

FOR LEASE

# STANDALONE WET LAB/OFFICE BUILDING | <sup>TM</sup>42,039 SF (DIVISIBLE)

155 South Milpitas Blvd. Milpitas



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# PROJECT HIGHLIGHTS

Available Immediately  
±42,039 SF (Divisible)  
2 Story Building  
Corner Building Identity  
Power: 2000A (Tenant to Verify)  
Emergency Backup Generator:  
125 KVA (Tenant to Verify)  
1st Floor – Lab and Office Space  
2nd Floor – Office Space  
Parking Ratio: 3.52/1000  
New Roof

Five (5) Chemical Fume Hoods  
Five (5) Tissue Culture Hoods  
Five (5) Lab Sinks  
Hazardous Materials Storage  
Carousel Cold Room (-20 Degrees)  
Warehouse with 2 GL Doors  
Glasswash/Autoclave Room  
House Utilities: CO<sub>2</sub>, Compressed Air,  
Vacuum, DI Water Milli-Q systems  
Additional equipment available  
(inquire for more info)



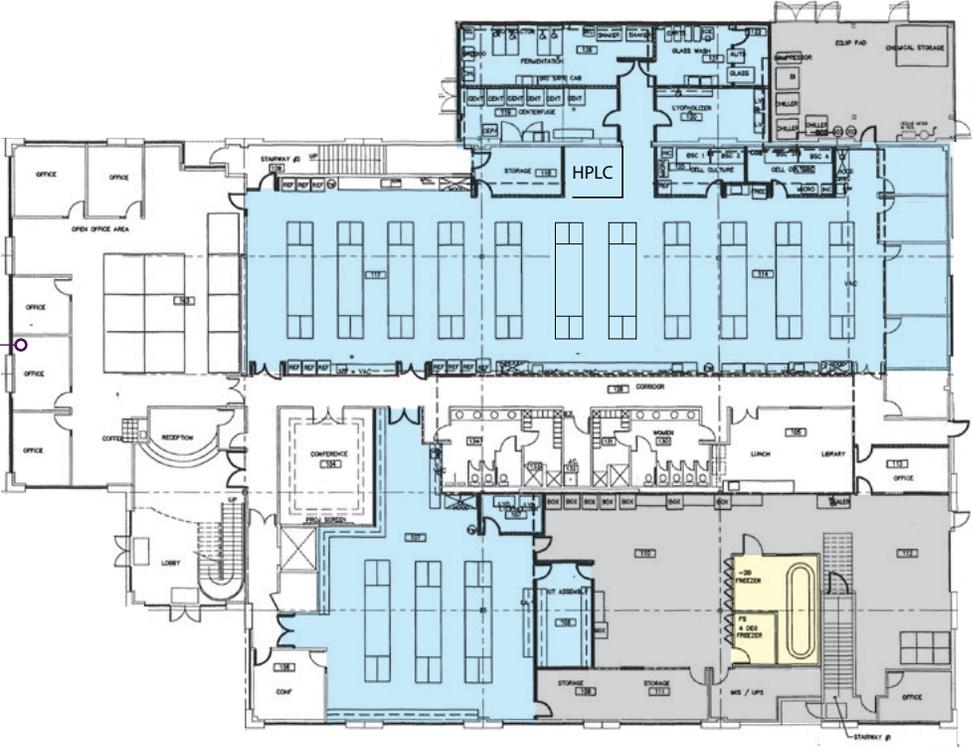
155 SOUTH MILPITAS BLVD.  
MILPITAS

# PHOTO GALLERY



155 SOUTH MILPITAS BLVD.  
MILPITAS

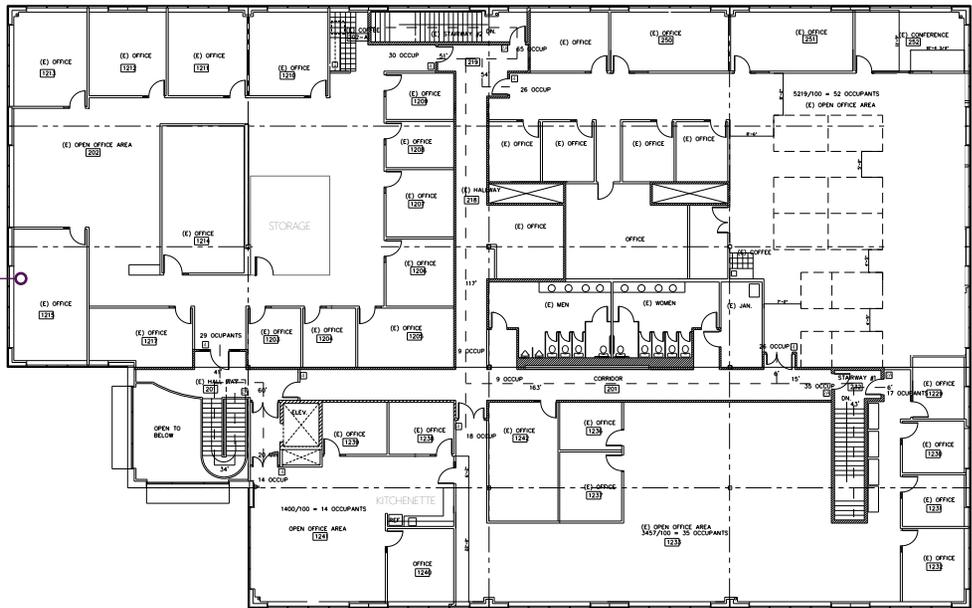
# FLOORPLANS



**1**ST FLOOR  
±22,081 SF

- LEGEND
- Labs
  - Cold storage
  - Warehouse & Support

**2**ND FLOOR  
±19,958 SF



# MULTI-TENANT FLOORPLANS



**1**ST FLOOR  
±22,081 SF

LEGEND (OPTION 1)

- Tenant A: ±13,603 SF
- Tenant B: ±8,478 SF



**1**ST FLOOR  
±22,081 SF

LEGEND (OPTION 2)

- Tenant A: ±16,138 SF
- Tenant B: ±5,943 SF



**2**ND FLOOR  
±19,958 SF

LEGEND

- Tenant C: ±7,075 SF
- Tenant D: ±6,422 SF
- Tenant E: ±6,461 SF



# NEARBY AMENITIES

- Walgreens
- Kalesa
- CathayBank
- Barzaga
- Chick & Tea
- 3catea
- New Hwong Kok
- My No.1 Sushi & Tofu
- Sunright Tea Studio
- RAW Superfood Cafe

- Domino's Pizza
- Raw ASF - Superfoods Health Bar
- McDonald's

- 7-Eleven
- Subway
- Shanghai
- Annapoorna
- Tai Chi Kung Fu

- ### SUNNYHILLS SHOPPING CENTER
- GoldenSun Palace
  - Ichika
  - Obaitori
  - Thousand Tasty
  - ShengKee Bakery
  - Lion Supermarket
  - New Dynasty
  - Ten Ren Tea Co of Milpitas
  - Yin Ji Change Fen
  - Beijing Chef
  - Highland Noodles
  - LivingWaterFountain
  - Taiwan Porridge
  - Le Moulin
  - Blue Sky Cuisine
  - TapiocaExpress
  - New China Foods
  - Mian Boa House
  - Spicy Way
  - VungTauli
  - The Original Luisa and Son Bakeshop

- ### MCCARTHY RANCH MARKETPLACE
- BestBuy
  - Walmart
  - McDonald's
  - TacoBell
  - Starbucks
  - Aria Dining & Banquets
  - TOGO's
  - WellsFargo
  - AT&T
  - Dishn' dash Grill
  - Big Al's
  - Cajun Crack'n
  - Taqueria Los Cunados
  - Dollar Tree
  - KokoLo Donburi
  - H.L. Peninsula Restaurant
  - BananaLeaf
  - TheSandwichSpot@ Milpitas
  - MoneyGram
  - Shabuya
  - Tea Top
  - SH Hones Design Gallery
  - TagWorks
  - V Sushi
  - In-N-OutBurger
  - CharlesSchwab
  - Yoshi Express
  - HiltonGardenInn
  - Mancini's Sleepworld
  - Mattress Firm
  - Larkspur Landing

- ### BERESFORD SQUARE SHOPPING CENTER
- Hansang Tofu
  - La Milpa
  - Supercuts
  - Koong's Chinese
  - McDonald's
  - MountainMike's Pizza
  - Teasociety
  - CVS
  - Chase Bank
  - MarinaGrocery
  - BentoExpress
  - TerraceGardensHotel
  - Citibank
  - Beck's Shoes
  - Poki Run
  - Subway

## 155 SOUTH MILPITAS BLVD MILPITAS

- ### MILPITAS TOWN CENTER
- Starbucks
  - Chick-Fil-A
  - Wingstop
  - Crumbl Cookies
  - Feng Cha Teahouse
  - El Torito
  - Red Lobster
  - Lun New Tung Kee Noodle
  - Erik's Deli Cafe
  - The UPS Store
  - AAA
  - Cathay Bank
  - Peet's Coffee
  - Jamba Juice
  - Safeway
  - Staples
  - KeyPoint Credit Union
  - Yoshi Sushi
  - Patelco Credit Union
  - The Cheese Steak Shop
  - Nothing Bundt Cakes
  - Giorgio's Italian Food
  - Massage Envy
  - Sutter Health
  - Poppy Bank

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