

OWNER-USER OPPORTUNITY IN THE HEART OF SILICON VALLEY

250

WTASMAN

SAN JOSE, CA

▶ 95,550 SF



CBRE



- + **95,550 Square Feet Total Rentable Area**
- + **±5.5 Acres**
- + **Built/Renovated 1995/2015**
- + **Two Stories**
- + **13'-13'6 Clear Heights**
- + **1 Loading Dock, 1 Grade-Level**
- + **Ample Power: 3,000 Amps, 277/480-Volts, 3-Phase, 4-Wire Pad Mounted Transformers**

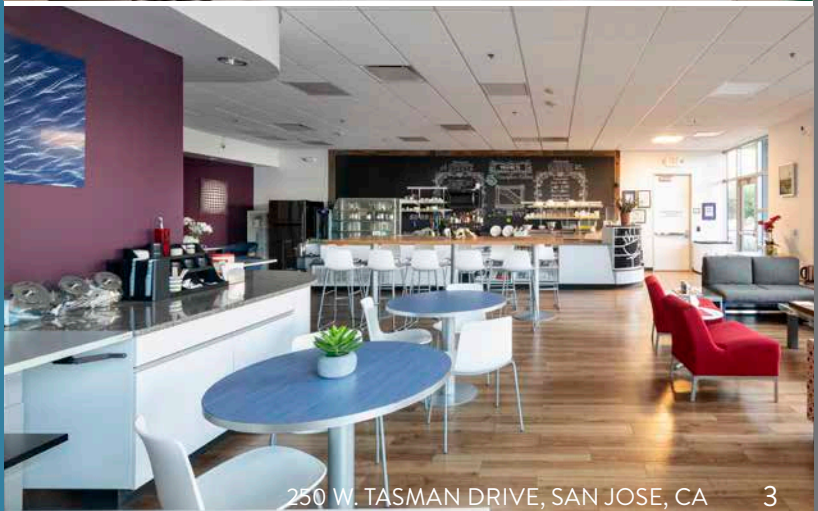
- + **HVAC: 8 Rooftop Units Totaling 600 Tons mbh Boiler**
- + **3.25 Spaces per 1,000 Square Feet**
- + **Call for Pricing**





Full Exterior & Interior Renovations Include

- + Large Efficient Floor Plates
- + New Outdoor Terraced Amphitheater
- + New Entry Feature and Open Lobby
- + 900 SF Café off Lobby
- + New Polished Concrete & Carpet Flooring
- + New LED Lighting Upgrades
- + Renovated Restrooms
- + Open & Cloud Ceilings
- + Renovated Landscaping
- + Bike Storage
- + Fitness Center
- + Showers



NEW, MODERN INTERIORS

CONTEMPORARY BREAK ROOM SPACE



MODERN OFFICE FINISHES



NEWLY RENOVATED FITNESS CENTER



NEW TERRACED AMPHITHEATER



CONVENIENT EV CHARGING ON SITE



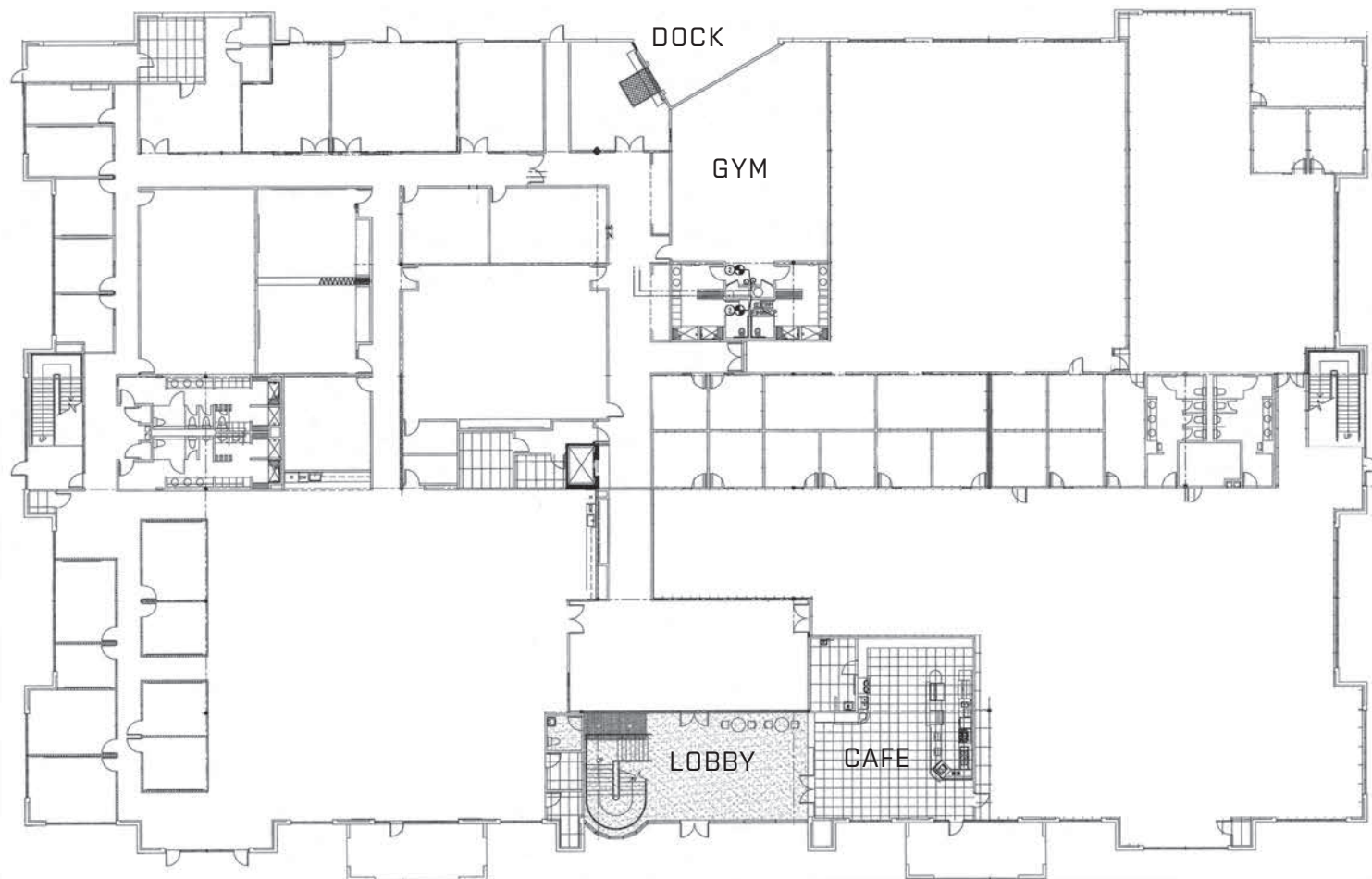
EXCELLENT GLASS LINE



FLOOR PLAN

250 W. Tasman Drive
95,550 Square Feet Total

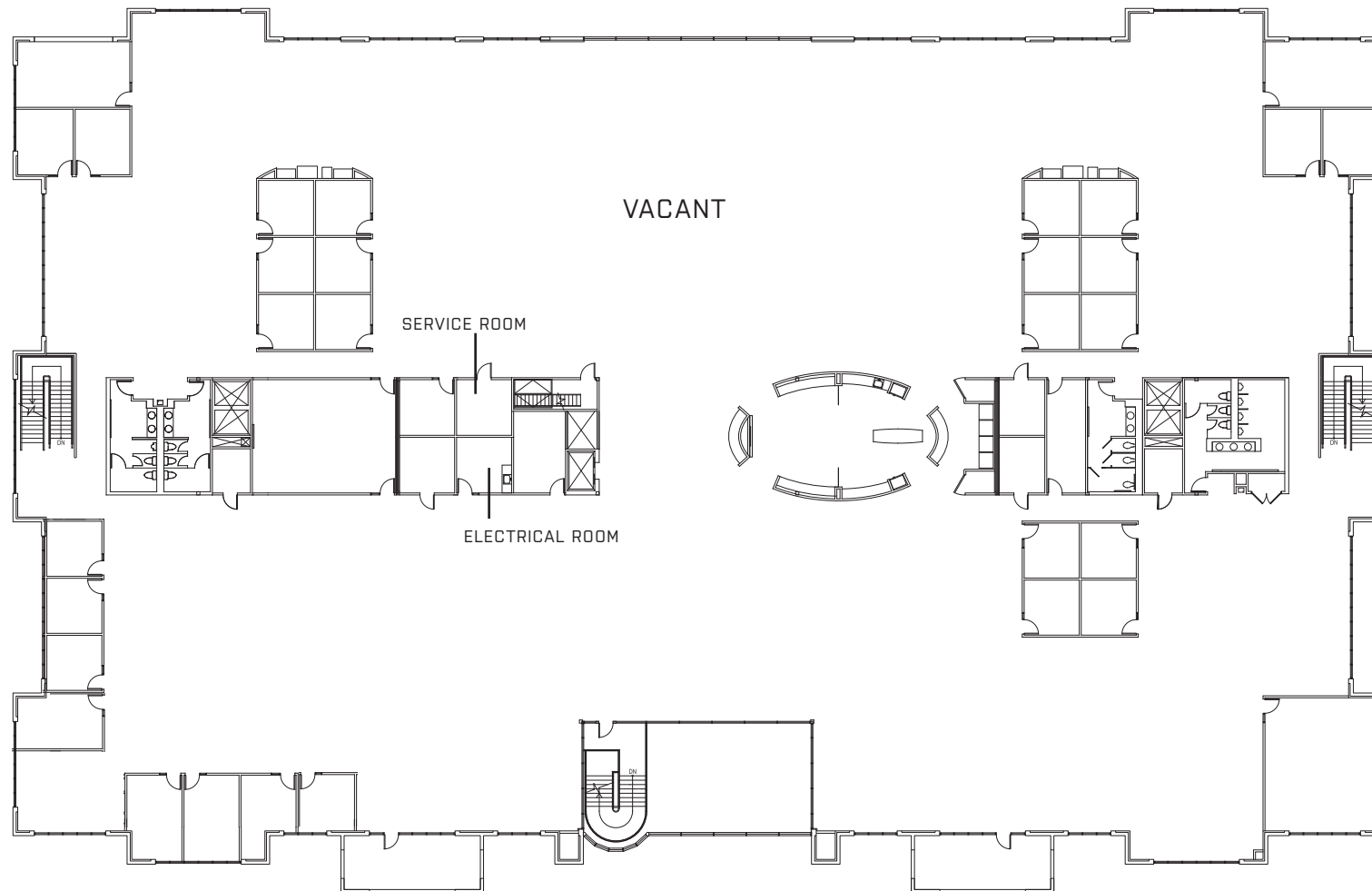
FIRST FLOOR - 47,774 SF



FLOOR PLAN

250 W. Tasman Drive
95,550 Square Feet Total

SECOND FLOOR - 47,776 SF



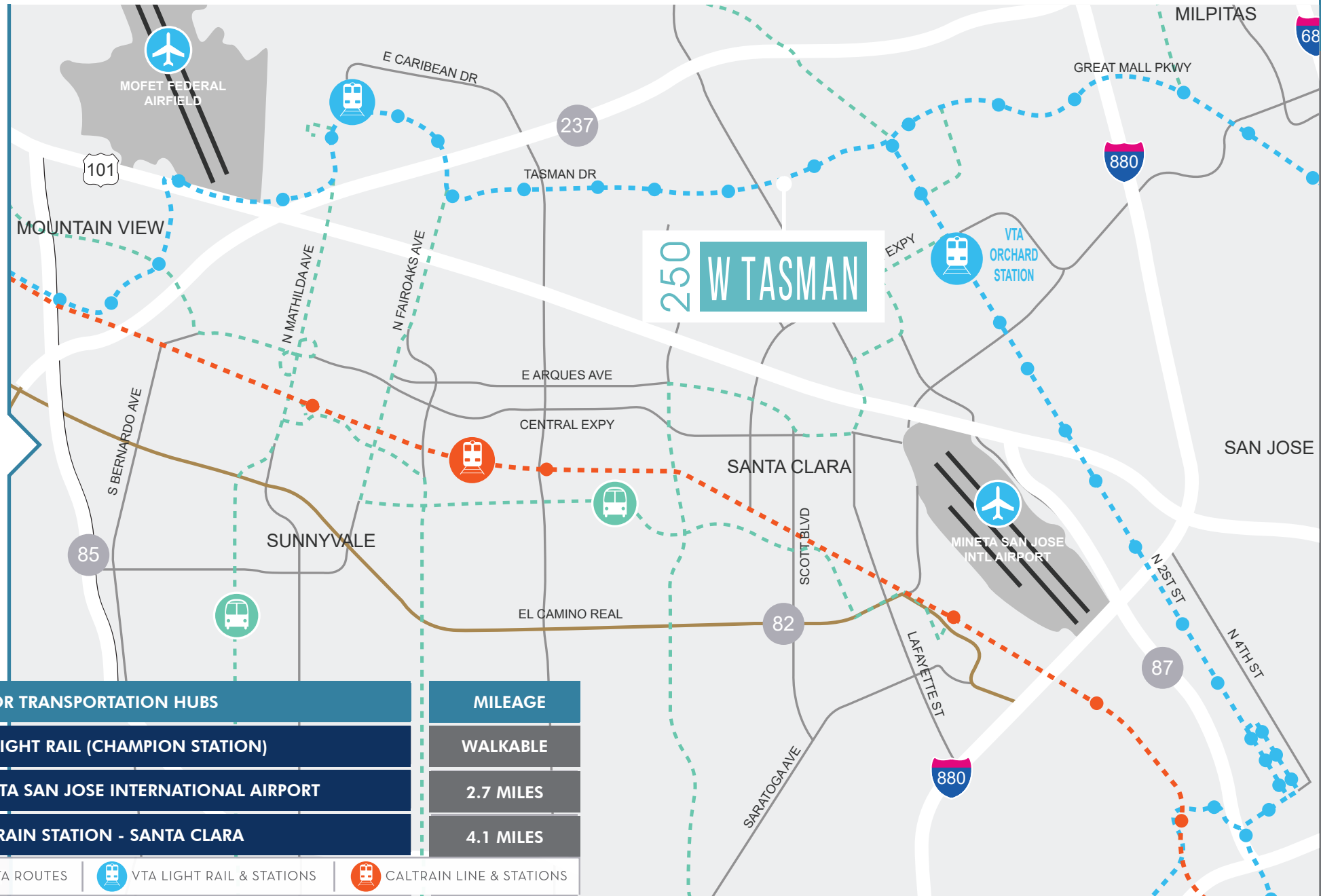
SITE PLAN



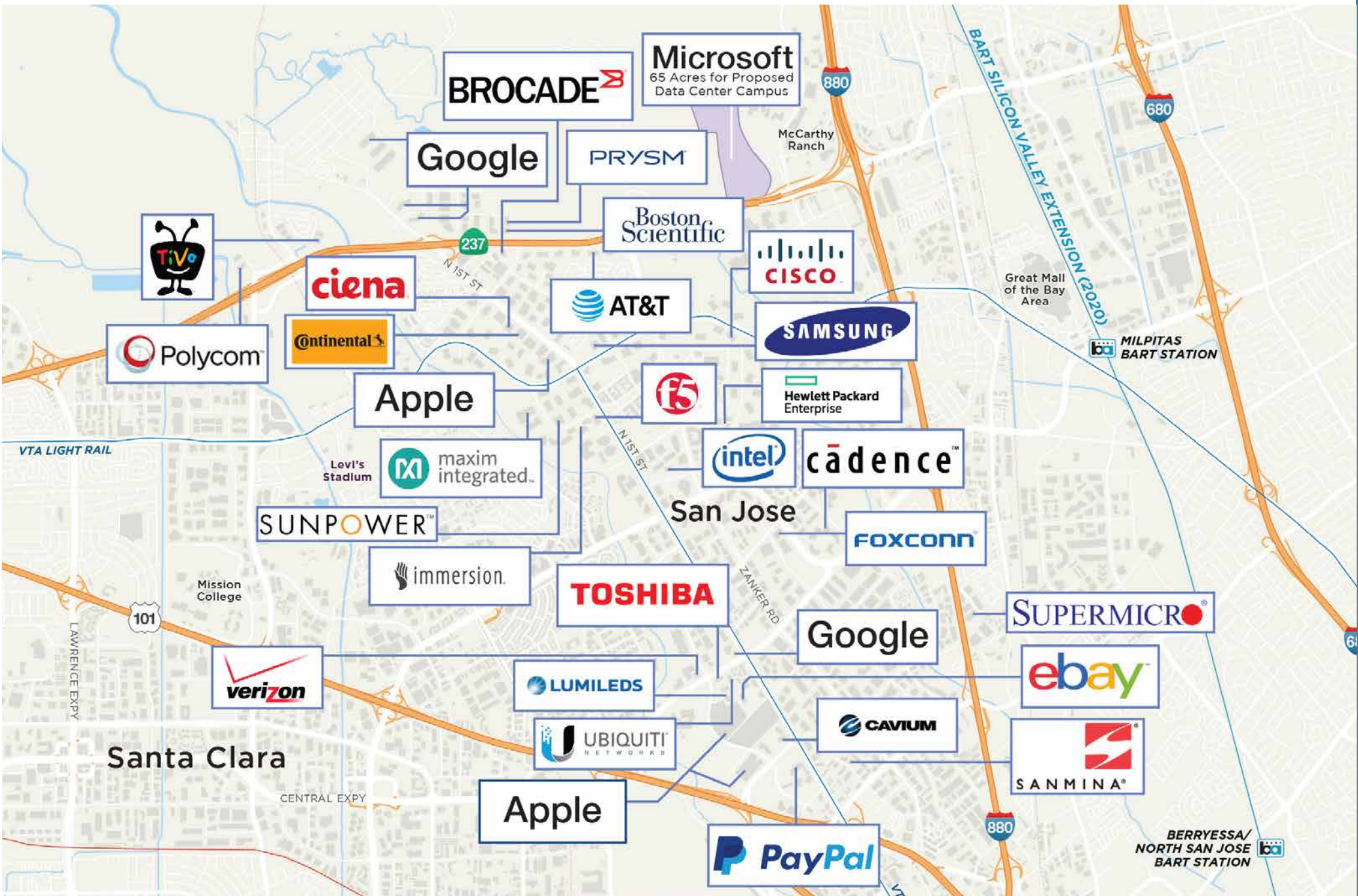
AMENITIES MAP



TRANSPORTATION MAP



MAJOR CORPORATE TENANTS IN NORTH SAN JOSE



MOFFETT PARK

Levi's STADIUM

- \$1.3 B Venue
- 41.3 Acres (1.8 M SF)
- 68,500 Seats

RELATED SANTA CLARA

- 239 Acres (10.4 M SF)
- 5.7 M SF Office
- 1.1 M SF Retail
- 700 Hotel Rooms
- 1,360 Resi Units

237 @ FIRST

- 3-Building Class A Office Campus
- 150-Room Homewood Suites by Hilton

TOPGOLF SAN JOSE

- 74,000 SF
- Opens Spring 2021

THE SHOPS @ TERRA DEVELOPMENT

- 110,000 SF Retail
- 100,000 SF Hotel

Google

175, 225, 255 and 285 W. Tasman Drive (Formerly part of Cisco Campus)

- 4 Buildings purchased
- 550,000 SF

Google

i3@NorthFirst

- 4-Building Class A Office Campus
- 415,000 SF
- 3 Buildings Owned by Google

Google

MIDPOINT@237

- 3-Building Advanced Manufacturing Campus
- 536,000 SF

Raytheon

CDK Global

NXP

APPLE

Micron

CITY OF SAN JOSE LAND



250 W TASMAN

SAMSUNG

@FIRST

- 222,000 SF Target - Anchored Retail Center
- 162-Room Hyatt Hotel
- 157-Room Marriott Courtyard Hotel

RIVERMARK VILLAGE

LAFAYETTE ST

RIVER VIEW APARTMENTS/RETAIL

Tasman Station

N 1ST ST

NORTH PARK APARTMENT HOMES

E TASMAN DR

ZANKER RD

- Office Development Property
- Retail/Entertainment



250

W TASMAN

SAN JOSE, CA

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