

30 W. MONTAGUE EXPWY, SAN JOSE

±36,622 sf Available || Divisible to ±14,446 sf

**MONTAGUE
SQUARE**

30

M

MODERNIZED OFFICE + R&D SPACE

FOR LEASE

NEWMARK

**WA WASHINGTON
HOLDINGS**

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Newly Completed Exterior and Interior Renovations



Exclusive Tenant Entrance and Monument Signage on Montague Expressway



Large Amenity Area with Grill and Outdoor Seating



3.3/1,000 SF Parking Ratio



Flexible Demising Alternatives



1,600 Amps @ 208/120V Power Service



~14'-16' Clear Heights



Dock High (2) and Grade Level (1) Loading



Highly Functional Office + R&D Building



Located off VTA Light Rail and Convenient Access to Route 101 and 237



Responsive Ownership with In-House Property Management



Expansion Opportunities within Montague Square and Washington Holdings Portfolio

SITE MAP

NORTH FIRST STREET



MONTAGUE SQUARE

MONTAGUE EXPRESSWAY

ORCHARD PARKWAY

ORCHARD DRIVE

±36,622 SF
FULL BUILDING
AVAILABLE

SUITE 20
±22,176 SF

SUITE 80
±14,446 SF

Leased

Leased

Leased

Leased

Leased

■ AVAILABLE ■ LEASED



HYPOTHETICAL FLOOR PLAN

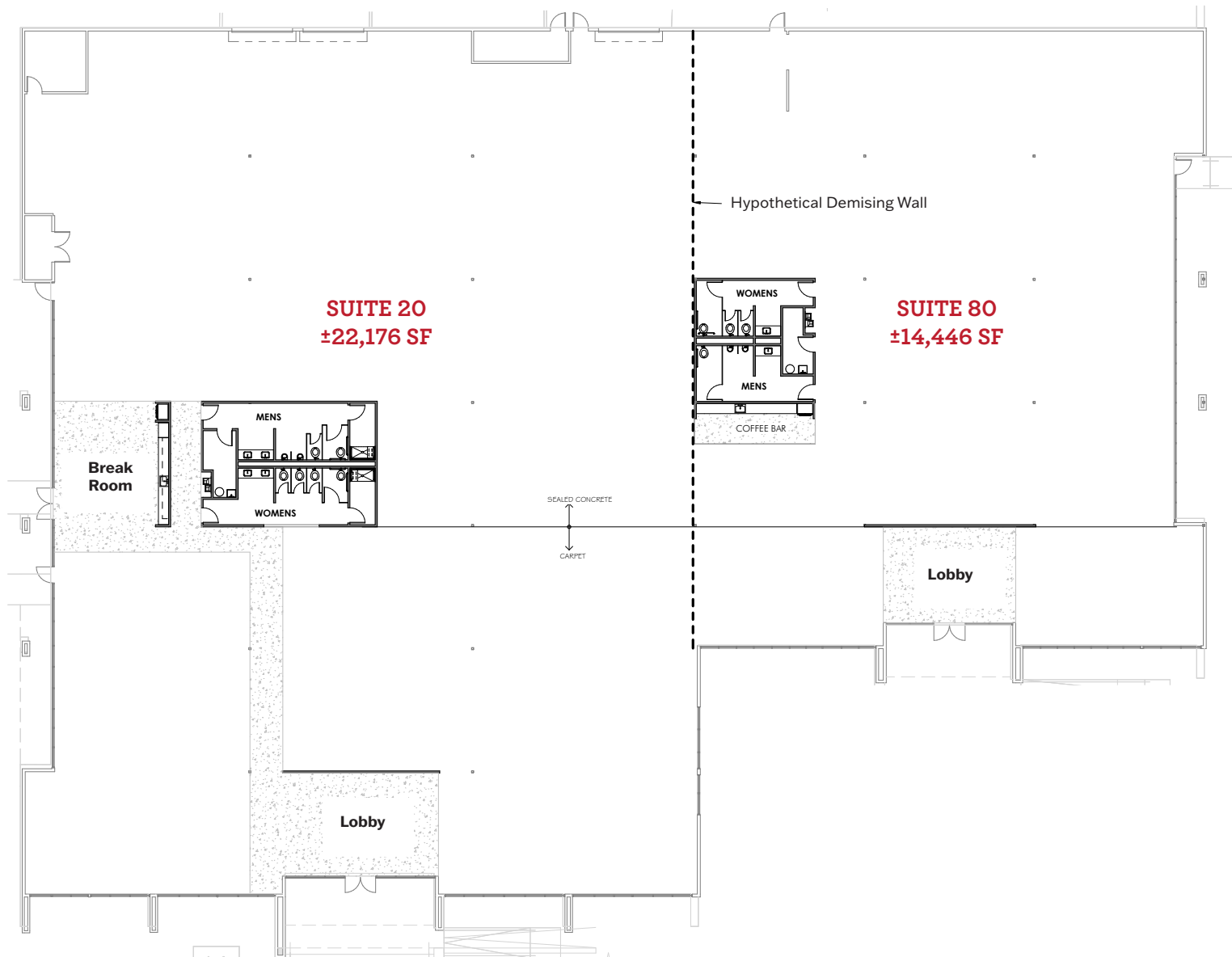
SPACE PROGRAM

SPACE TYPE	PROVIDED
Lab	4
Warehouse	1
Reception	2
Large Conf. Room	3
Medium Conf. Room	8
Office	5
Phone Room	4
Mother's Room	1
Coffee Area	1
Break Room	1
Collaboration	9
Copy/Print	1
Workstations	1
Mother's Room	250





MARKET READY PLAN









TRANSPORTATION & AMENITIES MAP



237

INTERSTATE
880

E. TASMAN DRIVE

MONTAGUE EXPRESSWAY

N. FIRST STREET

BART

NEW MILPITAS
BART STATION

RIVER OAKS
MARKETPLACE

MONTAGUE
SQUARE

VTA
ORCHARD
STATION

VTA
BAYPOINTE
STATION

10 MINS
TO DOWNTOWN
SAN JOSE

5 MINS TO SAN JOSE
INTERNATIONAL
AIRPORT

@first

- Panera BREAD
- CVS pharmacy
- Chick-fil&
- Five Guys
- Rok
- Chico Coffee House & Tea Lounge
- Chiquito

- Round Table PIZZA
- eatviet
- SUBWAY
- EXTREME Pita
- MINA'S
- KoreanBBQ

- eatviet
- SUBWAY
- SENDO SUSHI
- Round Table PIZZA
- von
- Sri's Kitchen
- Mina's Korean BBQ
- La Catalana

- SUBWAY
- Starbucks
- CHASE
- GO FISH
- FOKE BAR
- HOBEE'S California Botanicals
- Premier Pizza

- Starbucks
- PATXI'S PIZZA

RIVERMARK VILLAGE

- SAFeway
- HYATT
- COLD STONE CREAMERY
- RED ROBIN
- PIATTI SANTA CLARA
- CHIPOTLE
- Jessy Mikes SUBS
- SMASH BURGER
- Peet's Coffee & Tea
- Premier Pizza

THE MARKET PLACE

- SUBWAY
- Starbucks
- dishdash MIDDLE EASTERN CUISINE
- PHO VIET VIETNAMESE CUISINE
- Biryani
- IUNAMAS! MEXICAN GRILL & CATERING
- OKAYAMA X PRESS
- THAI ORCHID
- Olive's Greek Garden
- PHILLY'S CHEESESTEAKS & WINGS

SAMSUNG CAFETERIA (OPEN TO PUBLIC)

- Peet's Coffee & Tea
- Honeyberry NATURAL SWEETENERS

- BAWARCHI
- TACO BELL
- TOGO'S

- Levi's STADIUM
- BOURBON STEAK

- Pedro's
- BIRK'S RESTAURANT
- Marriott HOTELS & RESORTS

SANTA CLARA SQUARE

- Fleming's PRIME STEAKHOUSE & WINE BAR
- CHASE
- Lula's
- WHOLE FOODS MARKET
- Il Fornaio
- Peet's Coffee
- Piastro
- COMEBUY



MONTAGUE SQUARE

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