

1011 McCARTHY BLVD

MILPITAS, CA

±73,310 SF TWO-STORY CLASS A
R&D/OFFICE BUILDING
ON THE NORTH SAN JOSE BORDER



NEWLY COMPLETED
MARKET READY WORK!

±15,000 SF LAB SPACE



±20 ACRE CAMPUS

EXPANSIVE OUTDOOR SETTING FOR
COMPANY EVENTS WITH
RUNNING TRAILS, BASKETBALL,
AND VOLLEYBALL COURT



SOMA CAPITAL

CBRE

NEW MARKET READY RENOVATIONS

ENTRY VIEW



INDOOR/OUTDOOR BREAKROOM



OUTDOOR PATIO WITH TREE COVERAGE AND SHADING



OUTDOOR COLLABORATION AREA LEADING INTO EXPANSIVE GREEN SPACE



HEADQUARTERS OPPORTUNITY ON 20-ACRE CAMPUS



20 Acre Campus Setting
with Collaboration Areas for
Outdoor Company Events



±73,310 SF Class A
R&D/Office/Life Science
Building Available



2,000 Amps @
277/480V Power



Building Signage Opportunity



Attractive Post-COVID
Campus Amenities:
Full Service Café, Jogging
Trail, Collaboration Areas,
Volleyball, and Basketball
Courts



3/1,000 Parking Ratio



Dual EV Car Charging
Stations



Great Access to I-880
and Hwy 237



Short Walk to 4-Star
Yelp Eateries



ANAPORNA
INDIAN VEGETARIAN CUISINE

0.8 MILES
TO I-880

E Tasman Dr

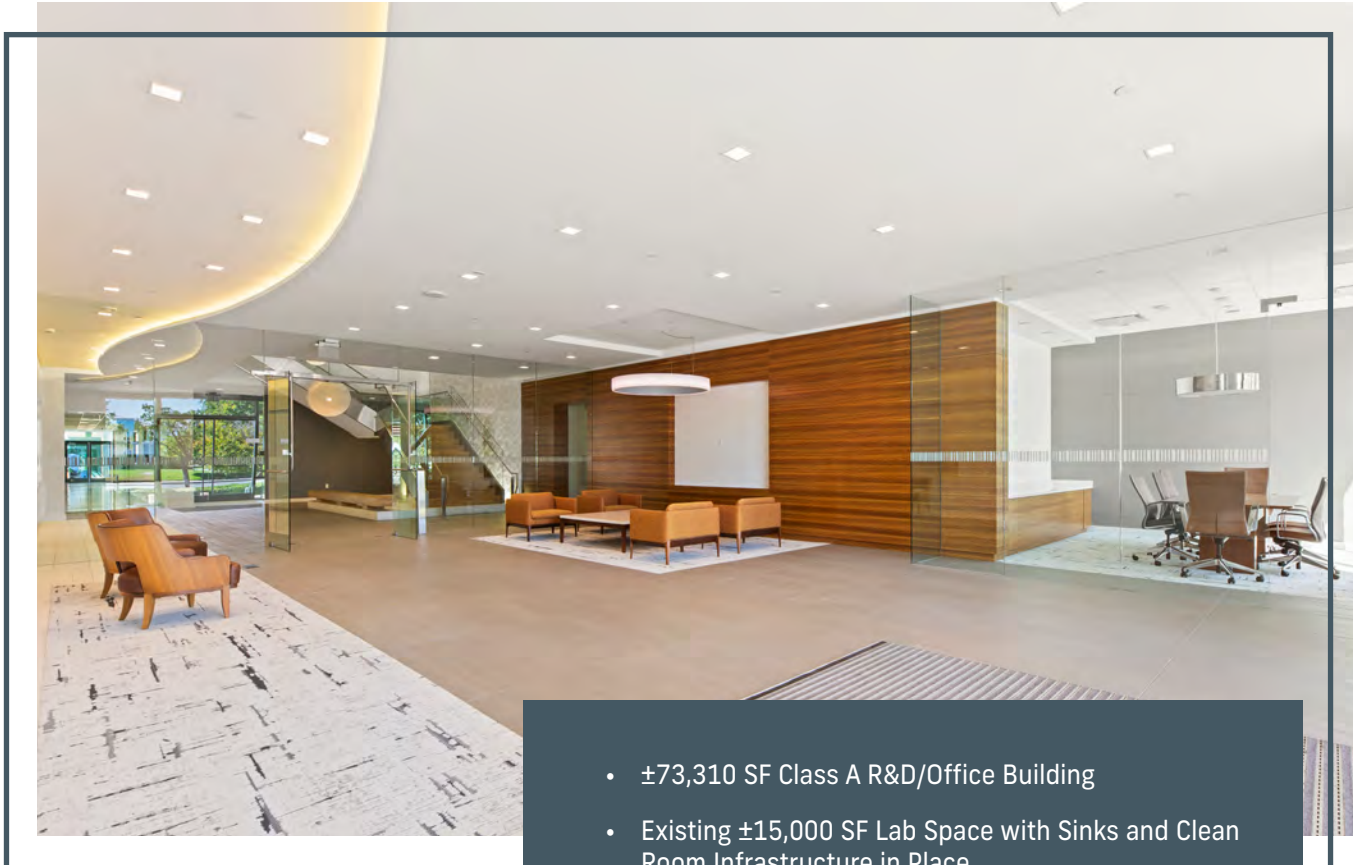
AVAILABLE
±73,310 SF

McCarthy Blvd

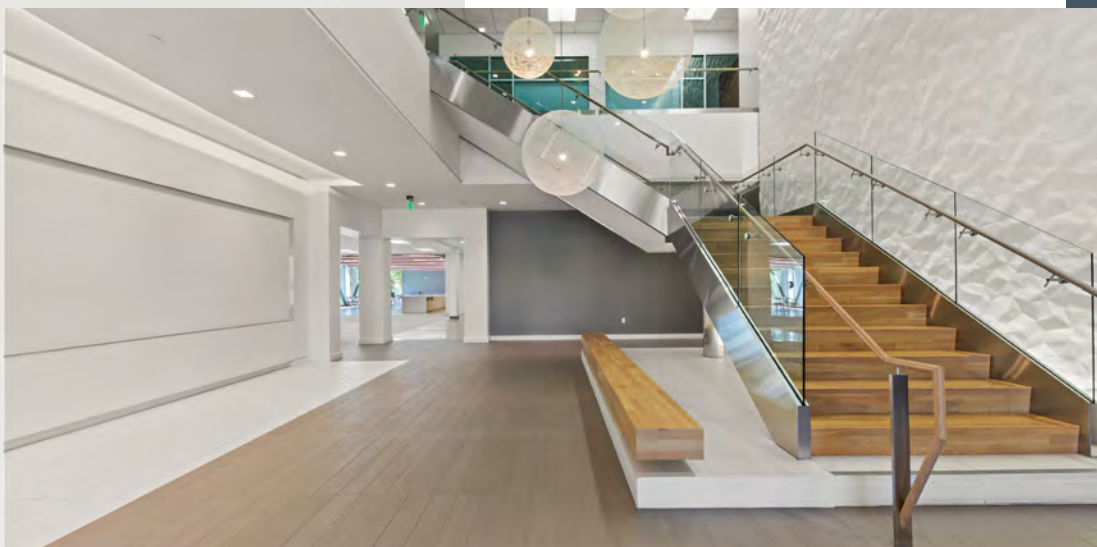
20-ACRE CAMPUS OVERVIEW



BUILDING DESCRIPTION



- ±73,310 SF Class A R&D/Office Building
- Existing ±15,000 SF Lab Space with Sinks and Clean Room Infrastructure in Place
- Full Facility Back-Up Generator
- Private Elevator and Freight Elevator Access
- 14' Slab-to-Slab High Ceilings
- Extensive Window Line
- Steel-Frame Construction Providing Seismic Stability
- New HVAC System, Replaced in 2021, Consists of Two Rooftop Air-Cooled Mammoth Package Units and Single Rooftop Mounted Natural Gas Fired Boiler
- New Grade Level Loading Door
- 2,000 Amps @ 277/480V Power
- Fully Sprinklered



FLOOR PLANS

FIRST FLOOR

Tenant Improvement Dollars available to accommodate flexible layouts



NOT TO SCALE

FLOOR PLANS

SECOND FLOOR



NOT TO SCALE

ON-SITE AMENITIES

OUTDOOR PATIO WITH TREE COVERAGE AND SHADING



PARK SETTING WITH JOGGING TRAIL

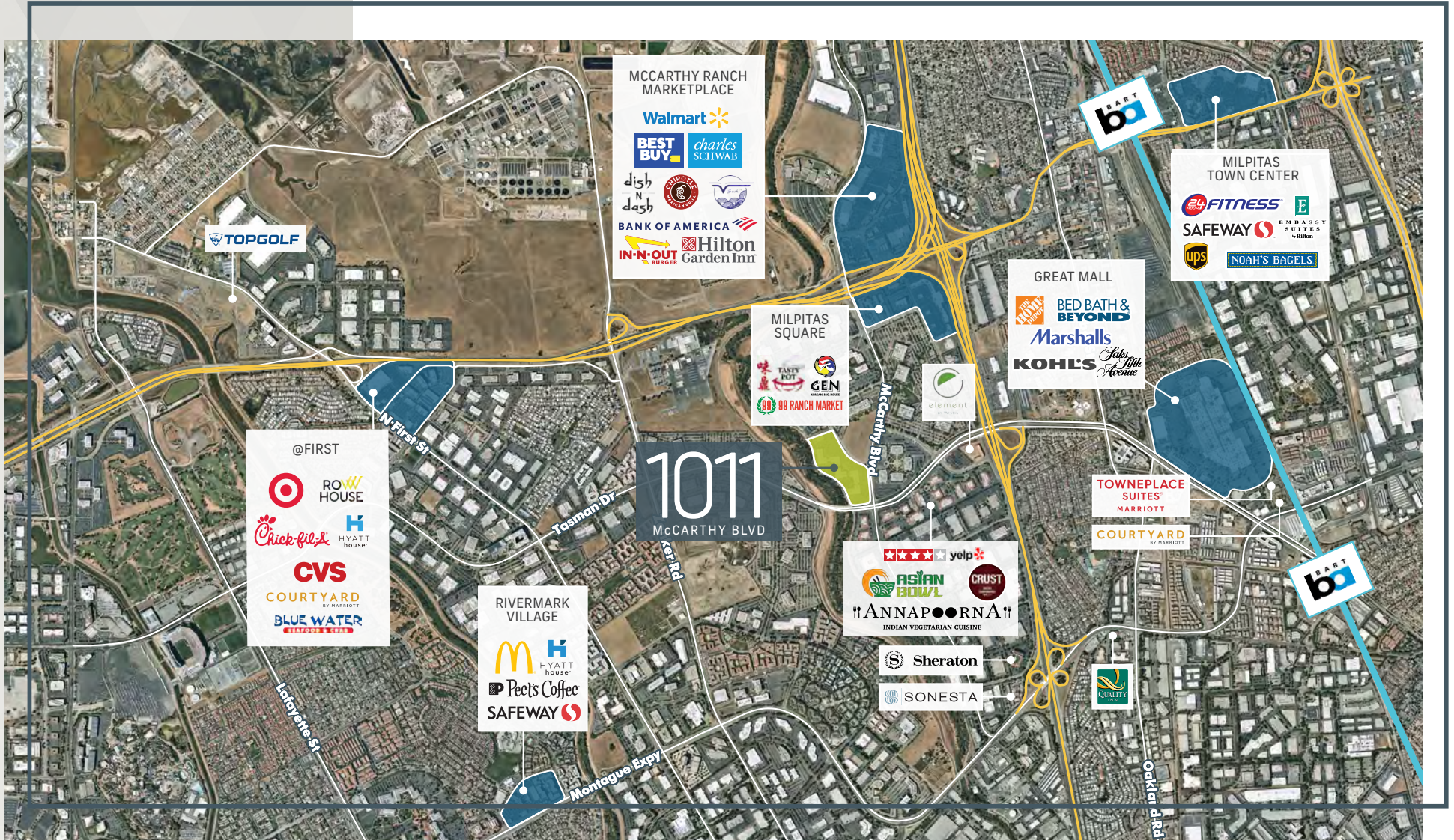


BASKETBALL AND VOLLEYBALL COURTS



AMENITIES MAP

RESTAURANTS WITHIN WALKING DISTANCE THREE 4-STAR YELP EATERIES ACROSS THE STREET



JOIN THE ACTION IN MILPITAS' HOTTEST NEIGHBORHOOD



SIGNED	TENANT	SF LEASED
9/4/23	WESTERN DIGITAL	593,773
5/17/22	BD BIOSCIENCES	246,750
3/24/23	KLA	189,481
4/27/21	CORSAIR GAMING	118,127
2/24/22	TARANA WIRELESS	96,299
7/27/23	J&J	43,947
1/1/23	LOGITECH	24,096
10/20/22	KYOCERA INTERNATIONAL	21,010

1.3 MSF OF LEASING ACTIVITY SINCE 2021

SURROUNDING COMPANIES



TRANSPORTATION MAP



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MILPITAS, CA



FOR MORE INFORMATION, CONTACT:

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