

CLASS A OFFICE/R&D CAMPUS FOR LEASE



the orchards

3000 & 3030 Orchard Parkway, San Jose

+53,172 SF to +130,944 SF

Up to +144,944 SF with Planned Building Expansion
adding +14K SF of 30' Clear Height Single-Story High Bay Space

NEWMARK

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3000 ORCHARD PKWY

±53,172 square feet
2-story office/R&D building
AVAILABLE FOR DIRECT LEASE

3030 ORCHARD PKWY

±77,822 square feet
3-story office/R&D building
LEASED through June 30, 2029
AVAILABLE FOR SUBLEASE
OR DIRECT LEASE

THE ORCHARDS OVERVIEW



Up to ± 130,994 SF of market ready space available



Planned 14K SF single-story high bay building expansion with 30' clear height



State-of-the-art needlepoint bipolar ionization HVAC purification



Touch-less Building Entry



Recently upgraded outdoor amenity area



A+ Silicon Valley location with convenient access to US 101, 680/880 corridor



One block to VTA light rail station with connectivity to downtown San Jose



Abundant nearby amenities and restaurants



3.5/1000 parking ratio



Modern steel frame construction



Dog-friendly campus



the orchards



3000 ORCHARD PARKWAY

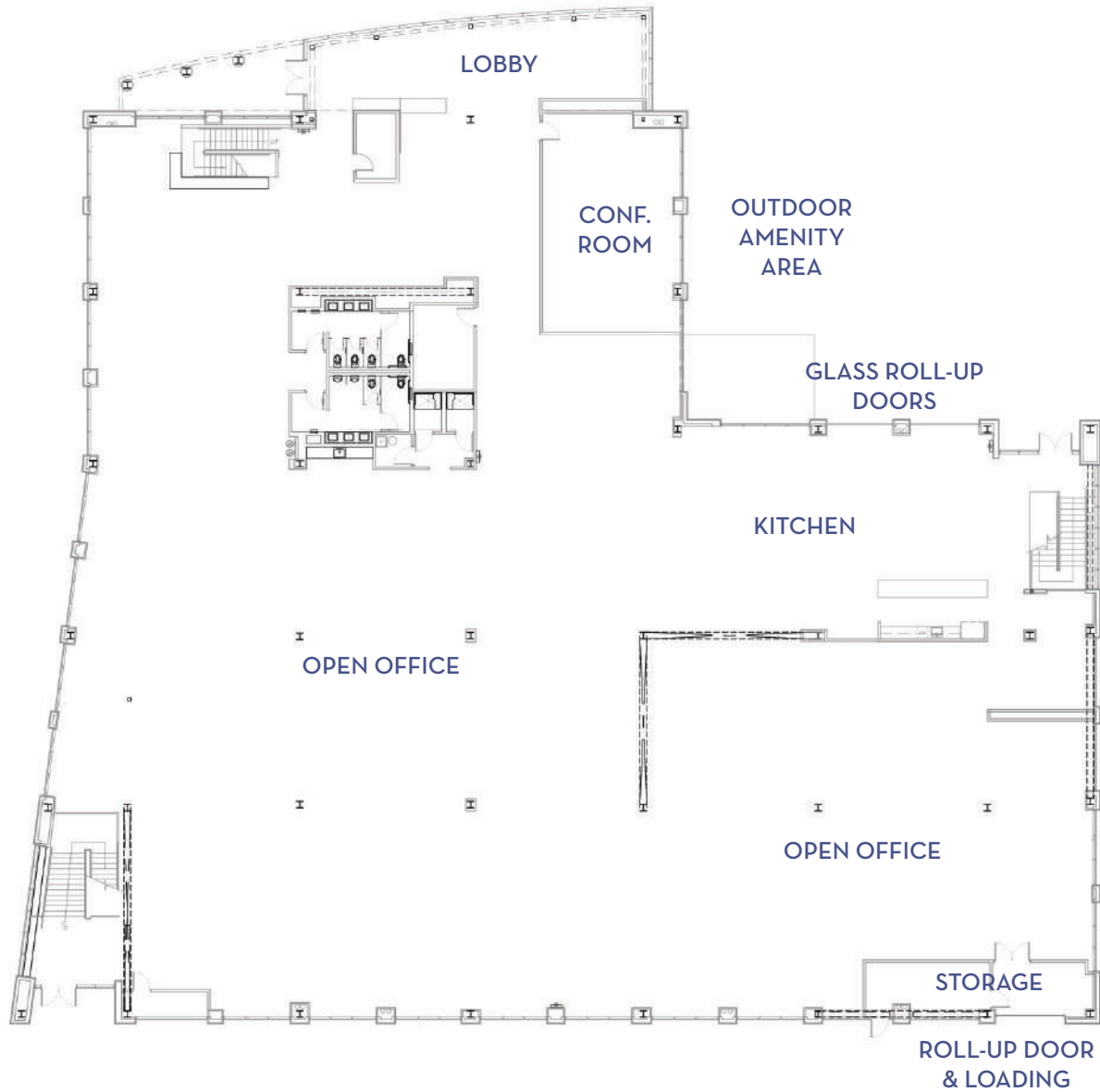
+53,172 SQUARE FEET

HIGHLIGHTS

-  Impressive 2-story lobby with floor to ceiling glass
-  Ultramodern concrete floors with wood accents
-  A striking blend of open and drop ceilings
-  Health & wellness upgrades including touchless features
-  Roll-up doors providing indoor-outdoor connectivity
-  Customizable private outdoor amenity area with Wi-Fi accessibility
-  Prominent signage opportunity
-  15ft 2in first floor clear height
-  Grade level roll-up door
-  Building Power: 2000 amps @277/480 volts
-  New market-ready interior



the orchards

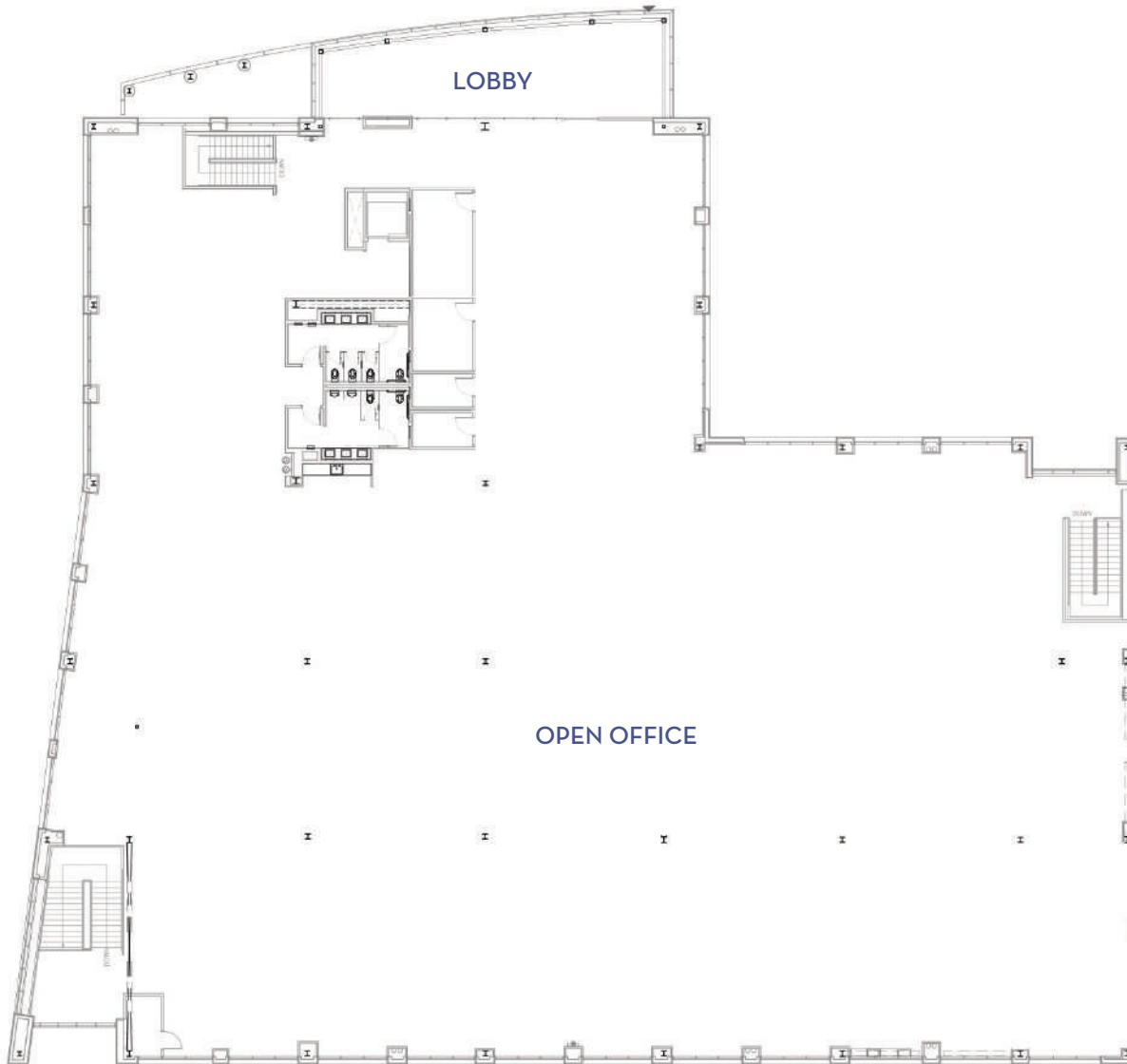


3000 ORCHARD PARKWAY
± 53,172 SQUARE FEET
FLOOR 1

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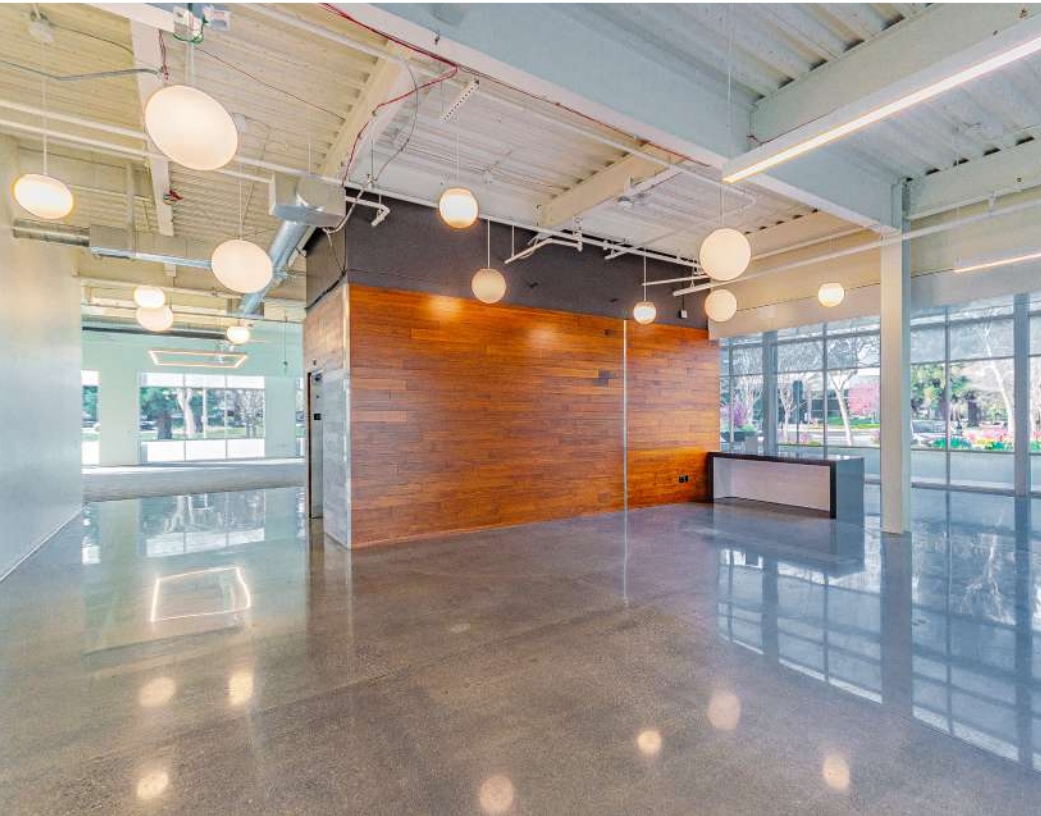
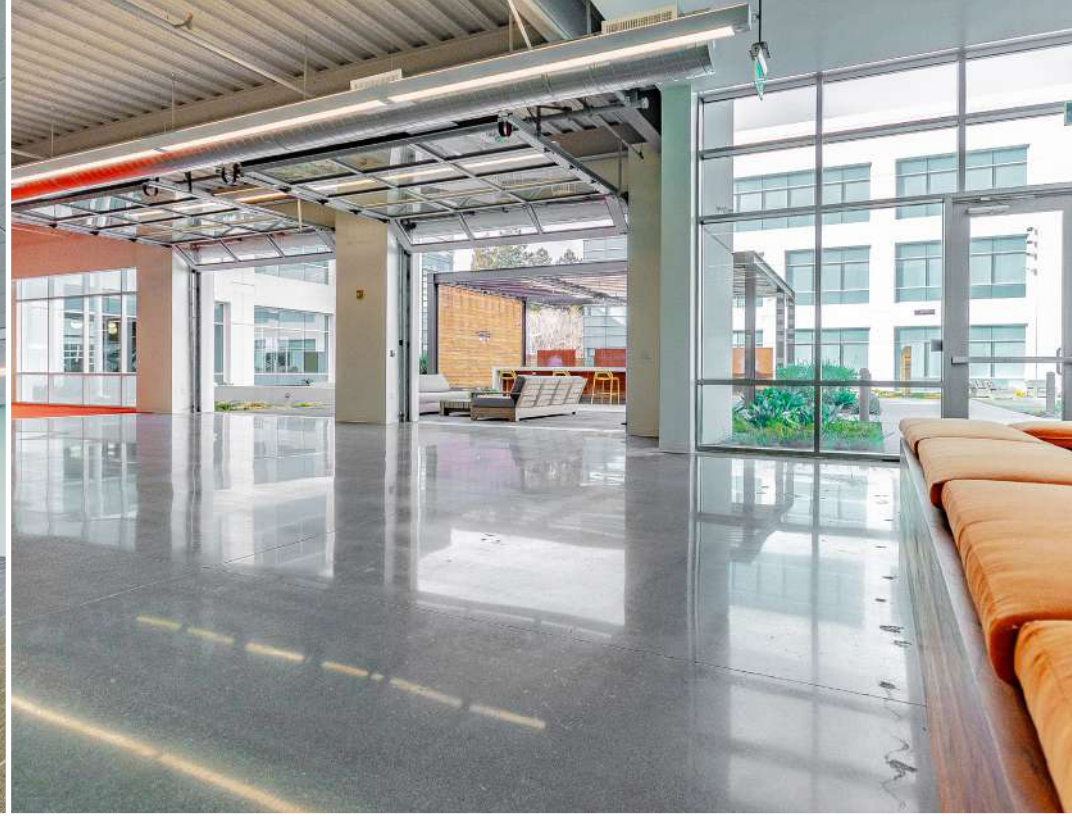
3000 ORCHARD
PARKWAY
±53,172 SQUARE FEET
FLOOR 2

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3000 ORCHARD PARKWAY FIRST FLOOR





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3030 ORCHARD PARKWAY

+77,822 SQUARE FEET

HIGHLIGHTS



Leased through June 30, 2029 but available direct or sublease



Fully furnished and wired with capacity for 300+ employees



All social distancing re-occupancy preparation complete



Large training room, board room and various sized meeting rooms throughout



Dramatic two-story lobby



All hands ground floor café with open air grade door connectivity to courtyard



Fitness center, exercise classroom and locker rooms with showers in place



15ft 2in first floor clear height



Building Power: 2000 amps @277/480 volts



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FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



3030 ORCHARD PARKWAY
77,822 SQUARE FEET
Available for Sublease or Direct Lease

FLOORS 1-3

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TRAINING ROOM



FITNESS CENTER



ALL HANDS CAFÉ



COLLABORATION AREA



AMENITIES

@first

- Panera BREAD
- CVS pharmacy
- Chick-fil&
- Five Guys
- Chico's Coffee House
- Chipotle
- Rok

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

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

F&Z

VTA BAYPOINTE STATION

- BAWARCHI
- TACO BELL
- TOGO'S

- Levi's STADIUM
- BOURBON STEAK

- SAMSUNG CAFETERIA (OPEN TO PUBLIC)
- Peets Coffee & Tea
- Honeyberry

N. FIRST STREET

- PATXI'S PIZZA

VTA ORCHARD STATION

- RIVERMARK
- SAFeway
- HYATT
- COLD STONE
- RED ROBIN
- PIATTI SANTA CLARA
- SMASH BURGER
- Jaxon MILK SUNS
- Peets Coffee & Tea
- Premier PIZZA

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

- SANTA CLARA SQUARE
- Fleming's
- CHASE
- Whole Foods
- COME BUY
- Peets Coffee
- Il Fornaio
- Piastro
- Lululemon

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- RIVER OAKS MARKETPLACE
- SUBWAY
- Starbucks
- CHASE
- GO FISH
- POKE BAR
- HOBBS
- Premier PIZZA

E. TASMAN DRIVE

NEW MILPITAS BART STATION

880

- Starbucks
- PATXI'S PIZZA

- THE MARKET PLACE
- SUBWAY
- Starbucks
- dishdash
- PHO VIET
- Biryani
- UNAMAS!
- THAI ORCHID
- Olive's Greek Garden
- PHILLY'S CHEESESTEAKS & WINGS

MONTAGUE EXPRESSWAY

10 MINS TO DOWNTOWN SAN JOSE

5 MINS TO SAN JOSE INTERNATIONAL AIRPORT

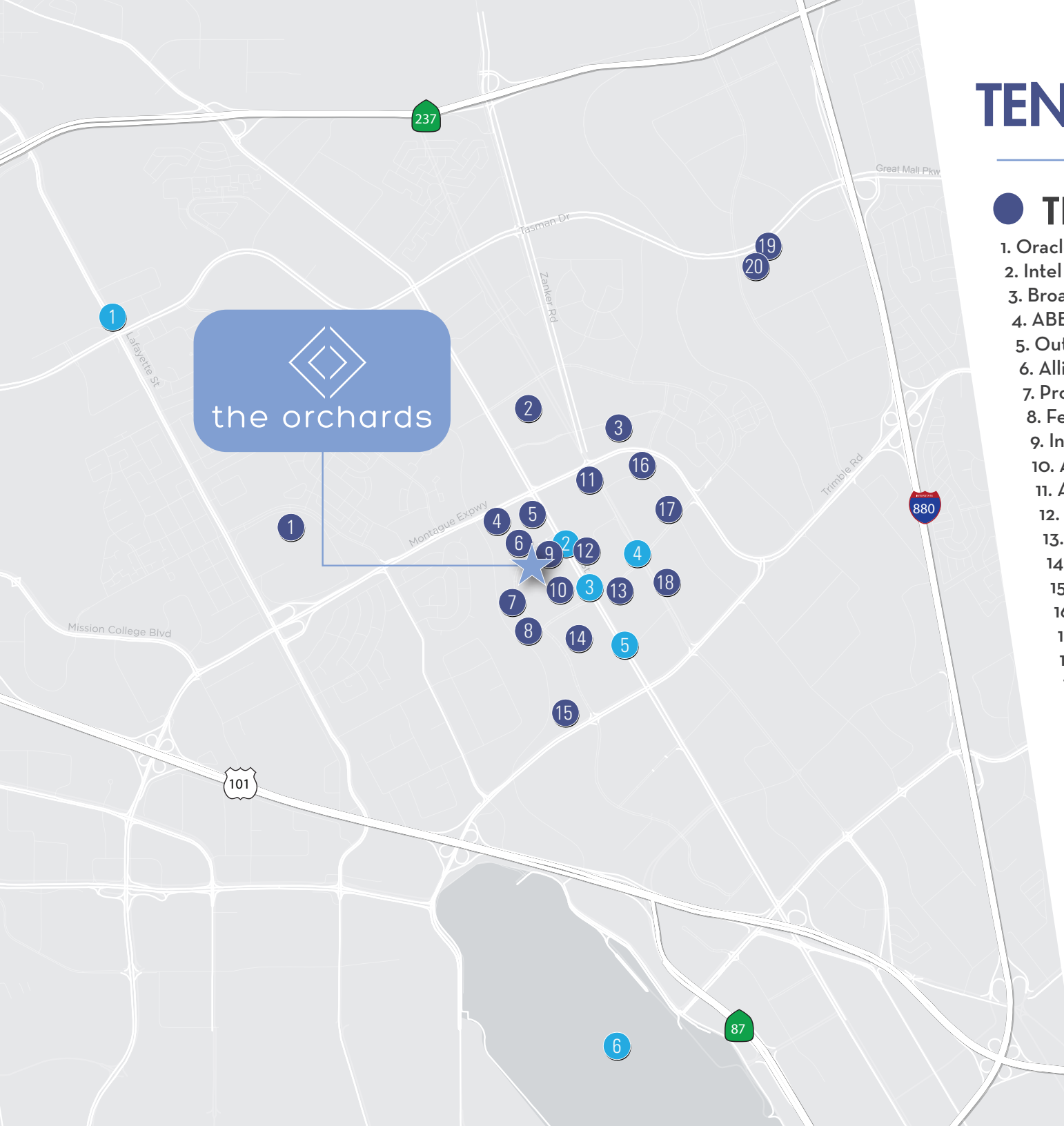
TENANTS MAP

● TECHNOLOGY

1. Oracle
2. Intel San Jose campus
3. Broadcom
4. ABB Inc.
5. Outset Medical
6. Allied Telesis, Inc.
7. ProteinSimple
8. Fetch Robotics, Inc
9. Intermolecular Inc
10. Align Technology
11. Advantest Inc.
12. Cepton Technologies Inc.
13. Sanmina Corporation
14. RIVIAN
15. Verizon Development Center
16. TSMC Technology Inc.
17. NETGEAR Inc.
18. Pulse Secure
19. Advanced Energy
20. Arevo Inc.

● TRANSIT

1. Great America Station - Amtrak
2. 1st & Orchard - Light Rail
3. 1st & Plumeria - Light Rail
4. Plumeria & Zanker - Light Rail
5. Bonaventura Station - Light Rail
6. San Jose International Airport
7. Electrical Vehicle Charging Stations





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