

# Vasona Technology Park

**311,645 SF**  
**OFFICE / R&D PROJECT**  
**SUITES AVAILABLE FOR LEASE**

200-250 E. Hacienda Avenue,  
1315-1359 Dell Avenue, Campbell, CA 95008



## leasing information

Mike Rosendin, SIOR, CCIM  
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## PROPERTY HIGHLIGHTS

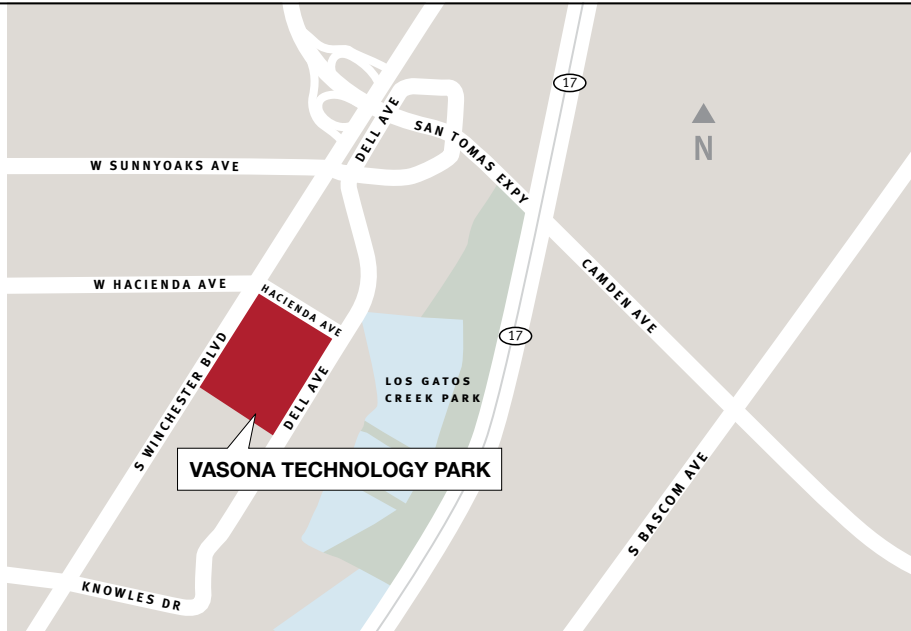
- Seven free-standing, one and two-story office/R&D buildings in a campus environment
- Efficient open floor plans with extensive glass line
- Grade and dock level loading
- 3.7 parking spaces per 1,000 sf leased
- Excellent visibility at corner of Winchester Boulevard and Hacienda Avenue
- Close proximity to Highways 85 and 17, I-280, and the VTA Light Rail
- Easy access to Vasona Park, Los Gatos Creek Trail, Courtside Athletic Club, restaurants and retail
- ASVB Sentrilock lockboxes at entries

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# Vasona Technology Park

Hines



## VASONA TECHNOLOGY PARK

200, 210, 220, 240-242 & 250-254 Hacienda Avenue  
1315 & 1353-1359 Dell Avenue  
Campbell, California 95008

## LOCATION

Vasona Technology Park is located in the City of Campbell, on the west side of Highway 17, approximately two blocks south of San Tomas Expressway/Camden Avenue and one mile north of Highway 85. Access is via Winchester Boulevard, Hacienda Avenue and Dell Avenue.

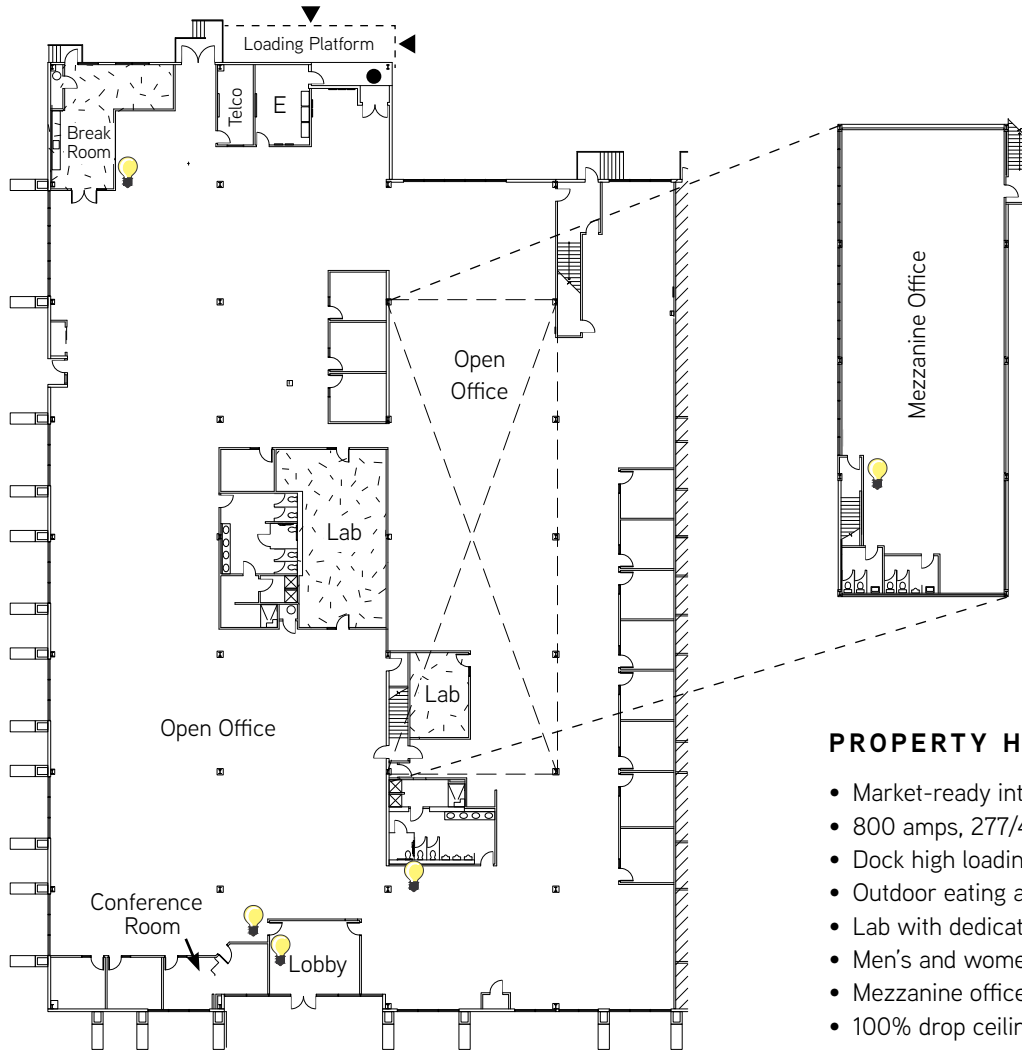


# Vasona Technology Park

## 39,559± sf

**39,559± SF**  
**FIRST FLOOR PLUS MEZZANINE**  
**AVAILABLE FOR LEASE**

250 East Hacienda Avenue  
 Campbell, CA 95008



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### PROPERTY HIGHLIGHTS

- Market-ready interiors
- 800 amps, 277/480v, 3p
- Dock high loading
- Outdoor eating area
- Lab with dedicated air
- Men's and women's showers
- Mezzanine office area (4,520 sf)
- 100% drop ceiling and HVAC
- 163 tons of HVAC
- Building signage available

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VCT flooring  
 Dock high loading  
 Grade level door  
 Light switch



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# Vasona Technology Park

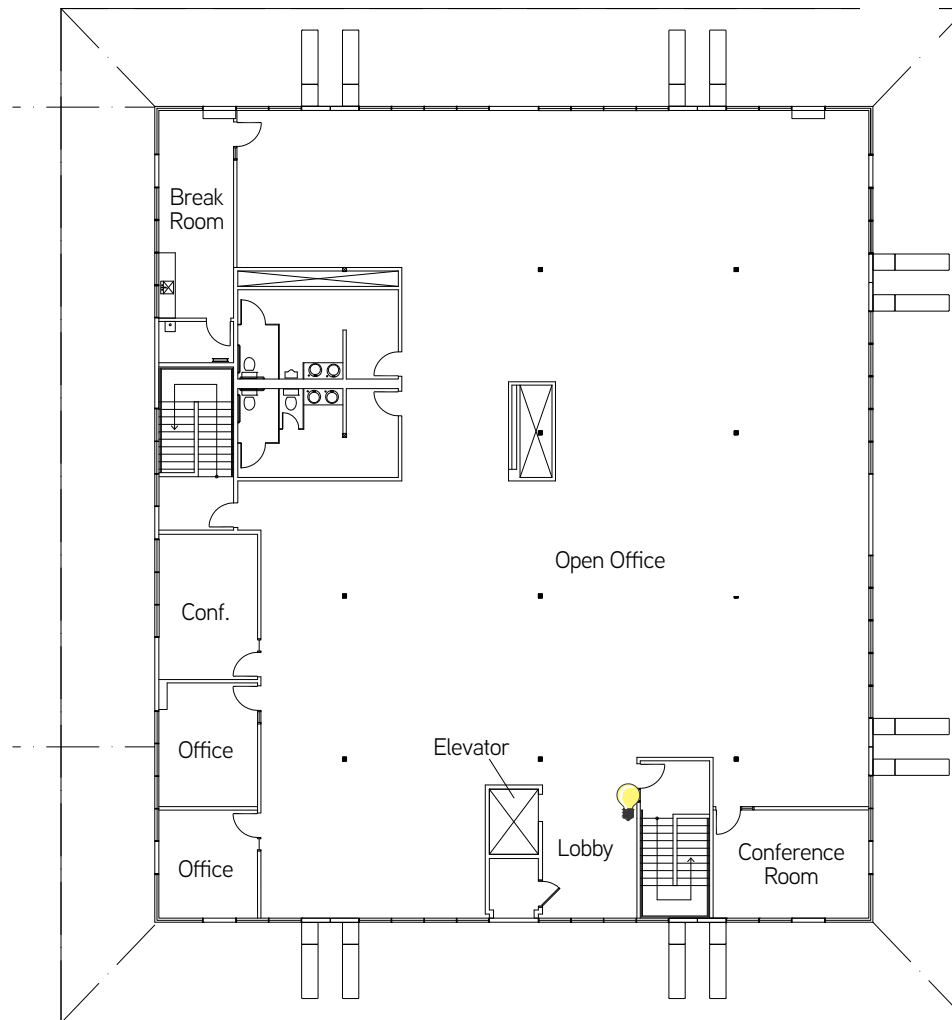
## 8,880± sf

8,800± SF  
SECOND FLOOR  
AVAILABLE FOR LEASE

240 East Hacienda Avenue, 2nd Floor  
Campbell, CA 95008

### PROPERTY HIGHLIGHTS

- Market-ready interiors
- Elevator served
- Expansive glass line
- 240 amps, 277/480v, 3p
- 39 tons of HVAC
- Break room
- 100% drop ceiling and HVAC
- Estimated availability 9/1/13



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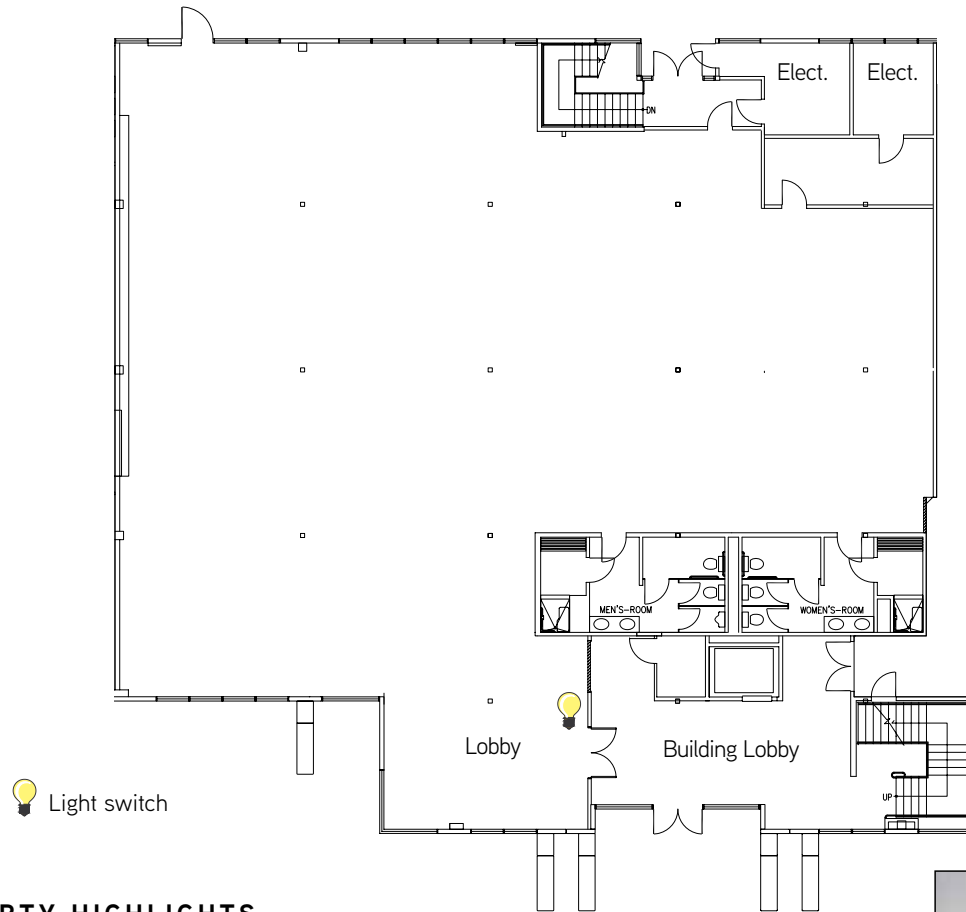


# Vasona Technology Park

## 8,816± sf

8,816± SF  
FIRST FLOOR  
AVAILABLE FOR LEASE

1355 Dell Avenue  
Campbell, CA 95008



Building Lobby

### PROPERTY HIGHLIGHTS

- Market-ready interiors
- Expansive glass line
- 400 amps, 277/480v, 3p
- 32.5 tons of HVAC
- 100% drop ceiling
- 100% HVAC
- Interiors to suit

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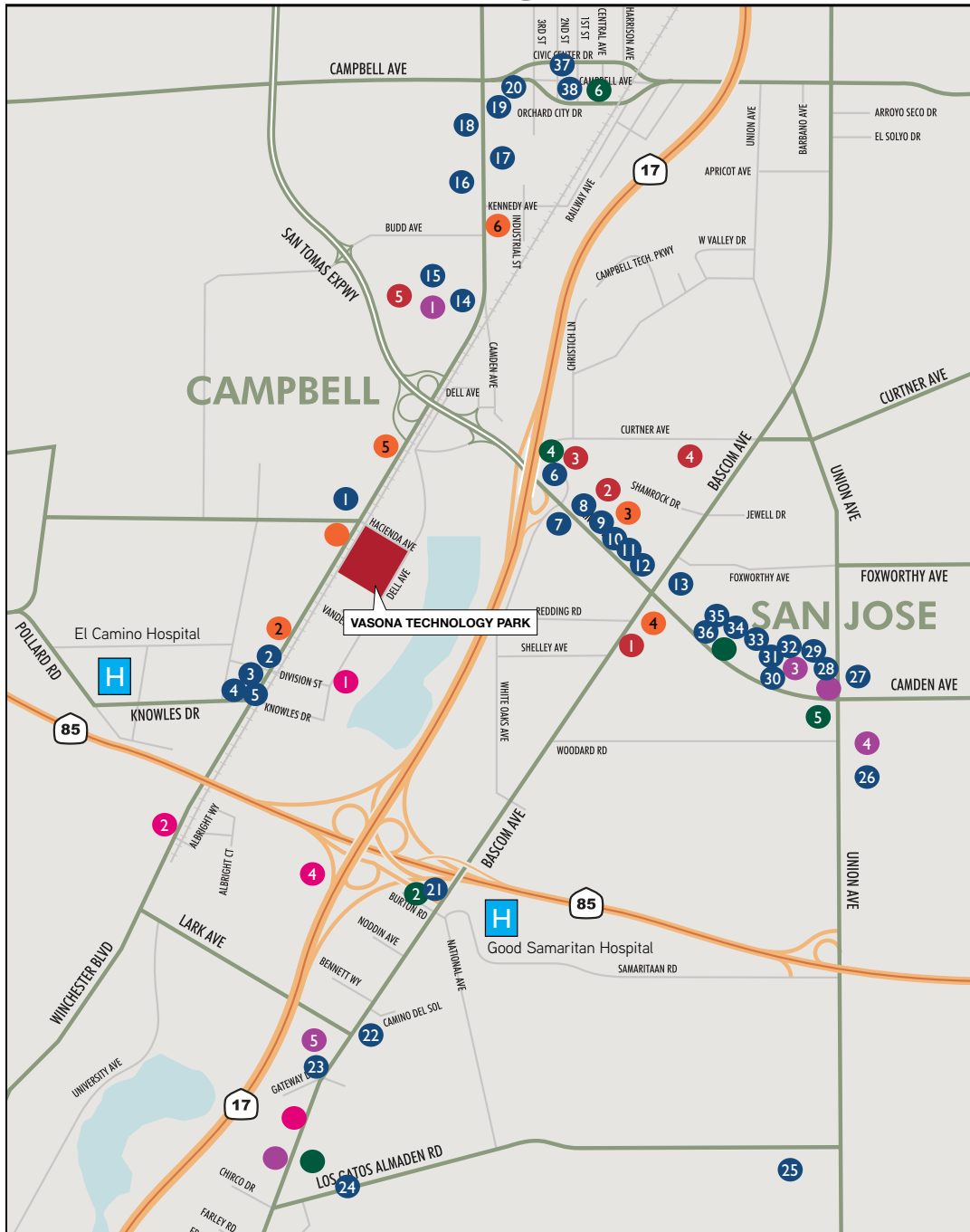
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# Vasona Technology Park - Amenities



## Restaurants

- 1 Effie's Restaurant & Bar
- 2 Jacky Boy's Pizza
- 3 Aldo's Ristorante & Bar
- 4 Yeung Shing Restaurant
- 5 La Maison Du Cafe
- 6 Carrow's Restaurant
- 7 Jack In the Box
- 8 Wienerschnitzel
- 9 Royal Taj Indian Cuisine
- 10 Fosters Freeze
- 11 Subway
- 12 Taco Bell
- 13 KFC / A&W
- 14 Ricos Tacos
- 15 Luigi's Pizza and Pasta
- 16 Dairy Queen
- 17 Michi Sushi
- 18 Casa Lupe Mexican Restaurant
- 19 Blue Sky Chinese Restaurant
- 20 Psycho Donuts
- 21 Subway
- 22 Carl's Jr.
- 23 McDonald's
- 24 Los Gatos Cafe Uptown
- 25 Live Oak Kitchen
- 26 Alicia's Restaurant
- 27 Carl's Jr.
- 28 Chipotle
- 29 La Boulanger
- 30 Chef Li
- 31 Cold Stone Creamery
- 32 Jamba Juice
- 33 Burrito Factory
- 34 Quizno's
- 35 Armadillo Willy's BBQ
- 36 Pasta Pomodoro
- 37 Aqi
- 38 Sonoma Chicken Coop

## Coffee Houses

- 1 Blvd. Coffee
- 2 Starbucks
- 3 Peets Coffee
- 4 Starbucks
- 5 Sunny Donuts
- 6 Orchard Valley Coffee

## Gas Stations

- 1 Campbell 76
- 2 Park Vasona Chevron
- 3 USA Gasoline
- 4 Chevron
- 5 Valero
- 6 Rotten Robbie

## Hotels

- 1 Clarion Collection Bristol Hotel
- 2 Carlyle Hotel
- 3 Motel 6
- 4 Residence Inn San Jose/Campbell
- 5 Ameri Suites

## Banks

- 1 Bank of the West
- 2 Union Bank
- 3 Wells Fargo
- 4 Bank of America
- 5 San Jose National Bank
- 6 Heritage Bank of Commerce

## Gyms

- 1 FUSE Fitness
- 2 Courtside Club
- 3 Anastasia's Club Fit
- 4 Los Gatos Swim & Racquet Club