



# 3151

## ZANKER ROAD

San Jose, CA



$\pm$ 201,500  
SQUARE FEET

Brand-New, Fully Equipped HQ  
with Labs & Outdoor Amenities



## BUILDING HIGHLIGHTS

SUBLEASE  
AVAILABLE

LED  
**10/31/33**

(OR DIRECT  
WITH OWNER)



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- Partial 2-Story, Stand-Alone Headquarters Building
- 201,500 SF Available Now
- Pristine Brand New Interiors with Multiple Labs
- 1.2 Acre Outdoor Amenity Area - Fully Secure
- Corner Identity at Montague Expressway and Zanker Road
- Building & Monument Signage
- Power: 4,000 Amps @ 277/480 Volts (Ability to Expand up to 12,000 Amps total)
- EV Charging
  - Five (5) Dual Port Stage 2 Charging Stations providing ten (10) Charging Arms
  - Six (6) Single Port Charging Stations adjacent to Car Lifts inside the Building





## BUILDING INFRASTRUCTURE

# BUILDING OVERVIEW

**HVAC:** 586 tons

**Parking:** 3.2/1,000

### Shipping/Receiving

2 Dock High Doors

1 Grade Level Door

**Walk to** Amenities

**Walk to** Public Transit

## ON-SITE AMENITIES

**Fitness Center** with Showers

**New Indoor/Outdoor Cafe** and Deck + Commercial Kitchen

### 1.2 Acre Outdoor Amenity Area

with Full Size Basketball + Tennis Court, Sand Volleyball Court, plus 1/2 Basketball Court

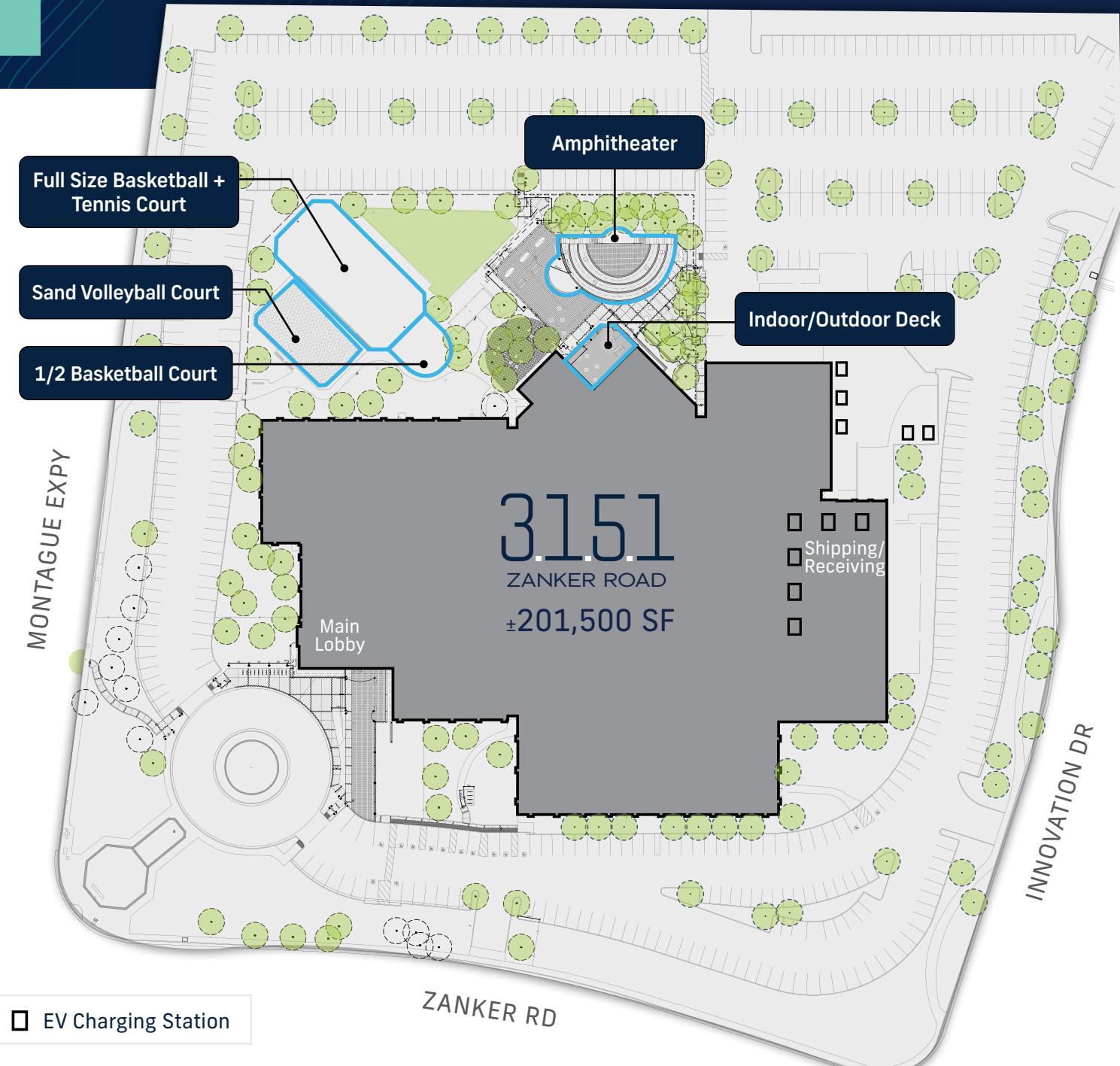
2<sup>nd</sup> Floor **Balconies**



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# SITE PLAN

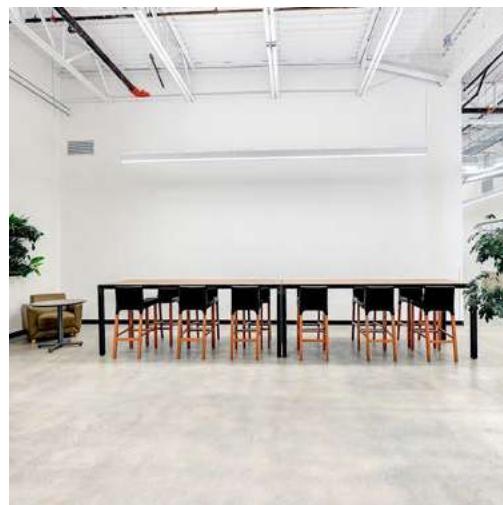
## 1.2 ACRE OUTDOOR AMENITY AREA, INCLUDES:



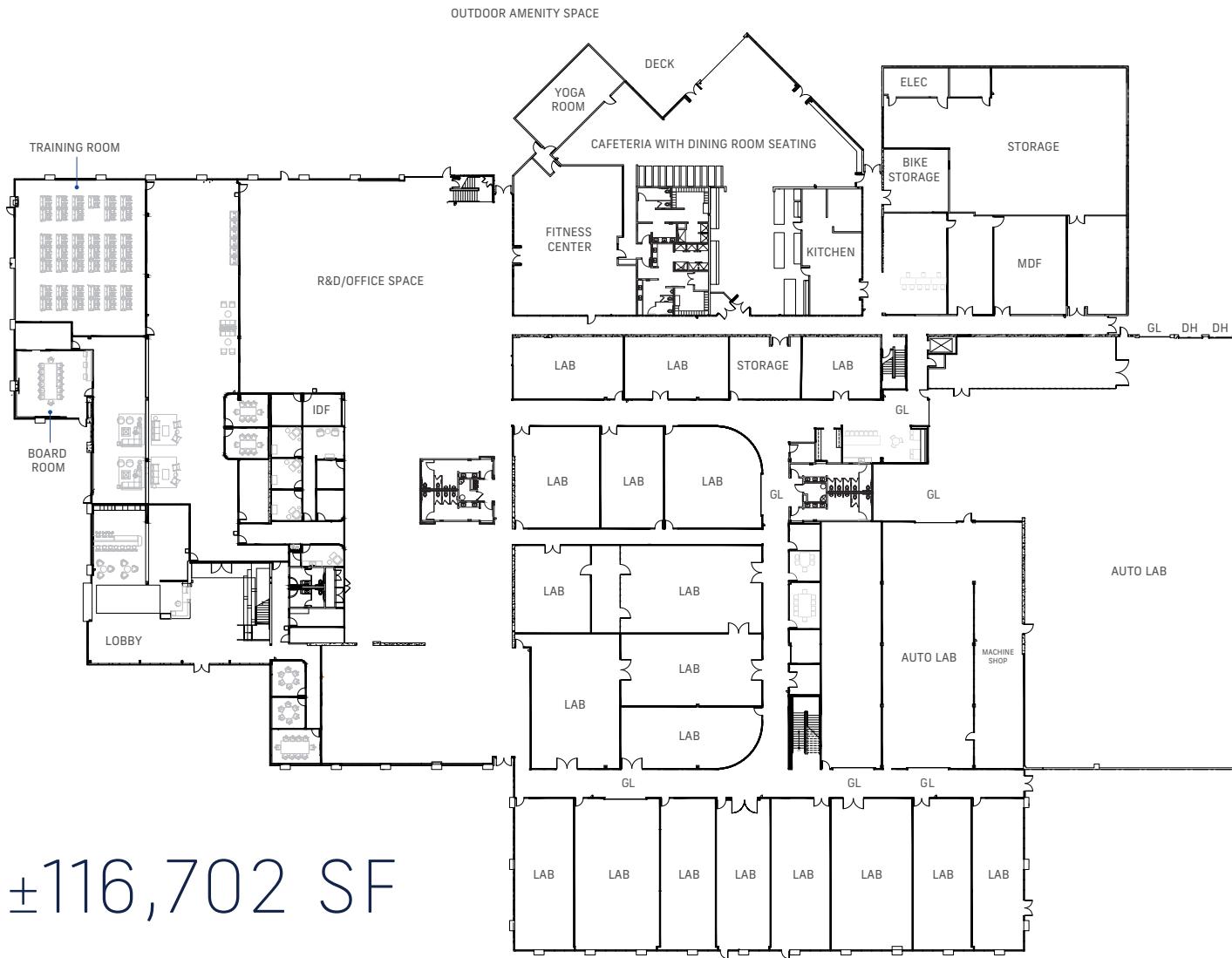


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■ BRAND NEW INTERIORS



# 1<sup>ST</sup> FLOOR

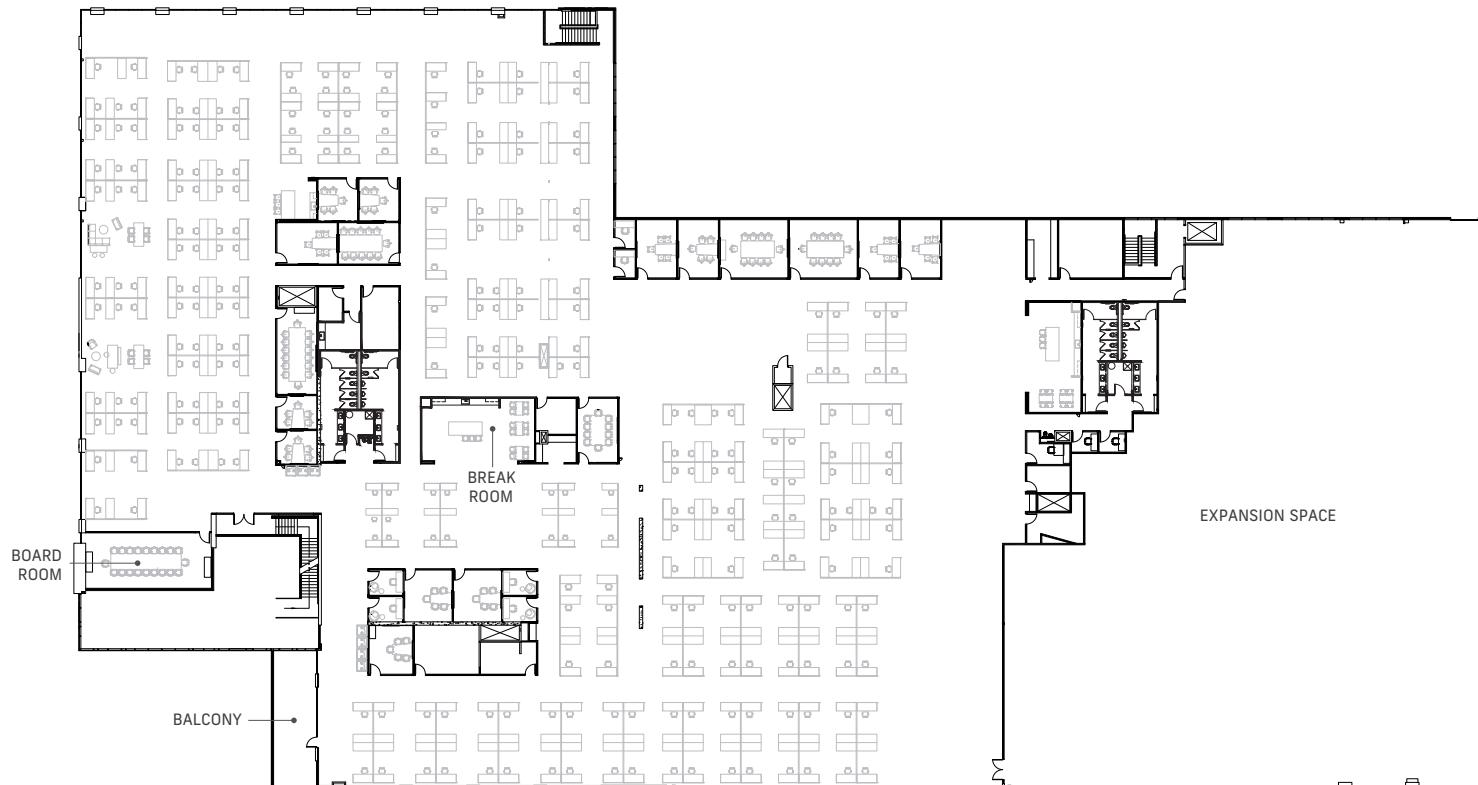


- 3 Offices
- 7 Conference Rooms
- Training Room
- Board Room with Serving Galley
- Coffee Bar
- Labs with Dedicated HVAC, CDA & DI Water
- Auto Labs with Drive in Capability
- 1 Grade Level Door & 2 Dock High Doors
- Fitness Center with Showers
- Cafeteria with Adjacent Deck & Outdoor Amenity Space

±116,702 SF

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# 2ND FLOOR

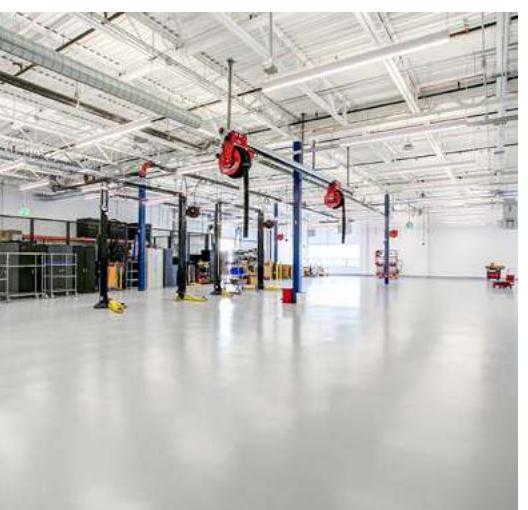


±84,798 SF

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■ LAB AREAS



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INDOOR/OUTDOOR **AMENITIES**

# TRANSPORTATION

Excellent Access to all  
Local and Regional  
Transportation Options



## **FREEWAYS:**

- Proximate

- Proximate: Montague Expwy - adjacent to building
- Short Drive: Hwys 880, 101, 87, 237, 680 - within 3.7 miles

The logo for VTA Light Rail, featuring a stylized blue and white train car icon with the text "LIGHT RAIL: VTA" to its right.

- River Oaks Station (0.5 miles)  
10 min walk
- Orchard Station (0.5 miles)  
10 min walk

## BART: MILPITAS STATION

- VTA Light Rail:  
11 min ride to/from River Oaks Sta.
- Drive (3.2 miles)  
8 min drive

The Caltrain logo, which is a red icon of a train car with two windows and a door, with the number '88' at the bottom.

**CALTRAIN:**

- Santa Cla

- Santa Clara Station  
(4.4 miles)  
13 min drive
- Lawrence Station  
(4.4 miles)  
13 min drive



## AMTRAK/ACE: SANTA CLARA, GREAT AMERICA STATION

- VTA Light Rail:  
5 min ride to/from River Oaks Sta.
- Drive (3.2 miles)  
9 min drive

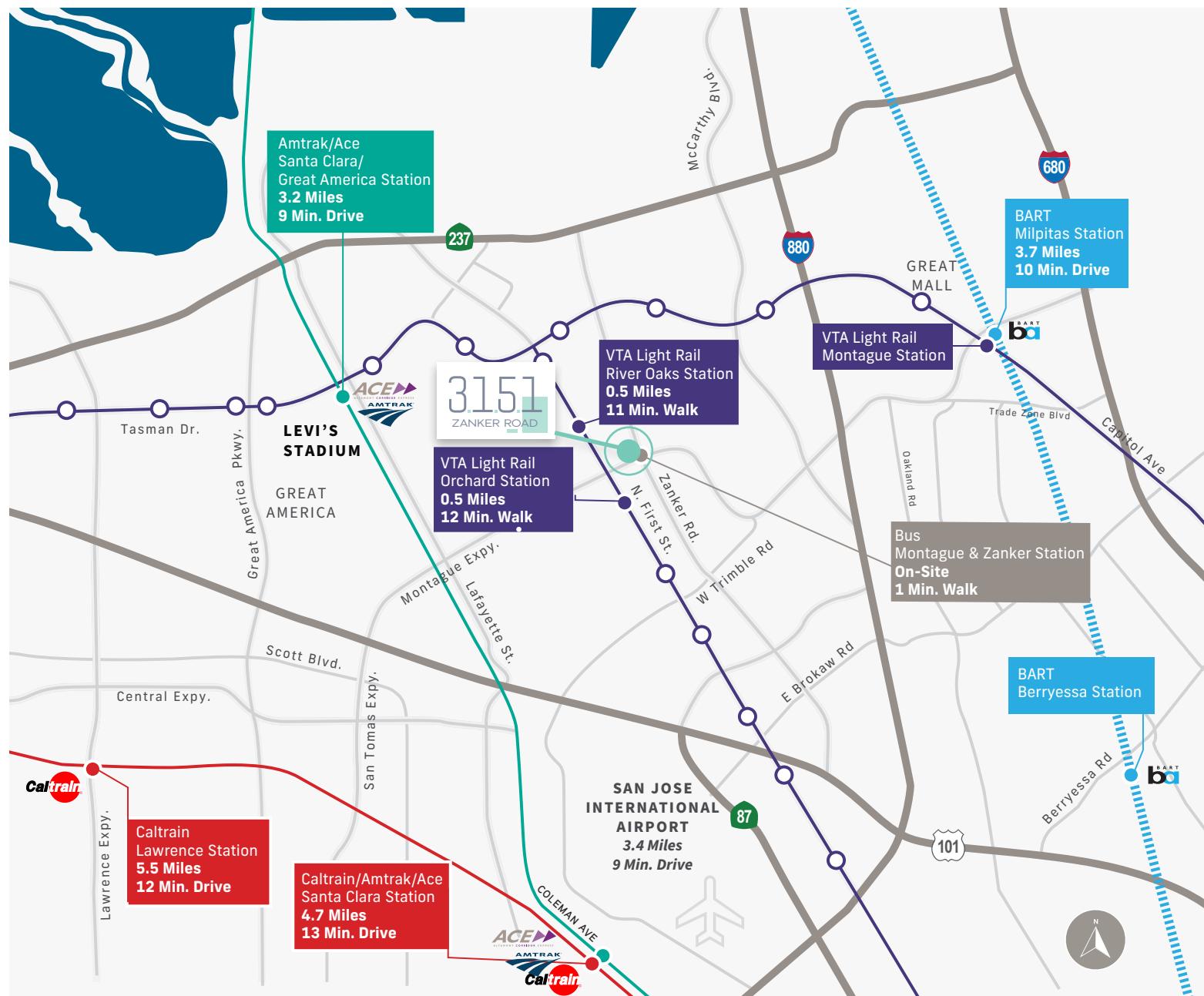


## MINETA SAN JOSE INT. AIRPORT

- Drive (3.4 miles)  
10 min

A simple line-art icon of a bus, showing the front view with windows and a door.

- Montague & Zanker Station (Lines 321 & 828): On-Site : 1 min walk



# NEARBY RESIDENTIAL UNITS

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# NEARBY AMENITIES



## Crescent Village

Curry Up Now, Laksana Thai Cuisine, Starbucks Coffee, Mortar & Pestle Bar



## Rivermark Village

Egghead Sando Cafe, The Melt, Meet Fresh Santa Clara, Signature Cafe, Safeway Deli, Chipotle, Easterly Santa Clara, Premier Pizza, Poke House, Dave's Hot Chicken, The Kebab Shop, Red Robin, Rise Woodfire Pizza and Rotisserie, Wells Fargo



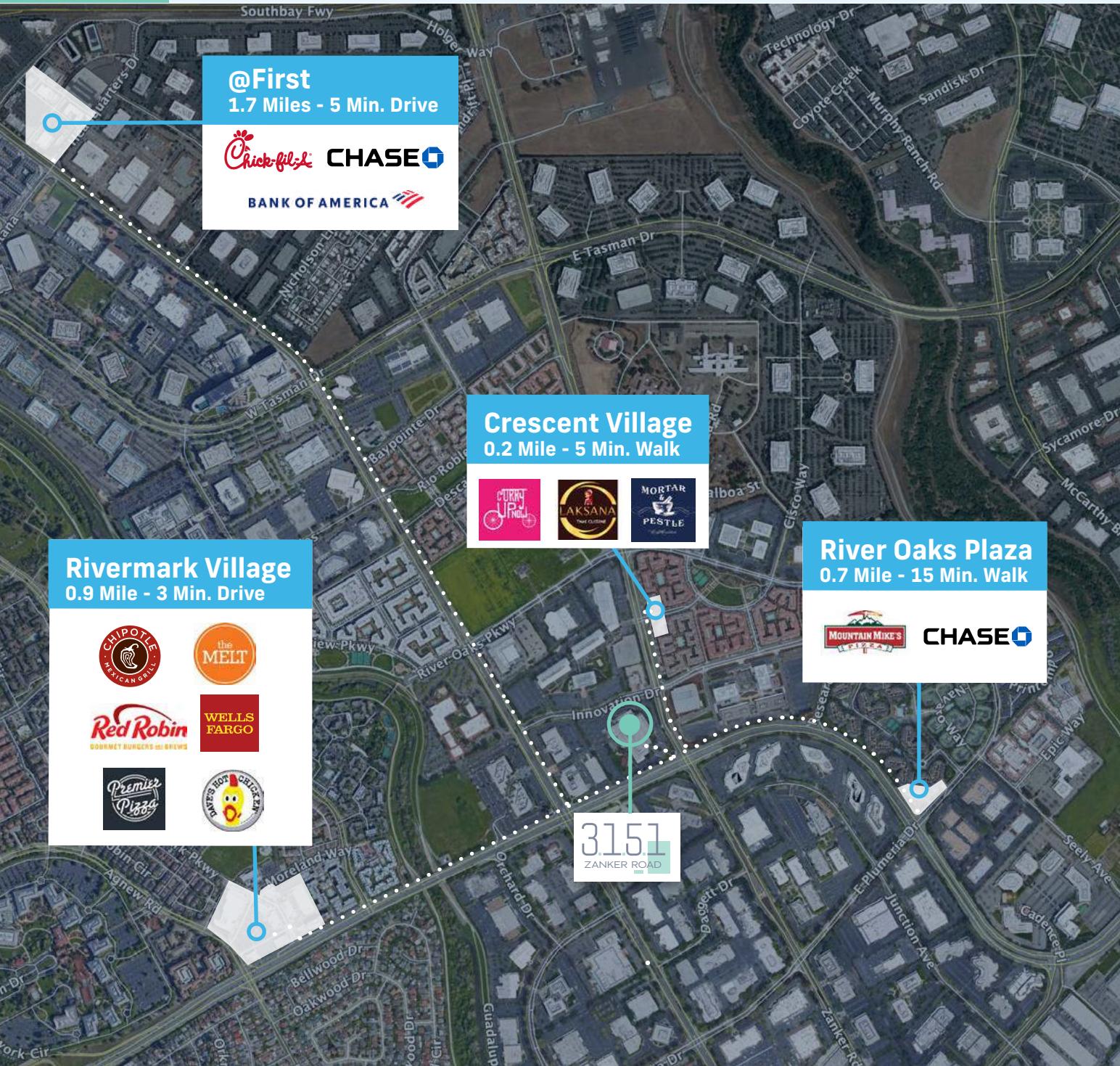
## River Oaks Plaza

Talab, Hey Chicken, Mountain Mike's Pizza, Starbucks, Subway, Chase Bank



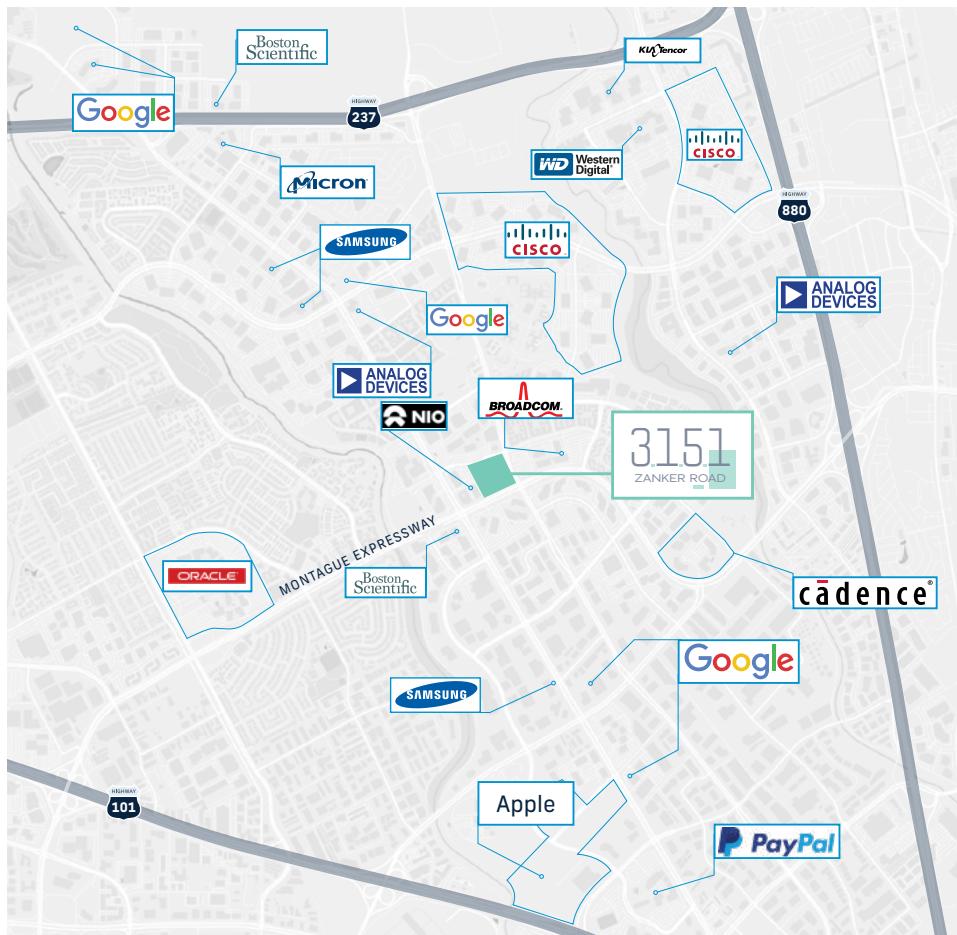
## @First

Chase, Chick-fil-a, Chipotle, CVS, Target, Pizza Hut Express, Rok Steakhouse & Grill, SAJJ Falafel & Shawarma, Shan Tandoori Pizza, Union Bank, Panera Bread, Bluewater Seafood and Crab, Courtyard by Marriot, Hyatt House

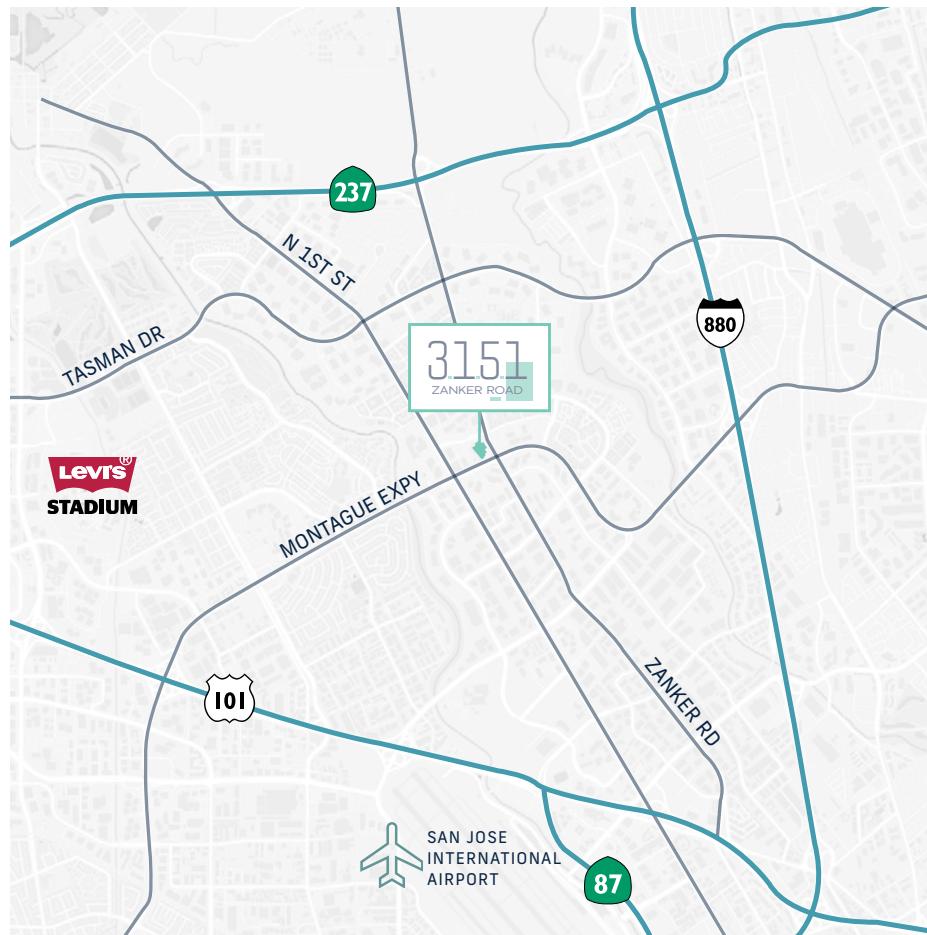




## NEARBY COMPANIES



## LOCATION



# 3151

## ZANKER ROAD

San Jose, CA



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