

BIXBY@RiverOaks

211/251/281 River Oaks Parkway  
San Jose, California



## WELCOME TO BIXBY@

BIXBY@ is a new concept in office space brought to you by one of the most respected names in the real estate industry, Bixby Land Company. BIXBY@ is more than just a place to work, it's office space suited for the next generation of users. Large, open floor plans with natural light throughout. Efficient floor plates that work the way you do. Contemporary design with high-end finishes in the lobbies and common areas. Usable outdoor space that blurs the line between business and pleasure. Comfortable outdoor furnishings in an expansive, well-appointed Campus Plaza perfectly suited for after-work events, all-hands meetings, or grabbing some sunshine while you work on your laptop or brainstorm your next big idea.

BIXBY@RiverOaks is the perfect example of our new workspace product. Highlights include:

- ±164,608 SF, 2-story, Class A Office/R&D campus
- High-image buildings with superior landscaping and usable outdoor space
- Efficient and flexible floor plans with 100% HVAC drop ceiling
- Elevator served with extensive glassline throughout
- Major interior and exterior renovations
- Great location off north 1st Street & Montague Expressway
- Directly across the street from new 5-acre Crescent Park, and a short walk through the park to retail services
- Grade-level roll-up door and dock access
- 3.6 per 1,000 SF parking

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**BIXBY**  
LAND COMPANY



#### A COMPLETE RENEWAL

Bixby@RiverOaks is a campus of three, two-story buildings surrounding a richly landscaped central plaza. Clean parapet walls replace the dated mansard roofs while new window systems with high-performance glass, metal panel accents, awnings and frameless glass doors grace the new entryways. These exterior updates help create a cohesive, contemporary look while raising the buildings to class A standards.

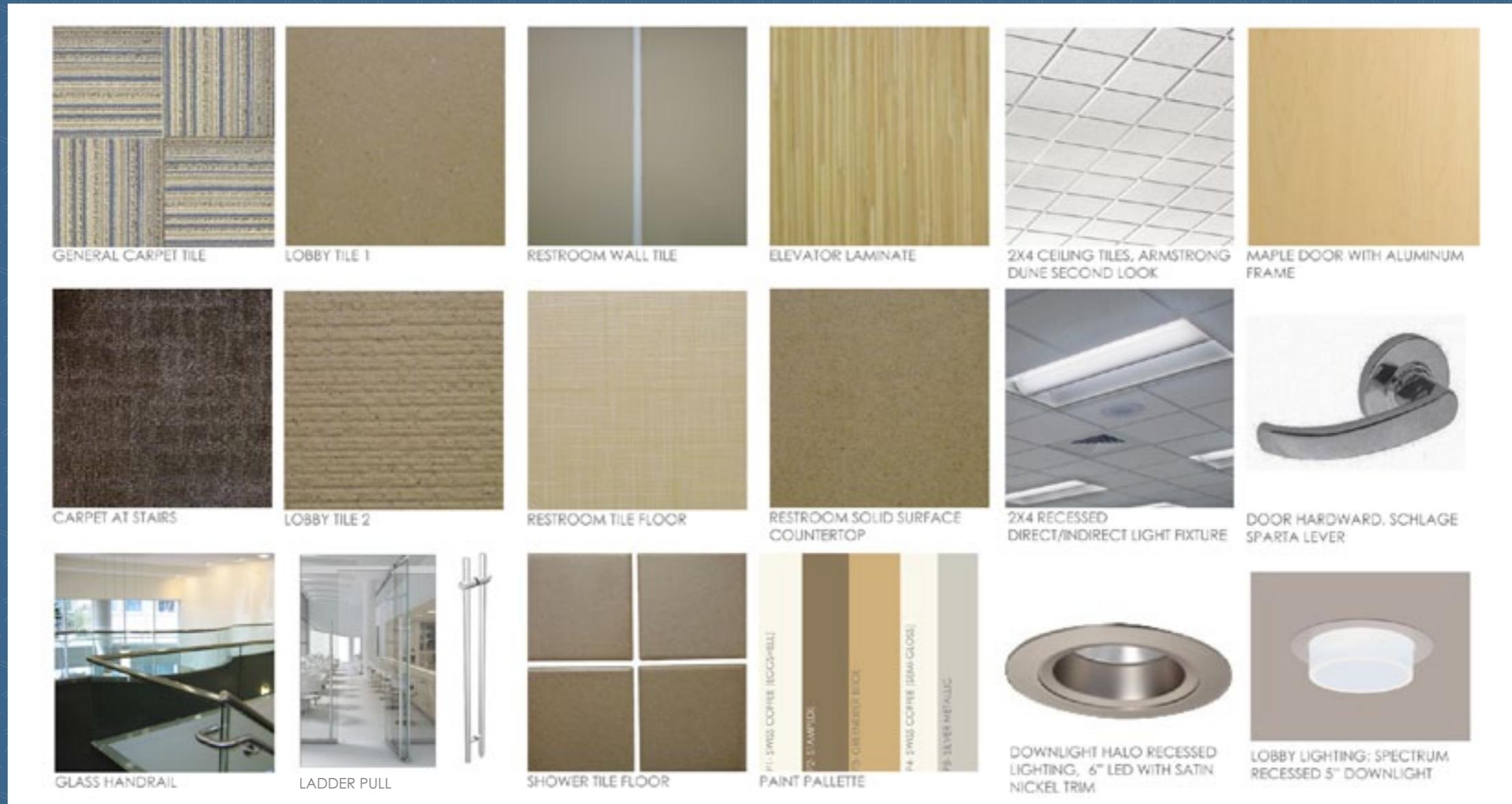
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LAND COMPANY



#### A PLACE IN THE SUN

One of the most striking changes to the property is the new Campus Plaza. Lush but water-wise landscaping creates cozy seating and sunning areas that allow for lunch, impromptu meetings, or after work events. Comfortable furnishings, dramatic water features and an abundance of shade trees lend to the park-like environment.



### A PLACE IN THE SHADE

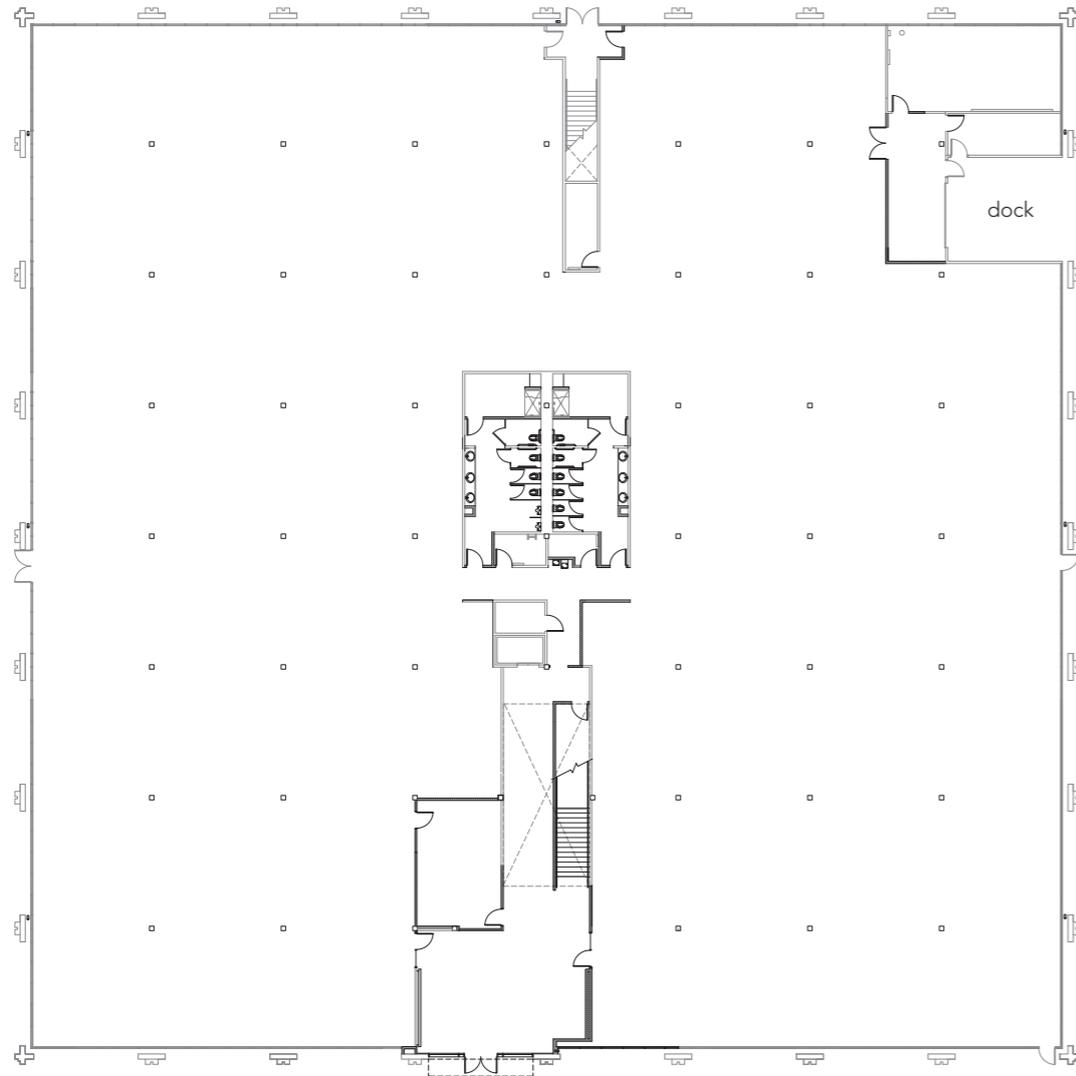
Sleek new lobbies with modern finishes, upgraded flooring, ceilings and lighting are standard in all three buildings. The largest, 211, features a two-story, open-air staircase washed with natural light from one of six rooftop skylights. Tenant spaces enjoy 10' ceilings, new direct/indirect lighting, carpeting and abundant glass lines.



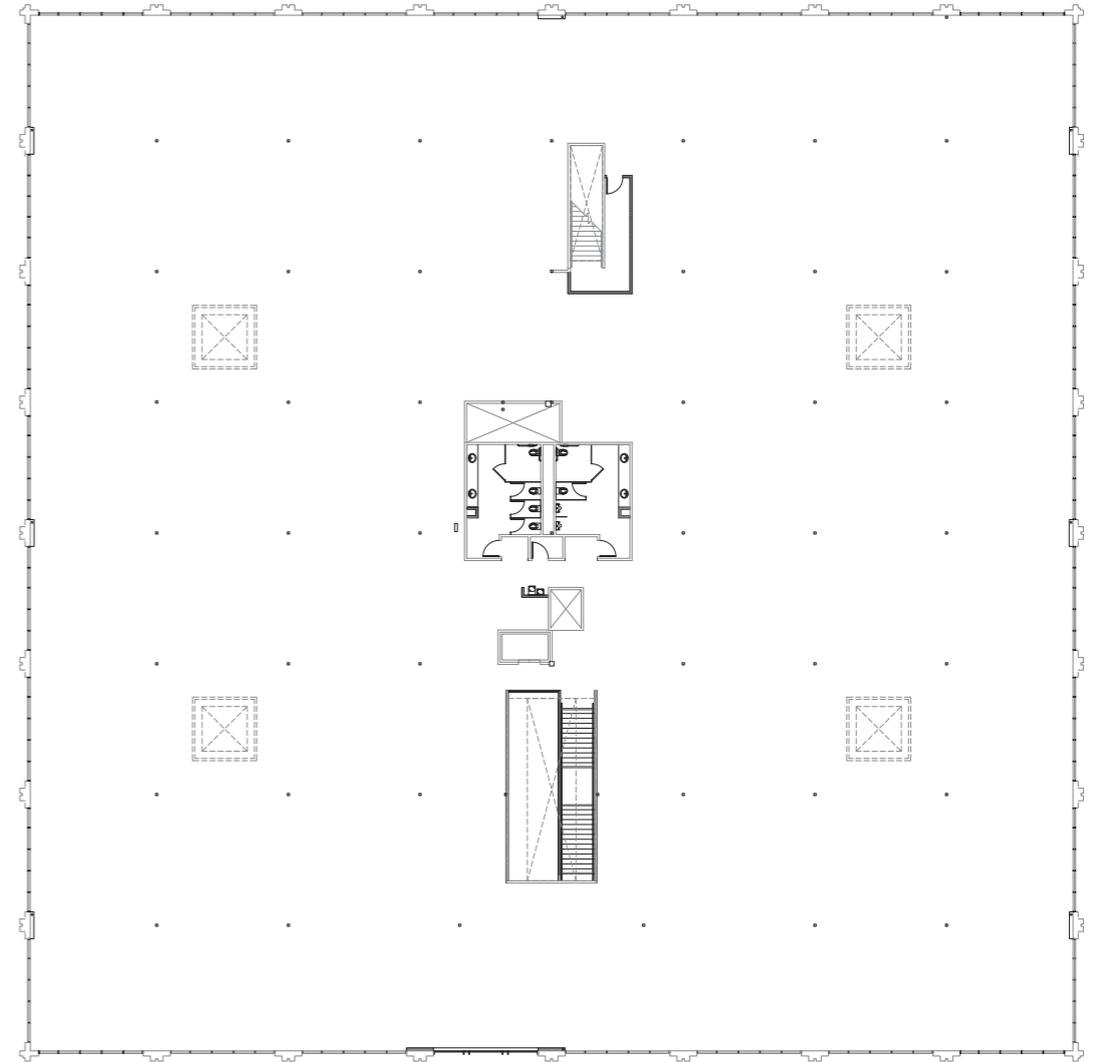
*Not to Scale*

## A SITE TO BEHOLD

- A three, two-story building campus totaling ±164,608 SF of Office/R&D space.
- Stunning Campus Plaza adds usable outdoor meeting/working/playing space.
- Efficient, rectangular floor plates connected by the Campus Plaza.
- Extensive glassline and 10' ceilings allow abundant natural light.
- Newly refurbished and/or replaced mechanical systems and new roofing systems.
- Ample surface parking at 3.6 per 1,000 SF
- 2,000 amp, 480 volt, 3 phase power in each of the three buildings
- Grade-level loading door and dock access



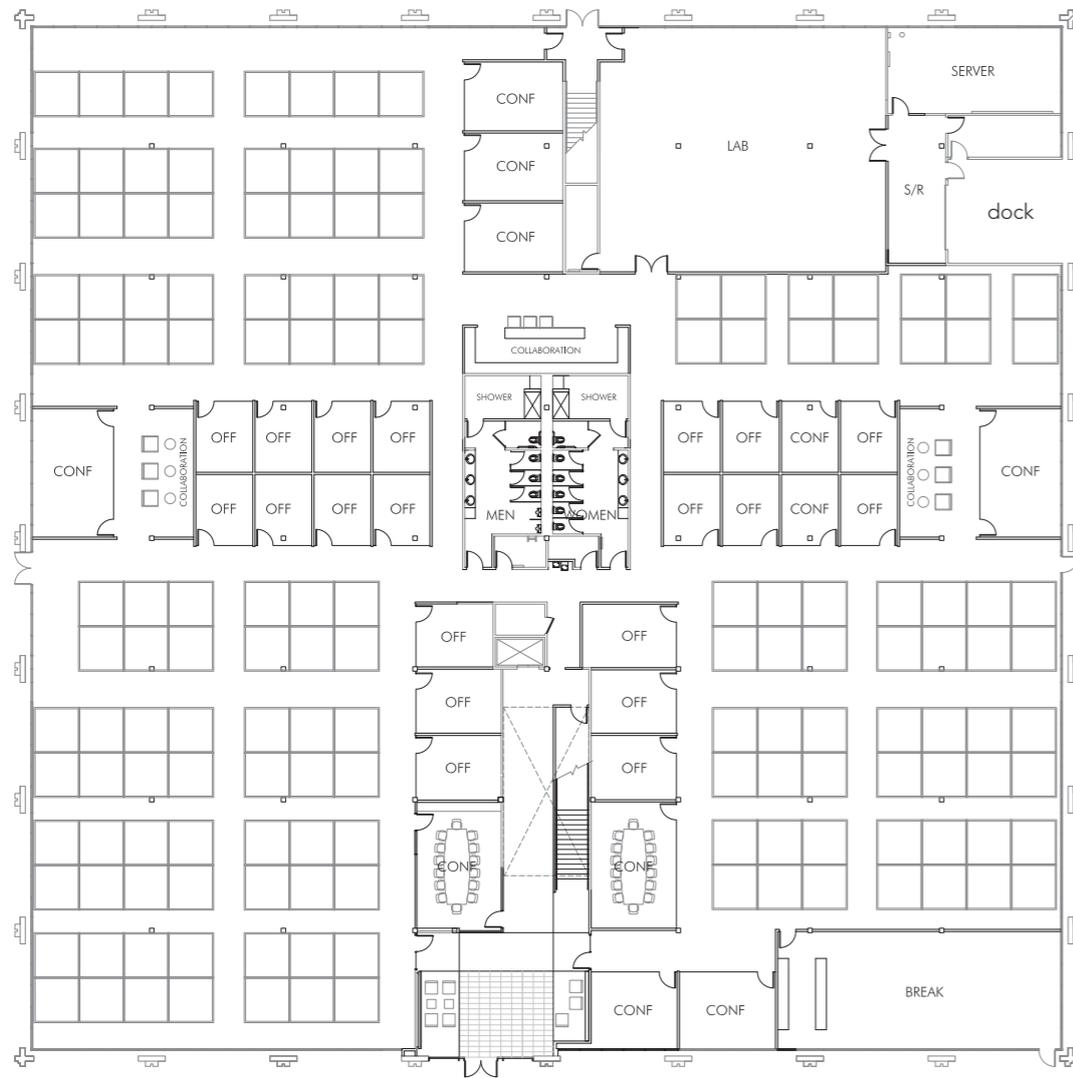
**FIRST FLOOR PLAN**



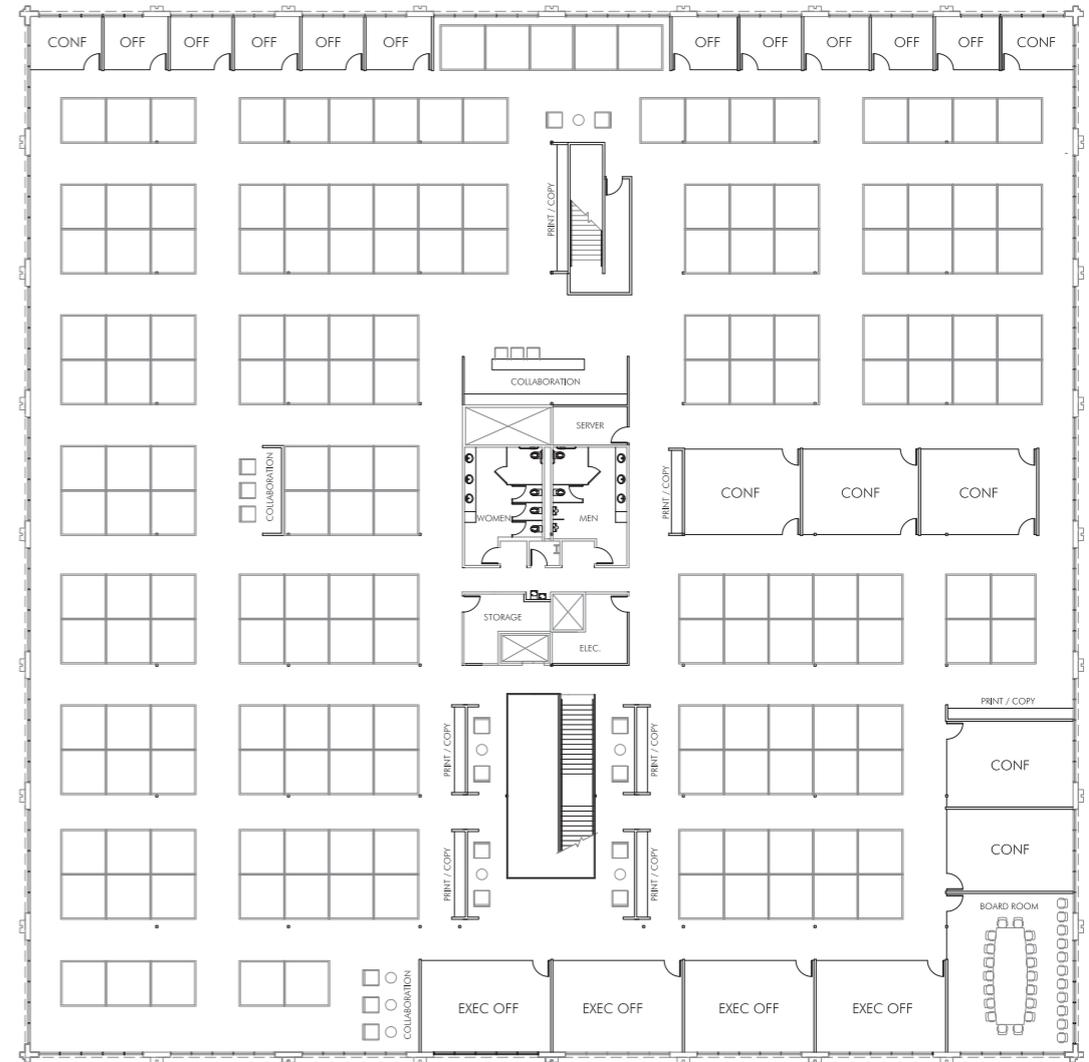
**SECOND FLOOR PLAN**



211 RIVER OAKS PARKWAY ± 75,790 SF  
HYPOTHETICAL



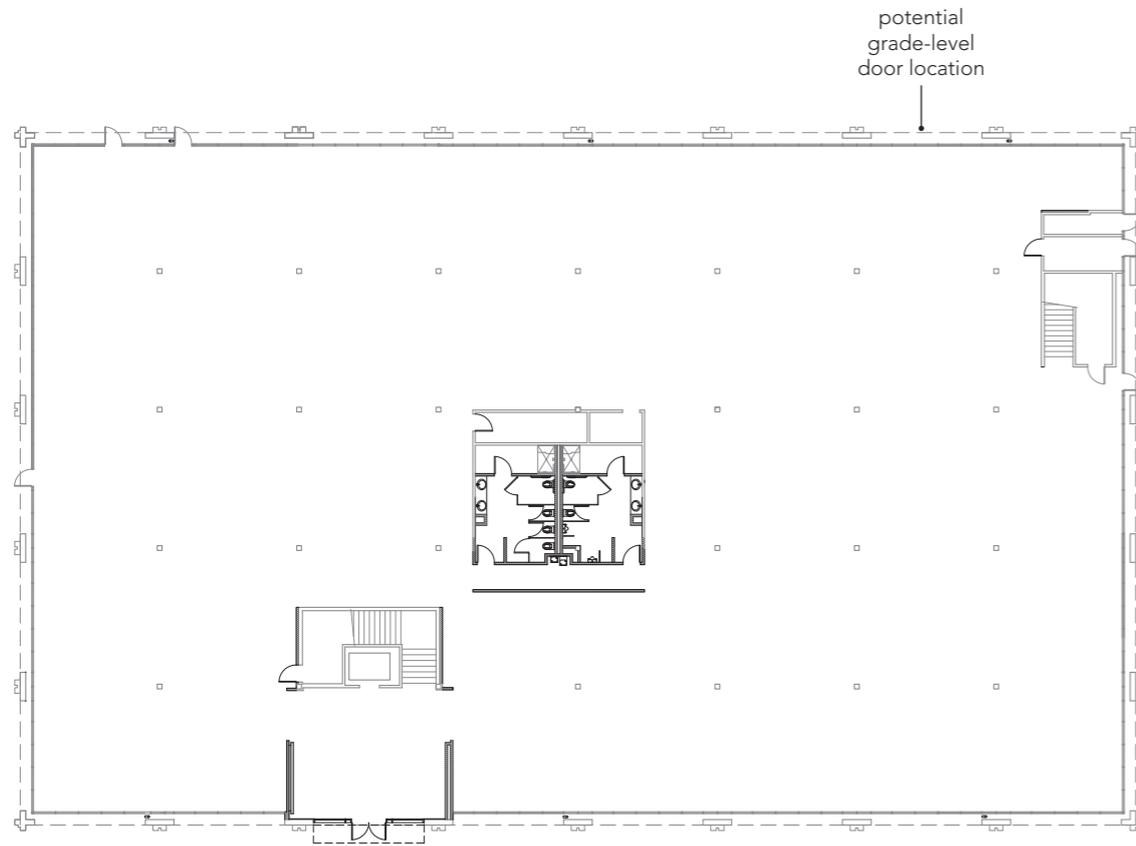
FIRST FLOOR PLAN



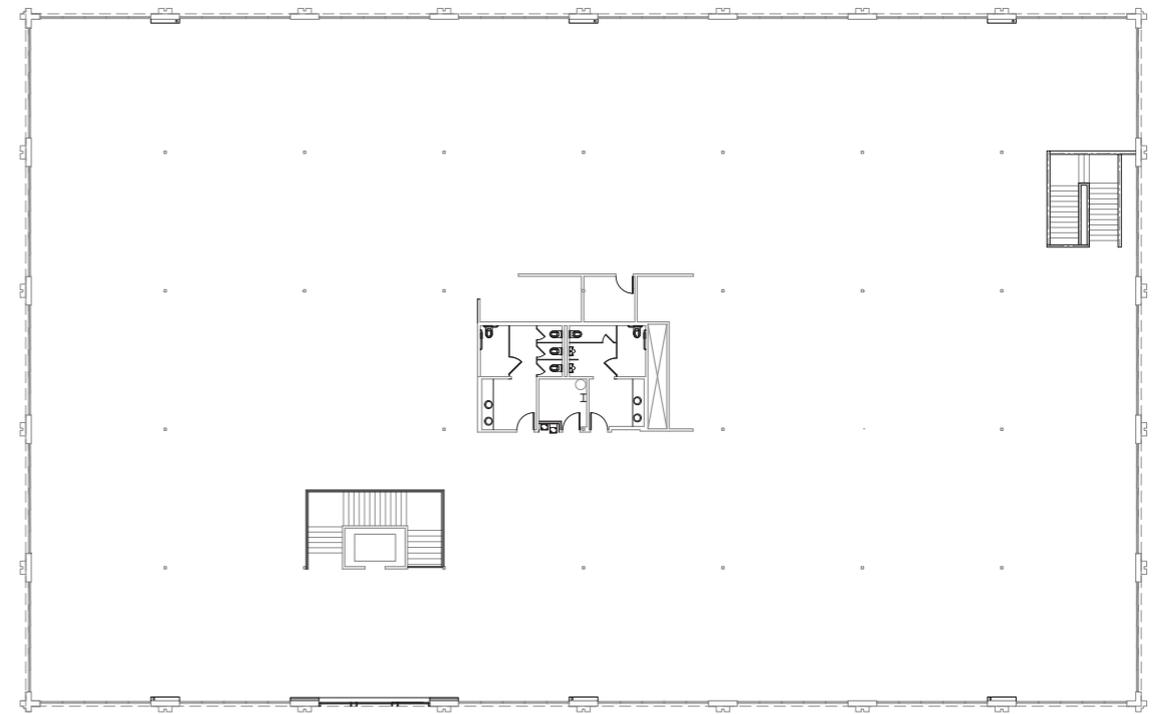
SECOND FLOOR PLAN



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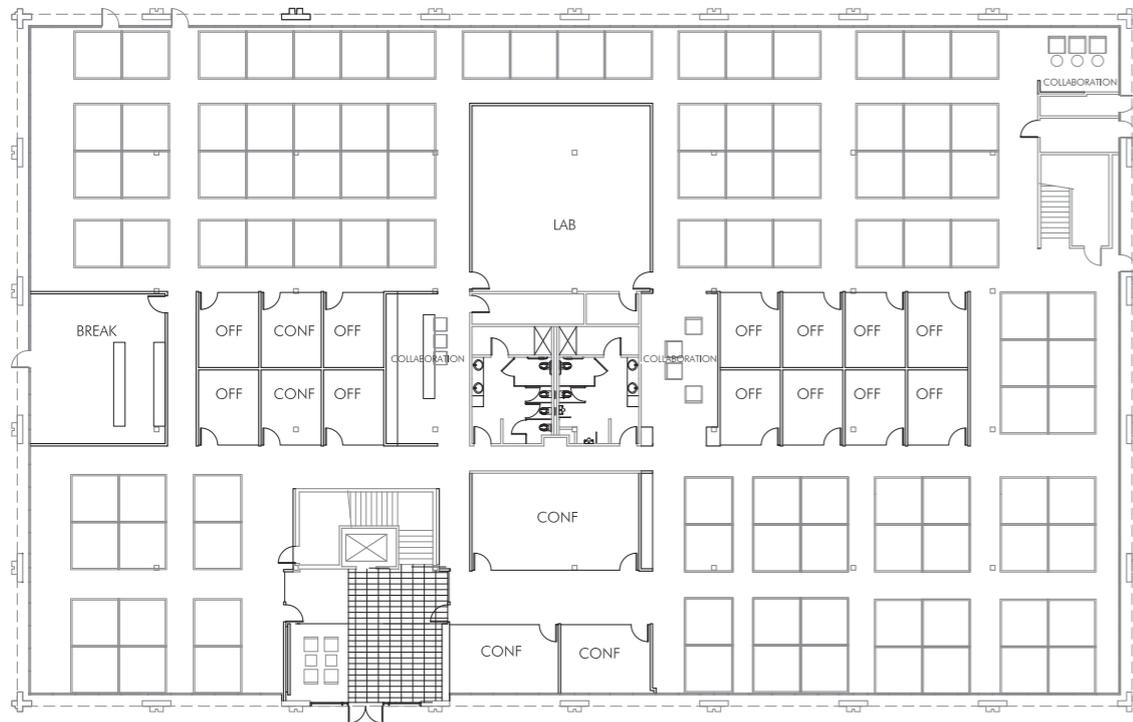


**FIRST FLOOR PLAN**

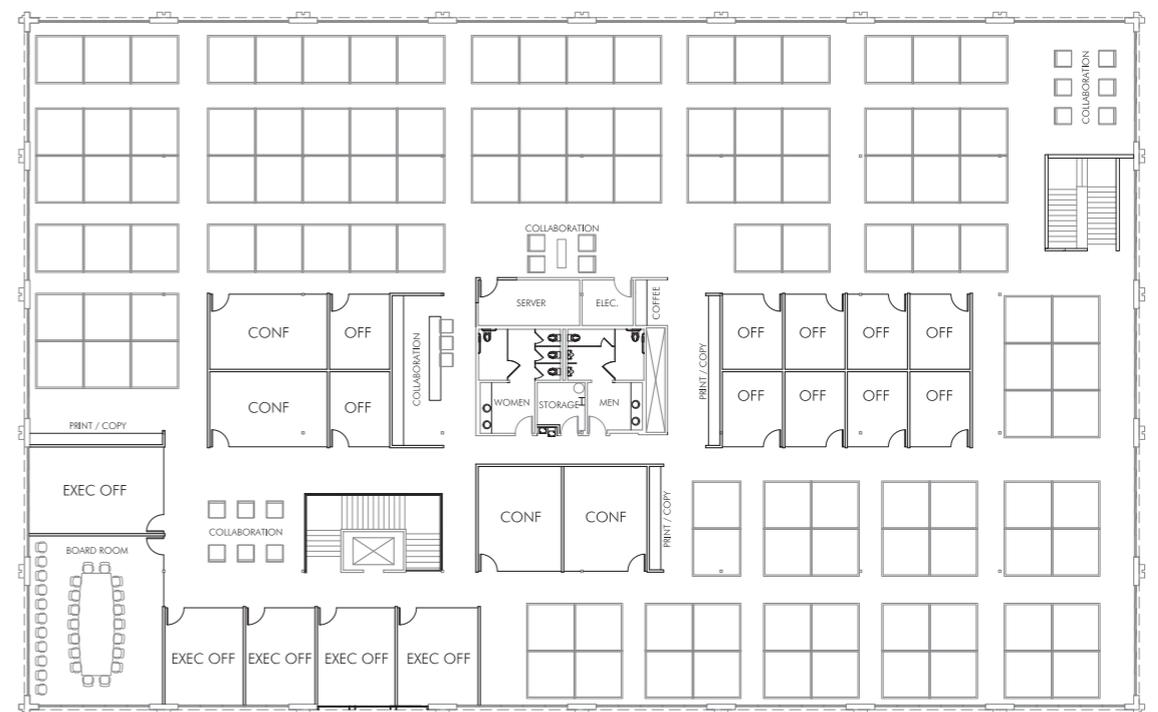


**SECOND FLOOR PLAN**



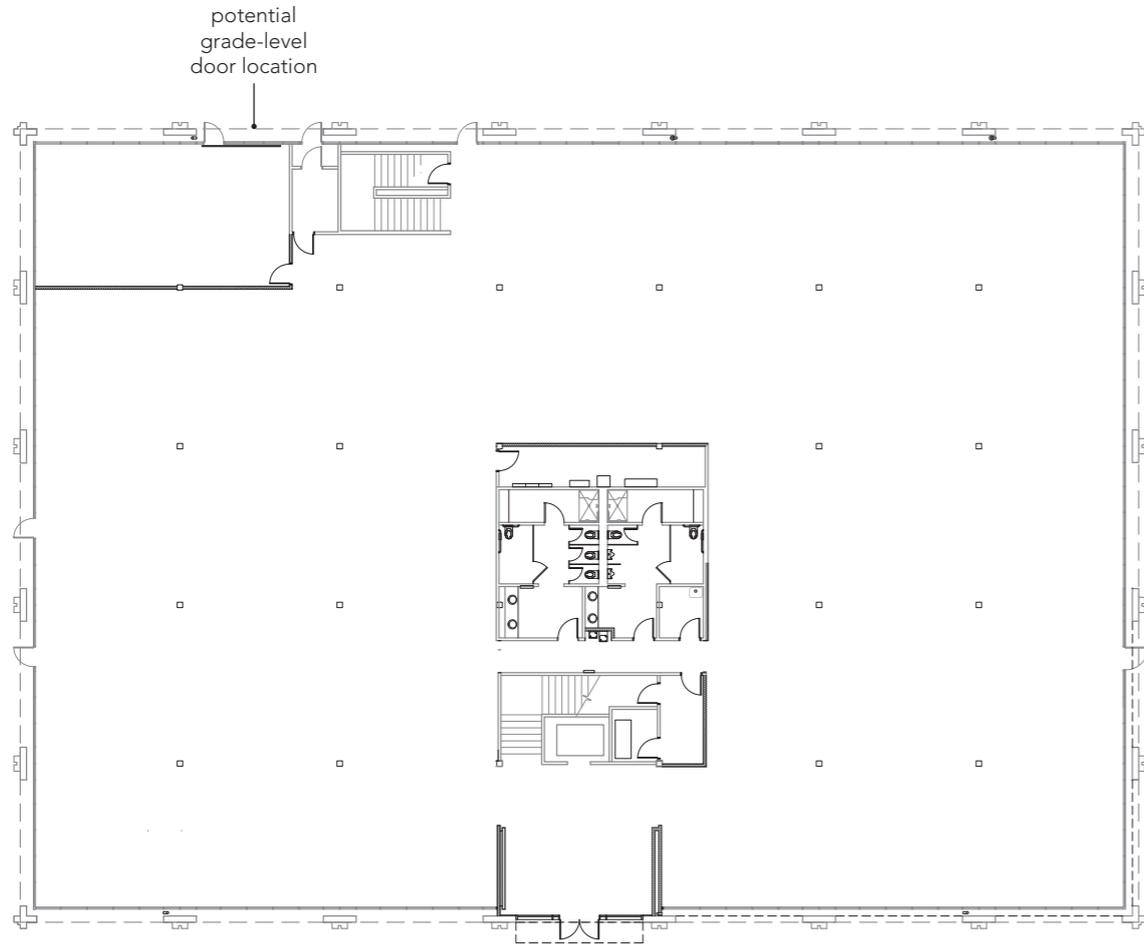


**FIRST FLOOR PLAN**

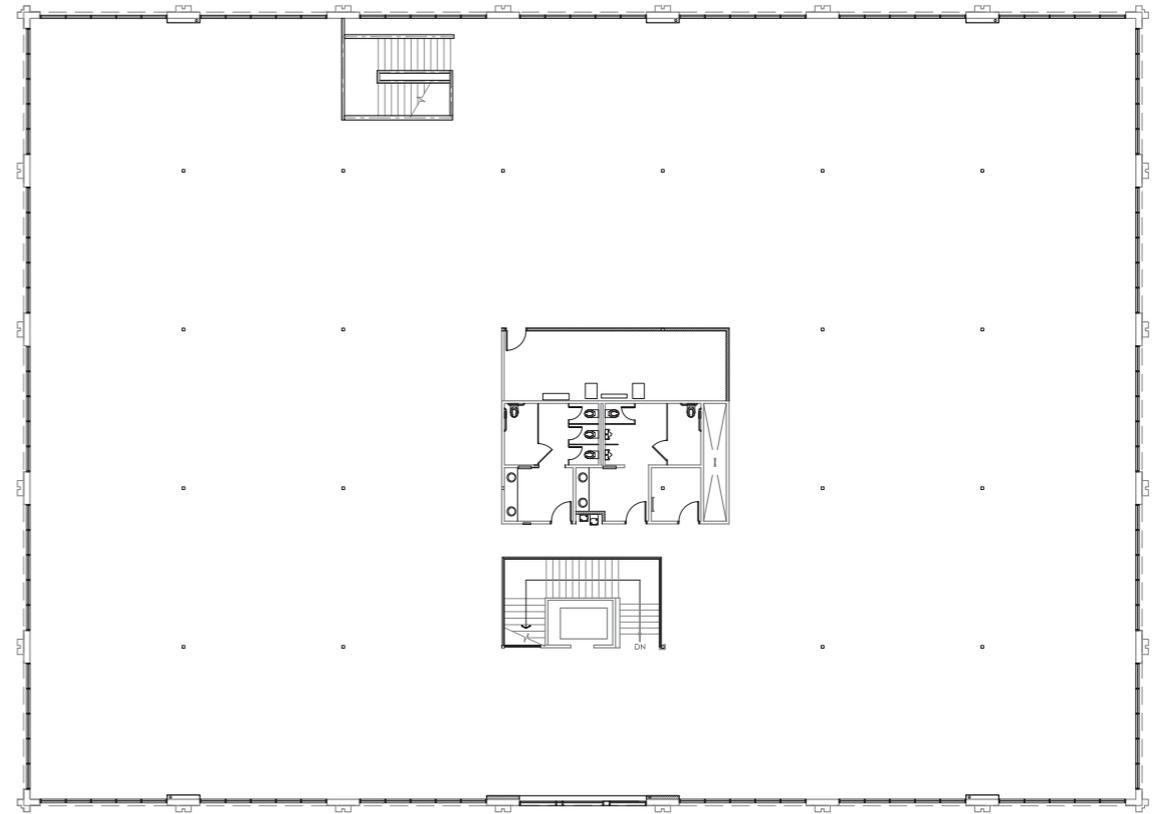


**SECOND FLOOR PLAN**





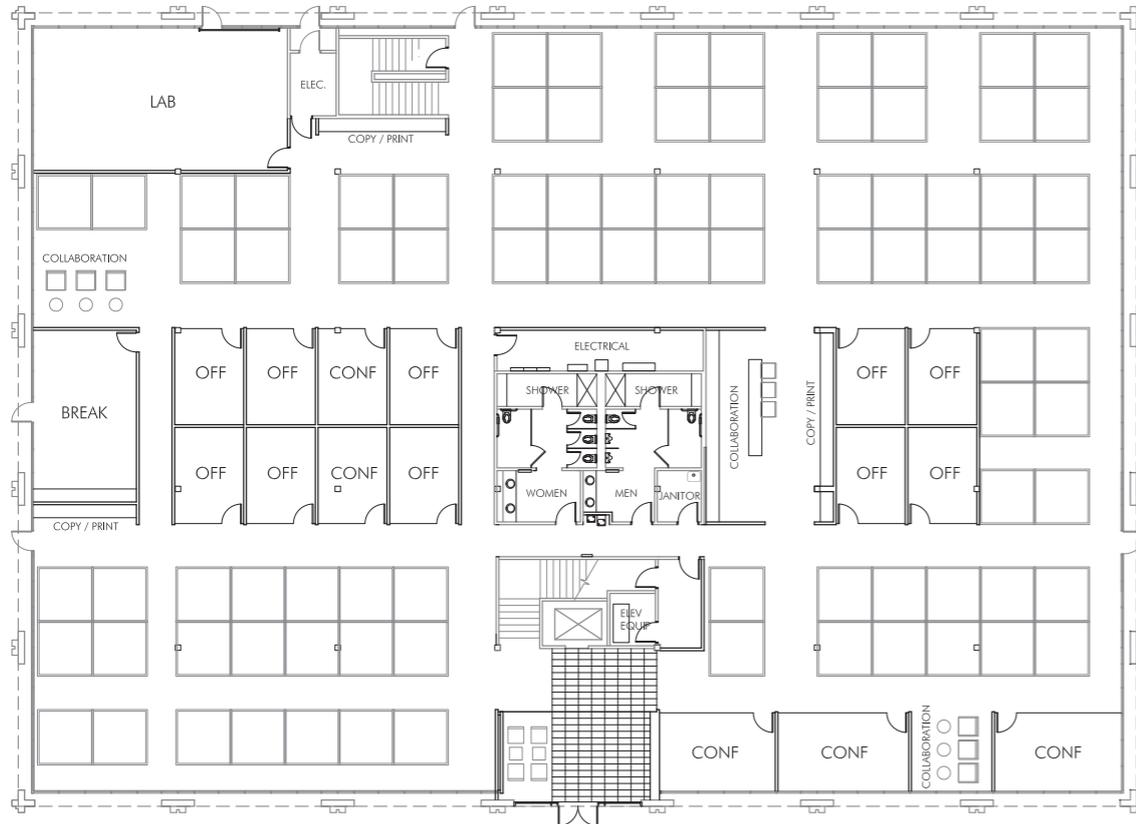
**FIRST FLOOR PLAN**



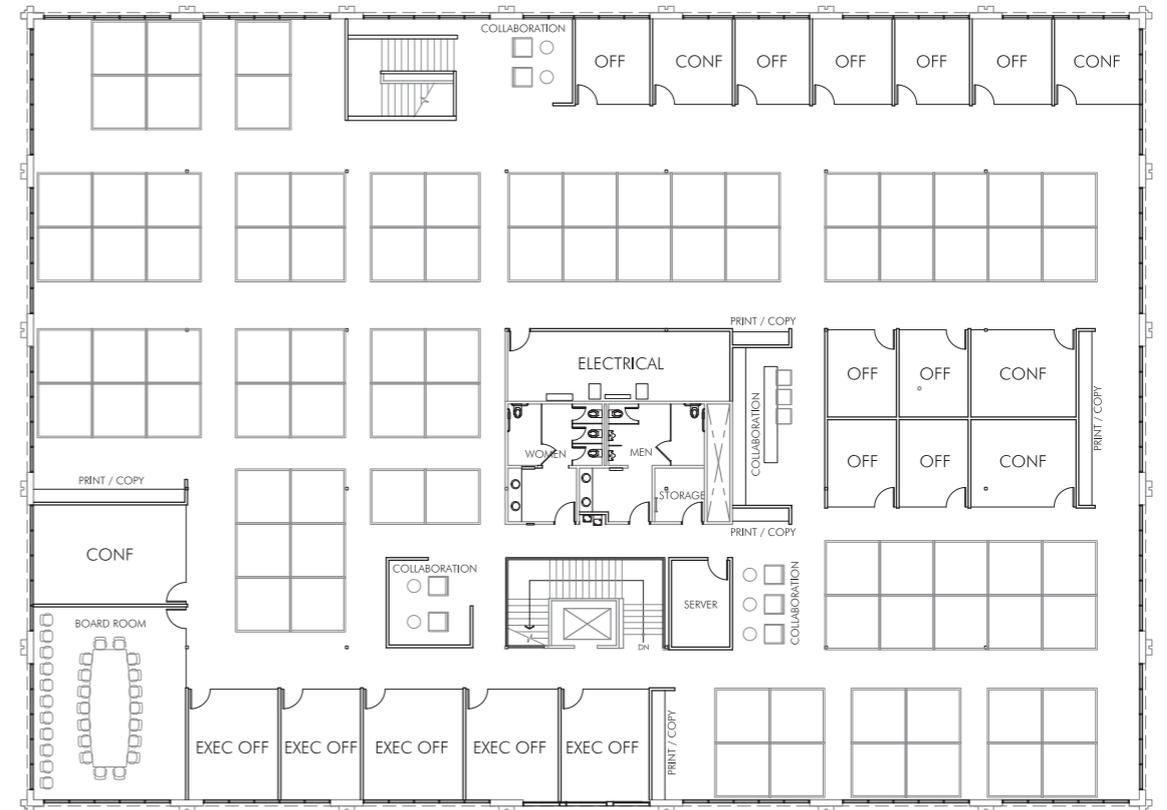
**SECOND FLOOR PLAN**



281 RIVER OAKS PARKWAY ±41,450 SF  
HYPOTHETICAL



**FIRST FLOOR PLAN**



**SECOND FLOOR PLAN**



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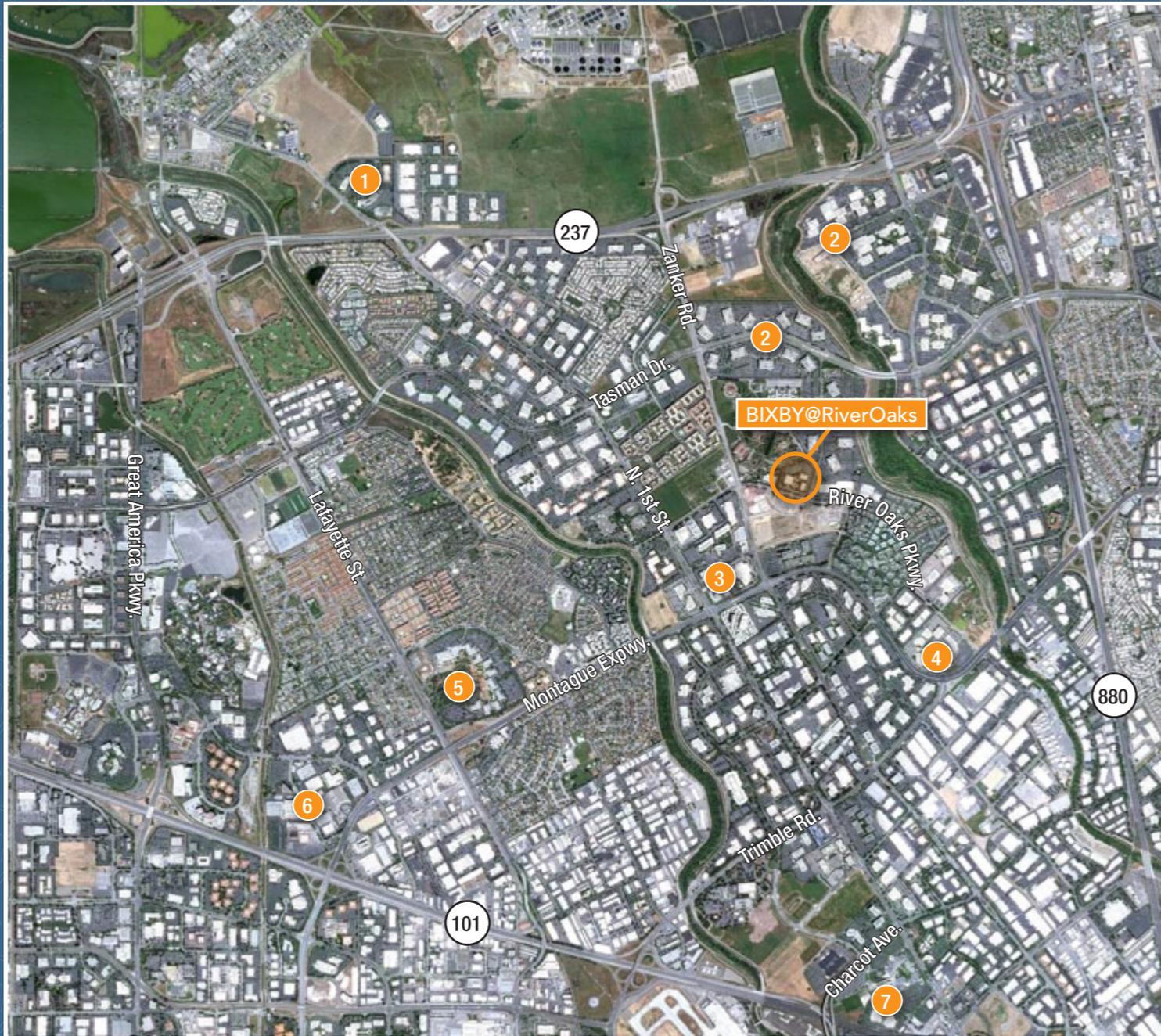
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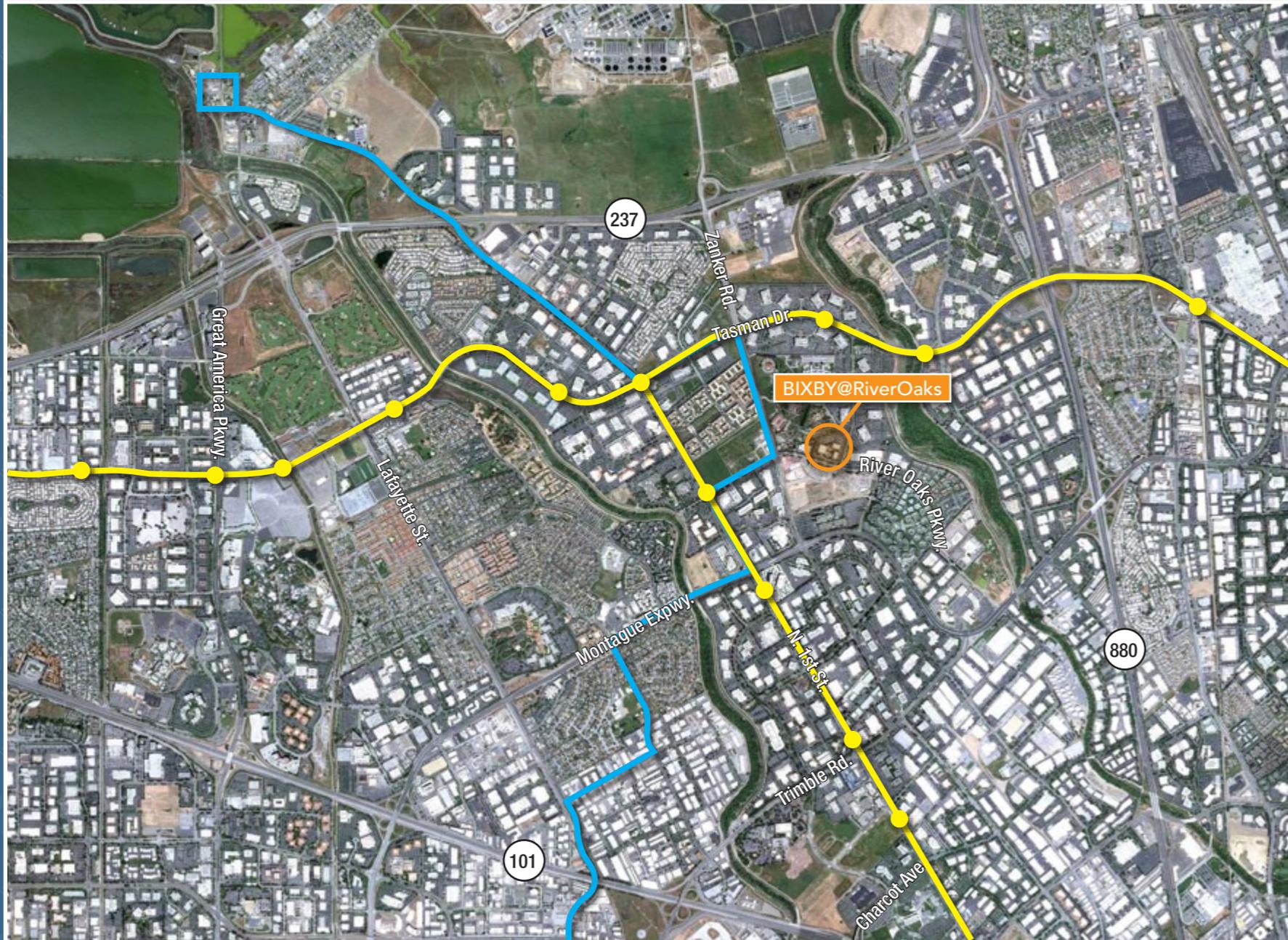


## IN GOOD COMPANY

In addition to the great location, you'll be surrounded by equally great companies, including:

1. IBM
2. Cisco
3. Broadcom
4. Cadence
5. Oracle
6. Intel
7. eBay

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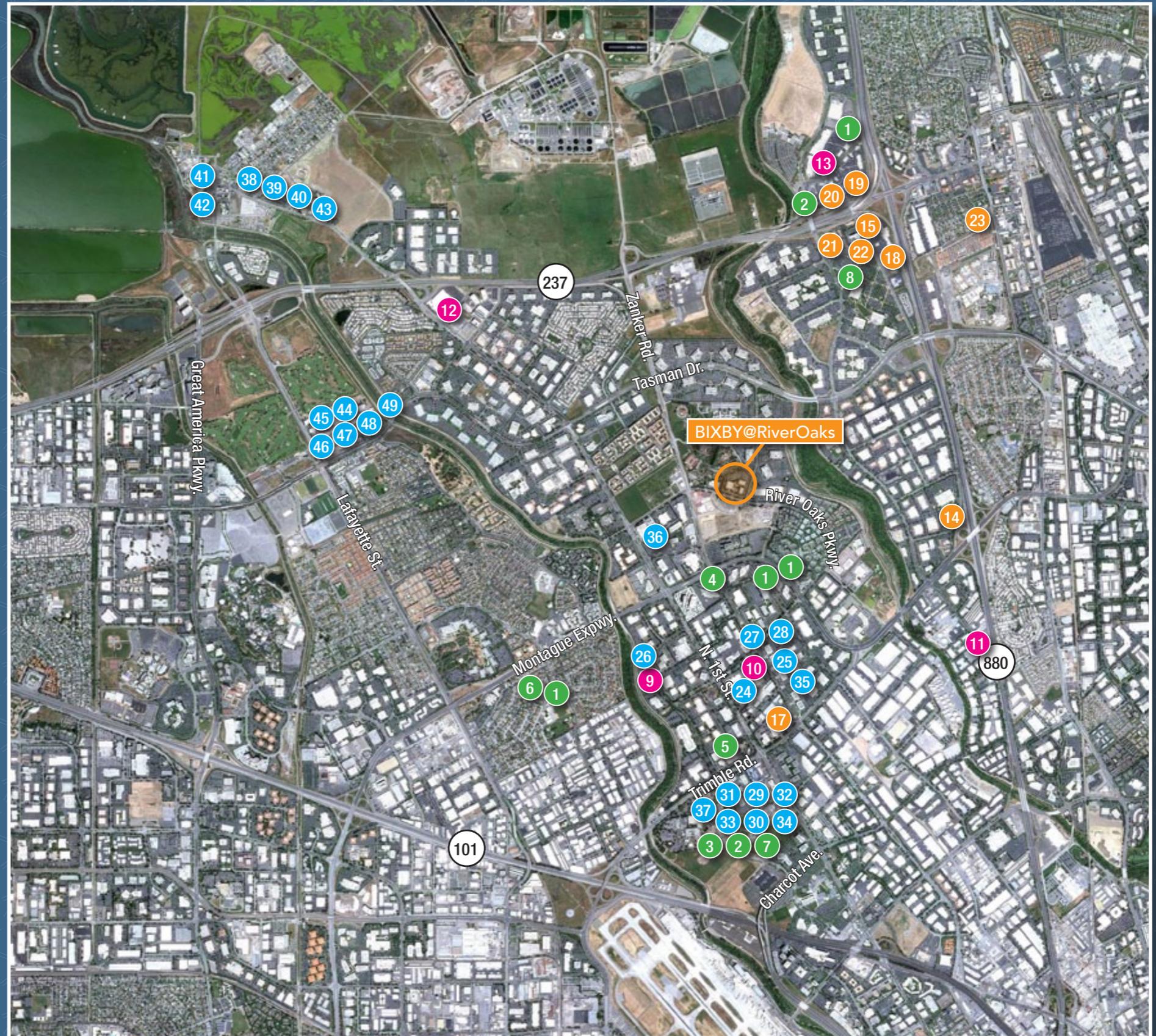
## LOCAL TRANSIT ROUTES

BIXBY@RiverOaks is near highway, rail and bus lines for convenient transit options.

- VTA Light Rail Line
- VTA Light Rail Station
- VTA Bus Line

## AREA AMENITIES

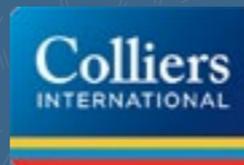
- **BANKS**
  1. Wells Fargo
  2. Bank of America
  3. Keypoint Credit Union
  4. Chase Bank
  5. Meriwest Credit Union
  6. Fremont Bank
  7. Coamerica Bank
  8. Tech CU Credit Union
- **RETAIL SERVICES**
  9. Postal Annex
  10. US Post Office
  11. California Mailing Service, Inc.
  12. Target
  13. McCarthy Ranch
- **HOTELS**
  14. Beverly Heritage Hotel
  15. Homestead Studio Suites Hotel
  16. Sheraton San Jose Hotel
  17. Homewood Suites San Jose
  18. Crowne Plaza San Jose
  19. Hilton Garden Inn Milpitas
  20. Larkspur Landing Suite Hotel
  21. Staybridge Suites
  22. Hampton Inn
  23. Inns of America
- **RESTAURANTS**
  24. Beryl's Place
  25. Premier Pizza
  26. Rivermark Plaza
  27. Una Mas
  28. Hobee's Restaurant
  29. Ume Chinese Fast Food
  30. Sangam Indian Cuisine
  31. Thai Orchard
  32. Honba Sushi Express
  33. Ace's Pizza
  34. Olives Greek Cafe
  35. Starbucks
  36. Andiamo Cafe
  37. De La Cruz Deli
  38. Andiamo Cafe Restaurant
  39. El Taco De Oro Taqueria
  40. Rosita's De Basilio Deli
  41. Maria Elena's of Alviso
  42. Vahl's Restaurant
  43. Kamei Japanese House
  44. Tasman Teriyaki
  45. Oriental King
  46. Janat Indian Cuisine
  47. Castle Greek Cafe
  48. Togo's
  49. Señor Jalapeño



# BIXBY

L A N D C O M P A N Y

FOR LEASING INFORMATION



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