

FOR LEASE > OFFICE/R&D SPACE

# Concourse Technology Park

1963 CONCOURSE DRIVE, SAN JOSE, CA

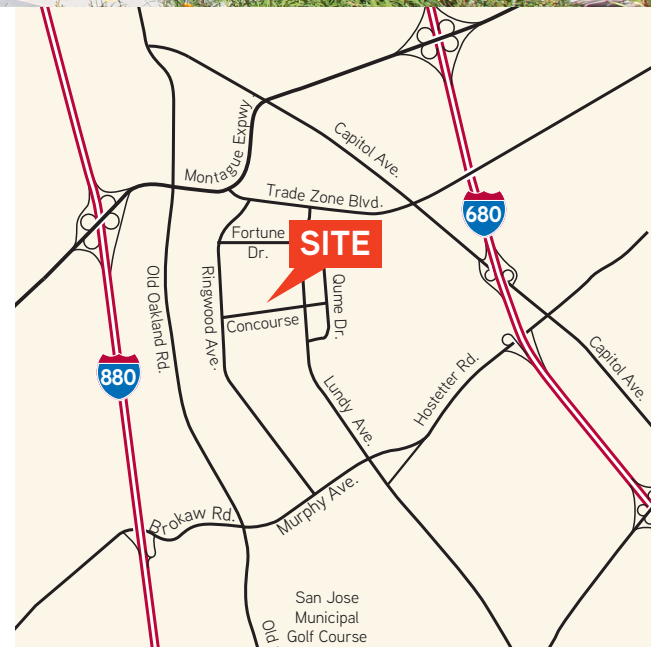
Colliers  
INTERNATIONAL

**SIZZLING  
SUMMER  
STEAL**

## ±13,087 SF Technology Park

- **Summer price reduction: \$0.75 NNN until 9/22**
- Close Proximity to Highways 880, 680 and San Jose International Airport
- Light Rail Stop on Capitol Avenue
- Efficient Office/R&D Floor Plan
- 3.82/1,000 Parking
- Abundant Amenities Nearby

**NEW YORK LIFE** REAL ESTATE INVESTORS



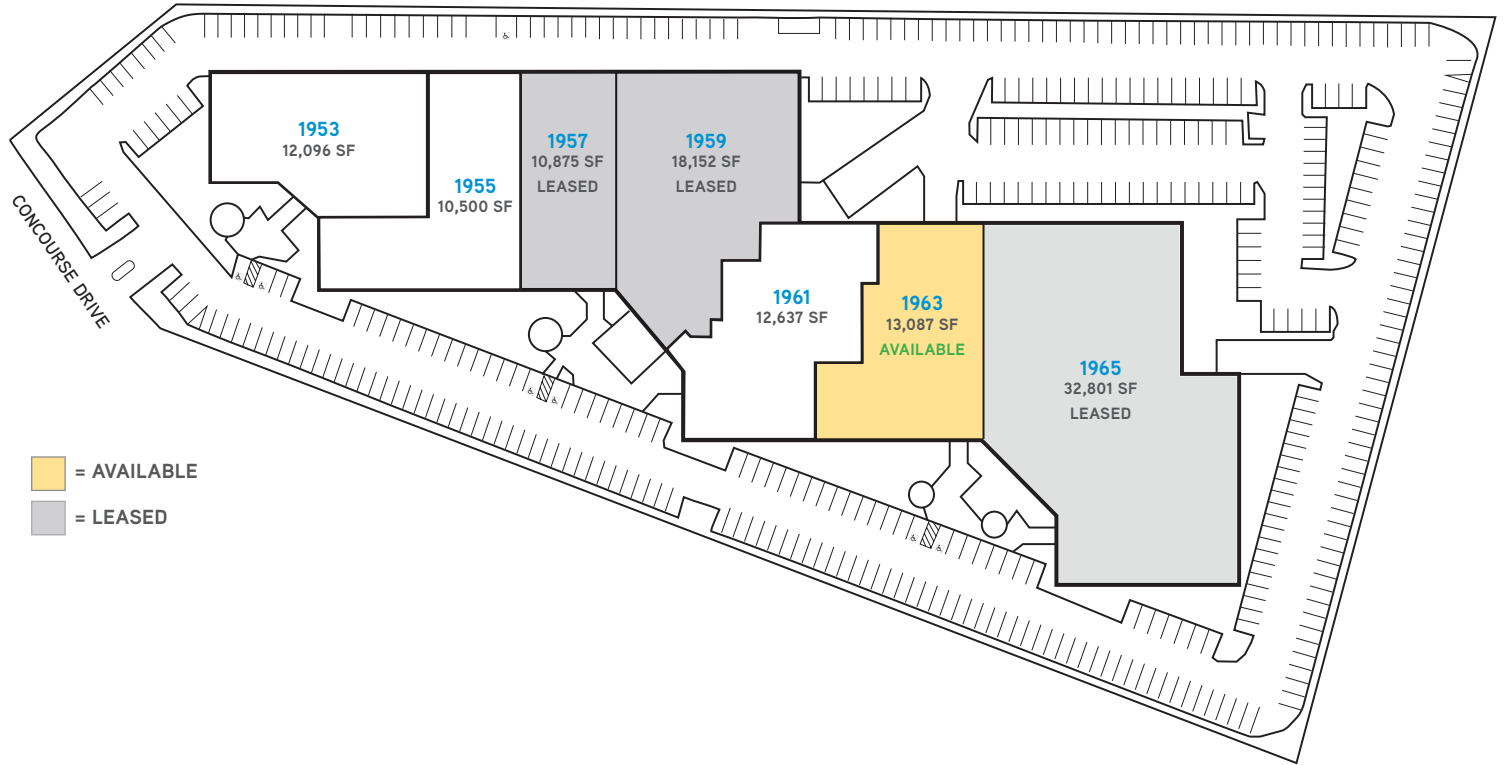
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# Site Plan



Drawings not exact/not to scale. 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. © 2014 Colliers International

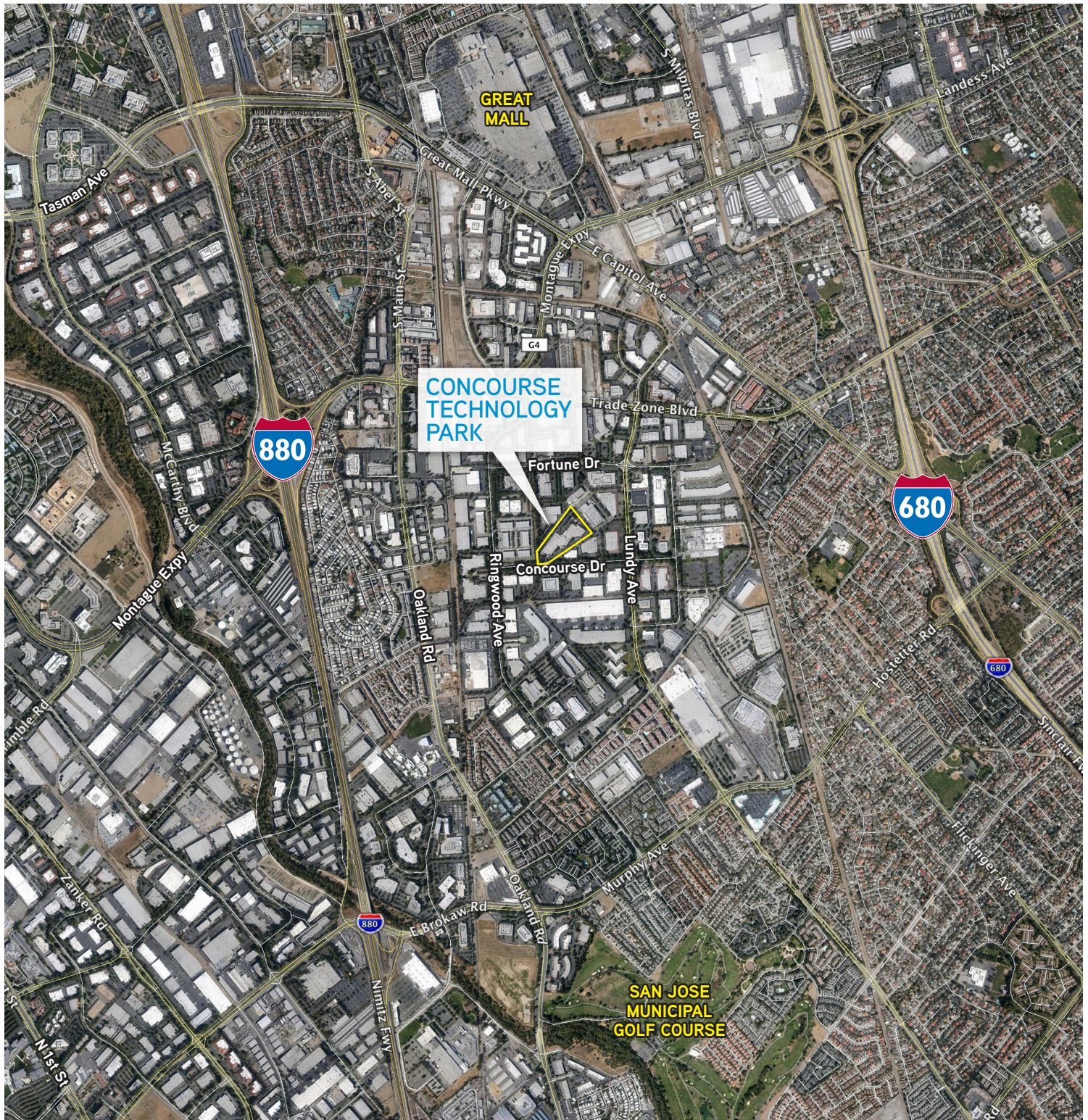
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Aerial



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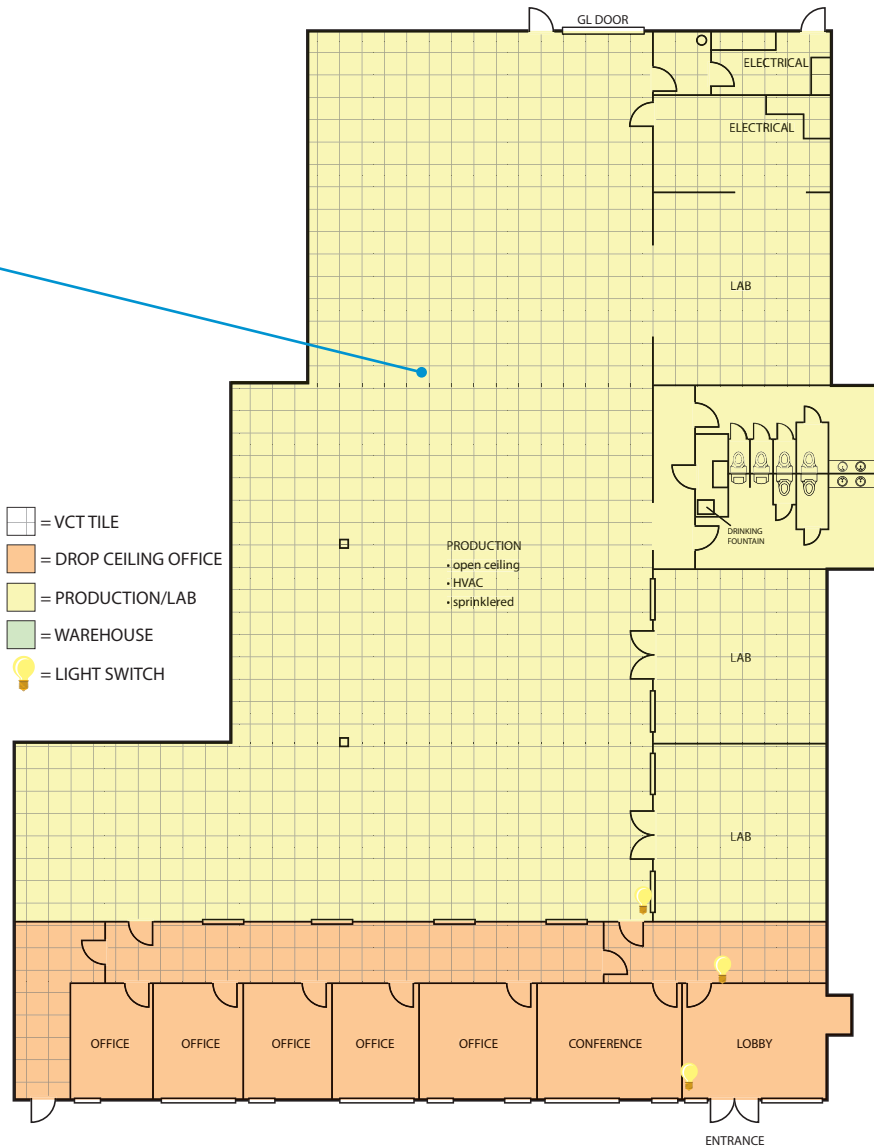
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1963 CONCOURSE DRIVE: ±13,087 SF

AVAILABLE NOW



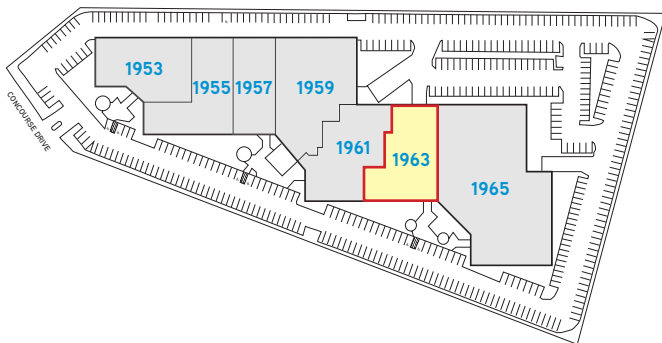
800 Amps @ 480/277 Volts,  
3-Phase Power  
17 tons HVAC

Office – 20%

- 5 Private Offices
- 1 Conference Room
- 1 Lobby

Production/Lab – 80%

- Open Ceiling
- 15' Clear Height
- HVAC
- 1 Grade Level Door



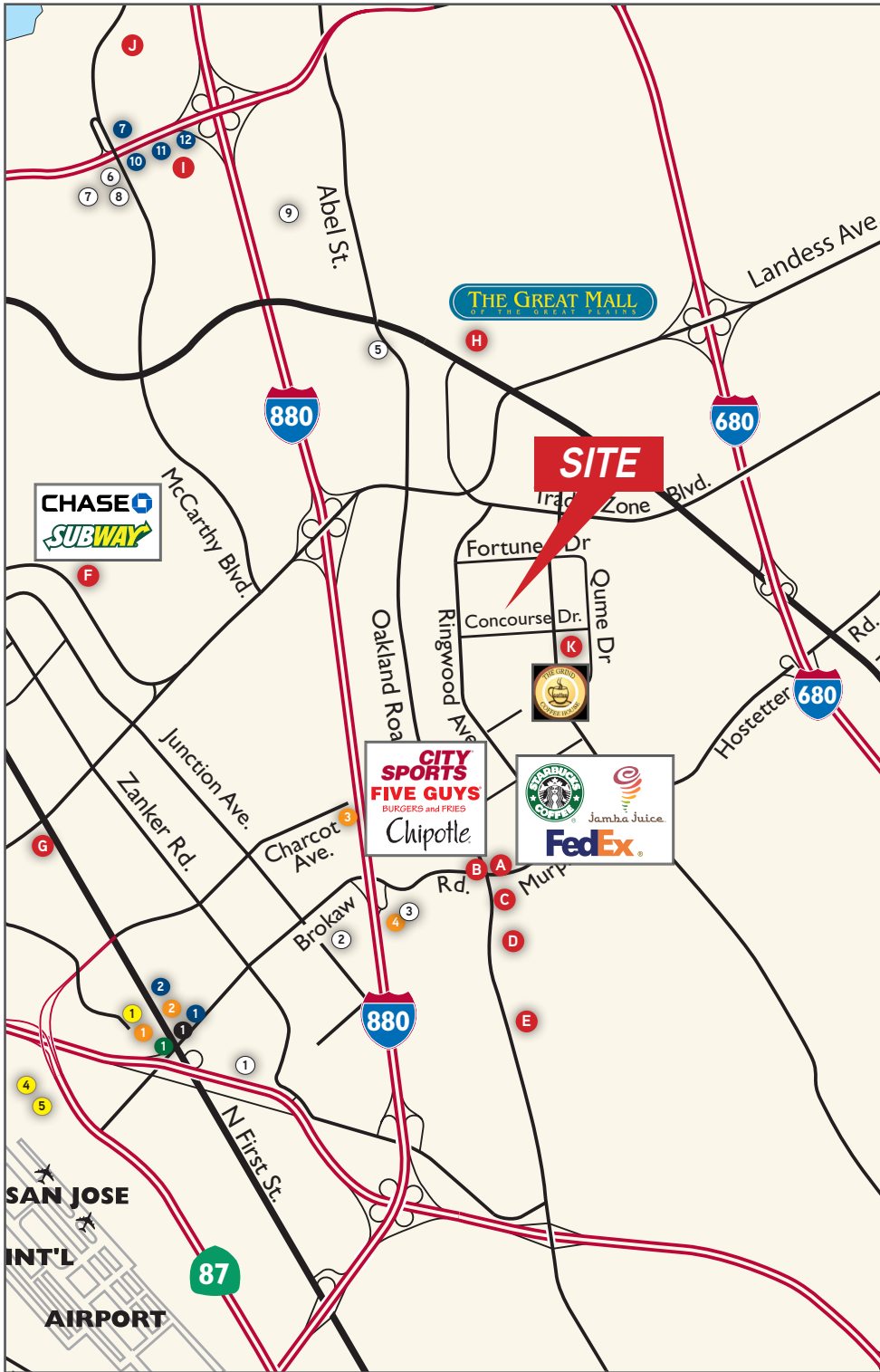
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- FOOD & DINING**
  1. Denny's
  2. McDonald's
  3. De La Cruz Deli
  4. Wing Stop
- HOTELS**
  1. Extended Stay Deluxe
  2. E-Z 8 Motel
  3. Hilton Garden Inn
  4. Staybridge Suites
    - Chevron
    - Starbuck's Coffee
  5. Extended Stay America
  6. Crowne Plaza Hotel
- GAS STATIONS**
  1. 76 Gas Station
- BANKS**
  1. Technology Credit Union
  2. Bank of America
- ADDITIONAL SERVICES**
  1. Bay 101
  2. Fry's Electronics
  3. Lowe's
  4. Gold's Gym
  5. South Bay Athletic Club
  6. Planet Beach
  7. Supercuts
  8. Pure Beauty
  9. Save Mart Supermarkets
  10. Target
- CAR RENTAL**
  1. Avis Rent A Car
  2. National Car Rental
  3. Alamo
- A NORTH PARK PLAZA**
  - Panera Bread
  - Baja Fresh
  - Fantastic Sam's Hair Salon
  - Togo's Sandwiches
  - Cathay Bank
  - Pizza California
  - Main St. Bagel
  - Starbuck's Coffee
  - Verizon Wireless
  - Jamba Juice
  - Panda Express
  - McDonald's
  - SF Supermarket
  - FedEx Office
- B BROKAW COMMONS**
  - City Sports Club
  - Five Guys Burgers and Fries
  - Chipotle
  - AAA Car Care Plus
  - Noah's Bagels
  - Great Clips
  - Pleology Pizzeria
  - Subway
  - AZ Dental
  - Chase Bank
  - T-Mobile
  - Extreme Pita
  - Active Nutrition
  - Whispers Creperie
  - VN Grill
  - Fish's Wild
  - Keypoint Credit Union
  - The UPS Store
- C PS BUSINESS PARKS**
  - AJ Acupuncture
  - Bill S. Bains, CPA
  - Nguyen & Associates Ins. Agency
  - Hongwei Acupuncture Center
  - Belle Skin Care
  - Lord's Insurance Agency
  - Living Room Acupuncture
  - Abest Tax Services, Inc.
  - Chiropractic Ano
  - Metroside Insurance Services
  - Mart Cleaners
- D SAN JOSE MUNICIPAL GOLF COURSE**
- E STRIP CENTER**
  - Easy Mart
  - El Rincon Taqueria y Mariscos
  - Mariscos Restaurant & Bar
  - Monica Hair & Nails
  - Pho Lien Noodle House
  - Barber Shop
- F RIVER OAKS MARKET PLACE**
  - Premier Pizza
  - Professional Cut
  - Dry Clean U.S.
  - Falafels N' More
  - Starbuck's Coffee
  - Meriwest Credit Union
  - River Oaks Dental
  - River Oaks Chiropractic
  - Acupuncture
  - Subway
  - Kaati Fresh
  - Hobee's Restaurant
  - Chase Bank
- G THE MARKET PLACE 11 RESTAURANTS**
  - Carl's Jr.
  - 20/20 Optometry
  - Pho Viet
  - Una Mas Mexican Grill
  - Philly's Cheesesteaks & Wings
  - Sangam Indian Cuisine
  - Olives Greek & Middle Eastern Cafe
  - A&D Food Mart
  - Dentistry
  - Subway
  - Family & Cosmetic Dentistry
  - Starbuck's Coffee
  - Honba Sushi
  - Premier Pizza
  - Thai Orchid
  - UME Chinese Food
- H THE GREAT MALL**
  - Dave & Buster's
  - Century 20 Movie Theater
- I MILPITAS SQUARE**
  - Gourmet Hut
  - Thai Town Restaurant
  - Fantasia Tea Cafe
  - Kelly's Cleaners
  - Loving Hut Vegan Cuisine
  - Sizzling Stone Korean Bistro
  - D&G BBQ
  - Mayflower Restaurant
  - QQ Noodle
  - I Love Pepper Lunch
  - Kee Wah Bakery
  - Ranch Market
  - Sushi Factory
  - My Dumpling
  - Sheng Kee Bakery
  - Golden Island Chinese Cuisine
  - Penang Garden
  - Cafe Won Kee
- J MCCARTHY RANCH MARKETPLACE**
  - Togo's Eatery
  - Best Buy
  - Banana Leaf
  - Romano's Macaroni Grill
  - Applebee's
  - In-N-Out Burger
  - Bank of America
  - Black Angus
  - Cinnamon Club Asian Grill
  - Green Cafe
  - Hometown Buffet
  - Specialty's Cafe & Bakery
  - Sushi King
- K LUNDY PLAZA**
  - The Grind Coffee House
  - Pho Y #1 Noodle House
  - Salon Ming
  - SJ Vegetarian House
  - Explosion Fitness
  - Lundy Dental Care
  - Insight Optometry
  - Happy 9 Wellness

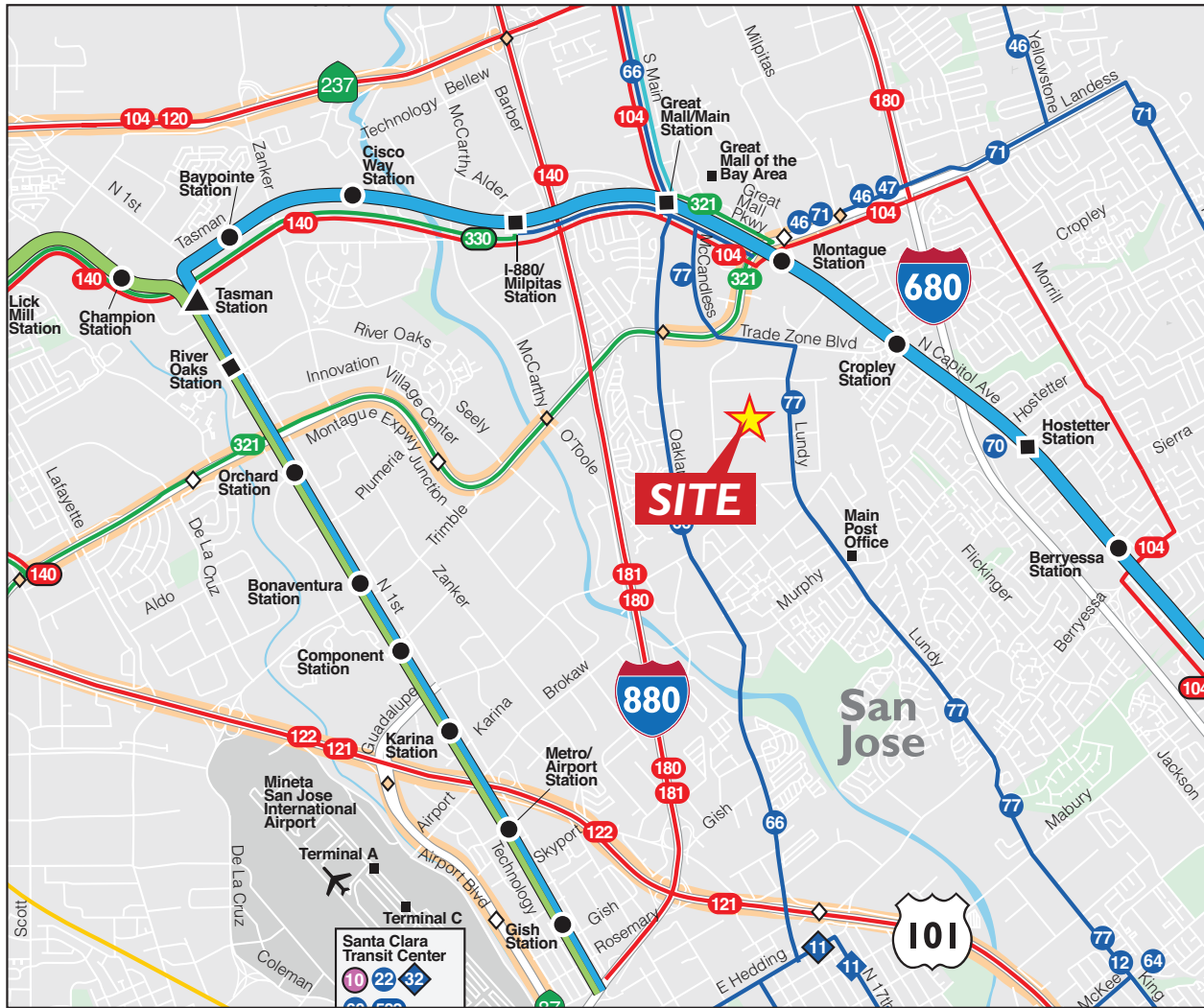
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**VTA Service**

- 36 Local Bus Routes
- 304 Limited Stop Bus Routes
- 101 Express Bus Routes
- Light Rail: Mountain View – Winchester
- Light Rail: Alum Rock – Santa Teresa
- Light Rail Station
- Light Rail Station with Park & Ride Lot
- ▲ Light Rail Transfer Station
- 36 Route Terminal (final destination of specific route)
- ◇ Active Carpool Lane
- ◇ Start/End of Carpool Lane
- Caltrain Line & Stations

0 1 km 1 mile



**Snapshot**

<b>VTA Light Rail</b>	
Cropley Station	1.1 Miles - 3 Min Drive
Montague Station	1.6 Miles - 4 Min Drive
<b>Mineta San Jose Airport</b>	<b>3.8 Miles - 8 Min Drive</b>
<b>Highways/Expressways</b>	
Hwy 680	2.1 Miles - 5 Min Drive
Hwy 880	1.5 Miles - 3 Min Drive
Hwy 101	3.1 Miles - 6 Min Drive
Hwy 237	3.6 Miles - 6 Min Drive
Montague Expwy	0.9 Miles - 2 Min Drive
<b>Bus</b>	
Lines 77 & 831	0.2 Miles - 4 Min Walk



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High-Speed Broadband Internet Services	Available	Notes
Uverse, DSL	Yes	Supports DSL and VDSL2 services, from ATT / SBC ,Covad and affiliated carriers (CLECs, resellers), such as Verizon, XO, Sprint, Megapath, Telepacific, Sonic.net, etc. Speeds vary, up to 6MBs download and up to 512KBs upload (fastest Uverse speeds not available in this area).
T1, DS1 (1,500Kbps, 1.5Mbps)	Yes	From ATT / SBC and affiliated carriers (CLECs, ISPs, resellers). T1 shelves in MPOE.
Fiber Optics Required Circuits – DS3, OC3, OC12, etc. (5Mbps – 10GigE)	Yes	AT&T fiber infrastructure installed into building. Terrific selection of fiber providers in direct neighborhood, including top-ranked network carriers such as Verizon, Comcast, XO, Zayo (AboveNet) and Level 3.
Fixed Wireless Circuits (1 Mbps – GigE)	Can Be Available	Within service area for Wiline and Telepacific (former Covad / NextWeb). Good line of sight for satellite and radio links (secured transmission) to other buildings and ridgetops.
Other Broadband Services	Yes	Ethernet over Copper (EoC), IP Gateways, Point to Point circuits, MPLS and bonded copper (serial).
Incoming Copper Pairs/Lines for Voice, DSL and T1 Services	600 Pairs AT&T	From AT&T, providing more than adequate capacity for T1, DSL / Uverse and regular phone lines.
TV Services	In-Building	Notes
Rooftop, Dish Satellite and Antennae	Yes	Line of sight clear to install.
Cable Internet / TV / Phone	Not at this time	Comcast business class coax-based services NOT available at this time, but Comcast Enterprise commercial fiber services in direct neighborhood.
Communications Infrastructure	In-Building Notes	
Network and Voice Wiring Infrastructure: Multi-Tenant Broadband Ready	Building provides excellent telecom capacity from primary AT&T copper and fiber optic infrastructure, with additional capacity from prior AT&T fiber service.	
Primary Data or Telecom Rooms	Main Point of Entry (MPOE) area located inside main Electrical Room.	
Campus or Building Link Notes	MPOE telecom services fed via two 4" underground conduits to street / telecom services.	