



MONTAGUE SQUARE

3047 ORCHARD PKWY, SAN JOSE

±17,434 SF AVAILABLE

3047



CLICK HERE
TO TOUR

CLASS 'A' SINGLE-STORY R&D SPACE FOR LEASE

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MONTAGUESQUARESC.COM

NEWMARK

**WASHINGTON
HOLDINGS**

PROJECT OVERVIEW

6 Class 'A' R&D buildings with power, loading and clear height.

1,200-2,000 amps of power per building

18' clear height

Grade level and dock-high loading

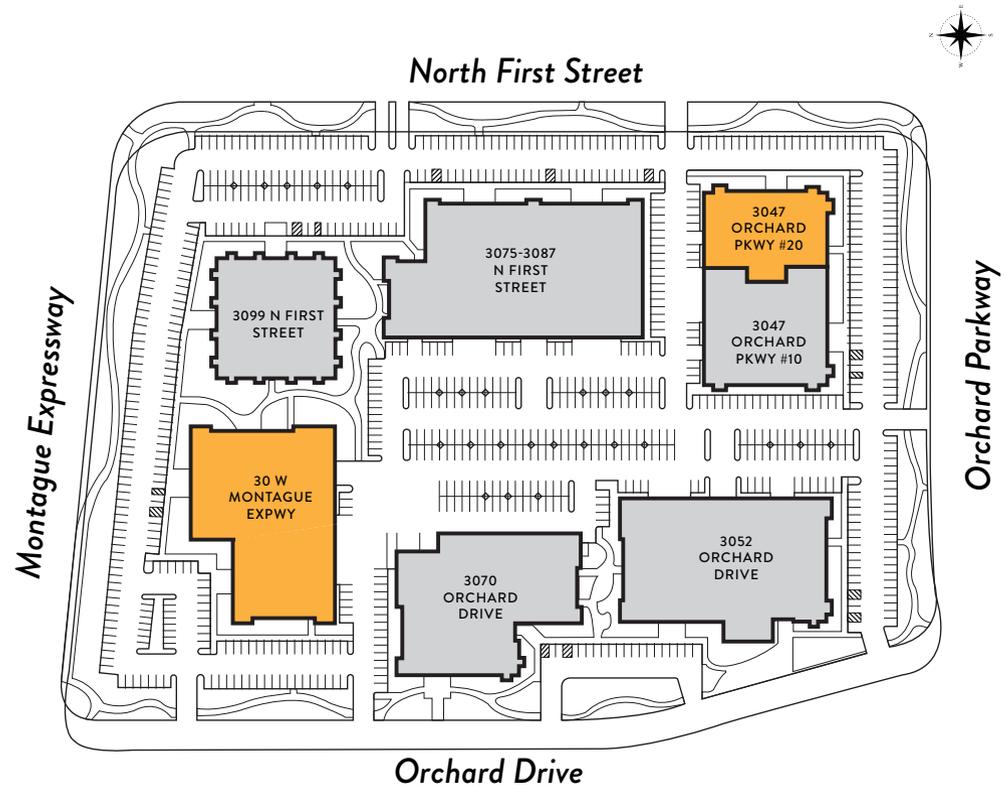
Outdoor amenity areas

Exclusive signage and branding opportunities

Easy access to transportation (Hwy 101, 237, 87, i880 and VTA light rail)

6 BUILDINGS 3.3/1K PARKING

±237,000 SF



PROPERTY	AVAILABILITY	SQUARE FOOTAGE
3047 ORCHARD PARKWAY	AVAILABLE	±17,434 SF
30 W MONTAGUE EXPWY	AVAILABLE	±36,622 SF

EXISTING PLAN

SUITE 20
±17,434 SF

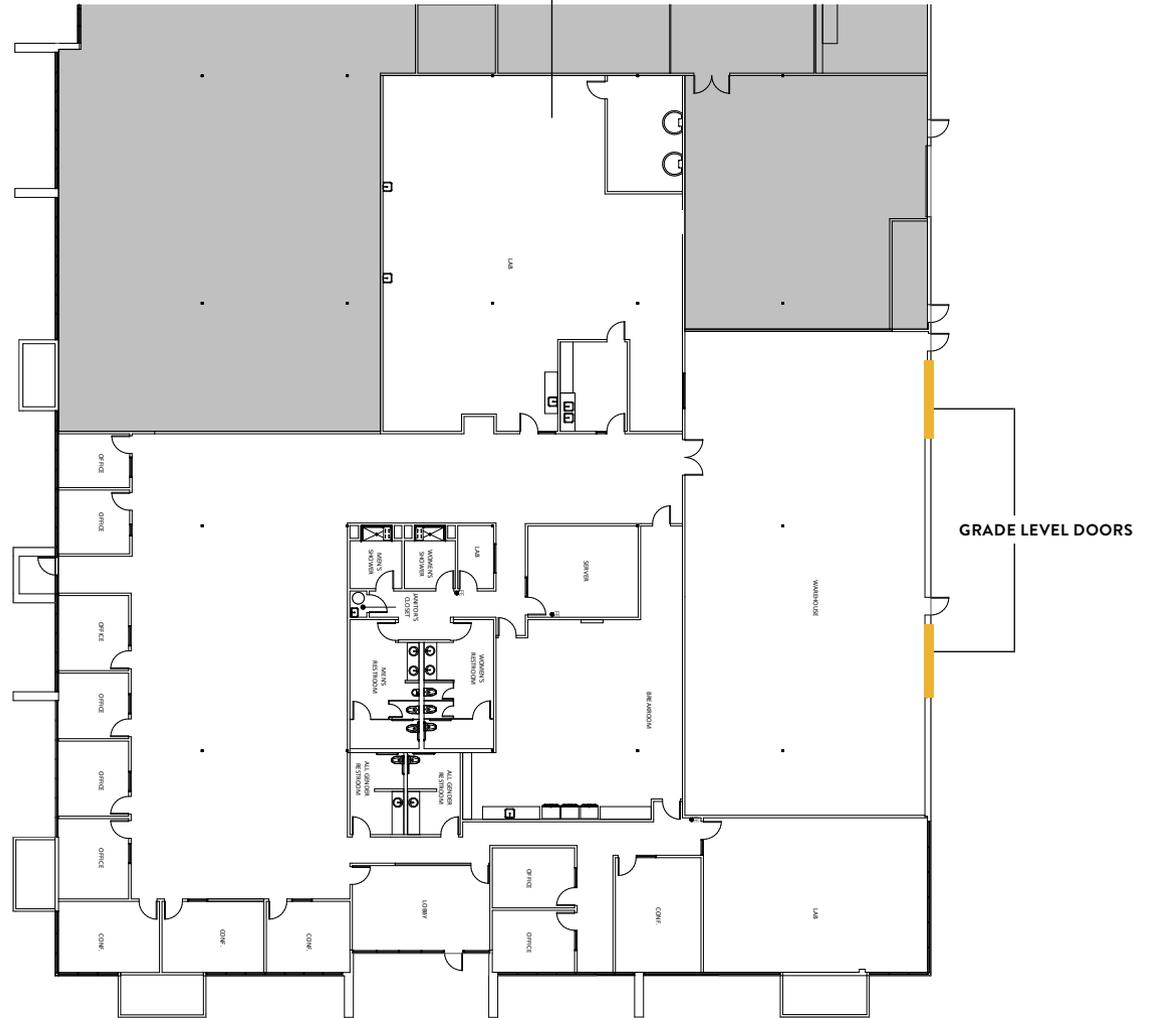
BUILDING DETAILS

OFFICES	8
LOBBY/RECEPTION	1
CONFERENCE	1
BREAK ROOM	1
LAB(S)	3 Class 100K Clean Room
WAREHOUSE	1

±18' CLEAR HEIGHT
GRADE LOADING

400 AMPS
277/480 VOLTS

CLASS 100K
CLEAN ROOM



HYPOTHETICAL PLAN

SUITE 20
±17,434 SF

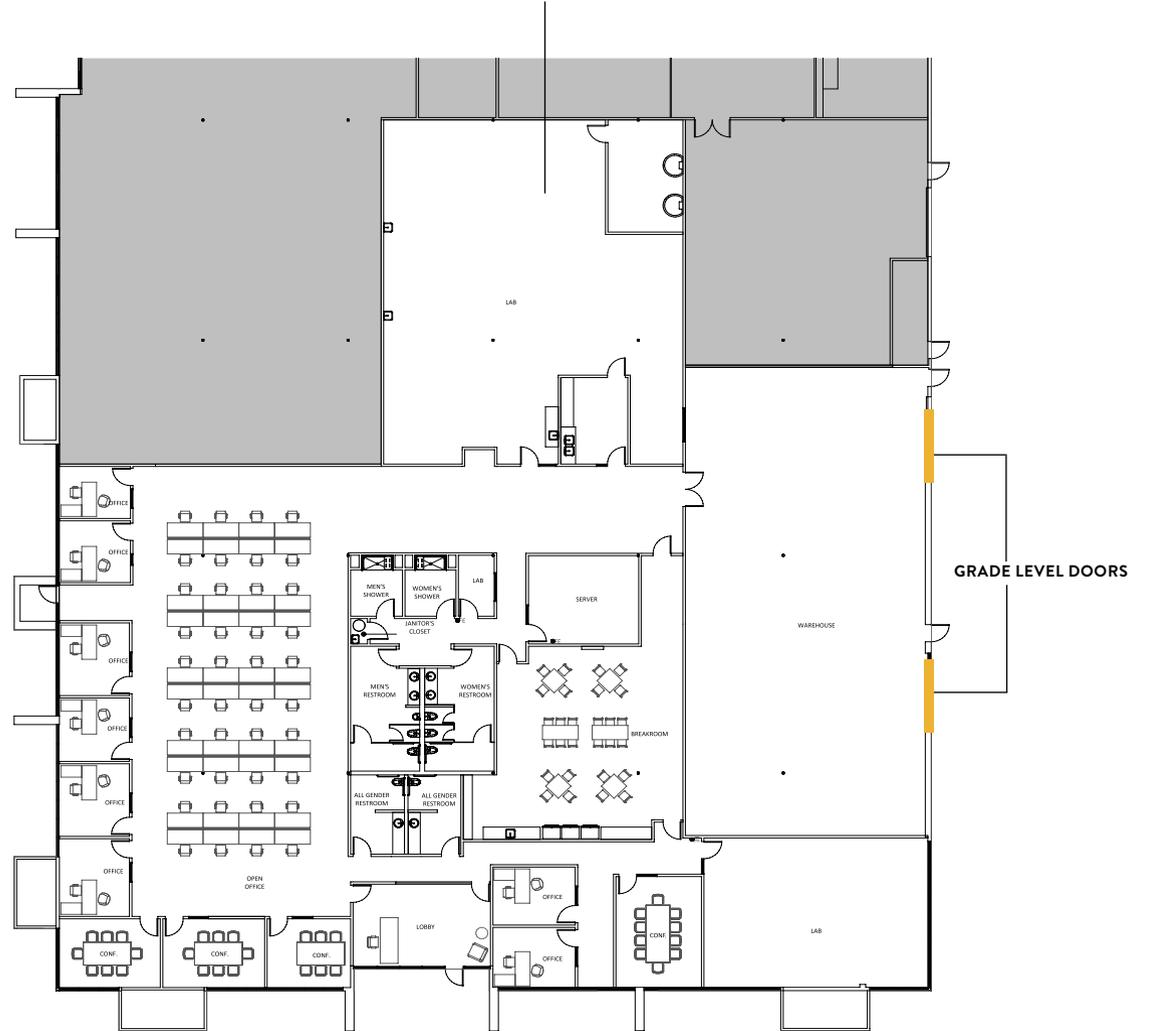
BUILDING DETAILS

WORKSTATIONS	40
OFFICES	8
LOBBY/RECEPTION	1
CONFERENCE	1
BREAK ROOM	1
LAB(S)	3 Class 100K Clean Room
WAREHOUSE	1

±18' CLEAR HEIGHT
GRADE LOADING

400 AMPS
277/480 VOLTS

CLASS 100K
CLEAN ROOM





TRANSPORTATION & AMENITIES MAP

WITHIN 2 MILES

25+
RESTAURANTS

15+
RETAIL

5+
HOTELS

5+
FITNESS



TRAVEL TIMES

7

MINUTE DRIVE TO
SJC AIRPORT

40

MINUTE DRIVE TO
SFO AIRPORT

20

MINUTE DRIVE TO
PALO ALTO

45

MILE DRIVE TO
SAN FRANCISCO



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FOR LEASING INFO

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