

FOR LEASE / SALE

±93,650 SF CLASS A OFFICE/R&D HQ BUILDING

5799

FONTANOSO WAY

SAN JOSE, CA

CBRE

THE PROJECT

5799 Fontanoso Way is a ±93,650 SF Class A Office/R&D building located in San Jose. Constructed in 2000, the two-story building features a dramatic atrium lobby, expansive floor-to-ceiling windowline, robust lab infrastructure equipped with 4,000 Amps and elegant executive conferencing facilities. Employee health and wellness is benefited by a fitness area with showers, a cafeteria leading out to a sunny outdoor patio with seating, and direct access to the Coyote Creek recreational trail via a private gate. The project also enjoys immediate access to Highway 101, and offers companies a reverse commute for Silicon Valley employees.





TWO-STORY, ±93,650 SF CLASS
A OFFICE/R&D HQ BUILDING



HIGH-END IMPROVEMENTS;
MOVE-IN CONDITION



AMENITY-RICH LOCATION
CLOSE TO HIGHWAY 101



4,000 AMPS @ 277/480V-RATED
SWITCHGEAR



100% HVAC - 240 TONS
CAPACITY



GRADE-LEVEL AND
DOCK-HIGH LOADING



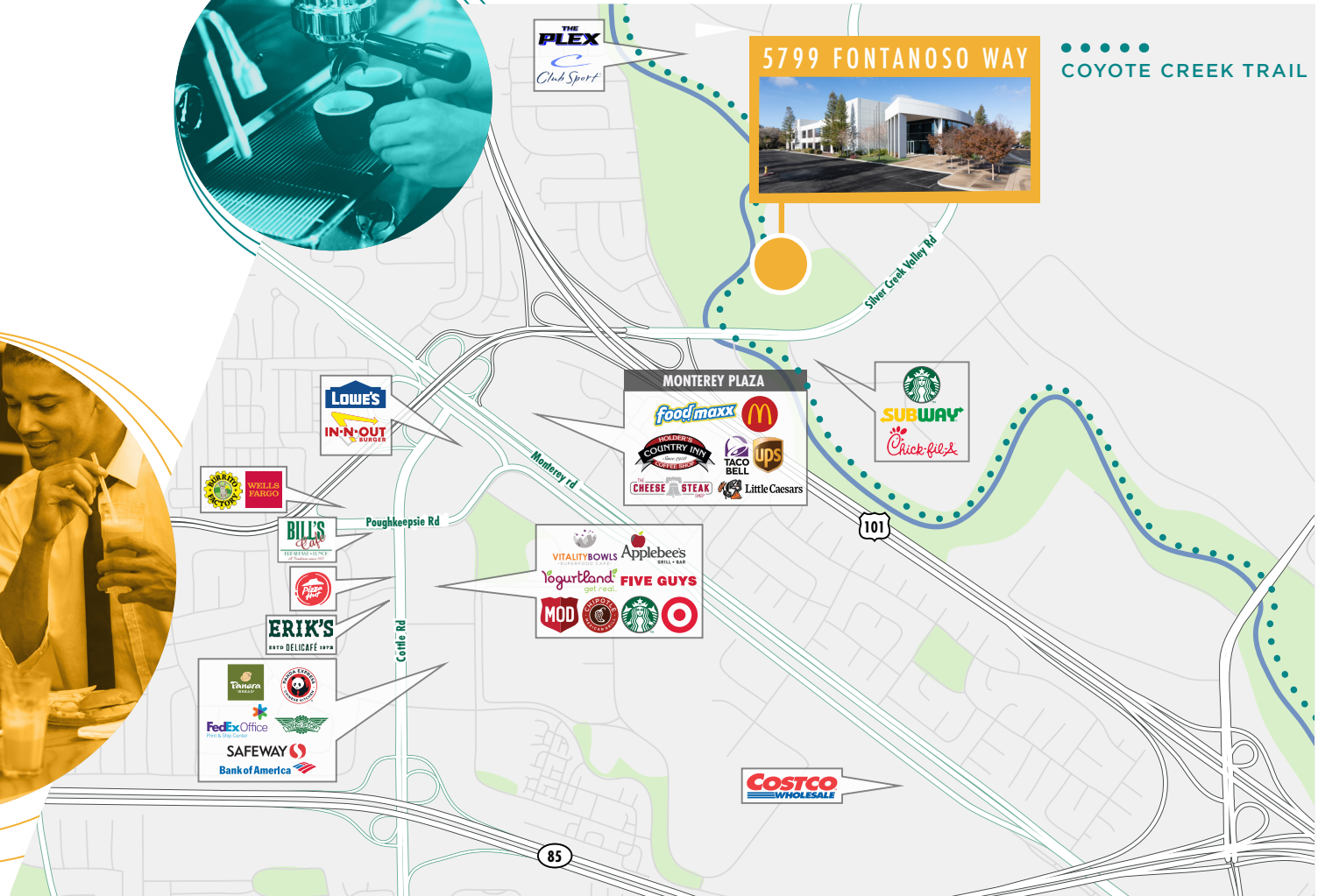
BUILDING HIGHLIGHTS

- Dramatic two-story atrium lobby
- Expansive window line with floor-to-ceiling glass
- 10' ceiling height on 1st and 2nd floors
- 4,000 Amps @ 277/480V-rated switchgear
- 100% HVAC- 5 units comprising 240 Tons capacity
- Prestigious executive conference and meeting areas
- Fitness area featuring shower facilities
- Onsite café leading to outdoor employee amenity area
- Free surface parking ratio of 3.4/1,000
- 60KW emergency back-up generator
- Pristine Class 8 Cleanroom and lab areas
- 2 Dock high and 1 Grade level loading doors





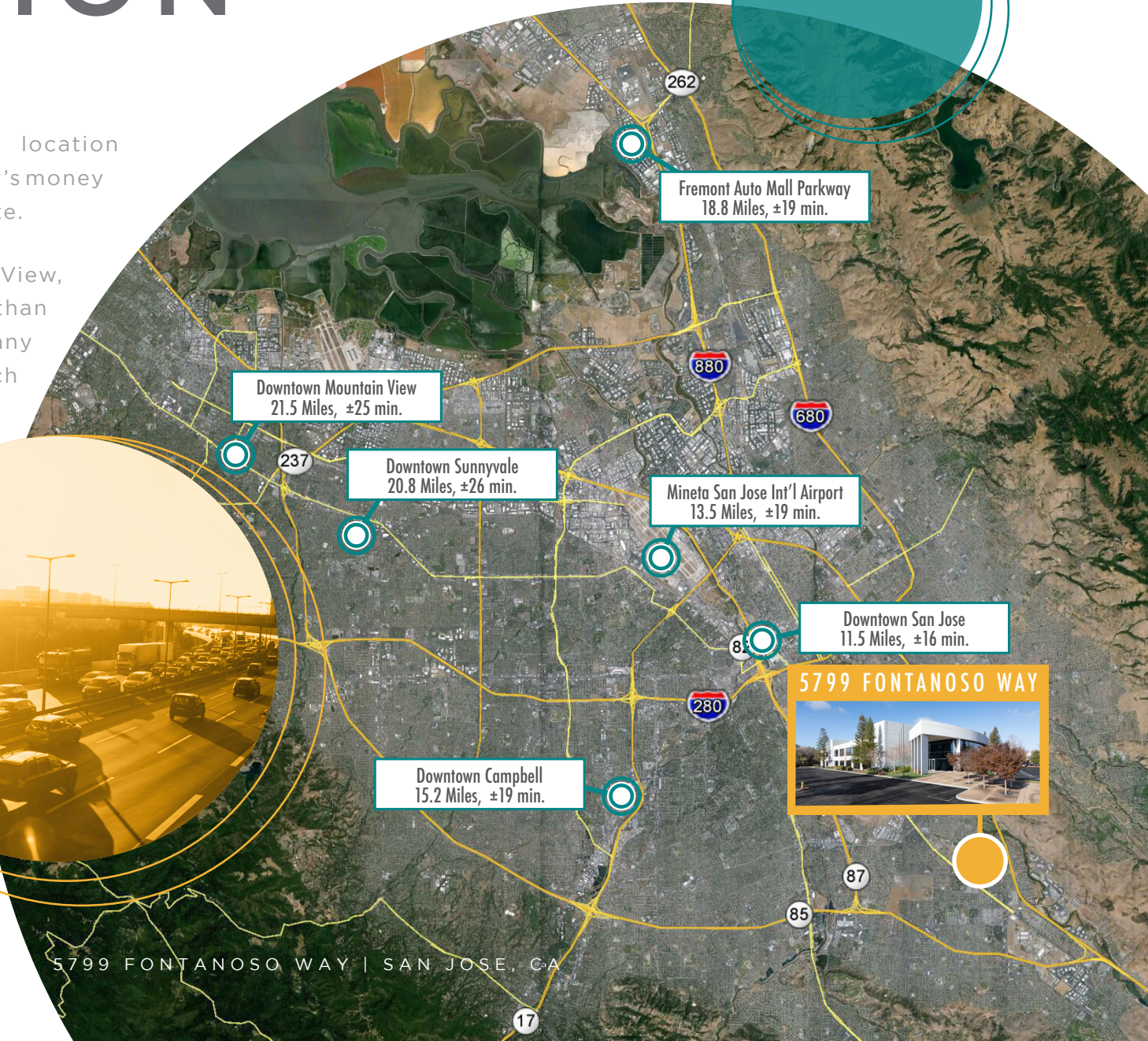
ABUNDANT AMENITIES



STRATEGIC LOCATION

5799 Fontanoso Way's strategic location saves employees' time and employer's money by allowing for a reverse-commute.

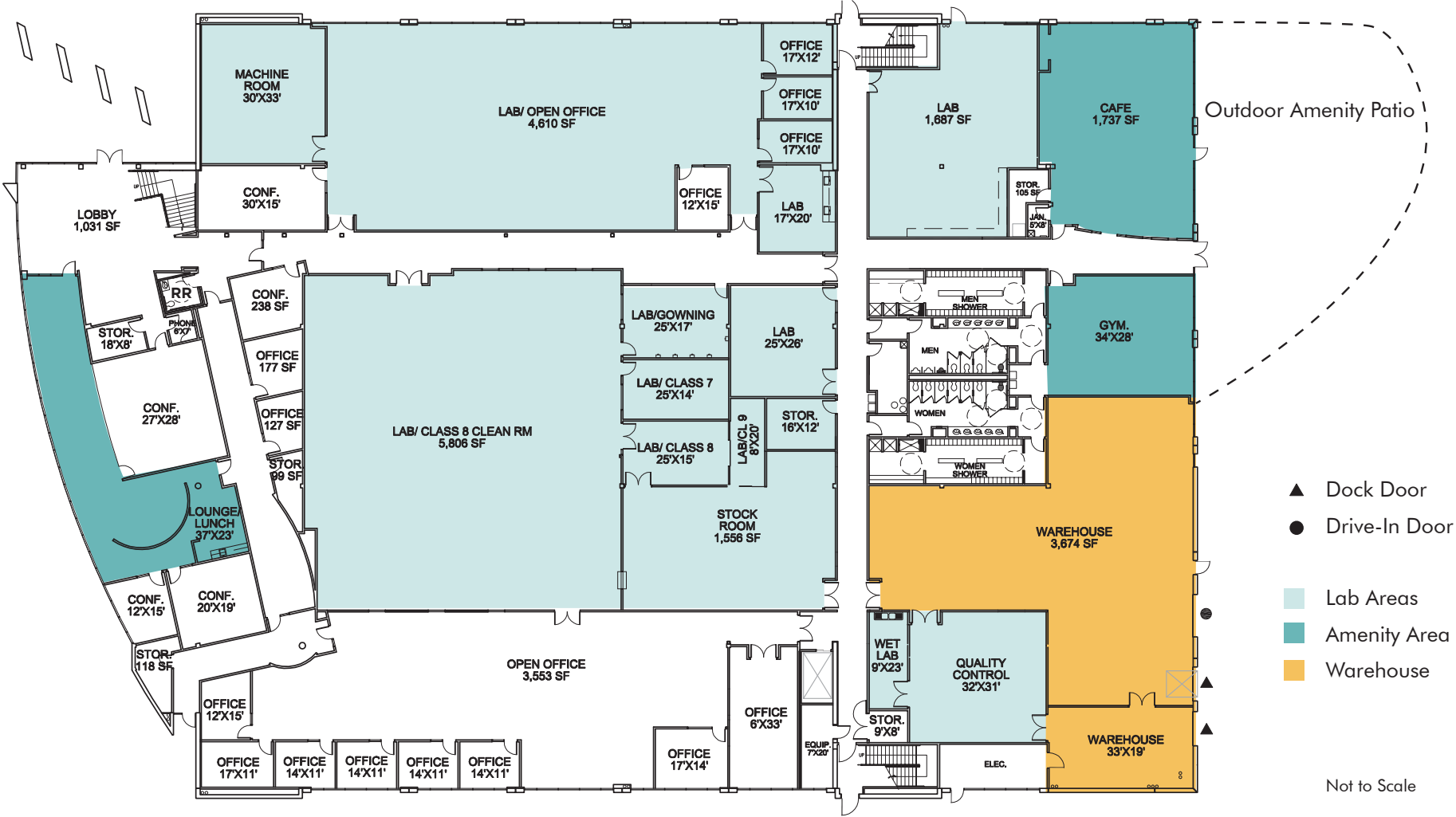
Drive times from Mountain View, Sunnyvale or Fremont are less than 30 minutes, less time than many commuters spending traveling much shorter distances.



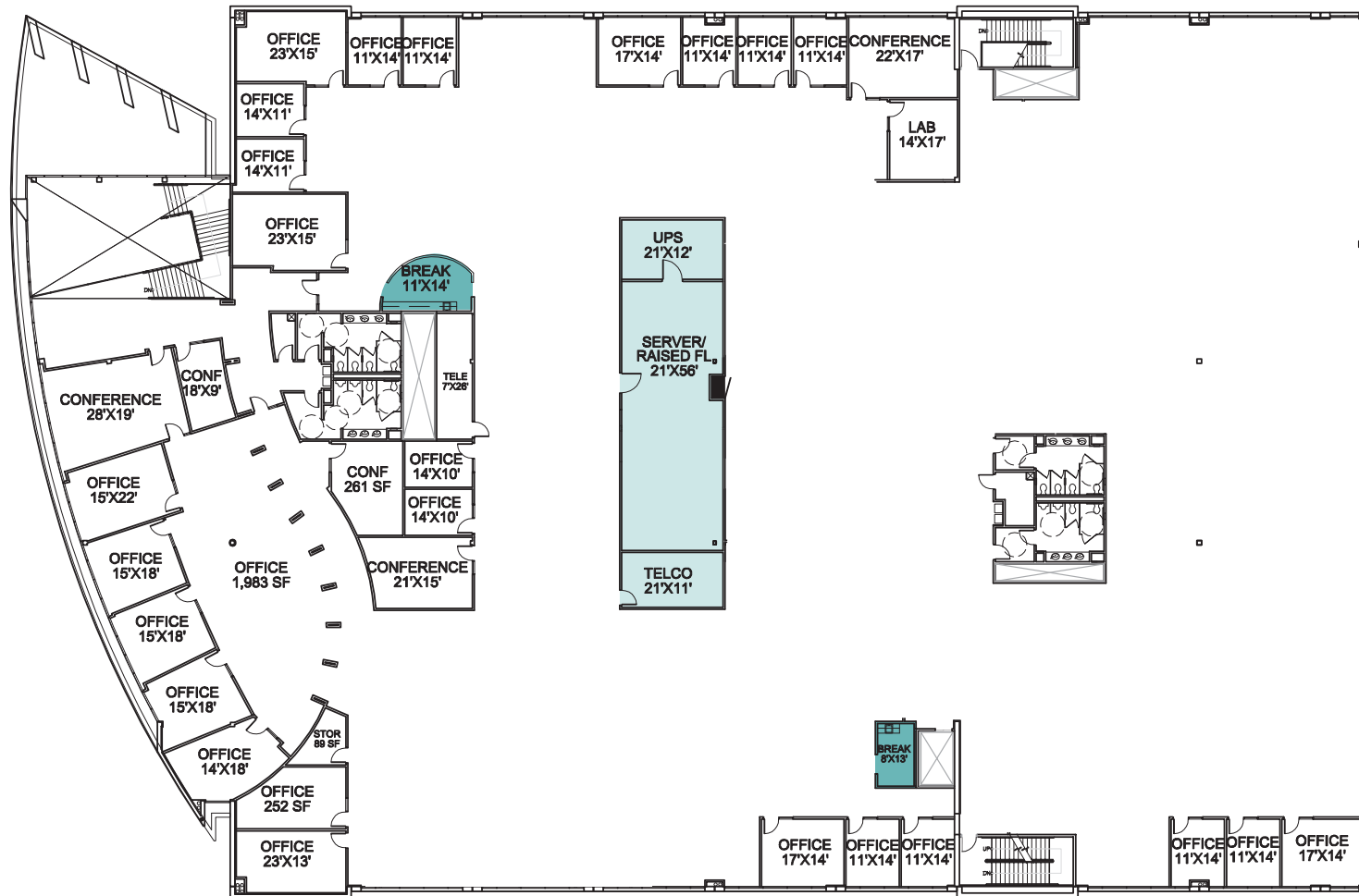
5799 FONTANOSO WAY



FIRST FLOOR PLAN



SECOND FLOOR PLAN



- Lab Areas
- Amenity Area

Not to Scale

±93,650 SF
CLASS A OFFICE/
R&D HQ BUILDING

5799

FONTANOSO WAY

SAN JOSE, CA

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