



1600

TECHNOLOGY DRIVE

±24,754 - ±198,033 SF
OF CLASS A OFFICE / R&D

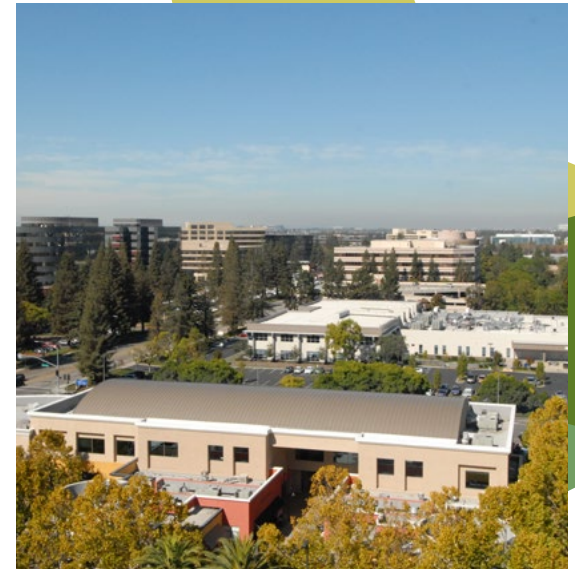
OVER 20,000 SF OF LAB AREA
WITH EXTENSIVE INFRASTRUCTURE



FULL OR PARTIAL BUILDING OPPORTUNITY

WITH EXTENSIVE LAB INFRASTRUCTURE

- 8-stories, ±198,033 SF w/ ±25,000 SF typical floor plates
- Divisible by floor
- Over 20,000 SF of Lab space ranging from ±2,600 SF – 6,000 SF per floor (see detail on following pages)
- Dual ±4,000 Amp electrical services (277/480V) & multiple backup generators
- Spectacular views from every floor
- ±3.2/1,000 SF parking ratio (surface and adjacent structured parking)
- Ceiling Height (to pan): 1st floor: ±15.5 ft, upper floors, ±13 ft
- Outdoor collaboration and recreation areas
- Walking distance to multiple restaurants, cafes & hotels
- Prominent freeway visibility w/building signage potential (facing HW 87)
- Adjacent to Mineta San Jose International Airport
- Served by VTA Light Rail transit



FLEXIBLE OFFICE & R&D USES



PREMIUM CLASS A OFFICE AREAS

- Dramatic 2-story lobby entrance
- 360 degrees of full-height glass
- ±900 tons of cooling
- AT&T Fiber
- 3x passenger elevators & 1x freight elevator

OVER 20,000 SF OF LAB SPACE FEATURING:

- ±8000 Amps at 277/480v serving the building (2 sources)*
 - Multiple labs containing extensive infrastructure, including starline bus systems, dedicated HVAC, and vacuumed/compressed air
 - Multiple UPS & Backup generators
- ±15'6" deck-to-deck on 1st floor; ±13' on upper floors
 - Lab easily converted to 100% office use

**Tenant to verify*



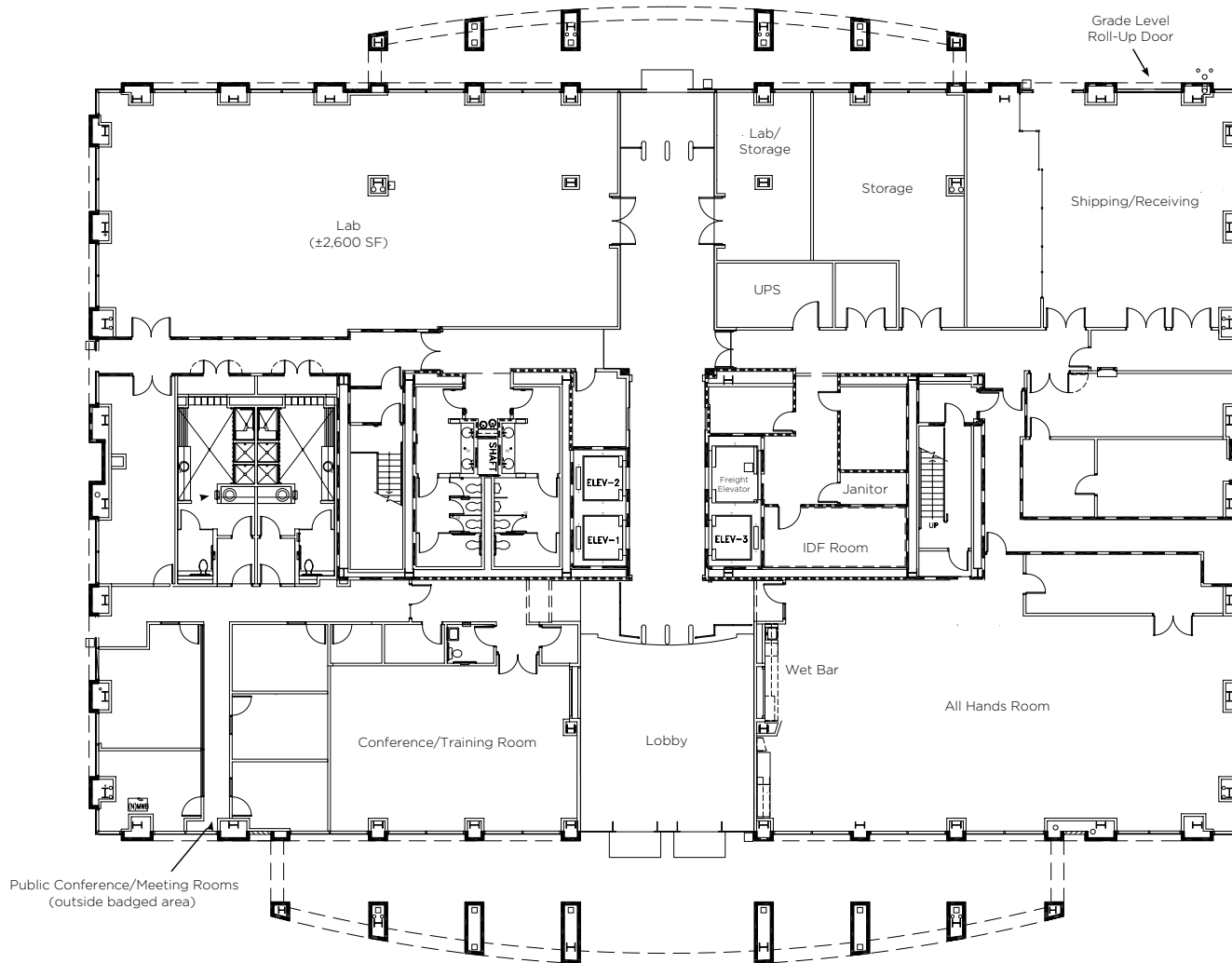
SHIPPING AND RECEIVING AREA WITH GRADE-LEVEL LOADING

- 1x 4,500 lb freight elevator



EXISTING PLAN

GROUND FLOOR



±24,754 RSF

Multiple Conference and Training Rooms

All Hands Room

±2,600 SF Lab Area

Lab Area Includes:

- Starline Track Busway
- 1x 1200 Amp Distribution Panel 480v
- 6x 250 Amp Panels 208/120v
- 3x 5-Ton Heat Pumps
- 2x 8-Ton Chilled Water Units

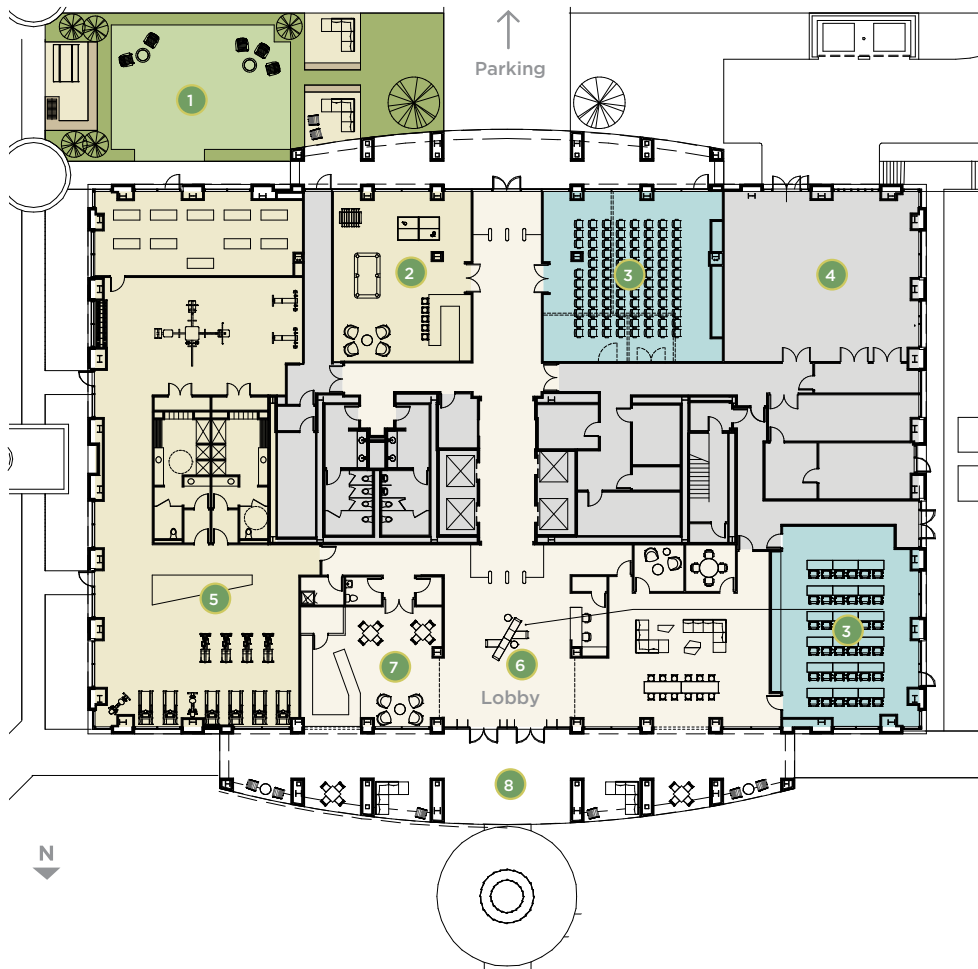
Shipping Receiving Area including grade level roll-up door

Freight Elevator (4,500 Lbs)

Restrooms with showers and lockers

HYPOTHETICAL PLAN

GROUND FLOOR

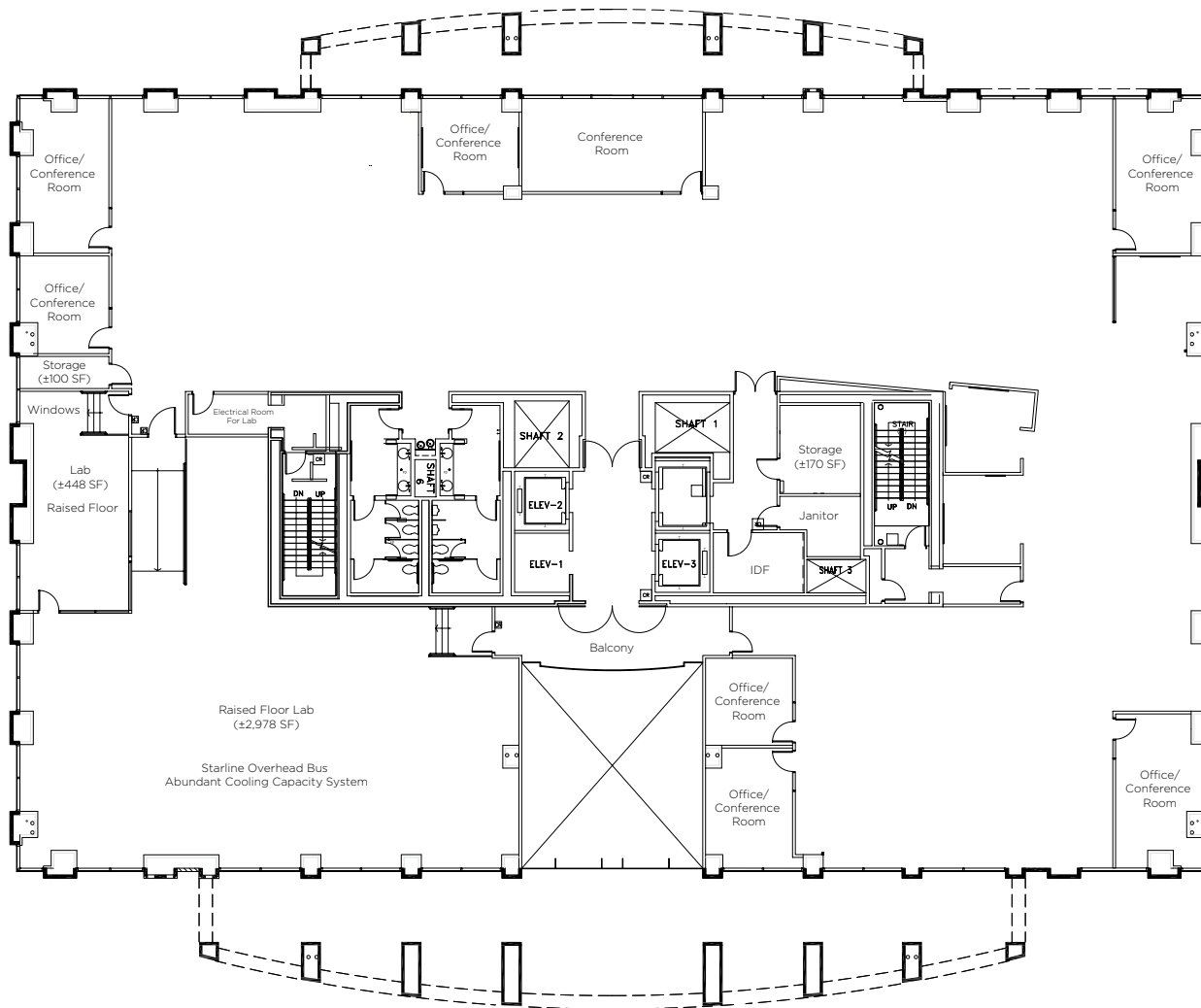


- 1 Enhanced Outdoor Leisure Area
- 2 Gaming/Informal Entertainment
- 3 Training/Meeting Place
- 4 Shipping/Receiving
- 5 Fitness Center
- 6 Interactive Lobby/Lounge and Training
- 7 Cafe/Meeting Area
- 8 Indoor/Outdoor Collaboration



FLOOR PLAN | FLOOR 2

±24,754 SF | ±3,426 LAB AREA SF



±24,754 RSF

8x Office / Conference Rooms

±3,426 SF Raised Floor Lab

Lab includes:

- Starline Track Busway
- 1x 600 Amp 480v panel
- 2x 600 Amp 208/120 panels
- FM200 Fire Suppression
- 4x 30-ton Liebert DX CRAC Units
- Raised ESD floors (12-inches)

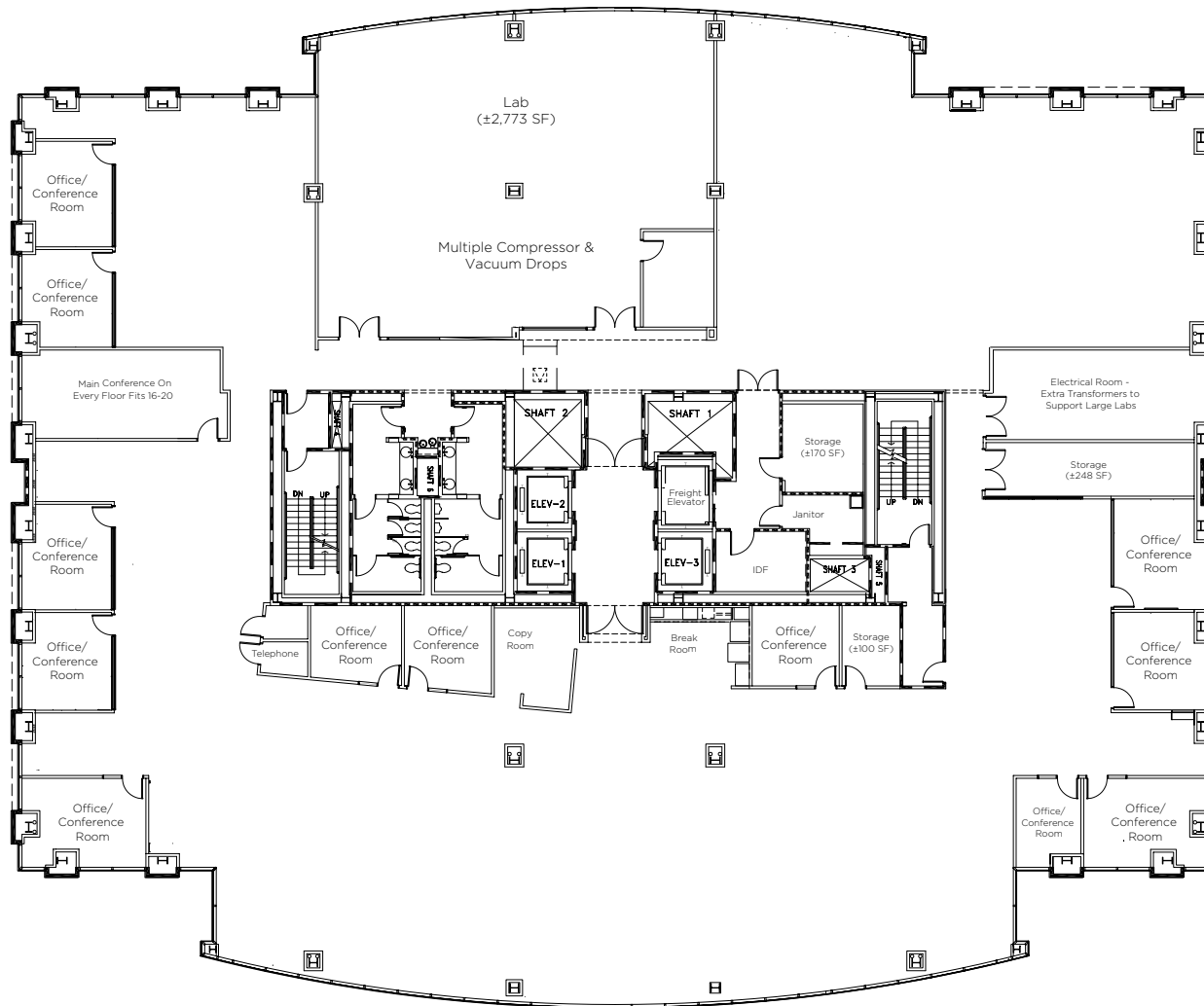
Electrical Room for Lab

±270 SF Storage

Ceiling Height: ±13 ft floor to pan

FLOOR PLAN | FLOOR 3

±24,754 SF | ±2,773 LAB AREA SF



±24,754 RSF

12x Office / Conference Rooms

1x Large Conference Room
(fits 16-20)

2x Phone Rooms

±2,773 SF Lab Area

Lab includes:

- Starline Track Busway
- 3x 250 Amp 208/120 panels
- 4x 8-ton chilled water cooling units
- Compressor and Vacuum drops
- ESD floor

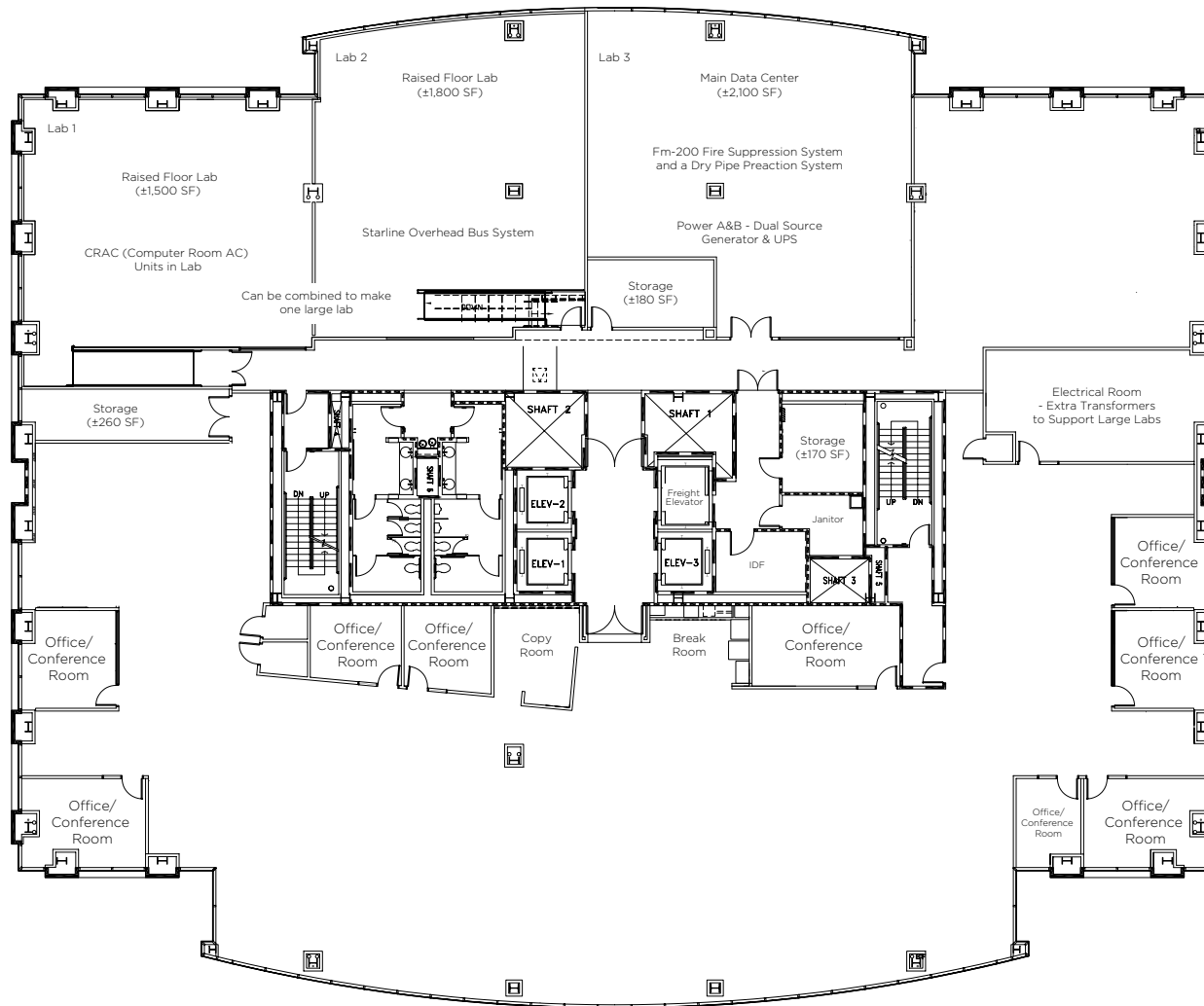
Electrical Room with extra transformers to support lab

±518 SF Storage

Ceiling height: ±13' to pan

FLOOR PLAN | FLOOR 4

±24,754 SF | ±5,400 LAB AREA SF



±24,754 SF RSF

9x Office / Conference Rooms

2x Phone Rooms

±5,400 SF Lab Area

Lab 1 includes:

- ±1,500 SF
- Starline Track Busway
- 2x 400 Amp panel
- 2x DA DAP II cooling units
- Raised ESD floor

Lab 2 includes:

- ±1,800 SF
- Starline Track Busway
- 2x 400 Amp panel
- FM 200 Fire suppression
- 3x DA DAP II cooling units
- Raised ESD floor

Lab 3 includes:

- ±2,100 SF
- Starline Track Busway
- 3x 400 Amp panels
- 4x 12-ton heat pumps
- 3x 12-ton chilled water cooling units
- Fm 200 Fire suppression
- Dry Pipe preaction system
- Power A&B
- Dual source Generator & UPS

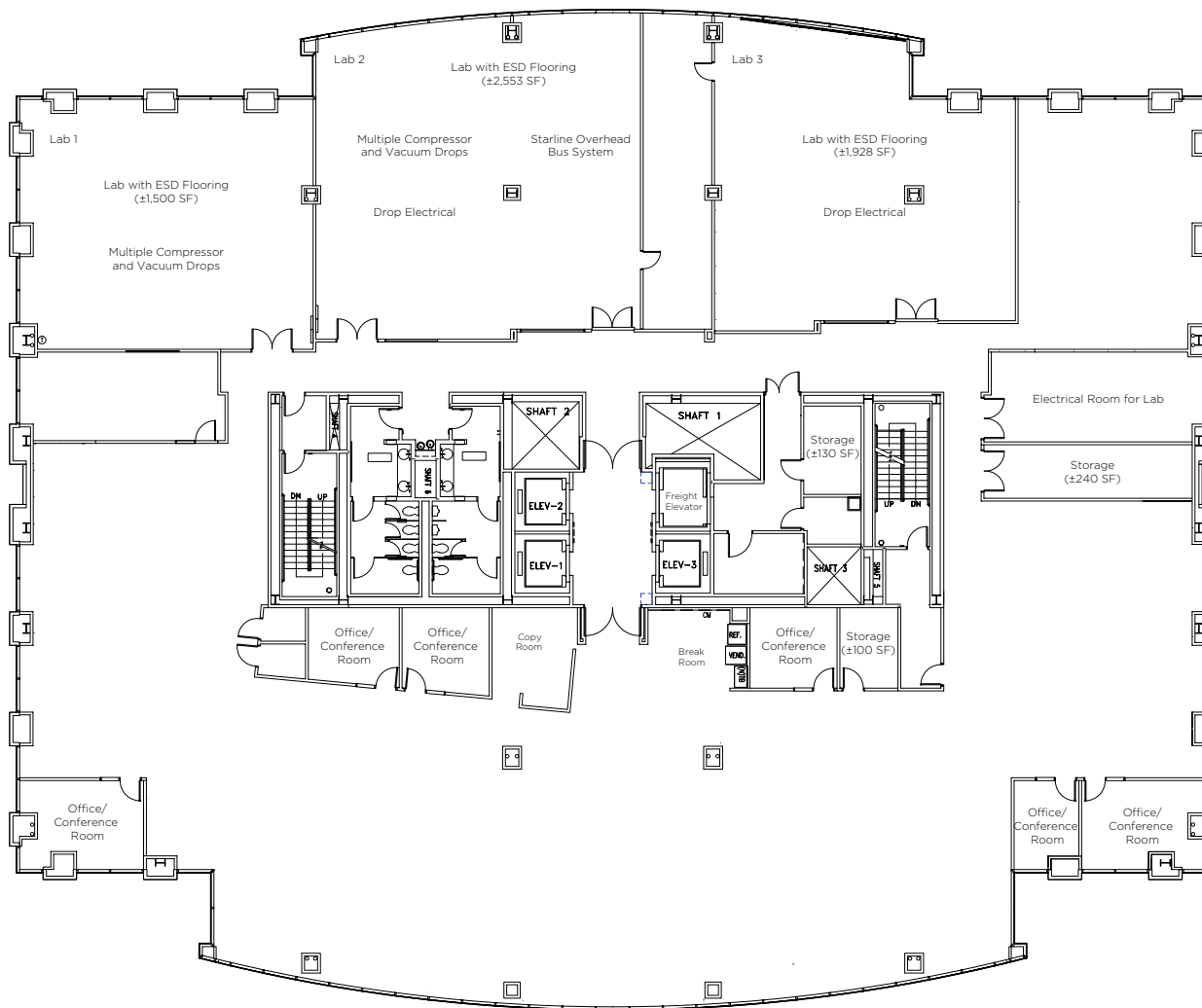
Electrical Room with extra transformers to support labs

±610 SF Storage

Ceiling height: ±13' to pan

FLOOR PLAN | FLOOR 5

±24,754 SF | ±5,981 LAB AREA SF



±24,754 SF RSF

6x Office / Conference Rooms

2x Phone Rooms

±5,981 SF Lab Area

Lab 1 includes:

- ±1,500 SF
- Starline Track Busway
- 1x 400 Amp panel
- 1x 250 Amp panel
- 2x DA DAP II cooling units
- Compressor and Vacuum drops
- ESD Floor

Lab 2 includes:

- ±2,553 SF
- Starline Track Busway
- Electrical drops
- 4x 250 Amp 208/120 panels
- 4x 8-ton chilled water cooling units
- Compressor and Vacuum drops
- ESD floor

Lab 3 includes:

- ±1,928 SF
- Electrical drops
- ESD Floor

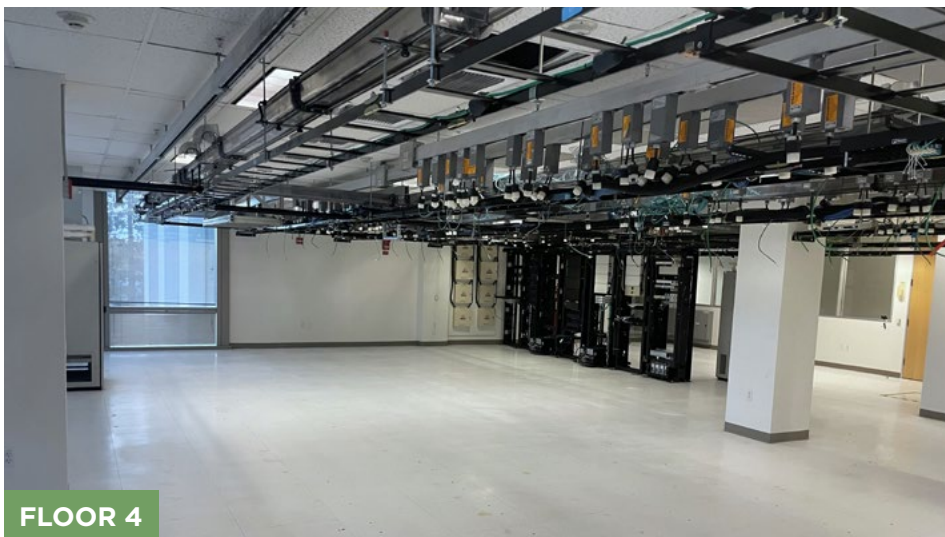
Electrical Room with extra transformers to support labs

±470 SF Storage

Ceiling height: ±13' to pan

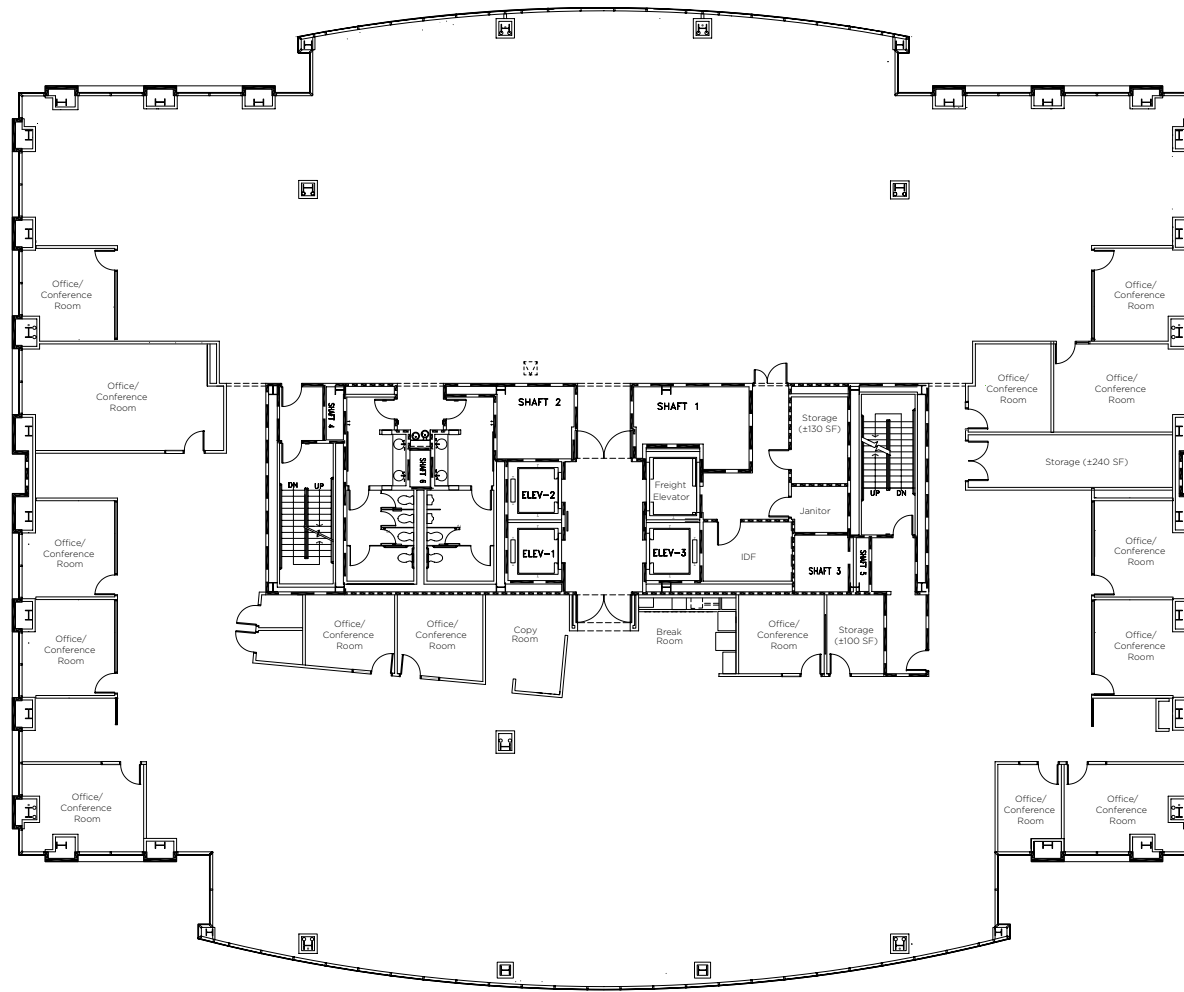
LAB PHOTOS

FLOORS 2 - 5



EXISTING PLAN

FLOOR 6



±24,754 RSF

15x Office/Conference Rooms

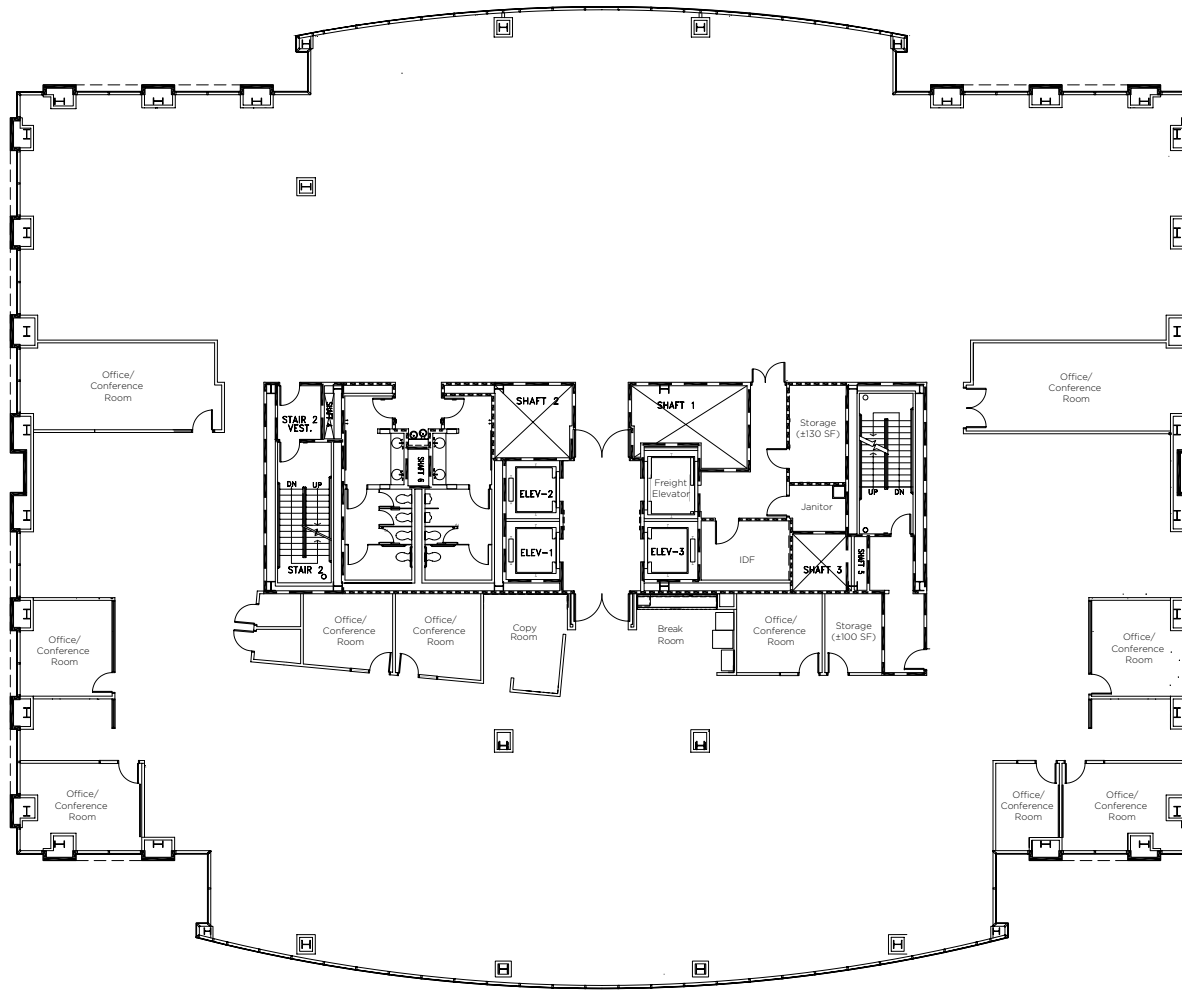
2x phone rooms

±470 SF Storage

Break area

EXISTING PLAN

FLOOR 7



±24,754 RSF

10x Office/Conference Rooms

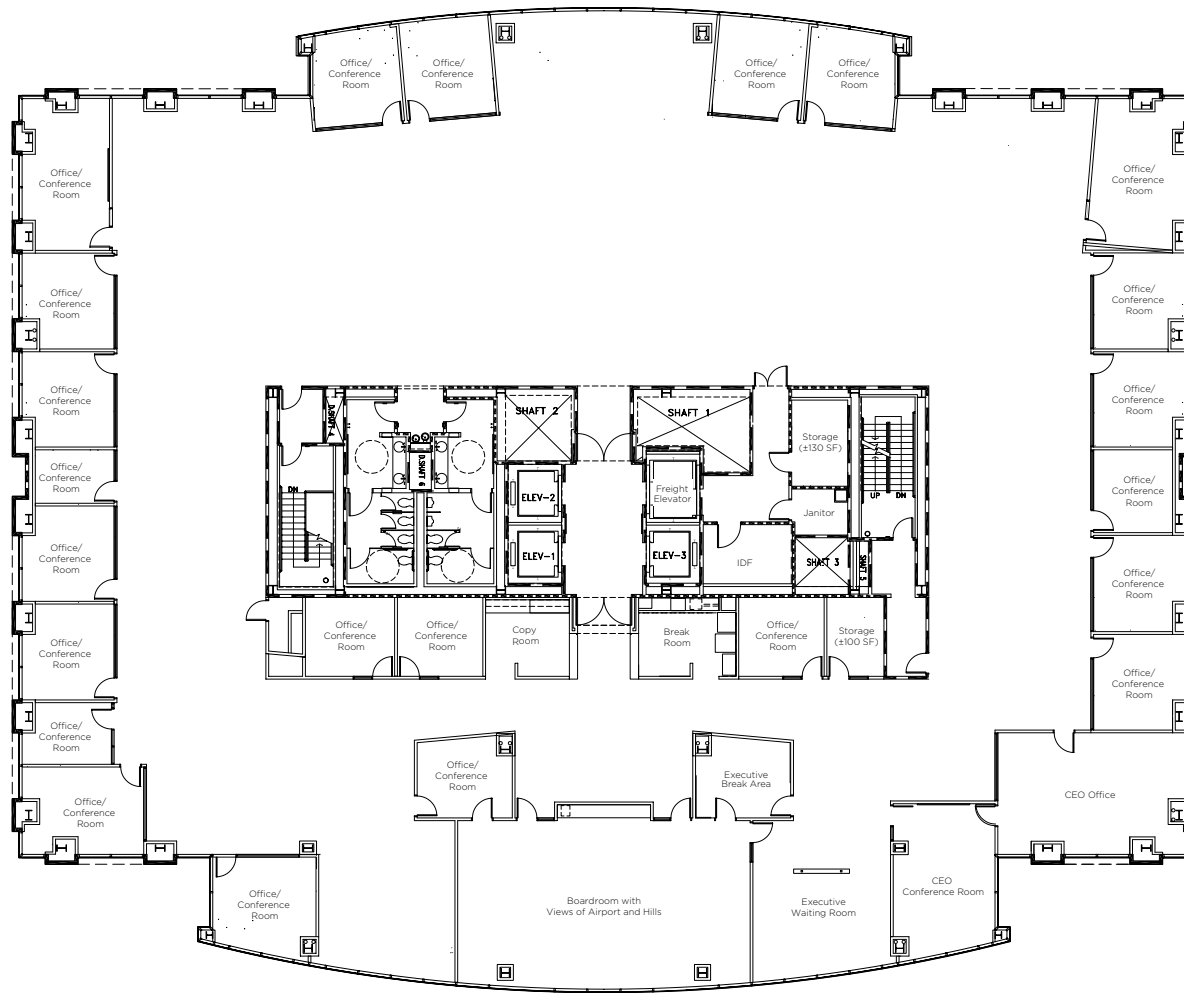
2x phone rooms

±230 SF Storage

Break area

EXISTING PLAN

FLOOR 8



±24,754 RSF

24x Office/Conference Rooms

1x board room

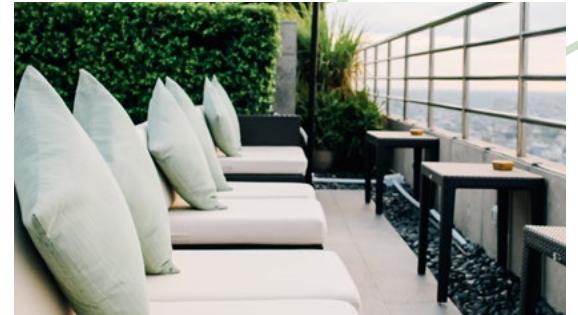
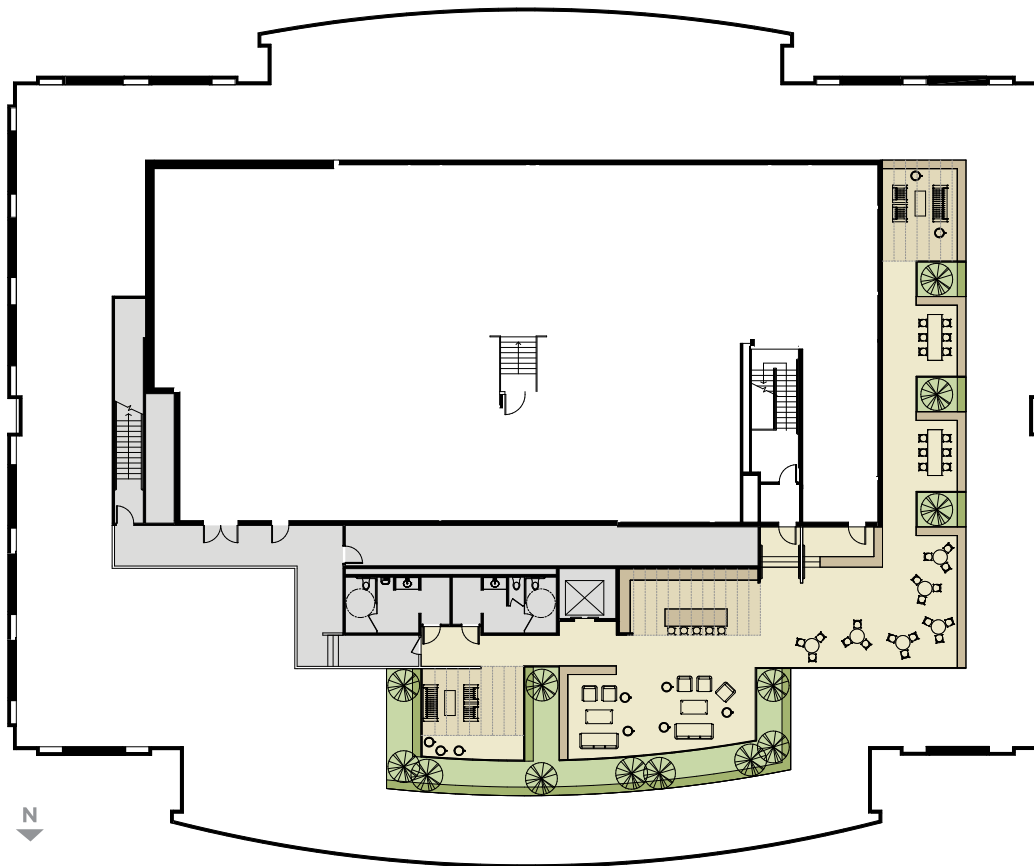
2x phone rooms

±230 SF Storage

Break area

HYPOTHETICAL PLAN

ROOFTOP DECK



NEARBY AMENITIES



FOOD

1. BurgerIM & Gourmet (Halal)
Chipotle
Starbucks
Lean Feast Silicon Valley
Sam & Curry
Wong Kok
Pho Bel Air
2. Starbucks
Mi Casa
TGI Sushi
3. Bagel Street Cafe
4. Zeytoun American & Mediterranean Grill
5. Indian Street Cafe
Vito's Trattoria
Camille's Sidewalk Cafe
Coffee Chai
Ladda Thai Cuisine
Ike's Love & Sandwiches
6. Zone 8 Sports Bar & Grill
Lotus Cafe
7. Spencer's
8. Star Cafe
9. Oasis Deli
10. Denny's
11. Crust Deli

FITNESS

12. Active Sports Club
13. 24 Hour Fitness Super Sport

LODGING

- A. Casino Matrix
- B. DoubleTree Hotel
- C. Fairfield Inn & Suites
- D. Stay Bridge Suites
- E. Spring Hill Suites by Marriot
- F. Extended Stay America
- G. Comfort Suites
- H. Courtyard San Jose Airport
- I. Hyatt House San Jose Airport
- J. Hyatt Place San Jose Airport
- K. Residence Inn by Marriot San Jose Airport

BANKS

- L. Provident Credit Union
- M. Wells Fargo Bank
- N. Comercia Bank

TRAILS

- M. Guadalupe River Trail

VTA 10
Metro/Airport (±9 min. walk)

LIGHT RAIL
Metro/Airport (±9 min. walk)

TRANSPORTATION OPTIONS



DRIVE TIMES

 5 MINS	 14 MINS
 6 MINS	 3 MINS

Walkable to
VTA Light Rail

Near US 101 &
Hwy 87 Exits

Free shuttle
to Caltrain

1600

TECHNOLOGY DRIVE

FOR MORE INFORMATION,
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