

MONTAGUE

CROSSING



±52,685 SQUARE FEET



2580 JUNCTION AVE ±52,685 SF



SINGLE-STORY, STAND-ALONE BUILDING



2,000 AMPS
277-480 VOLTS



95 TONS OF LAB
COOLING CAPACITY



3 LOADING DOCKS AND
2 GRADE-LEVEL DOORS



15' - 18' CLEAR-HEIGHT



3.5/1,000 SF



PROMINENT BUILDING SIGNAGE FACING
JUNCTION AVE. AND MONTAGUE EXPRESSWAY



EXCLUSIVE MONUMENT SIGN
AT PROJECT ENTRANCE



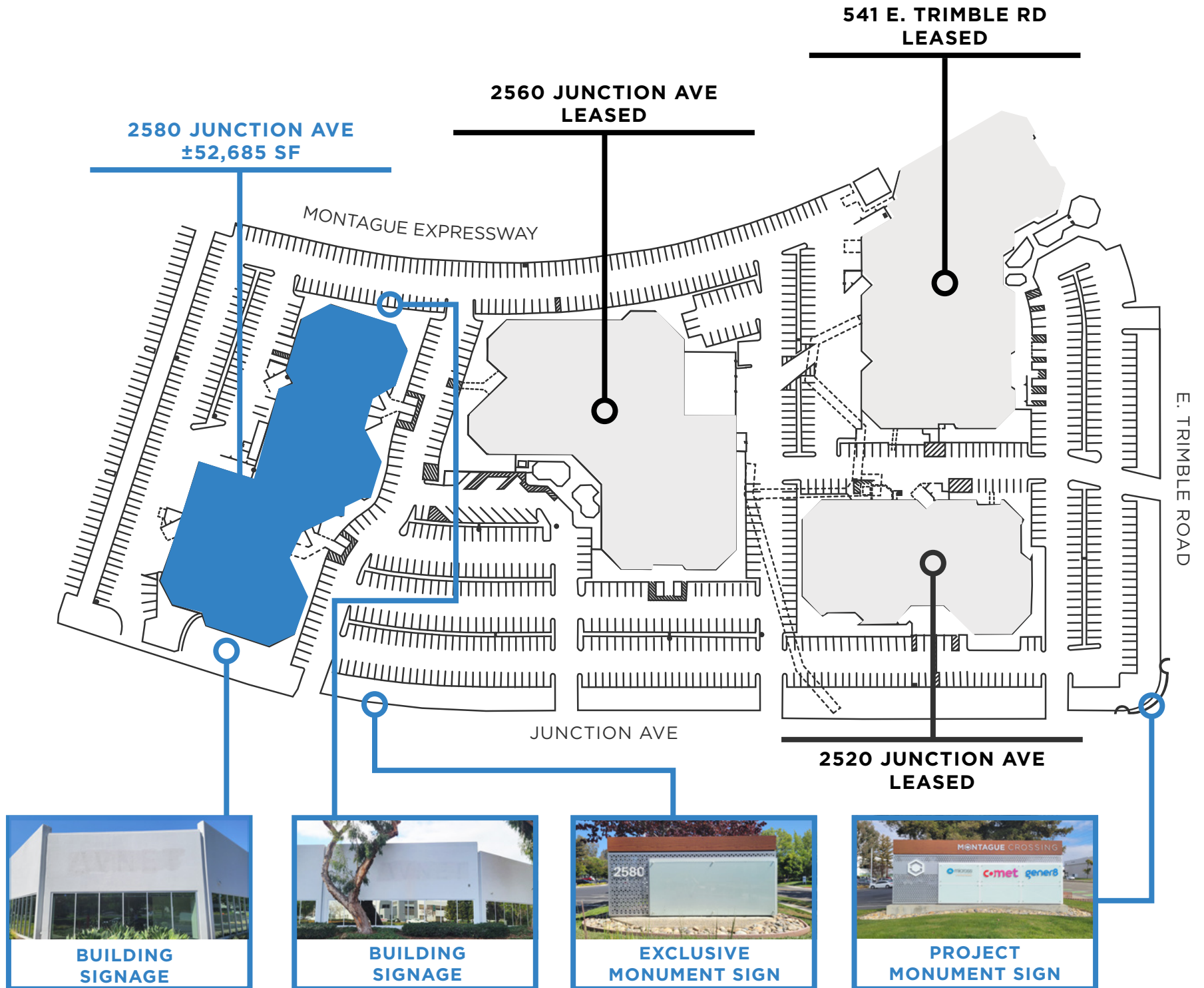
SPACE ON PROMINENT PROJECT
MONUMENT SIGN



RESPONSIVE LOCAL OWNERSHIP

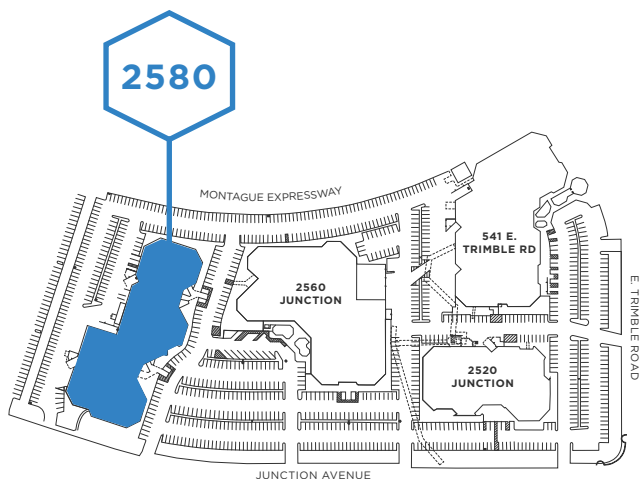


SITE PLAN



2580 JUNCTION AVE | AS-BUILT PLAN

±52,685 SF

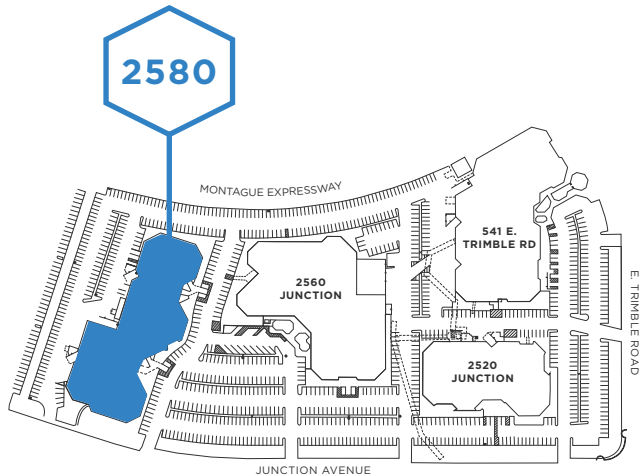
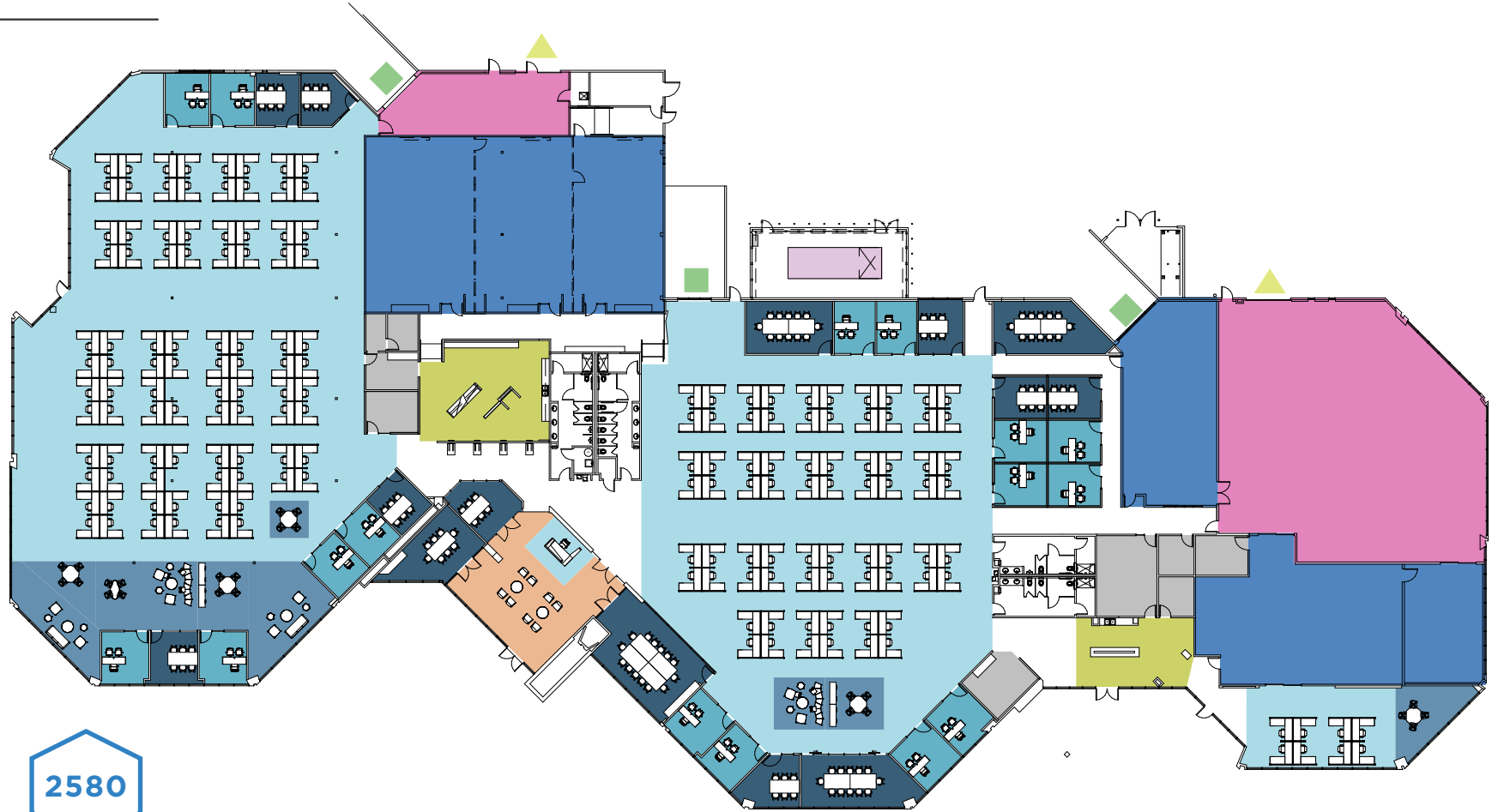


WAREHOUSE
 LAB
 GENERATOR

DOCK
 GRADE-LEVEL DOOR

2580 JUNCTION AVE | HYPOTHETICAL PLAN

±52,685 SF



- 16 OFFICE
- 170 WORKSTATIONS
- 14 CONFERENCE
- 10 OPEN COLLABORATION
- 2 COPY PRINT ROOM
- 1 IDF ROOM
- 5 STORAGE

- WAREHOUSE
- LAB
- GENERATOR

- DOCK
- GRADE-LEVEL DOOR



WALKABLE AMENITIES




MONTAGUE
CROSSING

6 MINUTE
WALK



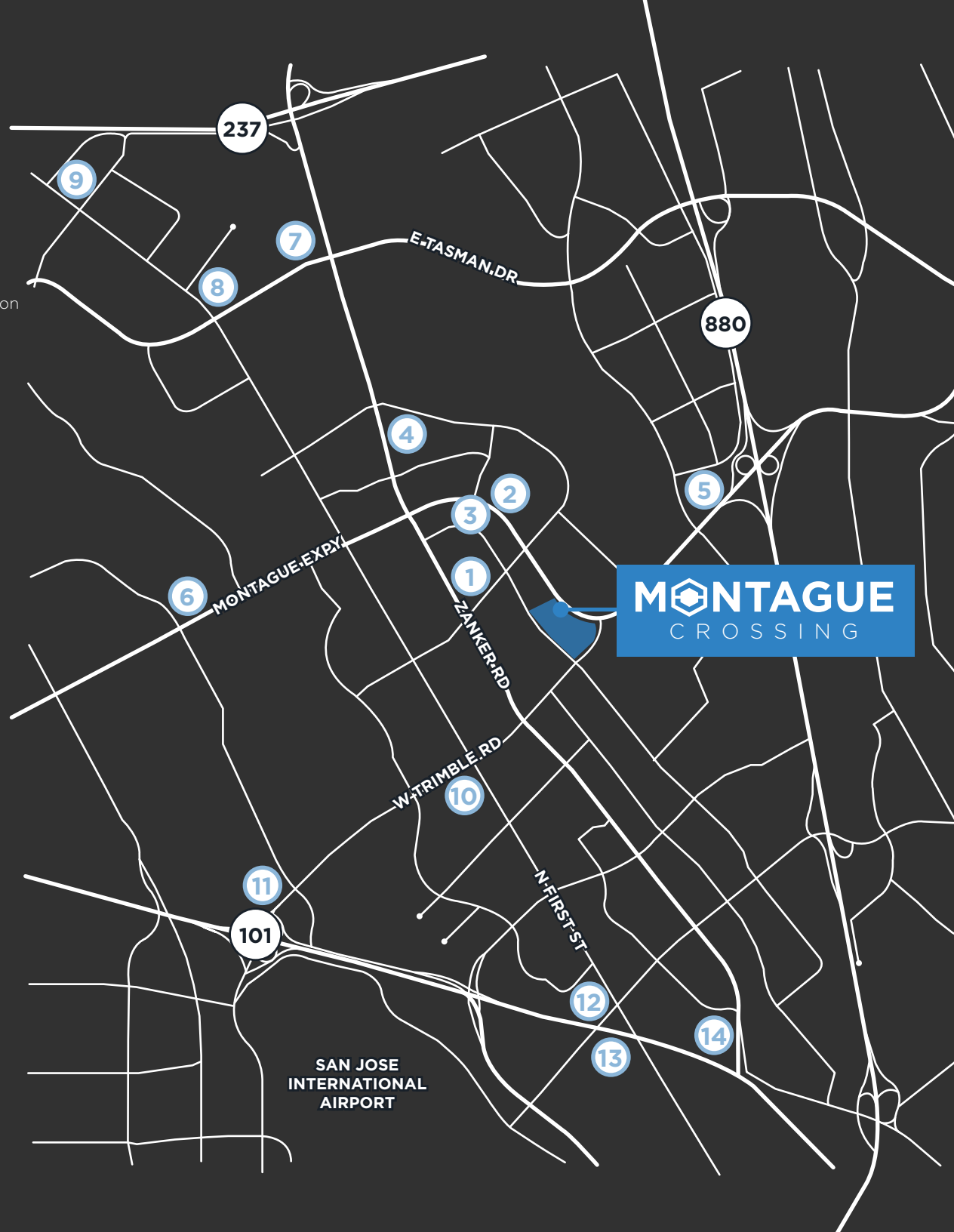




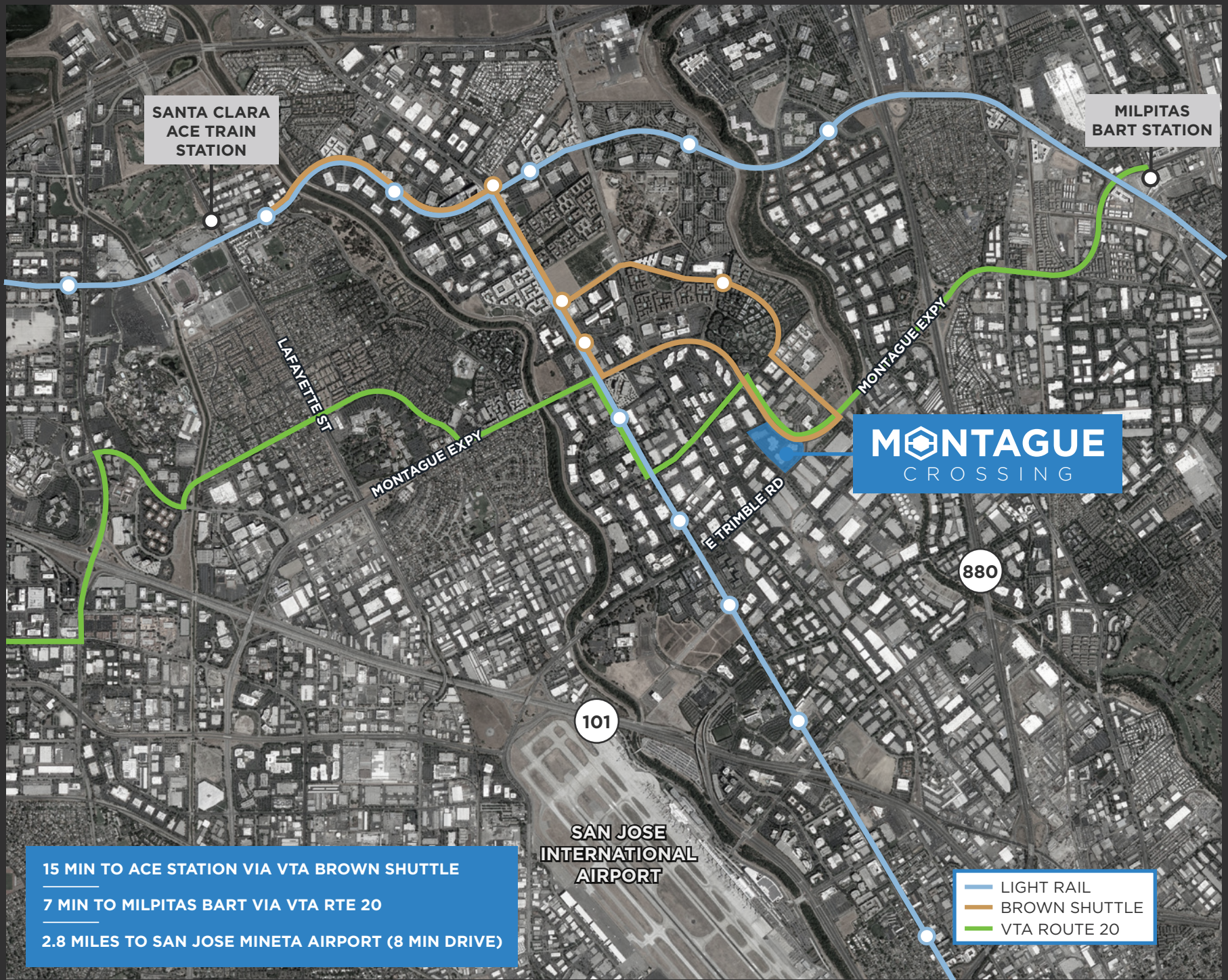

**RIVER OAKS
PLAZA**

- 1 Beryl's Place
- 2 **RIVER OAKS PLAZA**
Subway
Starbucks
Hey Chicken
Mountain Mike's Pizza
- 3 iJava Café
- 4 Patxi's Pizza
Starbucks
Mortar & Pestle Bar
Curry & Up
JC Tacos
- 5 Sheraton San Jose
Sonesta Silicon Valley
- 6 **RIVERMARK**
Starbucks
Safeway
Fantasia Coffee & Tea
Red Robin
Piatti
Peet's Coffee
Premier Pizza
Chipotle
Mezbaan Bar & Indian
Jersey Mike's Subs
Eaterly
Hyatt House
- 7 Faz
Capriotti's
Caffe Bene
- 8 First Mart
Sendo Sushi
Sri's Kitchen
Round Table
Mina's Korean BBQ
Halal Gyro
Vons Chicken
- 9 **@FIRST**
Target
CVS
The Coffee Bean & Tea
Leaf
Chipotle
Chick-fil-A
Five Guys
Panera Bread
Fish's Wild
Shan Restaurant
Starbucks
SAJJ
Hyatt House
Courtyard by Marriott

- 10 **MARKET PLACE**
Starbucks
Okayama Express
Thai Orchid
Ume Chinese Food
T&T Fusion
The Market Place
Biryani Stop
Philly's Cheesesteaks
Una Mas
Pho Viet
Dish n' Dash
Annas Curry Point
Homewood Suites by Hilton
- 11 iGrill Kebabs & Biryani
Togo's
Lily Coffee
La Quinta Inn
- 12 Hampton Inn & Suites
Holiday Inn
Hyatt House
Motel 6
Extended Stay America
Double Tree by Hilton
- 13 Starbucks
Pho Bel-Air
Burger IM
Courtyard by Marriott
Casino M8trix
- 14 24 Hour Fitness
Staybridge Suites



TRANSPORTATION



MONTAGUE CROSSING

SAN JOSE | CALIFORNIA
±52,685 SF

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