

EXPERIENCE

TASMAN TECH

MILPITAS, CALIFORNIA

±10,781 SF - ±52,812 SF
AVAILABLE FOR LEASE

CBRE

WASHINGTON
HOLDINGS

OUTDOOR COLLABORATION AREA



ON-SITE DINING AND RETAIL



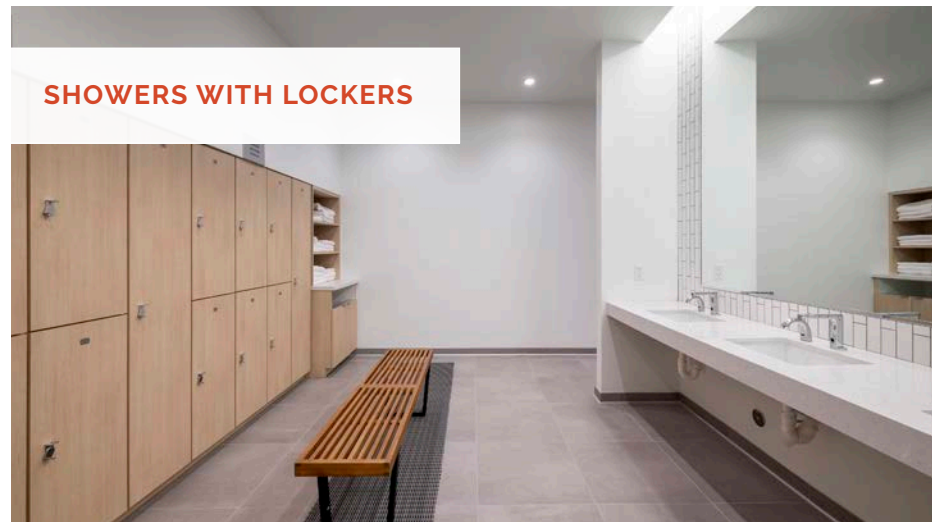
ON-SITE FITNESS



YOGA STUDIO



SHOWERS WITH LOCKERS



TASMAN TECH

MILPITAS, CALIFORNIA

PROPERTY HIGHLIGHTS

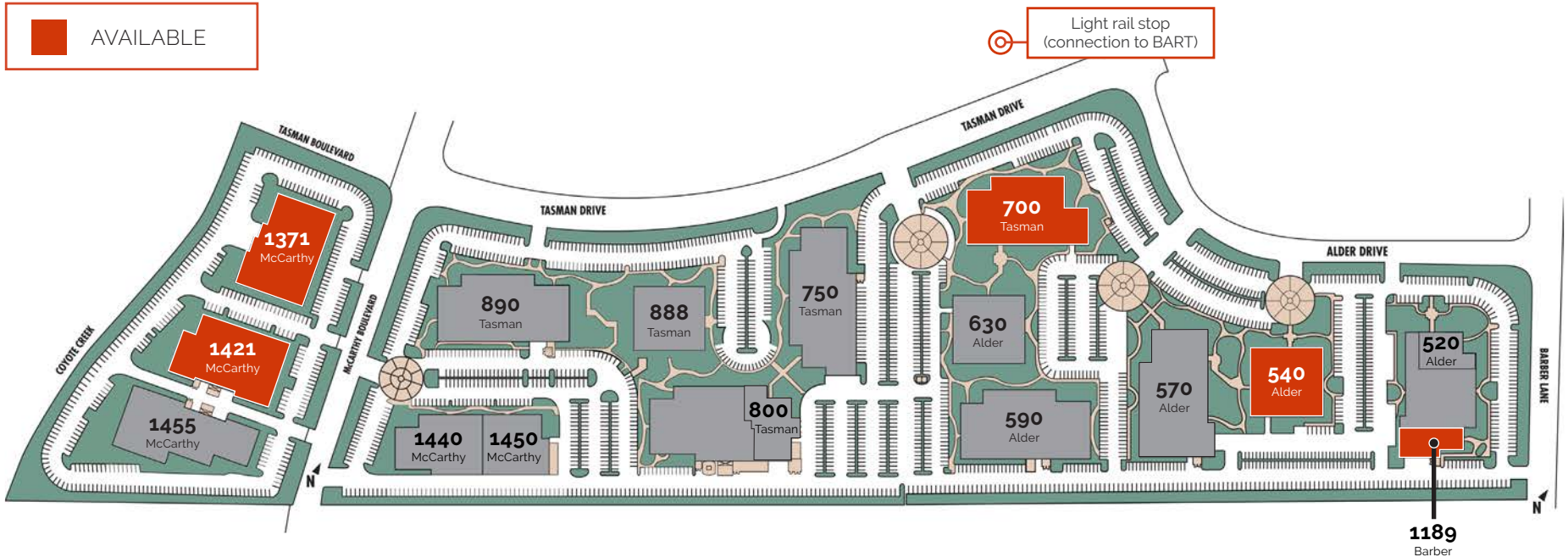
- Functional and modern single-story and two-story R&D/office/warehouse space with 25,000 SF to 45,000 SF floor plates
- 2,000–2,400 amps of power per building
- Expansion opportunities within both Tasman Tech and Washington Holdings' portfolio
- 16' to 18' clear heights
- ±10,781 SF - ±52,812 SF available
- A mix of free-standing, high-image, single and two-story buildings
- Dock-level and grade-level loading available
- Access to I-880 and public transportation VTA stop with access to BART
- Responsive institutional ownership with best-in-class local property management



- On-site restaurants/ outdoor eating
- Collaboration areas
- Tenant fitness center
- Public transportation
- Marriott Element Hotel

AVAILABILITY

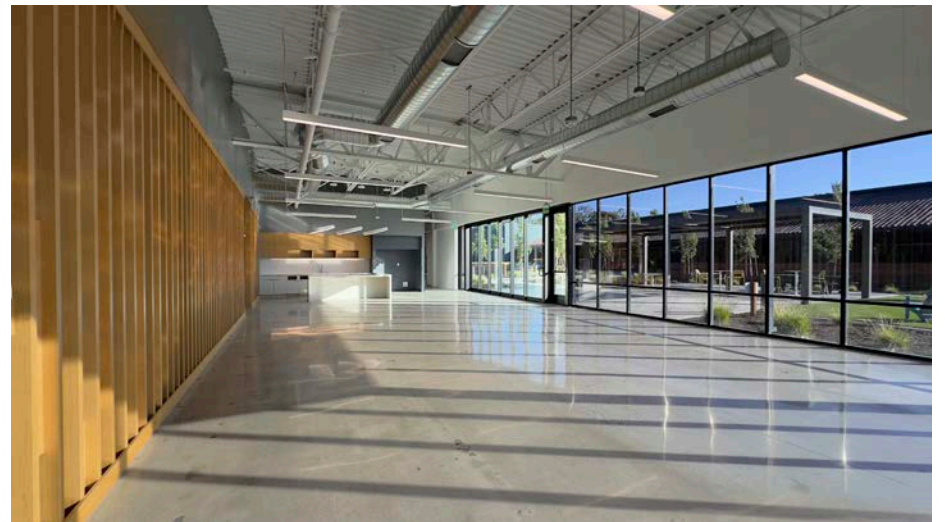
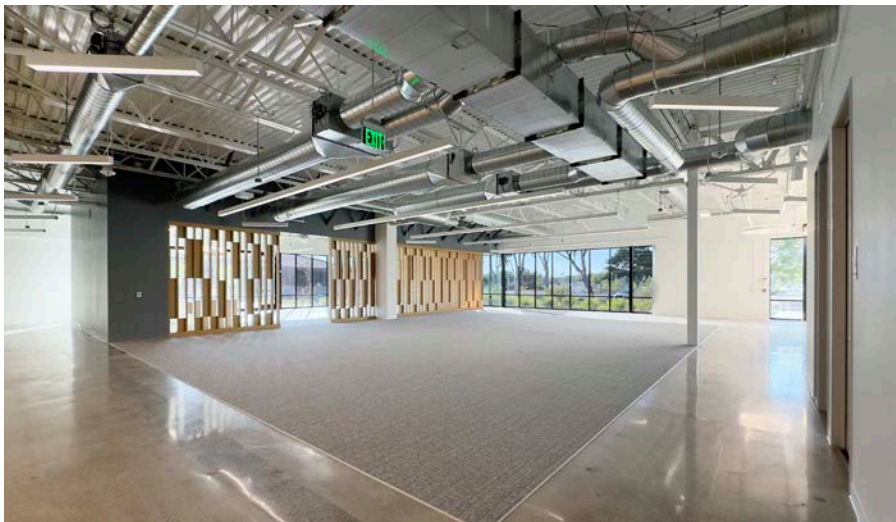
ADDRESS	SIZE	COMMENTS
540 Alder	±52,812 SF	Two-story, freestanding building opportunity. New market-ready interiors, an upgraded entryway facade, and a new outdoor collaboration/amenity area.
700 Tasman	±38,318 SF	New availability. Available 4/1/26.
1421 McCarthy	±31,165 SF	New availability. 60% office, 40% warehouse/manufacturing space. Open lab/R&D area. Available 2/1/26.
1371 McCarthy	±30,170 SF	New availability. Exterior and interior renovations coming Q1 2026. Interior renovations includes new restroom cores, break room, title 24 lights.
1189 Barber	±10,781 SF	60% office, 40% lab/manufacturing/warehouse space.



540 ALDER



INTERIOR
AND EXTERIOR
RENOVATIONS
COMPLETED



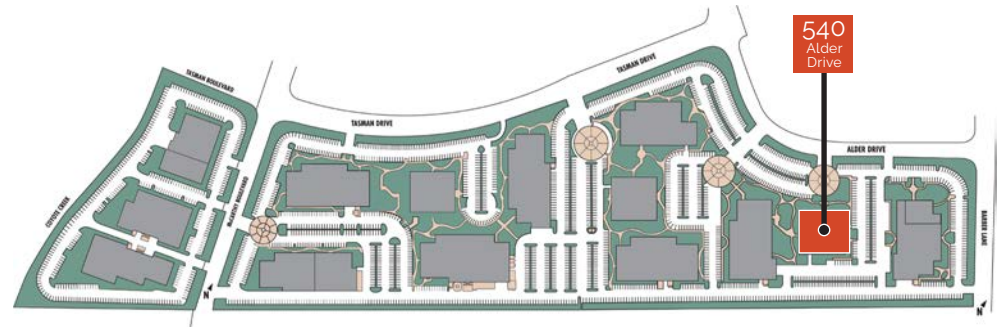
540 ALDER DRIVE

540 ALDER DRIVE (±52,812 SF AVAILABLE)

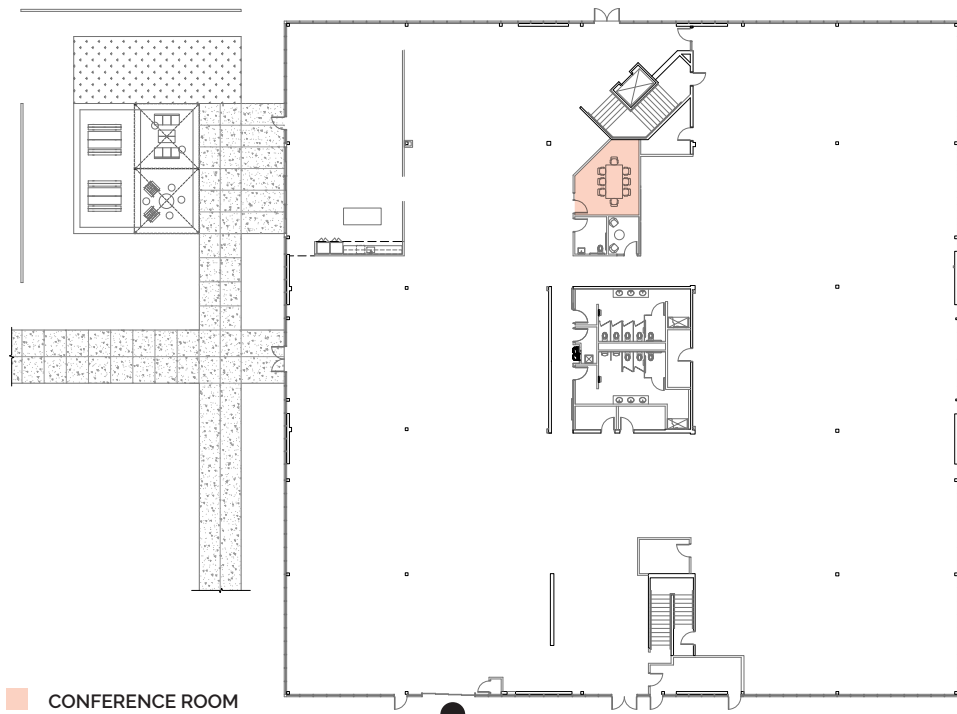
BUILDING DETAILS

Clear Height	14'
HVAC	184 tons
Loading	1 grade-level loading
Power	2,000 amps, 277/480v 3-phase

LOCATION

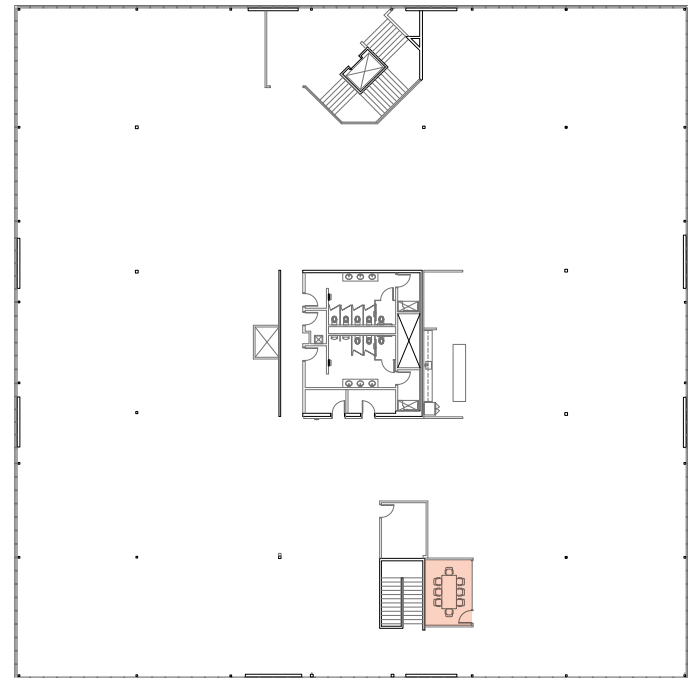


AS-BUILT FIRST FLOOR



- CONFERENCE ROOM
- GRADE-LEVEL LOADING

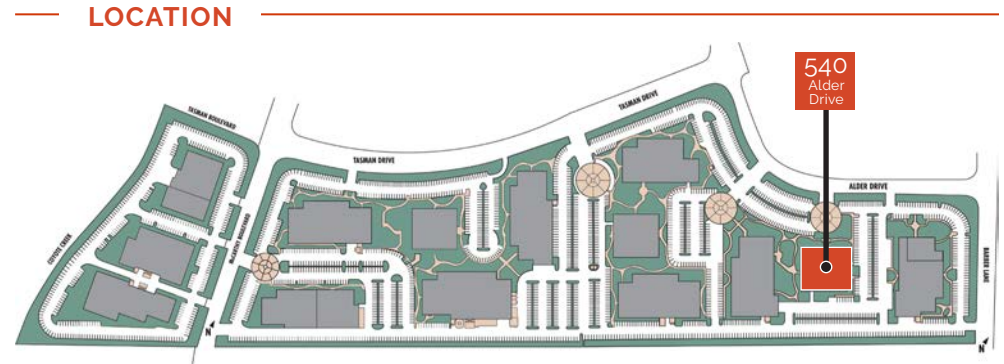
AS-BUILT SECOND FLOOR



540 ALDER DRIVE

540 ALDER DRIVE (±52,812 SF AVAILABLE)

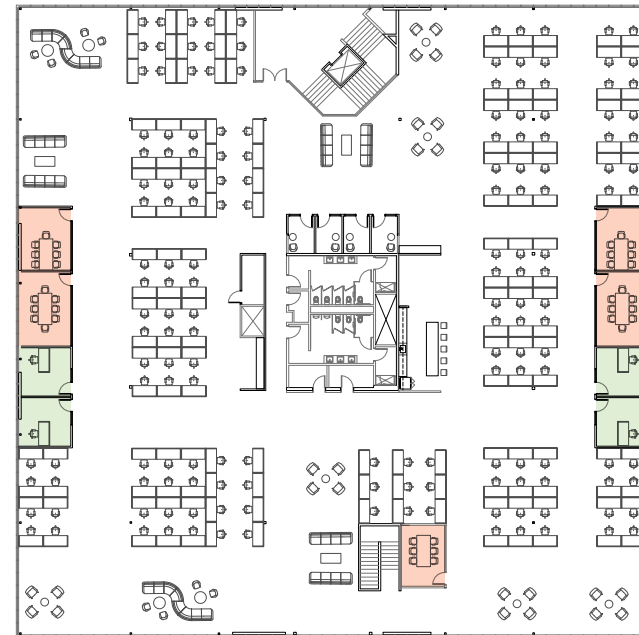
PROGRAM SUMMARY	1ST FLOOR	2ND FLOOR	TOTAL
Lobby	1	1	2
Conference	6	5	11
Workbench 30"x72"	140	163	303
Office	6	4	10
Lab	1	-	1
Phone Room	2	4	6
Break Room	1	1	2
Shipping/Receiving	1	-	1
Storage	3	2	5
IDF/Server	1	1	2
Copy/Print	-	2	2



HYPOTHETICAL OFFICE FIRST FLOOR



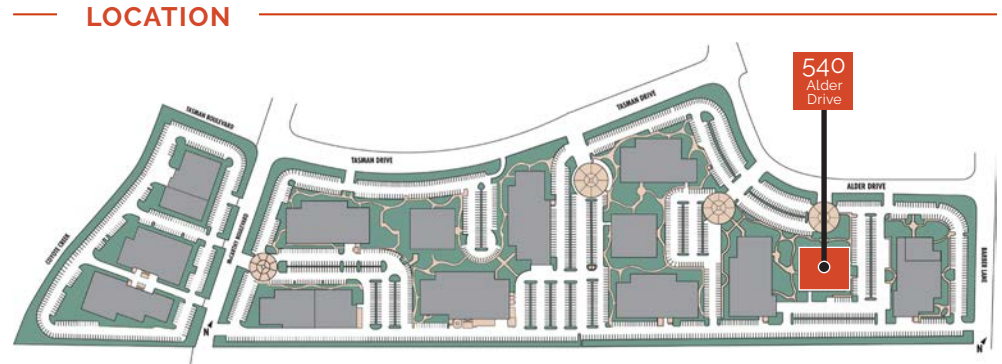
HYPOTHETICAL OFFICE SECOND FLOOR



540 ALDER DRIVE

540 ALDER DRIVE (±52,812 SF AVAILABLE)

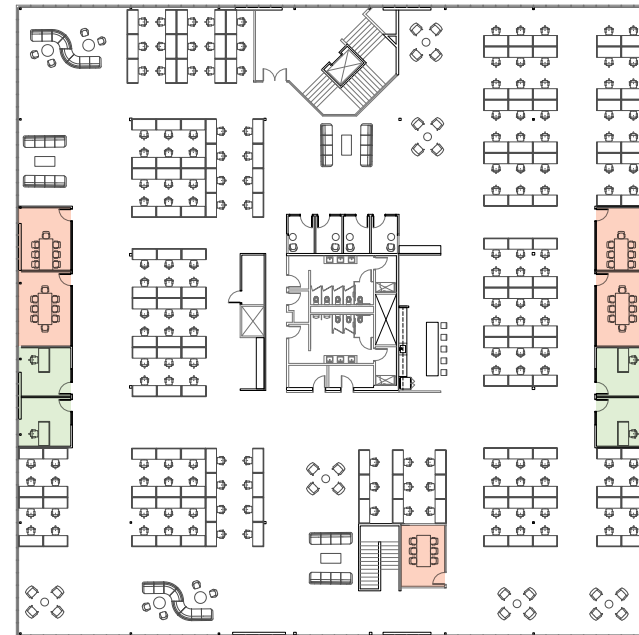
PROGRAM SUMMARY	1ST FLOOR	2ND FLOOR	TOTAL
Lobby	1	1	2
Conference	3	5	8
Workbench 30"x72"	54	163	217
Office	7	4	11
Lab	4	-	4
Phone Room	1	4	5
Break Room	1	1	2
Shipping/Receiving	1	-	1
Storage	5	2	7
IDF/Server	1	1	2
Copy/Print	-	2	2



HYPOTHETICAL LAB FIRST FLOOR



HYPOTHETICAL LAB SECOND FLOOR

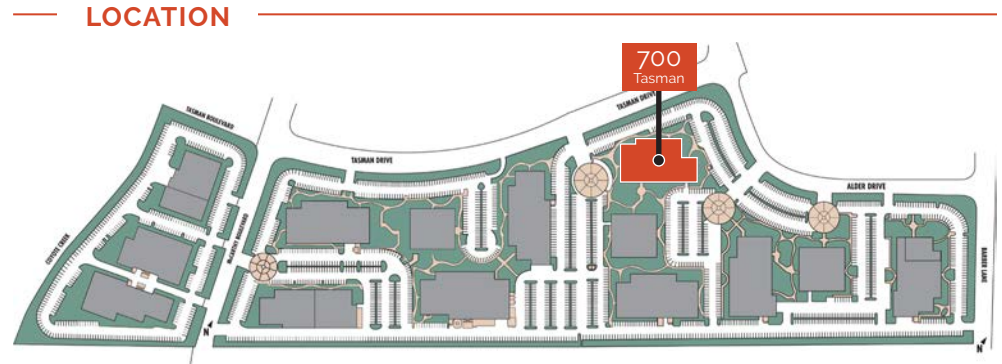


700 TASMAN DRIVE

700 TASMAN DRIVE (±38,318 SF AVAILABLE)

BUILDING DETAILS

Clear Height	16'
Loading	1 grade-level loading
Power	2,000 amps, 277/480v 3-phase



AS-BUILT FLOOR PLAN



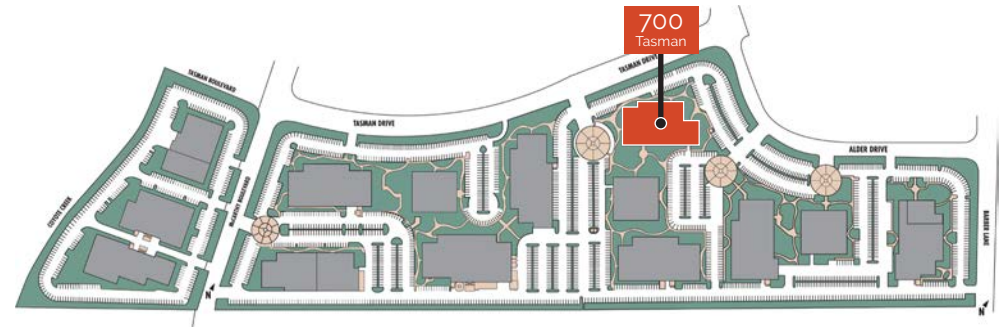
700 TASMAN DRIVE

700 TASMAN DRIVE (±38,318 SF AVAILABLE)

PROGRAM SUMMARY

Reception	1	Collab/Lounge	4	Benching (30"X72" Typ.)	213
Demo Room	1	Break Area	1	Mother's Room	1
Customer Center	1	All-hands Area	1	Storage	3
Board Room	1	Coffee Area	1	Warehouse	1
Lg. Conference	1	Lab	3		
Md. Conference	4	Office	3		
Sm. Conference	6	Phone Room	11		

LOCATION



HYPOTHETICAL OPTION A FLOOR PLAN



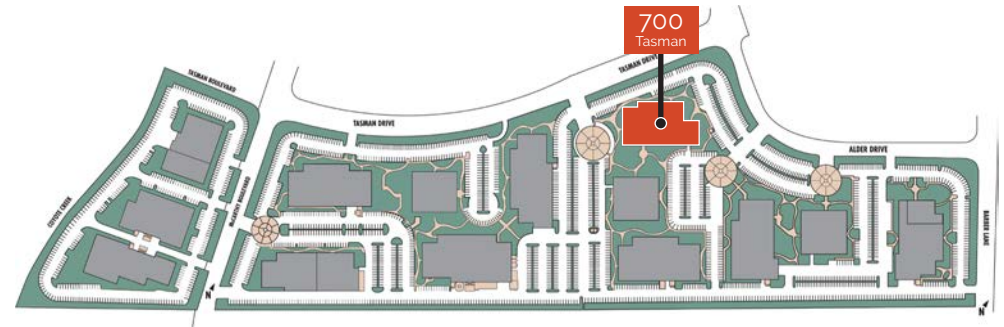
700 TASMAN DRIVE

700 TASMAN DRIVE (±38,318 SF AVAILABLE)

PROGRAM SUMMARY

Reception	1	Collab/Lounge	4	Benching (30"X72" Typ.)	213
Demo Room	1	Break Area	1	Mother's Room	1
Customer Center	1	All-hands Area	1	Storage	2
Board Room	1	Coffee Area	1	Warehouse	1
Lg. Conference	1	Lab	3		
Md. Conference	3	Office	3		
Sm. Conference	5	Phone Room	7		

LOCATION



HYPOTHETICAL OPTION B FLOOR PLAN

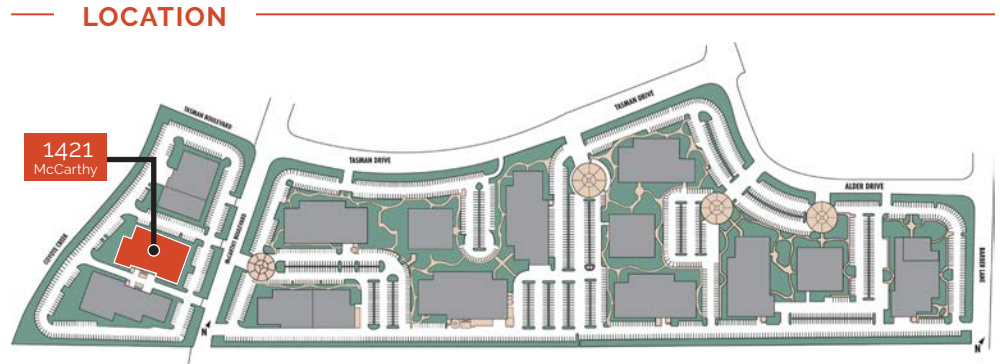


1421 MCCARTHY BLVD

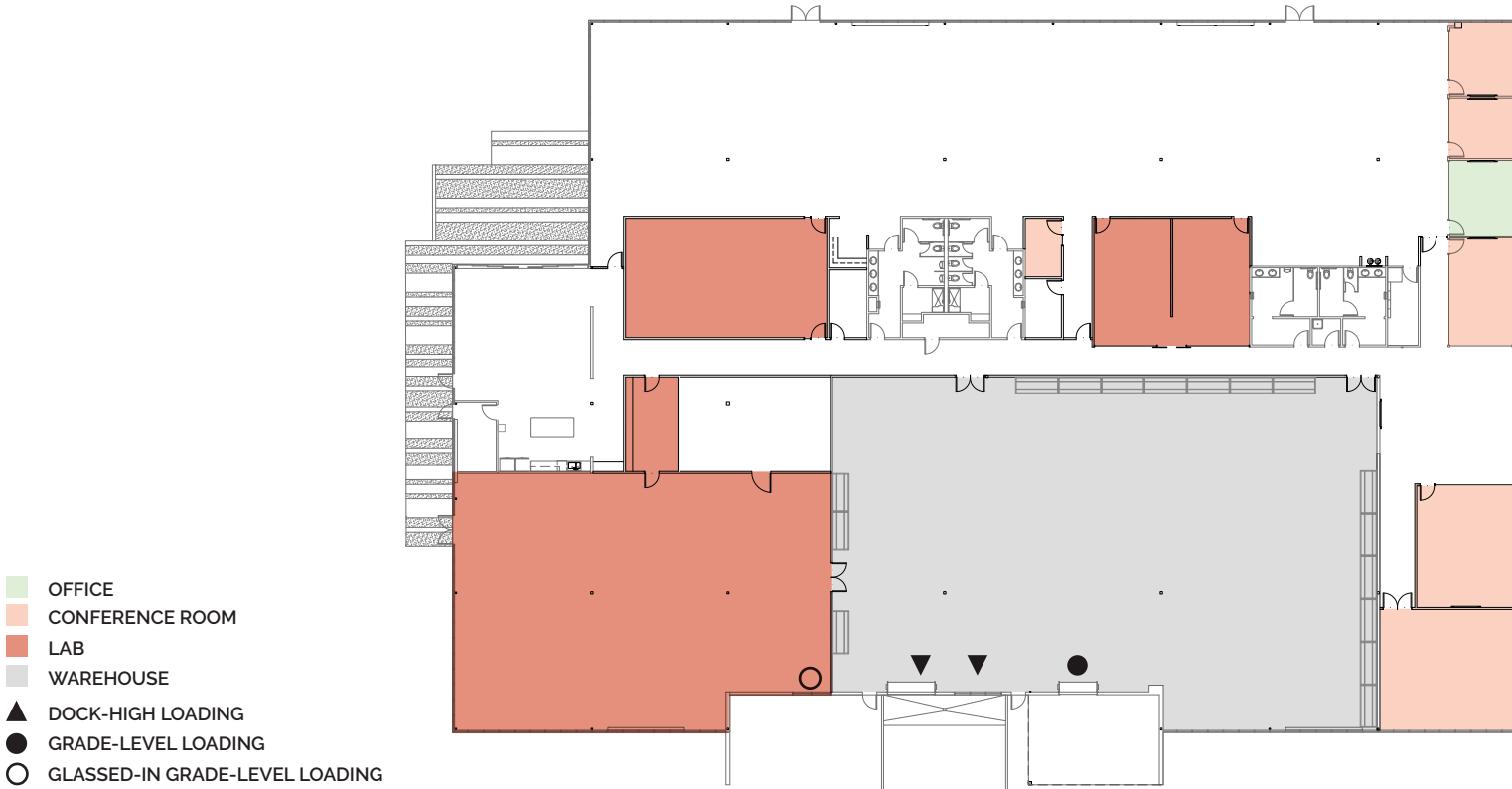
1421 MCCARTHY BLVD (±31,165 SF AVAILABLE)

BUILDING DETAILS

Clear Height	16' - 18'
Loading	2 dock-high / 2 grade-level loading
Power	2,000 amps, 277/480v



AS-BUILT FLOOR PLAN



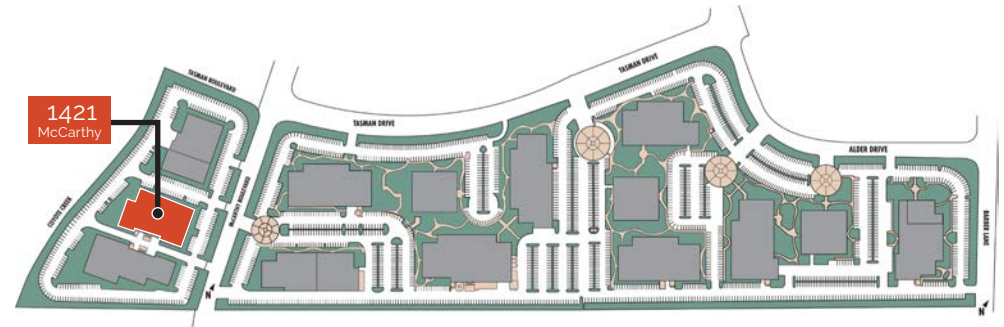
1421 MCCARTHY BLVD

1421 MCCARTHY BLVD (±31,165 SF AVAILABLE)

PROGRAM SUMMARY

Reception	1	Break Room	1
Collaboration	7	Benching (30"x72" Typ.)	80
Board Room	1	Elec.	2
Conference	2	Server	1
Huddle	3	Lab	3
Office	1	Warehouse	1

LOCATION



HYPOTHETICAL FLOOR PLAN



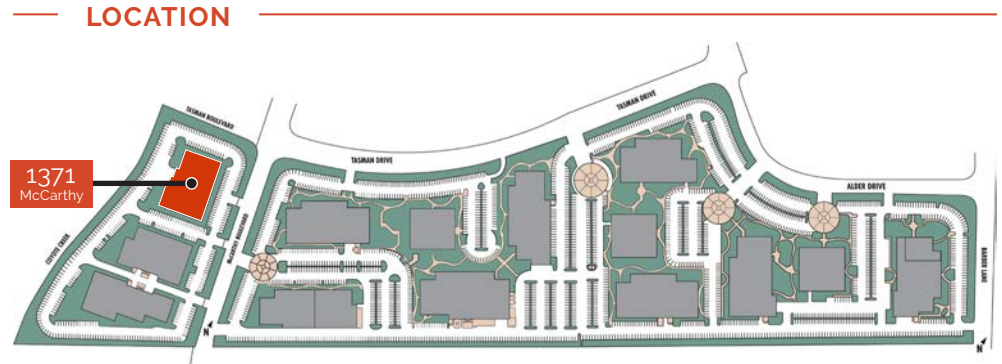
- OFFICE
- CONFERENCE ROOM
- LAB
- WAREHOUSE
- ▲ DOCK-HIGH LOADING
- GRADE-LEVEL LOADING
- GLASSED-IN GRADE-LEVEL LOADING

1371 MCCARTHY BLVD

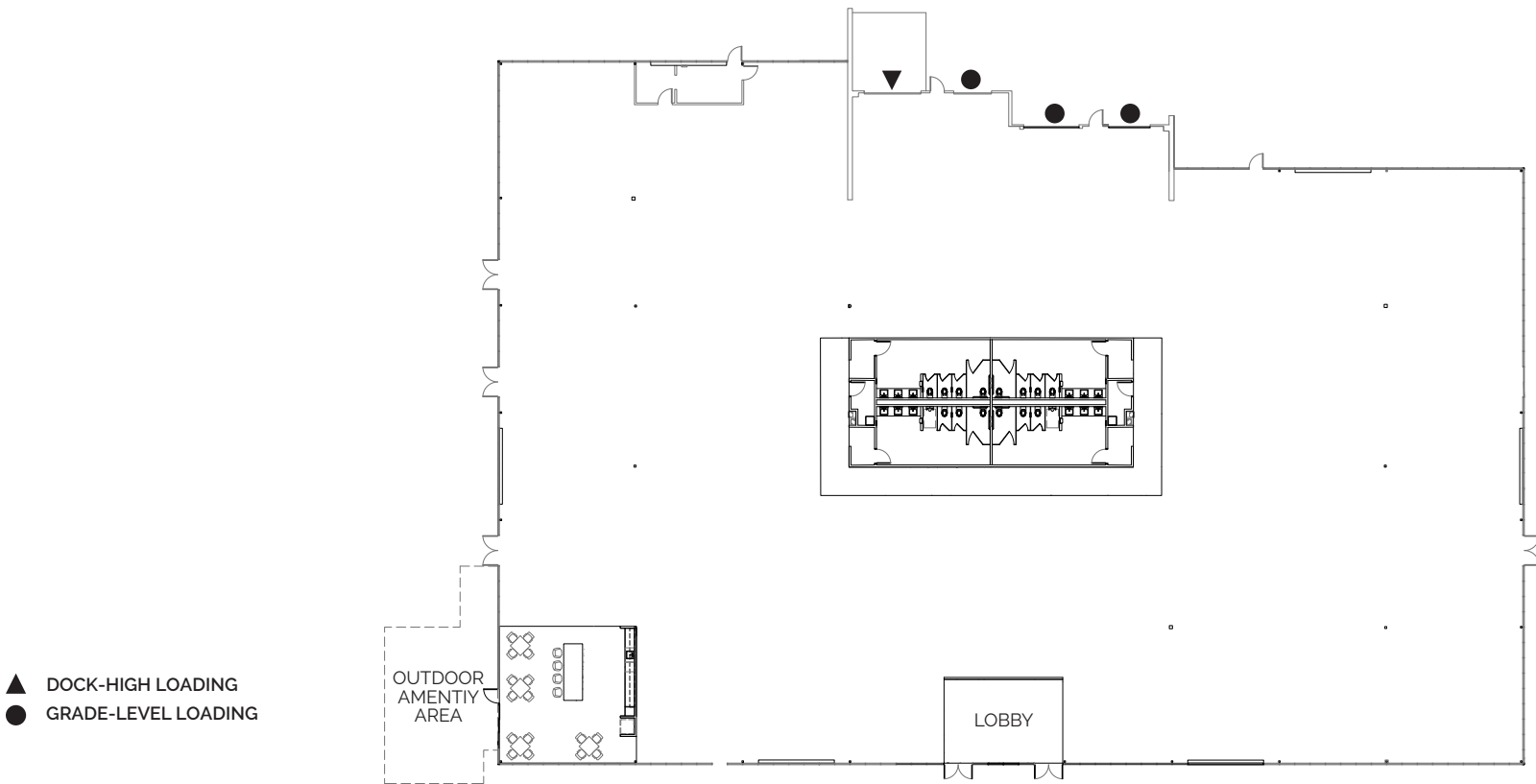
1371 MCCARTHY BLVD (±30,170 SF AVAILABLE)

BUILDING DETAILS

Clear Height	16' - 18'
Loading	1 dock-high / 3 grade-level loading
Power	2,000 amps, 277/480v



AS-BUILT FLOOR PLAN



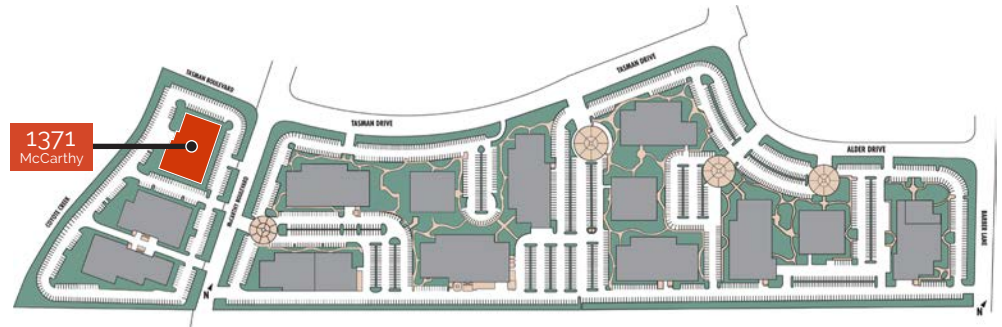
1371 MCCARTHY BLVD

1371 MCCARTHY BLVD (±30,170 SF AVAILABLE)

PROGRAM SUMMARY

Office	8	Loading Dock	1
Benching (30"x72" Typ.)	136	Lobby	1
Large Conference	1	Mother's Room	1
Medium Conference	2	Server	1
Collaboration	7	Break Room	1
Lab	7	Coffee	1
Warehouse	1	Outdoor Amenity	1

LOCATION



HYPOTHETICAL FLOOR PLAN

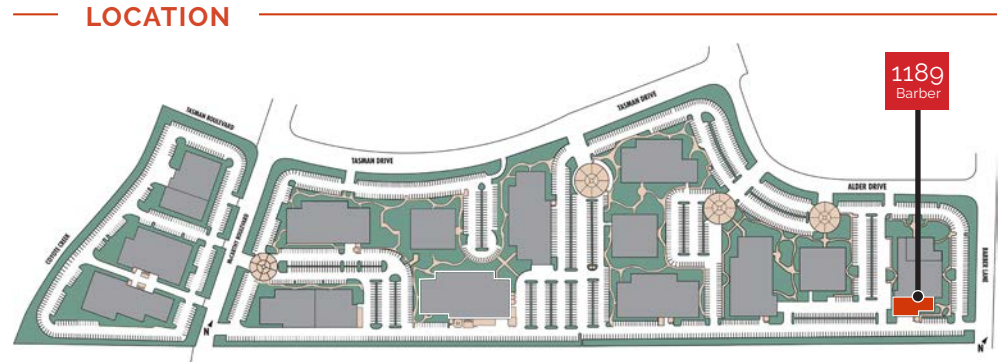


1189 BARBER LANE

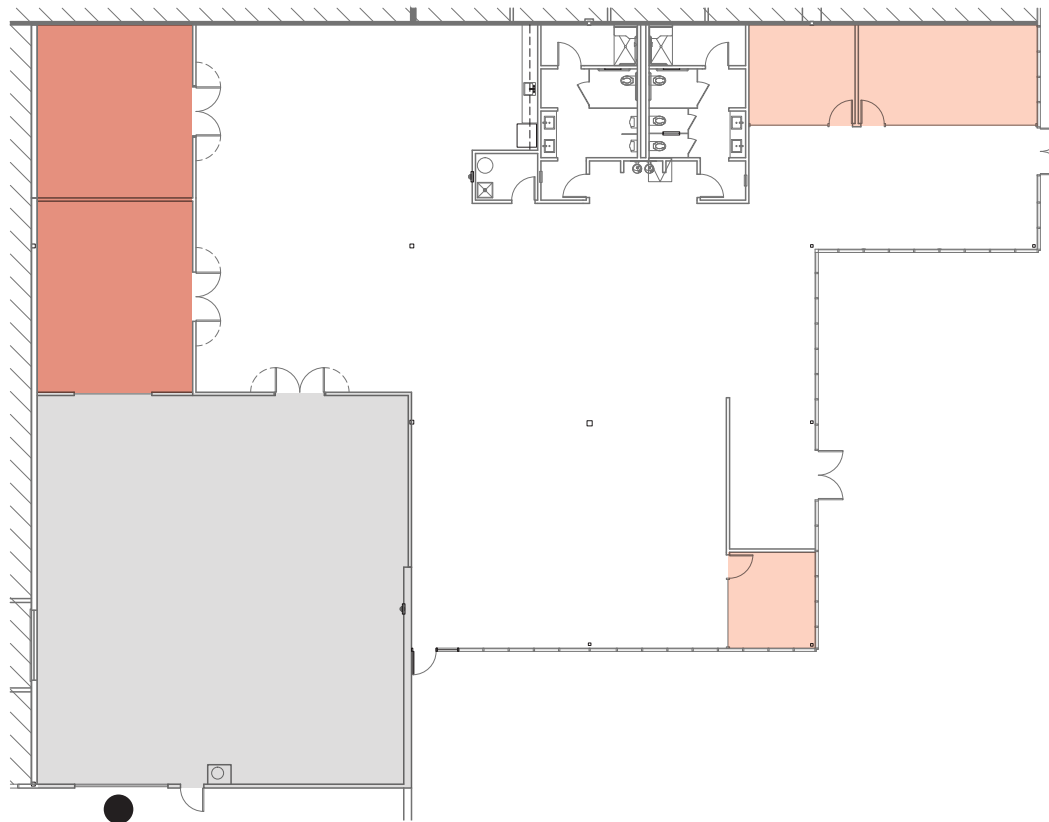
1189 BARBER LANE (±10,781 SF AVAILABLE)

BUILDING DETAILS

Clear Height	18'
Loading	1 grade-level door
Power	550 amps, 277/480v



AS-BUILT FLOOR PLAN



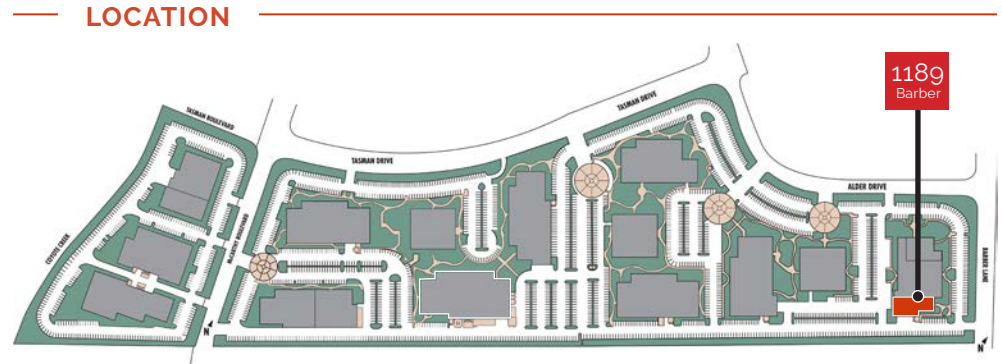
- CONFERENCE ROOM
- LAB
- WAREHOUSE
- GRADE-LEVEL LOADING

1189 BARBER LANE

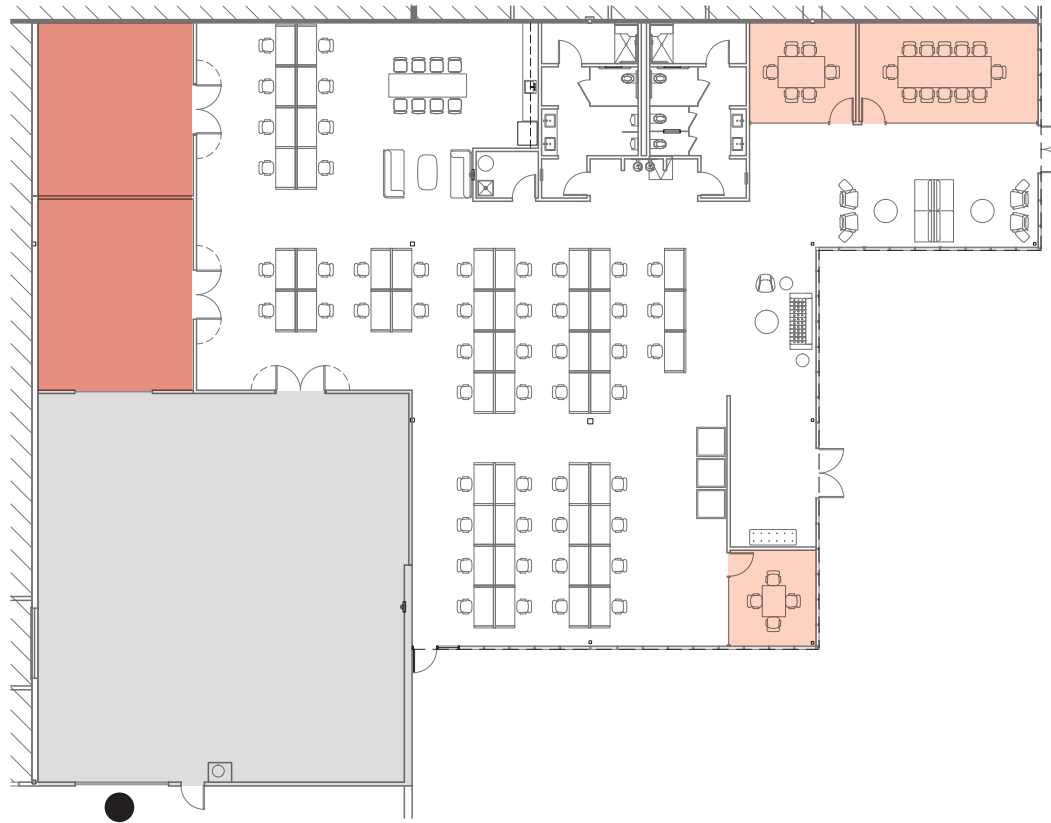
1189 BARBER LANE (±10,781 SF AVAILABLE)

PROGRAM SUMMARY

Lobby	1	Lab	2
Medium Conference	2	Collaboration	2
Large Conference	1	Break Room	1
Benching (30"x72" Typ.)	51	Storage	1
Warehouse	1		



HYPOTHETICAL FLOOR PLAN



- CONFERENCE ROOM
- LAB
- WAREHOUSE
- GRADE-LEVEL LOADING

LOCAL AMENITY MAP

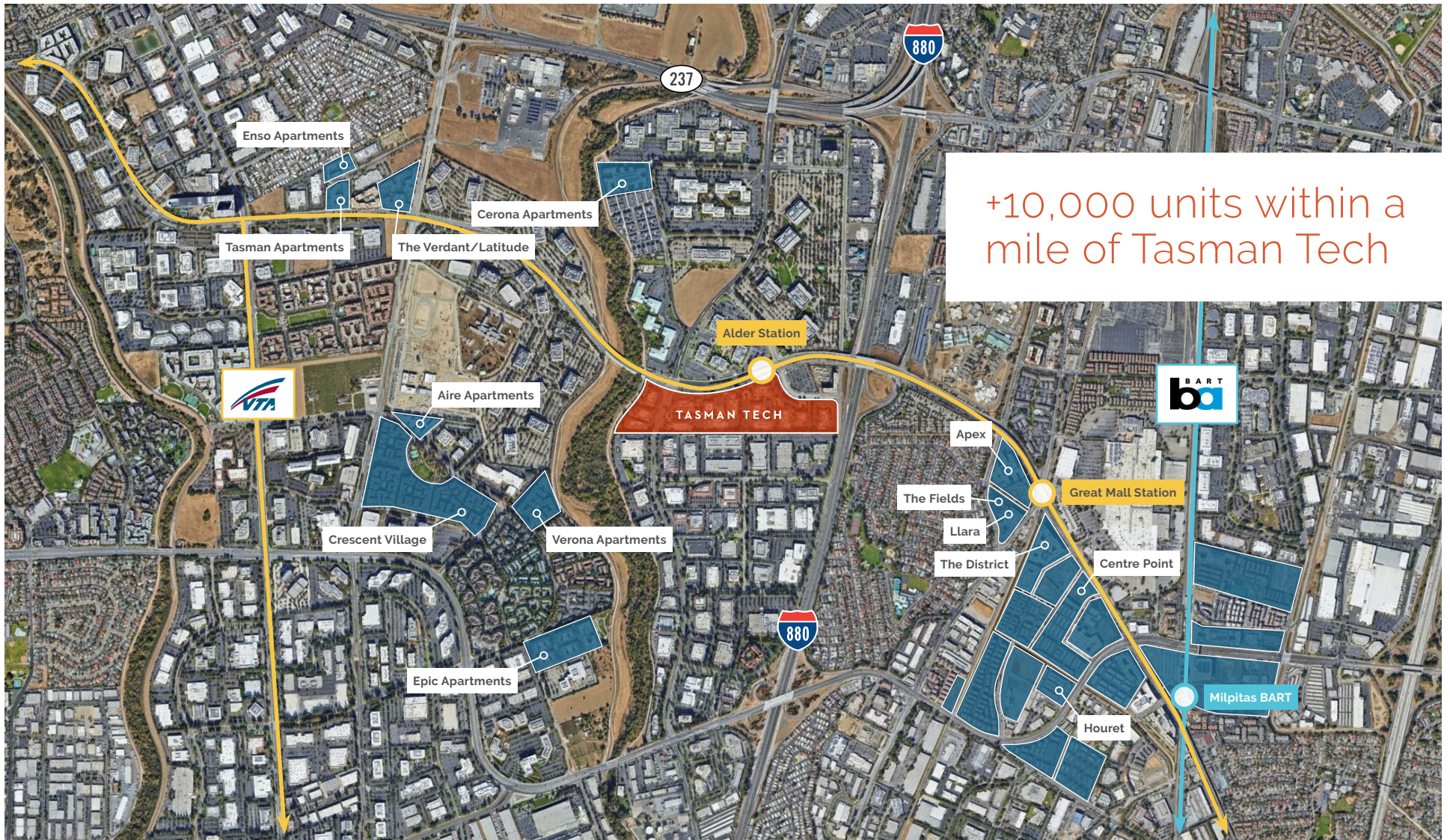


EXPERIENCE

TASMAN TECH

MILPITAS, CALIFORNIA

RESIDENTIAL DEVELOPMENT MAP



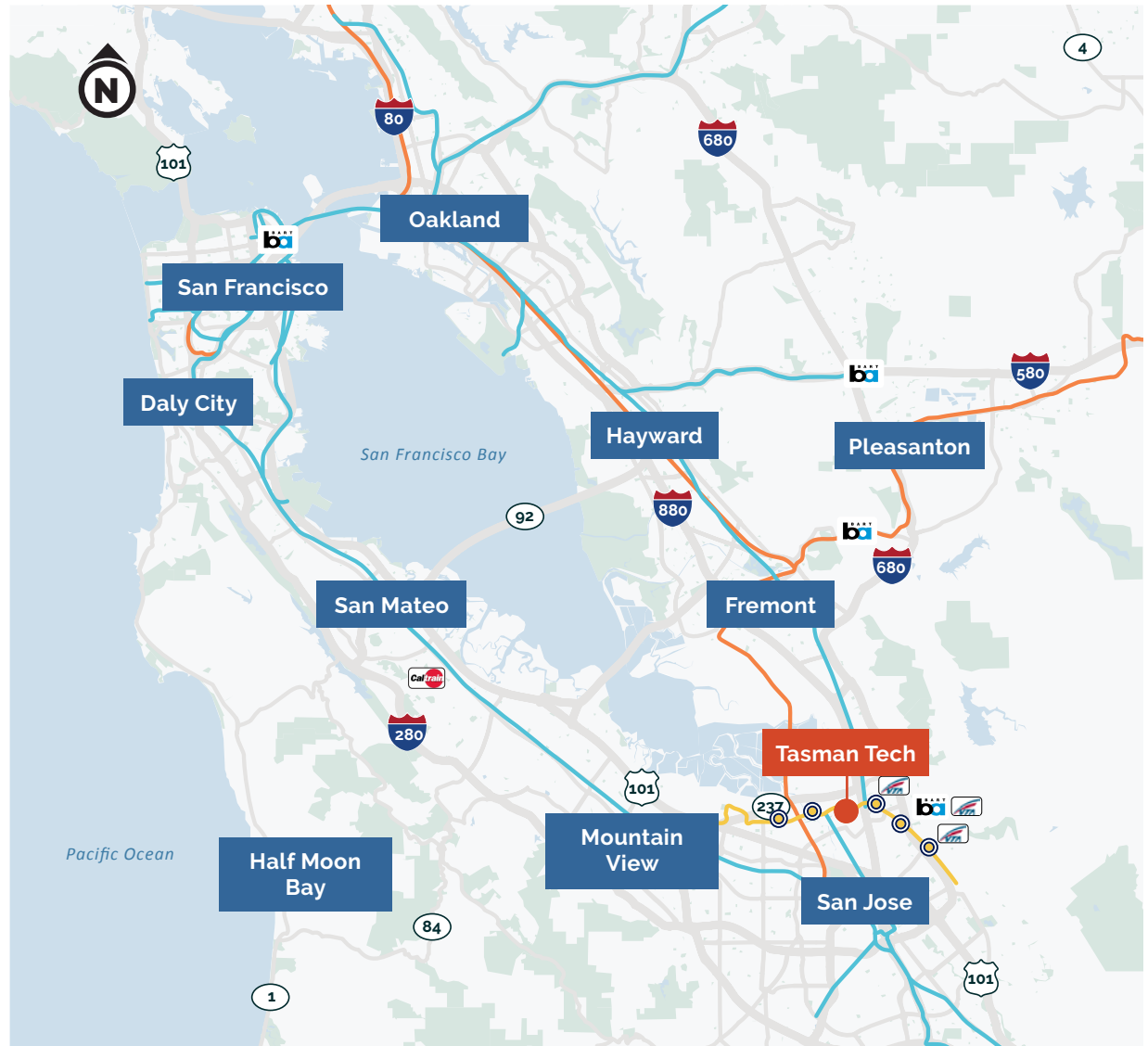
COMMUTE PATTERNS MAP

PUBLIC TRANSIT ROUTE

CITY	TRAVEL TIMES (MIN)
San Francisco (BART)	61
Oakland (BART)	56
Pleasanton (BART)	47

EMPLOYEE DRIVE TIMES

CITY	DRIVE TIMES (MIN)
San Francisco	60
Oakland	55
Pleasanton	30
Mountain View	20
San Jose	15



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