

## FOR LEASE

±8,520 - ±182,236 sq. ft.  
Office / R&D Space  
110-180 Rose Orchard Way

## Property Highlights:

- Market Ready Improvements w/New Class “A” Interiors
- Exterior Renovation w/ All New Landscaping
- Prestigious North First Street Corridor
- Easy Access to Highways 237 & 880
- 3.6±/1,000 Parking Ratio
- Steel Frame Construction
- Extensive Glassline
- Walking Distance to Retail & Light Rail (Tasman Station)
- Dock Loading



ROCKPOINT

&

PRESIDIO INVESTMENTS, LLC

For more information, contact:

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# Rose Orchard Technology Park

San Jose, California



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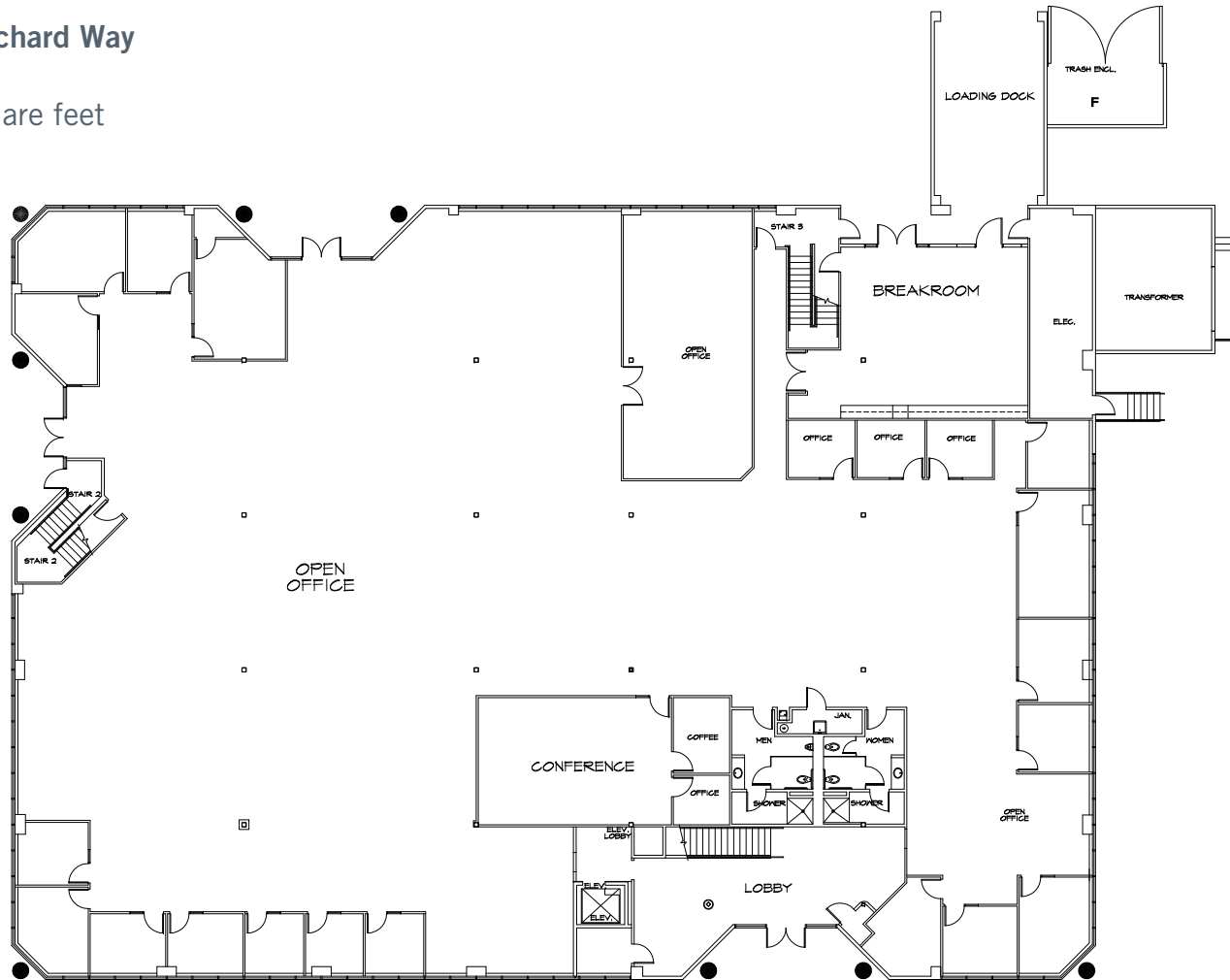
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110 Rose Orchard Way  
As-Built  
±19,030 square feet

1st Floor



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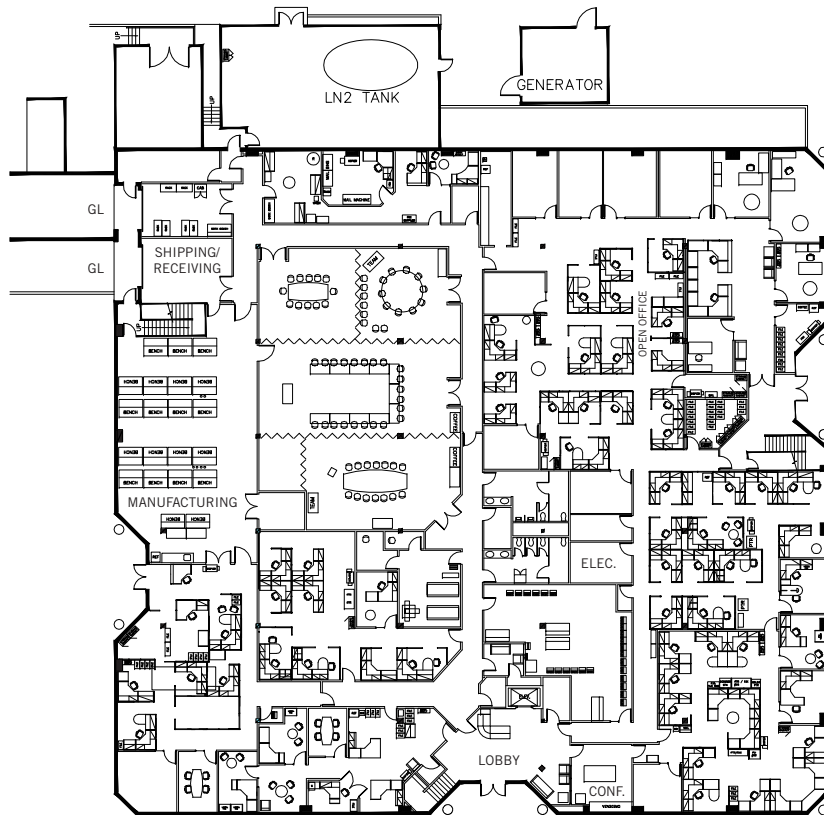
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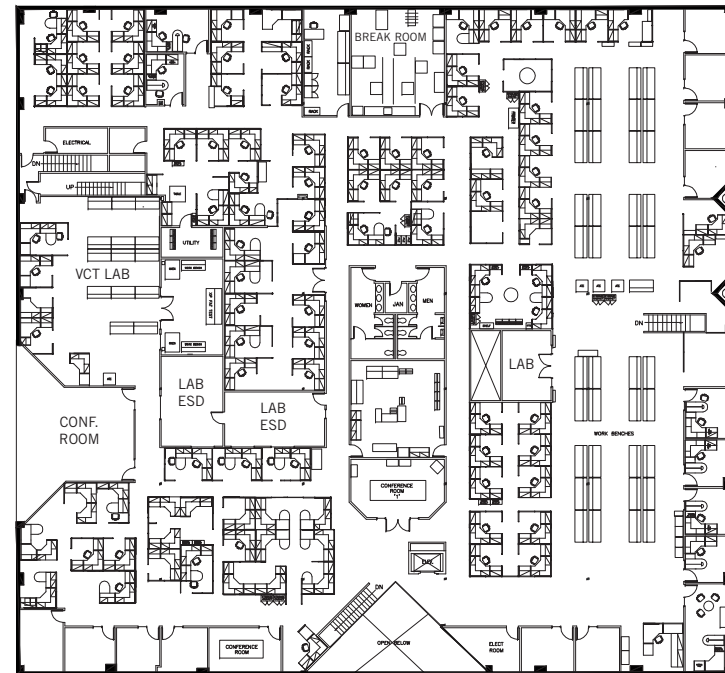
120-130 Rose Orchard Way

As-Built

±60,480 square feet



1st Floor



2nd Floor

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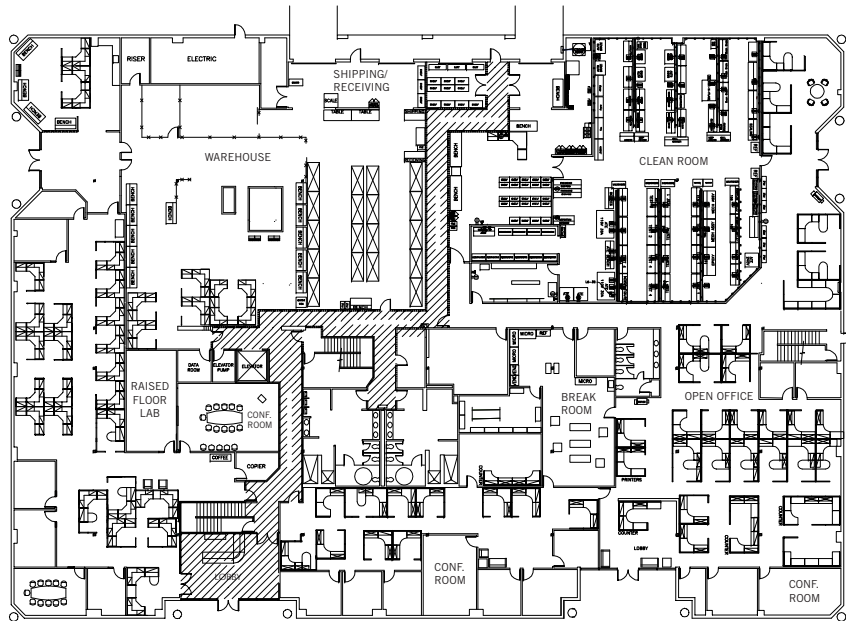
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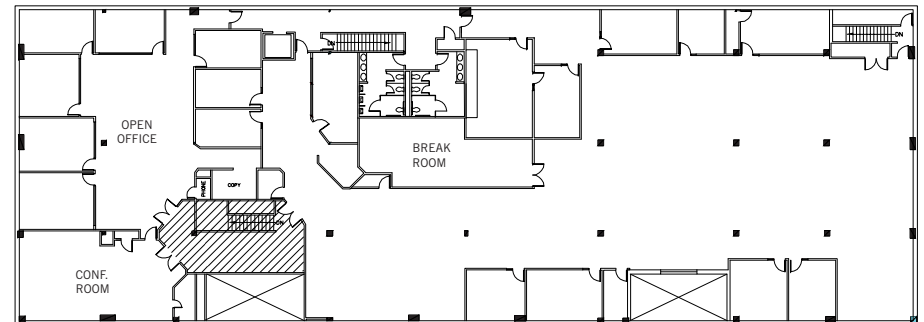
170 Rose Orchard Way

As-Built

±60,480 square feet



1st Floor



2nd Floor

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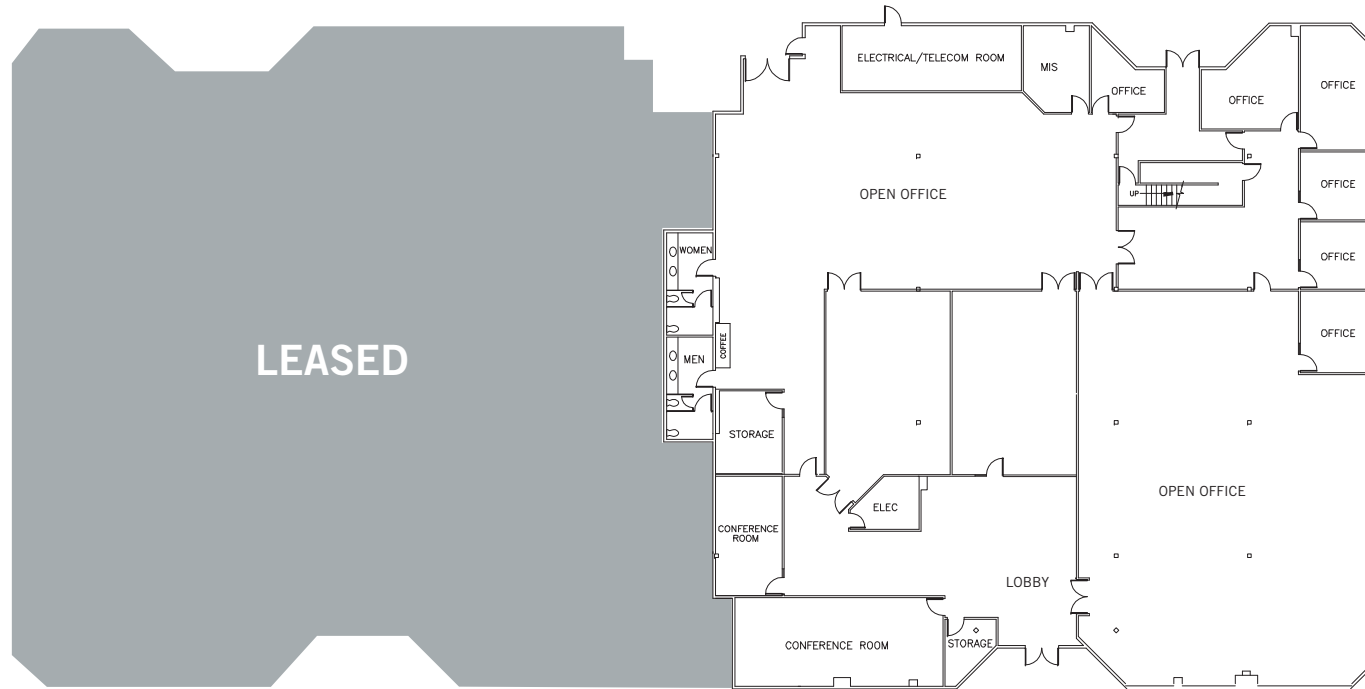
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180 Rose Orchard Way

As-Built

±12,213 square feet



1st Floor

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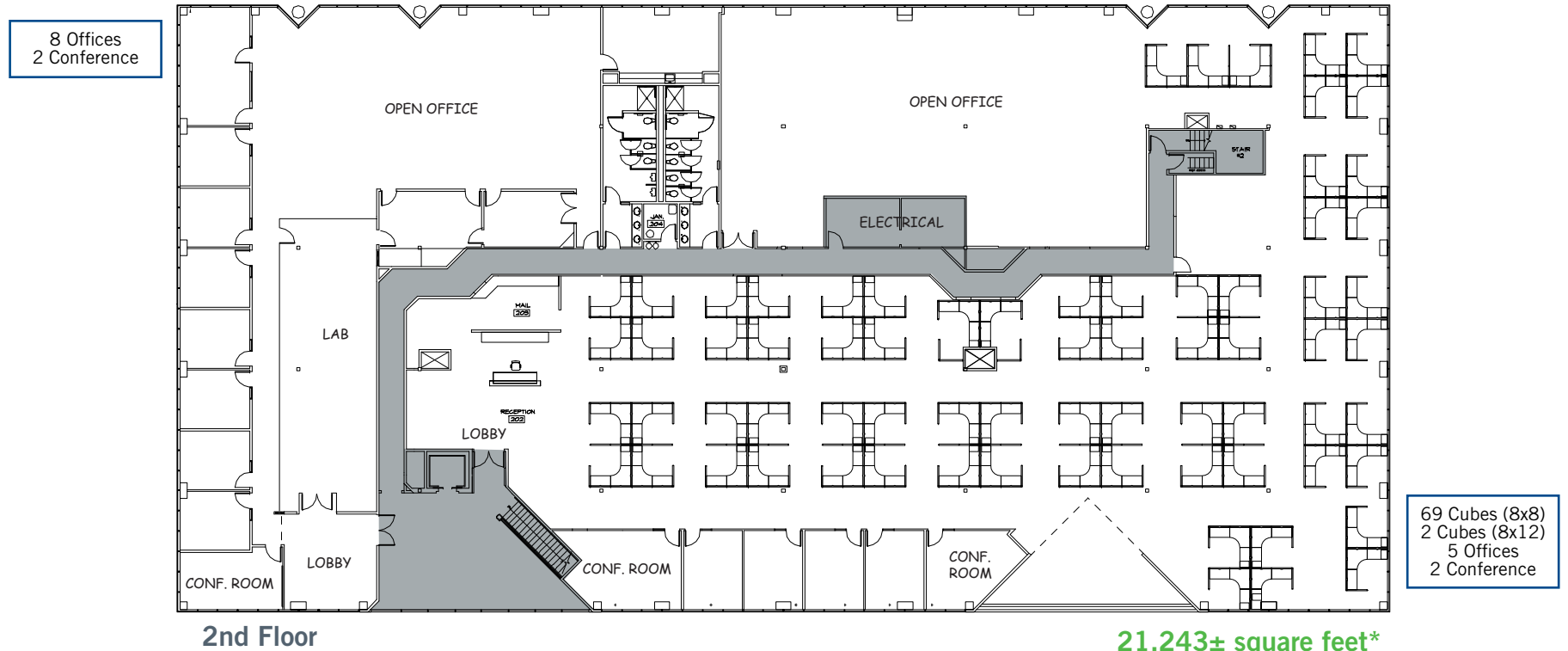
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180 Rose Orchard Way

As-Built

±8,520 - ±29,763 square feet

8,520± square feet\*



\* Corridor can be removed for full floor tenant (30k)

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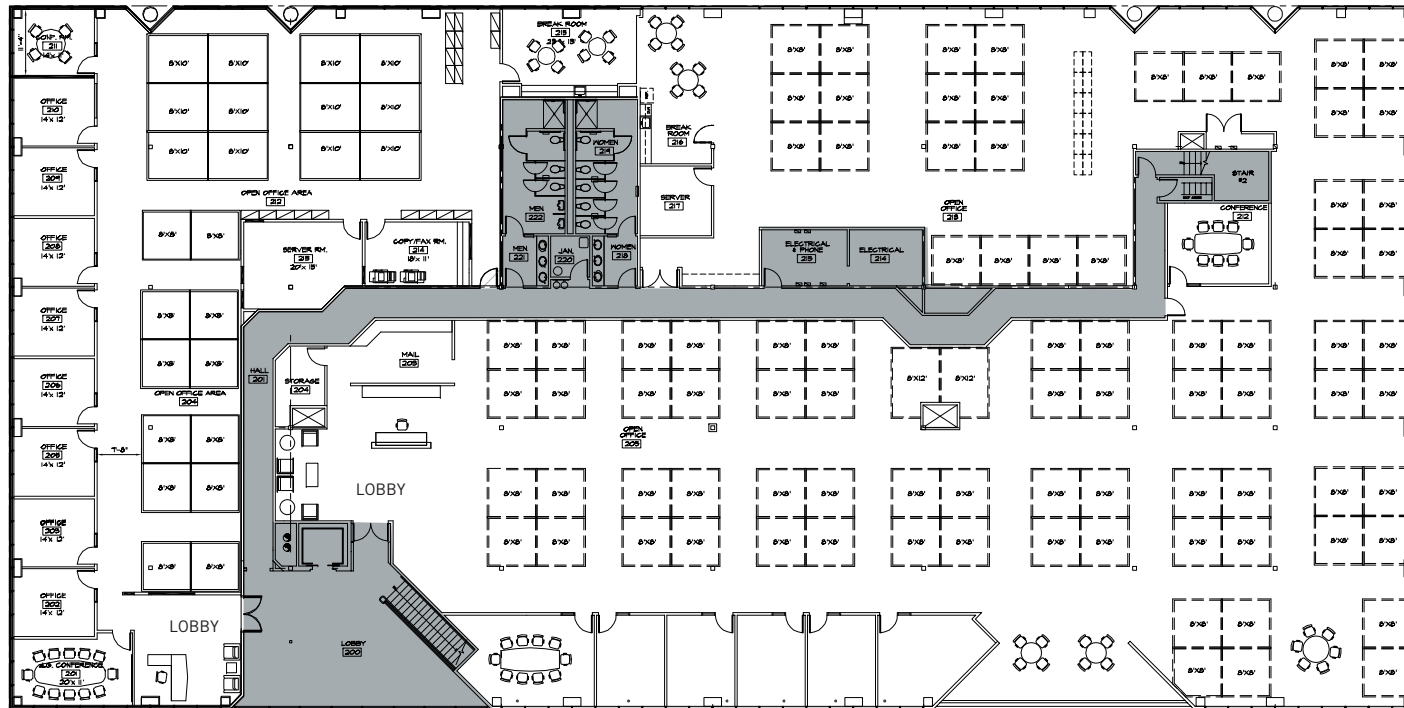
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180 Rose Orchard Way  
Market Ready  
±8,520 - ±29,763 square feet

8,520± square feet\*

12 Cubes (8x8)  
12 Cubes (8x10)  
8 Offices  
2 Conference



85 Cubes (8x8)  
2 Cubes (8x12)  
5 Offices  
2 Conference

2nd Floor

21,243± square feet\*

\* Corridor can be removed for full floor tenant (30k)

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