25 Metro Dr., 101 Metro Dr. & 181 Metro Dr.) connected by a breeze way. Complex is complimented by an attached 21,512 SF SF retail arcade. Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

This suite features 3 offices, conference room, kitchen, server/storage room, and open area.

1016267439 - N



OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

211



Metro Plaza
25 Metro Dr, Suite 234
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 494,272
Lot Size: 7.17 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1986
Class: A
Floors: 7
Available Date: Immediate
Occupied?: No
Zoning:
Website: <http://www.colliersproperty.com/hppairport/>
Territory: SJC-17 San Jose Airport
APN: 230-29-084

FOR LEASE

Available SF: 1,471
Avail Subtype: Office
Rental Rate: \$4.25 FS
Floor Num: 2
Parking Ratio: 3.0 / 1000
Parking Type: Four Story Covered Parking Garage
Passenger/Freight Elevators: 3/0

FEATURES: Freeway Visibility - 101, 87
Highway Access - 101, 280, 87, 880
Miles To Airport - Adjacent to Mineta/San Jose
International Airport
Public Transportation - Free shuttle to SJ Airport, SC
CalTrain & LightRail stations
Security - On-site
Sprinklers

BROKERAGE:

Colliers
Michael Rosendin, SIOR, CCIM 408-282-3900
Jake Smart 408-282-3909
Susan Gregory, SIOR 408-282-3940
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864

PROPERTY DESCRIPTION

3 building complex (25 Metro Dr., 101 Metro Dr. & 181 Metro Dr.) connected by a breeze way. Complex is complimented by an attached 21,512 SF SF retail arcade. Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

This suite contains one private office and open space.

1016290898 - Y



212



Metro Plaza
25 Metro Dr, Suite 3rd Floor
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 494,272
Lot Size: 7.17 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1986
Class: A
Floors: 7
Available Date: Immediate
Occupied?: No
Zoning:
Website: <http://www.colliersproperty.com/hppairport/>
Territory: SJC-17 San Jose Airport
APN: 230-29-084

FOR LEASE

Available SF: 19,232
Min - Max Divisibility: 19,232 - 218,600
Avail Subtype: Office
Rental Rate: \$4.25 FS
Floor Num: 3
Parking Ratio: 3.0 / 1000
Parking Type: Four Story Covered Parking Garage
Passenger/Freight Elevators: 3/0

FEATURES: Freeway Visibility - 101, 87
Highway Access - 101, 280, 87, 880
Miles To Airport - Adjacent to Mineta/San Jose
International Airport
Public Transportation - Free shuttle to SJ Airport, SC
CalTrain & LightRail stations
Security - On-site
Sprinklers

BROKERAGE:

Colliers
Michael Rosendin, SIOR, CCIM 408-282-3900
Susan Gregory, SIOR 408-282-3940
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
Jake Smart 408-282-3909

PROPERTY DESCRIPTION

3 building complex (25 Metro Dr., 101 Metro Dr. & 181 Metro Dr.) connected by a breeze way. Complex is complimented by an attached 21,512 SF SF retail arcade. Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

This full floor suite features 6 private offices, 2 small conference rooms, 1 large conference room, server room, storage, kitchen, in-suite restrooms and open area. Available 7/1/22.

1016288462 - Y



OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

213



1016287783 - N



Metro Plaza
25 Metro Dr, Suite 4th Floor
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 494,272
Lot Size: 7.17 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1986
Class: A
Floors: 7
Available Date: Immediate
Occupied?: Yes
Zoning:
Website: <http://www.colliersproperty.com/hppairport/>
Territory: SJC-17 San Jose Airport
APN: 230-29-084

FOR LEASE

Available SF: 26,706
Min - Max Divisibility: 26,706 - 218,600
Avail Subtype: Office
Rental Rate: \$4.25 FS
Floor Num: 4
Parking Ratio: 3.0 / 1000
Parking Type: Four Story Covered Parking Garage
Passenger/Freight Elevators: 3/0

FEATURES: Freeway Visibility - 101, 87

Highway Access - 101, 280, 87, 880
Miles To Airport - Adjacent to Mineta/San Jose
International Airport
Public Transportation - Free shuttle to SJ Airport, SC
CalTrain & LightRail stations
Security - On-site
Sprinklers

BROKERAGE:

Colliers
Michael Rosendin, SIOR, CCIM 408-282-3900
Susan Gregory, SIOR 408-282-3940
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
Jake Smart 408-282-3909

PROPERTY DESCRIPTION

3 building complex (25 Metro Dr., 101 Metro Dr. & 181 Metro Dr.) connected by a breeze way. Complex is complimented by an attached 21,512 SF SF retail arcade. Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

This second generation suite can be customized to a tenant's specifications. Available 1/1/23.

214



1016287784 - N



Metro Plaza
25 Metro Dr, Suite 5th Floor
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 494,272
Lot Size: 7.17 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1986
Class: A
Floors: 7
Available Date: Immediate
Occupied?: Yes
Zoning:
Website: <http://www.colliersproperty.com/hppairport/>
Territory: SJC-17 San Jose Airport
APN: 230-29-084

FOR LEASE

Available SF: 25,458
Min - Max Divisibility: 25,458 - 218,600
Avail Subtype: Office
Rental Rate: \$4.25 FS
Floor Num: 5
Parking Ratio: 3.0 / 1000
Parking Type: Four Story Covered Parking Garage
Passenger/Freight Elevators: 3/0

FEATURES: Freeway Visibility - 101, 87

Highway Access - 101, 280, 87, 880
Miles To Airport - Adjacent to Mineta/San Jose
International Airport
Public Transportation - Free shuttle to SJ Airport, SC
CalTrain & LightRail stations
Security - On-site
Sprinklers

BROKERAGE:

Colliers
Michael Rosendin, SIOR, CCIM 408-282-3900
Susan Gregory, SIOR 408-282-3940
Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
Jake Smart 408-282-3909

PROPERTY DESCRIPTION

3 building complex (25 Metro Dr., 101 Metro Dr. & 181 Metro Dr.) connected by a breeze way. Complex is complimented by an attached 21,512 SF SF retail arcade. Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

This second generation suite can be customized to a tenant's specifications. Available 1/1/23.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

215



Metro Plaza
25 Metro Dr, Suite 6th Floor
San Jose, CA 95110

Property Type: Office
 Property Subtype: Office
 Property SF: 494,272
 Lot Size: 7.17 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1986
 Class: A
 Floors: 7
 Available Date: 6/01/2023
 Occupied?: Yes
 Zoning:
 Website: <http://www.colliersproperty.com/hppairport/>
 Territory: SJC-17 San Jose Airport
 APN: 230-29-084

FOR LEASE

Available SF: 24,209
 Min - Max Divisibility: 24,209 - 218,600
 Avail Subtype: Office
 Rental Rate: \$4.25 FS
 Floor Num: 6
 Parking Ratio: 3.0 / 1000
 Parking Type: Four Story Covered Parking Garage
 Passenger/Freight Elevators: 3/0

FEATURES: Freeway Visibility - 101, 87
 Highway Access - 101, 280, 87, 880
 Miles To Airport - Adjacent to Mineta/San Jose

International Airport
 Public Transportation - Free shuttle to SJ Airport, SC
 CalTrain & LightRail stations
 Security - On-site
 Sprinklers

BROKERAGE:

Colliers
 Michael Rosendin, SIOR, CCIM 408-282-3900
 Susan Gregory, SIOR 408-282-3940
 Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864
 Jake Smart 408-282-3909

PROPERTY DESCRIPTION

3 building complex (25 Metro Dr., 101 Metro Dr. & 181 Metro Dr.) connected by a breeze way. Complex is complimented by an attached 21,512 SF SF retail arcade. Conference centers & workout centers with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

This upgraded suite features a showcase reception area, 9 private offices, 6 conference rooms, 4 phone rooms, server room, kitchen, lounge area with booths and open area for workstations, with sweeping views across the Valley. Available 6/1/23.

216



Miro
181 E Santa Clara St
San Jose, CA 95113

Property Type: Office
 Property Subtype: Office
 Property SF: 8,848
 Construction Status: Existing
 Year Built: 2021
 Class: A
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-31 San Jose Downtown
 APN: 467-20-008, 467-20-009, 467-20-010,
 467-20-013, 467-20-014, 467-20-082,
 467-20-083, 467-20-086, 467-20-087

FOR LEASE

Available SF: 8,848
 Avail Subtype: Office
 Rental Rate: \$5.00 GR
 Expenses: TBD

FEATURES: HVAC -
 LEED Certified - Silver
 Public Transportation - VTA light rail
 Signage - Eyebrow

BROKERAGE:

Colliers
 Jake Smart 408-282-3909
 Kyle Portal 408-282-3954
 John Colyar 408-282-3949

PROPERTY DESCRIPTION

Class A Office in a mixed-use project, featuring two 28-story apartment complex buildings with 630 units and 10,109 SF ground floor retail.

LEASE NOTES

New construction. Office space in shell condition, 15' ceilings and floor to ceiling glass. High visibility and corner identity, Landlord will provide tenant improvement allowance.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

217



Rivers Edge Business Park
1959 O'Toole Ave
San Jose, CA 95131

Property Type: Office
 Property Subtype: Office/Flex
 Property SF: 22,032
 Construction Status: Existing
 Year Built: 1984
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-10 San Jose North

FOR LEASE

Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Parking Ratio:

FEATURES: Sprinklers

BROKERAGE:

817 [Colliers](#)
 Office/Flex [Matt Morales](#) 408-603-3643

PROPERTY DESCRIPTION

9-unit office condo.

LEASE NOTES

Second floor suite. 2 privates, open area, restroom. Not elevator served. Beautiful setting and abundant parking.

1016302611 - Y



218



Security Building
76 S 1st St
San Jose, CA 95113

Property Type: Office
 Property Subtype: Office
 Property SF: 60,000
 Lot Size: 0.61 Acre
 Construction Status: Existing
 Class: C
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-31 San Jose Downtown
 APN: 467-22-110

FOR LEASE

Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Rent + Expenses:

FEATURES: Highway Access - 87, 280

BROKERAGE:

1,712 [Colliers](#)
 Office [Nick Goddard, CCIM](#) 408-282-3858

LEASE NOTES

High ceilings, exposed masonry. ASVB lockbox.

1016288284 - Y



OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

219



1016229491 - Y



Skyport Plaza Phase I
90 Skyport Dr, Suite 200
San Jose, CA 95110

Property Type: Office
 Property Subtype: Office
 Property SF: 36,030
 Construction Status: Existing
 Year Built: 2001
 Class: A
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Website: www.colliersproperty.com/hppairport/
 Territory: SJC-17 San Jose Airport
 APN: 230-29-118

FOR LEASE

Available SF: 13,574
 Avail Subtype: Office
 Rental Rate: \$4.35 FS
 Floor Num: 2
FEATURES: Conference Room - 5
 Elevator Served -
 Kitchen/Kitchenette
 Private Office - 4
 Reception Area
 Restrooms
 Server/IT Room

BROKERAGE:

Colliers
[Michael Rosendin, SIOR, CCIM](#) 408-282-3900
[Susan Gregory, SIOR](#) 408-282-3940
[Sean Toomey, MCR.W, SIOR, DCIE](#) 408-282-3864
[Jake Smart](#) 408-282-3909

PROPERTY DESCRIPTION

22,456 SF of retail space on first floor. 13,574 SF of office space on second floor.

LEASE NOTES

This private elevator served market ready suite features a dedicated ground floor entrance, steel truss roof ranging in height from 18'4" - 28' 2", expansive window line, and exclusive use restrooms inside the suite. This suite includes 4 private offices, 5 conference rooms, 2 phone rooms, reception, kitchen, server room, storage room, nursing/quiet room and large open areas for workstations. Virtual Tour available via link on the brochure.

220



1016265814 - Y



The Atrium Building
31 N 2nd St, Suite 270
San Jose, CA 95113

Property Type: Office
 Property Subtype: Office
 Property SF: 45,012
 Lot Size: 0.30 Acre
 Construction Status: Existing
 Year Built: 1925
 Class: C
 Floors: 4
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-31 San Jose Downtown
 APN: 467-21-029

FOR LEASE

Available SF: 1,201
 Min - Max Divisibility: 1,201 - 2,130
 Avail Subtype: Office
 Rental Rate: \$3.20 FS
 Floor Num: 2
 Parking Ratio: 0.4 / 1000
FEATURES: Highway Access - 87, 101, 880
 Public Transportation - CalTrain, LightRail, DASH
 shuttle
 Sprinklers

BROKERAGE:

Colliers
[Shane Minnis, LEED @ AP](#) 408-282-3901
[Craig Fordyce, SIOR, CCIM](#) 408-282-3911
[Michael Rosendin, SIOR, CCIM](#) 408-282-3900

LEASE NOTES

Can combine for up to 2,130 SF. Walk to VTA lightrail, restaurants, hotels, and amenities. Available now.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

221



1016265815 - Y



The Atrium Building
31 N 2nd St, Suite 280
San Jose, CA 95113

Property Type: Office
 Property Subtype: Office
 Property SF: 45,012
 Lot Size: 0.30 Acre
 Construction Status: Existing
 Year Built: 1925
 Class: C
 Floors: 4
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-31 San Jose Downtown
 APN: 467-21-029

FOR LEASE

Available SF: 929
 Min - Max Divisibility: 929 - 2,130
 Avail Subtype: Office
 Rental Rate: \$3.20 FS
 Floor Num: 2
 Parking Ratio: 0.4 / 1000
FEATURES: Highway Access - 87, 101, 880
 Public Transportation - CalTrain, LightRail, DASH
 shuttle
 Sprinklers

BROKERAGE:

Colliers
 Shane Minnis, LEED @ AP 408-282-3901
 Craig Fordyce, SIOR, CCIM 408-282-3911
 Michael Rosendin, SIOR, CCIM 408-282-3900

2 LEASE NOTES

Can combine for up to 2,130 SF. Walk to VTA lightrail, restaurants, hotels, and amenities. Available now.

222



1016257152 - Y



The Atrium Building
31 N 2nd St, Suite 4th Floor
San Jose, CA 95113

Property Type: Office
 Property Subtype: Office
 Property SF: 45,012
 Lot Size: 0.30 Acre
 Construction Status: Existing
 Year Built: 1925
 Class: C
 Floors: 4
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-31 San Jose Downtown
 APN: 467-21-029

FOR LEASE

Available SF: 11,042
 Avail Subtype: Office
 Rental Rate: \$2.85 FS
 Floor Num: 4
 Parking Ratio: 0.4 / 1000
FEATURES: Highway Access - 87, 101, 880
 Public Transportation - CalTrain, LightRail, DASH
 shuttle
 Sprinklers

BROKERAGE:

Colliers
 Shane Minnis, LEED @ AP 408-282-3901
 Craig Fordyce, SIOR, CCIM 408-282-3911
 Michael Rosendin, SIOR, CCIM 408-282-3900

LEASE NOTES

Top floor/ full floor. Walk to VTA light rail, restaurants, hotels and amenities.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

223



1016289533 - Y



101 @ Trimble Office Park
3100 De La Cruz Blvd, Suite 120
Santa Clara, CA 95054

Property Type: Office
 Property Subtype: Office
 Property SF: 41,000
 Lot Size: 1.21 Acres
 Construction Status: Existing
 Year Built: 1998
 Class: B
 Floors: 3
 Available Date: Immediate
 Occupied?: No
 Zoning: CC
 Territory: SJC-07 101 N Lafayette St. E
 APN: 097-39-054

FOR LEASE

Available SF: 6,445
 Avail Subtype: Office
 Rental Rate: \$2.65 FS
 Floor Num: 1
 Load Factor: 18.00%
 Parking Ratio: 4.0 / 1000

FEATURES: Highway Access - 101, 237, 880
 Sprinklers

BROKERAGE:

Colliers
 Office [Dion Campisi, SIOR](#) 408-242-6187

LEASE NOTES

10 private offices, 1 conference room, storage room, IT room, testing room and open office.

224



1016253391 - Y



101 @ Trimble Office Park
3130 De La Cruz Blvd, Suite 211
Santa Clara, CA 95054

Property Type: Office
 Property Subtype: Office
 Property SF: 26,266
 Lot Size: 1.11 Acres
 Construction Status: Existing
 Year Built: 1981
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Zoning: CC
 Territory: SJC-07 101 N Lafayette St. E
 APN: 097-39-048

FOR LEASE

Available SF: 1,713
 Avail Subtype: Office
 Rental Rate: \$2.65 FS
 Floor Num: 2
 Load Factor: 12.00%
 Parking Ratio: 4.0 / 1000
 Passenger/Freight Elevators: 1/

FEATURES: Highway Access - 101, 237, 880

BROKERAGE:

Colliers
 Office [Dion Campisi, SIOR](#) 408-242-6187

LEASE NOTES

Open office.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

225



1016277145 - Y



101 @ Trimble Office Park
3130 De La Cruz Blvd, Suite 215
Santa Clara, CA 95054

Property Type: Office
 Property Subtype: Office
 Property SF: 26,266
 Lot Size: 1.11 Acres
 Construction Status: Existing
 Year Built: 1981
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Zoning: CC
 Territory: SJC-07 101 N Lafayette St. E
 APN: 097-39-048

FOR LEASE

Available SF: 2,620
 Avail Subtype: Office
 Rental Rate: \$2.65 FS
 Floor Num: 2
 Load Factor: 12.00%
 Parking Ratio: 4.0 / 1000
 Passenger/Freight Elevators: 1/

FEATURES: Breakroom
 Conference Room
 Highway Access - 101, 237, 880
 Private Office - 2

BROKERAGE:

2,620 [Colliers](#)
 Office [Dion Campisi, SIOR](#) 408-242-6187

LEASE NOTES

Market ready suite. 2 private offices, 1 conference room, break area and open office.

226



1016277146 - Y



101 @ Trimble Office Park
3140 De La Cruz Blvd, Suite 120
Santa Clara, CA 95054

Property Type: Office
 Property Subtype: Office
 Property SF: 19,414
 Lot Size: 0.68 Acre
 Construction Status: Existing
 Year Built: 1981
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Zoning: CC
 Territory: SJC-07 101 N Lafayette St. E
 APN: 097-39-049

FOR LEASE

Available SF: 1,902
 Min - Max Divisibility: 1,902 - 5,873
 Avail Subtype: Office
 Rental Rate: \$2.65 FS
 Floor Num: 1
 Load Factor: 12.00%
 Parking Ratio: 4.0 / 1000

FEATURES: Conference Room
 Fiber Optics - Comcast Fiber
 Highway Access - 101, 237, 880

BROKERAGE:

1,902 [Colliers](#)
 Office [Dion Campisi, SIOR](#) 408-242-6187

LEASE NOTES

Market ready suite. Conference room and balanced open office. Can be combined with suite 150 for a total of 5,873 SF.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

227



1016277148 - Y



101 @ Trimble Office Park
3150 De La Cruz Blvd, Suite 106
Santa Clara, CA 95054

Property Type: Office
 Property Subtype: Office
 Property SF: 26,544
 Lot Size: 1.41 Acres
 Construction Status: Existing
 Year Built: 1981
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Zoning: CC
 Territory: SJC-07 101 N Lafayette St. E
 APN: 097-39-050

FOR LEASE

Available SF: 1,706
 Min - Max Divisibility: 1,706 - 6,735
 Avail Subtype: Office
 Rental Rate: \$2.65 FS
 Floor Num: 1
 Load Factor: 12.00%
 Parking Ratio: 3.0 / 1000
 Passenger/Freight Elevators: 1/

FEATURES: Breakroom
 Fiber Optics - Comcast Fiber
 Highway Access - 101, 237, 880
 Private Office - 2

BROKERAGE:

Colliers
 Dion Campisi, SIOR 408-242-6187

LEASE NOTES

2 private offices, break area and open area. Can be combined with
 1 Suites 110 & 120 for a total of 6,735 SF.

228



1016285563 - N



101 @ Trimble Office Park
3150 De La Cruz Blvd, Suite 106/110/120
COMBO
Santa Clara, CA 95054

Property Type: Office
 Property Subtype: Office
 Property SF: 26,544
 Lot Size: 1.41 Acres
 Construction Status: Existing
 Year Built: 1981
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Zoning: CC
 Territory: SJC-07 101 N Lafayette St. E
 APN: 097-39-050

FOR LEASE

Available SF: 6,735
 Avail Subtype: Office
 Rental Rate: \$2.65 FS
 Floor Num: 1
 Load Factor: 12.00%
 Parking Ratio: 4.0 / 1000
 Passenger/Freight Elevators: 1/

FEATURES: Fiber Optics - Comcast Fiber
 Highway Access - 101, 237, 880

BROKERAGE:

Colliers
 Dion Campisi, SIOR 408-242-6187

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

229



1016277149 - Y



101 @ Trimble Office Park
3150 De La Cruz Blvd, Suite 110
Santa Clara, CA 95054

Property Type: Office
 Property Subtype: Office
 Property SF: 26,544
 Lot Size: 1.41 Acres
 Construction Status: Existing
 Year Built: 1981
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Zoning: CC
 Territory: SJC-07 101 N Lafayette St. E
 APN: 097-39-050

FOR LEASE

Available SF: 2,772
 Min - Max Divisibility: 2,772 - 6,735
 Avail Subtype: Office
 Rental Rate: \$2.65 FS
 Floor Num: 1
 Load Factor: 12.00%
 Parking Ratio: 4.0 / 1000
 Passenger/Freight Elevators: 1/

FEATURES: Conference Room - 2
 Fiber Optics - Comcast Fiber
 Highway Access - 101, 237, 880
 Private Office - 7

BROKERAGE:

Colliers
 Dion Campisi, SIOR

408-242-6187

LEASE NOTES

7 private offices and 2 conference rooms. Can be combined with Suites 106 & 120 for a total of 6,735 SF.

230



1016277150 - Y



101 @ Trimble Office Park
3150 De La Cruz Blvd, Suite 120
Santa Clara, CA 95054

Property Type: Office
 Property Subtype: Office
 Property SF: 26,544
 Lot Size: 1.41 Acres
 Construction Status: Existing
 Year Built: 1981
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Zoning: CC
 Territory: SJC-07 101 N Lafayette St. E
 APN: 097-39-050

FOR LEASE

Available SF: 2,257
 Min - Max Divisibility: 2,257 - 6,735
 Avail Subtype: Office
 Rental Rate: \$2.65 FS
 Floor Num: 1
 Load Factor: 12.00%
 Parking Ratio: 3.0 / 1000
 Passenger/Freight Elevators: 1/

FEATURES: Fiber Optics - Comcast Fiber
 Highway Access - 101, 237, 880
 Private Office - 4

BROKERAGE:

Colliers
 Dion Campisi, SIOR

408-242-6187

LEASE NOTES

4 private offices and open area. Can be combined with Suites 106 & 110 for a total of 6,735 SF.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

231



1016277151 - Y



101 @ Trimble Office Park
3160 De La Cruz Blvd, Suite 101
Santa Clara, CA 95054

Property Type: Office
 Property Subtype: Office/R&D
 Property SF: 19,252
 Lot Size: 1.09 Acres
 Construction Status: Existing
 Year Built: 1981
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Zoning: CC
 Territory: SJC-07 101 N Lafayette St. E
 APN: 097-39-053

FOR LEASE

Available SF: 2,974
 Avail Subtype: Office/R&D
 Rental Rate: \$2.65 FS
 Floor Num: 1
 Load Factor: 12.00%
 Parking Ratio: 3.0 / 1000
 Passenger/Freight Elevators: 1/

FEATURES: Highway Access - 101, 237, 880
 Private Office - 5

BROKERAGE:

Colliers
 Dion Campisi, SIOR

408-242-6187

LEASE NOTES

5 private offices and open area.

232



1016254082 - Y



101 @ Trimble Office Park
3180 De La Cruz Blvd, Suite 210
Santa Clara, CA 95054

Property Type: Office
 Property Subtype: Office
 Property SF: 19,414
 Lot Size: 0.72 Acre
 Construction Status: Existing
 Year Built: 1981
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Zoning: CC
 Territory: SJC-07 101 N Lafayette St. E
 APN: 097-39-051

FOR LEASE

Available SF: 3,363
 Avail Subtype: Office/R&D
 Rental Rate: \$2.65 FS
 Floor Num: 2
 Load Factor: 12.00%
 Parking Ratio: 3.0 / 1000
 Passenger/Freight Elevators: 1/

FEATURES: Breakroom
 Conference Room - 2
 Highway Access - 101, 237, 880
 Lab Space - With VCT
 Private Office - 6

BROKERAGE:

Colliers
 Dion Campisi, SIOR

408-242-6187

LEASE NOTES

6 private offices, 2 conference rooms, lab and break area.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

233



1016280719 - Y



3333 Scott
3355 Scott Blvd 1-A, Suite 200
Santa Clara, CA 95054

Property Type: Office
 Property Subtype: Office
 Property SF: 144,791
 Lot Size: 5.42 Acres
 Construction Status: Existing
 Year Built: 2013
 Class: A
 Floors: 4
 Available Date: Immediate
 Occupied?: No
 Zoning: ML
 Territory: SJC-05 Santa Clara (Non Marriott Area)
 APN: 216-31-078, 216-31-079, 216-31-080, 216-31-081

FOR LEASE
 Available SF: 39,287
 Avail Subtype: Office
 Rental Rate: \$3.95 NNN
 Expenses: \$1.45
 Rent + Expenses: \$5.40 PSF
 Floor Num: 2
 Parking Ratio: 3.7 / 1000
 Parking Type: Surface
 Passenger/Freight Elevators: 1/1

FEATURES: Highway Access - 101
 LEED Certified - Silver (04/04/2014)
 Miles To Airport - 4
 Public Transportation - Light Rail, CalTrain

BROKERAGE:
 39,287 Colliers
 Office Don Reimann, SIOR 408-282-3888

PROPERTY DESCRIPTION

1 of 3 buildings (3355, 3325 & 3315 Scott) of Phase 1 totaling 460,020 SF.

LEASE NOTES

39,287 SF---Full Floor Available. Plug & Play-Fully Furnished. Access to Fitness Center included. 3.7/1000 parking ratio. Shown by appointment.

234



1016262601 - N



4500 Great America
4500 Great America Pkwy, Suite 250
Santa Clara, CA 95054

Property Type: Office
 Property Subtype: Office
 Property SF: 75,002
 Lot Size: 3.72 Acres
 Construction Status: Existing
 Class: B
 Floors: 3
 Available Date: Immediate
 Occupied?: Yes
 Website: <http://www.4500greatamerica.com/p/1>
 Territory: SJC-06 Marriott
 APN: 104-16-089

FOR LEASE
 Available SF: 6,480
 Avail Subtype: Office
 Rental Rate: \$2.55 NNN
 Expenses: \$1.14
 Rent + Expenses: \$3.69 PSF
 Floor Num: 2
 Parking Ratio: 3.7 / 1000

FEATURES: Highway Access - 101
 Sprinklers

BROKERAGE:
 6,480 Colliers
 Office Susan Gregory, SIOR 408-282-3940
 Sean Toomey, MCR.W, SIOR, DCIE 408-282-3864

PROPERTY DESCRIPTION

New exterior finishes, landscape, and complete building lobby renovations. Market-ready suites. Highly visible location with monument signage opportunity. Professionally managed by Orchard Commercial with responsive ownership. Reliable and discounted Silicon Valley Power utility rates. Excellent connectivity to QTS and CenturyLink data centers. 3.65/1000 parking ratio. Convenient access to Highways 101 and 237. Walking distance to Levi's Stadium, VTA light rail station, Santa Clara Convention Center, Great America, Mercado Santa Clara Shopping Center, plus many other restaurants and hotels.

LEASE NOTES

6 person conference room, 10 person conference room, phone room, open office with 26 work stations 30x6, break area, lab/server room, reception.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

235



1016289896 - Y



4500 Great America
4500 Great America Pkwy, Suite 320
Santa Clara, CA 95054

Property Type: Office
Property Subtype: Office
Property SF: 75,002
Lot Size: 3.72 Acres
Construction Status: Existing
Class: B
Floors: 3
Available Date: Immediate
Occupied?: No
Website: <http://www.4500greatamerica.com/p/1>
Territory: SJC-06 Marriott
APN: 104-16-089

FOR LEASE

Available SF: 7,449
Avail Subtype: Office
Rental Rate: \$2.55 NNN
Expenses: \$1.14
Rent + Expenses: \$3.69 PSF
Floor Num: 3
Parking Ratio: 3.7 / 1000

FEATURES: Highway Access - 101
Sprinklers

BROKERAGE:

Colliers
Office [Susan Gregory, SIOR](#) 408-282-3940
[Sean Toomey, MCR.W, SIOR, DCIE](#) 408-282-3864

PROPERTY DESCRIPTION

New exterior finishes, landscape, and complete building lobby renovations. Market-ready suites. Highly visible location with monument signage opportunity. Professionally managed by Orchard Commercial with responsive ownership. Reliable and discounted Silicon Valley Power utility rates. Excellent connectivity to QTS and CenturyLink data centers. 3.65/1000 parking ratio. Convenient access to Highways 101 and 237. Walking distance to Levi's Stadium, VTA light rail station, Santa Clara Convention Center, Great America, Mercado Santa Clara Shopping Center, plus many other restaurants and hotels.

LEASE NOTES

2 offices/conference rooms, board room/lab, kitchen/break room, server room, reception.

236



1016271764 - Y



Great America Business Park
5155 Old Ironsides Dr
Santa Clara, CA 95054

Property Type: Office
Property Subtype: Office/R&D
Property SF: 30,400
Construction Status: Existing
Class: B
Floors: 2
Available Date: Immediate
Occupied?: No
Territory: SJC-06 Marriott
APN: 104-04-065

FOR LEASE

Available SF: 30,400
Min - Max Divisibility: 15,200 - 30,400
Avail Subtype: Office/R&D
Rental Rate: \$1.95 NNN
Expenses: \$0.72
Rent + Expenses: \$2.67 PSF
Parking Ratio: 4.0 / 1000
Amps ; Volts: 800 ; 277/480
Passenger/Freight Elevators: 1/

FEATURES: Drop Ceiling - 100%
Highway Access - 101
HVAC - 100%
Public Transportation - Light Rail, VTA
Sprinklers

BROKERAGE:

Colliers
[Don Reimann, SIOR](#) 408-282-3888
[Brett Taylor](#) 408-282-3889

LEASE NOTES

Divisible by floor. The landlord prefers a 3-5 year term. The lease will give the landlord a termination with a 9 months notice to tenant. The expenses shown are a triple net expense.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

237

Oracle Santa Clara
4160 Network Cir Bldg 16, Suite Full
Building
Santa Clara, CA 95054

Property Type: Office
 Property Subtype: Office
 Property SF: 43,397
 Lot Size: 82.00 Acres
 Construction Status: Existing
 Year Built: 1999
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Zoning:
 Website:
 Territory: SJC-07 101 N Lafayette St. E
 APN: 097-08-058

FOR LEASE

Available SF: 43,397
 Min - Max Divisibility: 43,397 - 449,810
 Avail Subtype: Office
 Rental Rate: \$2.25 GR
 Expenses: TBD
 Parking Ratio: 2.7 / 1000
 Clear Height (min - max): 10' - 13'
 Amps ; Volts: 860 ;
 Passenger/Freight Elevators: 1/
 General Plan:
 Entitlements:
 Utilities:
 Topography:

FEATURES: Fitness Center - On-site
 Lab Space - 8 labs, totaling 5,307 SF

BROKERAGES:

Colliers
 Seth Andersen 408-282-3841
 Romy Zeid, SIOR, MBA 408-314-8510
 Jake Smart 408-282-3909
 Phil Amautou 650-486-2213
 Luke Wilson 650-486-2212

PROPERTY DESCRIPTION

23-building Oracle Campus.

LEASE NOTES

Available immediately. Call to tour.



1016233266 - Y



238

Oracle Santa Clara
4160-4220 Network Cir COMBO
Santa Clara, CA 95054

Property Type: Office
 Property Subtype: Office
 Property SF: 449,810
 Lot Size: 82.00 Acres
 Construction Status: Existing
 Year Built: 1999
 Class: B
 Floors: 3
 Available Date: Immediate
 Occupied?: No
 Zoning:
 Website:
 Territory: SJC-07 101 N Lafayette St. E
 APN: 097-08-058

FOR LEASE

Available SF: 449,810
 Avail Subtype: Office
 Rental Rate: \$2.25 GR
 Expenses: TBD
 Parking Ratio: 2.7 / 1000
 Parking Spaces: 2,846
 Clear Height (min - max): 11' - 13'
 Amps ; Volts: 800 ;
 Passenger/Freight Elevators: 1/
 General Plan:
 Entitlements:
 Utilities:
 Topography:

FEATURES: Conference Room
 Fitness Center - On-site
 Lab Space -
 Parking: EV Stations - 9
 Restrooms - With showers and locker rooms

BROKERAGES:

Colliers
 Romy Zeid, SIOR, MBA 408-314-8510
 Jake Smart 408-282-3909
 Phil Amautou 650-486-2213
 Luke Wilson 650-486-2212

PROPERTY DESCRIPTION

23-building Oracle Campus.

LEASE NOTES

7 contiguous buildings for a total of 449,810 square feet. Call to tour.



1016233271 - N



OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

239



1016233267 - Y



Oracle Santa Clara

4170 Network Cir Bldg 17, Suite Full

Building

Santa Clara, CA 95054

Property Type: Office
 Property Subtype: Office
 Property SF: 64,502
 Lot Size: 82.00 Acres
 Construction Status: Existing
 Year Built: 1999
 Class: B
 Floors: 3
 Available Date: Immediate
 Occupied?: No
 Zoning:
 Website:
 Territory: SJC-07 101 N Lafayette St. E
 APN: 097-08-058

FOR LEASE

Available SF: 64,502
 Min - Max Divisibility: 64,502 - 449,810
 Avail Subtype: Office
 Rental Rate: \$2.25 GR
 Expenses: TBD
 Parking Ratio: 2.7 / 1000
 Clear Height (min - max): 11' - 13'
 Amps ; Volts: 800 ;
 Passenger/Freight Elevators: 1/
 General Plan:
 Entitlements:
 Utilities:
 Topography:

FEATURES: Fitness Center - On-site
 Lab Space - 6, totaling 6,152 SF

BROKERAGES:

Colliers
 Romy Zeid, SIOR, MBA 408-314-8510
 Jake Smart 408-282-3909
 Phil Amautou 650-486-2213
 Luke Wilson 650-486-2212

PROPERTY DESCRIPTION

23-building Oracle Campus.

LEASE NOTES

Available immediately. Call to tour.

240



1016233268 - Y



Oracle Santa Clara

4180 Network Cir Bldg 18, Suite Full

Building

Santa Clara, CA 95054

Property Type: Office
 Property Subtype: Office
 Property SF: 74,702
 Lot Size: 82.00 Acres
 Construction Status: Existing
 Year Built: 1999
 Class: B
 Floors: 3
 Available Date: Immediate
 Occupied?: No
 Zoning:
 Website:
 Territory: SJC-07 101 N Lafayette St. E
 APN: 097-08-058

FOR LEASE

Available SF: 74,702
 Min - Max Divisibility: 74,702 - 449,810
 Avail Subtype: Office
 Rental Rate: \$2.25 GR
 Expenses: TBD
 Parking Ratio: 2.7 / 1000
 Clear Height (min - max): 12' - 13'
 Amps ; Volts: 1,760 ;
 Passenger/Freight Elevators: 1/
 General Plan:
 Entitlements:
 Utilities:
 Topography:

FEATURES: Fitness Center - On-site
 Lab Space - 3, totaling 2,303 SF

BROKERAGES:

Colliers
 Romy Zeid, SIOR, MBA 408-314-8510
 Jake Smart 408-282-3909
 Phil Amautou 650-486-2213
 Luke Wilson 650-486-2212

PROPERTY DESCRIPTION

23-building Oracle Campus.

LEASE NOTES

Call to tour.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

241



1016233269 - Y



Oracle Santa Clara

4190 Network Cir Bldg 19, Suite Full

Building

Santa Clara, CA 95054

Property Type: Office
 Property Subtype: Office
 Property SF: 51,883
 Lot Size: 82.00 Acres
 Construction Status: Existing
 Year Built: 1999
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Zoning:
 Website:
 Territory: SJC-07 101 N Lafayette St. E
 APN: 097-08-058

FOR LEASE

Available SF: 51,883
 Min - Max Divisibility: 51,883 - 449,810
 Avail Subtype: Office
 Rental Rate: \$2.25 GR
 Expenses: TBD
 Parking Ratio: 2.7 / 1000
 Clear Height (min - max): 12' - 13'
 Amps ; Volts: 800 ;
 Passenger/Freight Elevators: 1/
 General Plan:
 Entitlements:
 Utilities:
 Topography:

FEATURES: Fitness Center - On-site
 Lab Space - 5, totaling 4,021 SF

BROKERAGES:

Colliers
 Romy Zeid, SIOR, MBA 408-314-8510
 Jake Smart 408-282-3909
 Phil Amautou 650-486-2213
 Luke Wilson 650-486-2212

PROPERTY DESCRIPTION

23-building Oracle Campus.

LEASE NOTES

Call to tour.

242



1016233270 - Y



Oracle Santa Clara

4200 Network Cir Bldg 20, Suite Full

Building

Santa Clara, CA 95054

Property Type: Office
 Property Subtype: Office
 Property SF: 43,534
 Lot Size: 82.00 Acres
 Construction Status: Existing
 Year Built: 1999
 Class: B
 Floors: 3
 Available Date: Immediate
 Occupied?: No
 Zoning:
 Website:
 Territory: SJC-07 101 N Lafayette St. E
 APN: 097-08-058

FOR LEASE

Available SF: 43,534
 Min - Max Divisibility: 43,534 - 449,810
 Avail Subtype: Office
 Rental Rate: \$2.25 GR
 Expenses: TBD
 Parking Ratio: 2.7 / 1000
 Clear Height (min - max): 12' - 13'
 Amps ; Volts: 800 ;
 Passenger/Freight Elevators: 1/
 General Plan:
 Entitlements:
 Utilities:
 Topography:

FEATURES: Fitness Center - On-site
 Lab Space - 5, totaling 1,915 SF

BROKERAGES:

Colliers
 Romy Zeid, SIOR, MBA 408-314-8510
 Jake Smart 408-282-3909
 Phil Amautou 650-486-2213
 Luke Wilson 650-486-2212

PROPERTY DESCRIPTION

23-building Oracle Campus.

LEASE NOTES

Can be made vacant with 30 days notice. Call to tour.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

243



Oracle Santa Clara
4210 Network Cir Bldg 21, Suite Full
Building
Santa Clara, CA 95054

Property Type: Office
 Property Subtype: Office
 Property SF: 72,570
 Lot Size: 58.31 Acres
 Construction Status: Existing
 Year Built: 1999
 Class: B
 Floors: 3
 Available Date: Immediate
 Occupied?: No
 Zoning:
 Website:
 Territory: SJC-07 101 N Lafayette St. E
 APN: 097-08-058

FOR LEASE

Available SF: 63,290
 Min - Max Divisibility: 63,290 - 449,810
 Avail Subtype: Office
 Rental Rate: \$2.25 GR
 Expenses: TBD
 Parking Ratio: 2.7 / 1000
 Clear Height (min - max): 11' - 13'
 Amps ; Volts: 1,600 ;
 Passenger/Freight Elevators: 1/
 General Plan:
 Entitlements:
 Utilities:
 Topography:

BROKERAGES:

Colliers
 Phil Amautou 650-486-2213
 Luke Wilson 650-486-2212
 Jake Smart 408-282-3909
 Romy Zeid, SIOR, MBA 408-314-8510

PROPERTY DESCRIPTION

23-building Oracle Campus.

1016259405 - Y



244



Oracle Santa Clara
4220 Network Cir Bldg 22, Suite Full
Building
Santa Clara, CA 95054

Property Type: Office
 Property Subtype: Office
 Property SF: 96,150
 Lot Size: 58.31 Acres
 Construction Status: Existing
 Year Built: 1999
 Class: B
 Floors: 3
 Available Date: Immediate
 Occupied?: No
 Zoning:
 Website:
 Territory: SJC-07 101 N Lafayette St. E
 APN: 097-08-058

FOR LEASE

Available SF: 84,454
 Min - Max Divisibility: 84,454 - 449,810
 Avail Subtype: Office
 Rental Rate: \$2.25 GR
 Expenses: TBD
 Parking Ratio: 2.7 / 1000
 Clear Height (min - max): 11' - 13'
 Amps ; Volts: 1,600 ;
 Passenger/Freight Elevators: 1/
 General Plan:
 Entitlements:
 Utilities:
 Topography:

BROKERAGES:

Colliers
 Phil Amautou 650-486-2213
 Luke Wilson 650-486-2212
 Jake Smart 408-282-3909
 Romy Zeid, SIOR, MBA 408-314-8510

PROPERTY DESCRIPTION

23-building Oracle Campus.

1016259406 - Y



OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

245

Oracle Santa Clara
4050 Palm Dr , Suite Full Building
Santa Clara, CA 95054

Property Type: Office
 Property Subtype: Office
 Property SF: 24,048
 Construction Status: Existing
 Year Built: 1999
 Class: A
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Zoning:
 Website:
 Territory: SJC-07 101 N Lafayette St. E
 APN: 097-08-058

FOR LEASE

Available SF: 24,048
 Min - Max Divisibility: 24,048 - 449,810
 Avail Subtype: Office/R&D
 Rental Rate: \$2.25 GR
 Expenses: TBD
 Parking Ratio: 2.7 / 1000
 Clear Height (min - max): 11' - 13'
 Amps ; Volts: 1,177 ;
 Passenger/Freight Elevators: 1/
 General Plan:
 Entitlements:
 Utilities:
 Topography:

BROKERAGES:

[Colliers](#)
[Romy Zeid, SIOR, MBA](#) 408-314-8510
[Jake Smart](#) 408-282-3909
[Phil Amautou](#) 650-486-2213
[Luke Wilson](#) 650-486-2212

PROPERTY DESCRIPTION

23-building Oracle Campus.

LEASE NOTES

Primarily lab.

FEATURES: Fitness Center - On-site

Highway Access - 101, 880
 Lab Space - 4, totaling 18,287 SF
 Parking: EV Stations - 9
 Public Transportation - Shuttle service to CalTrain,
 VTA, and Bart



1016236059 - Y



OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

246

Santa Clara Park at Freedom Circle
3900 Freedom Circle , Suite 110
Santa Clara, CA 95054



1016271183 - Y



FLYER



Property Type: Office
 Property Subtype: Office/R&D
 Property SF: 45,000
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1980
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Zoning:
 Website:
 Territory: SJC-06 Marriott
 APN: 104-40-019

FOR LEASE
 Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Rent + Expenses:
 Floor Num:
 Parking Ratio:
 Amps ; Volts:
 Passenger/Freight Elevators:
 General Plan:
 Entitlements:
 Utilities:
 Topography:
FEATURES: Drop Ceiling - 100%
 Highway Access - 101, 237, 880
 HVAC - 100%
 Parking: EV Stations -
 Plug & Play
 Signage -
 Sprinklers

BROKERAGE:

9,636 Colliers
 Office/R&D \$2.85 NNN
 Craig Fordyce, SIOR, CCIM 408-282-3911

LEASE NOTES

\$1.19 Expenses include taxes, insurance, common area maintenance,
 \$4.04 PSF management fee and utilities. Tenant is responsible for suite janitorial
 1 services.
 3.0 / 1000 Buildout:
 2,000 ; - Market Ready Condition
 1/0 - 7 Private Offices
 - Conference Room
 - Break Area and Break Room
 - Lab
 - Server Room
 - Open Workspace
 Onsite amenities Include:
 - Brand new KINETIC Fitness center with showers and lockers
 - Brand new Conference/Training Room
 - Walking/riding trail to Santa Clara Square
 - Brand new metal seam roofs installed throughout the project
 - Electric vehicle charging stations onsite
 - 3 outdoor amenity areas including BBQ's, bocce' ball court, fire pit,
 large umbrellas for coverage, serene water areas

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

247

Santa Clara Park at Freedom Circle
3900 Freedom Circle , Suite 240
Santa Clara, CA 95054



Property Type: Office
 Property Subtype: Office/R&D
 Property SF: 45,000
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1980
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Zoning:
 Website:
 Territory: SJC-06 Marriott
 APN: 104-40-019

FOR LEASE
 Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Rent + Expenses:
 Floor Num:
 Parking Ratio:
 Amps ; Volts:
 Passenger/Freight Elevators:
 General Plan:
 Entitlements:
 Utilities:
 Topography:
FEATURES: Breakroom
 Conference Room -
 Drop Ceiling - 100%
 Highway Access - 101, 237, 880
 HVAC - 100%
 Parking: EV Stations -
 Plug & Play
 Private Office - 7
 Signage -
 Sprinklers

BROKERAGE:

12,630 Colliers
 Office/R&D \$2.85 NNN
 Craig Fordyce, SIOR, CCIM 408-282-3911

LEASE NOTES

\$1.19 Expenses include taxes, insurance, common area maintenance,
 \$4.04 PSF management fee and utilities. Tenant is responsible for suite janitorial
 2 services.

Buildout:
 - Market Ready Condition
 - 7 Private Offices
 - Conference Room
 - Break Area and Break Room
 - Lab
 - Server Room
 - Open Workspace

Onsite amenities Include:

- Brand new KINETIC Fitness center with showers and lockers
 - Brand new Conference/Training Room
 - Walking/riding trail to Santa Clara Square
 - Brand new metal seam roofs installed throughout the project
 - Electric vehicle charging stations onsite
 - 3 outdoor amenity areas including BBQ's, bocce' ball court, fire pit,
 large umbrellas for coverage, serene water areas

1016221104 - Y



FLYER



OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

248

Santa Clara Park at Freedom Circle
3920 Freedom Circle
Santa Clara, CA 95054

Property Type: Office
 Property Subtype: Office/R&D
 Property SF: 45,000
 Construction Status: Existing
 Year Built: 1980
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Zoning:
 Website:
 Territory: SJC-06 Marriott
 APN: 104-40-019

FOR LEASE

Available SF: 45,000
 Avail Subtype: Office/R&D
 Rental Rate: \$2.85 NNN
 Expenses: \$0.70
 Rent + Expenses: \$3.55 PSF
 Parking Ratio: 3.0 / 1000
 Amps ; Volts: 1,200 ; 208/120
 Passenger/Freight Elevators: 1/
 General Plan:
 Entitlements:
 Utilities:
 Topography:
FEATURES: Breakroom - 4: 2 on each floor
 Conference Room - 7: 4 on 1st floor, 3 on 2nd floor
 Highway Access - 237, 880
 Lab Space -
 Parking: EV Stations
 Private Office - 25: 14 on 1st floor, 11 on 2nd floor
 Server/IT Room - On 1st floor
 Sprinklers
 Storage

BROKERAGE:

Colliers
 Craig Fordyce, SIOR, CCIM 408-282-3911

LEASE NOTES

Expenses include taxes, insurance, common area maintenance and management fee. Tenant is responsible for utilities and janitorial services.

Buildout:

- Maket Ready Condition
- Reception Area
- Break Area
- Lab
- 2 Storage Rooms
- 1 Elevator
- 1 Elevator Equipment Room
- 2 Electrical Rooms
- Open Workspace
- 1200 Amps, 208/120 Volts for entire building

Onsite amenities Include:

- Brand new KINETIC Fitness center with showers and lockers
- Brand new Conference/Training Room
- Walking/riding trail to Santa Clara Square
- Brand new metal seam roofs installed throughout the project
- Electric vehicle charging stations onsite
- 3 outdoor amenity areas including BBQ's, bocce' ball court, fire pit, large umbrellas for coverage, serene water areas

1016174085 - Y



OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

249

Santa Clara Park at Freedom Circle
3930 Freedom Circle , Suite 110
Santa Clara, CA 95054

Property Type: Office
 Property Subtype: Office/R&D
 Property SF: 22,500
 Construction Status: Existing
 Year Built: 1980
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning:
 Website:
 Territory: SJC-06 Marriott
 APN: 104-40-019

FOR LEASE
 Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Rent + Expenses:
 Floor Num:
 Load Factor:
 Parking Ratio:
 Amps ; Volts:
 Passenger/Freight Elevators:
 General Plan:
 Entitlements:
 Utilities:
 Topography:
FEATURES: Conference Room
 Drop Ceiling - 100%
 Highway Access - 101
 HVAC - 100%
 Lab Space
 Private Office - 3
 Sprinklers

BROKERAGE:

4,026 Colliers
 Office/R&D \$2.85 NNN
 Craig Fordyce, SIOR, CCIM 408-282-3911

LEASE NOTES

\$1.04 Expenses include taxes, insurance, common area maintenance,
 \$3.89 PSF management fee and utilities. This suite has a 100Amp breaker
 1 supporting it from the main electrical room. Tenant is responsible for
 0.00% suite janitorial services.
 3.0 / 1000 Buildout:
 1,600 ;
 1/ - 3 Private Offices
 - Conference Room
 - Large Lab
 - Open workspace
 Onsite amenities Include:
 - Brand new KINETIC Fitness center with showers and lockers
 - Brand new Conference/Training Room
 - Walking/riding trail to Santa Clara Square
 - Brand new metal seam roofs installed throughout the project
 - Electric vehicle charging stations onsite
 - 3 outdoor amenity areas including BBQ's, bocce' ball court, fire pit,
 large umbrellas for coverage, serene water areas



1016278156 - Y



OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

250



1016269946 - Y



FLYER



Santa Clara Park at Freedom Circle
3930 Freedom Circle , Suite 130
Santa Clara, CA 95054

Property Type: Office
 Property Subtype: Office/R&D
 Property SF: 22,500
 Construction Status: Existing
 Year Built: 1980
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning:
 Website:
 Territory: SJC-06 Marriott
 APN: 104-40-019

FOR LEASE

Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Rent + Expenses:
 Floor Num:
 Load Factor:
 Parking Ratio:
 Amps ; Volts:
 Passenger/Freight Elevators:
 General Plan:
 Entitlements:
 Utilities:
 Topography:
FEATURES: Drop Ceiling - 100%
 Highway Access - 101
 HVAC - 100%
 Sprinklers

BROKERAGE:

7,782 Colliers
 Office/R&D \$2.85 NNN
 \$1.04
 \$3.89 PSF
 0.00%
 3.0 / 1000
 1,600 ;

LEASE NOTES

Expenses include taxes, insurance, common area maintenance, management fee and utilities. This suite has the original 100 amp breaker supported which appears to be supported from transformer L-1. There are also a 100 and 150 amp breaker in the main electrical room also supporting this space. Tenant is responsible for suite janitorial services.

1/
 Buildout:
 - Market Ready Condition
 - 5 Private Offices
 - Conference Room
 - Reception Area
 - Break Area
 - Lab
 - Server Room
 - Storage
 - Open Workspace

Onsite amenities Include:
 - Brand new KINETIC Fitness center with showers and lockers
 - Brand new Conference/Training Room
 - Walking/riding trail to Santa Clara Square
 - Brand new metal seam roofs installed throughout the project
 - Electric vehicle charging stations onsite
 - 3 outdoor amenity areas including BBQ's, bocce' ball court, fire pit, large umbrellas for coverage, serene water areas

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

251



1016277907 - Y



FLYER



Santa Clara Park at Freedom Circle
3960 Freedom Circle , Suite 150
Santa Clara, CA 95054

Property Type: Office
 Property Subtype: Office
 Property SF: 45,000
 Construction Status: Existing
 Year Built: 1980
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Zoning:
 Website:
 Territory: SJC-06 Marriott

FOR LEASE

Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Rent + Expenses:
 Floor Num:
 Parking Ratio:
 Amps ; Volts:
 Passenger/Freight Elevators:
 General Plan:
 Entitlements:
 Utilities:
 Topography:
FEATURES: Drop Ceiling - 100%
 Highway Access - 101
 HVAC - 100%
 Lab Space
 Sprinklers

BROKERAGE:

9,045 [Colliers](#)
 Office [Craig Fordyce, SIOR, CCIM](#) 408-282-3911

LEASE NOTES

\$2.85 NNN
 \$1.06
 \$3.91 PSF
 1
 3.0 / 1000
 2,000 ;
 1/
 Buildout:
 - Market Ready Underway
 - 4 Private Offices
 - 2 Conference Room
 - Reception Area
 - Break Area
 - 2 Labs
 - Storage Room
 - Open Workspace
 Onsite amenities Include:
 - Brand new KINETIC Fitness center with showers and lockers
 - Brand new Conference/Training Room
 - Walking/riding trail to Santa Clara Square
 - Brand new metal seam roofs installed throughout the project
 - Electric vehicle charging stations onsite
 - 3 outdoor amenity areas including BBQ's, bocce' ball court, fire pit, large umbrellas for coverage, serene water areas

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

252



1016271470 - Y



FLYER



Santa Clara Park at Freedom Circle
3960 Freedom Circle , Suite 201
Santa Clara, CA 95054

Property Type: Office
 Property Subtype: Office
 Property SF: 45,000
 Construction Status: Existing
 Year Built: 1980
 Class: B
 Floors: 2
 Available Date: 6/01/2023
 Occupied?: No
 Zoning:
 Website:
 Territory: SJC-06 Marriott

FOR LEASE

Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Rent + Expenses:
 Floor Num:
 Parking Ratio:
 Amps ; Volts:
 Passenger/Freight Elevators:
 General Plan:
 Entitlements:
 Utilities:
 Topography:

FEATURES: Breakroom

Conference Room -
 Drop Ceiling - 100%
 Highway Access - 101
 HVAC - 100%
 Private Office - 4
 Reception Area
 Restrooms
 Server/IT Room
 Sprinklers

BROKERAGE:

7,253 Colliers
 Office/R&D \$2.85 NNN
 Craig Fordyce, SIOR, CCIM 408-282-3911

LEASE NOTES

\$1.06 Expenses include taxes, insurance, common area maintenance,
 \$3.91 PSF management fee and utilities. Tenant is responsible for suite janitorial
 2 services.
 3.0 / 1000
 2,000 ; 460
 1/
 Buildout:
 - 4 Private Offices
 - Conference Rooms
 - Huddle Room
 - IT/Storage Room
 - Open Office

Onsite amenities Include:

- Brand new KINETIC Fitness center with showers and lockers
 - Brand new Conference/Training Room
 - Walking/riding trail to Santa Clara Square
 - Brand new metal seam roofs installed throughout the project
 - Electric vehicle charging stations onsite
 - 3 outdoor amenity areas including BBQ's, bocce' ball court, fire pit,
 large umbrellas for coverage, serene water areas

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

253



1016301054 - Y



Santa Clara Park at Freedom Circle
3960 Freedom Circle , Suite 202
Santa Clara, CA 95054

Property Type: Office
 Property Subtype: Office
 Property SF: 45,000
 Construction Status: Existing
 Year Built: 1980
 Class: B
 Floors: 2
 Available Date: 6/01/2023
 Occupied?: No
 Zoning:
 Website:
 Territory: SJC-06 Marriott

FOR LEASE

Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Rent + Expenses:
 Floor Num:
 Parking Ratio:
 Amps ; Volts:
 Passenger/Freight Elevators:
 General Plan:
 Entitlements:
 Utilities:
 Topography:

FEATURES:

Breakroom
 Conference Room - 1
 Drop Ceiling - 100%
 Highway Access - 101
 HVAC - 100%
 Private Office - 2
 Reception Area
 Restrooms
 Server/IT Room
 Sprinklers

BROKERAGE:

3,746 Colliers
 Office/R&D \$2.85 NNN
 Craig Fordyce, SIOR, CCIM 408-282-3911

LEASE NOTES

\$1.06 Expenses include taxes, insurance, common area maintenance,
 \$3.91 PSF management fee and utilities. Tenant is responsible for suite janitorial
 2 services.
 3.0 / 1000
 2,000 ; 460
 1/
 Buildout:
 - 2 Private Offices
 - 1 Conference Room
 - Break Room
 - IT/Storage Room
 - Reception area
 - Open Office

Onsite amenities Include:

- Brand new KINETIC Fitness center with showers and lockers
 - Brand new Conference/Training Room
 - Walking/riding trail to Santa Clara Square
 - Brand new metal seam roofs installed throughout the project
 - Electric vehicle charging stations onsite
 - 3 outdoor amenity areas including BBQ's, bocce' ball court, fire pit,
 large umbrellas for coverage, serene water areas

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

254



1016301055 - Y



Santa Clara Park at Freedom Circle
3960 Freedom Circle , Suite 203
Santa Clara, CA 95054

Property Type: Office
 Property Subtype: Office
 Property SF: 45,000
 Construction Status: Existing
 Year Built: 1980
 Class: B
 Floors: 2
 Available Date: 6/01/2023
 Occupied?: No
 Zoning:
 Website:
 Territory: SJC-06 Marriott

FOR LEASE

Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Rent + Expenses:
 Floor Num:
 Parking Ratio:
 Amps ; Volts:
 Passenger/Freight Elevators:
 General Plan:
 Entitlements:
 Utilities:
 Topography:

FEATURES: Breakroom
 Conference Room - 13
 Drop Ceiling - 100%
 Highway Access - 101
 HVAC - 100%
 Private Office - 4
 Reception Area
 Restrooms
 Server/IT Room
 Sprinklers

BROKERAGE:

6,370 Colliers
 Office/R&D \$2.85 NNN
 Craig Fordyce, SIOR, CCIM 408-282-3911

LEASE NOTES

\$1.06 Expenses include taxes, insurance, common area maintenance,
 \$3.91 PSF management fee and utilities. Tenant is responsible for suite janitorial
 2 services.
 3.0 / 1000
 2,000 ; 460
 1/
 Buildout:
 - 4 Private Offices
 - Huddle Room
 - Break Room
 - IT/Storage Room
 - Open Office

Onsite amenities Include:

- Brand new KINETIC Fitness center with showers and lockers
- Brand new Conference/Training Room
- Walking/riding trail to Santa Clara Square
- Brand new metal seam roofs installed throughout the project
- Electric vehicle charging stations onsite
- 3 outdoor amenity areas including BBQ's, bocce' ball court, fire pit, large umbrellas for coverage, serene water areas

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

255



1016301056 - Y



FLYER



Santa Clara Park at Freedom Circle
3960 Freedom Circle , Suite 204
Santa Clara, CA 95054

Property Type: Office
 Property Subtype: Office
 Property SF: 45,000
 Construction Status: Existing
 Year Built: 1980
 Class: B
 Floors: 2
 Available Date: 6/01/2023
 Occupied?: No
 Zoning:
 Website:
 Territory: SJC-06 Marriott

FOR LEASE

Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Rent + Expenses:
 Floor Num:
 Parking Ratio:
 Amps ; Volts:
 Passenger/Freight Elevators:
 General Plan:
 Entitlements:
 Utilities:
 Topography:

FEATURES: Breakroom
 Conference Room - 2
 Drop Ceiling - 100%
 Highway Access - 101
 HVAC - 100%
 Private Office - 4
 Reception Area
 Restrooms
 Server/IT Room
 Sprinklers

BROKERAGE:

5,965 Colliers
 Office/R&D \$2.85 NNN
 Craig Fordyce, SIOR, CCIM 408-282-3911

LEASE NOTES

\$1.06 Expenses include taxes, insurance, common area maintenance,
 \$3.91 PSF management fee and utilities. Tenant is responsible for suite janitorial
 2 services.
 3.0 / 1000
 2,000 ; 460
 1/
 Buildout:
 - 4 Private Offices
 - 2 Conference Rooms
 - Break Room
 - IT/Storage Rom
 - Open Office

Onsite amenities Include:

- Brand new KINETIC Fitness center with showers and lockers
 - Brand new Conference/Training Room
 - Walking/riding trail to Santa Clara Square
 - Brand new metal seam roofs installed throughout the project
 - Electric vehicle charging stations onsite
 - 3 outdoor amenity areas including BBQ's, bocce' ball court, fire pit,
 large umbrellas for coverage, serene water areas

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

256



1016297107 - N



FLYER



Santa Clara Park at Freedom Circle
2520 Mission College Blvd , Suite 250
Santa Clara, CA 95054

Property Type: Office
 Property Subtype: Office/R&D
 Property SF: 45,000
 Construction Status: Existing
 Year Built: 1980
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: Yes
 Zoning:
 Website:
 Territory: SJC-06 Marriott

FOR LEASE

Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Rent + Expenses:
 Floor Num:
 Parking Ratio:
 Amps ; Volts:
 Passenger/Freight Elevators:
 General Plan:
 Entitlements:
 Utilities:
 Topography:
FEATURES: Conference Room
 Drop Ceiling - 100%
 Highway Access - 101
 HVAC - 2 ton
 Private Office - 5
 Server/IT Room - With dedicated HVAC
 Sprinklers

BROKERAGE:

4,183 Colliers
 Office/R&D \$2.85 NNN
 Craig Fordyce, SIOR, CCIM 408-282-3911

LEASE NOTES

\$1.45 Expenses include taxes, insurance, common area maintenance,
 \$4.30 PSF management fee and utilities. Tenant is responsible for suite janitorial
 2 services.
 3.2 / 1000
 2,000 ;
 1/0 Buildout:
 ±4,183 SF
 Available 3/1/2023
 5 Private Offices
 Conference Room
 Coffee Bar
 Storage / IT Room
 Open Workspace
 Onsite amenities Include:
 - Brand new KINETIC Fitness center with showers and lockers
 - Brand new Conference/Training Room
 - Walking/riding trail to Santa Clara Square
 - Brand new metal seam roofs installed throughout the project
 - Electric vehicle charging stations onsite
 - 3 outdoor amenity areas including BBQ's, bocce' ball court, fire pit,
 large umbrellas for coverage, serene water areas

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

257



Santa Clara Park at Freedom Circle
2540 Mission College Blvd , Suite 100
Santa Clara, CA 95054

Property Type: Office
 Property Subtype: Office/R&D
 Property SF: 22,500
 Construction Status: Existing
 Year Built: 1980
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: Yes
 Zoning:
 Website:
 Territory: SJC-06 Marriott
 APN: 104-41-026

FOR LEASE
 Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Floor Num:
 Parking Ratio:
 Amps ; Volts:
 Passenger/Freight Elevators:
 General Plan:
 Entitlements:
 Utilities:
 Topography:
FEATURES: Breakroom
 Conference Room - 9
 Drop Ceiling - 100%
 Fitness Center
 Highway Access - 101
 HVAC
 Private Office
 Server/IT Room
 Sprinklers
 Storage

BROKERAGE:

22,500 Colliers
 Office/R&D Craig Fordyce, SIOR, CCIM 408-282-3911

LEASE NOTES

Expenses include taxes, insurance, common area maintenance, management fee and utilities. Tenant is responsible for suite janitorial services.

Buildout:
 - Private Offices
 - 9 Conference Rooms
 - 5 Huddle Room
 - 7 Phone Rooms
 - IT/Storage Room
 - Open Office

Onsite amenities Include:

- Brand new KINETIC Fitness center with showers and lockers
 - Brand new Conference/Training Room
 - Walking/riding trail to Santa Clara Square
 - Brand new metal seam roofs installed throughout the project
 - Electric vehicle charging stations onsite
 - 3 outdoor amenity areas including BBQ's, bocce' ball court, fire pit, large umbrellas for coverage, serene water areas

1016301283 - N



OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

258



Santa Clara Park at Freedom Circle
2560 Mission College Blvd , Suite 1A
Santa Clara, CA 95054

Property Type: Office
 Property Subtype: Office
 Property SF: 45,000
 Construction Status: Existing
 Year Built: 1980
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: Yes
 Zoning:
 Website:
 Territory: SJC-06 Marriott
 APN: 104-41-026

FOR LEASE

Available SF:
 Min - Max Divisibility:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Rent + Expenses:
 Floor Num:
 Parking Ratio:
 Amps ; Volts:
 Passenger/Freight Elevators:
 General Plan:
 Entitlements:
 Utilities:
 Topography:
FEATURES: Breakroom
 Conference Room - 7
 Drop Ceiling
 Highway Access - 101
 HVAC - 100%
 Lab Space - 3
 Private Office - 12
 Reception Area
 Restrooms
 Server/IT Room
 Sprinklers
 Storage - 3 Storage Rooms

BROKERAGE:

11,424
 11,424 - 22,500
 Office
 Colliers
 Craig Fordyce, SIOR, CCIM
 408-282-3911

LEASE NOTES

Expenses include taxes, insurance, common area maintenance and management fee. Tenant is responsible for utilities and janitorial services.

Buildout:
 - 22,500 SF
 - 12 Private Offices
 - 7 Conference Rooms
 - Reception Area
 - Break Room
 - 3 Labs
 - Warehouse
 - 3 Storage Rooms
 - Server Room
 - Electrical Room
 - Open Workspace

Onsite amenities Include:

- Brand new KINETIC Fitness center with showers and lockers
 - Brand new Conference/Training Room
 - Walking/riding trail to Santa Clara Square
 - Brand new metal seam roofs installed throughout the project
 - Electric vehicle charging stations onsite
 - 3 outdoor amenity areas including BBQ's, bocce' ball court, fire pit, large umbrellas for coverage, serene water areas

1016297966 - N



OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

259



Santa Clara Park at Freedom Circle
2560 Mission College Blvd , Suite 1B
Santa Clara, CA 95054

Property Type: Office
 Property Subtype: Office
 Property SF: 45,000
 Construction Status: Existing
 Year Built: 1980
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: Yes
 Zoning:
 Website:
 Territory: SJC-06 Marriott
 APN: 104-41-026

FOR LEASE

Available SF:
 Min - Max Divisibility:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Rent + Expenses:
 Floor Num:
 Parking Ratio:
 Amps ; Volts:
 Passenger/Freight Elevators:
 General Plan:
 Entitlements:
 Utilities:
 Topography:
FEATURES: Breakroom
 Conference Room - 7
 Drop Ceiling
 Highway Access - 101
 HVAC - 100%
 Lab Space - 3
 Private Office - 12
 Reception Area
 Restrooms
 Server/IT Room
 Sprinklers
 Storage - 3 Storage Rooms

BROKERAGE:

11,076 Colliers
 11,076 - 22,500 [Craig Fordyce, SIOR, CCIM](#) 408-282-3911

LEASE NOTES

Expenses include taxes, insurance, common area maintenance and management fee. Tenant is responsible for utilities and janitorial services.

Buildout:
 - 22,500 SF
 - 12 Private Offices
 - 7 Conference Rooms
 - Reception Area
 - Break Room
 - 3 Labs
 - Warehouse
 - 3 Storage Rooms
 - Server Room
 - Electrical Room
 - Open Workspace

Onsite amenities Include:

- Brand new KINETIC Fitness center with showers and lockers
 - Brand new Conference/Training Room
 - Walking/riding trail to Santa Clara Square
 - Brand new metal seam roofs installed throughout the project
 - Electric vehicle charging stations onsite
 - 3 outdoor amenity areas including BBQ's, bocce' ball court, fire pit, large umbrellas for coverage, serene water areas

1016285091 - N



OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

260



Santa Clara Park at Freedom Circle
2560 Mission College Blvd , Suite 1st Floor
COMBO
Santa Clara, CA 95054

Property Type: Office
 Property Subtype: Office
 Property SF: 45,000
 Construction Status: Existing
 Year Built: 1980
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Zoning:
 Website:
 Territory: SJC-06 Marriott
 APN: 104-41-026

FOR LEASE
 Available SF: 22,500
 Avail Subtype: Office
 Rental Rate: \$2.85 NNN
 Expenses: \$0.84
 Rent + Expenses: \$3.69 PSF
 Floor Num: 1
 Parking Ratio: 3.0 / 1000
 Amps ; Volts: 2,000 ;
 Passenger/Freight Elevators: 1/0
 General Plan:
 Entitlements:
 Utilities:
 Topography:
FEATURES: Breakroom
 Conference Room - 7
 Drop Ceiling
 Highway Access - 101
 HVAC - 100%
 Lab Space - 3
 Private Office - 12
 Reception Area
 Restrooms
 Server/IT Room
 Sprinklers
 Storage - 3 Storage Rooms

BROKERAGE:

22,500 Colliers
 Office Craig Fordyce, SIOR, CCIM

408-282-3911

LEASE NOTES

Expenses include taxes, insurance, common area maintenance and management fee. Tenant is responsible for utilities and janitorial services.

Buildout:
 - 22,500 SF
 - 12 Private Offices
 - 7 Conference Rooms
 - Reception Area
 - Break Room
 - 3 Labs
 - Warehouse
 - 3 Storage Rooms
 - Server Room
 - Electrical Room
 - Open Workspace

Onsite amenities Include:

- Brand new KINETIC Fitness center with showers and lockers
- Brand new Conference/Training Room
- Walking/riding trail to Santa Clara Square
- Brand new metal seam roofs installed throughout the project
- Electric vehicle charging stations onsite
- 3 outdoor amenity areas including BBQ's, bocce' ball court, fire pit, large umbrellas for coverage, serene water areas

1016297968 - N



OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

261



Santa Clara Park at Freedom Circle
2560 Mission College Blvd , Suite 200
Santa Clara, CA 95054

Property Type: Office
 Property Subtype: Office
 Property SF: 45,000
 Construction Status: Existing
 Year Built: 1980
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: Yes
 Zoning:
 Website:
 Territory: SJC-06 Marriott
 APN: 104-41-026

FOR LEASE

Available SF: 22,500
 Min - Max Divisibility: 22,500 - 45,000
 Avail Subtype: Office
 Rental Rate: \$2.85 NNN
 Expenses: \$0.84
 Rent + Expenses: \$3.69 PSF
 Floor Num: 2
 Parking Ratio: 3.0 / 1000
 Amps ; Volts: 2,000 ;
 Passenger/Freight Elevators: 1/0
 General Plan:
 Entitlements:
 Utilities:
 Topography:
FEATURES: Breakroom
 Conference Room - 10
 Drop Ceiling
 Highway Access - 101
 HVAC - 100%
 Private Office - 3
 Restrooms
 Server/IT Room
 Sprinklers
 Storage -

BROKERAGE:

Colliers
 Craig Fordyce, SIOR, CCIM 408-282-3911

LEASE NOTES

Expenses include taxes, insurance, common area maintenance and management fee. Tenant is responsible for utilities and janitorial services.

Buildout:
 - 22,500 SF
 - 3 Private Office
 - 10 Conference Rooms
 - Break Room
 - Server Room
 - Open Workspace

Onsite amenities Include:

- Brand new KINETIC Fitness center with showers and lockers
- Brand new Conference/Training Room
- Walking/riding trail to Santa Clara Square
- Brand new metal seam roofs installed throughout the project
- Electric vehicle charging stations onsite
- 3 outdoor amenity areas including BBQ's, bocce' ball court, fire pit, large umbrellas for coverage, serene water areas

1016285092 - N



OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

262

Santa Clara Park at Freedom Circle
2560 Mission College Blvd , Suite COMBO
Santa Clara, CA 95054

Property Type: Office
 Property Subtype: Office
 Property SF: 45,000
 Construction Status: Existing
 Year Built: 1980
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: Yes
 Zoning:
 Website:
 Territory: SJC-06 Marriott
 APN: 104-41-026

FOR LEASE

Available SF:
 Min - Max Divisibility:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Rent + Expenses:
 Parking Ratio:
 Amps ; Volts:
 Passenger/Freight Elevators:
 General Plan:
 Entitlements:
 Utilities:
 Topography:

FEATURES: Breakroom
 Conference Room - 17
 Drop Ceiling
 Highway Access - 101
 HVAC - 100%
 Lab Space
 Private Office - 15
 Reception Area
 Restrooms
 Server/IT Room
 Sprinklers
 Storage - 4 Storage Rooms

45,000
 22,500 - 45,000
 Office
 \$2.85 NNN
 \$0.84
 \$3.69 PSF
 3.0 / 1000
 2,000 ;
 1/0

BROKERAGE:

Colliers
Craig Fordyce, SIOR, CCIM 408-282-3911

LEASE NOTES

Expenses include taxes, insurance, common area maintenance and management fee. Tenant is responsible for utilities and janitorial services.

First Floor buildout includes:

- 22,500 SF
- 12 Private Offices
- 7 Conference Rooms
- Reception Area
- Break Room
- 3 Labs
- Warehouse
- 3 Storage Rooms
- Server Room
- Electrical Room
- Open Workspace

Second Floor buildout includes:

- 22,500 SF
- 3 Private Office
- 10 Conference Rooms
- Break Room
- Server Room
- Open Workspace

Onsite amenities Include:

- Brand new KINETIC Fitness center with showers and lockers
- Brand new Conference/Training Room
- Walking/riding trail to Santa Clara Square
- Brand new metal seam roofs installed throughout the project
- Electric vehicle charging stations onsite
- 3 outdoor amenity areas including BBQ's, bocce' ball court, fire pit, large umbrellas for coverage, serene water areas

1016285090 - N



OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

263



The Block
5100 Great America Pkwy
Santa Clara, CA 95054

Property Type: Office
 Property Subtype: Office
 Property SF: 1,100,000
 Lot Size: 10.14 Acres
 Construction Status: Potential Development
 Class: A
 Floors: 12
 Available Date: 4/01/2023
 Occupied?: No
 Territory: SJC-06 Marriott
 APN: 104-49-025, 104-49-126

FOR LEASE

Available SF: 1,100,000
 Min - Max Divisibility: 500,000 - 1,100,000
 Office BuildOut SF: 1,100,000
 Avail Subtype: Office
 Rental Rate: \$4.95 NNN
 Expenses: TBD
 Parking Ratio: 3.3 / 1000
 Clear Height (min - max): 15' - 17'
 Amps ; Volts: 6,000 ; 12

FEATURES: Drop Ceiling - 100%
 Highway Access - 101
 HVAC - 100%
 Sprinklers

BROKERAGE:

[Colliers](#)
[Don Reimann, SIOR](#) 408-282-3888
[Brett Taylor](#) 408-282-3889

PROPERTY DESCRIPTION

Two 12-story buildings w/43,500 SF Floorplates connected via 7 story 38,300 SF sky bridge, w/2 story 50,000 SF Amenities Building & 2 parking structures. Walking distance to Related Santa Clara project.

LEASE NOTES

Premier, new office development on prominent 10 acre corner block at Great America Pkwy / Tasman Dr in Santa Clara. This high-image campus opportunity consists of two 12-story Class A office buildings, connected by a seven-level bridge with rooftop terraces. Features outdoor courtyard, two-story amenities building with fitness center, conference facilities, rooftop terrace, etc. Transit-oriented site, situated at the Old Ironsides VTA light rail station with connectivity to CalTrain, BART, and ACE stations. Amenity-rich location walking distance to new "Related" amenities: 800k SF of retail, 700 hotel rooms, and 1,680 residential units.

264



505 Almanor Ave
Sunnyvale, CA 94085

Property Type: Office
 Property Subtype: Office
 Property SF: 56,000
 Lot Size: 1.06 Acres
 Construction Status: Entitled
 Class: A
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-04 Oakmead
 APN: 165-44-001

FOR LEASE

Available SF: 56,000
 Min - Max Divisibility: 28,000 - 100,000
 Office BuildOut SF: 56,000
 Avail Subtype: Office
 Rental Rate: \$5.50 NNN
 Expenses: \$1.50
 Rent + Expenses: \$7.00 PSF
 Parking Ratio: 3.5 / 1000
 Parking Type: Structured & surface

FEATURES: Highway Access - 101, 237
 LEED Certified - Silver
 Public Transportation - CalTrain, VTA

BROKERAGE:

[Colliers](#)
[Don Reimann, SIOR](#) 408-282-3888

LEASE NOTES

Class "A" office building planned just off the corner of Almanor and Mathilda. Excellent 101 freeway visibility and signage. Nearby CalTrain shuttle and VTA bus stops. Convenient to retail services. Building to be built will be LEED Silver certified. Surface and structured parking.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

265

**260 S Sunnyvale Ave, Suite 9
Sunnyvale, CA 94086**



Property Type: Office
Property Subtype: Retail
Property SF: 11,000
Construction Status: Existing
Class: B
Available Date: Immediate
Occupied?: No
Territory: SJC-21 Sunnyvale (partial)
APN: 209-10-063

FOR LEASE

Available SF: 1,680
Avail Subtype: Office
Rental Rate: \$3.95 GR
Expenses: TBD

FEATURES: Public Transportation - CalTrain

BROKERAGE:

Colliers
Brett Taylor 408-282-3889

PROPERTY DESCRIPTION

Retail

LEASE NOTES

Ideally located downtown Sunnyvale space, perfect for medical or retail uses. Call to tour.

1016239889 - N



266

**Peery Park
333 W Maude Ave, Suite 208
Sunnyvale, CA 94085**



Property Type: Office
Property Subtype: Office
Property SF: 20,828
Construction Status: Existing
Class: B
Floors: 2
Available Date: Immediate
Occupied?: No
Territory: SJC-04 Oakmead

FOR LEASE

Available SF: 1,912
Avail Subtype: Office
Rental Rate: \$2.95 FS
Floor Num: 2

FEATURES: Highway Access - 101, 237

BROKERAGE:

Colliers
Brett Taylor 408-282-3889

LEASE NOTES

Plug & Play office suite across street from Apple and LinkedIn.
Underground parking, updated interiors, etc.

1016296921 - Y



267

**Potrero Campus
350 Potrero Ave 5
Sunnyvale, CA 94085**



Property Type: Office
Property Subtype: Office/R&D
Property SF: 32,516
Lot Size: 2.16 Acres
Construction Status: Existing
Year Built: 1975
Class: B
Floors: 1
Available Date: Immediate
Occupied?: Yes
Territory: SJC-04 Oakmead
APN: 165-30-008

FOR LEASE

Available SF: 32,516
Avail Subtype: Office/R&D
Rental Rate: \$4.45 NNN
Expenses: TBD
Parking Ratio: 3.7 / 1000
Clear Height (min - max): 18'

FEATURES: Highway Access - 101, 237
Sprinklers

BROKERAGE:

Colliers
David Sandlin, SIOR 408-282-3988
Kyle Portal 408-282-3954
John Colyar 408-282-3949

LEASE NOTES

Great glass line, class A office improvements, currently occupied by Apple, 7 charging stations, 5 bike lockers, restrooms include showers.

1016266934 - N





COLLIERS EXCLUSIVES

MARCH 09, 2023

OFFICE - FOR SUBLEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

1



1016288256 - Y



Hamilton & Leigh Building
1500 E Hamilton Ave, Suite 200
Campbell, CA 95008

Property Type: Office
Property Subtype: Office
Property SF: 41,000
Construction Status: Existing
Class: B
Floors: 2
Available Date: Immediate
Occupied?: No
Territory: SJC-19 West Valley

FOR SUBLEASE

Available SF: 7,128
Avail Subtype: Office
Rental Rate: \$2.25 FS
Lease Expiration Date: 01/31/2024
Floor Num: 2
Load Factor: 12.00%
Parking Ratio: 4.0 / 1000

FEATURES: Highway Access - 17, 85, 87, 280
Sprinklers

BROKERAGE:

7,128 [Colliers](#)
Office [Mike Miller](#) 408-282-3842

LEASE NOTES

Nice window line. Elevator served. Corner location.

2



1016295658 - N



270 3rd St
Los Altos, CA 94022

Property Type: Office
Property Subtype: Office
Property SF: 11,924
Construction Status: Existing
Year Built: 2001
Class: A
Floors: 2
Available Date: Immediate
Occupied?: Yes
Territory: SJC-22 Los Altos
APN: 167-40-021

FOR SUBLEASE

Available SF: 11,924
Avail Subtype: Office
Rental Rate: \$4.50 GR
Expenses: TBD
Lease Expiration Date: 06/30/2024
Parking Ratio: 4.0 / 1000

FEATURES: Highway Access - 280
Sprinklers

BROKERAGE:

11,924 [Colliers](#)
Office [John Colyar](#) 408-282-3949
[Steve Gibson, SIOR](#) 408-568-5900

LEASE NOTES

Tenant responsible for the cost of utilities and janitorial. Furniture available. 53 parking stalls (surface and garage). Sublessor will vacate within 30 days of execution of a sublease agreement. Call listing agents to tour.

OFFICE - FOR SUBLEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

3

**274-282 Castro St, Suite 278-280
Mountain View, CA 94041**



1016291110 - Y



Property Type: Office
Property Subtype: Office/R&D
Property SF: 28,837
Lot Size: 0.26 Acre
Construction Status: Existing
Year Built: 1949
Class: A
Floors: 2
Available Date: Immediate
Occupied?: No
Zoning: P19
Territory: SJC-02 Mt. View Central
APN: 158-13-044

FOR SUBLEASE

Available SF: 17,908
Min - Max Divisibility: 7,933 - 17,908
Avail Subtype: Office/R&D
Rental Rate: \$4.95 MG
Expenses: TBD
Lease Expiration Date: 10/31/2024
Floor Num: 2

FEATURES: Highway Access - 85, 101, 237, 280
Public Transportation - <.25 miles from Mountain View CalTrain, VTA

BROKERAGES:

Colliers
Blake Zamudio 650-486-2227
Paul McManus 408-282-3963
Marne Michaels 408-282-3838

PROPERTY DESCRIPTION

Prime Downtown Mountain View location.

LEASE NOTES

Office/R&D
Ideal downtown location
Great mix of open office space, conference rooms, and call rooms
Newly updated garden level
Existing lab/server room on the garden level

4

**700 E El Camino Real, Suite 300
Mountain View, CA 94040**



1016295725 - N



Property Type: Office
Property Subtype: Office
Property SF: 49,800
Lot Size: 2.23 Acres
Construction Status: Existing
Class: B
Floors: 3
Available Date: Immediate
Occupied?: Yes
Zoning: CRA
Territory: SJC-21 Sunnyvale (partial)
APN: 161-09-037

FOR SUBLEASE

Available SF: 16,918
Avail Subtype: Office
Rental Rate: \$4.75 FS
Lease Expiration Date: 11/30/2023
Floor Num: 3
Load Factor: 12.00%
Parking Ratio: 3.0 / 1000
Parking Spaces: 157
Parking Type: Surface
Passenger/Freight Elevators: 2/

FEATURES: Highway Access - 85, 101, 237, 280
Public Transportation - <.75 miles to CalTrain, VTA
LightRail
Sprinklers

BROKERAGE:

Colliers
Brett Taylor 408-282-3889

LEASE NOTES

Class A, fully-furnished, entire top floor of building, plug & play, below-market, tech space, available for sublease. 11/30/23 LED with additional term on direct basis available.

OFFICE - FOR SUBLEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

5



The Village at San Antonio
391-401 San Antonio Rd
Mountain View, CA 94040

Property Type: Office
 Property Subtype: Office
 Property SF: 456,760
 Lot Size: 20.60 Acres
 Construction Status: Existing
 Year Built: 2017
 Class: A
 Floors: 6
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-02 Mt. View Central
 APN: 148-20-005

FOR SUBLEASE

Available SF: 363,000
 Min - Max Divisibility: 10,000 - 363,000
 Avail Subtype: Office
 Rental Rate: TBD
 Expenses: TBD
 Parking Ratio: 3.3 / 1000
 Passenger/Freight Elevators: 5/1

FEATURES: Plug & Play

BROKERAGE:

[Colliers](#)
[John Colyar](#) 408-282-3949
[Paul McManus](#) 408-282-3963

PROPERTY DESCRIPTION

Two buidlings totaling 456,760 square feet.

1016287571 - Y



6



Palo Alto Technology Center
3301 Hillview Ave
Palo Alto, CA 94304

Property Type: Office
 Property Subtype: Office
 Property SF: 292,013
 Lot Size: 17.49 Acres
 Construction Status: Existing
 Class: A
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-23 Stanford Business Park
 APN: 142-17-036

FOR SUBLEASE

Available SF: 75,721
 Avail Subtype: Office
 Rental Rate: \$3.95 NNN
 Expenses: TBD
 Lease Expiration Date: 03/31/2027
 Parking Ratio: 3.2 / 1000
 Parking Spaces: 940
 Parking Type: Surface and underground
 Clear Height (min - max): 15' - 16'
 Amps ; Volts: 1,600 ; 277/480

FEATURES: Fitness Center - with showers and lockers
 Highway Access - 101, 280
 Lab Space
 Parking: EV Stations -
 Sprinklers -

BROKERAGE:

[Colliers](#)
[Jeffry Nochimson, SIOR](#) 408-282-3941

PROPERTY DESCRIPTION

Part of 4-building campus. Potential Life Science Campus Conversion.

LEASE NOTES

30-40K SF floor plates, executive briefing area. T.I.'s available and a \$3 bonus fee psf will be paid to the procuring Broker

1016291133 - Y



OFFICE - FOR SUBLEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

7

Palo Alto Technology Center
3301-3307 Hillview Ave, Suite COMBO
Palo Alto, CA 94304

Property Type: Office
 Property Subtype: Office
 Property SF: 292,013
 Lot Size: 17.49 Acres
 Construction Status: Existing
 Class: A
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-23 Stanford Business Park
 APN: 142-17-036

FOR SUBLEASE

Available SF: 292,013
 Avail Subtype: Office
 Rental Rate: \$3.95 NNN
 Expenses: TBD
 Lease Expiration Date: 03/31/2027
 Parking Ratio: 3.2 / 1000
 Parking Spaces: 940
 Parking Type: Surface and underground
 Clear Height (min - max): 15' - 16'
 Amps ; Volts: 1,600 ; 277/480

FEATURES: Fitness Center - with showers and lockers
 Highway Access - 101, 280
 Lab Space
 Parking: EV Stations -
 Sprinklers -

BROKERAGE:

Colliers
 Office [Jeffrey Nochimson, SIOR](#) 408-282-3941

PROPERTY DESCRIPTION

Part of 4-building campus. Potential Life Science Campus Conversion.

LEASE NOTES

Divisible by building. 30-40K SF floor plates, executive briefing area. T.I.'s available and a \$3 bonus fee psf will be paid to the procuring Broker



1016261102 - N



8

Palo Alto Technology Center
3303 Hillview Ave
Palo Alto, CA 94304

Property Type: Office
 Property Subtype: Office
 Property SF: 292,013
 Lot Size: 17.49 Acres
 Construction Status: Existing
 Class: A
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-23 Stanford Business Park
 APN: 142-17-036

FOR SUBLEASE

Available SF: 78,890
 Avail Subtype: Office
 Rental Rate: \$3.95 NNN
 Expenses: TBD
 Lease Expiration Date: 03/31/2027
 Parking Ratio: 3.2 / 1000
 Parking Spaces: 940
 Parking Type: Surface and underground
 Clear Height (min - max): 15' - 16'
 Amps ; Volts: 1,600 ; 277/480

FEATURES: Fitness Center - with showers and lockers
 Highway Access - 101, 280
 Lab Space
 Parking: EV Stations -
 Sprinklers -

BROKERAGE:

Colliers
 Office [Jeffrey Nochimson, SIOR](#) 408-282-3941

PROPERTY DESCRIPTION

Part of 4-building campus. Potential Life Science Campus Conversion.

LEASE NOTES

30-40K SF floor plates, executive briefing area. T.I.'s available and a \$3 bonus fee psf will be paid to the procuring Broker



1016291135 - Y



OFFICE - FOR SUBLEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

9



Palo Alto Technology Center
3305 Hillview Ave
Palo Alto, CA 94304

Property Type: Office
 Property Subtype: Office
 Property SF: 292,013
 Lot Size: 17.49 Acres
 Construction Status: Existing
 Class: A
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-23 Stanford Business Park
 APN: 142-17-036

FOR SUBLEASE

Available SF: 59,125
 Avail Subtype: Office
 Rental Rate: \$3.95 NNN
 Expenses: \$1.70
 Rent + Expenses: \$5.65 PSF
 Lease Expiration Date: 03/31/2027
 Parking Ratio: 3.2 / 1000
 Parking Spaces: 940
 Parking Type: Surface and underground
 Clear Height (min - max): 15' - 16'
 Amps ; Volts: 1,600 ; 277/480

BROKERAGE:

Colliers
 Office [Jeffry Nochimson, SIOR](#) 408-282-3941

PROPERTY DESCRIPTION

Part of 4-building campus. Potential Life Science Campus Conversion.

LEASE NOTES

30-40K SF floor plates, executive briefing area. T.I.'s available and a \$3 bonus fee psf will be paid to the procuring Broker.

1016291132 - Y



FEATURES: Fitness Center - with showers and lockers
 Highway Access - 101, 280
 Lab Space
 Parking: EV Stations -
 Sprinklers -

10



Palo Alto Technology Center
3307 Hillview Ave
Palo Alto, CA 94304

Property Type: Office
 Property Subtype: Office
 Property SF: 292,013
 Lot Size: 17.49 Acres
 Construction Status: Existing
 Class: A
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-23 Stanford Business Park
 APN: 142-17-036

FOR SUBLEASE

Available SF: 78,277
 Avail Subtype: Office
 Rental Rate: \$3.95 NNN
 Expenses: TBD
 Lease Expiration Date: 03/31/2027
 Parking Ratio: 3.2 / 1000
 Parking Spaces: 940
 Parking Type: Surface and underground
 Clear Height (min - max): 15' - 16'
 Amps ; Volts: 1,600 ; 277/480

BROKERAGE:

Colliers
 Office [Jeffry Nochimson, SIOR](#) 408-282-3941

PROPERTY DESCRIPTION

Part of 4-building campus. Potential Life Science Campus Conversion.

LEASE NOTES

30-40K SF floor plates, executive briefing area. T.I.'s available and a \$3 bonus fee psf will be paid to the procuring Broker

1016291134 - Y



FEATURES: Fitness Center - with showers and lockers
 Highway Access - 101, 280
 Lab Space
 Parking: EV Stations -
 Sprinklers -

OFFICE - FOR SUBLEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

11

70 N 2nd St
San Jose, CA 95113

Property Type: Office
Property Subtype: Office
Property SF: 23,535
Lot Size: 0.17 Acre
Construction Status: Existing
Class: C
Floors: 3
Available Date: Immediate
Occupied?: No
Territory: SJC-31 San Jose Downtown

FOR SUBLEASE

Available SF: 23,535
Office BuildOut SF: 22,381
Office SF: 1,154
Avail Subtype: Office
Rental Rate: \$1.25 IG
Expenses: TBD
Lease Expiration Date: 03/14/2023
Passenger/Freight Elevators: 1/

FEATURES: Highway Access - 87, 280

BROKERAGES:

Colliers
John Colyar 408-282-3949
Kyle Portal 408-282-3954
Grant Zamudio 650-486-2231

PROPERTY DESCRIPTION

Building has basement.

LEASE NOTES

Fully plug & play (FF&E, IT, AV, Security). Credit Sublessor. Lease Expiration: March 14th, 2023. Longer term available direct with ownership. Award Winning Creative Office buildout. Private access to city parking garage. Full gym, large all-hands area. Walking distance to San Pedro Market & Caltrain. Available now.

1016278893 - Y



12

Gateway Place I & II
2001 Gateway Pl, Suite 301E
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 161,593
Lot Size: 5.91 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1981
Class: A
Floors: 7
Available Date: Immediate
Occupied?: No
Website: <http://www.colliersproperty.com/hppairport/>
Territory: SJC-17 San Jose Airport

FOR SUBLEASE

Available SF: 5,365
Avail Subtype: Office
Rental Rate: \$3.95 FS
Lease Expiration Date: 06/30/2024
Floor Num: 3
Parking Ratio: 3.0 / 1000
Parking Type: Surface and Covered Parking Garage
Passenger/Freight Elevators: 5/0

FEATURES: Freeway Visibility - 101, 87
Highway Access - 101, 280, 87, 880
Miles To Airport - Adjacent to Mineta/San Jose
International Airport
Public Transportation - Free shuttle to SJ Airport, SC
CalTrain & LightRail stations
Security - On-site
Sprinklers

BROKERAGE:

Colliers
Cynthia Rotwein 408-205-5227

PROPERTY DESCRIPTION

Conference center and workout center with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

All new interiors. Large open area with wrap around windows. Large conference room, offices, and modern kitchen. Most of the furniture is available to purchase. Available now.

1016284443 - Y



OFFICE - FOR SUBLEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

13



1016281169 - Y



Gateway Place I & II
2001 Gateway Pl, Suite 445E
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 161,593
Lot Size: 5.91 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1981
Class: A
Floors: 7
Available Date: Immediate
Occupied?: No
Website: <http://www.colliersproperty.com/hppairport/>
Territory: SJC-17 San Jose Airport

FOR SUBLEASE

Available SF: 7,872
Avail Subtype: Office
Rental Rate: \$2.50 FS
Lease Expiration Date: 06/01/2023
Floor Num: 4
Parking Ratio: 3.0 / 1000
Parking Type: Surface and Covered Parking Garage
Passenger/Freight Elevators: 5/0

FEATURES: Freeway Visibility - 101, 87
Highway Access - 101, 280, 87, 880
Miles To Airport - Adjacent to Mineta/San Jose
International Airport
Public Transportation - Free shuttle to SJ Airport, SC
CalTrain & LightRail stations
Security - On-site
Sprinklers

BROKERAGE:

Colliers
Terry Bell, SIOR 408-282-3923
Joe Elliott, SIOR 408-282-3922

PROPERTY DESCRIPTION

Conference center and workout center with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

Immaculate Corner Unit with Exceptional Glass Lines. Existing Lab Area (can be converted to open office).

14



1016297243 - N



Gateway Place I & II
2077 Gateway Pl, Suite 200
San Jose, CA 95110

Property Type: Office
Property Subtype: Office
Property SF: 79,618
Lot Size: 8.39 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 1985
Class: A
Floors: 5
Available Date: Immediate
Occupied?: Yes
Territory: SJC-17 San Jose Airport
APN: 230-01-056

FOR SUBLEASE

Available SF: 8,633
Avail Subtype: Office
Rental Rate: \$2.50 FS
Lease Expiration Date: 12/31/2024
Floor Num: 2
Parking Ratio: 3.0 / 1000
Parking Type: Surface and Covered Parking Garage
Passenger/Freight Elevators: 2/0

FEATURES: Freeway Visibility - 101, 87
Highway Access - 101, 280, 87, 880
Miles To Airport - Adjacent to Mineta/San Jose
International Airport
Plug & Play
Public Transportation - Free shuttle to SJ Airport, SC
CalTrain & LightRail stations
Security - On-site
Sprinklers

BROKERAGES:

Colliers
Blake Zamudio 650-486-2227
Seth Andersen 408-282-3841
Paul McManus 408-282-3963

PROPERTY DESCRIPTION

Conference centers and workout centers with showers. On-site management and security. Free parking (surface & secured garages).

LEASE NOTES

Plug and Play Sublease. Below Market Asking Rate. Great mix of private offices, conference rooms, and open office space.

OFFICE - FOR SUBLEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

15



1016251050 - Y



Riverpark Towers I
333 W San Carlos St, Suite 12th Floor
San Jose, CA 95113

Property Type: Office
 Property Subtype: Office
 Property SF: 297,833
 Lot Size: 0.80 Acre
 Construction Status: Existing
 Year Built: 1987
 Class: A
 Floors: 16
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-31 San Jose Downtown
 APN: 259-43-075

FOR SUBLEASE

Available SF: 20,061
 Min - Max Divisibility: 20,061 - 60,183
 Avail Subtype: Office
 Rental Rate: \$1.85 FS
 Lease Expiration Date: 10/31/2026
 Floor Num: 12
 Load Factor: 14.00%
 Parking Ratio: 2.3 / 1000
 Parking Type: \$130/month (unreserved), \$200/month (reserved)
 Clear Height (min - max): 9'
 Passenger/Freight Elevators: 6/1

FEATURES: Fitness Center -
 Highway Access - 87, 101, 280
 Public Transportation - CalTrain bullet
 Security - 24/7
 Sprinklers

BROKERAGE:

[Colliers](#)
[Terry Bell, SIOR](#) 408-282-3923
[John Colyar](#) 408-282-3949
[Charles Story](#) 650-850-9202
[Maryjane Archuleta](#) 408-282-5622

PROPERTY DESCRIPTION

HVAC after hours: \$35.00/hr. On-site property management and leasing office. On-site fitness center and 24-hour security service. Convenient and ample on-site covered parking garage.

LEASE NOTES

Brand new interior. Can be combined with 14th and 15th floors for a total of 60,183 SF.

16



1016264805 - N



Riverpark Towers I
333 W San Carlos St, Suite 14th Floor
San Jose, CA 95113

Property Type: Office
 Property Subtype: Office
 Property SF: 297,833
 Lot Size: 0.80 Acre
 Construction Status: Existing
 Year Built: 1987
 Class: A
 Floors: 16
 Available Date: Immediate
 Occupied?: Yes
 Territory: SJC-31 San Jose Downtown
 APN: 259-43-075

FOR SUBLEASE

Available SF: 20,061
 Min - Max Divisibility: 20,061 - 60,183
 Avail Subtype: Office
 Rental Rate: \$1.75 FS
 Lease Expiration Date: 10/31/2026
 Floor Num: 14
 Load Factor: 14.00%
 Parking Ratio: 2.3 / 1000
 Parking Type: \$130/month (unreserved), \$200/month (reserved)
 Clear Height (min - max): 9'
 Passenger/Freight Elevators: 6/1

FEATURES: Fitness Center -
 Highway Access - 87, 101, 280
 Public Transportation - CalTrain bullet
 Security - 24/7
 Sprinklers

BROKERAGE:

[Colliers](#)
[Terry Bell, SIOR](#) 408-282-3923
[John Colyar](#) 408-282-3949
[Charles Story](#) 650-850-9202
[Maryjane Archuleta](#) 408-282-5622

PROPERTY DESCRIPTION

HVAC after hours: \$35.00/hr. On-site property management and leasing office. On-site fitness center and 24-hour security service. Convenient and ample on-site covered parking garage.

LEASE NOTES

Can be combined with 12th and 15th floors for a total of 60,183 SF.

OFFICE - FOR SUBLEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

17



1016264806 - N



Riverpark Towers I
333 W San Carlos St, Suite 15th Floor
San Jose, CA 95113

Property Type: Office
 Property Subtype: Office
 Property SF: 297,833
 Lot Size: 0.80 Acre
 Construction Status: Existing
 Year Built: 1987
 Class: A
 Floors: 16
 Available Date: Immediate
 Occupied?: Yes
 Territory: SJC-31 San Jose Downtown
 APN: 259-43-075

FOR SUBLEASE

Available SF: 20,061
 Min - Max Divisibility: 20,061 - 60,183
 Avail Subtype: Office
 Rental Rate: \$1.75 FS
 Lease Expiration Date: 10/31/2026
 Floor Num: 15
 Load Factor: 14.00%
 Parking Ratio: 2.3 / 1000
 Parking Type: \$130/month (unreserved), \$200/month (reserved)
 Clear Height (min - max): 9'
 Passenger/Freight Elevators: 6/1

FEATURES: Fitness Center -
 Highway Access - 87, 101, 280
 Public Transportation - CalTrain bullet
 Security - 24/7
 Sprinklers

BROKERAGE:

Colliers
 Terry Bell, SIOR 408-282-3923
 John Colyar 408-282-3949
 Charles Story 650-850-9202
 Maryjane Archuleta 408-282-5622

PROPERTY DESCRIPTION

HVAC after hours: \$35.00/hr. On-site property management and leasing office. On-site fitness center and 24-hour security service. Convenient and ample on-site covered parking garage.

LEASE NOTES

Can be combined with 12th and 14th floors for a total of 60,183 SF.

18



1016271779 - Y



Riverpark Towers II
300 Park Ave , Suite 15th Floor
San Jose, CA 95113

Property Type: Office
 Property Subtype: Office
 Property SF: 321,618
 Lot Size: 0.73 Acre
 Construction Status: Existing
 Year Built: 2009
 Class: A
 Floors: 16
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-31 San Jose Downtown
 APN: 259-43-074

FOR SUBLEASE

Available SF: 19,735
 Min - Max Divisibility: 19,735 - 59,193
 Avail Subtype: Office
 Rental Rate: \$1.95 FS
 Lease Expiration Date: 08/31/2024
 Floor Num: 15
 Parking Ratio: 2.3 / 1000
 Parking Type: \$130 non-reserved; \$200 reserved

FEATURES: Breakroom
 Conference Room - 9
 Highway Access - 87, 280
 LEED Certified - Gold
 Miles To Airport - 5 minutes to SJC
 Public Transportation - CalTrain, VTA LightRail,
 future Bart at Diridon Station
 Signage - Building top

BROKERAGE:

Colliers
 Paul McManus 408-282-3963
 Kyle Portal 408-282-3954

PROPERTY DESCRIPTION

Riverpark Towers—a Class A, 16-story, 321,618 sf state-of-the-art office tower situated alongside the Guadalupe River in the heart of downtown San Jose will join its existing twin tower, Riverpark Tower, located at 333 West San Carlos Street, to create downtown San Jose's most distinctive office building complex.

The building has received pre-certified LEED-Gold status for core and shell, making it the first 'green' building for lease in San Jose's CBD.

Riverpark Towers' striking granite-clad exterior and bright, contemporary lobby, combined with high-end interior finishes and sweeping views will provide a first-class Silicon Valley business address.

LEASE NOTES

19,735 SF. Full floor identity. Excellent 15th floor views. Brand new interiors. 9 conference rooms. 10 offices/individual quiet rooms. Break area. Can be combined with 4th and 5th floors for a total of 59,193 SF.

OFFICE - FOR SUBLEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

19



1016295172 - N



Riverpark Towers II

300 Park Ave , Suite 4th Floor

San Jose, CA 95113

Property Type: Office
 Property Subtype: Office
 Property SF: 321,618
 Lot Size: 0.73 Acre
 Construction Status: Existing
 Year Built: 2009
 Class: A
 Floors: 16
 Available Date: Immediate
 Occupied?: Yes
 Territory: SJC-31 San Jose Downtown
 APN: 259-43-074

FOR SUBLEASE

Available SF: 19,723
 Min - Max Divisibility: 19,723 - 59,193
 Avail Subtype: Office
 Rental Rate: \$1.95 FS
 Lease Expiration Date: 08/31/2024
 Floor Num: 4
 Parking Ratio: 2.3 / 1000
 Parking Type: \$130 non-reserved; \$200 reserved

FEATURES: Breakroom

Conference Room - 12
 Highway Access - 87, 280
 LEED Certified - Gold
 Miles To Airport - 5 minutes to SJC
 Public Transportation - CalTrain, VTA LightRail,
 future Bart at Diridon Station
 Signage - Building top

BROKERAGE:

Colliers
 Paul McManus 408-282-3963
 Kyle Portal 408-282-3954

PROPERTY DESCRIPTION

Riverpark Towers—a Class A, 16-story, 321,618 sf state-of-the-art office tower situated alongside the Guadalupe River in the heart of downtown San Jose will join its existing twin tower, Riverpark Tower, located at 333 West San Carlos Street, to create downtown San Jose's most distinctive office building complex.

The building has received pre-certified LEED-Gold status for core and shell, making it the first 'green' building for lease in San Jose's CBD.

Riverpark Towers' striking granite-clad exterior and bright, contemporary lobby, combined with high-end interior finishes and sweeping views will provide a first-class Silicon Valley business address.

LEASE NOTES

19,723 SF. Full floor identity. Creative state of the art improvements and technology throughout. 96 sit stand desks. 12 conference rooms. Large break room and kitchen with soft seating. Large training room. Can be combined with 5th and 15th floors for a total of 59,193 SF.

20



1016295173 - N



Riverpark Towers II

300 Park Ave , Suite 5th Floor

San Jose, CA 95113

Property Type: Office
 Property Subtype: Office
 Property SF: 321,618
 Lot Size: 0.73 Acre
 Construction Status: Existing
 Year Built: 2009
 Class: A
 Floors: 16
 Available Date: Immediate
 Occupied?: Yes
 Territory: SJC-31 San Jose Downtown
 APN: 259-43-074

FOR SUBLEASE

Available SF: 19,735
 Min - Max Divisibility: 19,735 - 59,193
 Avail Subtype: Office
 Rental Rate: \$1.95 FS
 Lease Expiration Date: 08/31/2024
 Floor Num: 5
 Parking Ratio: 2.3 / 1000
 Parking Type: \$130 non-reserved; \$200 reserved

FEATURES: Breakroom

Conference Room - 10
 Highway Access - 87, 280
 LEED Certified - Gold
 Miles To Airport - 5 minutes to SJC
 Public Transportation - CalTrain, VTA LightRail,
 future Bart at Diridon Station
 Signage - Building top

BROKERAGE:

Colliers
 Paul McManus 408-282-3963
 Kyle Portal 408-282-3954

PROPERTY DESCRIPTION

Riverpark Towers—a Class A, 16-story, 321,618 sf state-of-the-art office tower situated alongside the Guadalupe River in the heart of downtown San Jose will join its existing twin tower, Riverpark Tower, located at 333 West San Carlos Street, to create downtown San Jose's most distinctive office building complex.

The building has received pre-certified LEED-Gold status for core and shell, making it the first 'green' building for lease in San Jose's CBD.

Riverpark Towers' striking granite-clad exterior and bright, contemporary lobby, combined with high-end interior finishes and sweeping views will provide a first-class Silicon Valley business address.

LEASE NOTES

19,735 SF. Full floor identity. Creative state of the art improvements and technology throughout. 109 sit stand desks. 10 conference rooms. 12 office/individual quite rooms. Large break room and kitchen with soft seating. Large training room. Can be combined with 4th and 15th floors for a total of 59,193 SF.

OFFICE - FOR SUBLEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

21



1016295182 - N



FLYER



Riverpark Towers II
300 Park Ave , Suite Floors 4, 5, & 15
COMBO
San Jose, CA 95113

Property Type: Office
 Property Subtype: Office
 Property SF: 321,618
 Lot Size: 0.73 Acre
 Construction Status: Existing
 Year Built: 2009
 Class: A
 Floors: 16
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-31 San Jose Downtown
 APN: 259-43-074

FOR SUBLEASE

Available SF: 59,193
 Avail Subtype: Office
 Rental Rate: \$1.95 FS
 Lease Expiration Date: 08/31/2024
 Parking Ratio: 2.3 / 1000
 Parking Type: \$130 non-reserved; \$200 reserved

FEATURES: Breakroom

Conference Room - 22
 Highway Access - 87, 280
 LEED Certified - Gold
 Miles To Airport - 5 minutes to SJC
 Public Transportation - CalTrain, VTA LightRail,
 future Bart at Diridon Station
 Signage - Building top

BROKERAGE:

Colliers
 Paul McManus 408-282-3963
 Kyle Portal 408-282-3954

PROPERTY DESCRIPTION

Riverpark Towers—a Class A, 16-story, 321,618 sf state-of-the-art office tower situated alongside the Guadalupe River in the heart of downtown San Jose will join its existing twin tower, Riverpark Tower, located at 333 West San Carlos Street, to create downtown San Jose's most distinctive office building complex.

The building has received pre-certified LEED-Gold status for core and shell, making it the first 'green' building for lease in San Jose's CBD.

Riverpark Towers' striking granite-clad exterior and bright, contemporary lobby, combined with high-end interior finishes and sweeping views will provide a first-class Silicon Valley business address.

LEASE NOTES

4th Floor - 19,723 SF. Full floor identity. Creative state of the art improvements and technology throughout. 96 sit stand desks. 12 conference rooms. Large break room and kitchen with soft seating. Large training room.

5th Floor - 19,735 F. Full floor identity. Creative state of the art improvements and technology throughout. 109 sit stand desks. 10 conference rooms. 12 offices/individual quiet rooms. Large break room and kitchen with soft seating. Large training room.

15th floor - 19,735 SF. Full floor identity. Excellent 15th floor views. Brand new interiors. 9 conference rooms. 10 offices/individual quiet rooms. Break area.

OFFICE - FOR SUBLEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

22



The Atrium Building
31 N 2nd St, Suite 210
San Jose, CA 95113

Property Type: Office
 Property Subtype: Office
 Property SF: 45,012
 Lot Size: 0.30 Acre
 Construction Status: Existing
 Year Built: 1925
 Class: C
 Floors: 4
 Available Date: Immediate
 Occupied?: Yes
 Territory: SJC-31 San Jose Downtown
 APN: 467-21-029

FOR SUBLEASE

Available SF: 1,402
 Avail Subtype: Office
 Rental Rate: \$2.50 FS
 Lease Expiration Date: 07/31/2025
 Floor Num: 2
 Parking Ratio: 0.4 / 1000

FEATURES: Highway Access - 87, 101, 880
 Public Transportation - CalTrain, LightRail, DASH
 shuttle
 Sprinklers

BROKERAGE:

Colliers
 Shane Minnis, LEED @ AP 408-282-3901
 Craig Fordyce, SIOR, CCIM 408-282-3911
 Michael Rosendin, SIOR, CCIM 408-282-3900

LEASE NOTES

1,402 SF available now. Plug & Play – market ready space ready for occupancy. Located on 2nd floor – directly accessible via lobby staircase or elevator. Lots of natural light. LED 7/31/2025. Call to tour.

1016297764 - N



23



4800 Great America Pkwy
Santa Clara, CA 95054

Property Type: Office
 Property Subtype: Office
 Property SF: 170,689
 Lot Size: 2.80 Acres
 Construction Status: Existing
 Class: A
 Floors: 5
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-06 Marriott
 APN: 104-04-115

FOR SUBLEASE

Available SF: 170,689
 Min - Max Divisibility: 170,689 - 451,900
 Avail Subtype: Office
 Rental Rate: TBD
 Expenses: \$0.52
 Lease Expiration Date: 02/28/2026
 Parking Ratio: 3.3 / 1000
 Dock High Doors: 1
 Clear Height (min - max): 14' - 16'
 Amps ; Volts: 4,000 ; 277/280

FEATURES: Floor Slab - 34,000 SF
 Public Transportation - CalTrain, VTA
 Signage - Building

BROKERAGES:

Colliers
 Craig Fordyce, SIOR, CCIM 408-282-3911
 Grant Zamudio 650-486-2231

LEASE NOTES

Shell building customized to suit. Secured outdoor amenity area with bocce ball court and fountain. Balcony on the 5th floor. Dock well-double door loading.

1016187043 - Y



OFFICE - FOR SUBLEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

24



1016275261 - N



Santa Clara Towers I
3945 Freedom Cir , Suite 430
Santa Clara, CA 95054

Property Type: Office
 Property Subtype: Office
 Property SF: 225,342
 Lot Size: 4.12 Acres
 Construction Status: Existing
 Year Built: 1986
 Class: A
 Floors: 11
 Available Date: Immediate
 Occupied?: Yes
 Zoning:
 Website:
 Territory: SJC-06 Marriott
 APN: 104-40-031

FOR SUBLEASE

Available SF:
 Avail Subtype:
 Rental Rate:
 Lease Expiration Date:
 Floor Num:
 Parking Ratio:
 Passenger/Freight Elevators:
 General Plan:
 Entitlements:
 Utilities:
 Topography:
FEATURES: Conference Room -
 Fitness Center - Pool
 Highway Access - 101, 237, 880
 LEED Certified -
 Miles To Airport - 3 Miles
 Plug & Play
 Public Transportation - LightRail
 Security - 24-hr guard
 Sprinklers

BROKERAGE:

2,382 Colliers
 Office Hitoshi Takahashi 408-282-3933

PROPERTY DESCRIPTION

Expenses include full health club membership. Conference room – common area. Helipad on roof. Fitness center with lap pool and showers. On site FedEx and UPS drop boxes. On-site deli. Blocks to restaurants.

LEASE NOTES

Class A office building. Plug & Play, including office furniture. Please call broker to tour.

25



1016288581 - N



Tasman Corporate Center
4800-4988 Great America Pkwy COMBO
Santa Clara, CA 95054

Property Type: Office
 Property Subtype: Office
 Property SF: 452,589
 Construction Status: Existing
 Class: A
 Floors: 5
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-06 Marriott
 APN: 104-04-115

FOR SUBLEASE

Available SF: 451,900
 Min - Max Divisibility: 140,965 - 451,900
 Avail Subtype:
 Rental Rate:
 Expenses:
 Parking Ratio:
 Grade Level Doors:
 Amps ; Volts:
FEATURES: Fitness Center -
 Highway Access - 101, 237
 Lobby - 2-story
 Sprinklers

BROKERAGES:

451,900 Colliers
 140,965 - 451,900 Craig Fordyce, SIOR, CCIM
 Office Grant Zamudio 408-282-3911
 650-486-2231

LEASE NOTES

3 buildings (4800, 4980, 4988 Great America Parkway) can be combined for up to 451,900 SF. Divisible to 170,689 SF and 281,900 SF.

OFFICE - FOR SUBLEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

26



1016288580 - Y



Tasman Corporate Center
4980 Great America Pkwy
Santa Clara, CA 95054

Property Type: Office
 Property Subtype: Office
 Property SF: 140,935
 Lot Size: 3.21 Acres
 Construction Status: Existing
 Year Built: 1999
 Class: A
 Floors: 5
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-06 Marriott

FOR SUBLEASE

Available SF: 140,935
 Min - Max Divisibility: 140,935 - 451,900
 Avail Subtype: Office
 Rental Rate: TBD
 Expenses: TBD
 Lease Expiration Date: 02/28/2026
 Load Factor: 0.00%
 Parking Ratio: 3.3 / 1000
 Passenger/Freight Elevators: 3/1
FEATURES: Conference Room - 8
 Private Office - 27
 Sprinklers
 Workstations/Cubicles - 119

BROKERAGES:

[Colliers](#)
[Craig Fordyce, SIOR, CCIM](#) 408-282-3911
[Grant Zamudio](#) 650-486-2231

LEASE NOTES

Class A Office campus sublease/direct lease. Impressive views of Santa Clara's most prominent corridor. Efficient floorplates with low operating expenses and low-cost Silicon Valley power. 3.3/1,000 parking plus EV parking on site. Direct VTA access and quick entry/exit to Highways 237 and 101. All buildings feature their own generator and 3 passenger elevators and 1 freight elevator. Longer term lease available.

27



1016276486 - N



Tasman Corporate Center
4988 Great America Pkwy
Santa Clara, CA 95054

Property Type: Office
 Property Subtype: Office
 Property SF: 140,965
 Lot Size: 6.13 Acres
 Construction Status: Existing
 Class: A
 Floors: 5
 Available Date: Immediate
 Occupied?: Yes
 Territory: SJC-06 Marriott

FOR SUBLEASE

Available SF: 140,965
 Min - Max Divisibility: 55,000 - 451,900
 Avail Subtype: Office
 Rental Rate: TBD
 Expenses: \$0.49
 Lease Expiration Date: 02/28/2026
 Parking Ratio: 3.3 / 1000
 Grade Level Doors: 1
 Amps ; Volts: 3,000 ; 277/480
FEATURES: Fitness Center -
 Lobby - 2-story
 Sprinklers

BROKERAGES:

[Colliers](#)
[Grant Zamudio](#) 650-486-2231
[Craig Fordyce, SIOR, CCIM](#) 408-282-3911

LEASE NOTES

Class A Office campus sublease/direct lease. Impressive views of Santa Clara's most prominent corridor. Efficient floorplates with low operating expenses and low-cost Silicon Valley power. 3.3/1,000 parking plus EV parking on site. Direct VTA access and quick entry/exit to Highways 237 and 101. All buildings feature their own generator and 3 passenger elevators and 1 freight elevator. Longer term lease available. Fully furnished with backup generator and 100 tons of additional cooling to the building. Large patio(s), gym, and cafe.

OFFICE - FOR SUBLEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

28



1016301668 - Y



580 N Mary Ave
Sunnyvale, CA 94085

Property Type: Office
Property Subtype: Office
Property SF: 125,774
Lot Size: 5.18 Acres
Construction Status: Existing
Year Built: 2013
Class: A
Floors: 5
Available Date: Immediate
Occupied?: No
Territory: SJC-04 Oakmead
APN: 165-41-002

FOR SUBLEASE

Available SF: 125,774
Avail Subtype: Office
Rental Rate: \$3.25 NNN
Expenses: \$1.09
Rent + Expenses: \$4.34 PSF
Lease Expiration Date: 10/31/2025

FEATURES: Plug & Play

BROKERAGES:

[Colliers](#)
[Phil Arnautou](#) 650-486-2213
[Paul McManus](#) 408-282-3963
[Annie Fu](#) 415-288-7832

PROPERTY DESCRIPTION

Demolish existing post office building and construct a new 124,095 SF, 5-story office building with an FAR of 55%

LEASE NOTES

5 story office building fully plug and play ready for immediate occupancy

29



1016247605 - N



599 N Mathilda Ave, Suite Full Bldg
Sunnyvale, CA 94085

Property Type: Office
Property Subtype: Office
Property SF: 76,031
Lot Size: 3.10 Acres
Construction Status: Existing
Year Built: 1999
Class: A
Floors: 3
Available Date: Immediate
Occupied?: Yes
Zoning: MSPD
Territory: SJC-04 Oakmead
APN: 165-42-012

FOR SUBLEASE

Available SF: 76,031
Avail Subtype: Office
Rental Rate: TBD
Expenses: TBD
Lease Expiration Date: 10/31/2024
Parking Ratio: 3.1 / 1000
Parking Spaces: 275

FEATURES: Highway Access - 85, 101, 237
Sprinklers

BROKERAGE:

[Colliers](#)
[Romy Zeid, SIOR, MBA](#) 408-314-8510
[Kyle Portal](#) 408-282-3954

LEASE NOTES

Available Q4 2020. Do not disturb tenant.

OFFICE - FOR SUBLEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

30



1016296051 - N



380 Pastoria Ave
Sunnyvale, CA 94085

Property Type: Industrial
Property Subtype: R&D
Property SF: 45,383
Lot Size: 2.45 Acres
Construction Status: Existing
Class: C
Floors: 1
Available Date: Immediate
Occupied?: Yes
Territory: SJC-04 Oakmead
APN: 165-28-012

FOR SUBLEASE

Available SF: 45,383
Office BuildOut SF: 12,000
R&D SF: 33,383
Avail Subtype: Office/R&D
Rental Rate: \$4.00 NNN
Expenses: \$0.65
Rent + Expenses: \$4.65 PSF
Lease Expiration Date: 11/30/2028
Parking Ratio: 3.2 / 1000
Grade Level Doors: 2
Clear Height (min - max): 15'
Amps ; Volts: 2,000 ; 277/480

FEATURES: Highway Access - 101, 237
Parking: EV Stations - 5
Sprinklers

BROKERAGE:

Colliers
Paul McManus 408-282-3963
Kyle Portal 408-282-3954

PROPERTY DESCRIPTION

Zero net energy, zero carbon emission building.

LEASE NOTES

State of the art auto R&D lab. Furniture potentially available. Extensive glass line & indoor/outdoor collaboration area. Grade level loading. Fenced yard. Longer term available direct. Certified LEED platinum building. Do not disturb tenant.

31



1016301667 - Y



Peery Park
479 N Pastoria Ave
Sunnyvale, CA 94085

Property Type: Office
Property Subtype: Office
Property SF: 52,394
Lot Size: 2.17 Acres
Construction Status: Existing
Year Built: 2016
Class: A
Floors: 2
Available Date: Immediate
Occupied?: No
Territory: SJC-04 Oakmead
APN: 165-30-002

FOR SUBLEASE

Available SF: 52,394
Avail Subtype: Office
Rental Rate: \$3.75 NNN
Expenses: \$1.20
Rent + Expenses: \$4.95 PSF
Lease Expiration Date: 10/31/2028
Parking Ratio: 3.3 / 1000

FEATURES: Highway Access - 101,237,85
LEED Certified - Gold
Plug & Play

BROKERAGES:

Colliers
Phil Aernautou 650-486-2213
Paul McManus 408-282-3963
Annie Fu 415-288-7832

PROPERTY DESCRIPTION

New 52,394 square foot 4-story office/R&D building with one level of underground parking beneath the building and surface parking. The project will result in approximately 55% floor area ratio (FAR).

LEASE NOTES

Stand Alone 3 story class A office building in heart of Perry Park



COLLIERS EXCLUSIVES

MARCH 09, 2023

OFFICE - FOR LEASE AND SALE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

1



**7240 Holsclaw
Gilroy, CA 95020**

Property Type: Industrial
Property Subtype: R&D/Office
Property SF: 29,124
Lot Size: 24.54 Acres
Construction Status: Existing
Available Date: Immediate
Occupied?: No
Territory: SJC-30 Gilroy
APN: 841-22-074

FOR LEASE AND SALE

Available SF: 29,124
Min - Max Divisibility: 29,124 - 62,120
Avail Subtype: Office/R&D
Rental Rate: \$25,000/Month
Expenses: TBD
Sale Price: \$4,900,000
Price PSF: \$168.25

FEATURES: Lab Space

BROKERAGE:

29,124 Colliers

Mark Sanchez

Matt van Keulen

408-313-8444

408-842-7000

LEASE NOTES

\$25,000 IG/month. AG/research and seed lab facility. Improvements include a 17,904 SF main lab/office/R&D building; 6,120 SF and 5,100 SF shop buildings, and 62,120 SF of green houses. Total site size is approximately 24.54 acres of land. Zoned A40 in County of Santa Clara jurisdiction.

SALE NOTES

AG/research and seed lab facility. Improvements include a 17,904 SF main lab/office/R&D building; 6,120 SF and 5,100 SF shop buildings, and 62,120 SF of green houses. Total site size is approximately 24.54 acres of land. Zoned A40 in County of Santa Clara jurisdiction.



1016270201 - Y

2



**451 S 1st St
San Jose, CA 95113**

Property Type: Office
Property Subtype: Office
Property SF: 4,950
Lot Size: 0.08 Acre
Construction Status: Existing
Class: C
Floors: 1
Available Date: Immediate
Occupied?: Yes
Territory: SJC-31 San Jose Downtown
APN: 264-30-088

FOR LEASE AND SALE

Available SF: 4,950
Office BuildOut SF: 4,930
Office SF: 20
Avail Subtype: Office
Rental Rate: \$2.90 NNN
Expenses: TBD
Sale Price: Call
Price PSF: Call
Grade Level Doors: 1
Clear Height (min - max): 18'
Amps ; Volts: 400 ;

FEATURES: Highway Access - 87, 280

BROKERAGE:

4,950 Colliers

4,930 David Sandlin, SIOR

20 Mark Zamudio, CCIM

408-282-3988

408-282-3822

PROPERTY DESCRIPTION

1.5 stories.

LEASE NOTES

Located in the fun area of SOMA in Downtown San Jose. Many new restaurants, services nearby, and the building interiors are open, airy, and creative. Call to tour.



1016264599 - N

OFFICE - FOR LEASE AND SALE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

3

1494 Hamilton Ave
San Jose, CA 95125

Property Type: Office
Property Subtype: Office
Property SF: 9,252
Lot Size: 0.35 Acre
Construction Status: Existing
Class: B
Floors: 1
Available Date: Immediate
Occupied?: Yes
Territory: SJC-19 West Valley
APN: 429-41-047

FOR LEASE AND SALE

Available SF: 9,250
Avail Subtype: Office
Rental Rate: TBD
Expenses: TBD
Price PSF: Call
Parking Ratio: 4.0 / 1000

BROKERAGE:

Colliers
Brent Dressen 408-282-3979
Hilary Monro 408-282-3806



1016301875 - N



4

3248 Stevens Creek Blvd
San Jose, CA 95117

Property Type: Retail
Property Subtype: Retail
Property SF: 2,850
Lot Size: 0.16 Acre
Construction Status: Existing
Year Built: 1969
Available Date: Immediate
Occupied?: No
Territory: SJC-19 West Valley
APN: 302-42-022

FOR LEASE AND SALE

Available SF: 2,850
Avail Subtype: Office
Rental Rate: \$5.00 NNN
Expenses: \$0.90
Rent + Expenses: \$5.90 PSF
Sale Price: \$3,800,000
Price PSF: \$1,333.33

BROKERAGE:

Colliers
John Machado 408-234-2606



1016266197 - N



5

1010 The Alameda
San Jose, CA 95126

Property Type: Office
Property Subtype: Office
Property SF: 10,938
Construction Status: Existing
Class: A
Floors: 1
Available Date: Immediate
Occupied?: No
Zoning: General Commercial
Territory: SJC-18 The Alameda-Civic Center
APN: 261-30-021, 261-30-023

FOR LEASE AND SALE

Available SF: 10,938
Avail Subtype: Office
Rental Rate: \$3.45 NNN
Expenses: TBD
Sale Price: \$9,520,000
Price PSF: \$870.36
Parking Ratio: 3.3 / 1000

BROKERAGE:

Colliers
Duffy D'Angelo, SIOR 408-282-3950
Dave Schmidt, SIOR 408-282-3814

LEASE NOTES

Brand new redesigned and updated office building. Four separate flex buildings; Shower, Courtyard seating and collaboration, outdoor amenities. Free parking on site and on corner parcel location adjacent. Call to tour.



1016298135 - N





COLLIERS EXCLUSIVES

MARCH 09, 2023

RETAIL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

1



1016302875 - N



270 E Main St.
Los Gatos, CA 95030

Property Type: Retail
Property Subtype: Retail
Property SF: 2,522
Construction Status: Existing
Available Date: Immediate
Occupied?: No
Territory: SJC-19 West Valley
APN: 529-51-005

FOR LEASE

Available SF:
Avail Subtype:
Rental Rate:
Expenses:

BROKERAGE:

1,200 Colliers
Retail Hilary Monro 408-282-3806
\$4.25 MG John Machado 408-234-2606
TBD

2



1016294314 - Y



240 S Market St
San Jose, CA 95113

Property Type: Office
Property Subtype: Office
Property SF: 9,000
Lot Size: 0.54 Acre
Construction Status: Existing
Class: B
Floors: 11
Available Date: Immediate
Occupied?: No
Territory: SJC-31 San Jose Downtown
APN: 259-42-037

FOR LEASE

Available SF:
Avail Subtype:
Rental Rate:
Expenses:

BROKERAGE:

1,750 Colliers
Retail Dion Campisi, SIOR 408-242-6187
\$3.65 MG Susan Gregory, SIOR 408-282-3940
TBD

PROPERTY DESCRIPTION

This space is a portion of a larger ±127,000 SF mixed use building. The building is inclusive of Casa Del Pueblo Apartments which include 165-units over first floor commercial office space. Located in the heart of Downtown San Jose and directly next door to the Fairmont Hotel.

LEASE NOTES

Available Now. Call to tour.

3



1016301574 - Y



2937 Union Ave
San Jose, CA 95124

Property Type: Office
Property Subtype: Office
Property SF: 4,376
Lot Size: 0.35 Acre
Construction Status: Existing
Class: C
Floors: 1
Available Date: Immediate
Occupied?: No
Territory: SJC-19 West Valley
APN: 414-20-043

FOR LEASE

Available SF:
Avail Subtype:
Rental Rate:
Expenses:
Rent + Expenses:
Parking Spaces:

BROKERAGE:

1,285 Colliers
Retail Brent Dressen 408-282-3979
\$2.25 NNN
\$0.75
\$3.00 PSF
16

LEASE NOTES

Zoning: CP - Commercial Pedestrian. Two Private Offices, Restroom, Break room. High exposure on Union Ave.

RETAIL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

4



1016301573 - N



Caremore Plaza
255 N White Rd
San Jose, CA 95127

Property Type: Industrial
Property Subtype: Retail
Property SF: 23,472
Lot Size: 2.00 Acres
Construction Status: Existing
Year Built: 2007
Floors: 2
Available Date: Immediate
Occupied?: No
Zoning: CP
Territory: SJC-27 San Jose South Central
APN: 484-12-089, 484-12-090

FOR LEASE

Available SF:
Avail Subtype:
Rental Rate:
Expenses:
Rent + Expenses:
Parking Ratio:

FEATURES: Highway Access - 680

BROKERAGE:

4,920 [Colliers](#)

Retail [Brent Dressen](#)

408-282-3979

PROPERTY DESCRIPTION

+/- 2 acre site. Temp Sign order #

LEASE NOTES

Office/medical/retail with open office, 2 breakrooms & 4 restrooms.
High visibility location. New construction

5



1016239889 - N



260 S Sunnyvale Ave, Suite 9
Sunnyvale, CA 94086

Property Type: Office
Property Subtype: Retail
Property SF: 11,000
Construction Status: Existing
Class: B
Available Date: Immediate
Occupied?: No
Territory: SJC-21 Sunnyvale (partial)
APN: 209-10-063

FOR LEASE

Available SF:
Avail Subtype:
Rental Rate:
Expenses:

FEATURES: Public Transportation - CalTrain

BROKERAGE:

1,680 [Colliers](#)

Retail [Brett Taylor](#)

408-282-3889

PROPERTY DESCRIPTION

Retail

LEASE NOTES

Ideally located downtown Sunnyvale space, perfect for medical or retail uses. Call to tour.



COLLIERS EXCLUSIVES

MARCH 09, 2023

RETAIL - FOR LEASE AND SALE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

1



1016264599 - N



**451 S 1st St
San Jose, CA 95113**

Property Type: Office
Property Subtype: Office
Property SF: 4,950
Lot Size: 0.08 Acre
Construction Status: Existing
Class: C
Floors: 1
Available Date: Immediate
Occupied?: Yes
Territory: SJC-31 San Jose Downtown
APN: 264-30-088

FOR LEASE AND SALE

Available SF: 4,950
Office BuildOut SF: 4,930
Office SF: 20
Avail Subtype: Retail
Rental Rate: \$2.90 NNN
Expenses: TBD
Sale Price: Call
Price PSF: Call
Grade Level Doors: 1
Clear Height (min - max): 18'
Amps ; Volts: 400 ;

FEATURES: Highway Access - 87, 280

BROKERAGE:

Colliers
David Sandlin, SIOR 408-282-3988
Mark Zamudio, CCIM 408-282-3822

PROPERTY DESCRIPTION

1.5 stories.

LEASE NOTES

Located in the fun area of SOMA in Downtown San Jose. Many new restaurants, services nearby, and the building interiors are open, airy, and creative. Call to tour.

2



1016266197 - N



**3248 Stevens Creek Blvd
San Jose, CA 95117**

Property Type: Retail
Property Subtype: Retail
Property SF: 2,850
Lot Size: 0.16 Acre
Construction Status: Existing
Year Built: 1969
Available Date: Immediate
Occupied?: No
Territory: SJC-19 West Valley
APN: 302-42-022

FOR LEASE AND SALE

Available SF: 2,850
Avail Subtype: Retail
Rental Rate: \$5.00 NNN
Expenses: \$0.90
Rent + Expenses: \$5.90 PSF
Sale Price: \$3,800,000
Price PSF: \$1,333.33

FEATURES: Year Renovated - 2010

BROKERAGE:

Colliers
John Machado 408-234-2606

