

6377 SAN IGNACIO AVENUE

AND

6480 VIA DEL ORO

SAN JOSE, CALIFORNIA

POTENTIAL PLUG & PLAY

6377 SAN IGNACIO AVENUE

6480 VIA DEL ORO

LEASED

LEASED

LEASED

**±184,713 SF 2-BUILDING R&D CAMPUS
WITH 6,000 AMPS | LAB FOR SUBLEASE
(DIVISIBLE TO ±82,574 SF)**

CBRE

OPPORTUNITY HIGHLIGHTS



2- Standalone
Two-Story Buildings
Totaling 184,713 SF



3,000 KVA to
Each Building



Close proximity to
Hwy 101, Hwy 85,
Monterey Road & Retail



Trane Tracer Building
Management System



Existing
Data Center



1st Fl. 16'6" Slab to
Deck Height



3.5/1,000
Parking Ratio



Dock & Grade
Level Loading



Combination of Open
& Dropped-Ceiling



Significant Power Savings
via Bloom Box Micro-Grid
Energy System



1 block to VTA Light
Rail Station



Highway 85
Signage Visibility



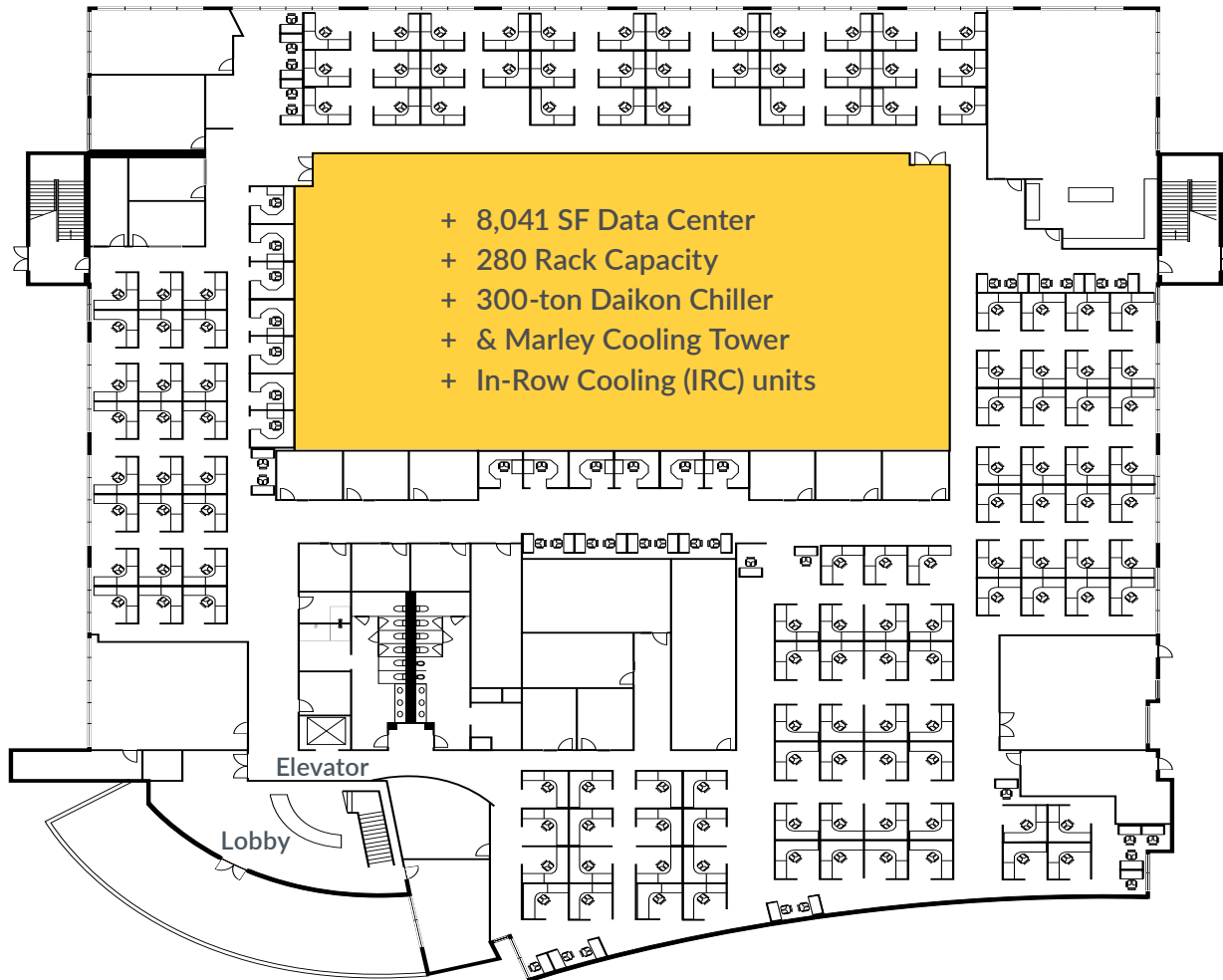
KEY
AVAILABLE

6480 Via Del Oro: 5.29 Acres (APN 706-09-109)

6377 San Ignacio: 4.41 Acres (APN 706-09-113)

6377 SAN IGNACIO AVENUE

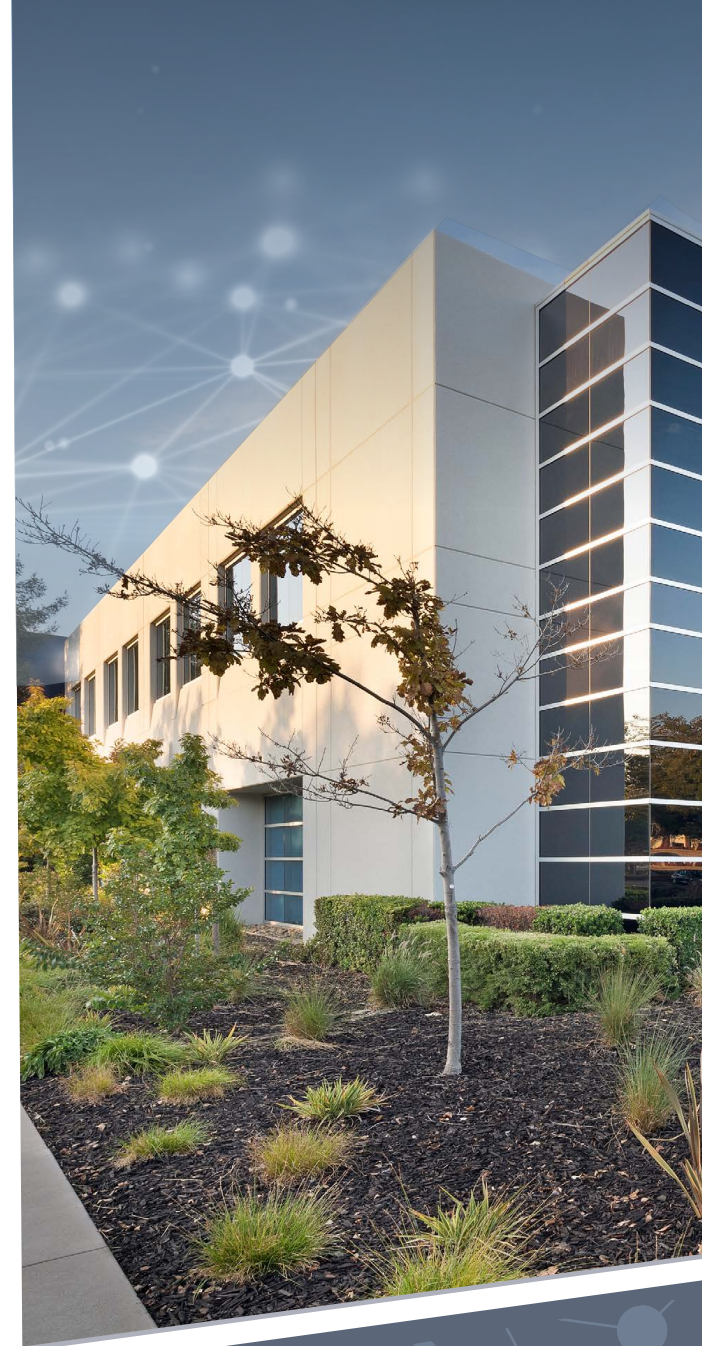
1ST FLOOR / ±41,318 SF / AS BUILT



WORKSTATION & OFFICE TOTAL

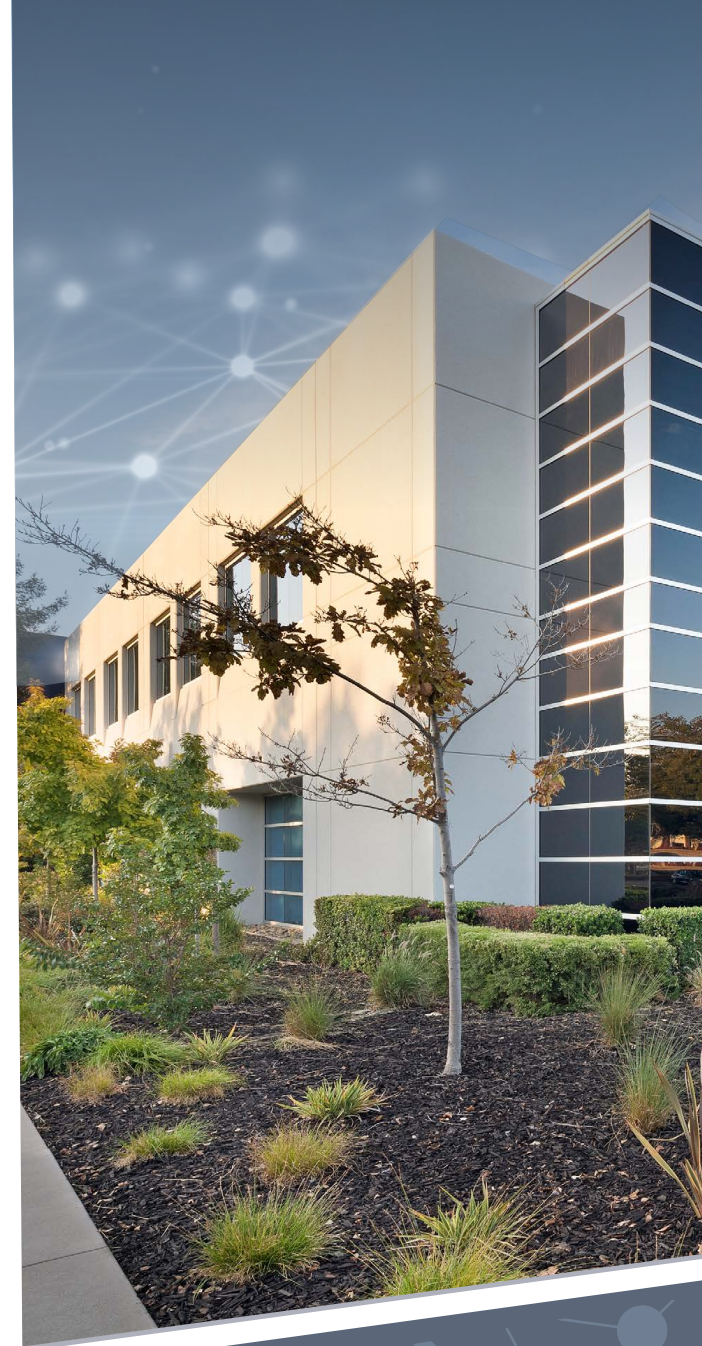
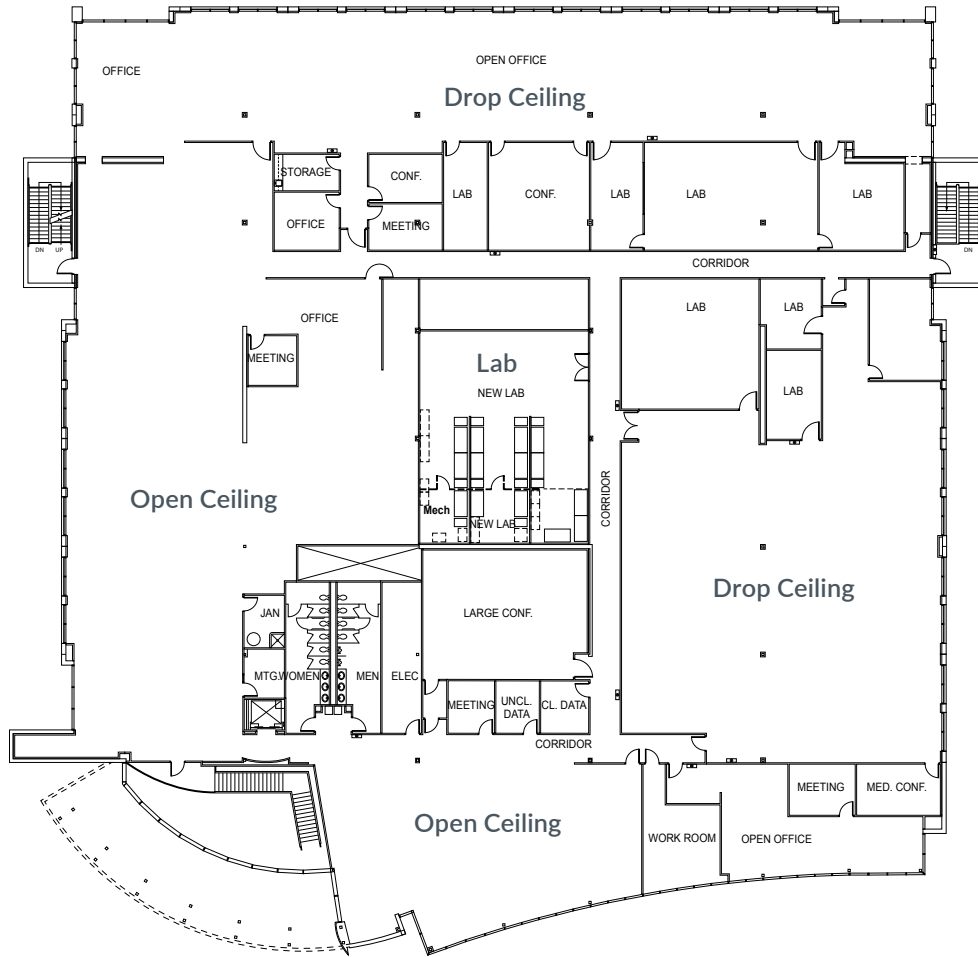
Workstations (8' x 8')	174
Workstations (6' x 6')	28
Offices	6

 Data Center / ESD Flooring



6377 SAN IGNACIO AVENUE

2ND FLOOR / ±41,256 SF / AS BUILT



6377 SAN IGNACIO AVENUE

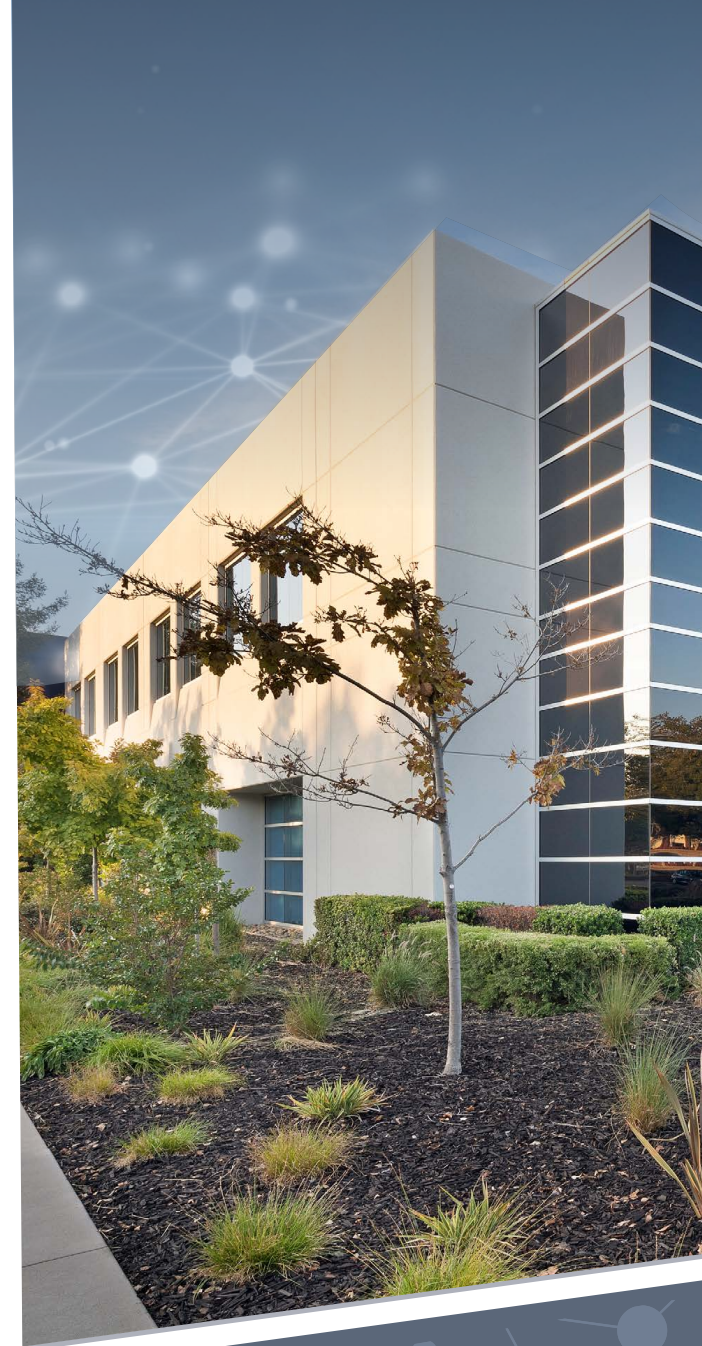
2ND FLOOR / ±41,256 SF / CONCEPTUAL OFFICE SPACE PLAN



PROGRAM COLOR KEY	
SPACE DESCRIPTION	QTY
OFFICE	3
WORKSTATION 6'X6'	354
CONFERENCE/ HUDDLE	12
BREAK	2
LOBBY	1
LAB/ IT	3
COPY/ STORAGE	-
RESTROOMS	2
TOTAL FLOOR SQUARE FOOTAGE: 41,000	

WORKSTATION & OFFICE TOTAL

Workstations (6' x 6')	354
Offices	3

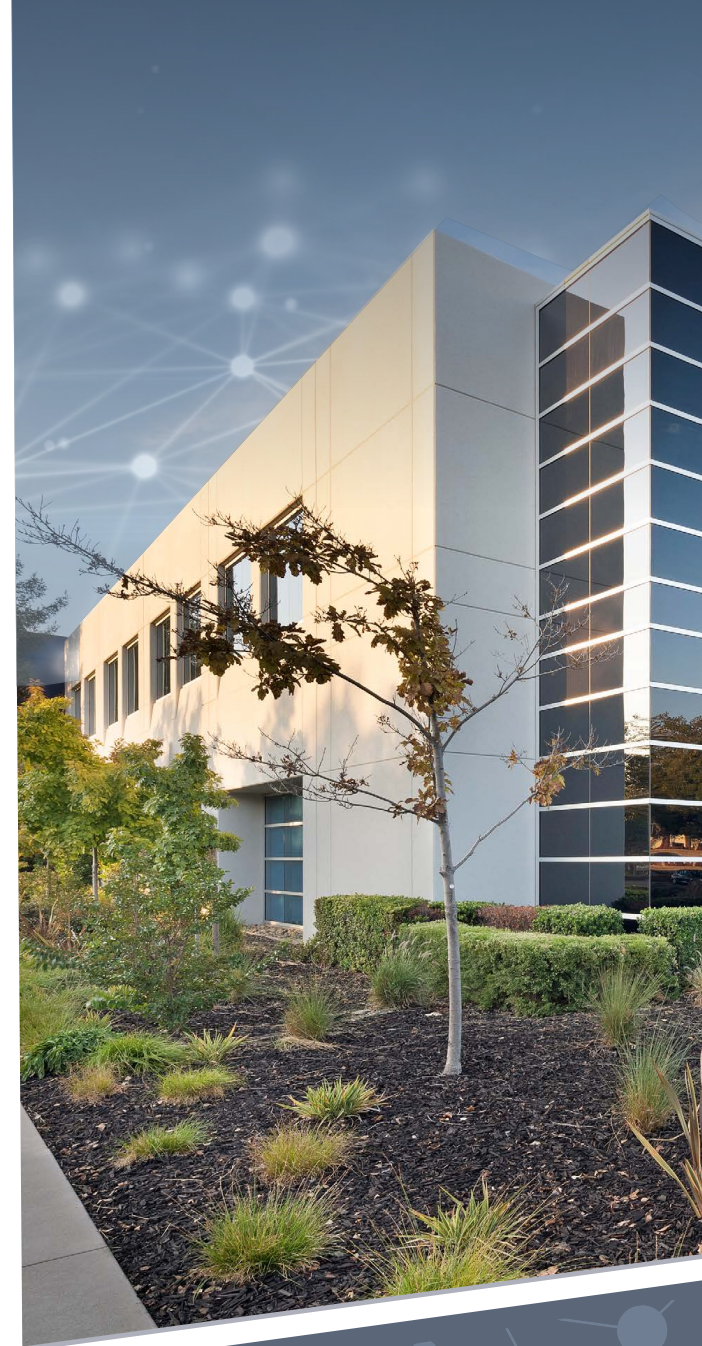


6480 VIA DEL ORO

1ST FLOOR / ±51,070 SF / AS BUILT



Data Center



6480 VIA DEL ORO

2ND FLOOR / ±51,070 SF / AS BUILT



- 100% Hvac
- 10' Drop Ceiling
- 10' - 16' Deck to Deck

■ LAB/VCT





VILLAGE OAKS
TARGET
STARBUCKS
SAFEWAY

LOWE'S

KAISER PERMANENTE
SAN JOSE
MEDICAL CENTER
KAISER
PERMANENTE

COTTLE TRANSIT
VILLAGE

NEW
RESIDENTIAL

MONTEREY
PLAZA

SILVER CREEK
SPORTSPLEX

COBHAM

NEW
RESIDENTIAL

Velodyne LiDAR

Barracuda

Caltrain BLOSSOM HILL
CALTRAIN STATION

Hospira

IDT

Cognilytics

PLAZA DE SANTA TERESA
SHOPPING CENTER

WD Western
Digital

24 **FITNESS**

UNDER
CONSTRUCTION
RESIDENTIAL
PULTE HOMES

SAN JOSE POLICE
TRAINING CENTER

Roche

Silver Creek Valley Rd

JABIL

stryker

VTA SANTA TERESA
LIGHT RAIL STATION

OSH
Orchard Supply Hardware

COSTCO
WHOLESALE

orbotech

San Ignacio Ave

6377 SAN IGNACIO
AVENUE

6480 VIA DEL
ORO

SAN JOSE, CALIFORNIA

EQUINIX

EQUINIX

101

85

Santa Teresa Blvd

Via Del Oro

EL CAMINO HOSPITAL
El Camino Hospital
THE HOSPITAL OF SILICON VALLEY

Great Oaks Blvd

JABIL

Bernal Rd

AMENITY RICH SURROUNDING AREA



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BLOSSOM HILL
Caltrain

VILLAGE OAKS

TARGET	Chase	MOD
SAFeway	JUST FALAFEL	T-Mobile
FedEx	SENERO SUSHI	GNC
at&t	Bank of America	Starbucks
Yogurtland	FIVE GUYS	Applebee's
	<small>BURGERS and FRIES</small>	

SANTA TERESA LIGHT RAIL STATION
VTA

HOTELS

Residence Inn <small>Marriott</small>	EXTENDED STAY AMERICA
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BERNAL PLAZA

BANA FRESH	Jack <small>Wolfgang Puck</small>	Jamba Juice
Starbucks	McDonald's	Lucky
Sweet Tomatoes	STAPLES	TOGO'S

SANTA TERESA & BERNAL CENTER

BERNAL BAGELS & DONUTS	SOUTHWIDE CAFE
Carib's Jr.	SUBWAY
EL AMIGO MEXICAN FLAMES	SUSHI BOAT TOWN
TACO BELL	EMPERIOR NORTON'S
Dunkin' Donuts	STARBUCKS
	GOLDEN HOUSE

SANTA TERESA COUNTY PARK



25.4 MILES / 35 MIN
TO FREMONT AUTO MALL PARKWAY



23.7 MILES / 26 MIN
TO DOWNTOWN MOUNTAINVIEW



22.4 MILES / 28 MIN
TO DOWNTOWN SUNNYVALE



14 MILES / 16 MIN
TO MINETA SAN JOSE
INTERNATIONAL AIRPORT



11.5 MILES / 14 MIN
TO DOWNTOWN SAN JOSE



14.2 MILES / 20 MIN
TO DOWNTOWN CAMPBELL



**REVERSE
COMMUTE LOCATION
WITH EASY ACCESS
TO HIGHWAYS 85, 101 &
MONTEREY ROAD**

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SAN JOSE, CALIFORNIA

LOCATION OVERVIEW

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