



MONTAGUE SQUARE

3047 ORCHARD PKWY, SAN JOSE

±17,434 SF AVAILABLE

3047



CLASS 'A' SINGLE-STORY R&D SPACE FOR LEASE

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MONTAGUESQUARESC.COM

NEWMARK

WASHINGTON HOLDINGS

PROJECT OVERVIEW

6 Class 'A' R&D buildings with power, loading and clear height.

1,200-2,000 amps of power per building

18' clear height

Grade level and dock-high loading

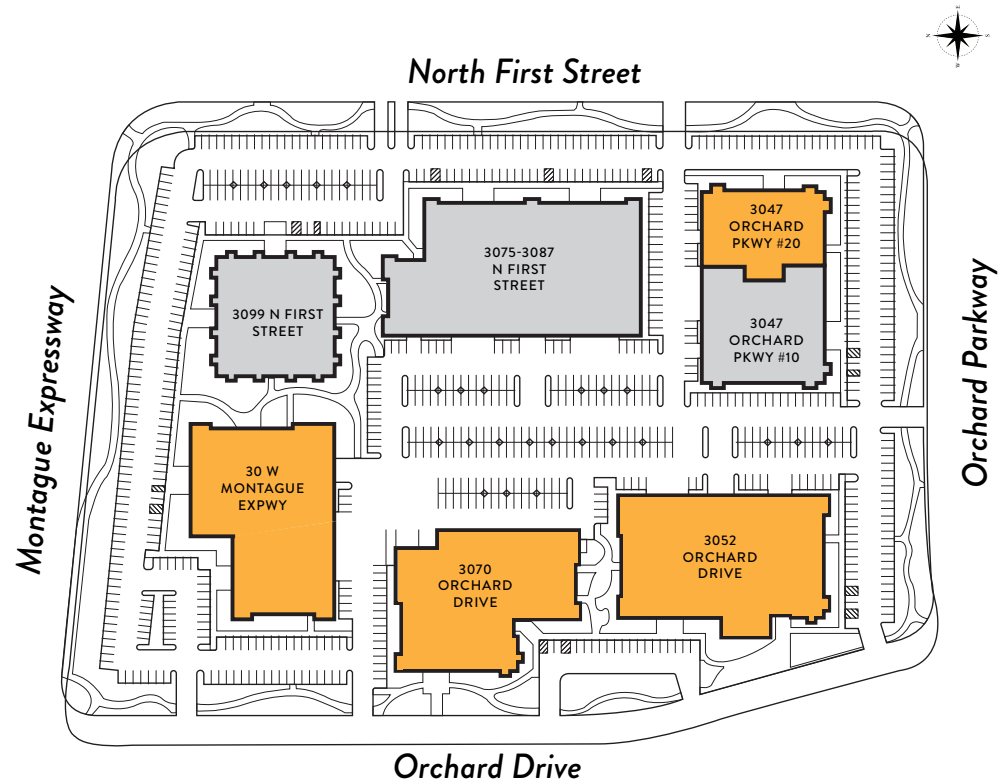
Outdoor amenity areas

Exclusive signage and branding opportunities

Easy access to transportation (Hwy 101, 237, 87, i880 and VTA light rail)

6 BUILDINGS 3.3/1K PARKING

±237,000 SF



| PROPERTY | AVAILABILITY | SQUARE FOOTAGE |
|----------------------|--------------|----------------|
| 3047 ORCHARD PARKWAY | AVAILABLE | ±17,434 SF |
| 30 W MONTAGUE EXPWY | AVAILABLE | ±36,622 SF |
| 3052 ORCHARD DRIVE | AVAILABLE | ±40,413 SF |
| 3070 ORCHARD DRIVE | SUBLEASE | ±33,067 SF |

EXISTING PLAN

SUITE 20
±17,434 SF

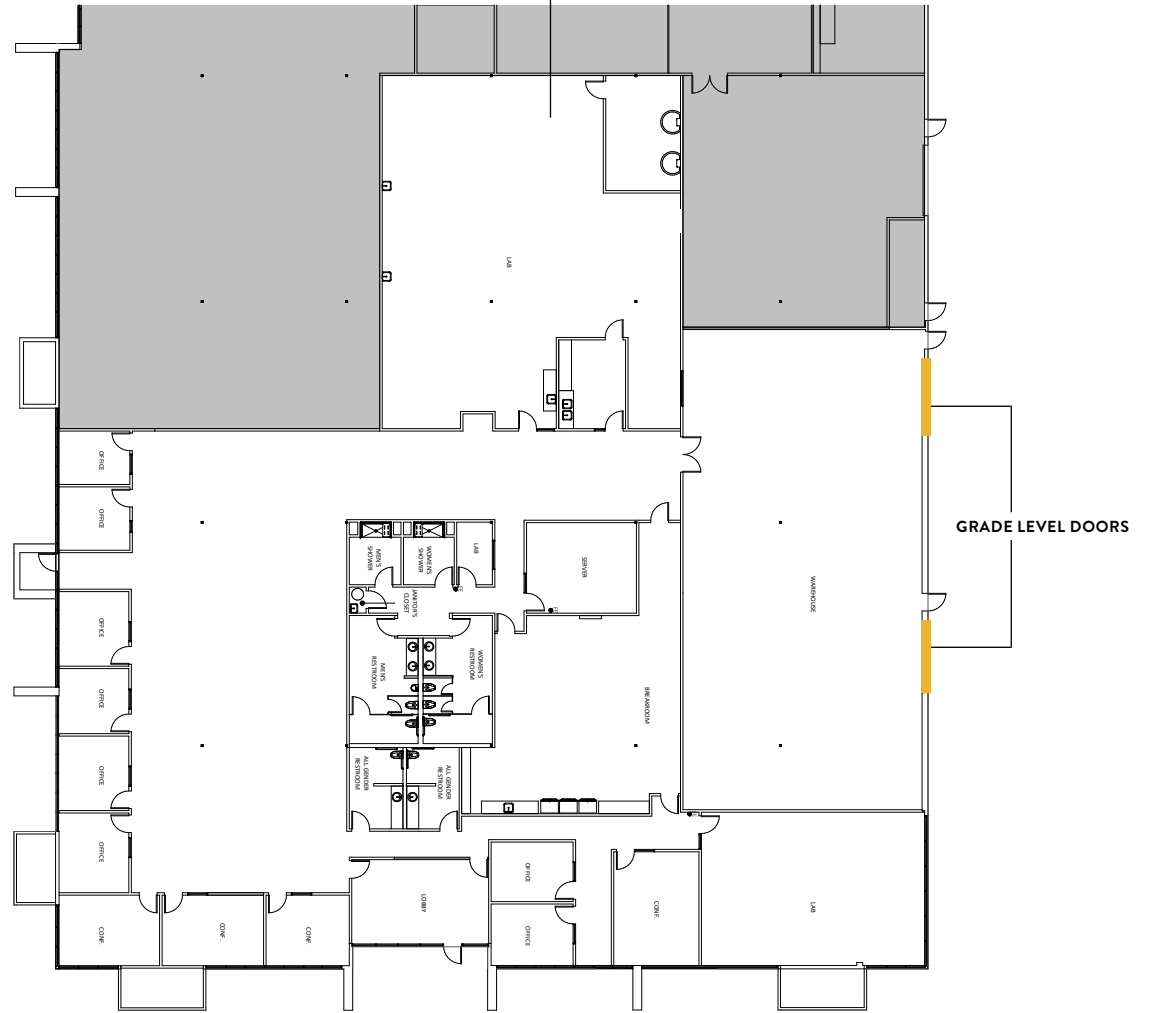
BUILDING DETAILS

| | |
|-----------------|-------------------------------|
| OFFICES | 8 |
| LOBBY/RECEPTION | 1 |
| CONFERENCE | 1 |
| BREAK ROOM | 1 |
| LAB(S) | 3 Class 100K Clean Room |
| WAREHOUSE | 1 |

±18' CLEAR HEIGHT
GRADE LOADING

400 AMPS
277/480 VOLTS

CLASS 100K
CLEAN ROOM



HYPOTHETICAL PLAN

SUITE 20
±17,434 SF

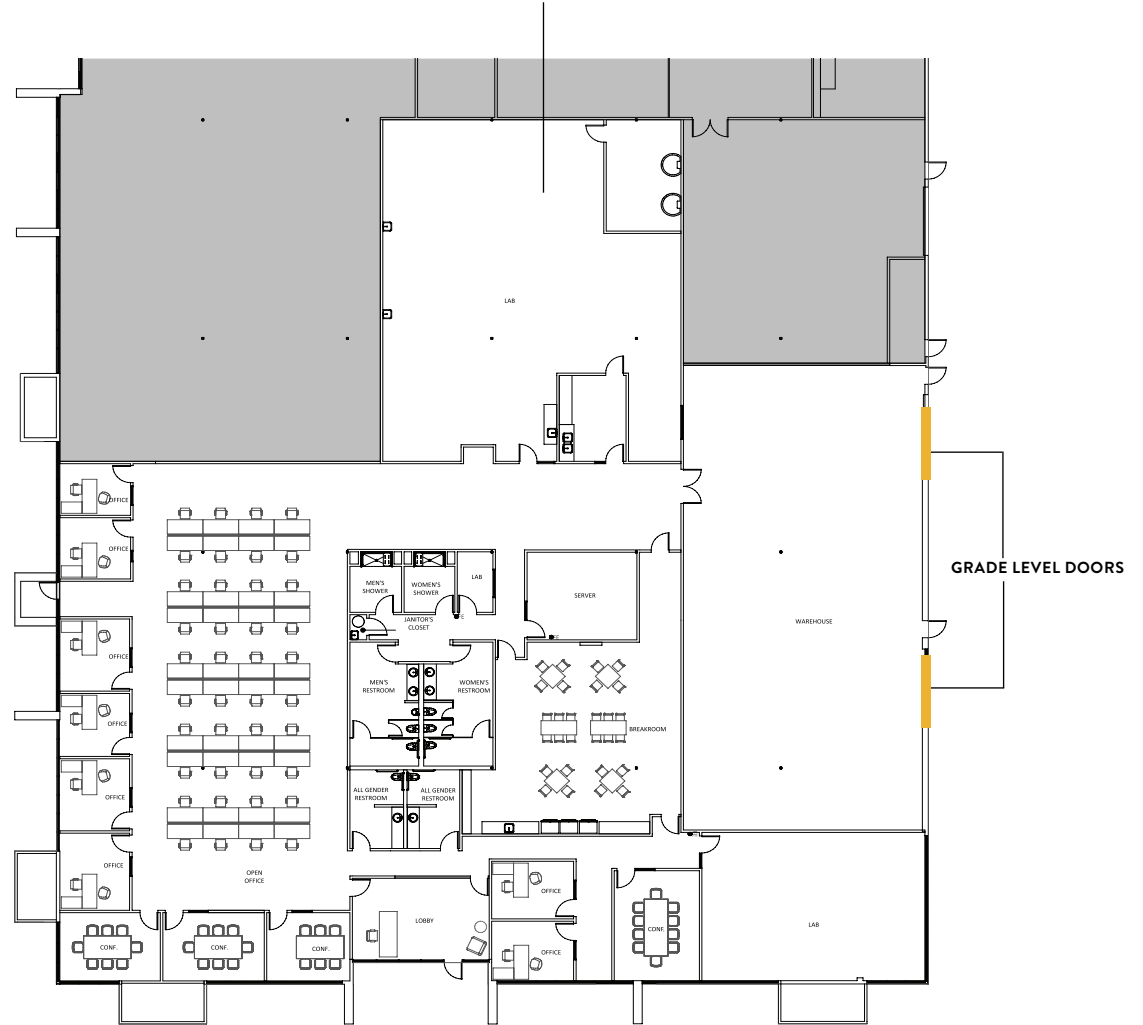
BUILDING DETAILS

| | |
|-----------------|-------------------------------|
| WORKSTATIONS | 40 |
| OFFICES | 8 |
| LOBBY/RECEPTION | 1 |
| CONFERENCE | 1 |
| BREAK ROOM | 1 |
| LAB(S) | 3 Class 100K Clean Room |
| WAREHOUSE | 1 |

±18' CLEAR HEIGHT
GRADE LOADING

400 AMPS
277/480 VOLTS

CLASS 100K
CLEAN ROOM





TRANSPORTATION & AMENITIES MAP

WITHIN 2 MILES

25+
RESTAURANTS

15+
RETAIL

5+
HOTELS

5+
FITNESS



@First

Panera Bread, Rok, CVS pharmacy, FIVE GUYS, Chick-fil-A, Chipotle, Target

Round Table PIZZA ROYALTY, MINA'S KoreanBBQ, ExtremePita, SUBWAY, eatviet

TOGO'S TRUE TO SANDWICH, BAWARCHI INDIAN CUISINE, TACO BELL

BOURBON STEAK SANTA CLARA, LEVI'S STADIUM

SAMSUNG CAFETERIA (OPEN TO PUBLIC), Peets Coffee & Tea, Honeyberry

PATXI'S PIZZA

Round Table PIZZA ROYALTY, MINA'S KoreanBBQ, La Catalana, SENDO SUSHI, Sri's Kitchen, eatviet

River Oaks Marketplace, SUBWAY, CHASE, Five Spice Indian Grocery, Starbucks, bibimbowl, HEY CHICKEN

Rivermark Village, SAFEWAY, COLD STONE, HYATT, Red Robin, Peets Coffee & Tea, THE KEBAB SHOP

SANTA CLARA SQUARE

MONTAGUE SQUARE

The Market Place, SUBWAY, iJAMAS!, Biryani, THAI ORCHID, PHO VIET, dishdash, PHILLY'S CHEESESTEAKS & WINGS, OLIVE'S GREEK GARDEN

5 MINS TO SAN JOSE INTERNATIONAL AIRPORT

10 MINS TO NEW MILPITAS BART STATION

10 MINS TO DOWNTOWN SAN JOSE

TRAVEL TIMES

7

MINUTE DRIVE TO
SJC AIRPORT

40

MINUTE DRIVE TO
SFO AIRPORT

20

MINUTE DRIVE TO
PALO ALTO

45

MILE DRIVE TO
SAN FRANCISCO



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FOR LEASING INFO

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