

# 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  
±179,974 SF

3050 ZANKER RD  
±101,725 SF

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NEWMARK



# 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.





# 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

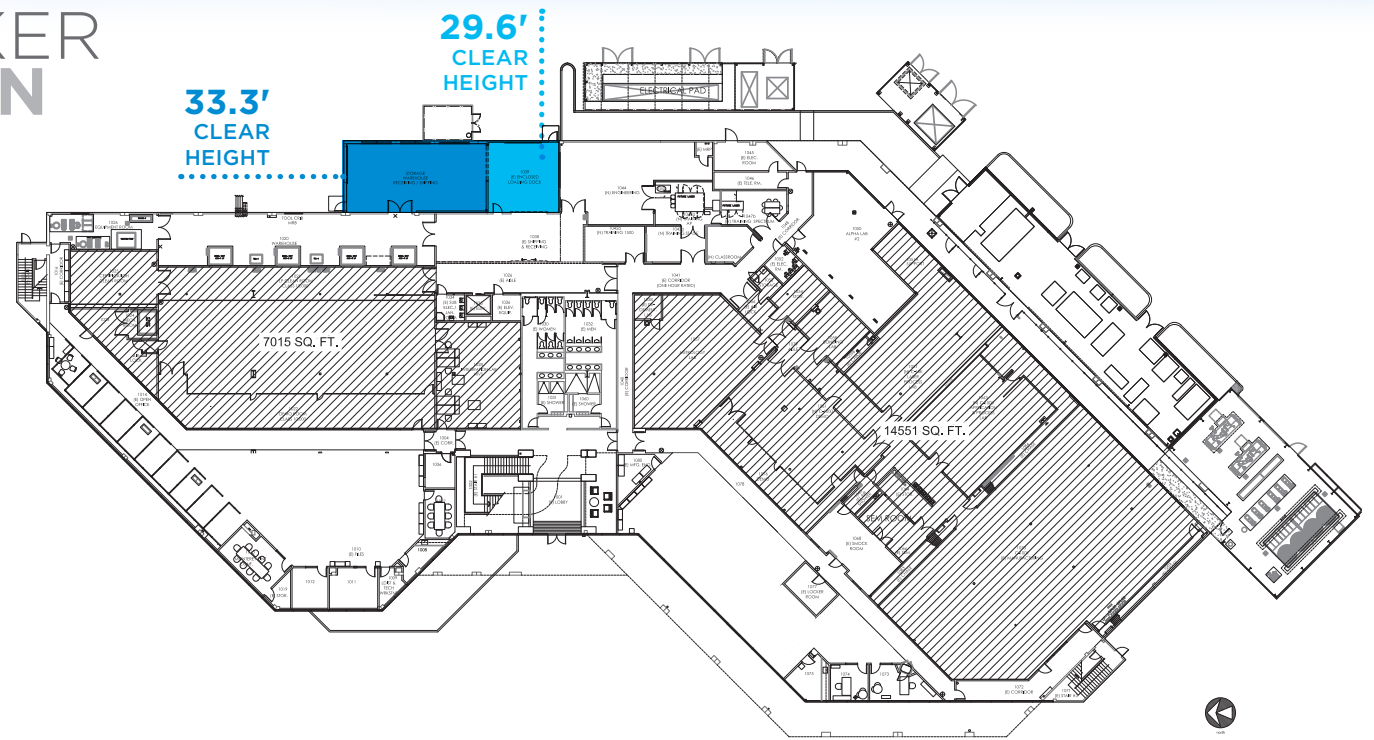
Building And Monument Signage



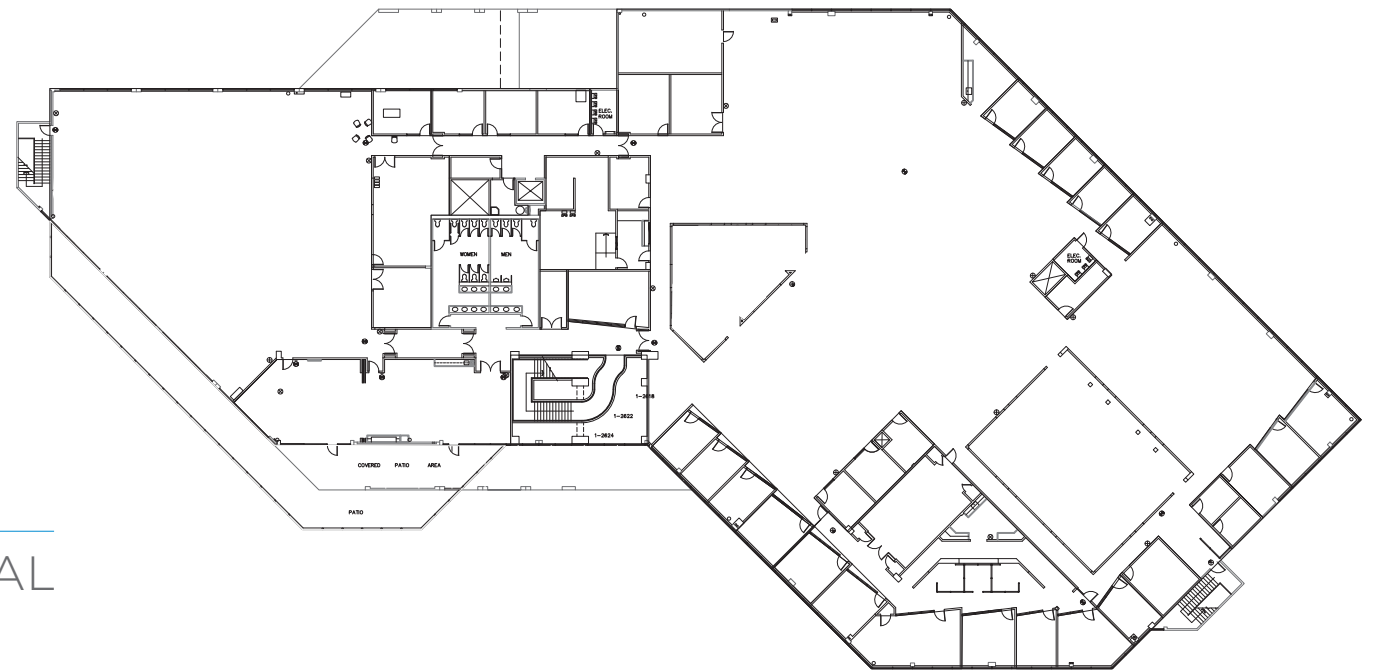


# 3050 ZANKER FLOORPLAN

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

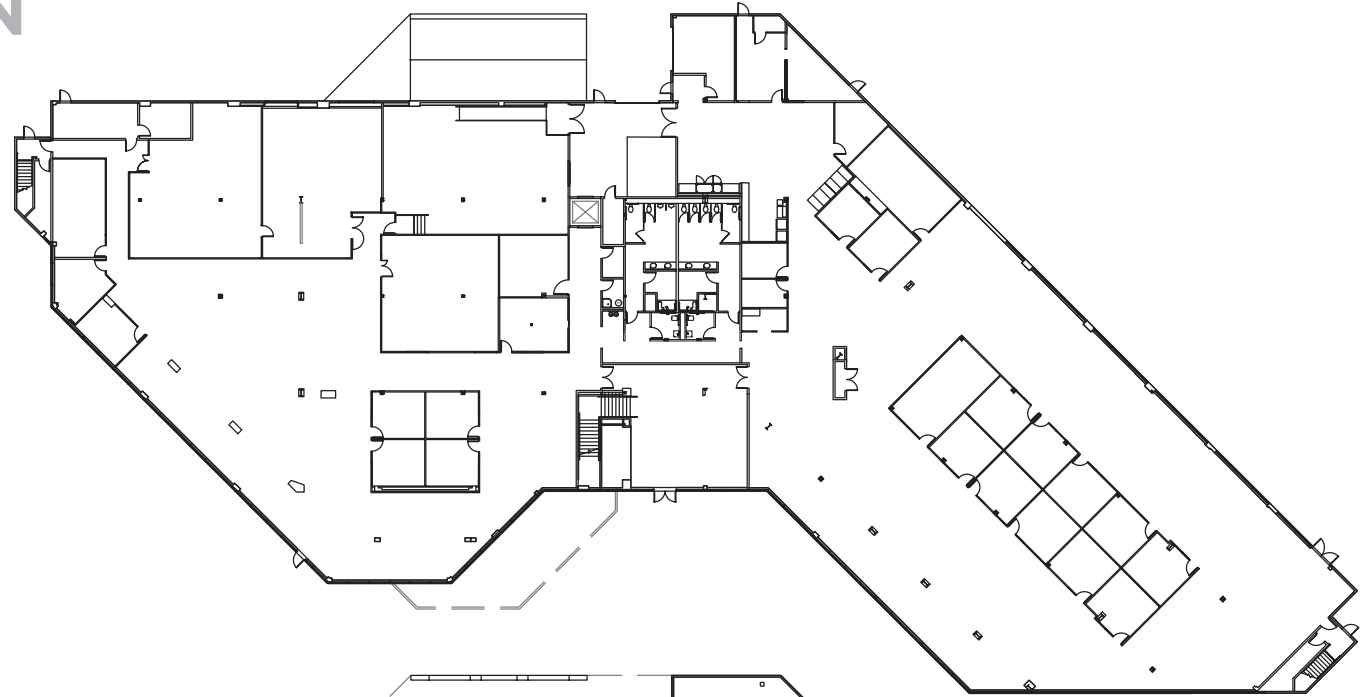






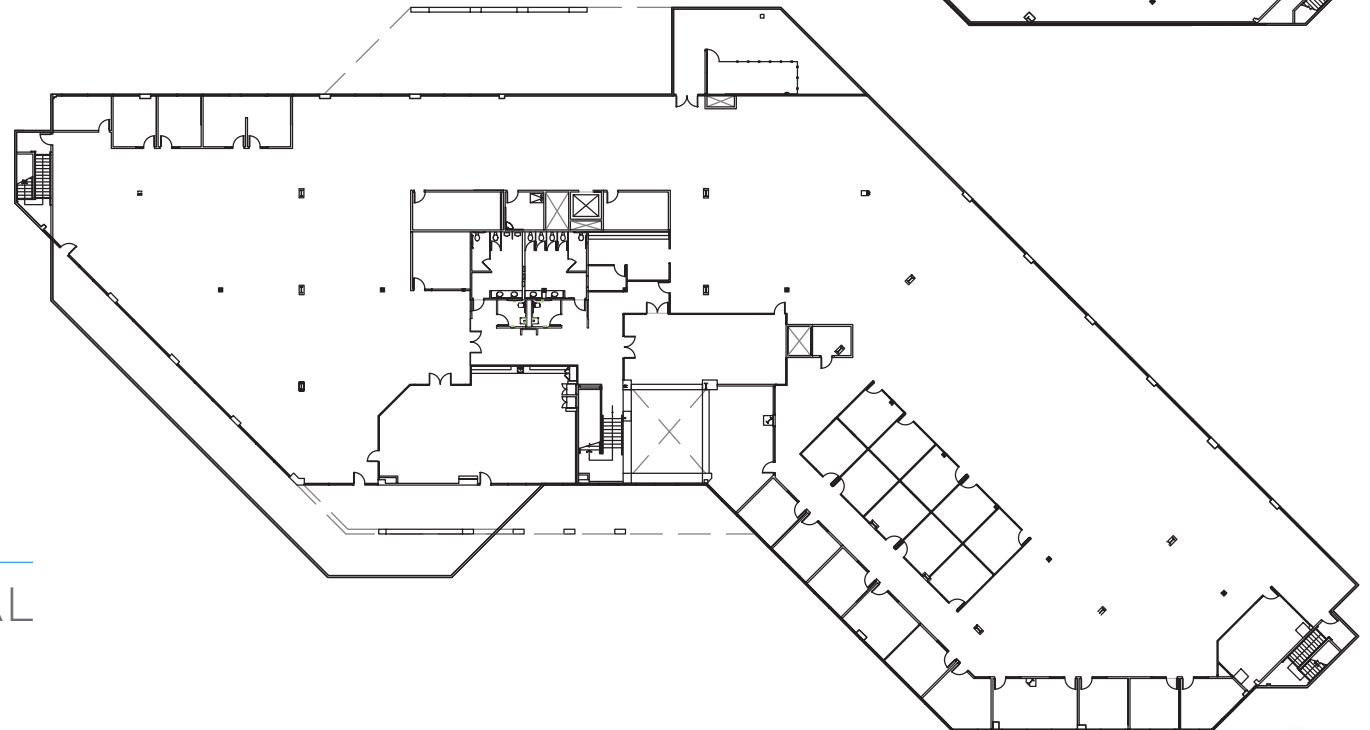
# 2880 JUNCTION AVE FLOORPLAN

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

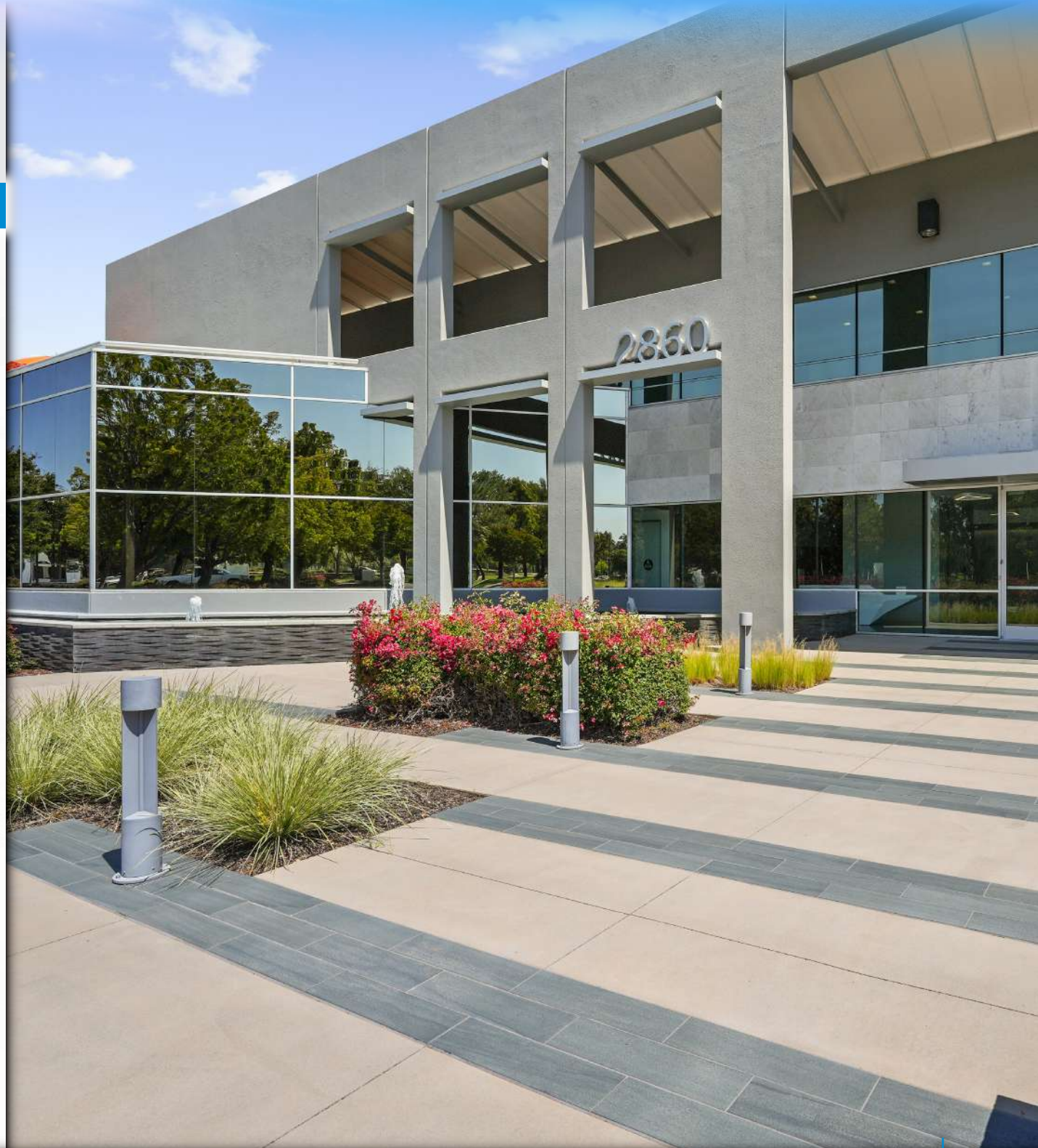
### OUTDOOR AMENITIES

Second Floor Exterior Balcony

### SIGNAGE

Building And Monument Signage

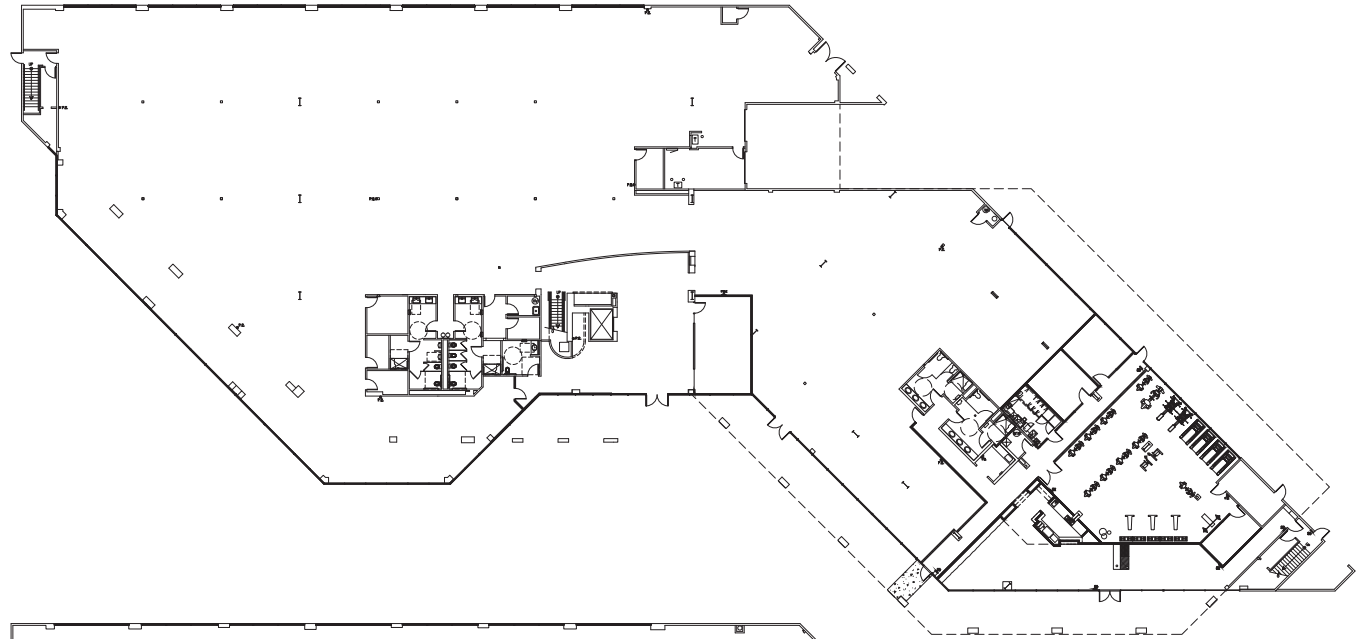
**New Market Ready  
Improvements Completed**



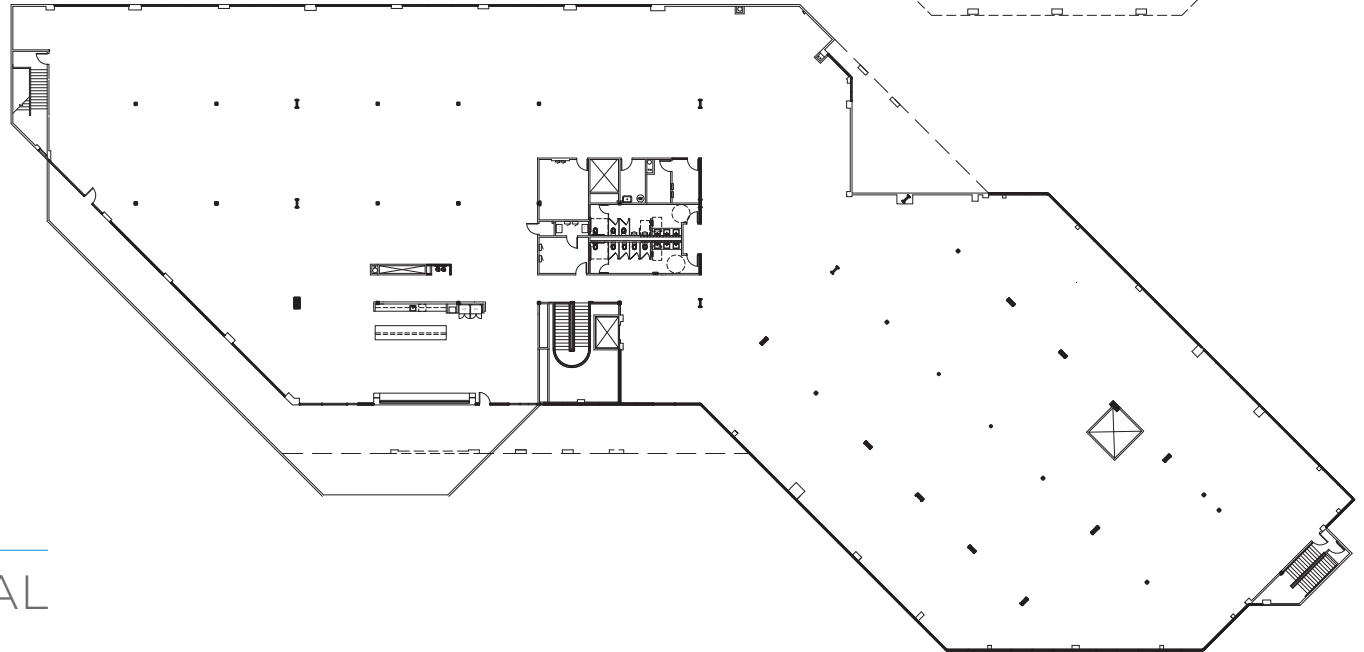


# 2860 JUNCTION AVE FLOORPLAN

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

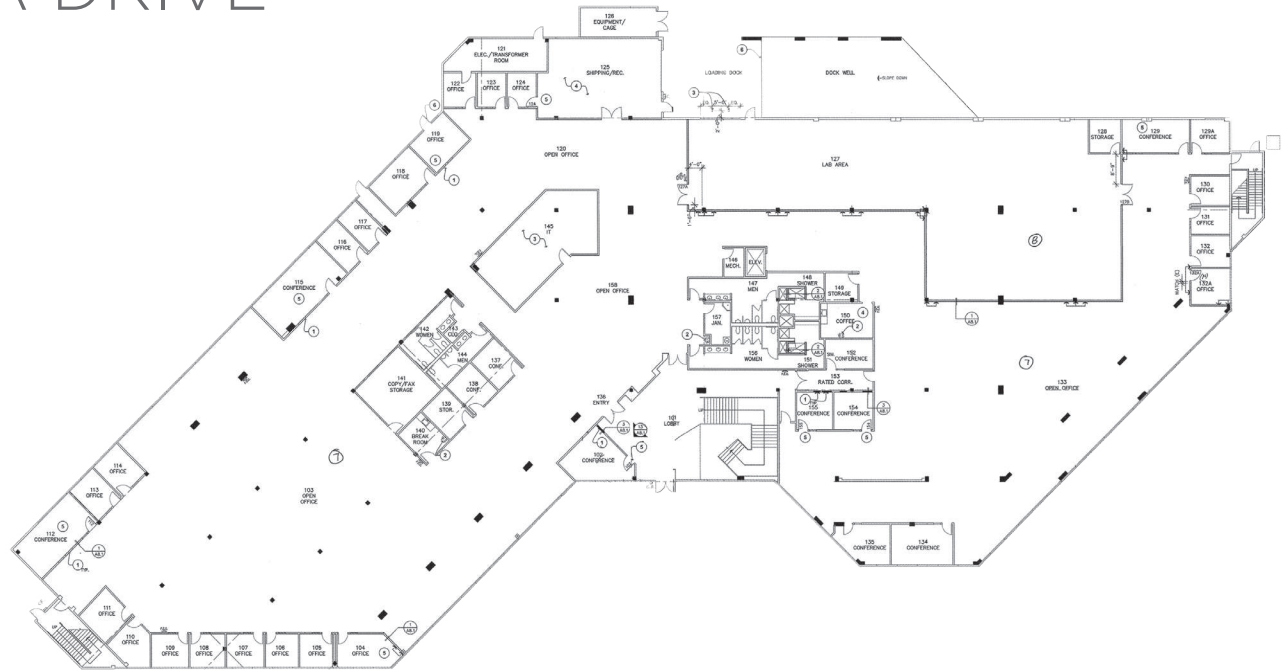
Building And Monument Signage





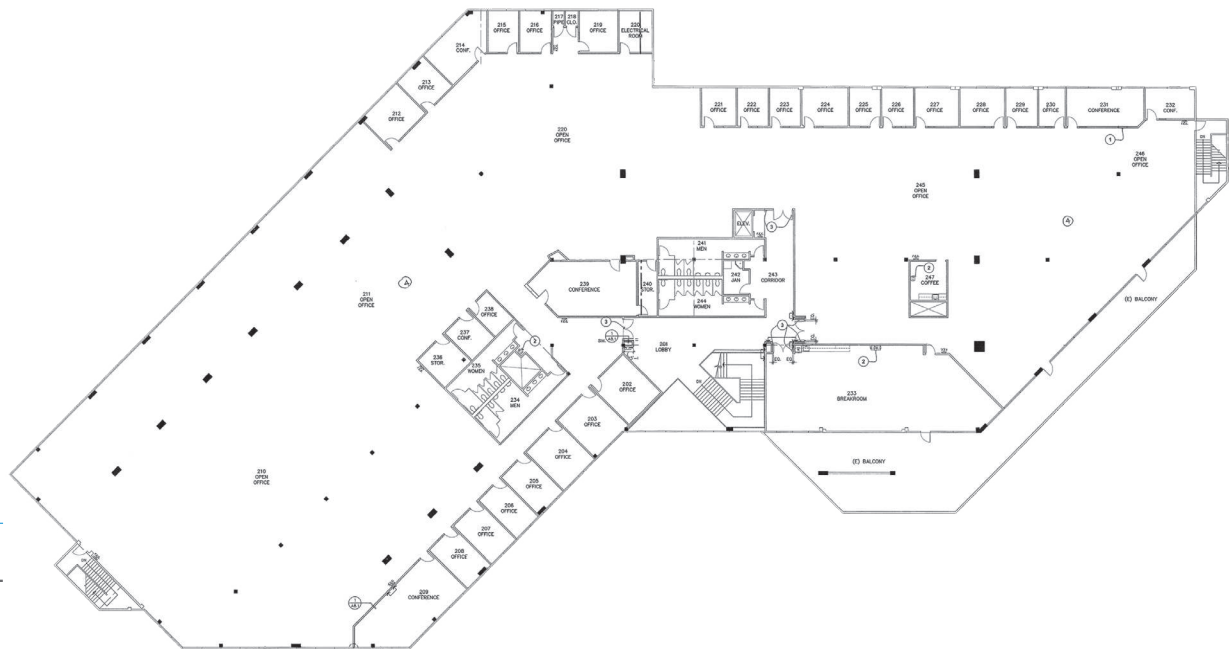
# 411 PLUMERIA DRIVE FLOORPLAN

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

VA 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

# MP MONTAGUE POINTE

FOR LEASE | 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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