

MP MONTAGUE POINTE

FOR LEASE | NORTH SAN JOSE R&D CAMPUS | ±70,000 SF to ±340,000 SF

2860 JUNCTION AVE
±68,734 SF

411 PLUMERIA DR
±87,829 SF

2880 JUNCTION AVE
±79,974 SF

3050 ZANKER RD
±101,725 SF

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CAMPUS SUMMARY

Montague Pointe is a 5-building, ±418,000 square foot R&D campus located in the heart of Silicon Valley. The project offers best in class, 2-story buildings, with exceptional power, dock and grade level loading, high visibility branding opportunities, and convenient North San Jose location.



MP¹ PROPERTY HIGHLIGHTS



Class A R&D Campus
Featuring Five Two-Story
R&D Buildings



High Identity
Building and
Monument Signage



Heavy Power Throughout
the Campus
(see spec sheets for details)



Three Adjacent Buildings
Offering Up to a
250,000 SF Contiguous
Corporate Campus



Direct Access To
Highways 101, 237
And I-880



Campus Amenities
include an iJava Café
and Fitness Center



BREEAM Certified



3.4/1,000
Parking Ratio



New EV
Charging Stations





SPEC IMPROVEMENTS





PROJECT AMENITIES





3050 ZANKER ROAD

FLOORPLATE

1st Floor - 51,061 SF

2nd Floor - 50,664 SF

POWER

7,000 Amps 277/480V - Expandable to 12,000 Amps

LOADING

4 Grade Level

R&D ATTRIBUTES

Over 21,000 SF Of Manufacturing Clean Room

CLEAR HEIGHT

±16' Deck to Deck

WAREHOUSE CLEAR HEIGHT

±29.6' to ±33.3

PARKING

3.4/1,000

OUTDOOR AMENITIES

Second Floor Exterior Balcony

SIGNAGE

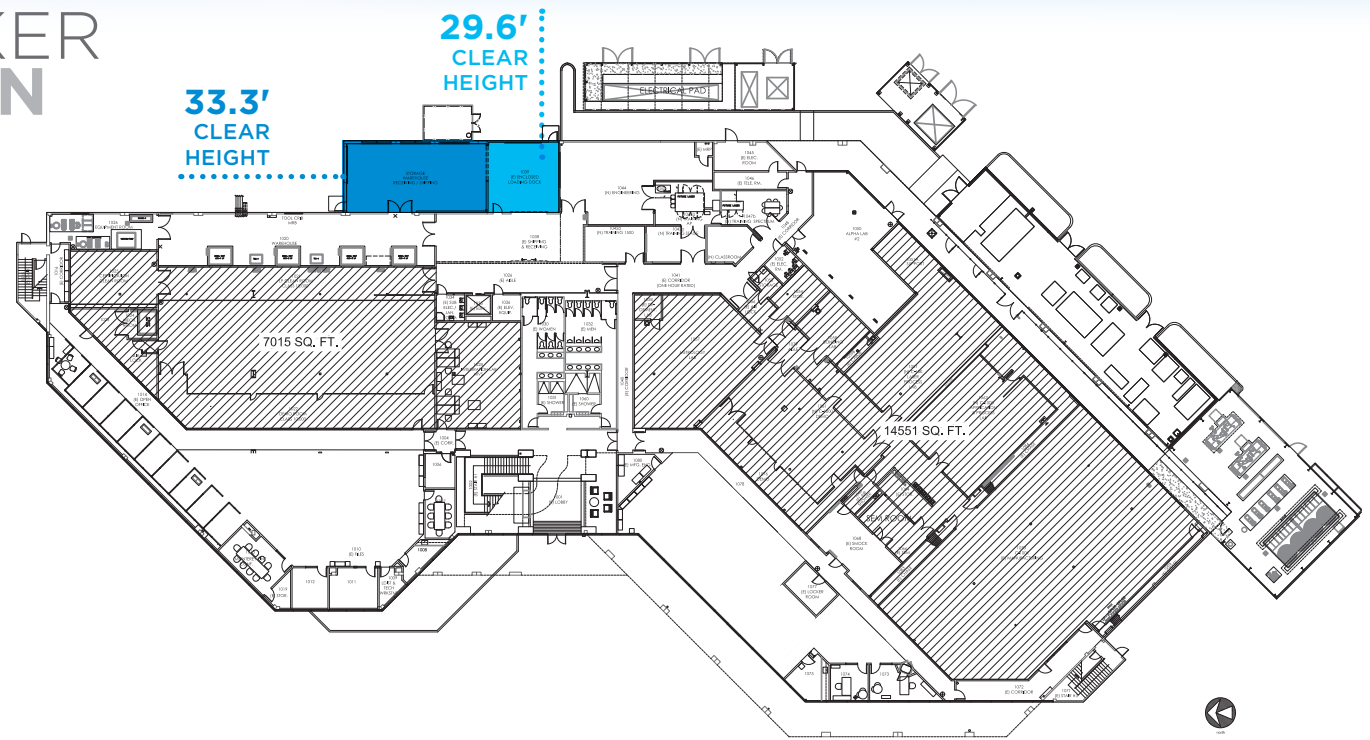
Building And Monument Signage



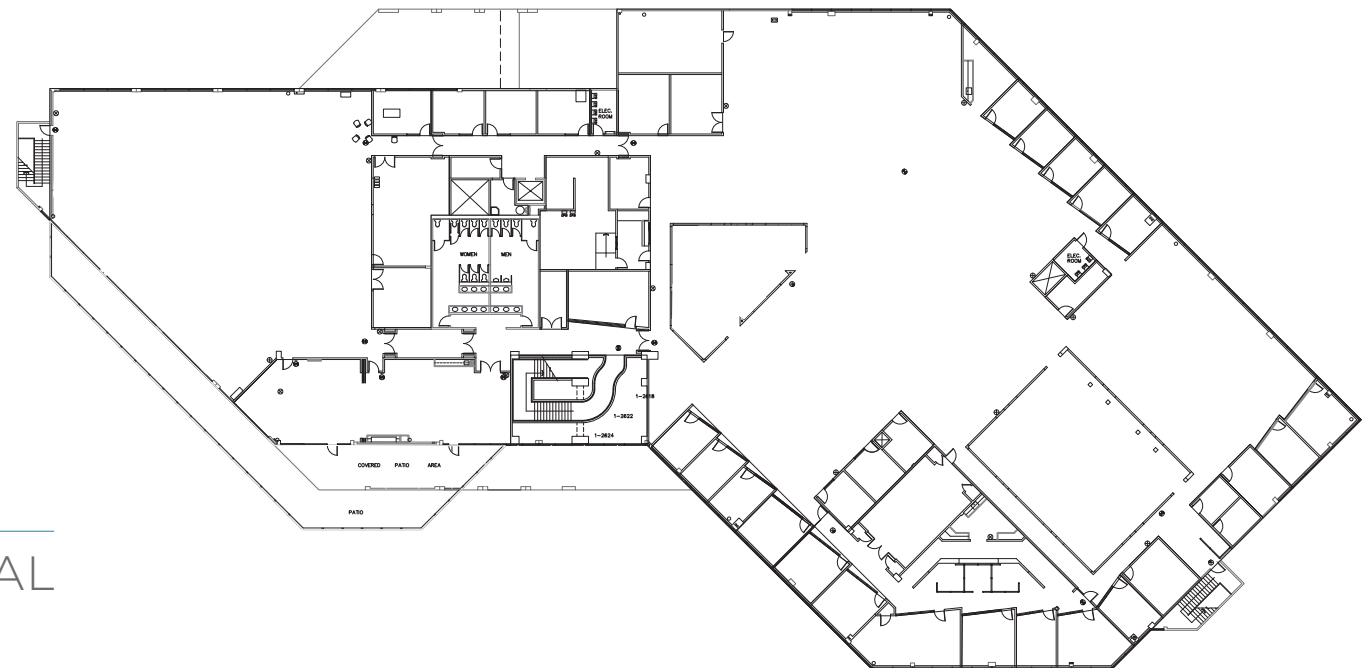


3050 ZANKER FLOORPLAN

1ST FLOOR
±51,061 SF



2ND FLOOR
±50,664 SF
INCLUDING PRIVATE
BALCONY SPACE
±2,500 SF



BUILDING TOTAL
±101,725 SF



2880 JUNCTION AVE

FLOORPLATE

1st Floor - 38,982 SF

2nd Floor - 40,990 SF

POWER

4,000 Amps 277/480V

LOADING

2 Dock-High, 2 Grade Level (combo)

R&D ATTRIBUTES

Extensive Existing Data Center and Electrical Lab

CLEAR HEIGHT

Approximately ±16'

PARKING

3.4/1,000

OUTDOOR AMENITIES

Second Floor Exterior Balcony

SIGNAGE

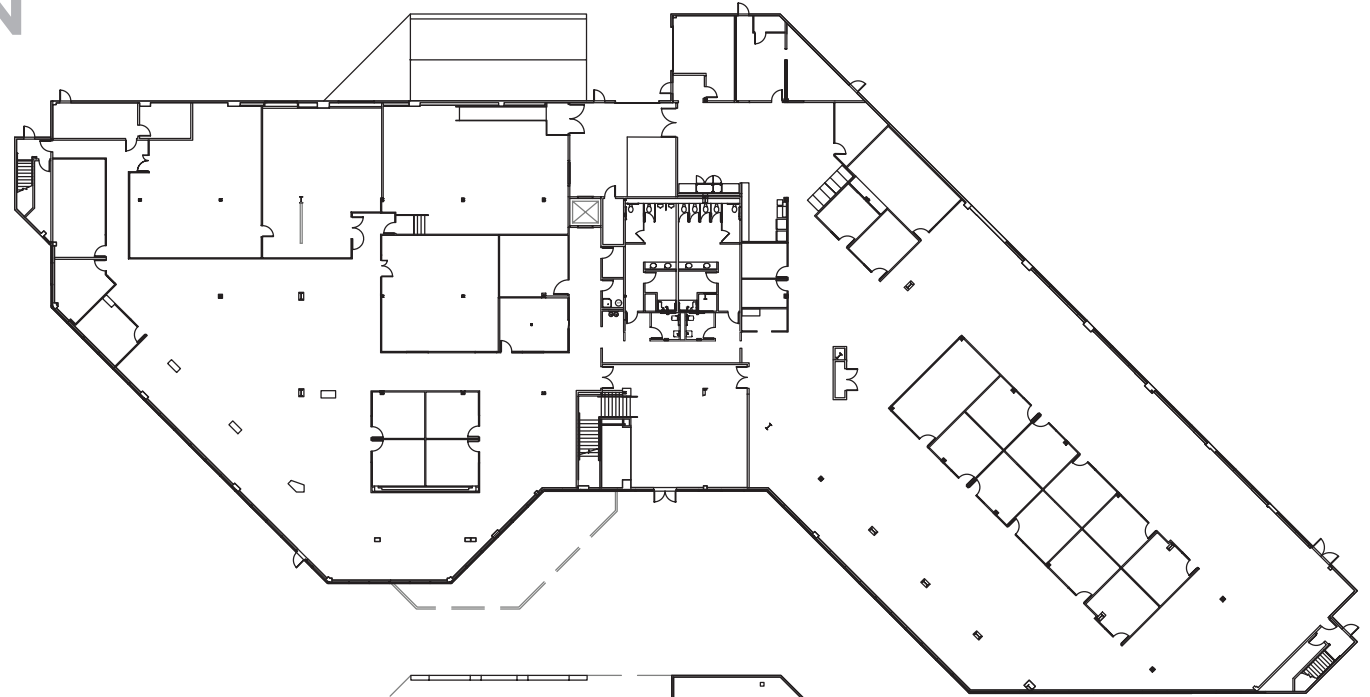
Building And Monument Signage





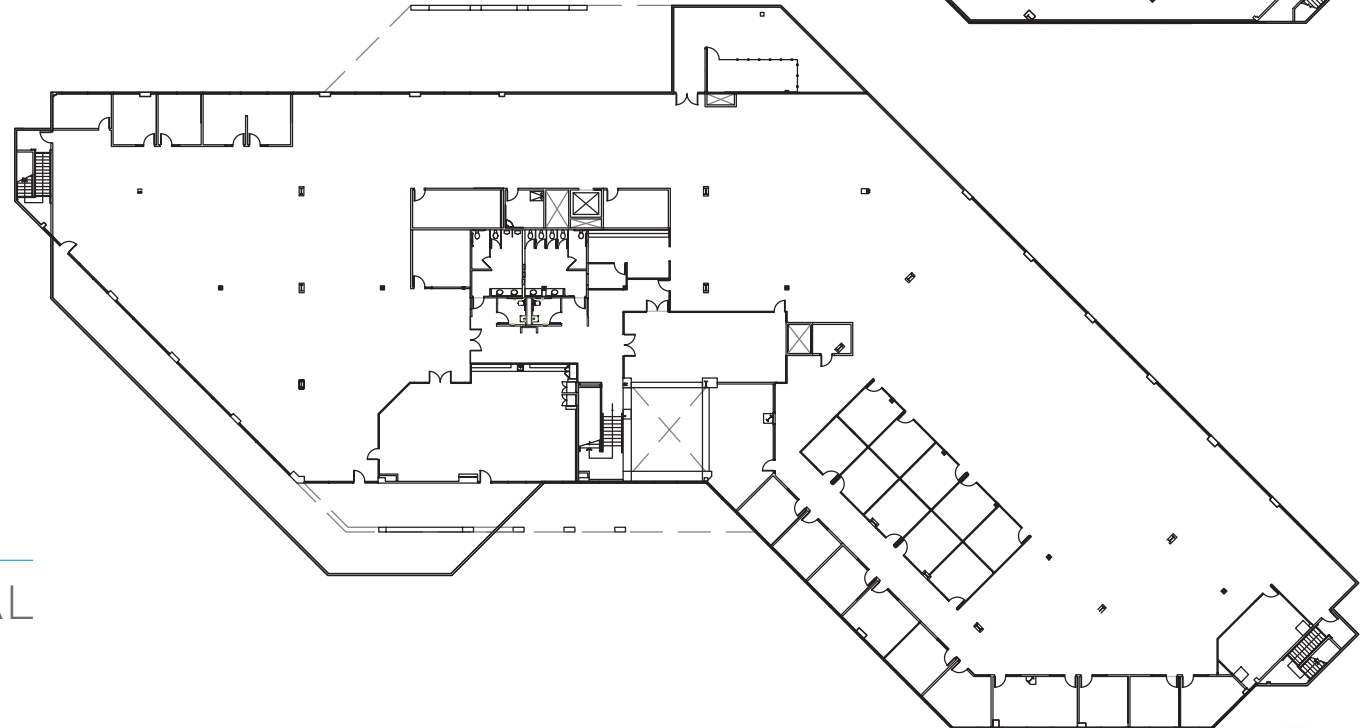
2880 JUNCTION AVE FLOORPLAN

1ST FLOOR
±38,982 SF



2ND FLOOR
±40,990 SF

INCLUDING PRIVATE
BALCONY SPACE
±2,500 SF



BUILDING TOTAL
±79,974 SF



2860 JUNCTION AVE

FLOORPLATE

1st Floor - 29,726 SF

2nd Floor - 39,008 SF

POWER

2,000 Amps 277/480V

LOADING

2 Dock-High

CLEAR HEIGHT

±16' Deck to Deck

EV CHARGING

19 Charging Stations

PARKING

3.4/1,000

OUTDOOR AMENITIES

Second Floor Exterior Balcony

SIGNAGE

Building And Monument Signage

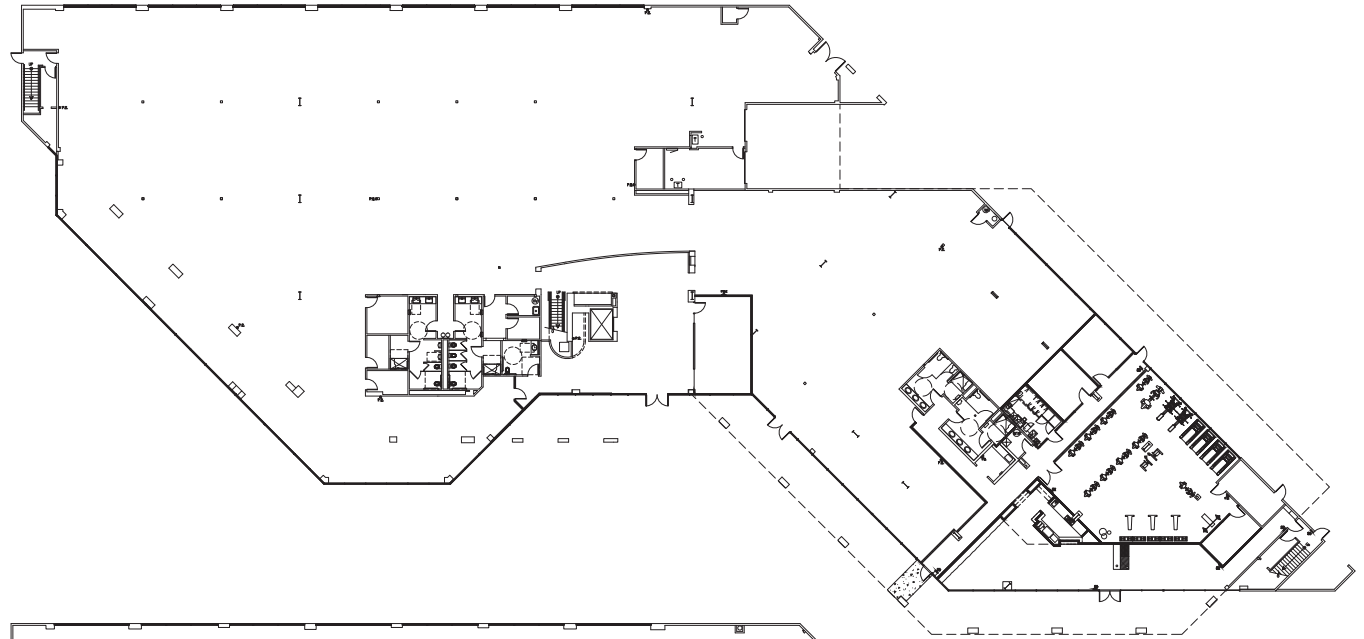
**New Market Ready
Improvements Completed**



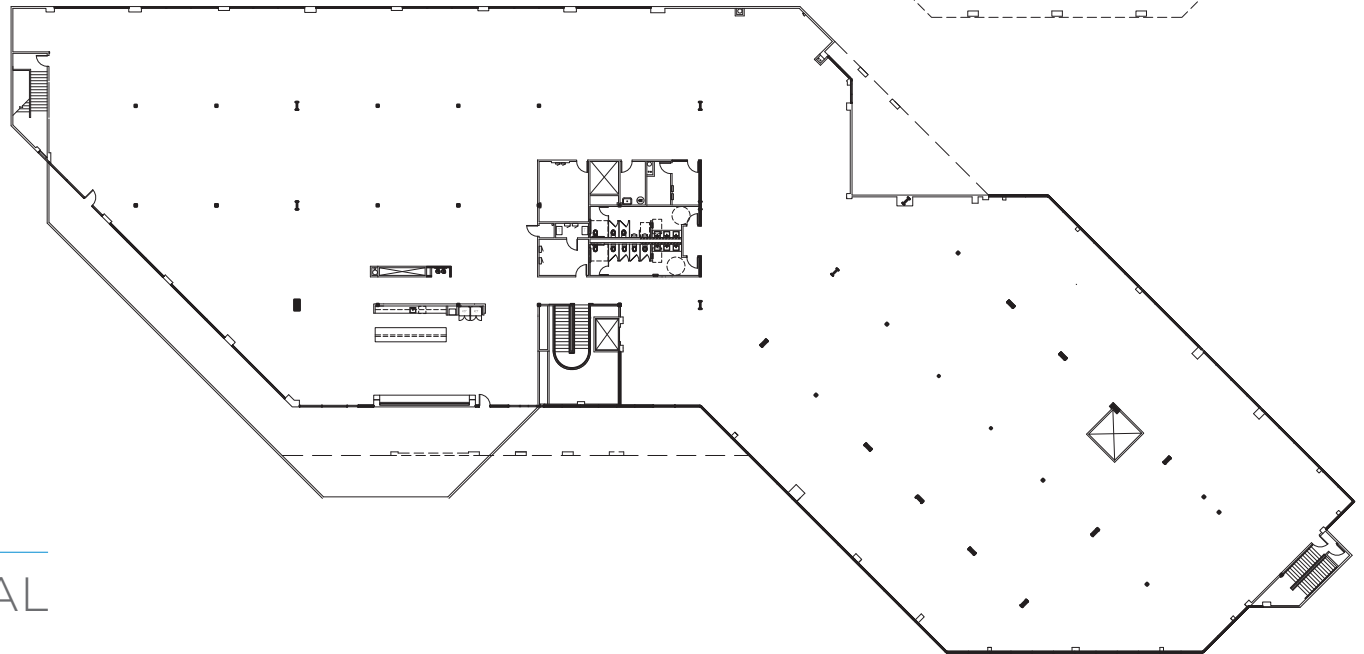


2860 JUNCTION AVE FLOORPLAN

1ST FLOOR
±29,726 SF



2ND FLOOR
±39,008 SF
INCLUDING PRIVATE
BALCONY SPACE
±2,500 SF



BUILDING TOTAL
±68,734 SF



411 PLUMERIA DRIVE

FLOORPLATE

1st Floor - 40,398 SF

2nd Floor - 47,431 SF

POWER

2,000 Amps 277/480V

LOADING

2 Dock-High

CLEAR HEIGHT

±14.3'

EV CHARGING

12 Charging Stations

PARKING

3.4/1,000

OUTDOOR AMENITIES

Second Floor Exterior Balcony

SIGNAGE

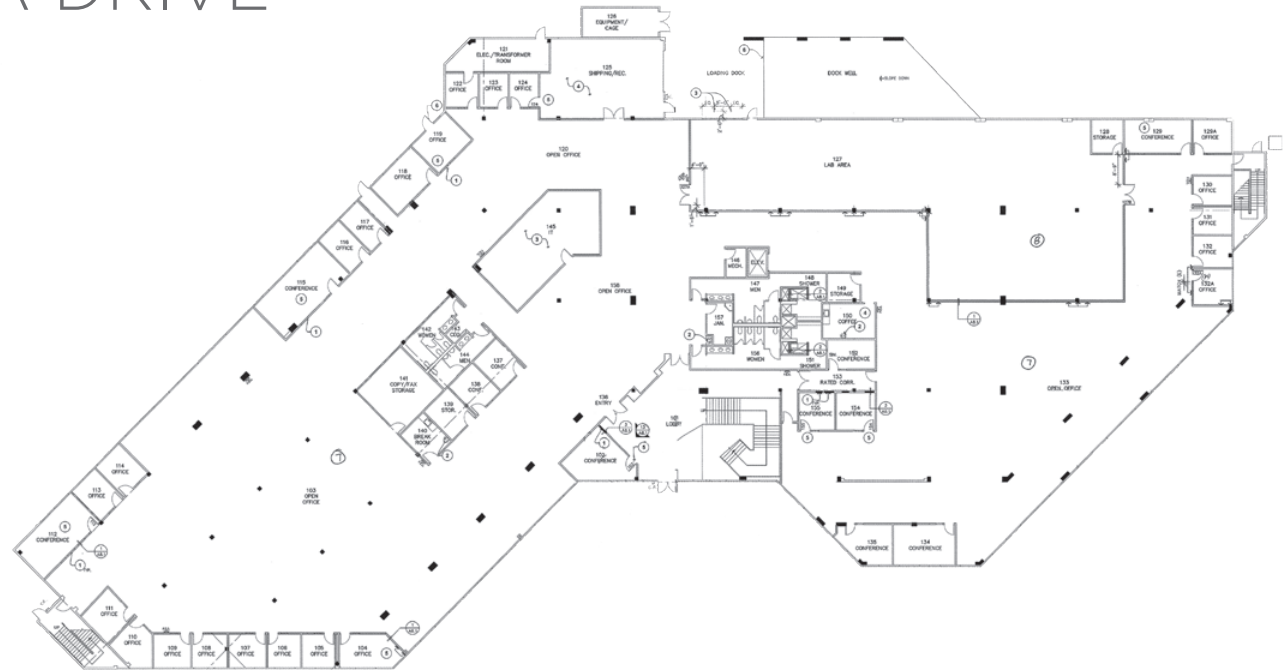
Building And Monument Signage





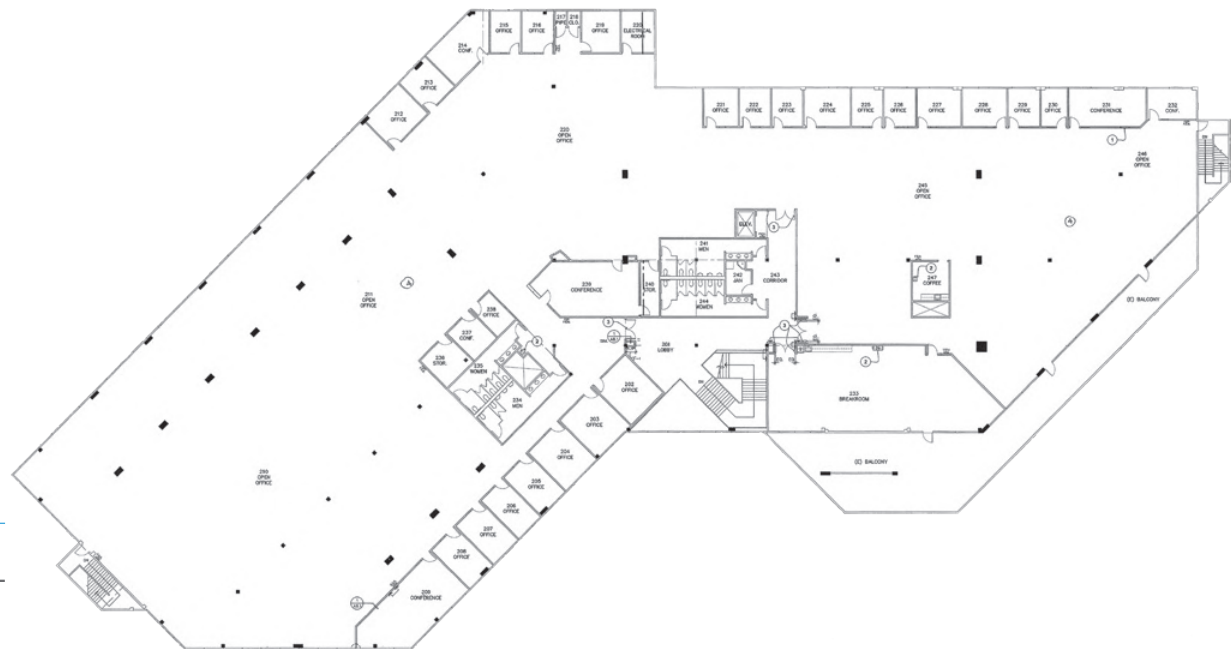
411 PLUMERIA DRIVE FLOORPLAN

1ST FLOOR
±40,398 SF



2ND FLOOR
±47,431 SF

INCLUDING PRIVATE
BALCONY SPACE
±2,500 SF



BUILDING TOTAL
±87,829 SF



SITE PLAN

MONTAGUE EXPRESSWAY

2860 JUNCTION
±68,734 SF
AVAILABLE NOW

2840 JUNCTION
LEASED

2880 JUNCTION
±79,974 SF
AVAILABLE NOW
(SUBLEASE OR DIRECT)

3050 ZANKER
±101,725 SF
AVAILABLE NOW

411 PLUMERIA
±87,829 SF
AVAILABLE NOW



AMENITIES & TRANSPORTATION

RIVERMARK VILLAGE

- | | |
|------------------------|---------------------|
| Jersey Mike's Subs | Meet Fresh |
| Fantasia Coffee & Tea | Red Robin |
| Easterly Hunan Cuisine | Piatti |
| Poke House | Premier Pizza |
| The Kebab Shop | Cold Stone Creamery |
| Peet's Coffee | EggHead |
| Dave's Hot Chicken | Hyatt House |
| Chipotle | |

±4 Min. Drive
±1.1 Miles

CRESCENT VILLAGE

- Starbucks
- Patxi's Pizza
- Wahoo's Fish & Taco

8 Min Walk
0.4 Miles

ACE SHUTTLE



RIVER OAKS MARKETPLACE

- Bibimbowl
- Tortilla House
- Starbucks
- Go Fish Poke Bar
- Subway
- Mountain Mike's Pizza
- Chase Bank

5 Min Walk
0.2 Miles

ACE SHUTTLE



MONTAGUE EXPWY

N FIRST ST LIGHT RAIL

ZANKER RD

- Starbucks
- Okayama Express
- Thai Orchid
- Ume Chinese Food
- Philly's Cheesesteaks & Wings
- Pho Viet
- Una Mas
- Dish n Dash
- T&T Fusion
- Homewood Suites

±5 Min. Drive
±1.4 Miles

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±87,829 SF

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3050 ZANKER RD
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