



Colliers

Exclusive Listings Summary

Silicon Valley

R&D Availabilities

Silicon Valley Research

225 West Santa Clara Street, 10th Floor
San Jose, CA 95113
+1 408 282 3800



COLLIERS EXCLUSIVES

MARCH 09, 2023

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

1

**48571 Milmont Dr
Fremont, CA 94538-7324**



1016290955 - Y



Property Type: Industrial
 Property Subtype: R&D/Office
 Property SF: 64,000
 Lot Size: 3.66 Acres
 Construction Status: Existing
 Class: C
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-14 Milpitas/Fremont (partial)
 APN: 519-1010-087

FOR LEASE

Available SF: 14,205
 Avail Subtype: R&D/Office
 Rental Rate: \$1.65 FS
 Parking Ratio: 4.0 / 1000
 Dock High Doors: 2
 Grade Level Doors: 3
 Clear Height (min - max): 16' - 18'
 Amps ; Volts: 2,000 ; 277/480

FEATURES: Breakroom
 Conference Room - 2
 Highway Access - 880
 Plug & Play
 Private Office - 19
 Workstations/Cubicles - 28

BROKERAGES:

Colliers
 Mark Maguire, SIOR 510-433-5835
 Craig Fordyce, SIOR, CCIM 408-282-3911
 Kyle Portal 408-282-3954

LEASE NOTES

Call to tour.

2

**9015 Murray Ave
Gilroy, CA 95020**



1016177130 - Y



Property Type: Industrial
 Property Subtype: R&D/Office
 Property SF: 54,432
 Lot Size: 2.62 Acres
 Construction Status: Existing
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-30 Gilroy
 APN: 835-02-060

FOR LEASE

Available SF: 6,018
 Avail Subtype: R&D/Office
 Rental Rate: \$0.95 NNN
 Expenses: TBD
 Parking Ratio: 4.0 / 1000
FEATURES: Highway Access - 101
 Sprinklers

BROKERAGE:

Colliers
 Jeff Barnes 408-218-3366
 Mark Sanchez 408-313-8444

PROPERTY DESCRIPTION

As of 3/22: Community Solutions occupies: 33,000SF
 PDI Insurance occupies: 10,040SF

LEASE NOTES

2nd floor office space. High Image building in "Warm Shell" condition.

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

3



1016291034 - Y



875 Ames Ave
Milpitas, CA 95035

Property Type: Industrial
Property Subtype: R&D
Property SF: 12,682
Lot Size: 0.92 Acre
Construction Status: Existing
Class: C
Floors: 1
Available Date: Immediate
Occupied?: No
Territory: SJC-13 Milpitas Town Center

FOR LEASE

Available SF: 2,628
Avail Subtype: R&D
Rental Rate: \$1.75 IG
Expenses: TBD
Parking Ratio: 3.0 / 1000
Amps ; Volts: 200 ; 110/208
Phase: 3

FEATURES: Highway Access - 680

Skylights
Sprinklers

BROKERAGE:

2,628 [Colliers](#)
[Mark Kuiper](#) 408-282-3850

LEASE NOTES

50% Office, Balance Warehouse. Call for Pricing & Tour Instructions

4



1016302612 - Y



Dixon Landing Business Park
1137 Cadillac Ct
Milpitas, CA 95035

Property Type: Industrial
Property Subtype: R&D
Property SF: 36,120
Lot Size: 2.91 Acres
Construction Status: Existing
Class: B
Floors: 1
Available Date: 9/01/2023
Occupied?: No
Territory: SJC-14 Milpitas/Fremont (partial)
APN: 022-38-021

FOR LEASE

Available SF: 13,920
Avail Subtype: R&D
Rental Rate: \$2.05 NNN
Expenses: TBD
Parking Ratio: 3.4 / 1000
Dock High Doors: 2
Grade Level Doors: 2
Clear Height (min - max): 20' - 20'
Amps ; Volts: 500 ; 277/480
Phase: 3

FEATURES: HVAC - 100%

Sprinklers

BROKERAGE:

13,920 [Colliers](#)
R&D [Michael Rosendin, SIOR, CCIM](#) 408-282-3900
\$2.05 NNN [Craig Fordyce, SIOR, CCIM](#) 408-282-3911

LEASE NOTES

40% HVAC office. Balance high bay production area with 100%
HVAC. Power drops in warehouse/manufacturing area. Fully fire
sprinklered and insulated. Occupied, call agents to arrange a tour.

5



1016302535 - Y



Main St. Auto Center
1624 S Main St
Milpitas, CA 95035

Property Type: Industrial
Property Subtype: R&D
Property SF: 23,670
Construction Status: Existing
Floors: 1
Available Date: Immediate
Occupied?: No
Territory: SJC-13 Milpitas Town Center
APN: 086-22-024

FOR LEASE

Available SF: 5,180
Avail Subtype: R&D
Rental Rate: \$1.65 NNN
Expenses: \$0.18
Rent + Expenses: \$1.83 PSF
Parking Ratio: 3.6 / 1000
Clear Height (min - max): 16'
Amps ; Volts: 200 ; 120/208

FEATURES: Automotive

Highway Access - 880
Sprinklers

BROKERAGE:

5,180 [Colliers](#)
R&D [Brent Dressen](#) 408-282-3979

LEASE NOTES

Neighborhood industrial service center. Handicapped restrooms. Built
fully sprinklered. Fire alarm system.

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

6

**180 Cochrane Cir
Morgan Hill, CA 95037**



1016300495 - Y



Property Type: Industrial
 Property Subtype: R&D
 Property SF: 35,000
 Construction Status: Existing
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-29 Morgan Hill
 APN: 726-34-008

FOR LEASE

Available SF: 15,000
 Office BuildOut SF: 4,200
 R&D SF: 10,800
 Avail Subtype: R&D
 Rental Rate: \$1.00 GR
 Expenses: TBD
 Parking Ratio: 3.1 / 1000
 Dock High Doors: 3
 Grade Level Doors: 2
 Clear Height (min - max): 18' - 18'
 Amps ; Volts: 2,000 ; 120/208

BROKERAGE:

Colliers
[George Quinn, III](#) 408-282-3912
[Matt van Keulen](#) 408-842-7000

FEATURES: Sprinklers

7

**Madrone Business Park
18705 Madrone Pkwy
Morgan Hill, CA 95037**



1016289838 - Y



Property Type: Industrial
 Property Subtype: R&D/Office
 Property SF: 160,000
 Lot Size: 9.99 Acres
 Construction Status: Existing
 Year Built: 2001
 Class: A
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-29 Morgan Hill
 APN: 726-35-023

FOR LEASE

Available SF: 19,703
 Min - Max Divisibility: 13,151 - 19,703
 Avail Subtype: R&D/Office
 Rental Rate: \$1.15 NNN
 Expenses: \$0.22
 Rent + Expenses: \$1.37 PSF
 Floor Num: 2
 Parking Ratio: 4.0 / 1000
 Grade Level Doors: 2
 Amps ; Volts: 3,000 ; 277/480

BROKERAGE:

Colliers
[Matt van Keulen](#) 408-842-7000

FEATURES: Highway Access - 101
 Lab Space - 2-story
 Server/IT Room - With backup breaker and
 redundant cooling

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

8



1016298570 - N



Morgan Hill Ranch
780 Jarvis Dr
Morgan Hill, CA 95037

Property Type: Industrial
 Property Subtype: R&D
 Property SF: 50,112
 Lot Size: 6.00 Acres
 Construction Status: Existing
 Year Built: 1997
 Floors: 1
 Available Date: Immediate
 Occupied?: Yes
 Territory: SJC-29 Morgan Hill

FOR LEASE

Available SF: 12,500
 Avail Subtype: R&D
 Rental Rate: \$1.35 NNN
 Expenses: \$0.25
 Rent + Expenses: \$1.60 PSF
 Parking Ratio: 5.0 / 1000
 Grade Level Doors: 1
 Amps ; Volts: 400 ; 277/480

FEATURES: Drop Ceiling - 100%
 Highway Access - 101
 HVAC - 100%
 Sprinklers

BROKERAGE:

Colliers
 Jeff Barnes 408-218-3366

9



1016294405 - N



918 N Rengstorff Ave
Mountain View, CA 94043

Property Type: Industrial
 Property Subtype: R&D
 Property SF: 22,750
 Construction Status: Existing
 Class: C
 Floors: 1
 Available Date: Immediate
 Occupied?: Yes
 Territory: SJC-02 Mt. View Central
 APN: 147-06-028

FOR LEASE

Available SF: 11,350
 Avail Subtype: R&D
 Rental Rate: \$3.45 NNN
 Expenses: \$0.20
 Rent + Expenses: \$3.65 PSF
 Parking Ratio: 2.0 / 1000
 Grade Level Doors: 4
 Clear Height (min - max): 18'
 Amps ; Volts: 800 ; 120/208

FEATURES: Sprinklers

BROKERAGE:

Colliers
 Jere Hench 408-282-3832
 John McMahon 408-282-3944
 Jake Smart 408-282-3909

LEASE NOTES

Recently renovated creative R&D space available now. Call to tour.

10



1016273090 - N



Vanni Business Park
297-319 N Bernardo Ave COMBO
Mountain View, CA 94043

Property Type: Industrial
 Property Subtype: R&D
 Property SF: 104,240
 Construction Status: Existing
 Class: C
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-04 Oakmead
 APN: 165-36-003

FOR LEASE

Available SF: 10,000
 Min - Max Divisibility: 100 - 10,000
 Avail Subtype: R&D/Office
 Rental Rate: \$3.90 - \$5.25 FS
 Parking Ratio: 4.0 / 1000
 Amps ; Volts: 1,600 ;

FEATURES: Clean Room -
 Highway Access - 101, 237
 Lab Space
 Life Science -
 Plug & Play
 Private Office - Coworking space

BROKERAGE:

Colliers
 Kyle Portal 408-282-3954
 Jake Smart 408-282-3909

LEASE NOTES

Fully Furnished Plug & Play Life Science Research Park Opportunity in Mountain View. Flexible terms include month-to-month occupancy. Services include full service office and lab space with shared conference rooms, reception, shipping, receiving, break rooms, mothers' rooms, showers, internet, and more. Coworking space.

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

11



1016300229 - N



3200 N 1st St
San Jose, CA 95134

Property Type: Industrial
 Property Subtype: R&D/Office
 Property SF: 85,017
 Lot Size: 4.80 Acres
 Construction Status: Existing
 Year Built: 1997
 Class: A
 Floors: 2
 Available Date: 10/01/2023
 Occupied?: Yes
 Territory: SJC-09 San Jose North

FOR LEASE

Available SF: 85,017
 Office BuildOut SF: 65,000
 R&D/Office SF: 20,017
 Avail Subtype: R&D/Office
 Rental Rate: \$2.90 NNN
 Expenses: \$0.84
 Rent + Expenses: \$3.74 PSF
 Parking Ratio: 3.0 / 1000
 Dock High Doors: 3
 Grade Level Doors: 1
 Amps ; Volts: 2,000 ; 408/277

FEATURES: Fitness Center
 Lab Space
 Parking: EV Stations
 Signage
 Sprinklers

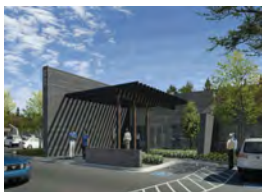
BROKERAGE:

Colliers
[Craig Fordyce, SIOR, CCIM](#) 408-282-3911

LEASE NOTES

Extraordinary stand alone, partial two-story, market ready, Class-A Office/R&D building.

12



1016302680 - N



3939 N 1st St
San Jose, CA 95134

Property Type: Industrial
 Property Subtype: R&D
 Property SF: 64,336
 Lot Size: 4.28 Acres
 Construction Status: Existing
 Year Built: 1984
 Floors: 1
 Available Date: 3/01/2024
 Occupied?: Yes
 Territory: SJC-08 San Jose North
 APN: 097-53-008

FOR LEASE

Available SF: 64,336
 Avail Subtype: R&D
 Rental Rate: \$2.85 NNN
 Expenses: \$0.65
 Rent + Expenses: \$3.50 PSF
 Parking Spaces: 231
 Dock High Doors: 1
 Amps ; Volts: 3,000 ; 480

FEATURES: Breakroom
 Highway Access - 237
 Kitchen/Kitchenette
 Lobby

BROKERAGE:

Colliers
[Craig Fordyce, SIOR, CCIM](#) 408-282-3911
[Michael Rosendin, SIOR, CCIM](#) 408-282-3900
[Kyle Portal](#) 408-282-3954
[Jake Smart](#) 408-282-3909

LEASE NOTES

Can be made available sooner. New to market high-end office/R&D for lease. Modernized lobby, office & kitchen/breakroom. Mix of vaulted ceiling and 9'10" office drop ceiling throughout. Rear covered dock loading. Extensive lab infrastructure (hardware, lab & data infrastructure). Proximity to amenities. High identity N. First Street location.

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

13

**2070 Ringwood Ave
San Jose, CA 95131**



1016294863 - N



Property Type: Industrial
 Property Subtype: R&D
 Property SF: 24,483
 Construction Status: Existing
 Class: C
 Floors: 1
 Available Date: Immediate
 Occupied?: Yes
 Territory: SJC-11 Intl Business Park
 APN: 244-19-040

FOR LEASE

Available SF: 24,483
 Office BuildOut SF: 8,500
 R&D SF: 15,983
 Avail Subtype: R&D
 Rental Rate: \$2.05 GR
 Expenses: TBD
 Parking Ratio: 3.5 / 1000
 Parking Spaces: 87
 Dock High Doors: 1
 Grade Level Doors: 2
 Clear Height (min - max): 16' - 20'
 Amps ; Volts: 2,000 ; 277/480
 Phase: 3

BROKERAGE:

24,483 [Colliers](#)
 8,500 [Greg Galasso, SIOR](#) 408-832-2839

LEASE NOTES

Excellent Tech/R&D freestanding building. Set up for assembly manufacturing. Approximately 20% office space including open area, privates offices, and conference rooms. Approximately 80% open insulated production area with clear height.

FEATURES: Highway Access - 880, 680, 101
 HVAC - 100%
 Sprinklers

14

**6450 Via Del Oro
San Jose, CA 95119**



1016259645 - Y



Property Type: Industrial
 Property Subtype: R&D
 Property SF: 75,616
 Lot Size: 5.68 Acres
 Construction Status: Existing
 Year Built: 1984
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-28 San Jose South
 APN: 706-09-068

FOR LEASE

Available SF: 24,400
 Avail Subtype: R&D
 Rental Rate: \$1.60 NNN
 Expenses: TBD
 Parking Ratio: 4.7 / 1000

BROKERAGE:

24,400 [Colliers](#)
 R&D [Mark Zamudio, CCIM](#) 408-282-3822
 \$1.60 NNN [David Mein](#) 408-891-6504

LEASE NOTES

Signal Story Office / R&D building of 75,616 square feet on a 5.68 acre lot with 354 parking spaces, 4.68/1000. The building was recently purchased by a user who will occupy 51,213 square feet and is offering 24,400 square feet of office space for lease. The space for lease in 100% dropped ceiling office with a mix of privates and open area. It may be possible add a grade lever door on the north side of the building. Renovations should be complete in April of 2020. Located across the street from the light rail station. The zoning is Industrial Park and the general Plan is Transit Employment Center. The power to the building is 3000-amps, 277/480-volt. (Tenant should verify). Call listing agent for touring instructions.

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

15



1016300497 - N



IBP
1704 Automation Pkwy
San Jose, CA 95131

Property Type: Industrial
 Property Subtype: R&D/Office
 Property SF: 84,208
 Lot Size: 5.61 Acres
 Construction Status: Existing
 Year Built: 1997
 Class: A
 Floors: 2
 Available Date: Immediate
 Occupied?: Yes
 Territory: SJC-11 Intl Business Park
 APN: 244-13-019

FOR LEASE
 Available SF: 84,208
 Avail Subtype: R&D/Office
 Rental Rate: \$2.25 NNN
 Expenses: \$0.55
 Rent + Expenses: \$2.80 PSF
 Parking Ratio: 3.7 / 1000
 Amps ; Volts: 2,000 ; 277/480

FEATURES: Signage - Monument
 Sprinklers

BROKERAGE:
 Colliers
 John Colyar 408-282-3949
 Kyle Portal 408-282-3954
 Brett Taylor 408-282-3889
 Maryjane Archuleta 408-282-5622

LEASE NOTES
 Modern Class A interiors with combination of office and lab areas. Can be delivered fully furnished. Ideal facility for high-tech research & development headquarters.

16



1016298648 - N



Link Corporate Court
2048 Corporate Ct
San Jose, CA 95131

Property Type: Industrial
 Property Subtype: R&D
 Property SF: 131,170
 Lot Size: 8.80 Acres
 Construction Status: Existing
 Year Built: 1990
 Floors: 1
 Available Date: Immediate
 Occupied?: Yes
 Territory: SJC-11 Intl Business Park

FOR LEASE
 Available SF: 13,923
 Avail Subtype: R&D
 Rental Rate: \$1.75 NNN
 Expenses: \$0.39
 Rent + Expenses: \$2.14 PSF
 Parking Ratio: 3.8 / 1000
 Grade Level Doors: 1
 Clear Height (min - max): 18' - 18'
 Amps ; Volts: 400 ; 277/480

FEATURES: Highway Access - 680, 880

BROKERAGE:
 Colliers
 Dave Schmidt, SIOR 408-282-3814
 Ed Hofer, SIOR 408-282-3819
 Emerson Hofer 408-282-3812

LEASE NOTES
 Call to tour.

17



1016298649 - N



Link Corporate Court
2060 Corporate Ct
San Jose, CA 95131

Property Type: Industrial
 Property Subtype: R&D
 Property SF: 131,170
 Lot Size: 8.80 Acres
 Construction Status: Existing
 Year Built: 1990
 Floors: 1
 Available Date: Immediate
 Occupied?: Yes
 Territory: SJC-11 Intl Business Park

FOR LEASE
 Available SF: 23,657
 Avail Subtype: R&D
 Rental Rate: \$1.75 NNN
 Expenses: \$0.39
 Rent + Expenses: \$2.14 PSF
 Parking Ratio: 3.8 / 1000
 Grade Level Doors: 3
 Clear Height (min - max): 18'

FEATURES: Highway Access - 680, 880

BROKERAGE:
 Colliers
 Dave Schmidt, SIOR 408-282-3814
 Ed Hofer, SIOR 408-282-3819
 Emerson Hofer 408-282-3812

LEASE NOTES
 Call to tour. Available: 2058-2060 Corporate Court.

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

18



1016281520 - N



Montague Oaks Business Park
617 River Oaks Pkwy
San Jose, CA 95134

Property Type: Industrial
 Property Subtype: R&D
 Property SF: 53,510
 Lot Size: 6.09 Acres
 Construction Status: Existing
 Year Built: 1982
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: Yes
 Zoning:
 Website:
 Territory: SJC-09 San Jose North
 APN: 097-68-003

FOR LEASE

Available SF: 25,485
 Avail Subtype: R&D
 Rental Rate: \$2.85 NNN
 Expenses: \$0.67
 Rent + Expenses: \$3.52 PSF
 Parking Ratio: 3.3 / 1000
 Grade Level Doors: 2
 Amps ; Volts: 800 ; 277/480
 General Plan:
 Entitlements:
 Utilities:
 Topography:

FEATURES: Data Center
 Highway Access - Hwy 101, 880 & 237
 Life Science

BROKERAGE:

25,485 **Colliers**
 R&D **Craig Fordyce, SIOR, CCIM** 408-282-3911
 \$2.85 NNN **Shane Minnis, LEED @ AP** 408-282-3901
 \$0.67 **Michael Rosendin, SIOR, CCIM** 408-282-3900

PROPERTY DESCRIPTION

Part of 8 building project for future expansion. Within walking distance to retail. Close proximity to San Jose International, Montague Expressway and Highways 101, 237 & 880.

LEASE NOTES

25,485 SF R&D space with medical device infrastructure available 12/1/2022. 50% office, 45% lab, 5% warehouse. 4 – Class 10K clean rooms, 2 gowning rooms, 2 R&D labs, 3 generic labs + production area. 2 grade level roll-up-doors + exterior fenced in storage area. Power – 800 amps at 277/480 volts. Operating Expenses listed do not include amortizations and a property management fee equal to 3% of the gross rents.

19



1016281521 - N



Montague Oaks Business Park
627 River Oaks Pkwy
San Jose, CA 95134

Property Type: Industrial
 Property Subtype: R&D/Office
 Property SF: 36,886
 Construction Status: Existing
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: Yes
 Zoning:
 Website:
 Territory: SJC-09 San Jose North
 APN: 097-68-003

FOR LEASE

Available SF: 16,901
 Avail Subtype: R&D/Office
 Rental Rate: \$2.65 NNN
 Expenses: \$0.69
 Rent + Expenses: \$3.34 PSF
 Parking Ratio: 3.3 / 1000
 Amps ; Volts: 800 ; 277/480
 General Plan:
 Entitlements:
 Utilities:
 Topography:

FEATURES: Drop Ceiling - 100%
 Highway Access - 101, 237 ,880
 Life Science -
 Sprinklers

BROKERAGE:

16,901 **Colliers**
 R&D/Office **Michael Rosendin, SIOR, CCIM** 408-282-3900
 \$2.65 NNN **Craig Fordyce, SIOR, CCIM** 408-282-3911
 \$0.69 **Shane Minnis, LEED @ AP** 408-282-3901

PROPERTY DESCRIPTION

Part of 8 building project for future expansion. Within walking distance to retail. Close proximity to San Jose International, Montague Expressway and Highways 101, 237 & 880.

LEASE NOTES

Occupied. 16,901 SF office/R&D space available 1/1/2023. 85% office, 15% lab. 3 – labs + storage/warehouse with 1 grade level roll-up-door + exterior fenced in storage area. Power – 800 amps at 277/480 volts. Operating Expenses listed do not include amortizations and a property management fee equal to 3% of the gross rents.

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

20



1016281522 - Y



Montague Oaks Business Park
645 River Oaks Pkwy
San Jose, CA 95134

Property Type: Industrial
 Property Subtype: R&D/Office
 Property SF: 26,589
 Construction Status: Existing
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning:
 Website:
 Territory: SJC-09 San Jose North
 APN: 097-68-002

FOR LEASE

Available SF: 11,484
 Avail Subtype: R&D/Office
 Rental Rate: \$2.65 NNN
 Expenses: \$0.73
 Rent + Expenses: \$3.38 PSF
 Parking Ratio: 3.3 / 1000
 Amps ; Volts: 600 ; 277/480
 General Plan:
 Entitlements:
 Utilities:
 Topography:

FEATURES: Highway Access - 880

Sprinklers

BROKERAGE:

Colliers
 Michael Rosendin, SIOR, CCIM 408-282-3900
 Craig Fordyce, SIOR, CCIM 408-282-3911
 Shane Minnis, LEED @ AP 408-282-3901

PROPERTY DESCRIPTION

Part of 8 building project which offers future expansion opportunities for tenants. Within walking distance to retail. Close proximity to San Jose International, Montague Expressway and Highways 101, 237 & 880.

LEASE NOTES

11,484 SF office/R&D space available now. In turn-key / move-in ready condition – 100% office. Break area + outdoor private patio with glass roll-up door for indoor/outdoor experience. Power – 800 amps at 277/480 volts. Operating Expenses listed do not include amortizations and a property management fee equal to 3% of the gross rents.

21



1016290685 - Y



Silver Creek Business Center
300 Piercy Rd
San Jose, CA 95138

Property Type: Industrial
 Property Subtype: Industrial
 Property SF: 7,989
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 2005
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-28 San Jose South
 APN: 678-08-046

FOR LEASE

Available SF: 7,989
 Avail Subtype: R&D
 Rental Rate: \$1.85 NNN
 Expenses: \$0.55
 Rent + Expenses: \$2.40 PSF
 Parking Ratio: 2.0 / 1000
 Grade Level Doors: 1
 Clear Height (min - max): 16'
 Amps ; Volts: 200 ; 480
 Phase: 3

FEATURES: Highway Access - 85, 101

Sprinklers

BROKERAGE:

Colliers
 Mark Sanchez 408-313-8444

LEASE NOTES

Available now. High end interior with open work area, training room, 11 private offices, break room., etc. Has a small caged area with 12'x12' rollup door. approx 700 sq. ft. mezzanine (not included in sq.ft.) High image a well maintained business park. Call to show.

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

22

Tasman @ North First
10 W Tasman Dr
San Jose, CA 95134



1016270505 - Y



Property Type: Industrial
 Property Subtype: R&D
 Property SF: 199,663
 Lot Size: 8.37 Acres
 Construction Status: Existing
 Year Built: 1997
 Class: A
 Floors: 3
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-08 San Jose North
 APN: 097-55-023

FOR LEASE

Available SF: 105,039
 Avail Subtype: R&D
 Rental Rate: \$2.95 NNN
 Expenses: \$0.63
 Rent + Expenses: \$3.58 PSF
 Parking Ratio: 3.1 / 1000
 Dock High Doors: 2
 Grade Level Doors: 1
 Clear Height (min - max): 16' - 16'
 Amps ; Volts: 4,000 ; 277/480
 Phase: 3

BROKERAGE:

Colliers
 David Sandlin, SIOR 408-282-3988
 Greg Galasso, SIOR 408-832-2839
 Mark Zamudio, CCIM 408-282-3822

PROPERTY DESCRIPTION

Former Cisco site. 2 buildings on 8.37 acres. Renovated 2007.

LEASE NOTES

Available now.

23

2550 Walsh Ave
Santa Clara, CA 95050



1016290958 - N



Property Type: Industrial
 Property Subtype: R&D/Office
 Property SF: 65,841
 Lot Size: 3.27 Acres
 Construction Status: Existing
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: Yes
 Territory: SJC-05 Santa Clara (Non Marriott Area)
 APN: 216-28-113

FOR LEASE

Available SF: 65,841
 Office BuildOut SF: 55,000
 R&D/Office SF: 10,841
 Avail Subtype: R&D/Office
 Rental Rate: \$3.50 NNN
 Expenses: \$0.77
 Rent + Expenses: \$4.27 PSF
 Parking Ratio: 3.7 / 1000
 Parking Spaces: 245
 Clear Height (min - max): 16'
 Amps ; Volts: 2,500 ; 277/480
 Passenger/Freight Elevators: 1/1

BROKERAGE:

Colliers
 Greg Galasso, SIOR 408-832-2839

LEASE NOTES

Two story freestanding office/R&D building. Furniture is included "as is". 10 foot ceilings with Cloud features. TI's available. Santa Clara utilities. Server room with racks. Backup generator, emergency 60 unit hours/650 gallon tank. UPS-MGE Galaxy 5000, Model 40-130 KVA 480V. Lunchroom and outdoor area. Professionally managed by River Rock.

FEATURES: Highway Access - 101, 280

Server/IT Room
 Sprinklers

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

24



1016254082 - Y



101 @ Trimble Office Park
3180 De La Cruz Blvd, Suite 210
Santa Clara, CA 95054

Property Type: Office
 Property Subtype: Office
 Property SF: 19,414
 Lot Size: 0.72 Acre
 Construction Status: Existing
 Year Built: 1981
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Zoning: CC
 Territory: SJC-07 101 N Lafayette St. E
 APN: 097-39-051

FOR LEASE

Available SF: 3,363
 Avail Subtype: R&D/Office
 Rental Rate: \$2.65 FS
 Floor Num: 2
 Load Factor: 12.00%
 Parking Ratio: 3.0 / 1000
 Passenger/Freight Elevators: 1/

FEATURES: Breakroom
 Conference Room - 2
 Highway Access - 101, 237, 880
 Lab Space - With VCT
 Private Office - 6

BROKERAGE:

3,363 Colliers
 R&D/Office Dion Campisi, SIOR 408-242-6187

LEASE NOTES

2 6 private offices, 2 conference rooms, lab and break area.

25



1016221104 - Y



Santa Clara Park at Freedom Circle
3900 Freedom Circle , Suite 240
Santa Clara, CA 95054

Property Type: Office
 Property Subtype: Office/R&D
 Property SF: 45,000
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1980
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Zoning:
 Website:
 Territory: SJC-06 Marriott
 APN: 104-40-019

FOR LEASE

Available SF: 12,630
 Avail Subtype: R&D
 Rental Rate: \$2.85 NNN
 Expenses: \$1.19
 Rent + Expenses: \$4.04 PSF
 Floor Num: 2
 Parking Ratio: 3.0 / 1000
 Amps ; Volts: 2,000 ; 1/0
 Passenger/Freight Elevators: 1/0
 General Plan:
 Entitlements:
 Utilities:
 Topography:

FEATURES: Breakroom
 Conference Room -
 Drop Ceiling - 100%
 Highway Access - 101, 237, 880
 HVAC - 100%
 Parking: EV Stations -
 Plug & Play
 Private Office - 7
 Signage -
 Sprinklers

BROKERAGE:

12,630 Colliers
 R&D Craig Fordyce, SIOR, CCIM 408-282-3911

LEASE NOTES

Expenses include taxes, insurance, common area maintenance, management fee and utilities. Tenant is responsible for suite janitorial services.

Buildout:
 - Market Ready Condition
 - 7 Private Offices
 - Conference Room
 - Break Area and Break Room
 - Lab
 - Server Room
 - Open Workspace

Onsite amenities Include:

- Brand new KINETIC Fitness center with showers and lockers
- Brand new Conference/Training Room
- Walking/riding trail to Santa Clara Square
- Brand new metal seam roofs installed throughout the project
- Electric vehicle charging stations onsite
- 3 outdoor amenity areas including BBQ's, bocce' ball court, fire pit, large umbrellas for coverage, serene water areas

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

26



1016271470 - Y



Santa Clara Park at Freedom Circle
3960 Freedom Circle , Suite 201
Santa Clara, CA 95054

Property Type: Office
 Property Subtype: Office
 Property SF: 45,000
 Construction Status: Existing
 Year Built: 1980
 Class: B
 Floors: 2
 Available Date: 6/01/2023
 Occupied?: No
 Zoning:
 Website:
 Territory: SJC-06 Marriott

FOR LEASE
 Available SF: 7,253
 Avail Subtype: R&D/Office
 Rental Rate: \$2.85 NNN
 Expenses: \$1.06
 Rent + Expenses: \$3.91 PSF
 Floor Num: 2
 Parking Ratio: 3.0 / 1000
 Amps ; Volts: 2,000 ; 460
 Passenger/Freight Elevators: 1/
 General Plan:
 Entitlements:
 Utilities:
 Topography:

FEATURES: Breakroom
 Conference Room -
 Drop Ceiling - 100%
 Highway Access - 101
 HVAC - 100%
 Private Office - 4
 Reception Area
 Restrooms
 Server/IT Room
 Sprinklers

BROKERAGE:

7,253 **Colliers**
 R&D/Office Craig Fordyce, SIOR, CCIM 408-282-3911

LEASE NOTES

Expenses include taxes, insurance, common area maintenance, management fee and utilities. Tenant is responsible for suite janitorial services.

Buildout:

- 4 Private Offices
- Conference Rooms
- Huddle Room
- IT/Storage Room
- Open Office

Onsite amenities Include:

- Brand new KINETIC Fitness center with showers and lockers
- Brand new Conference/Training Room
- Walking/riding trail to Santa Clara Square
- Brand new metal seam roofs installed throughout the project
- Electric vehicle charging stations onsite
- 3 outdoor amenity areas including BBQ's, bocce' ball court, fire pit, large umbrellas for coverage, serene water areas

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

27



1016301054 - Y



Santa Clara Park at Freedom Circle
3960 Freedom Circle , Suite 202
Santa Clara, CA 95054

Property Type: Office
 Property Subtype: Office
 Property SF: 45,000
 Construction Status: Existing
 Year Built: 1980
 Class: B
 Floors: 2
 Available Date: 6/01/2023
 Occupied?: No
 Zoning:
 Website:
 Territory: SJC-06 Marriott

FOR LEASE
 Available SF: 3,746
 Avail Subtype: R&D/Office
 Rental Rate: \$2.85 NNN
 Expenses: \$1.06
 Rent + Expenses: \$3.91 PSF
 Floor Num: 2
 Parking Ratio: 3.0 / 1000
 Amps ; Volts: 2,000 ; 460
 Passenger/Freight Elevators: 1/
 General Plan:
 Entitlements:
 Utilities:
 Topography:

FEATURES: Breakroom
 Conference Room - 1
 Drop Ceiling - 100%
 Highway Access - 101
 HVAC - 100%
 Private Office - 2
 Reception Area
 Restrooms
 Server/IT Room
 Sprinklers

BROKERAGE:
 3,746 Colliers
 R&D/Office Craig Fordyce, SIOR, CCIM 408-282-3911

LEASE NOTES
 Expenses include taxes, insurance, common area maintenance, management fee and utilities. Tenant is responsible for suite janitorial services.
 Buildout:
 - 2 Private Offices
 - 1 Conference Room
 - Break Room
 - IT/Storage Room
 - Reception area
 - Open Office

Onsite amenities Include:
 - Brand new KINETIC Fitness center with showers and lockers
 - Brand new Conference/Training Room
 - Walking/riding trail to Santa Clara Square
 - Brand new metal seam roofs installed throughout the project
 - Electric vehicle charging stations onsite
 - 3 outdoor amenity areas including BBQ's, bocce' ball court, fire pit, large umbrellas for coverage, serene water areas

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

28



1016301055 - Y



FLYER



Santa Clara Park at Freedom Circle
3960 Freedom Circle , Suite 203
Santa Clara, CA 95054

Property Type: Office
 Property Subtype: Office
 Property SF: 45,000
 Construction Status: Existing
 Year Built: 1980
 Class: B
 Floors: 2
 Available Date: 6/01/2023
 Occupied?: No
 Zoning:
 Website:
 Territory: SJC-06 Marriott

FOR LEASE
 Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Rent + Expenses:
 Floor Num:
 Parking Ratio:
 Amps ; Volts:
 Passenger/Freight Elevators:
 General Plan:
 Entitlements:
 Utilities:
 Topography:

FEATURES: Breakroom
 Conference Room - 13
 Drop Ceiling - 100%
 Highway Access - 101
 HVAC - 100%
 Private Office - 4
 Reception Area
 Restrooms
 Server/IT Room
 Sprinklers

BROKERAGE:

6,370 Colliers
 R&D/Office \$2.85 NNN Craig Fordyce, SIOR, CCIM 408-282-3911

LEASE NOTES

\$1.06 Expenses include taxes, insurance, common area maintenance,
 \$3.91 PSF management fee and utilities. Tenant is responsible for suite janitorial
 2 services.
 3.0 / 1000
 2,000 ; 460
 1/
 Buildout:
 - 4 Private Offices
 - Huddle Room
 - Break Room
 - IT/Storage Room
 - Open Office

Onsite amenities Include:

- Brand new KINETIC Fitness center with showers and lockers
- Brand new Conference/Training Room
- Walking/riding trail to Santa Clara Square
- Brand new metal seam roofs installed throughout the project
- Electric vehicle charging stations onsite
- 3 outdoor amenity areas including BBQ's, bocce' ball court, fire pit, large umbrellas for coverage, serene water areas

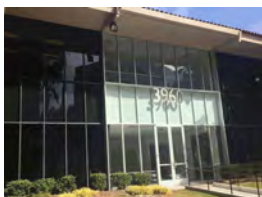
INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

29



1016301056 - Y



Santa Clara Park at Freedom Circle
3960 Freedom Circle , Suite 204
Santa Clara, CA 95054

Property Type: Office
 Property Subtype: Office
 Property SF: 45,000
 Construction Status: Existing
 Year Built: 1980
 Class: B
 Floors: 2
 Available Date: 6/01/2023
 Occupied?: No
 Zoning:
 Website:
 Territory: SJC-06 Marriott

FOR LEASE
 Available SF: 5,965
 Avail Subtype: R&D/Office
 Rental Rate: \$2.85 NNN
 Expenses: \$1.06
 Rent + Expenses: \$3.91 PSF
 Floor Num: 2
 Parking Ratio: 3.0 / 1000
 Amps ; Volts: 2,000 ; 460
 Passenger/Freight Elevators: 1/
 General Plan:
 Entitlements:
 Utilities:
 Topography:

FEATURES: Breakroom
 Conference Room - 2
 Drop Ceiling - 100%
 Highway Access - 101
 HVAC - 100%
 Private Office - 4
 Reception Area
 Restrooms
 Server/IT Room
 Sprinklers

BROKERAGE:

5,965 [Colliers](#)
 R&D/Office [Craig Fordyce, SIOR, CCIM](#) 408-282-3911

LEASE NOTES

Expenses include taxes, insurance, common area maintenance, management fee and utilities. Tenant is responsible for suite janitorial services.
 Buildout:
 - 4 Private Offices
 - 2 Conference Rooms
 - Break Room
 - IT/Storage Rom
 - Open Office

Onsite amenities Include:

- Brand new KINETIC Fitness center with showers and lockers
- Brand new Conference/Training Room
- Walking/riding trail to Santa Clara Square
- Brand new metal seam roofs installed throughout the project
- Electric vehicle charging stations onsite
- 3 outdoor amenity areas including BBQ's, bocce' ball court, fire pit, large umbrellas for coverage, serene water areas

30



1016295704 - Y



528 Mercury Dr
Sunnyvale, CA 94085

Property Type: Industrial
 Property Subtype: R&D
 Property SF: 20,907
 Lot Size: 1.37 Acres
 Construction Status: Existing
 Year Built: 1977
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-05 Santa Clara (Non Marriott Area)
 APN: 216-44-063

FOR LEASE
 Available SF: 6,288
 Avail Subtype: R&D
 Rental Rate: \$2.50 NNN
 Expenses: \$0.32
 Rent + Expenses: \$2.82 PSF
 Parking Ratio: 4.0 / 1000
 Grade Level Doors: 1
 Amps ; Volts: 400 ; 120/208
 Phase: 3
FEATURES: Highway Access - 101
 Sprinklers

BROKERAGE:

6,288 [Colliers](#)
 R&D [Michael Rosendin, SIOR, CCIM](#) 408-282-3900

LEASE NOTES

Approx. 25% office, balance HVAC open mfg area and small shipping receiving area

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

31



1016291147 - Y



**532 Mercury Dr
Sunnyvale, CA 94085**

Property Type: Industrial
 Property Subtype: R&D
 Property SF: 20,907
 Lot Size: 1.37 Acres
 Construction Status: Existing
 Year Built: 1977
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-05 Santa Clara (Non Marriott Area)
 APN: 216-44-063

FOR LEASE

Available SF: 10,731
 Avail Subtype: R&D
 Rental Rate: \$2.50 NNN
 Expenses: \$0.32
 Rent + Expenses: \$2.82 PSF
 Parking Ratio: 4.0 / 1000
 Grade Level Doors: 1
 Amps ; Volts: 400 ; 120/208
 Phase: 3

FEATURES: Highway Access - 101
 Sprinklers

BROKERAGE:

Colliers
 Michael Rosendin, SIOR, CCIM 408-282-3900

LEASE NOTES

Approx. 60% office and 40% HVAC warehouse. Call to tour.

32



1016266934 - N



**Potrero Campus
350 Potrero Ave 5
Sunnyvale, CA 94085**

Property Type: Office
 Property Subtype: Office/R&D
 Property SF: 32,516
 Lot Size: 2.16 Acres
 Construction Status: Existing
 Year Built: 1975
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: Yes
 Territory: SJC-04 Oakmead
 APN: 165-30-008

FOR LEASE

Available SF: 32,516
 Avail Subtype: R&D
 Rental Rate: \$4.45 NNN
 Expenses: TBD
 Parking Ratio: 3.7 / 1000
 Clear Height (min - max): 18'

FEATURES: Highway Access - 101, 237
 Sprinklers

BROKERAGE:

Colliers
 David Sandlin, SIOR 408-282-3988
 Kyle Portal 408-282-3954
 John Colyar 408-282-3949

LEASE NOTES

Great glass line, class A office improvements, currently occupied by Apple, 7 charging stations, 5 bike lockers, restrooms include showers.

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

33



1016278867 - N



Sunnyvale Business Park
430 W California Ave , Suite Full Bldg
Sunnyvale, CA 94086

Property Type: Industrial
 Property Subtype: R&D/Office
 Property SF: 52,859
 Lot Size: 0.63 Acre
 Construction Status: Existing
 Year Built: 1985
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: Yes
 Zoning: *MSPD
 Website:
 Territory: SJC-04 Oakmead
 APN: 165-26-012

FOR LEASE
 Available SF: 52,859
 Avail Subtype: R&D/Office
 Rental Rate: \$4.95 NNN
 Expenses: \$0.42
 Rent + Expenses: \$5.37 PSF
 Parking Ratio: 2.6 / 1000
 Dock High Doors: 2
 Grade Level Doors: 1
 Amps ; Volts: 2,000 ; 277/480
 Passenger/Freight Elevators: 1/
 General Plan:
 Entitlements:
 Utilities:
 Topography:

FEATURES: Breakroom
 Conference Room -
 Highway Access - 85, 101, 237
 Private Office -
 Public Transportation - >.25 miles to Sunnyvale Station
 Server/IT Room
 Sprinklers
 Storage -
 Workstations/Cubicles -

BROKERAGE:
 Colliers
 David Sandlin, SIOR 408-282-3988
 Susan Gregory, SIOR 408-282-3940
 John Colyar 408-282-3949

PROPERTY DESCRIPTION
 Within one block of Caltrain station and Downtown Sunnyvale amenities. New 6,400 SF indoor/outdoor fitness center, dramatic lobbies with full height glass, extensive glass line. EV charging stations and secure bike lockers.

LEASE NOTES
 1st floor highlights: 25,931 SF with 3 offices, 4 conference rooms, 2 huddles, 7 phone rooms, 2 storage rooms, break area, server room, 148 workstations. Shell building improvements to suit. 19'6" slab to slab. Floor loading 151 lbs/SF. 1 grade, 2 docks.
 2nd floor highlights: 26,928 SF with 3 offices, 4 conference rooms, 3 huddles, 6 phone rooms, 2 storage rooms, break area, server room, 154 workstations. Shell building improvements to suit. 13'6" floor to roof. Floor loading 151 lbs/SF.

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

34



1016278869 - N



Sunnyvale Business Park
460 W California Ave
Sunnyvale, CA 94086

Property Type: Industrial
 Property Subtype: R&D/Office
 Property SF: 58,601
 Lot Size: 0.70 Acre
 Construction Status: Existing
 Year Built: 1996
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: Yes
 Zoning: *MSPD
 Website:
 Territory: SJC-04 Oakmead
 APN: 165-26-013

FOR LEASE

Available SF: 58,601
 Avail Subtype: R&D/Office
 Rental Rate: \$4.95 NNN
 Expenses: \$0.81
 Rent + Expenses: \$5.76 PSF
 Parking Ratio: 2.6 / 1000
 Dock High Doors: 1
 Amps ; Volts: 2,000 ; 277/480
 Passenger/Freight Elevators: 1/
 General Plan:
 Entitlements:
 Utilities:
 Topography:

FEATURES: Highway Access - 85, 101, 237
 Public Transportation - >.25 miles to Sunnyvale
 Station
 Sprinklers

BROKERAGE:

Colliers
 David Sandlin, SIOR 408-282-3988
 Susan Gregory, SIOR 408-282-3940
 John Colyar 408-282-3949

PROPERTY DESCRIPTION

Within one block of Caltrain station and Downtown Sunnyvale amenities. New 6,400 SF indoor/outdoor fitness center, dramatic lobbies with full height glass, extensive glass line. EV charging stations and secure bike lockers.

LEASE NOTES

Shell Building Improvements to Suit. 17'6" Slab to Slab - 1st Floor, 13'6" Floor to Roof - 2nd Floor. Floor Loading 151 lbs/sf. 2,000 Amps, 277/480V. 1 Dock. Op ex estimates are net of management fees.

35



1016278871 - N



Sunnyvale Business Park
490 California Ave
Sunnyvale, CA 94306

Property Type: Office
 Property Subtype: Office
 Property SF: 52,949
 Lot Size: 0.25 Acre
 Construction Status: Existing
 Year Built: 1984
 Class: A
 Floors: 4
 Available Date: Immediate
 Occupied?: Yes
 Zoning: CC2RP
 Website:
 Territory: SJC-04 Oakmead
 APN: 124-32-046

FOR LEASE

Available SF: 52,949
 Avail Subtype: R&D/Office
 Rental Rate: \$4.95 NNN
 Expenses: \$0.42
 Rent + Expenses: \$5.37 PSF
 Load Factor: 12.00%
 Parking Ratio: 2.6 / 1000
 Dock High Doors: 1
 Grade Level Doors: 2
 Amps ; Volts: 2,000 ; 277/480
 Passenger/Freight Elevators: 1/
 General Plan:
 Entitlements:
 Utilities:
 Topography:

FEATURES: Highway Access - 85, 101, 237
 Public Transportation - >.25 miles to Sunnyvale
 Station
 Sprinklers

BROKERAGE:

Colliers
 David Sandlin, SIOR 408-282-3988
 Susan Gregory, SIOR 408-282-3940
 John Colyar 408-282-3949

PROPERTY DESCRIPTION

Within one block of Caltrain station and Downtown Sunnyvale amenities. New 6,400 SF indoor/outdoor fitness center, dramatic lobbies with full height glass, extensive glass line. EV charging stations and secure bike lockers.

LEASE NOTES

Shell Building Improvements to Suit. 19'6" Slab to Slab - 1st Floor. 13'6" floor to roof - 2nd Floor. Floor Loading 151 lbs/sf. 2,000 Amps, 277/480V. 2 Grades, 1 Dock. Op ex estimates are net of mgt fees.

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

36



1016278874 - N



Sunnyvale Business Park
600 W California Ave
Sunnyvale, CA 94086

Property Type: Industrial
 Property Subtype: R&D/Office
 Property SF: 70,850
 Lot Size: 0.91 Acre
 Construction Status: Existing
 Year Built: 1985
 Class: A
 Floors: 2
 Available Date: Immediate
 Occupied?: Yes
 Zoning: *MSPD
 Website:
 Territory: SJC-04 Oakmead
 APN: 165-26-010

FOR LEASE

Available SF: 70,850
 Avail Subtype: R&D/Office
 Rental Rate: \$4.95 NNN
 Expenses: \$0.43
 Rent + Expenses: \$5.38 PSF
 Parking Ratio: 2.6 / 1000
 Dock High Doors: 2
 Grade Level Doors: 2
 Clear Height (min - max): 14'
 Amps ; Volts: 2,000 ; 277/480
 Passenger/Freight Elevators: 1/
 General Plan:
 Entitlements:
 Utilities:
 Topography:
FEATURES: Highway Access - 82, 101, 237
 Public Transportation - >.25 miles to Sunnyvale
 Station
 Sprinklers

BROKERAGE:

70,850 [Colliers](#)
 R&D/Office [David Sandlin, SIOR](#) 408-282-3988
 \$4.95 NNN [Susan Gregory, SIOR](#) 408-282-3940
 \$0.43 [John Colyar](#) 408-282-3949

PROPERTY DESCRIPTION

Within one block of Caltrain station and Downtown Sunnyvale amenities. New 6,400 SF indoor/outdoor fitness center, dramatic lobbies with full height glass, extensive glass line. EV charging stations and secure bike lockers.

LEASE NOTES

1st floor highlights: 31,486 SF with 2 offices, 3 conference rooms, 6 huddle rooms, storage rooms, break area, 138 workstations. 19'6" slab to slab. Floor loading 150 lbs/SF. 2 grade, 2 docks.
 2nd floor highlights: 39,364 SF with 7 offices, 7 conference rooms, 6 huddle rooms, 8 phone rooms, storage room, server room, 226 workstations. 13'6" floor to roof. Floor loading 150 lbs/SF.

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

37



1016278878 - Y



Sunnyvale Business Park
640 W California Ave , Suite 210
Sunnyvale, CA 94086

Property Type: Industrial
 Property Subtype: R&D/Office
 Property SF: 58,304
 Lot Size: 0.70 Acre
 Construction Status: Existing
 Year Built: 2001
 Class: A
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Zoning: *MSPD
 Website:
 Territory: SJC-04 Oakmead
 APN: 165-26-009

FOR LEASE
 Available SF: 13,221
 Avail Subtype: R&D/Office
 Rental Rate: \$4.95 NNN
 Expenses: \$1.07
 Rent + Expenses: \$6.02 PSF
 Floor Num: 2
 Parking Ratio: 2.6 / 1000
 Dock High Doors: 1
 Grade Level Doors: 1
 Amps ; Volts: 2,000 ; 277/480
 Passenger/Freight Elevators: 1/
 General Plan:
 Entitlements:
 Utilities:
 Topography:

FEATURES: Highway Access - 85, 101, 237
 Private Office - 8
 Public Transportation - >.25 miles to Sunnyvale Station
 Sprinklers

BROKERAGE:
 Colliers
 David Sandlin, SIOR 408-282-3988
 Susan Gregory, SIOR 408-282-3940
 John Colyar 408-282-3949

PROPERTY DESCRIPTION
 Within one block of Caltrain station and Downtown Sunnyvale amenities. New 6,400 SF indoor/outdoor fitness center, dramatic lobbies with full height glass, extensive glass line. EV charging stations and secure bike lockers.

LEASE NOTES
 8 offices, 1 Conference Room, Storage Room, Break Area, Reception Area.
 13'6" Floor to Roof, Floor loading 150 lbs/sf. 2,000 Amps, 277/480V.
 Op ex estimates are net of mgt fees.

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

38



1016290183 - N



Sunnyvale Business Park
800 W California Ave, Suite 110
Sunnyvale, CA 94086

Property Type: Industrial
 Property Subtype: R&D/Office
 Property SF: 58,601
 Lot Size: 0.70 Acre
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 2001
 Class: A
 Floors: 2
 Available Date: Immediate
 Occupied?: Yes
 Zoning: *MSPD
 Territory: SJC-04 Oakmead
 APN: 165-26-019

FOR LEASE

Available SF: 12,149
 Min - Max Divisibility: 12,149 - 58,601
 Avail Subtype: R&D/Office
 Rental Rate: \$4.95 NNN
 Expenses: \$0.87
 Rent + Expenses: \$5.82 PSF
 Floor Num: 1
 Parking Ratio: 2.6 / 1000
 Dock High Doors: 1
 Grade Level Doors: 2
 Clear Height (min - max): 17' - 18'
 Amps ; Volts: 2,000 ; 277/400

FEATURES: Breakroom
 Conference Room - 2
 Highway Access - 85, 101, 237
 HVAC
 Private Office - 14
 Public Transportation - >.25 miles to Sunnyvale Station
 Reception Area
 Server/IT Room
 Sprinklers

BROKERAGE:

Colliers
 David Sandlin, SIOR 408-282-3988
 Susan Gregory, SIOR 408-282-3940
 John Colyar 408-282-3949

PROPERTY DESCRIPTION

Within one block of Caltrain station and Downtown Sunnyvale amenities. New 6,400 SF indoor/outdoor fitness center, dramatic lobbies with full height glass, extensive glass line. EV charging stations and secure bike lockers.

LEASE NOTES

14 offices, 2 conference rooms, break area, reception area, server room. 2.5 ton dedicated HVAC. 17'6" slab to slab. Floor loading 150 lbs/SF.

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

39



1016290184 - N



Sunnyvale Business Park
800 W California Ave, Suite 200
Sunnyvale, CA 94086

Property Type: Industrial
 Property Subtype: R&D/Office
 Property SF: 58,601
 Lot Size: 0.70 Acre
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 2001
 Class: A
 Floors: 2
 Available Date: Immediate
 Occupied?: Yes
 Zoning: *MSPD
 Territory: SJC-04 Oakmead
 APN: 165-26-019

FOR LEASE
 Available SF: 14,996
 Min - Max Divisibility: 14,996 - 58,601
 Avail Subtype: R&D/Office
 Rental Rate: \$4.95 NNN
 Expenses: \$0.87
 Rent + Expenses: \$5.82 PSF
 Floor Num: 2
 Parking Ratio: 2.6 / 1000
 Amps ; Volts: 2,000 ; 277/400

FEATURES: Breakroom
 Conference Room - 4
 Highway Access - 85, 101, 237
 Private Office - 14
 Public Transportation - >.25 miles to Sunnyvale Station
 Server/IT Room
 Sprinklers

BROKERAGE:
 Colliers
[David Sandlin, SIOR](#) 408-282-3988
[Susan Gregory, SIOR](#) 408-282-3940
[John Colyar](#) 408-282-3949

PROPERTY DESCRIPTION
 Within one block of Caltrain station and Downtown Sunnyvale amenities. New 6,400 SF indoor/outdoor fitness center, dramatic lobbies with full height glass, extensive glass line. EV charging stations and secure bike lockers.

LEASE NOTES
 Market ready Q1 2023. 14 offices, 4 conference rooms, break room, server room. 13'6" floor to roof. Floor loading 150 lbs/SF.

40



1016280126 - Y



Sunnyvale Business Park
800 W California Ave, Suite 210
Sunnyvale, CA 94086

Property Type: Industrial
 Property Subtype: R&D/Office
 Property SF: 58,601
 Lot Size: 0.70 Acre
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 2001
 Class: A
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Zoning: *MSPD
 Territory: SJC-04 Oakmead
 APN: 165-26-019

FOR LEASE
 Available SF: 15,981
 Min - Max Divisibility: 15,475 - 58,601
 Avail Subtype: R&D/Office
 Rental Rate: \$4.95 NNN
 Expenses: \$0.87
 Rent + Expenses: \$5.82 PSF
 Floor Num: 2
 Parking Ratio: 2.6 / 1000
 Amps ; Volts: 2,000 ; 277/480

FEATURES: Breakroom
 Conference Room - 5
 Highway Access - 85, 101, 237
 Lab Space
 Private Office - 8
 Public Transportation - >.25 miles to Sunnyvale Station, LimeBike Sharing Program
 Server/IT Room

BROKERAGE:
 Colliers
[David Sandlin, SIOR](#) 408-282-3988
[Susan Gregory, SIOR](#) 408-282-3940
[John Colyar](#) 408-282-3949

PROPERTY DESCRIPTION
 Within one block of Caltrain station and Downtown Sunnyvale amenities. New 6,400 SF indoor/outdoor fitness center, dramatic lobbies with full height glass, extensive glass line. EV charging stations and secure bike lockers.

LEASE NOTES
 Market ready. 8 offices, 5 conference rooms, 2 phone rooms, break area, server room, open office. 13'6" floor to roof. Floor loading 150 lbs/SF.



COLLIERS EXCLUSIVES

INDUSTRIAL - FOR SUBLEASE

MARCH 09, 2023

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

1



1016296498 - N



47613 Warm Springs Blvd Fremont, CA 94539

Property Type: Industrial
 Property Subtype: R&D
 Property SF: 31,361
 Construction Status: Existing
 Year Built: 1984
 Class: C
 Floors: 1
 Available Date: Immediate
 Occupied?: Yes
 Territory: SJC-14 Milpitas/Fremont (partial)
 APN: 519-1681-015-02

FOR SUBLEASE

Available SF: 8,585
 Avail Subtype: R&D
 Rental Rate: \$1.40 NNN
 Expenses: \$0.34
 Rent + Expenses: \$1.74 PSF
 Parking Ratio: 3.3 / 1000
 Clear Height (min - max): 12' - 14'
 Amps ; Volts: 200 ; 277/480
 Phase: 3

FEATURES: Clean Room
 Drop Ceiling
 Highway Access - 237, 880
 HVAC - 90%
 Sprinklers

BROKERAGE:

Colliers
 Ed Hofer, SIOR 408-282-3819
 Emerson Hofer 408-282-3812

LEASE NOTES

Suitable for R&D, light assembly, trade school, or similar uses. Master LED 10/31/25.

2



1016300505 - N



Clipper Court Commerce Center 46710 Fremont Blvd Bldg 1 Fremont, CA 94538

Property Type: Industrial
 Property Subtype: R&D
 Property SF: 25,950
 Lot Size: 3.22 Acres
 Construction Status: Existing
 Year Built: 1987
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: Yes
 Territory: SJC-15 Bayside/Ardenwood
 APN: 4519-1693-23

FOR SUBLEASE

Available SF: 2,880
 Avail Subtype: R&D
 Rental Rate: \$1.75 GR
 Expenses: TBD
 Lease Expiration Date: 12/31/2025
 Parking Ratio: 3.0 / 1000

FEATURES: Sprinklers

BROKERAGE:

Colliers
 Matt Morales 408-603-3643

INDUSTRIAL - FOR SUBLEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

3



1016303266 - N



Dixon Landing Business Park #2
411 Dixon Landing Rd 2
Milpitas, CA 95035

Property Type: Industrial
 Property Subtype: R&D/Office
 Property SF: 65,010
 Lot Size: 13.37 Acres
 Construction Status: Existing
 Year Built: 1997
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: Yes
 Zoning: *M1P
 Territory: SJC-14 Milpitas/Fremont (partial)
 APN: 022-01-020

FOR SUBLEASE

Available SF: 5,418
 Avail Subtype: R&D/Office
 Rental Rate: TBD
 Expenses: TBD
 Parking Ratio: 3.7 / 1000
 Dock High Doors: 4
 Grade Level Doors: 4
 Clear Height (min - max): 18'

BROKERAGE:

5,418 [Colliers](#)
 R&D/Office [John McMahon](#) 408-282-3944
 TBD [Sean McMahon](#) 408-910-1104
 TBD [David Sandlin, SIOR](#) 408-282-3988

PROPERTY DESCRIPTION
 Building shares the parcel with 1909-1965 Milmont Drive.

LEASE NOTES
 Call to show.

4



1016287506 - Y



McCarthy Center
870 N McCarthy Blvd, Suite 200
Milpitas, CA 95035

Property Type: Industrial
 Property Subtype: R&D/Office
 Property SF: 53,284
 Lot Size: 31.35 Acres
 Construction Status: Existing
 Class: A
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-14 Milpitas/Fremont (partial)
 APN: 022-29-035

FOR SUBLEASE

Available SF: 13,262
 Avail Subtype: R&D/Office
 Rental Rate: \$1.15 FS
 Lease Expiration Date: 04/30/2023
 Floor Num: 2
 Parking Ratio: 4.0 / 1000

FEATURES: Breakroom
 Highway Access - 237, 880
 Sprinklers

BROKERAGES:

13,262 [Colliers](#)
 R&D/Office [Blake Zamudio](#) 650-486-2227
 \$1.15 FS [Mike Covell](#) 408-282-3917
 04/30/2023 [Romy Zeid, SIOR, MBA](#) 408-314-8510

LEASE NOTES
 Short term sublease. Efficient office space with extensive window line. Abundance of outdoor amenity space with complimentary WiFi, BBQ stations, bocce ball court.

INDUSTRIAL - FOR SUBLEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

5



1016301037 - Y



Park Plaza
195 Page Mill Rd , Suite 105
Palo Alto, CA 94306

Property Type: Industrial
 Property Subtype: R&D/Flex
 Property SF: 47,917
 Lot Size: 2.41 Acres
 Construction Status: Existing
 Year Built: 2016
 Class: A
 Floors: 3
 Available Date: Immediate
 Occupied?: No
 Zoning: GMB
 Territory: SJC-24 Palo Alto Central
 APN: 132-32-154

FOR SUBLEASE
 Available SF: 8,390
 Avail Subtype: R&D/Flex
 Rental Rate: TBD
 Expenses: TBD
 Lease Expiration Date: 04/30/2025

BROKERAGES:
 8,390 [Colliers](#)
 R&D/Flex [Tucker Forbes](#) 650-486-2234
 TBD [Paul McManus](#) 408-282-3963

PROPERTY DESCRIPTION
 This space is a portion of a larger 152,091 SF mixed use building. The building is inclusive of 82 residential rental units in 104,174 square feet on the 2nd and 3rd floors with 47,917 square feet of ground floor commercial research and development, but inclusive of up to 2,400 square feet of ground floor retail.
 On-site Cafe. Walking distance to California Avenue. One block from CalTrain. Creative high tech building with central courtyard. Potential for open ceiling plan.

LEASE NOTES
 Furniture available.

6



1016296593 - N



Hellyer Oaks Tech. Park
5215 Hellyer Ave, Suite 250
San Jose, CA 95138

Property Type: Industrial
 Property Subtype: R&D/Office
 Property SF: 175,951
 Lot Size: 10.53 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1981
 Floors: 2
 Available Date: Immediate
 Occupied?: Yes
 Territory: SJC-28 San Jose South
 APN: 679-05-003

FOR SUBLEASE
 Available SF: 26,519
 Avail Subtype: R&D/Office
 Rental Rate: \$1.50 FS
 Lease Expiration Date: 05/31/2024
 Floor Num: 2
 Parking Ratio: 3.6 / 1000
 Amps ; Volts: 4,000 ; 277/480

BROKERAGES:
 26,519 [Colliers](#)
 R&D/Office [Mark Maguire, SIOR](#) 510-433-5835
[Justin Smutko, SIOR](#) 510-433-5822
[Craig Fordyce, SIOR, CCIM](#) 408-282-3911

PROPERTY DESCRIPTION
 1 of 2, two story Office/R&D buildings. Sand volleyball court and BBQ area on campus.
LEASE NOTES
 Plug and Play Available now. Completely renovated lobbies and common areas. Exceptional outdoor amenities including courtyard with Wi-Fi access, lounge seating, collaborative meeting areas, outdoor kitchen, BBQ and sand volleyball court. Call to show.

INDUSTRIAL - FOR SUBLEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

7



1016271535 - Y



North First Commons
2515 N 1st St 1
San Jose, CA 95131

Property Type: Industrial
 Property Subtype: R&D/Office
 Property SF: 49,560
 Construction Status: Existing
 Year Built: 2001
 Class: A
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-10 San Jose North
 APN: 101-02-012

FOR SUBLEASE

Available SF: 49,560
 Min - Max Divisibility: 49,560 - 250,056
 Avail Subtype: R&D/Office
 Rental Rate: \$1.99 NNN
 Expenses: \$0.70
 Rent + Expenses: \$2.69 PSF
 Lease Expiration Date: 03/31/2029
 Parking Ratio: 3.3 / 1000
 Amps ; Volts: 3,000 ; 277/480

FEATURES: Sprinklers

BROKERAGES:
 Colliers
 Grant Zamudio 650-486-2231
 Paul McManus 408-282-3963

PROPERTY DESCRIPTION
 Four building project. 2515 North 1st Street Building 1 has 49,560sf, 2525 North 1st Street Building 2 has 75,432sf, 2535 North 1st Street Building 3 has 62,280sf, and 2545 North 1st Street Building 4 has 62,2560sf.

LEASE NOTES
 Contiguous with Bldgs 2-4 for a total of 250,056 SF. Termination option 3/31/2026.

8



1016271534 - N



North First Commons
2515-2545 N 1st St COMBO
San Jose, CA 95131

Property Type: Industrial
 Property Subtype: R&D/Office
 Property SF: 250,056
 Construction Status: Existing
 Year Built: 2001
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-10 San Jose North
 APN: 101-02-012

FOR SUBLEASE

Available SF: 250,056
 Avail Subtype: R&D/Office
 Rental Rate: \$1.99 NNN
 Expenses: \$0.80
 Rent + Expenses: \$2.79 PSF
 Lease Expiration Date: 03/31/2029
 Parking Ratio: 3.3 / 1000
 Amps ; Volts: 2,000 ; 277/480

FEATURES: Breakroom - Cafeteria
 Sprinklers

BROKERAGES:
 Colliers
 Grant Zamudio 650-486-2231
 Paul McManus 408-282-3963

PROPERTY DESCRIPTION
 Four building project.
 2525 N 1st St: 75,432 SF
 2535 N 1st St: 62,280 SF
 2545 N 1st St: 62,784 SF
 2515 N 1st St: 49,560 SF

LEASE NOTES
 Buildings 1-4. 2525 N 1st: 75,432 SF Available 8/1/2021. 2535 N 1st: 62,280 SF Available 3/1/21. 2545 N 1st: 62,784 SF Available 6/1/21. 2515 N 1st: 49,560 SF Available 12/1/20. Termination option 3/31/2026.

INDUSTRIAL - FOR SUBLEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

9



1016271536 - Y



North First Commons
2525 N 1st St 2
San Jose, CA 95131

Property Type: Industrial
 Property Subtype: R&D/Office
 Property SF: 75,432
 Lot Size: 14.19 Acres
 Construction Status: Existing
 Year Built: 2001
 Class: A
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-10 San Jose North
 APN: 101-02-012

FOR SUBLEASE
 Available SF: 75,432
 Min - Max Divisibility: 75,432 - 250,056
 Avail Subtype: R&D/Office
 Rental Rate: \$1.99 NNN
 Expenses: \$0.70
 Rent + Expenses: \$2.69 PSF
 Lease Expiration Date: 03/31/2029
 Parking Ratio: 3.3 / 1000
 Amps ; Volts: 3,000 ; 277/480

BROKERAGES:
 Colliers
 Grant Zamudio 650-486-2231
 Paul McManus 408-282-3963

FEATURES: Highway Access - 87, 101, 237, 880
 Public Transportation - VTA, Light Rail
 Signage - Available
 Sprinklers

PROPERTY DESCRIPTION
 Four building project. 2515 North 1st Street Building 1 has 49,560sf, 2525 North 1st Street Building 2 has 75,432sf, 2535 North 1st Street Building 3 has 62,280sf, and 2545 North 1st Street Building 4 has 62,2560sf.

LEASE NOTES
 Contiguous with Bldgs 1, 3, & 4 for a total of 250,056 SF. Termination option 3/31/2026.

10



1016271537 - Y



North First Commons
2525 N 1st St 3
San Jose, CA 95131

Property Type: Industrial
 Property Subtype: R&D/Office
 Property SF: 62,280
 Lot Size: 14.20 Acres
 Construction Status: Existing
 Year Built: 2001
 Class: A
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Zoning: *IP
 Territory: SJC-10 San Jose North
 APN: 097-45-041

FOR SUBLEASE
 Available SF: 62,280
 Min - Max Divisibility: 62,280 - 250,056
 Avail Subtype: R&D/Office
 Rental Rate: \$1.99 NNN
 Expenses: \$0.70
 Rent + Expenses: \$2.69 PSF
 Lease Expiration Date: 03/31/2029
 Parking Ratio: 3.3 / 1000
 Clear Height (min - max): 14'
 Amps ; Volts: 3,000 ; 277/480

BROKERAGES:
 Colliers
 Grant Zamudio 650-486-2231
 Paul McManus 408-282-3963

FEATURES: Highway Access - 87, 101, 237 880
 Sprinklers

PROPERTY DESCRIPTION
 Four building project. 2515 North 1st Street Building 1 has 49,560sf, 2525 North 1st Street Building 2 has 75,432sf, 2535 North 1st Street Building 3 has 62,280sf, and 2545 North 1st Street Building 4 has 62,2560sf.

LEASE NOTES
 Contiguous with Bldgs 1, 2, & 4 for a total of 250,056 SF. Termination option 3/31/2026.

INDUSTRIAL - FOR SUBLEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

11



1016271538 - Y



North First Commons
2545 N 1st St 4
San Jose, CA 95131

Property Type: Industrial
 Property Subtype: R&D/Office
 Property SF: 62,784
 Lot Size: 14.19 Acres
 Construction Status: Existing
 Year Built: 2001
 Class: A
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-10 San Jose North
 APN: 101-02-012

FOR SUBLEASE

Available SF: 62,784
 Min - Max Divisibility: 62,784 - 250,056
 Avail Subtype: R&D/Office
 Rental Rate: \$1.99 NNN
 Expenses: \$0.70
 Rent + Expenses: \$2.69 PSF
 Lease Expiration Date: 03/31/2029
 Parking Ratio: 3.3 / 1000
 Amps ; Volts: 3,000 ; 277/480
 Phase: 3

FEATURES: Highway Access - 87, 101, 237, 880
 Sprinklers

BROKERAGES:

[Colliers](#)
[Grant Zamudio](#) 650-486-2231
[Paul McManus](#) 408-282-3963

PROPERTY DESCRIPTION

Four building project.

LEASE NOTES

Contiguous with Bldgs 1-3 for a total of 250,056 SF. Termination option 3/31/2026.

12



1016299041 - N



Ringwood Business Center
1151 Ringwood Ct 50
San Jose, CA 95131

Property Type: Industrial
 Property Subtype: R&D
 Property SF: 1,640
 Construction Status: Existing
 Year Built: 2005
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-11 Intl Business Park
 APN: 244-44-028

FOR SUBLEASE

Available SF: 1,640
 Avail Subtype: R&D
 Rental Rate: TBD
 Expenses: TBD
 Lease Expiration Date: 05/09/2024
 Parking Ratio: 4.0 / 1000
 Grade Level Doors: 1
 Clear Height (min - max): 18'
 Amps ; Volts: 200 ; 120/208

FEATURES: Sprinklers

BROKERAGE:

[Colliers](#)
[Matt Morales](#) 408-603-3643

LEASE NOTES

Sublease (longer term direct deal available). Unpriced.

INDUSTRIAL - FOR SUBLEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

13



1016297245 - N



University Station
469 El Camino Real, Suite 201
Santa Clara, CA 95050

Property Type: Industrial
 Property Subtype: R&D/Office
 Property SF: 55,000
 Lot Size: 2.61 Acres
 Construction Status: Existing
 Year Built: 1997
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: Yes
 Territory: SJC-05 Santa Clara (Non Marriott Area)

FOR SUBLEASE

Available SF: 9,162
 Avail Subtype: R&D/Office
 Rental Rate: \$2.50 MG
 Expenses: TBD
 Lease Expiration Date: 01/31/2024
 Floor Num: 2
 Parking Ratio: 3.6 / 1000

FEATURES: Highway Access - 101, 880
 Public Transportation - CalTrain
 Sprinklers

BROKERAGE:

Colliers
 Charles Story 650-850-9202

14



1016261407 - Y



1240 Elko Dr
Sunnyvale, CA 94089

Property Type: Industrial
 Property Subtype: R&D
 Property SF: 17,600
 Construction Status: Existing
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-06 Marriott
 APN: 104-30-014

FOR SUBLEASE

Available SF: 17,600
 Avail Subtype: R&D
 Rental Rate: \$2.85 NNN
 Expenses: \$0.52
 Rent + Expenses: \$3.37 PSF
 Lease Expiration Date: 04/30/2025
 Parking Ratio: 3.0 / 1000
 Grade Level Doors: 2

BROKERAGE:

Colliers
 Craig Fordyce, SIOR, CCIM 408-282-3911

LEASE NOTES

Biotech space - see brochure for data.

15



1016247608 - N



755 Mathilda Ave, Suite Full Bldg
Sunnyvale, CA 94086

Property Type: Industrial
 Property Subtype: R&D/Office
 Property SF: 52,500
 Lot Size: 5.16 Acres
 Construction Status: Existing
 Year Built: 1998
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: Yes
 Territory: SJC-04 Oakmead
 APN: 165-43-022

FOR SUBLEASE

Available SF: 52,500
 Min - Max Divisibility: 52,500 - 105,000
 Avail Subtype: R&D/Office
 Rental Rate: TBD
 Expenses: \$0.60
 Lease Expiration Date: 04/30/2025
 Parking Ratio: 3.0 / 1000
 Grade Level Doors: 1
 Amps ; Volts: 2,000 ; 277/480

BROKERAGE:

Colliers
 Romy Zeid, SIOR, MBA 408-314-8510
 Kyle Portal 408-282-3954

LEASE NOTES

Can be combined with 680 Vaqueros for a total of 105,000 SF. Do not disturb tenant.

FEATURES: Highway Access - 101, 237
 Signage - Monument, builing
 Sprinklers

INDUSTRIAL - FOR SUBLEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

16



1016298398 - N



**484 Oakmead Pkwy
Sunnyvale, CA 94085**

Property Type: Industrial
 Property Subtype: R&D
 Property SF: 32,350
 Lot Size: 2.00 Acres
 Construction Status: Existing
 Year Built: 1979
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: Yes
 Territory: SJC-05 Santa Clara (Non Marriott Area)
 APN: 216-44-026

FOR SUBLEASE

Available SF: 15,237
 Avail Subtype: R&D
 Rental Rate: \$2.75 NNN
 Expenses: \$0.72
 Rent + Expenses: \$3.47 PSF
 Lease Expiration Date: 06/30/2024
 Parking Ratio: 3.0 / 1000

FEATURES: Highway Access - 101, Lawrence and Central Expressways
 HVAC - 100%
 Signage - Monument
 Sprinklers - Fire

BROKERAGE:

15,237 [Colliers](#)
 R&D [Brett Taylor](#) 408-282-3889

PROPERTY DESCRIPTION

AKA 484 Oakmead

LEASE NOTES

New 15,000 SF R&D sublease with 1,200 amps in desirable Sunnyvale location. LED: 6/30/24 with ability to go direct for longer term.

17



1016296051 - N



**380 Pastoria Ave
Sunnyvale, CA 94085**

Property Type: Industrial
 Property Subtype: R&D
 Property SF: 45,383
 Lot Size: 2.45 Acres
 Construction Status: Existing
 Class: C
 Floors: 1
 Available Date: Immediate
 Occupied?: Yes
 Territory: SJC-04 Oakmead
 APN: 165-28-012

FOR SUBLEASE

Available SF: 45,383
 Office BuildOut SF: 12,000
 R&D SF: 33,383
 Avail Subtype: R&D
 Rental Rate: \$4.00 NNN
 Expenses: \$0.65
 Rent + Expenses: \$4.65 PSF
 Lease Expiration Date: 11/30/2028
 Parking Ratio: 3.2 / 1000
 Grade Level Doors: 2
 Clear Height (min - max): 15'
 Amps ; Volts: 2,000 ; 277/480

FEATURES: Highway Access - 101, 237
 Parking: EV Stations - 5
 Sprinklers

BROKERAGE:

45,383 [Colliers](#)
 12,000 [Paul McManus](#) 408-282-3963
 33,383 [Kyle Portal](#) 408-282-3954

PROPERTY DESCRIPTION

Zero net energy, zero carbon emission building.

LEASE NOTES

State of the art auto R&D lab. Furniture potentially available. Extensive glass line & indoor/outdoor collaboration area. Grade level loading. Fenced yard. Longer term available direct. Certified LEED platinum building. Do not disturb tenant.

INDUSTRIAL - FOR SUBLEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

18



1016247609 - N



**680 Vaqueros Ave, Suite Full Bldg
Sunnyvale, CA 94085**

Property Type: Industrial
 Property Subtype: R&D/Office
 Property SF: 52,500
 Lot Size: 5.16 Acres
 Construction Status: Existing
 Year Built: 1998
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: Yes
 Territory: SJC-04 Oakmead
 APN: 165-43-022

FOR SUBLEASE

Available SF: 52,500
 Min - Max Divisibility: 52,500 - 105,000
 Avail Subtype: R&D/Office
 Rental Rate: TBD
 Expenses: \$0.60
 Lease Expiration Date: 04/30/2025
 Parking Ratio: 4.0 / 1000

FEATURES: Highway Access - 101, 237

BROKERAGE:

Colliers
 Romy Zeid, SIOR, MBA 408-314-8510
 Kyle Portal 408-282-3954

LEASE NOTES

Can be combined with 755 Mathilda for a total of 105,000 SF. Do not disturb tenant.

19



1016247610 - N



**680-755 Vaqueros Ave COMBO, Suite
COMBO
Sunnyvale, CA 94085**

Property Type: Industrial
 Property Subtype: R&D/Office
 Property SF: 105,000
 Lot Size: 10.32 Acres
 Construction Status: Existing
 Year Built: 1998
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-04 Oakmead
 APN: 165-43-022

FOR SUBLEASE

Available SF: 105,000
 Avail Subtype: R&D/Office
 Rental Rate: TBD
 Expenses: TBD
 Lease Expiration Date: 04/30/2025
 Parking Ratio: 4.0 / 1000

FEATURES: Highway Access - 101, 237

BROKERAGE:

Colliers
 Romy Zeid, SIOR, MBA 408-314-8510
 Kyle Portal 408-282-3954

PROPERTY DESCRIPTION

755 N. Mathilda Avenue: 52,500 SF
 680 Vaqueros Avenue: 52,500 SF

LEASE NOTES

Do not disturb tenant.

INDUSTRIAL - FOR SUBLEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

20

Caribbean Corporate Center
1310 Chesapeake Terr
Sunnyvale, CA 94089



1016273937 - N



Property Type: Industrial
 Property Subtype: R&D/Office
 Property SF: 74,050
 Lot Size: 6.95 Acres
 Construction Status: Existing
 Year Built: 1989
 Floors: 2
 Available Date: Immediate
 Occupied?: Yes
 Territory: SJC-03 Moffett Park
 APN: 10-37-016

FOR SUBLEASE

Available SF: 73,938
 Avail Subtype: R&D/Office
 Rental Rate: \$1.95 NNN
 Expenses: TBD
 Lease Expiration Date: 12/31/2023
 Parking Ratio: 4.0 / 1000
 Dock High Doors: 1
 Clear Height (min - max): 12' - 15'
 Amps ; Volts: 1,600 ; 277/480

FEATURES: Conference Room
 Sprinklers

BROKERAGE:

Colliers
 John Colyar 408-282-3949
 Duffy D'Angelo, SIOR 408-282-3950

LEASE NOTES

Approximately 14,000+ SF office/R&D space. Outdoor seating and picnic area. Furniture available. May lease sooner than current LED.
 Call for pricing and to tour.

21

Peery Park
815 W Maude Ave
Sunnyvale, CA 94085



1016301666 - Y



Property Type: Industrial
 Property Subtype: R&D
 Property SF: 51,680
 Lot Size: 3.50 Acres
 Construction Status: Existing
 Year Built: 1974
 Class: C
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-04 Oakmead
 APN: 165-30-001

FOR SUBLEASE

Available SF: 23,240
 Office BuildOut SF: 15,504
 R&D SF: 7,736
 Avail Subtype: R&D
 Rental Rate: \$3.95 NNN
 Expenses: \$1.03
 Rent + Expenses: \$4.98 PSF
 Lease Expiration Date: 11/30/2027
 Parking Ratio: 4.0 / 1000
 Grade Level Doors: 2
 Clear Height (min - max): 18'
 Amps ; Volts: 2,000 ; 277/480

FEATURES: Highway Access - 101, 237
 Sprinklers

BROKERAGES:

Colliers
 Phil Amautou 650-486-2213
 Paul McManus 408-282-3963
 Annie Fu 415-288-7832

PROPERTY DESCRIPTION

Renovated 1999.

LEASE NOTES

Stand Alone 2 story class A office building in heart of Peery Park.



INDUSTRIAL - FOR LEASE AND SALE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

1



1016270201 - Y



7240 Holsclaw Gilroy, CA 95020

Property Type: Industrial
 Property Subtype: R&D/Office
 Property SF: 29,124
 Lot Size: 24.54 Acres
 Construction Status: Existing
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-30 Gilroy
 APN: 841-22-074

FOR LEASE AND SALE

Available SF: 29,124
 Min - Max Divisibility: 29,124 - 62,120
 Avail Subtype: R&D/Office
 Rental Rate: \$25,000/Month
 Expenses: TBD
 Sale Price: \$4,900,000
 Price PSF: \$168.25

FEATURES: Lab Space

BROKERAGE:

Colliers
 Mark Sanchez 408-313-8444
 Matt van Keulen 408-842-7000

LEASE NOTES

\$25,000 IG/month. AG/research and seed lab facility. Improvements include a 17,904 SF main lab/office/R&D building; 6,120 SF and 5,100 SF shop buildings, and 62,120 SF of green houses. Total site size is approximately 24.54 acres of land. Zoned A40 in County of Santa Clara jurisdiction.

SALE NOTES

AG/research and seed lab facility. Improvements include a 17,904 SF main lab/office/R&D building; 6,120 SF and 5,100 SF shop buildings, and 62,120 SF of green houses. Total site size is approximately 24.54 acres of land. Zoned A40 in County of Santa Clara jurisdiction.

2



1016283467 - N



2270 Martin Ave Santa Clara, CA 95050

Property Type: Industrial
 Property Subtype: R&D
 Property SF: 30,138
 Lot Size: 2.10 Acres
 Construction Status: Existing
 Year Built: 1974
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: Yes
 Zoning: ML
 Territory: SJC-05 Santa Clara (Non Marriott Area)
 APN: 224-10-069

FOR LEASE AND SALE

Available SF: 30,138
 Avail Subtype: R&D
 Rental Rate: \$2.45 NNN
 Expenses: \$0.34
 Rent + Expenses: \$2.79 PSF
 Sale Price: \$16,000,000
 Price PSF: \$530.89
 Parking Ratio: 4.0 / 1000
 Grade Level Doors: 3

FEATURES: Highway Access - 101

BROKERAGE:

Colliers
 Terry Bell, SIOR 408-282-3923
 Joe Elliott, SIOR 408-282-3922

LEASE NOTES

Adjacent 13,063 SF available for lease totaling 43,206 SF. Grade level loading. Call to tour.

SALE NOTES

Call for info and to show.



LAND - FOR LEASE AND SALE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

1

**7240 Holsclaw
Gilroy, CA 95020**



1016270201 - Y



Property Type: Industrial
 Property Subtype: R&D/Office
 Property SF: 29,124
 Lot Size: 24.54 Acres
 Construction Status: Existing
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-30 Gilroy
 APN: 841-22-074

FOR LEASE AND SALE

Available SF: 29,124
 Min - Max Divisibility: 29,124 - 62,120
 Avail Subtype: Agricultural
 Rental Rate: \$25,000/Month
 Expenses: TBD
 Sale Price: \$4,900,000
 Price PSF: \$168.25

FEATURES: Lab Space

BROKERAGE:

29,124 [Colliers](#)
 408-313-8444
 Mark Sanchez
 408-842-7000
 Matt van Keulen

LEASE NOTES

\$25,000 IG/month. AG/research and seed lab facility. Improvements include a 17,904 SF main lab/office/R&D building; 6,120 SF and 5,100 SF shop buildings, and 62,120 SF of green houses. Total site size is approximately 24.54 acres of land. Zoned A40 in County of Santa Clara jurisdiction.

SALE NOTES

AG/research and seed lab facility. Improvements include a 17,904 SF main lab/office/R&D building; 6,120 SF and 5,100 SF shop buildings, and 62,120 SF of green houses. Total site size is approximately 24.54 acres of land. Zoned A40 in County of Santa Clara jurisdiction.



OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

1



1016273090 - N



Vanni Business Park
297-319 N Bernardo Ave COMBO
Mountain View, CA 94043

Property Type: Industrial
Property Subtype: R&D
Property SF: 104,240
Construction Status: Existing
Class: C
Floors: 1
Available Date: Immediate
Occupied?: No
Territory: SJC-04 Oakmead
APN: 165-36-003

FOR LEASE

Available SF: 10,000
Min - Max Divisibility: 100 - 10,000
Avail Subtype: Office/R&D
Rental Rate: \$3.90 - \$5.25 FS
Parking Ratio: 4.0 / 1000
Amps ; Volts: 1,600 ;
FEATURES: Clean Room -
Highway Access - 101, 237
Lab Space
Life Science -
Plug & Play
Private Office - Coworking space

BROKERAGE:

[Colliers](#)
[Kyle Portal](#) 408-282-3954
[Jake Smart](#) 408-282-3909

LEASE NOTES

Fully Furnished Plug & Play Life Science Research Park Opportunity in Mountain View. Flexible terms include month-to-month occupancy. Services include full service office and lab space with shared conference rooms, reception, shipping, receiving, break rooms, mothers' rooms, showers, internet, and more. Coworking space.

2



1016254082 - Y



101 @ Trimble Office Park
3180 De La Cruz Blvd, Suite 210
Santa Clara, CA 95054

Property Type: Office
Property Subtype: Office
Property SF: 19,414
Lot Size: 0.72 Acre
Construction Status: Existing
Year Built: 1981
Class: B
Floors: 2
Available Date: Immediate
Occupied?: No
Zoning: CC
Territory: SJC-07 101 N Lafayette St. E
APN: 097-39-051

FOR LEASE

Available SF: 3,363
Avail Subtype: Office/R&D
Rental Rate: \$2.65 FS
Floor Num: 2
Load Factor: 12.00%
Parking Ratio: 3.0 / 1000
Passenger/Freight Elevators: 1/
FEATURES: Breakroom
Conference Room - 2
Highway Access - 101, 237, 880
Lab Space - With VCT
Private Office - 6

BROKERAGE:

[Colliers](#)
[Dion Campisi, SIOR](#) 408-242-6187

LEASE NOTES

6 private offices, 2 conference rooms, lab and break area.

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

3

Santa Clara Park at Freedom Circle
3900 Freedom Circle , Suite 240
Santa Clara, CA 95054



1016221104 - Y



Property Type: Office
 Property Subtype: Office/R&D
 Property SF: 45,000
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1980
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Zoning:
 Website:
 Territory: SJC-06 Marriott
 APN: 104-40-019

FOR LEASE
 Available SF: 12,630
 Avail Subtype: Office/R&D
 Rental Rate: \$2.85 NNN
 Expenses: \$1.19
 Rent + Expenses: \$4.04 PSF
 Floor Num: 2
 Parking Ratio: 3.0 / 1000
 Amps ; Volts: 2,000 ; 1/0
 Passenger/Freight Elevators:
 General Plan:
 Entitlements:
 Utilities:
 Topography:
FEATURES: Breakroom
 Conference Room -
 Drop Ceiling - 100%
 Highway Access - 101, 237, 880
 HVAC - 100%
 Parking: EV Stations -
 Plug & Play
 Private Office - 7
 Signage -
 Sprinklers

BROKERAGE:

12,630 [Colliers](#)
 Office/R&D [Craig Fordyce, SIOR, CCIM](#) 408-282-3911

LEASE NOTES

Expenses include taxes, insurance, common area maintenance, management fee and utilities. Tenant is responsible for suite janitorial services.

Buildout:

- Market Ready Condition
- 7 Private Offices
- Conference Room
- Break Area and Break Room
- Lab
- Server Room
- Open Workspace

Onsite amenities Include:

- Brand new KINETIC Fitness center with showers and lockers
- Brand new Conference/Training Room
- Walking/riding trail to Santa Clara Square
- Brand new metal seam roofs installed throughout the project
- Electric vehicle charging stations onsite
- 3 outdoor amenity areas including BBQ's, bocce' ball court, fire pit, large umbrellas for coverage, serene water areas

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

4



1016271470 - Y



Santa Clara Park at Freedom Circle
3960 Freedom Circle , Suite 201
Santa Clara, CA 95054

Property Type: Office
 Property Subtype: Office
 Property SF: 45,000
 Construction Status: Existing
 Year Built: 1980
 Class: B
 Floors: 2
 Available Date: 6/01/2023
 Occupied?: No
 Zoning:
 Website:
 Territory: SJC-06 Marriott

FOR LEASE
 Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Rent + Expenses:
 Floor Num:
 Parking Ratio:
 Amps ; Volts:
 Passenger/Freight Elevators:
 General Plan:
 Entitlements:
 Utilities:
 Topography:

FEATURES: Breakroom
 Conference Room -
 Drop Ceiling - 100%
 Highway Access - 101
 HVAC - 100%
 Private Office - 4
 Reception Area
 Restrooms
 Server/IT Room
 Sprinklers

BROKERAGE:

7,253 Colliers
 Office/R&D \$2.85 NNN
 Craig Fordyce, SIOR, CCIM 408-282-3911

LEASE NOTES

\$1.06 Expenses include taxes, insurance, common area maintenance,
 \$3.91 PSF management fee and utilities. Tenant is responsible for suite janitorial
 2 services.
 3.0 / 1000
 2,000 ; 460
 1/
Buildout:
 - 4 Private Offices
 - Conference Rooms
 - Huddle Room
 - IT/Storage Room
 - Open Office

Onsite amenities Include:

- Brand new KINETIC Fitness center with showers and lockers
- Brand new Conference/Training Room
- Walking/riding trail to Santa Clara Square
- Brand new metal seam roofs installed throughout the project
- Electric vehicle charging stations onsite
- 3 outdoor amenity areas including BBQ's, bocce' ball court, fire pit, large umbrellas for coverage, serene water areas

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

5



1016301054 - Y



FLYER



Santa Clara Park at Freedom Circle
3960 Freedom Circle , Suite 202
Santa Clara, CA 95054

Property Type: Office
 Property Subtype: Office
 Property SF: 45,000
 Construction Status: Existing
 Year Built: 1980
 Class: B
 Floors: 2
 Available Date: 6/01/2023
 Occupied?: No
 Zoning:
 Website:
 Territory: SJC-06 Marriott

FOR LEASE
 Available SF: 3,746
 Avail Subtype: Office/R&D
 Rental Rate: \$2.85 NNN
 Expenses: \$1.06
 Rent + Expenses: \$3.91 PSF
 Floor Num: 2
 Parking Ratio: 3.0 / 1000
 Amps ; Volts: 2,000 ; 460
 Passenger/Freight Elevators: 1/
 General Plan:
 Entitlements:
 Utilities:
 Topography:

FEATURES: Breakroom
 Conference Room - 1
 Drop Ceiling - 100%
 Highway Access - 101
 HVAC - 100%
 Private Office - 2
 Reception Area
 Restrooms
 Server/IT Room
 Sprinklers

BROKERAGE:

3,746 Colliers
 Office/R&D Craig Fordyce, SIOR, CCIM 408-282-3911

LEASE NOTES

Expenses include taxes, insurance, common area maintenance, management fee and utilities. Tenant is responsible for suite janitorial services.
 Buildout:
 - 2 Private Offices
 - 1 Conference Room
 - Break Room
 - IT/Storage Room
 - Reception area
 - Open Office

Onsite amenities Include:

- Brand new KINETIC Fitness center with showers and lockers
- Brand new Conference/Training Room
- Walking/riding trail to Santa Clara Square
- Brand new metal seam roofs installed throughout the project
- Electric vehicle charging stations onsite
- 3 outdoor amenity areas including BBQ's, bocce' ball court, fire pit, large umbrellas for coverage, serene water areas

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

6



1016301055 - Y



FLYER



Santa Clara Park at Freedom Circle
3960 Freedom Circle , Suite 203
Santa Clara, CA 95054

Property Type: Office
 Property Subtype: Office
 Property SF: 45,000
 Construction Status: Existing
 Year Built: 1980
 Class: B
 Floors: 2
 Available Date: 6/01/2023
 Occupied?: No
 Zoning:
 Website:
 Territory: SJC-06 Marriott

FOR LEASE
 Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Rent + Expenses:
 Floor Num:
 Parking Ratio:
 Amps ; Volts:
 Passenger/Freight Elevators:
 General Plan:
 Entitlements:
 Utilities:
 Topography:

FEATURES: Breakroom
 Conference Room - 13
 Drop Ceiling - 100%
 Highway Access - 101
 HVAC - 100%
 Private Office - 4
 Reception Area
 Restrooms
 Server/IT Room
 Sprinklers

BROKERAGE:

6,370 Colliers
 Office/R&D Craig Fordyce, SIOR, CCIM 408-282-3911
 \$2.85 NNN

LEASE NOTES

\$1.06 Expenses include taxes, insurance, common area maintenance,
 \$3.91 PSF management fee and utilities. Tenant is responsible for suite janitorial
 2 services.
 3.0 / 1000
 2,000 ; 460
 1/
 Buildout:
 - 4 Private Offices
 - Huddle Room
 - Break Room
 - IT/Storage Room
 - Open Office

Onsite amenities Include:

- Brand new KINETIC Fitness center with showers and lockers
- Brand new Conference/Training Room
- Walking/riding trail to Santa Clara Square
- Brand new metal seam roofs installed throughout the project
- Electric vehicle charging stations onsite
- 3 outdoor amenity areas including BBQ's, bocce' ball court, fire pit, large umbrellas for coverage, serene water areas

OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

7



1016301056 - Y



Santa Clara Park at Freedom Circle
3960 Freedom Circle , Suite 204
Santa Clara, CA 95054

Property Type: Office
 Property Subtype: Office
 Property SF: 45,000
 Construction Status: Existing
 Year Built: 1980
 Class: B
 Floors: 2
 Available Date: 6/01/2023
 Occupied?: No
 Zoning:
 Website:
 Territory: SJC-06 Marriott

FOR LEASE
 Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Rent + Expenses:
 Floor Num:
 Parking Ratio:
 Amps ; Volts:
 Passenger/Freight Elevators:
 General Plan:
 Entitlements:
 Utilities:
 Topography:

FEATURES: Breakroom
 Conference Room - 2
 Drop Ceiling - 100%
 Highway Access - 101
 HVAC - 100%
 Private Office - 4
 Reception Area
 Restrooms
 Server/IT Room
 Sprinklers

BROKERAGE:
 5,965 Colliers
 Office/R&D [Craig Fordyce, SIOR, CCIM](#) 408-282-3911
 \$2.85 NNN

LEASE NOTES
 \$1.06 Expenses include taxes, insurance, common area maintenance,
 \$3.91 PSF management fee and utilities. Tenant is responsible for suite janitorial
 2 services.
 3.0 / 1000
 2,000 ; 460
 1/
Buildout:
 - 4 Private Offices
 - 2 Conference Rooms
 - Break Room
 - IT/Storage Rom
 - Open Office

Onsite amenities Include:
 - Brand new KINETIC Fitness center with showers and lockers
 - Brand new Conference/Training Room
 - Walking/riding trail to Santa Clara Square
 - Brand new metal seam roofs installed throughout the project
 - Electric vehicle charging stations onsite
 - 3 outdoor amenity areas including BBQ's, bocce' ball court, fire pit,
 large umbrellas for coverage, serene water areas

8



1016266934 - N



Potrero Campus
350 Potrero Ave 5
Sunnyvale, CA 94085

Property Type: Office
 Property Subtype: Office/R&D
 Property SF: 32,516
 Lot Size: 2.16 Acres
 Construction Status: Existing
 Year Built: 1975
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: Yes
 Territory: SJC-04 Oakmead
 APN: 165-30-008

FOR LEASE
 Available SF: 32,516
 Avail Subtype: Office/R&D
 Rental Rate: \$4.45 NNN
 Expenses: TBD
 Parking Ratio: 3.7 / 1000
 Clear Height (min - max): 18'
FEATURES: Highway Access - 101, 237
 Sprinklers

BROKERAGE:
 32,516 Colliers
 Office/R&D [David Sandlin, SIOR](#) 408-282-3988
 \$4.45 NNN [Kyle Portal](#) 408-282-3954
 TBD [John Colyar](#) 408-282-3949

LEASE NOTES
 18' Great glass line, class A office improvements, currently occupied by
 Apple, 7 charging stations, 5 bike lockers, restrooms include showers.



OFFICE - FOR SUBLEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

1

**380 Pastoria Ave
Sunnyvale, CA 94085**



1016296051 - N



Property Type: Industrial
 Property Subtype: R&D
 Property SF: 45,383
 Lot Size: 2.45 Acres
 Construction Status: Existing
 Class: C
 Floors: 1
 Available Date: Immediate
 Occupied?: Yes
 Territory: SJC-04 Oakmead
 APN: 165-28-012

FOR SUBLEASE

Available SF: 45,383
 Office BuildOut SF: 12,000
 R&D SF: 33,383
 Avail Subtype: Office/R&D
 Rental Rate: \$4.00 NNN
 Expenses: \$0.65
 Rent + Expenses: \$4.65 PSF
 Lease Expiration Date: 11/30/2028
 Parking Ratio: 3.2 / 1000
 Grade Level Doors: 2
 Clear Height (min - max): 15'
 Amps ; Volts: 2,000 ; 277/480

BROKERAGE:

Colliers
 Paul McManus 408-282-3963
 Kyle Portal 408-282-3954

PROPERTY DESCRIPTION

Zero net energy, zero carbon emission building.

LEASE NOTES

State of the art auto R&D lab. Furniture potentially available. Extensive glass line & indoor/outdoor collaboration area. Grade level loading. Fenced yard. Longer term available direct. Certified LEED platinum building. Do not disturb tenant.

FEATURES: Highway Access - 101, 237

Parking: EV Stations - 5
 Sprinklers



OFFICE - FOR LEASE AND SALE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

1

**7240 Holsclaw
Gilroy, CA 95020**



1016270201 - Y



Property Type: Industrial
 Property Subtype: R&D/Office
 Property SF: 29,124
 Lot Size: 24.54 Acres
 Construction Status: Existing
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-30 Gilroy
 APN: 841-22-074

FOR LEASE AND SALE

Available SF: 29,124
 Min - Max Divisibility: 29,124 - 62,120
 Avail Subtype: Office/R&D
 Rental Rate: \$25,000/Month
 Expenses: TBD
 Sale Price: \$4,900,000
 Price PSF: \$168.25

FEATURES: Lab Space

BROKERAGE:

29,124 [Colliers](#)
 408-313-8444
 Mark Sanchez
 408-842-7000
 Matt van Keulen

LEASE NOTES

\$25,000 IG/month. AG/research and seed lab facility. Improvements include a 17,904 SF main lab/office/R&D building; 6,120 SF and 5,100 SF shop buildings, and 62,120 SF of green houses. Total site size is approximately 24.54 acres of land. Zoned A40 in County of Santa Clara jurisdiction.

SALE NOTES

AG/research and seed lab facility. Improvements include a 17,904 SF main lab/office/R&D building; 6,120 SF and 5,100 SF shop buildings, and 62,120 SF of green houses. Total site size is approximately 24.54 acres of land. Zoned A40 in County of Santa Clara jurisdiction.

