

Big Enough To Serve You. Small Enough To Know You...

LAS PLUMAS BUSINESS PARK

591 KING ROAD, 1650 LAS PLUMAS AVENUE, 1670 LAS PLUMAS AVENUE- SAN JOSE, CA 95133



±48,108 SF Available for Lease (Divisible to 7,200 SF)



LEASING INFO
& CONTACT

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**BLUE RISE
VENTURES**

**DRA
ADVISORS**

NEWMARK

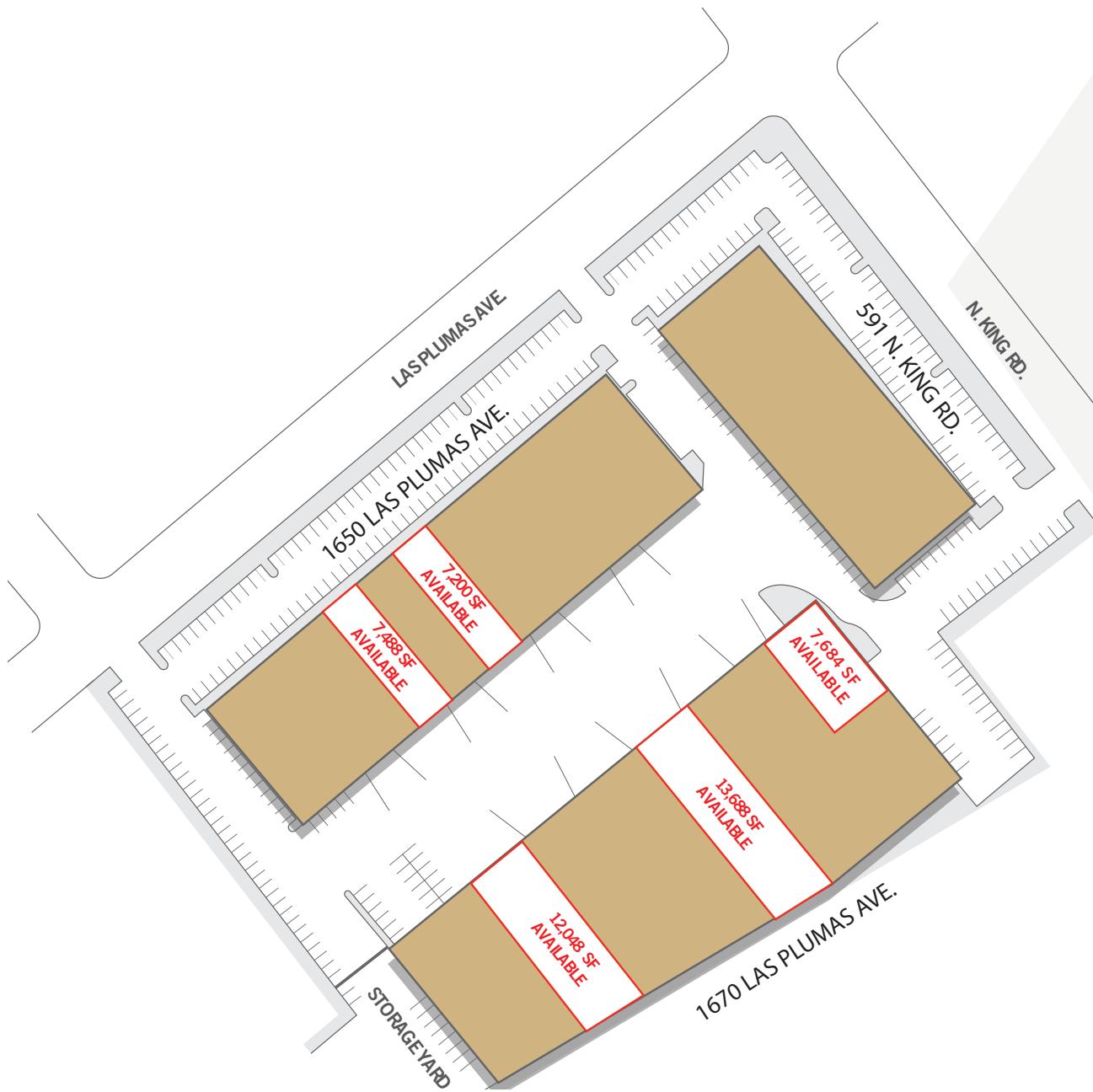
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PARK FEATURES

- **±213,634 Total Square Feet**
- Suite Sizes Range from ±7,200 SF - ±37,800 SF
- Various Configurations of R&D/Manufacturing Warehouse
- ±2.83/1,000 SF Parking Ratio
- Dock and Grade Level Loading



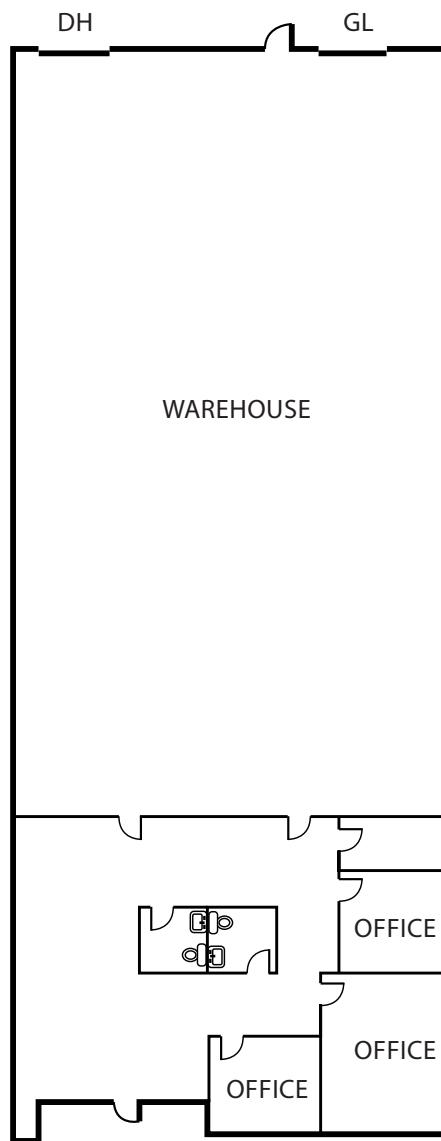
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AVAILABLE

- **1650 Las Plumas Ave, Suite E**
- $\pm 7,200$ Square Feet
- Approximately 15% Office
- Power: 400 Amps, 277/480 Volts, 3-Phase (Subject to Verification)
- 1 Grade Level Door, 1 Dock High Door
- $\pm 18'$ Clear Height



Floorplan not to scale

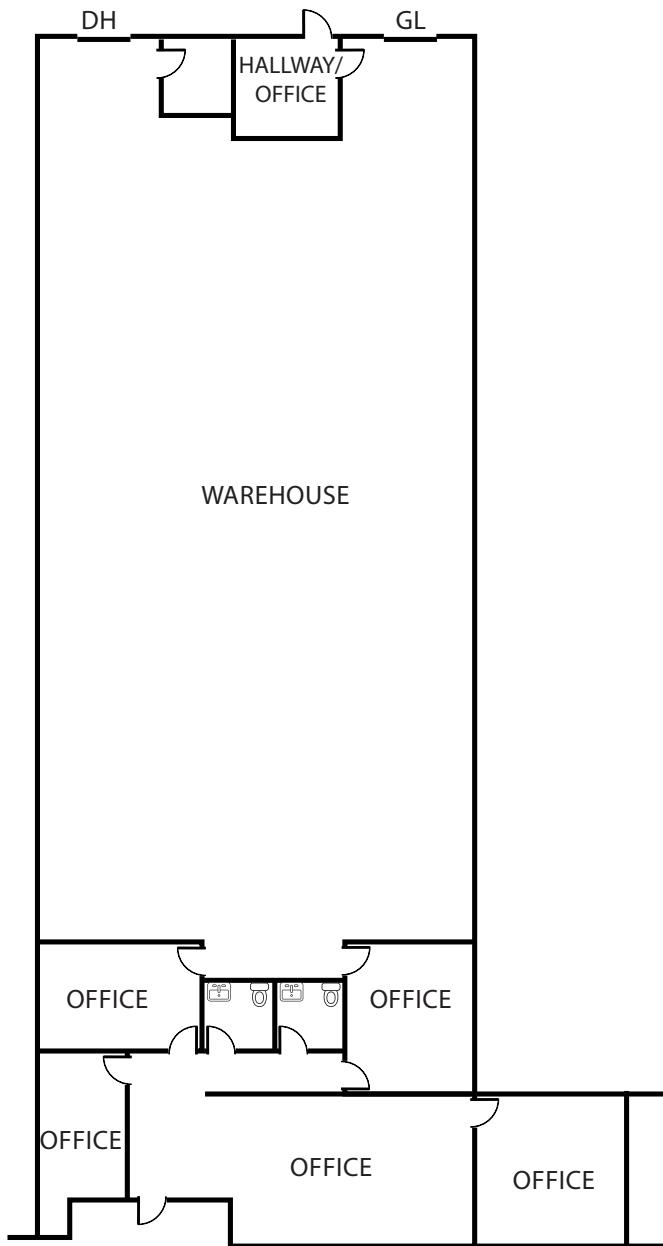
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AVAILABLE

- **1650 Las Plumas Ave, Suite G**
- $\pm 7,488$ Square Feet
- Approximately 15% Office
- Power: 400 Amps, 277/480 Volts, 3-Phase (Subject to Verification)
- 1 Grade Level Door, 1 Dock High Door
- $\pm 18'$ Clear Height



Floorplan not to scale

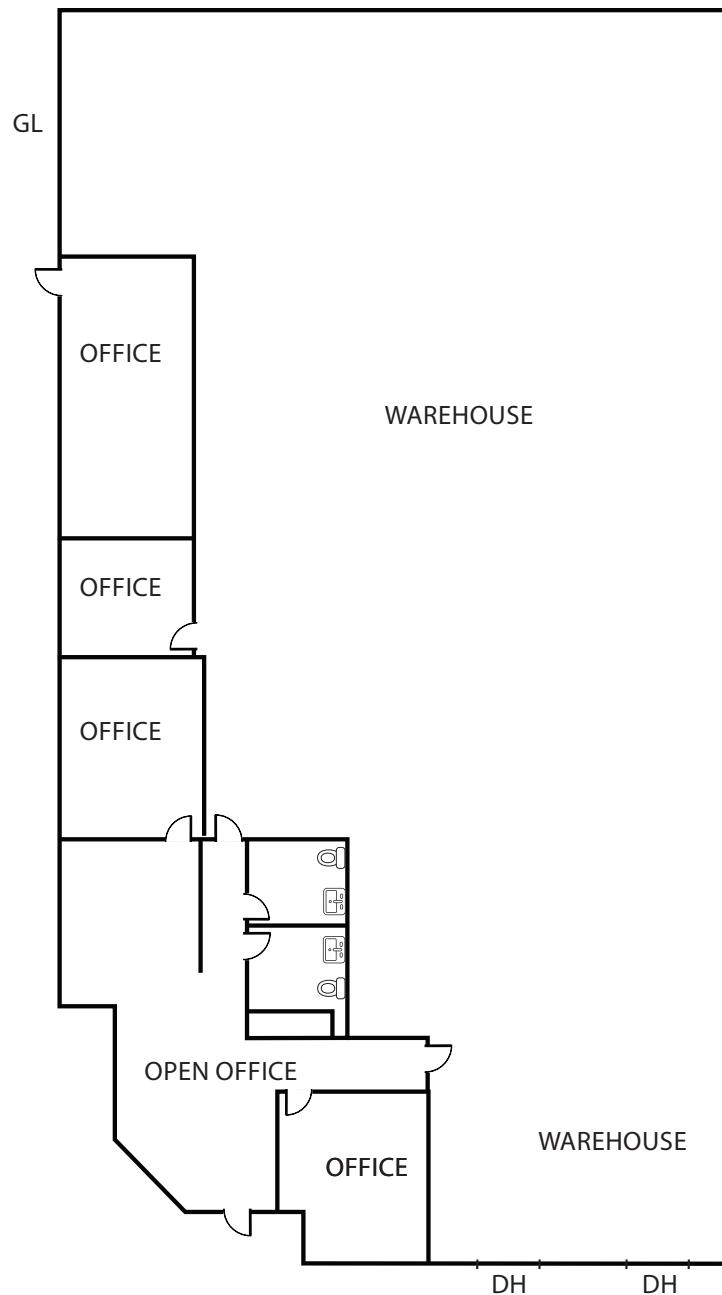
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AVAILABLE

- **1670 Las Plumas Ave, Suite A**
- $\pm 7,684$ Square Feet
- Approximately 20% Office
- Power: 200 Amps, 277/480 Volts, 3-Phase (Subject to Verification)
- 1 Grade Level Door, 2 Dock High Doors
- $\pm 18'$ Clear Height
- 100% HVAC



Floorplan not to scale

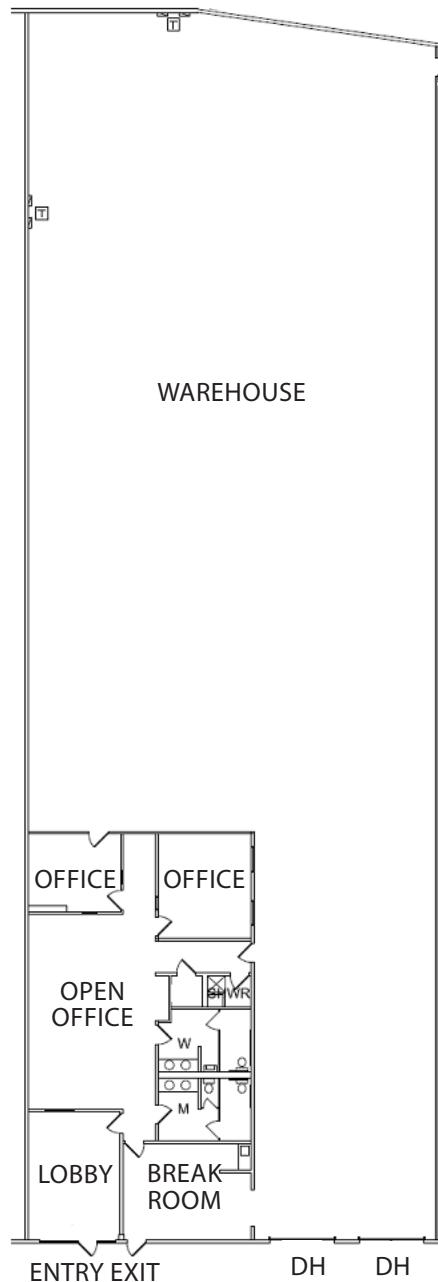
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AVAILABLE

- **1670 Las Plumas Ave, Suite C**
- $\pm 13,688$ Square Feet
- Approximately 20% Office
- Power: 200 Amps, 277/480 Volts, 3-Phase (Subject to Verification)
- 2 Dock High Doors
- $\pm 18'$ Clear Height



Floorplan not to scale

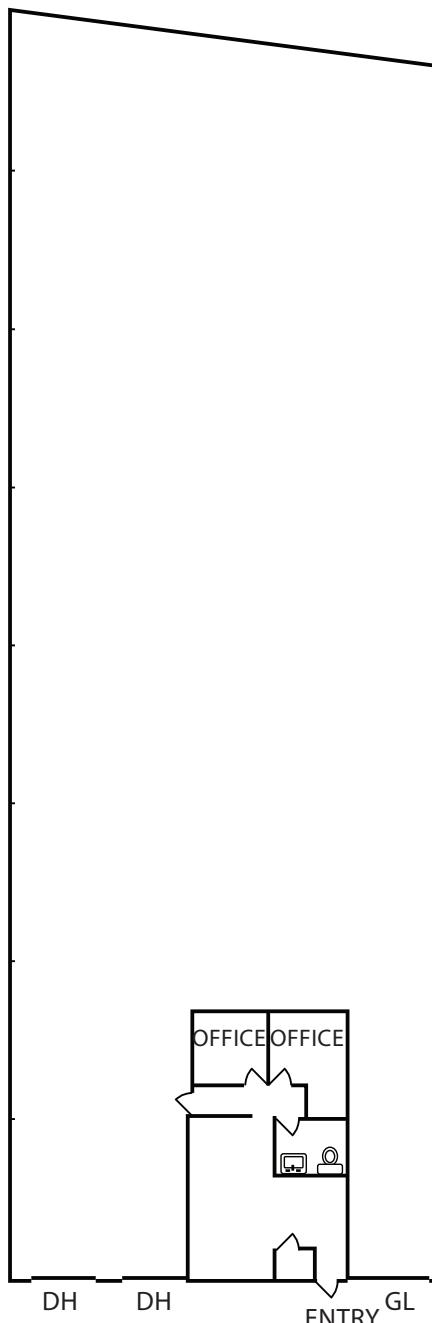
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AVAILABLE

- **1670 Las Plumas Ave, Suite F**
- $\pm 12,048$ Square Feet
- Approximately 15% Office
- Power: 400 Amps, 277/480 Volts, 3-Phase (Subject to Verification)
- 1 Grade Level Door, 2 Dock High Doors
- $\pm 18'$ Clear Height



Floorplan not to scale

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PHOTOS



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LOCATION

- 3 miles to Downtown San Jose
- 5 miles to San Jose International Airport
- Easy access to Hwy 101, I-280 and I-680
- Minutes from the new Berryessa BART Station
- Numerous restaurants within walking distance



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