

A photograph of a modern, multi-story office building with a prominent corner. The building features a light-colored facade with horizontal bands and large, green-tinted glass windows. The ground floor is supported by several white columns. In the foreground, there is a paved plaza with a low wall and some landscaping. The sky is clear and blue.

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2105 SOUTH BASCOM AVENUE
CAMPBELL, CALIFORNIA



Common Area Conference Room



Ground Floor Lobby

AVAILABLE SUMMARY

| | | |
|-----------|-----------|--------------------|
| Suite 135 | ±7,046 SF | - Plug & Play |
| Suite 150 | ±2,307 SF | - Available 1/1/14 |
| Suite 170 | ±2,250 SF | - Available 1/1/14 |
| Suite 320 | ±5,537 SF | - Available Now |
| Suite 326 | ±1,030 SF | - Plug & Play |
| Suite 330 | ±2,655 SF | - Available Now |

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- Three-story, 123,692 square foot Class A Office building
- Available space: 1,030 to 7,046 square feet
- Building amenities include extensive glassline, common conference room, courtyard with fountain and seating area, shower with locker rooms
- 50% covered parking with 4/1,000 square foot parking ratio
- Walking distance to restaurants, lodging and retail services
- Strategically located minutes from Mineta/San Jose International Airport, interstates 280 and 880, and highways 17 and 85



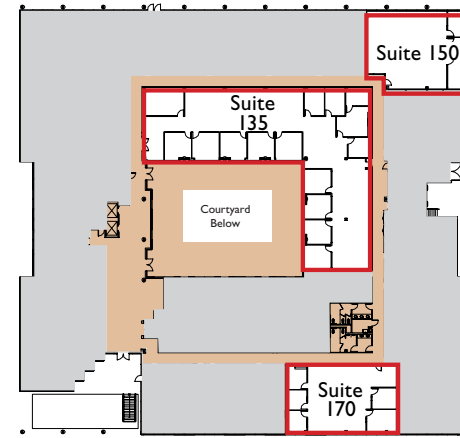
FEATURES

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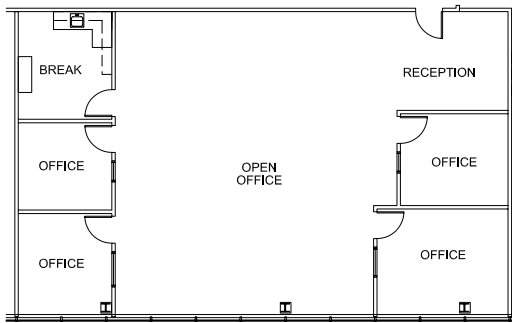
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SECOND FLOOR AVAILABLE SUITE

| | |
|-----------|---------------------------|
| Suite 135 | 7,046 SF Plug & Play |
| Suite 150 | 2,307 SF Available 1/1/14 |
| Suite 170 | 2,250 SF Available 1/1/14 |

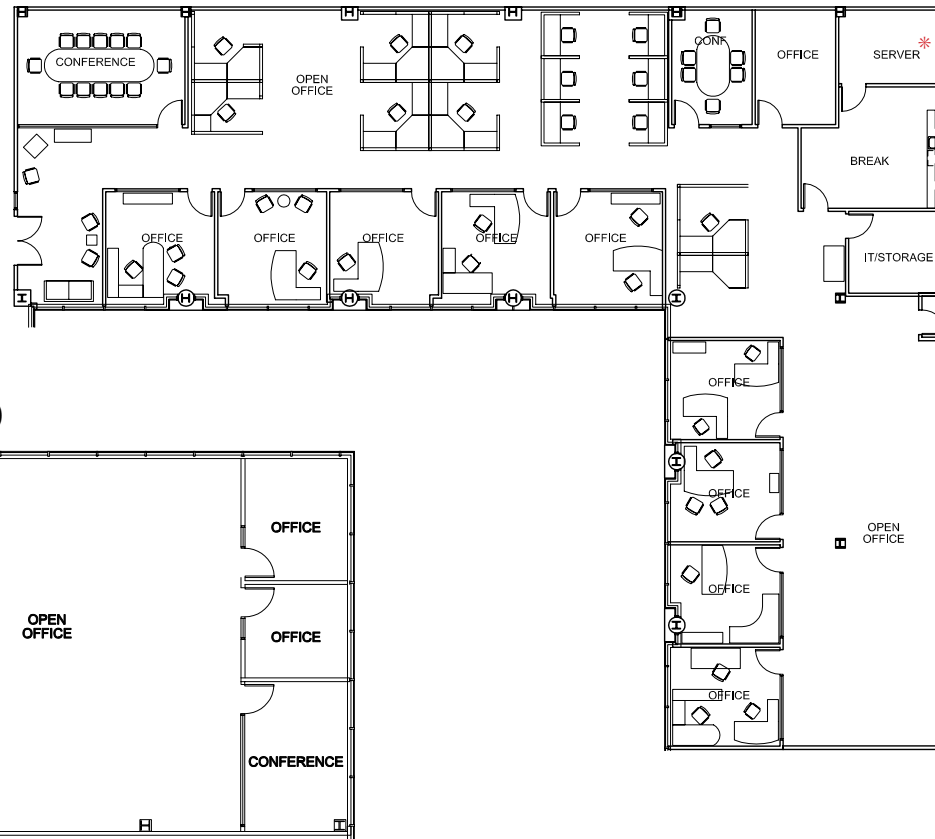


Suite 170

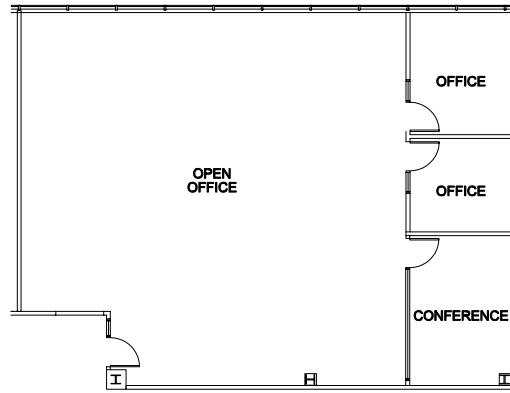


Suite 135

*ONE 2-TON HVAC UNIT



Suite 150



FLOOR PLAN

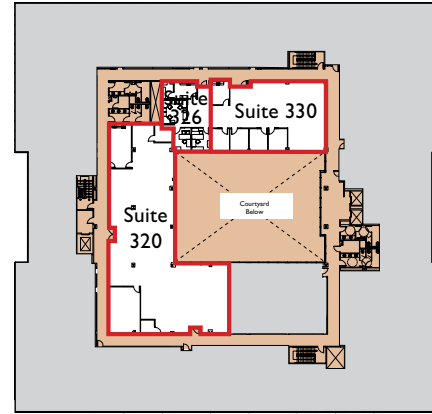


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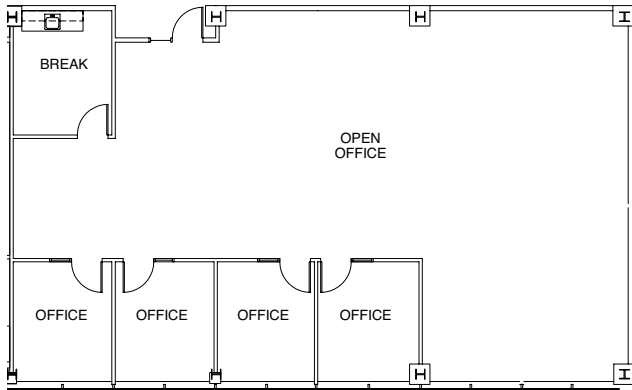
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THIRD FLOOR AVAILABLE SUITES

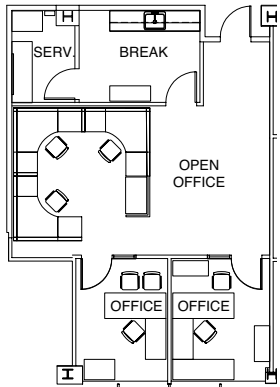
| | |
|-----------|----------------------|
| Suite 320 | 5,537 SF |
| Suite 326 | 1,030 SF Plug & Play |
| Suite 330 | 2,655 SF |



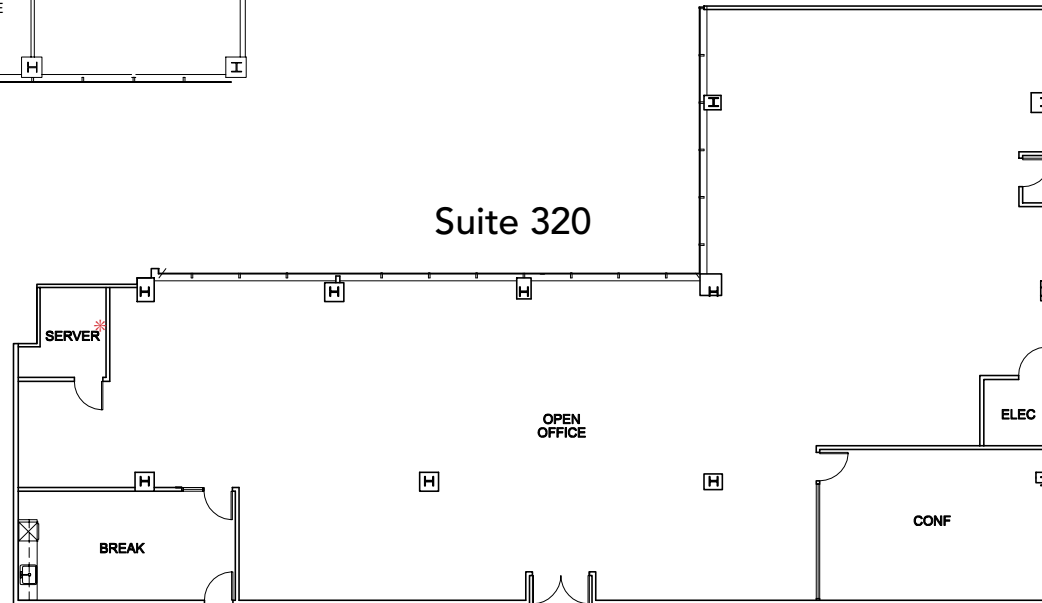
Suite 330



Suite 326



Suite 320



*ONE 1-TON HVAC UNIT

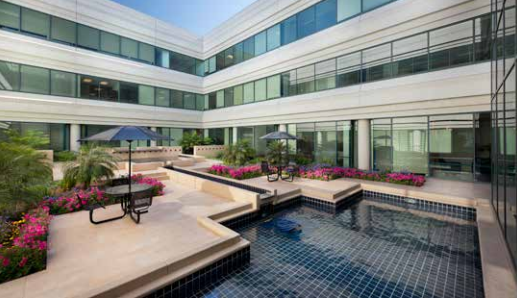


FLOOR PLAN



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Downtown Amenities

1. Stacks
2. Tigelleria Organic Restaurant
3. Frost Cupcake Factory
4. Aquí's Cal-Mex
5. Sonoma Chicken Coup
6. The Spot Downtown Campbell
7. Sushi Confidential
8. The Olive Bar
9. A Bellagio
10. Willow Glen Frozen Yogurt Co.
11. Starbucks
12. El Guapo's
13. Orchard City Coffee
14. Orchard Valley Coffee Roastery
15. Cafe Campbell
16. Katie Blooms
17. La Pizzeria
18. Blue Line Pizza
19. The Enlightened Mind Yoga

Bascom Avenue Amenities

1. Boston Market
2. Jamba Juice
3. Starbucks
4. Noah's Bagels
5. See's Candies
6. Una Mas
7. Whole Foods
8. Starbucks
9. The Garret
10. Erik's Deli
11. Baja Fresh
12. Yiassoo

Hotels

1. Courtyard Marriott
2. Pruneyard Plaza Hotel
3. Campbell Inn
4. Towne Place Suites by Marriott

Pruneyard Amenities

1. Rock Bottom Brewery
2. Kyoto Palace
3. El Burro
4. Buca di Beppo
5. Cold Stone Creamery
6. Hobbee's
7. Pizza My Heart
8. Campbell Coffee Roasting Co.
9. Outback Steakhouse
10. Pacific Catch
11. Tessoro's Wine Bar
12. Le Boulanger
13. Trader Joe's
14. Patxi's Pizza
15. Tandoori Oven

Airports

- To Norman Y. Mineta/San Jose International Airport Via I-880: 6.6 Miles / 11 minutes
- To San Francisco International Airport Via US-101: 38.6 Miles / 44 minutes
- To San Francisco International Airport Via I-280: 42.5 Miles / 48 minutes
- To Oakland International Airport Via I-880: 39.0 Miles / 46 minutes



AMENITIES

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| Incoming Building Services | Available | Notes |
|---|---|--|
| Analog, DSL & ISDN (384Kbs/.1.5Mbs) | Yes | Provided by AT&T, Global Voice and Data |
| T1, DS1 (1,500Kbs, 1.5Mbs) | Yes | Provided by AT&T (within 30 days), Global Voice and Data (within 72 hours) |
| Fiber Connectivity (Fast Ethernet up to 100Mbps) | Yes | Provided by Global Voice and Data (within 72 hours) |
| Wireless Circuits | No | Currently there are no wireless services available at the building. Wiline does have an abandoned antenna on the roof with existing infrastructure in place. |
| Other Broadband Services | No | No other services available at this time. |
| Incoming Copper Pairs for voice, DSL and T1 Services. | 800 Pairs AT&T | The building has adequate capacity for T1, DSL and regular POTS service. There are existing NIU's in the MPOE. The MPOE is a shared electrical/telco room. |
| Distance from Central Office | Unknown | Not surveyed. |
| TV Services | Available | Notes |
| Rooftop, Satellite and Wireless | No | Line of sight is clear for installation but there are no existing service providers currently in the building. |
| CATV | No | There are no CATV providers in the building at this time. |
| Internal Infrastructure | Notes | |
| Building Riser System Layout | The building has adequate incoming telecom capacity. Both a fiber and copper backbone riser originates in a secure MPOE and is distributed throughout the building via telecommunication closets, two per floor. The building has ample vertical conduit/sleeve capacity. | |
| MPOE and Building Phone Rooms | Legacy's riser management company controls all access to the telecommunication infrastructure at this building. All closets are locked and secure. The primary riser system consists of 300 pairs of copper per floor with a secondary closet on each floor that ties back to the main phone room with 50 pairs of cable. These phone rooms provide communications for tenant's utilizing full or multiple suite layouts. | |
| Additional Data or Telecom Resources | There is an abandoned Wiline wireless antenna on the roof that may be able to be re-activated in the event wireless services were needed. This dish is currently aimed at 1900 S. Bascom where Wiline does have an active network. | |
| Telecom/IT Power Services | Not surveyed. | |
| Campus or Building Link Notes | The building has (4) 4" conduits that feed the building from the street. There is adequate capacity for future voice/data services. | |

TELECOMMUNICATIONS

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The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.

A complete listing of properties for lease can be found at: <http://www.legacypartners.com>



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