

Silver Creek

BUSINESS PARK



± **400,000 SF CLASS A CAMPUS** SAN JOSE, CA



CRAIG FORDYCE, SIOR, CCIM
+1 408 282 3911
craig.fordyce@colliers.com
CA License No. 00872812

MICHAEL ROSENDIN, SIOR, CCIM
+1 408 282 3900
michael.rosendin@colliers.com
CA License No. 00826095

SHANE MINNIS, LEED AP
+1 408 282 3901
shane.minnis@colliers.com
CA License No. 01708656



TABLE OF CONTENTS

Entry Renovation	03
Project Highlights	04
Market Ready Interior	05
Aerial / Outdoor Amenities Area	06
Floorplans	07
Reverse Commute Map	11
Nearby Companies	12
Nearby Amenities	13
Amenities Map	14
Coyote Creek Trail Program	15
Area Commercial & Residential Development	16
Area Government Incentive Benefits	17

New Lobby Renovations Complete!

5965 Silver Creek Valley Road, San Jose

ENTRY RENOVATION

OFFICE/R&D CAMPUS
SAN JOSE, CA



The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers International has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange, or execution of legal documents. ©2015 Colliers International

150225 - Silver Creek Business Park





PROJECT HIGHLIGHTS

The only available major quality campus of its size in Silicon Valley, built 2000-2001, in like-new condition.

FOUR *98,000 SF TWO-STORY OFFICE/R&D BUILDINGS

- High image corporate campus
- Flexible open floor plans
- Monument signage
- Inter-connected fiber, communication, and emergency power
- Dock high & grade level loading doors
- San Jose Enterprise Zone Incentives (see page 4)
- Reverse Commute Benefits (see page 3)
- Call to tour
- **3.5/1,000 parking ratio with the ability to provide up to a 5.4/1,000 parking ratio at Landlord's option.**

BUILDING PROFILES

5905 SILVER CREEK VALLEY ROAD

- 98,361 SF two-story office/R&D partial shell building
- 25,000 SF cafeteria
- Fitness area with Men's and Women's locker rooms with showers
- Balance can be configured as needed

5750 FONTANOSO WAY

- 98,382 SF two-story office/R&D building
- Extensive engineering labs and support offices
- Separate area with separate support for outside visitors and training
- Showers

5965 SILVER CREEK VALLEY ROAD

- 97,749 SF two-story office/R&D building
- Building previously used as corporate headquarters
- Renovated Lobby / Second Floor
- Showers

5845 HELLYER AVENUE

- 98,362 SF new two-story office/R&D shell building
- Can be configured as needed
- **Base building improvements complete**

5710 FONTANOSO WAY

Leased to:



MARKET READY INTERIOR

OFFICE/R&D CAMPUS
SAN JOSE, CA

5965 SILVER CREEK VALLEY ROAD , SAN JOSE



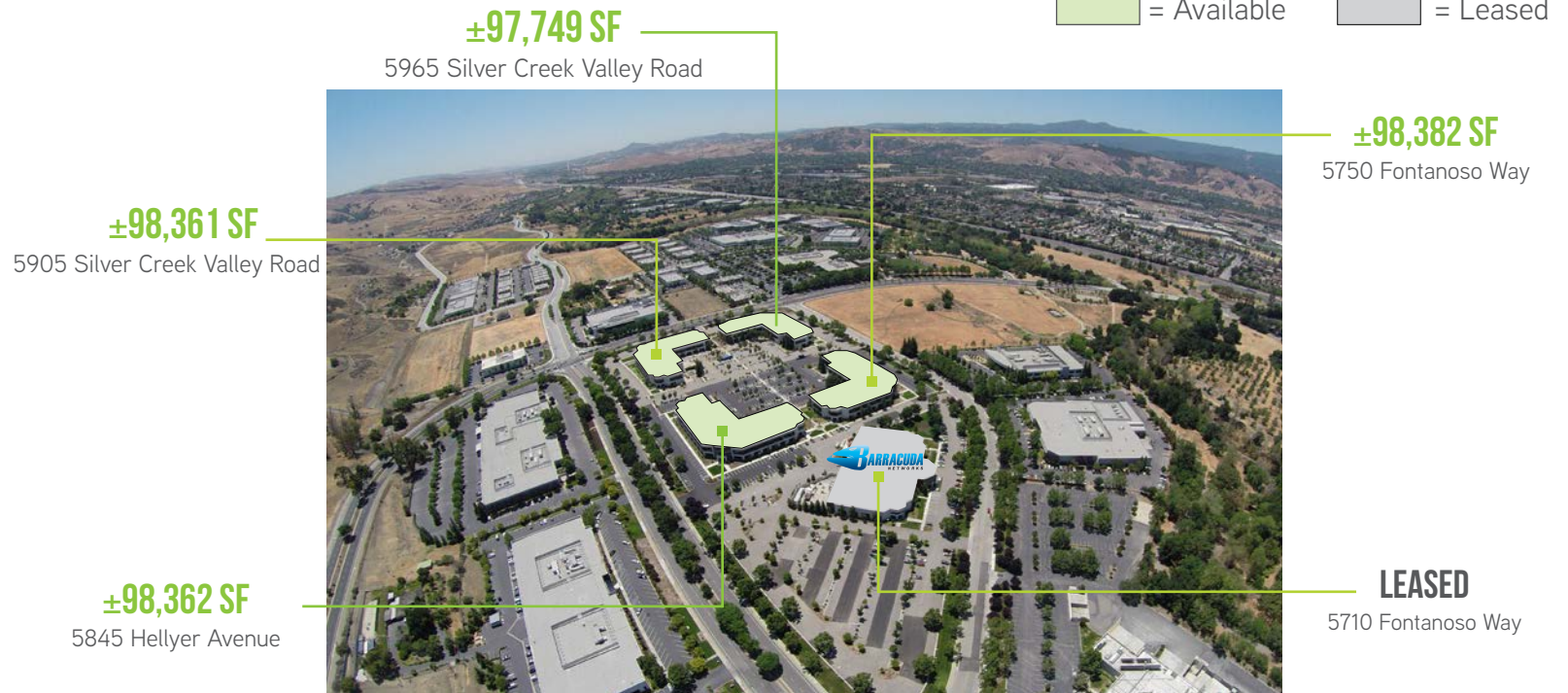
The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers International has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange, or execution of legal documents. ©2015 Colliers International

150225 - Silver Creek Business Park



AERIAL / OUTDOOR AMENITIES AREA

OFFICE/R&D CAMPUS
SAN JOSE, CA



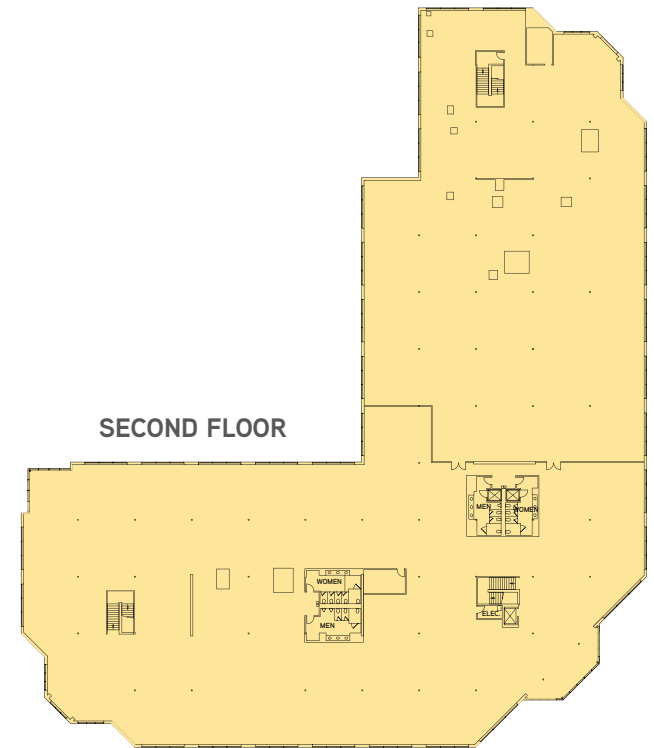
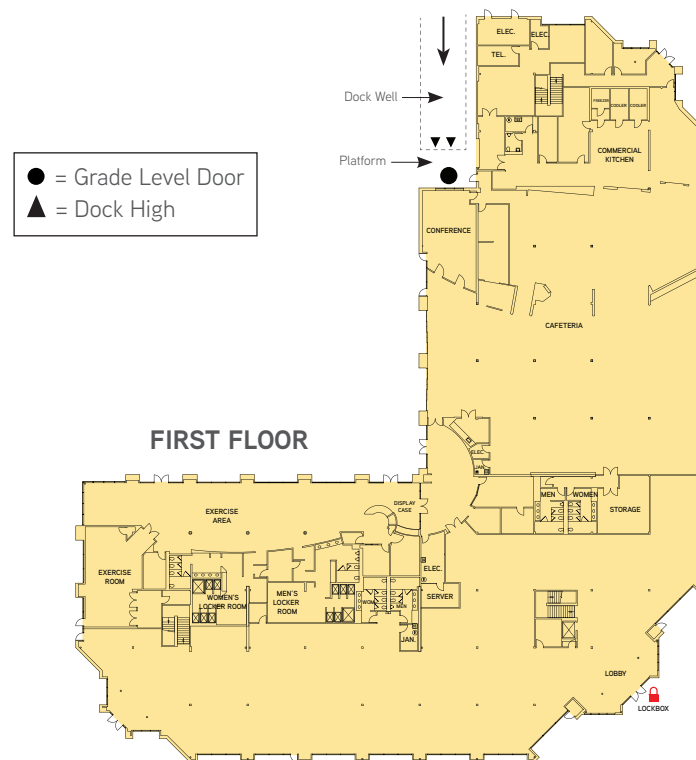
The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers International has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange, or execution of legal documents. ©2015 Colliers International

5905 SILVER CREEK VALLEY ROAD

OFFICE/R&D CAMPUS
SAN JOSE, CA

±98,361 SF TWO-STORY OFFICE/R&D BUILDING - PARTIAL SHELL

- 25,000 SF cafeteria
- Balance can be configured as needed
- 4,000 amps @ 480/277 volts 3-phase power & 2,500 amps @ 208/120 volts
- Fitness area with Men's and Women's locker rooms and showers
- 14' floor to floor height (1st floor); 12'-14' floor to roof height (2nd floor)
- 1 grade level door with a dock well
- 3.5/1,000 parking ratio with the ability to provide up to a 5.4/1,000 parking ratio at Landlord's option.



The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers International has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange, or execution of legal documents. ©2015 Colliers International

150225 - Silver Creek Business Park

5965 SILVER CREEK VALLEY ROAD

**OFFICE/R&D CAMPUS
SAN JOSE, CA**

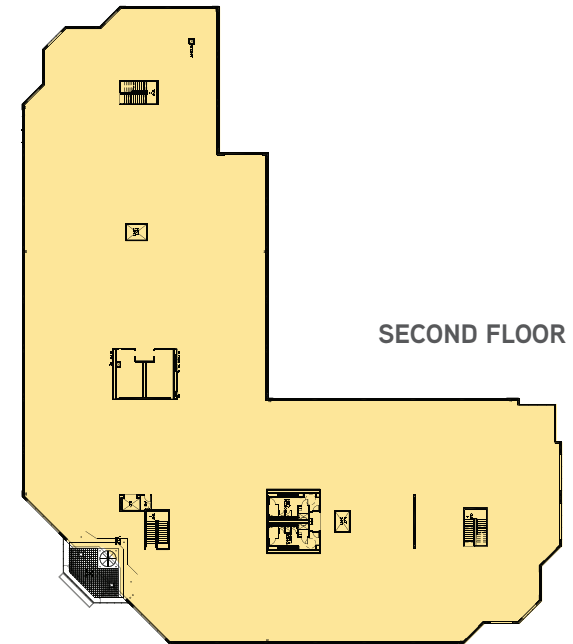
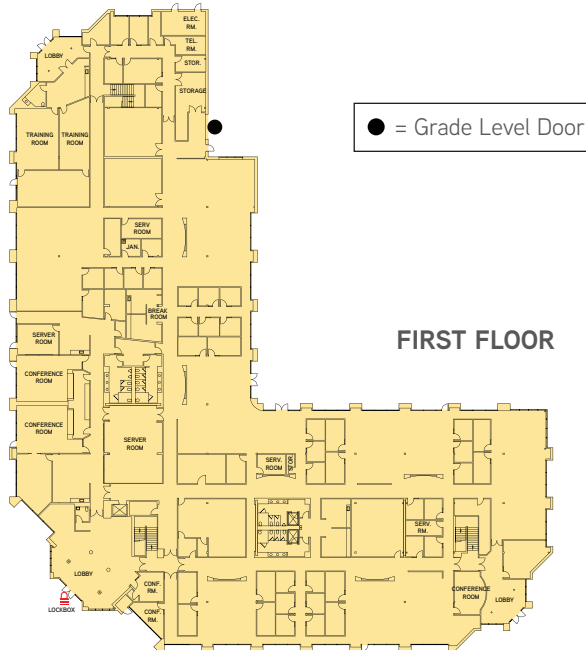
±97,749 SF TWO-STORY OFFICE/R&D BUILDING

- Building previously used as corporate headquarters
- 4,000 amps @ 480/277 volts 3-phase power & 2,500 amps @ 208/120 volts
- Showers
- 14' floor to floor height (1st floor); 12'-14' floor to roof height (2nd floor)
- 1 grade level door
- 3.5/1,000 parking ratio with the ability to provide up to a 5.4/1,000 parking ratio at Landlord's option.



Market ready improvements complete!

- Includes:**
- New glass exterior entry
 - New 1st & 2nd floor lobbies
 - New drop ceiling and open floor plan on 2nd floor
 - New exterior hard and soft landscaping



The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers International has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange, or execution of legal documents. ©2015 Colliers International

150225- Silver Creek Business Park

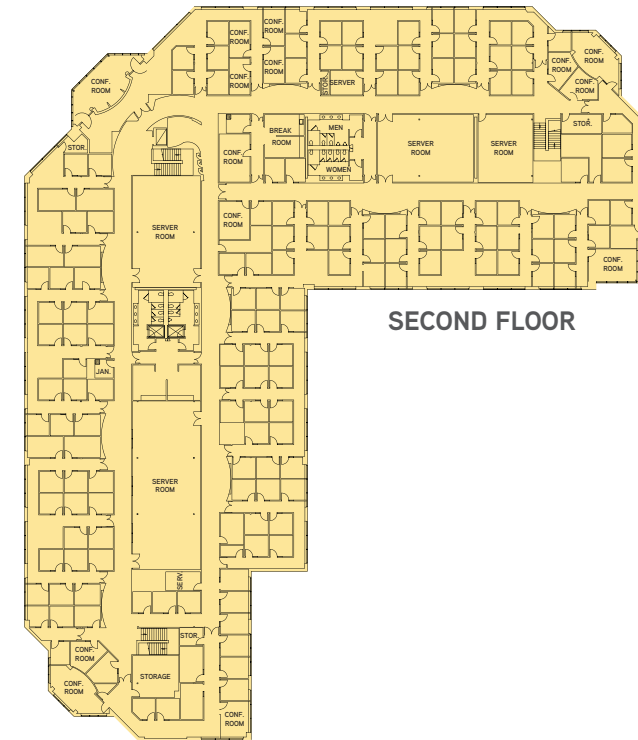
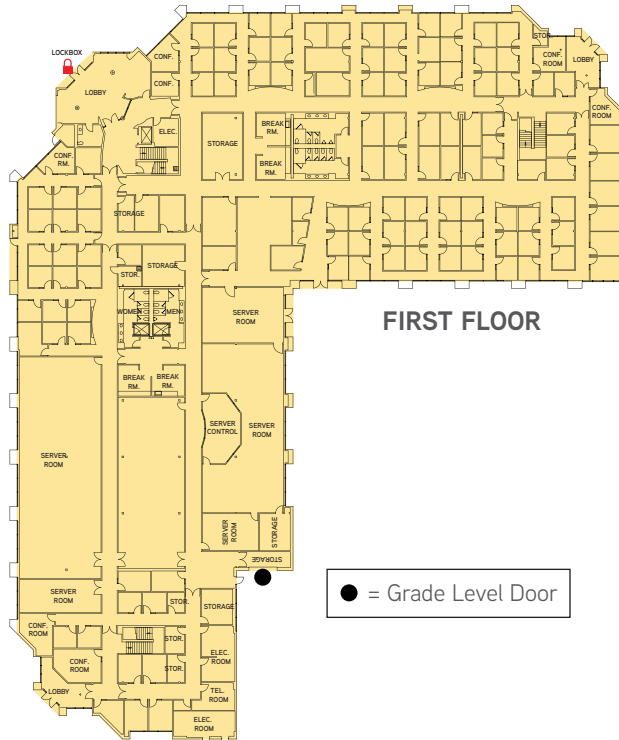


5750 FONTANOSO WAY

OFFICE/R&D CAMPUS
SAN JOSE, CA

±98,382 SF TWO-STORY OFFICE/R&D BUILDING

- Extensive engineering labs and support offices
- Separate area with support for outside visitors and training
- 4,000 amps @ 480/277 volts 3-phase power & 2,500 amps @ 208/120 volts
- Showers
- 14' floor to floor height (1st floor); 12'-14' floor to roof height (2nd floor)
- 1 grade level door
- 3.5/1,000 parking ratio with the ability to provide up to a 5.4/1,000 parking ratio at Landlord's option.



The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers International has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange, or execution of legal documents. ©2015 Colliers International

150225- Silver Creek Business Park

5845 HELLYER AVENUE

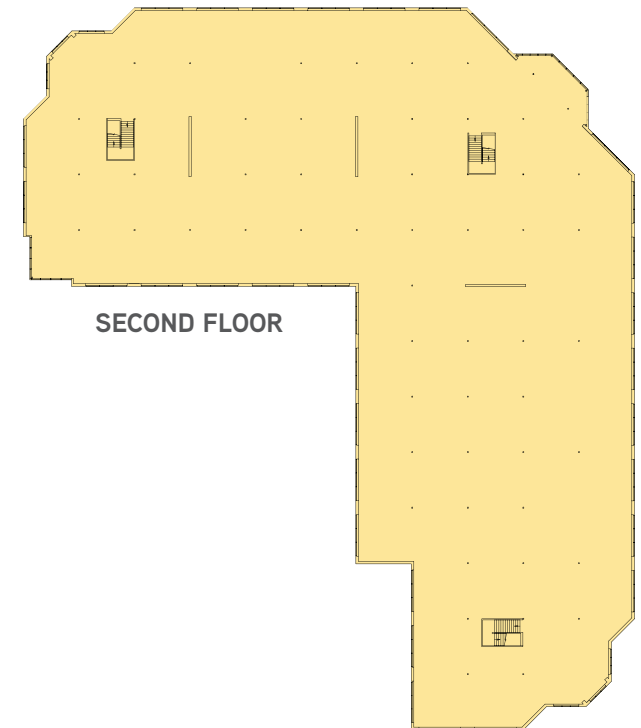
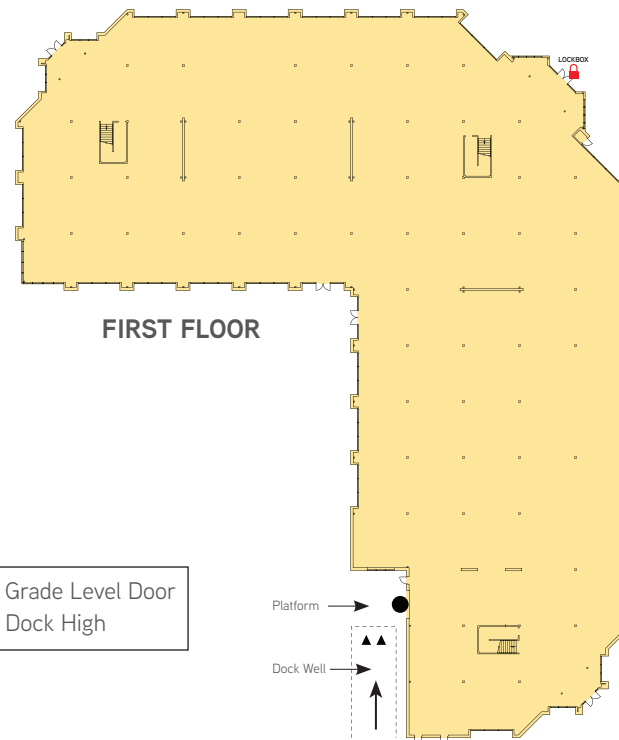
OFFICE/R&D CAMPUS
SAN JOSE, CA

98,362 SF TWO-STORY OFFICE/R&D BUILDING - SHELL

- Can be configured as needed
- 14' floor to floor height (1st floor); 12'-14' floor to roof height (2nd floor)
- 4,000 amps @ 480/277 volts 3-phase power
- 1 grade level door with a dock well
- 3.5/1,000 parking ratio with the ability to provide up to a 5.4/1,000 parking ratio at Landlord's option.

Base Building Improvements Complete!

- Includes:**
- Power
 - Temporary LED Lighting
 - Elevator
 - Paint
 - Insulation Cap Sheet



The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers International has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange, or execution of legal documents. ©2015 Colliers International

150225 - Silver Creek Business Park

REVERSE COMMUTE MAP

OFFICE/R&D CAMPUS
SAN JOSE, CA



The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers International has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange, or execution of legal documents. ©2015 Colliers International

150225 - Silver Creek Business Park



NEARBY COMPANIES

OFFICE/R&D CAMPUS
SAN JOSE, CA



The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers International has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange, or execution of legal documents. ©2015 Colliers International

150225 - Silver Creek Business Park



NEARBY AMENITIES

LOCATED LESS THAN A MILE FROM SILVER CREEK BUSINESS PARK

Silver Creek Sportsplex

Silver Creek Sportsplex is the largest indoor fitness and sports facility under one roof in North America! The Sportsplex brings together a group of fitness, sports and health partners to create a unique facility catering to today's active families and individuals. Because each partner is an independent business bringing its own expertise to the Sportsplex, you can count on the highest quality services and facilities run by people who are the best in their fields.

TAKE A LOOK AT SOME OF THE GREAT PLACES INSIDE THE SPORTSPLEX...



CLUBSPORT at Silver Creek brings the beauty of the outdoors inside to this state-of-the-art fitness center. Convenient family features such as the 8,000 square foot Childcare Center, two swimming pools (one for lessons and the other for laps) and family locker rooms make it easy to incorporate fitness and activity to your family's daily lives. The club also features the latest in cardio and strength training equipment, all adorned with individual television monitors, as well as four group fitness studios designed specifically for Pilates, Somatics, Kinesis™ and Spinning®. Unwind at the luxurious spa where you'll be greeted by experienced aestheticians and massage therapists to help revitalize you through our skincare and massage services.



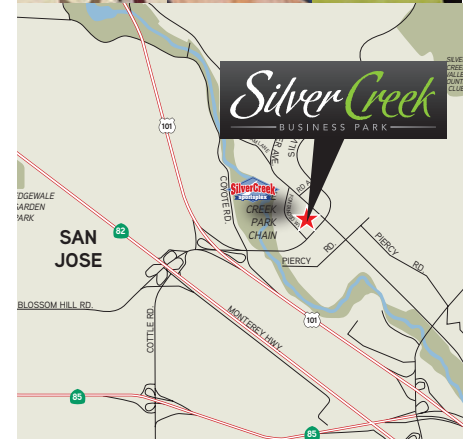
HIGH FIVE PIZZA, the friendliest restaurant in San Jose comes to Silver Creek! This full service restaurant will also offer a full line of catering for your parties and corporate events, in the restaurant or the event rooms.



STRIKER'S DEN, indoor soccer at its best! Our three state-of-the-art indoor fields offer a comfortable and exciting venue for year-round soccer, lacrosse, and other sports too! Striker's Den offers leagues and programs for all ages, skill development and conditioning, pickup soccer, Kid Club, Soccer ABC, parties, and more!



ROLLIN' ICE, founded in 1996 by former San Jose Shark and Stanley Cup winner David Maley, has become the premier inline hockey facility in Northern California. With teams and programs at all levels and for all ages, and a focus on skills, sportsmanship, and fun, Rollin' Ice has something for everyone!



The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers International has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange, or execution of legal documents. ©2015 Colliers International

150225 - Silver Creek Business Park



AMENITIES MAP

OFFICE/R&D CAMPUS SAN JOSE, CA



Shopping Centers, Restaurants & Fast Food

- 1. Village Oaks**
Safeway
Target
FedEx
Just Falafel
Senro Sushi
Five Guys Burgers & Fries
Chipotle Mexican Grill
MOD Pizza
Starbucks Coffee
Yogurtland
Panera
Panda Express
Applebee's
Chase Bank
Bank of America
GNC
- 2. Shopping Center**
Four Seasons Cleaners
ADF Defense & Fitness
Carl's Jr.
Green Burrito
- 3. Strip Center**
Vogue Cleaners
Henry's Donuts & Coffee
Primetime Martial Arts
Erik's Deli Café
- 4. Shopping Center**
Castillo's Mexican Restaurant
Pizza Hut
Baskin Robbins
Hertz Rent a Car
Sonny's Cafe
Bill's Cafe
- 5. Gavilan Plaza**
Burrito Factory
Rai's India Bazar
Wells Fargo
- 6. Monterey Plaza**
Taco Bell
Subway Sandwiches & Salads
Little Caesars
Walgreens
The UPS Store
Sato Sushi
Country Inn
The Cheese Steak Shop
Jade China
Food Maxx
Walmart
McDonald's Restaurant
- 7. Edenvale Shopping Center**
Donut & Coffee/ hotdog & Deli
Sol De Mexico Restaurant
Mimi's Chinese Kitchen
- Manila's Kakanin
Hong Kong Kitchen
Taco Mania
- 8. Silver Creek Landing**
Double Golden Chinese Food
Julio's Fresh Mex
Quiznos Sub
SuperSlow Zone
Salon 88
Balance Yoga Center
9. Orlo's
10. El Patron
11. Seven to Late
12. Gin Ga Sushi
13. Pasta Pomodoro
14. El Coyote Mexican Restaurant
15. Elias Bakery & Pizza
16. Gabby's Taqueria
17. High Five Pizza Co.
18. Summit Steakhouse & Saloon
19. Armadillo Willy's BBQ
20. Panda Express
21. Domino's Pizza
22. McDonald's Restaurant
23. Tomo Sushi
24. Taco Bell
25. Taco Bell
26. Round Table Pizza
27. KFC
28. Arby's Roast Beef Restaurant
29. Denny's Restaurant
30. Mountain Mike's Pizza
31. Panda Express
32. Marco's Mexican Deli Inc
33. Round Table
34. McDonald's Restaurant
35. Burger King
36. Pizza Hut
37. Andiamo Pizza
38. Pete's Family Restaurant
39. Subway Sandwiches & Salads
40. Tony DiMaggio's Pizza
41. Jack In the Box
42. TK Noodle
43. Aquí Cal-Mex
44. Pizza Hut
45. McDonald's Restaurant
46. KFC
47. Pearl River Restaurant
48. China Station Restaurant
49. Mountain Mike's Pizza
50. Ocean Delight Seafood
51. Lowes

Gyms

1. Curves For Women
2. Bally Total Fitness
3. Fun & Fits Gymnastics
4. Silver Creek Sportsplex
5. Curves For Women
6. 24 Hour Fitness
7. Gold's Gym
8. Schoeber's Athletic Club
9. Super Slow Zone
10. Balance Yoga Center

Hotels

1. Dolce Hayes Mansion
2. Days Inn
3. Studio Plus Delux Studios
4. Residence Inn
5. Mission Motel
6. Holiday Inn
7. Extended Stay America
8. The Clarion President Hotel
9. Executive Inn Suites
10. Holiday Inn Express

Parks

1. Anderson Lake County Park
2. Edenvale Garden Park
3. Silver Leaf Park
4. Coyote-Hellyer Park
5. Vasona Lake Park
6. Miner Park
7. Solari Park

Gas Stations

1. 7-Eleven
2. Monterey Valero
3. Blossom Valley 76
4. Magic Sands Chevron
5. Branham Unocal 76
6. Monterey Road Shell Service & Car Wash
7. Monterey Mini-Mart
8. 7-Eleven
9. 7-Eleven
10. Blossom Shell

Golf Courses

1. Silver Creek
2. The Ranch

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers International has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange, or execution of legal documents. ©2015 Colliers International

150225 - Silver Creek Business Park

COYOTE CREEK TRAIL PROGRAM

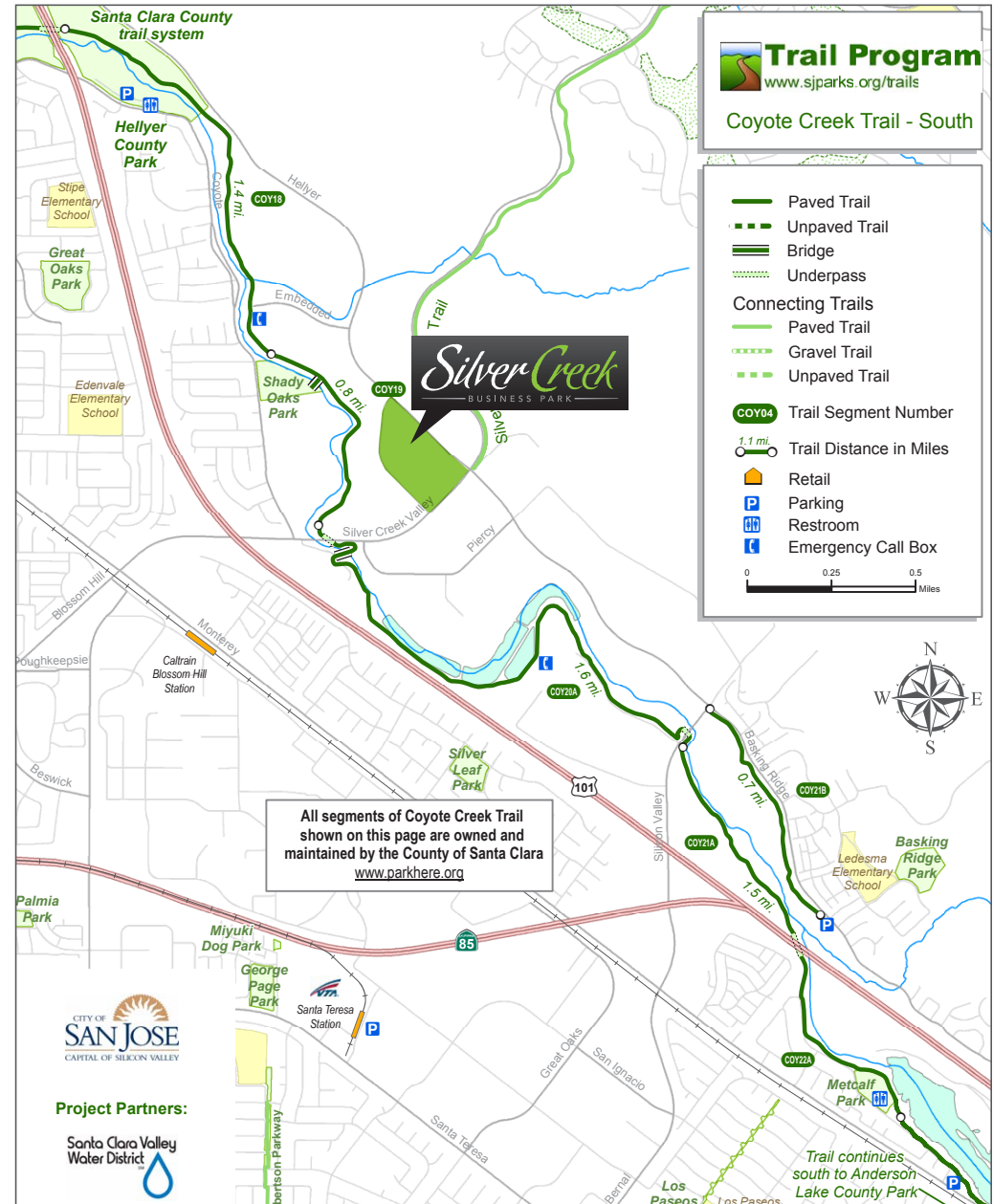
OFFICE/R&D CAMPUS
SAN JOSE, CA

The Coyote Creek Trail is one of the network's longest trail systems and connects to County reaches of the same trail system. Several City and County parks can be accessed from the trail. The Coyote Creek Trail provides views of the waterway and the riparian environment. The gravel portion of the trail north of Montague Expressway connects to the Highway 237 Bikeway. In addition to the local environment, trail users can enjoy the artwork "Ripple Effect and Run River Run." at the midpoint between Montague Expressway and Tasman Drive. The paved section south of Hellyer Park is great for biking and roller blading as well as walking. Access the trail from several points, including Stonegate Park along Tuers Road or from the County's Hellyer Park.

The County's web site, www.parkhere.org provides maps of the reaches within its jurisdiction.

POINTS OF INTEREST

Along Coyote Creek trail, 0.1 mile south of Metcalf Road, there is the "Tamiene Monument". This stone marker, created by a local artist, denotes the geographical center point of the Santa Clara Valley. It consists of a smooth granite stone mounted in the ground with "Silicon Valley" etched into it in two languages, English and binary code, thus denoting the shift from the Valley's agricultural past to its present connotation as Silicon Valley and a center of the high tech business world.



The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers International has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange, or execution of legal documents. ©2015 Colliers International

150225 - Silver Creek Business Park



OFFICE/R&D CAMPUS
SAN JOSE, CA



Residential Development

Project	Dwelling Units	Status
1 Cottages at Mirassou	104	Under Construction
2 Ford Apartments	95	Under Construction
3 Hitachi Site Mixed Use	2,930	Under Construction
4 iStar Site Mixed Use	720	Pending City Approval
5 Westbury Homes	86	Under Construction

Total Dwelling Units: 3,935

Commercial/Retail Development

Project	SF	Status
1 The Plaza at Evergreen	200,000	Pending City Approval
2 Valley Christian School	55,000	Completed
3 Hitachi Site Mixed Use	308,000	Under Construction
4 iStar Site Mixed Use	414,000	Pending City Approval
5 Equinix (Phase 1&2)	165,000	Completed/Approved
6 Almaden Ranch	350,000	Approved

Total Commercial SF: 1,492,000

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers International has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange, or execution of legal documents. ©2015 Colliers International

150225 - Silver Creek Business Park



AREA GOVERNMENT INCENTIVE BENEFITS

**OFFICE/R&D CAMPUS
SAN JOSE, CA**

The Enterprise Zone expired 12/31/2013, so if a company is not already located in the Enterprise Zone and has done hiring or purchasing in 2013 there are no longer benefits associated with the Enterprise Zone. However, with the expiration of the Enterprise Zone there are three (3) new programs that have been created:

1) NEW MANUFACTURING EXEMPTION LAW

A new law beginning on July 1, 2014 allows manufacturers to obtain a partial exemption of sales and use tax on certain manufacturing and research and development equipment purchases. To be eligible under this law, you must meet all three of these conditions:

- Be engaged in certain types of business, also known as a “qualified person.”
- Purchase “qualified property.”
- Use that qualified property for the uses allowed by this law.

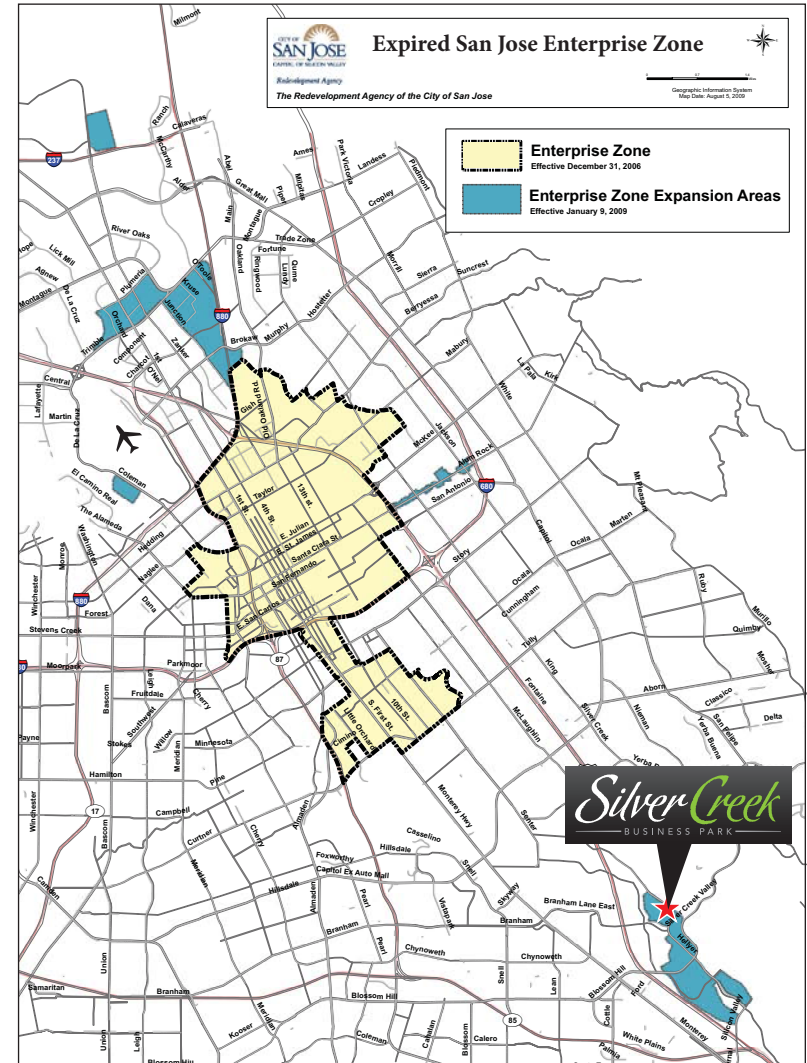
Instead of paying 8.75% in tax a company would pay approximately 4.35% in sales tax for manufacturing equipment – for more information please visit: http://www.boe.ca.gov/sutax/manufacturing_exemptions.htm#page=Overview

2) NEW HIRE CREDIT

If a company hires select individuals in a former Enterprise Zone, then a company can receive a tax credit on an individual’s wages. For more information please visit: https://www.ftb.ca.gov/businesses/Economic_Development_Incentives/New_Employment_Credit.shtml

3) NEW CALIFORNIA COMPETES TAX CREDIT

Is an income tax credit available to businesses that want to come to California or stay and grow in California. For more information please visit: <http://business.ca.gov/Programs/CaliforniaCompetes.aspx>



The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers International has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange, or execution of legal documents. ©2015 Colliers International

150225- Silver Creek Business Park



SilverCreek

BUSINESS PARK

±400,000 SF **CLASS A CAMPUS** SAN JOSE, CA



CRAIG FORDYCE, SIOR, CCIM
+1 408 282 3911
craig.fordyce@colliers.com
CA License No. 00872812

MICHAEL ROSENDIN, SIOR, CCIM
+1 408 282 3900
michael.rosendin@colliers.com
CA License No. 00826095

SHANE MINNIS, LEED AP
+1 408 282 3901
shane.minnis@colliers.com
CA License No. 01708656

