

OWNER-USER OPPORTUNITY IN THE HEART OF SILICON VALLEY

250

W TASMAN

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



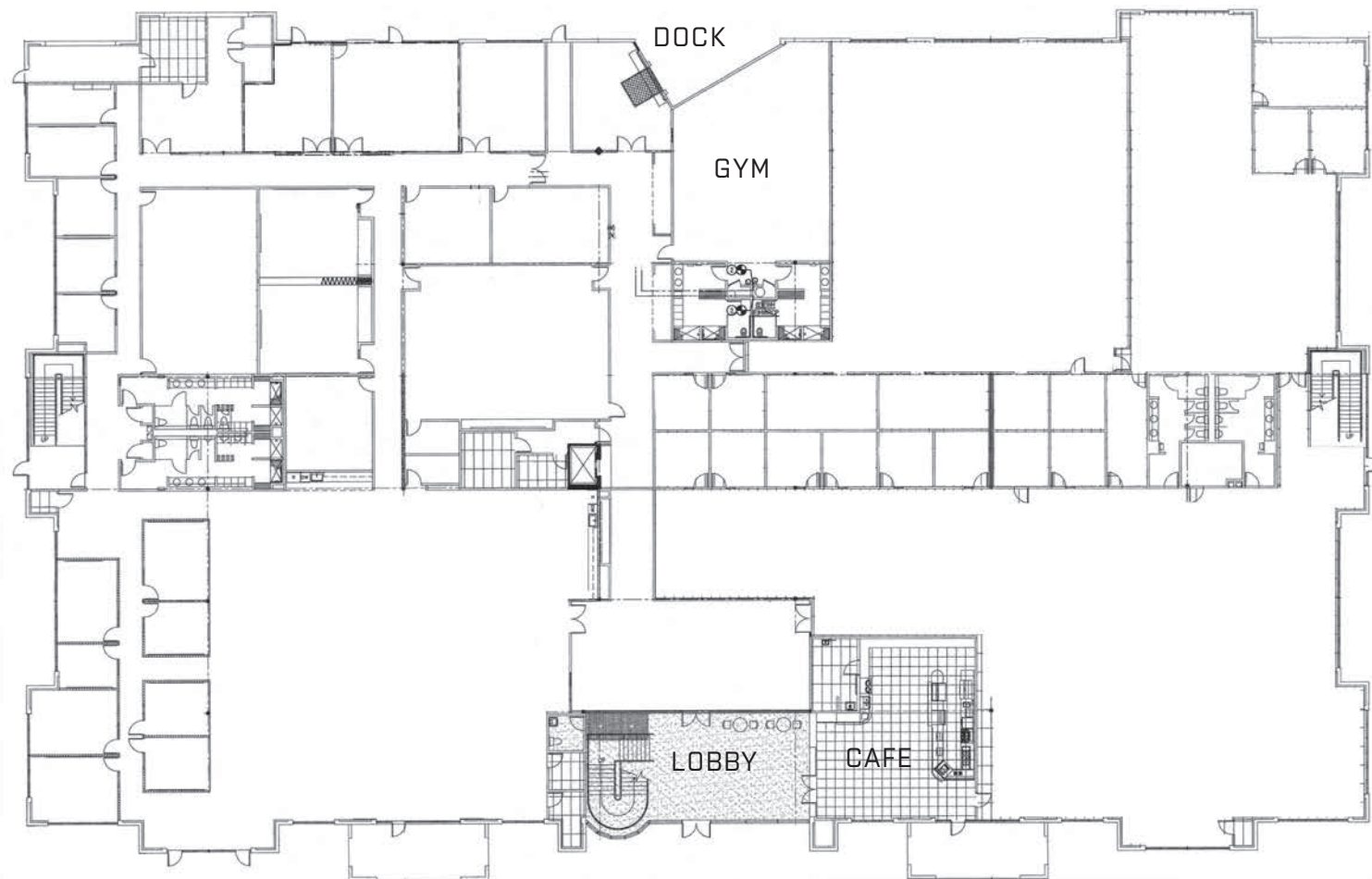
EXCELLENT GLASS LINE



# FLOOR PLAN

250 W. Tasman Drive  
95,550 Square Feet Total

FIRST FLOOR - 47,774 SF

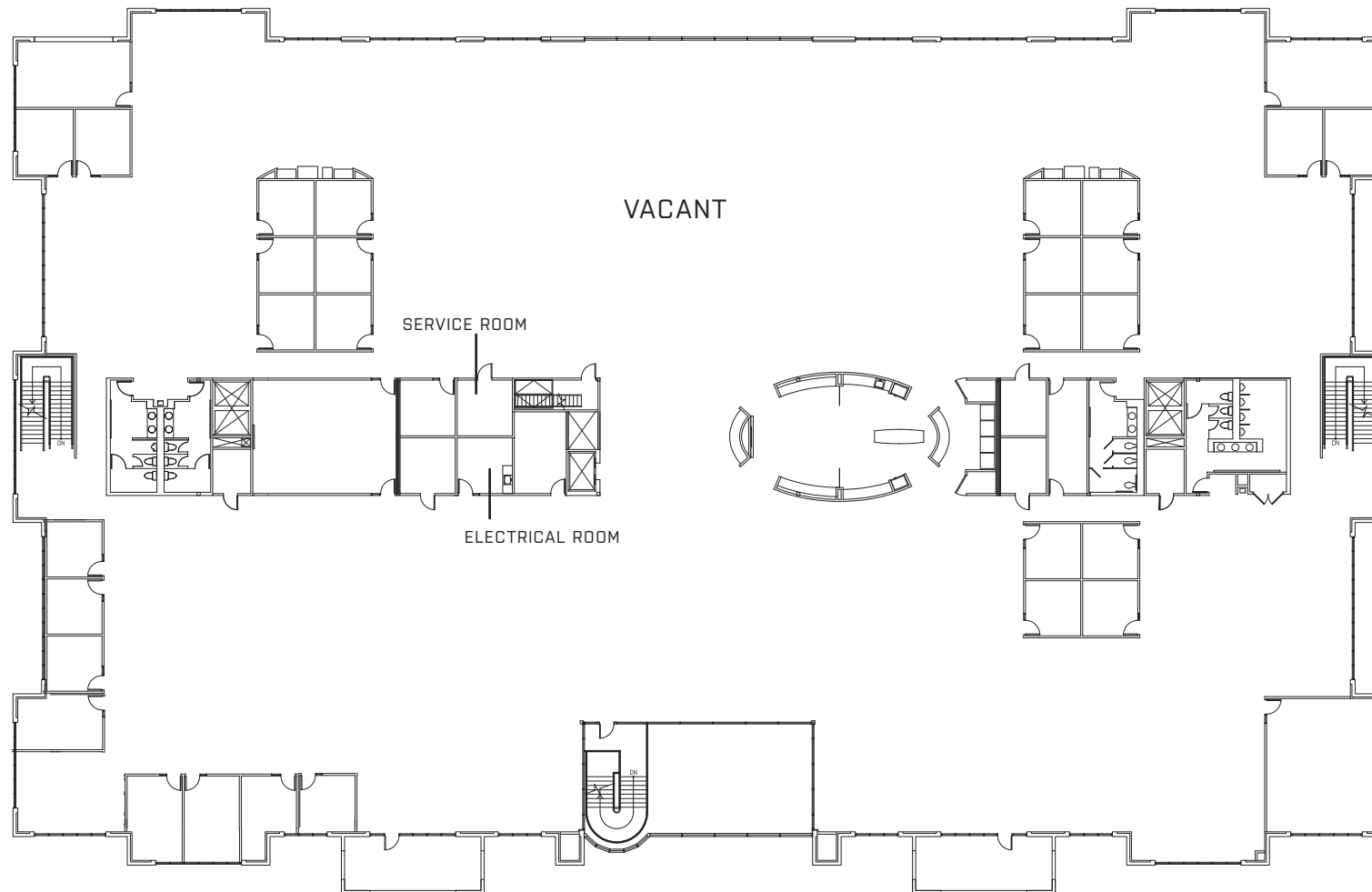




# FLOOR PLAN

250 W. Tasman Drive  
95,550 Square Feet Total

SECOND FLOOR - 47,776 SF



# SITE PLAN



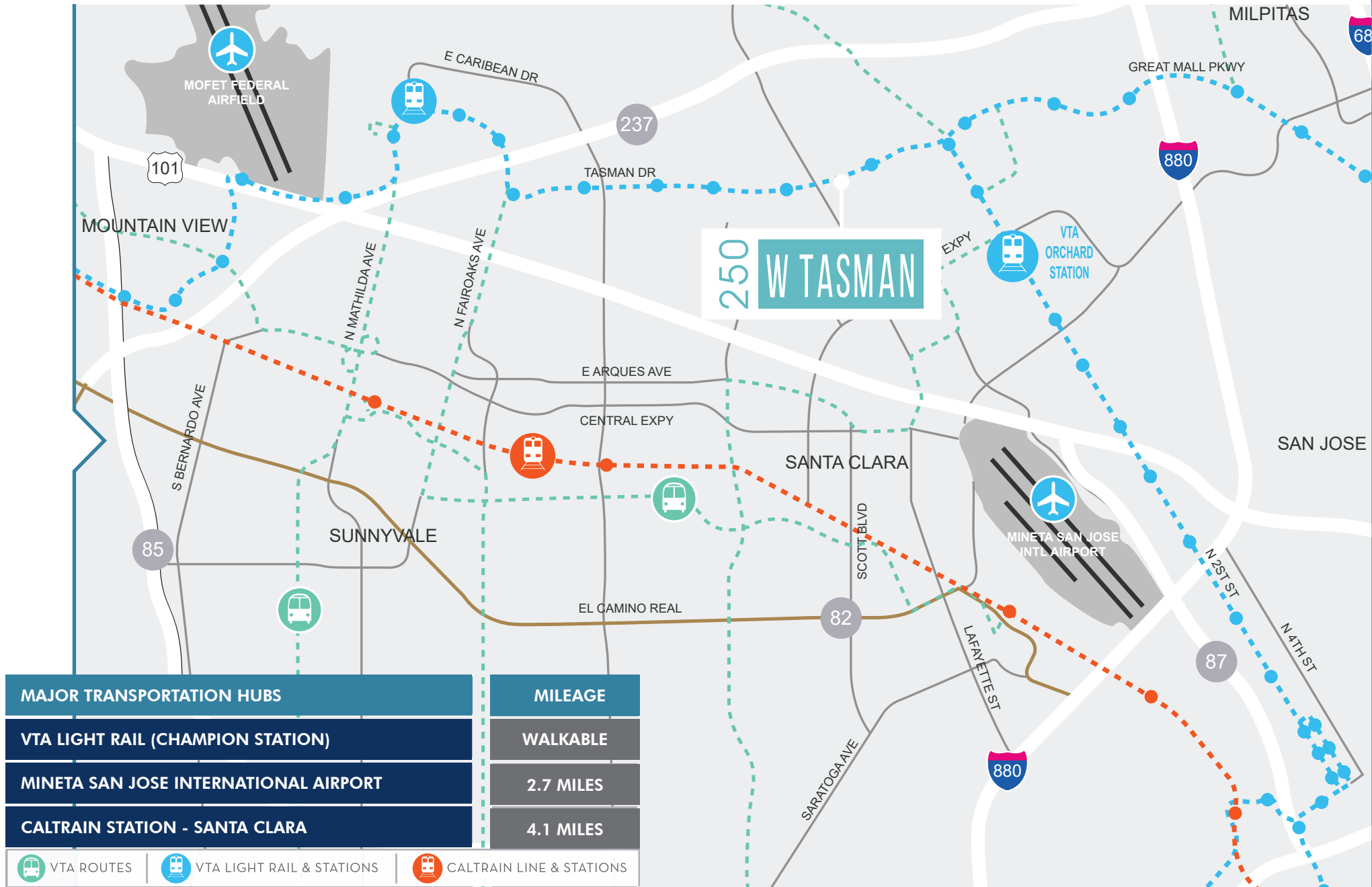


# AMENITIES MAP



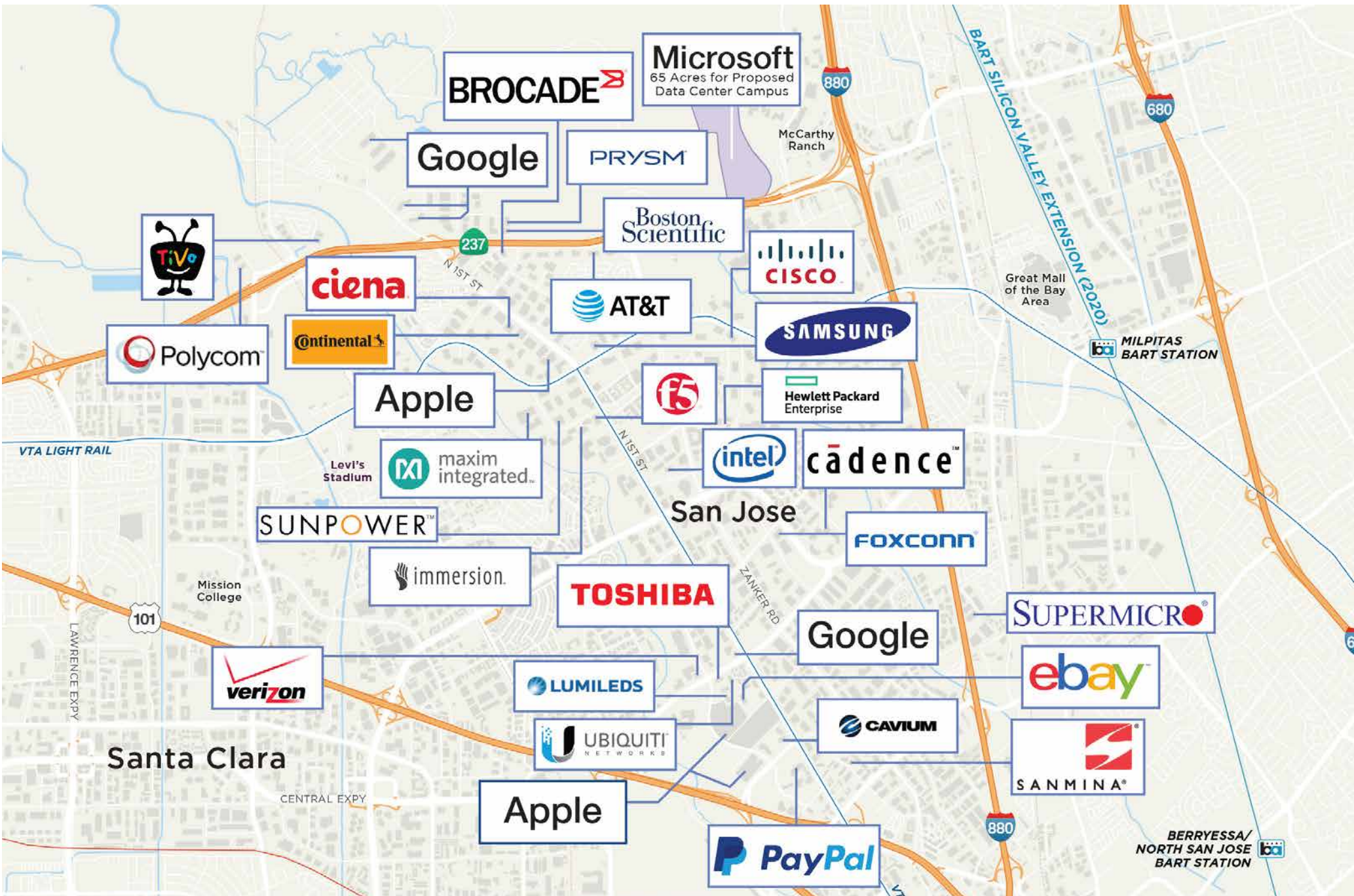


# TRANSPORTATION MAP





# 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**

**Champion Station**

**SAMSUNG**

**@FIRST**

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

**NORTH PARK APARTMENT HOMES**

**RIVER VIEW APARTMENTS/RETAIL**

**RIVERMARK VILLAGE**

**250 W TASMAN**

**Tasman Station**

**N 1ST ST**

**E TASMAN DR**

**ZANKER RD**

CITY OF SAN JOSE LAND

237

Office Development Property

Retail/Entertainment





# 250

# W TASMAM

SAN JOSE, CA

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