





178k SF Full Building (Divisible by Floor)



Fully Furnished and in Immaculate Condition



Freeway Identity



Flexible Floor Plans, Divisible to 15,000 Sf



Immediate Access to Hwy 17 & Light Rail



Parking Structure 3.24/1000 Ratio



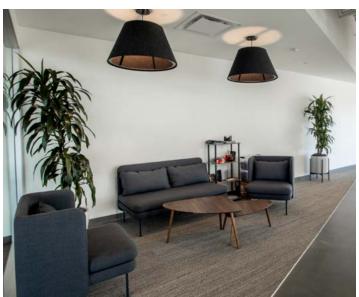
On-Site Gym, Lounge, & Conference Center

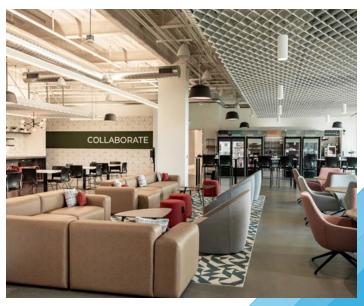


Walking Distance to Amenities















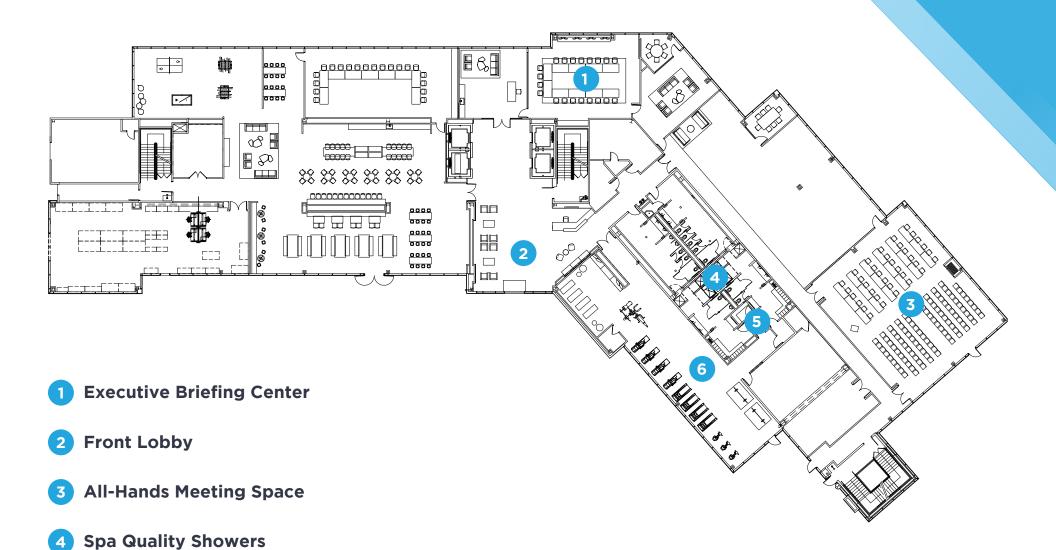






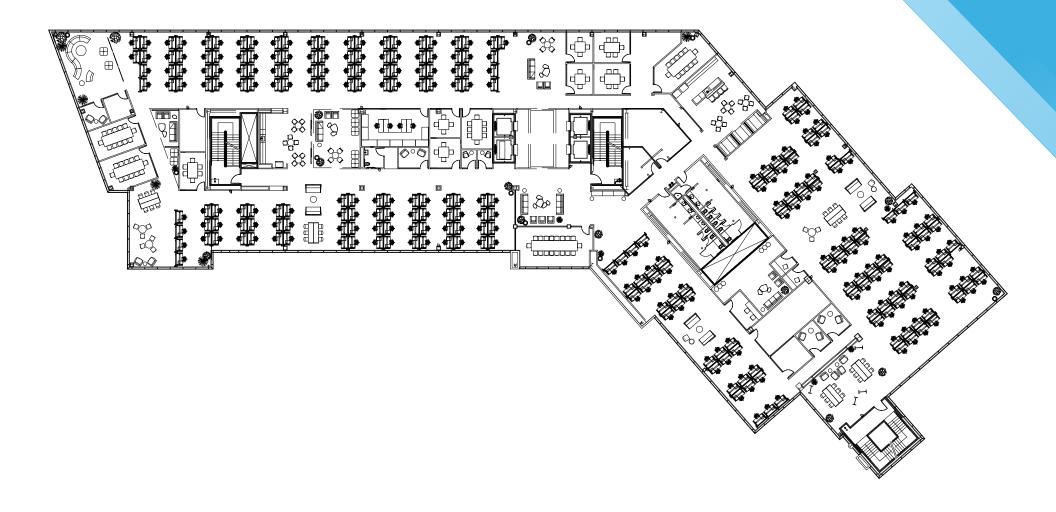


## 1st Floor



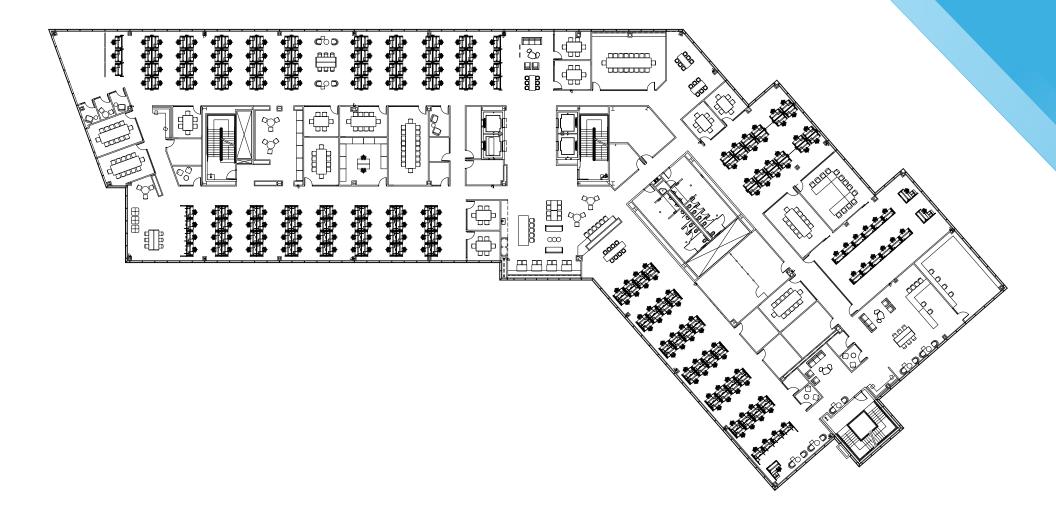
- 5 Locker Rooms
- 6 High Quality Stocked Gym

## 2<sup>nd</sup> Floor



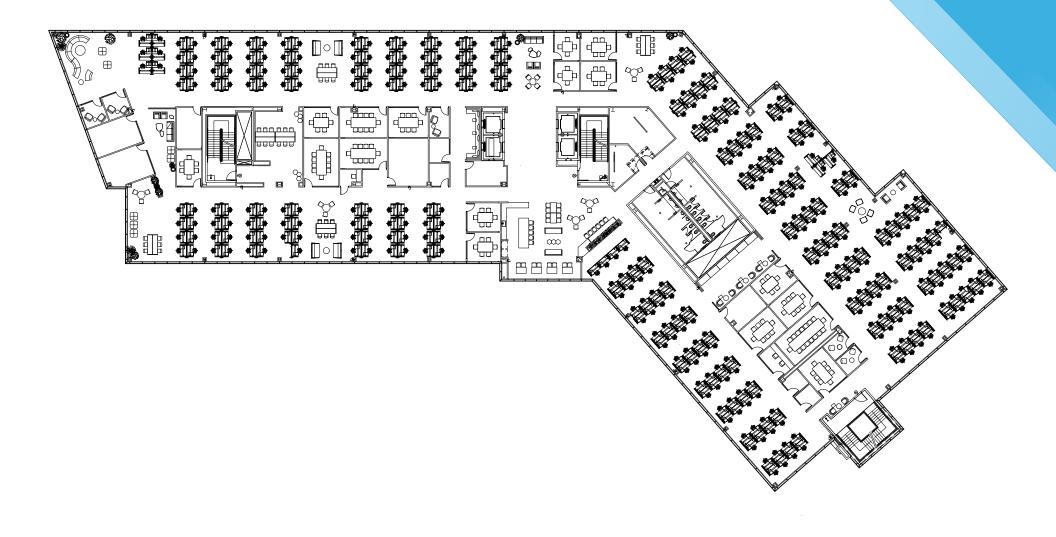
Meeting rooms	Call rooms	Desks	Break Rooms	Storage Rooms
13	9	257	2	3

### 3<sup>rd</sup> Floor



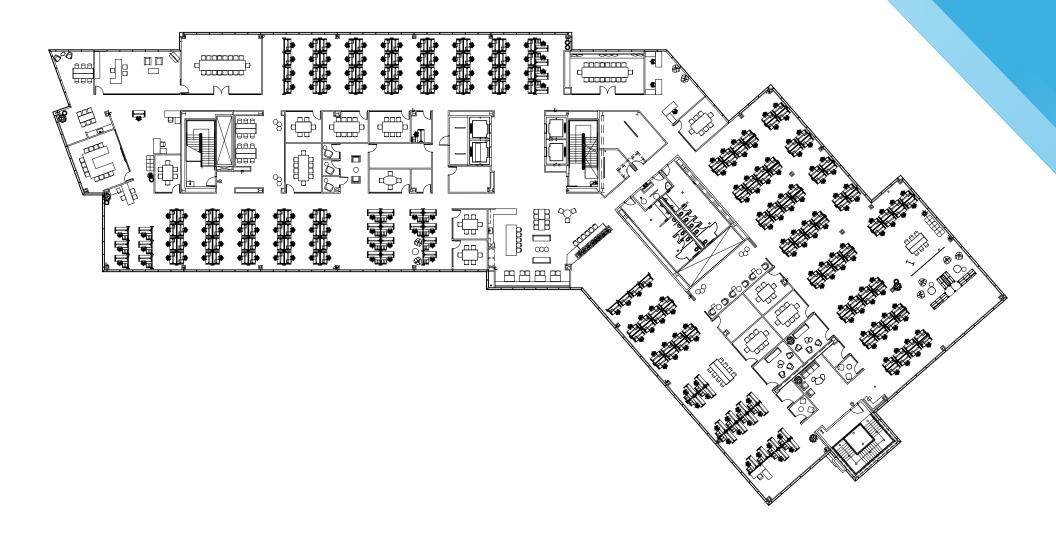
Meeting rooms	Call rooms	Desks	Break Rooms	Storage Rooms
17	7	225	2	3

# 4th Floor



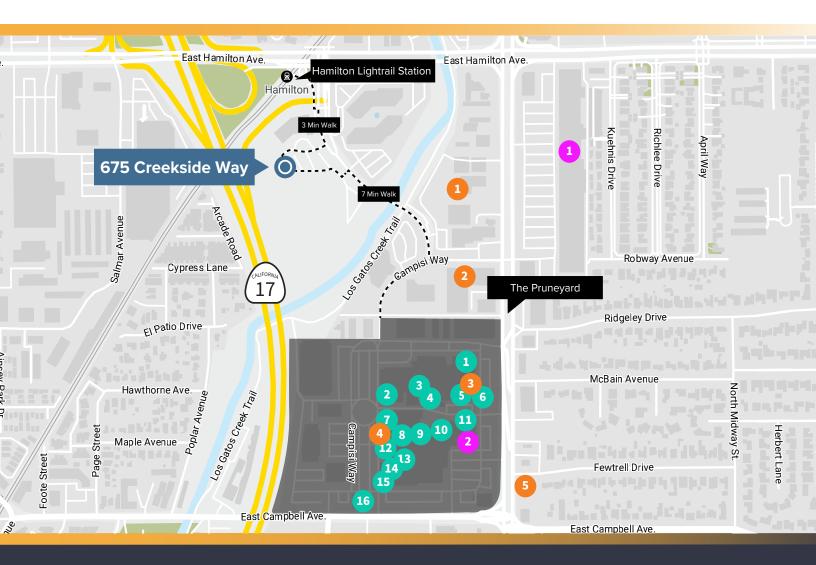
Meeting rooms	Call rooms	Desks	Break Rooms	Storage Rooms
17	6	345	2	4

# 5<sup>th</sup> Floor



Meeting rooms	Call rooms	Desks	Break Rooms	Storage Rooms
18	6	238	2	2

### Area Amenities



#### **Food**

- 1. Pacific Catch
- 2. Rock Bottom Restaurant & Brewery
- 3. Kyoto Palace
- 4. LUNA Mexican Kitchen
- 5. Clean Juice
- 6. Burger Lounge
- 7. Asian Box
- 8. World Wrapps
- 9. Buca di Beppo
- 10. Pasta Armellino

- 11. Mendocino Farms
- 12. Orchard City Kitchen
- 13. Cedar Room
- 14. Starbird
- 15. TOGO'S Sandwiches
- 16. Be.Steak.A

### Coffee

- 1. Stardust Coffee
- 2. Barefoot Coffee
- 3. Peet's Coffee
- 4. Teaspoon
- 5. Philz Coffee

#### **Grocery**

- 1. Whole Foods Market
- 2. Trader Joe's

#### **Distance to Landmarks**

**1.2** Miles to Downtown Cambell

**2.8** Miles to Santana Row

**4.7** Miles to
San Jose Diridon
Caltrain Station

**6.0** Miles to Downtown San Jose

**6.5** Miles to San Jose Int Airport

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