



Industrial Space For Sublease

Greg Evans
Vice President
+1 408 507 1787
greg.evans@colliers.com
CA Lic. 01956927

Montague East Business Park

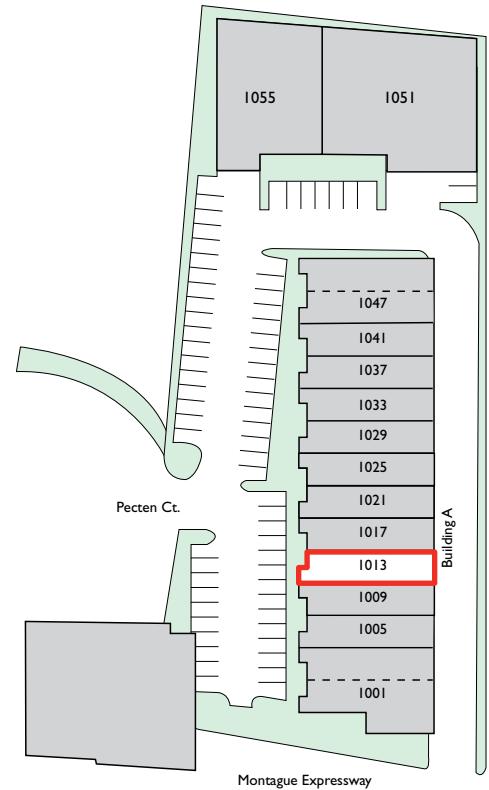
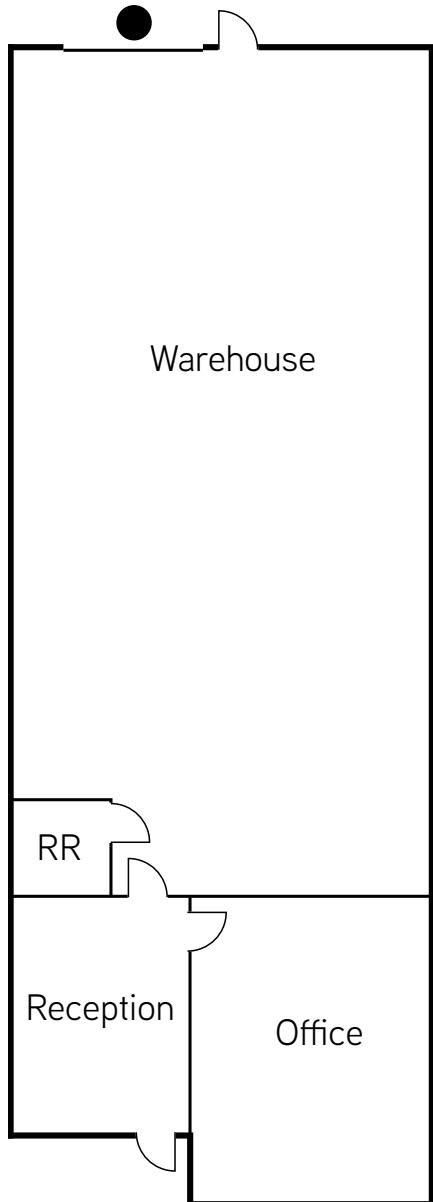
1013 Pecten Court, Milpitas

- **±1,680 SF**
- 20% Office, Balance Warehouse
- 1 Grade Level Door
- Fully Fire Sprinklered
- 100 Amps, 120/208 Volts
- Available with 30 Days Notice
- Lease expires 9/30/25
- Direct Deal Possible
- Asking \$1.65/SF Gross + \$0.26/SF CAM

225 W Santa Clara St
10th Floor, Suite 1000
San Jose, CA 95113
P: +1 408 282 3800
F: +1 408 282 3855
colliers.com/siliconvalley

Floor Plan

1013 Pecten Court, Milpitas
±1,680 SF



□ = Available ● = GL Door
■ = Leased 🔒 = Lockbox

Contact us:

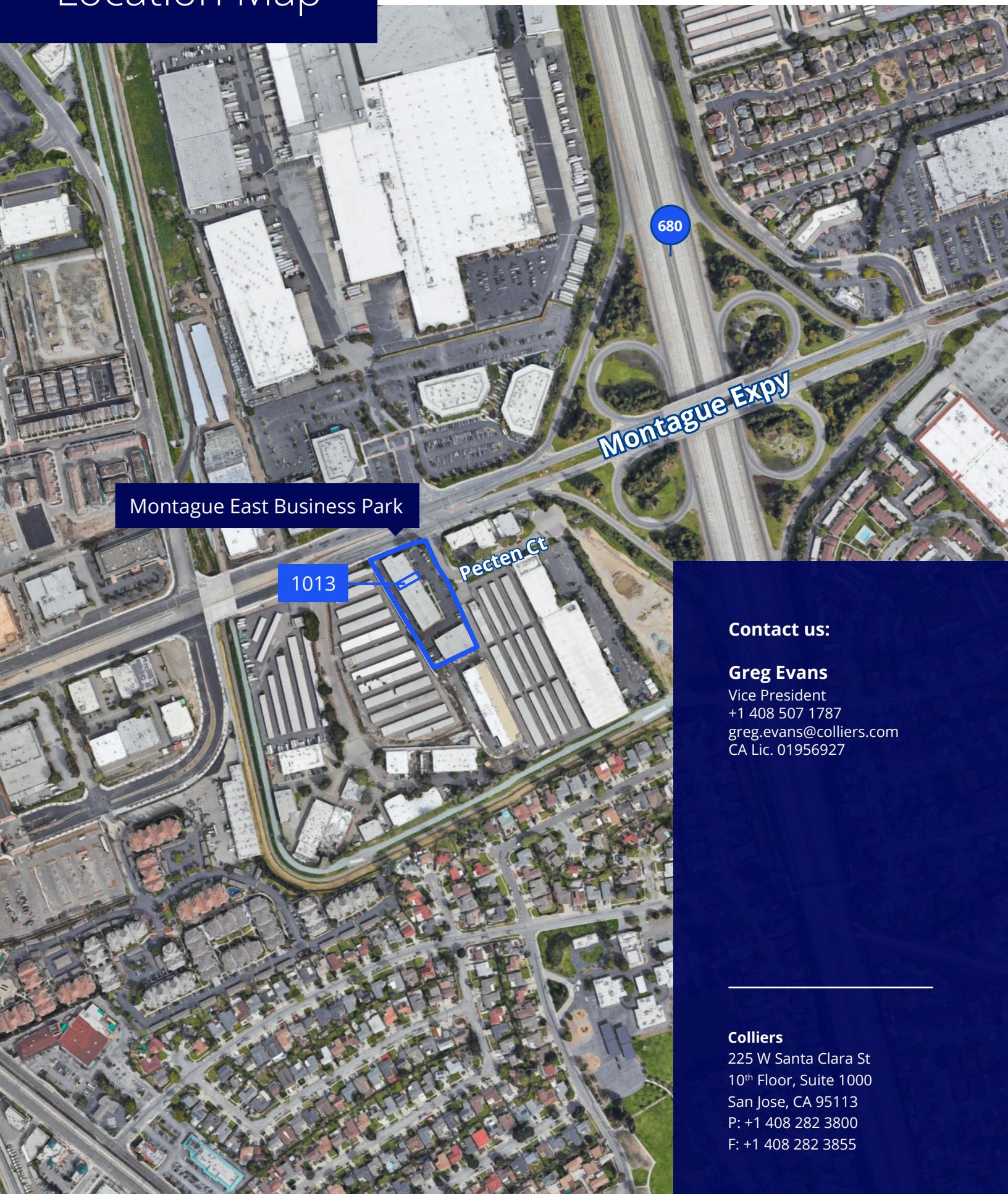
Greg Evans

Vice President
+1 408 507 1787
greg.evans@colliers.com
CA Lic. 01956927

Colliers

225 W Santa Clara St
10th Floor, Suite 1000
San Jose, CA 95113
P: +1 408 282 3800
F: +1 408 282 3855

Location Map



Contact us:

Greg Evans

Vice President
+1 408 507 1787
greg.evans@colliers.com
CA Lic. 01956927

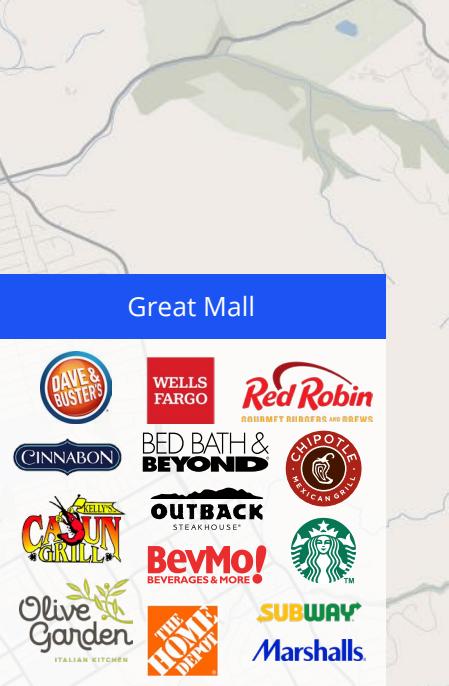
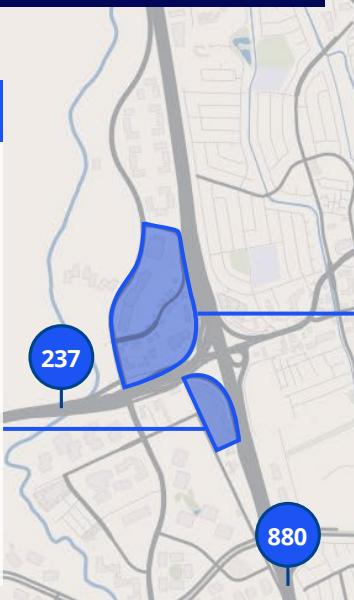
Colliers

225 W Santa Clara St
10th Floor, Suite 1000
San Jose, CA 95113
P: +1 408 282 3800
F: +1 408 282 3855

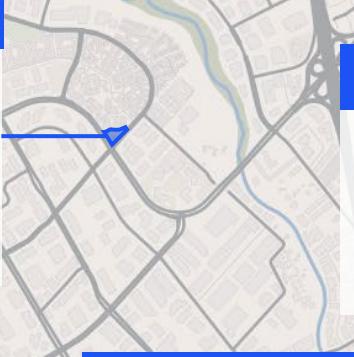
Amenities Map



Milpitas Square



River Oaks



Brokaw Commons



Sprout @ Brokaw



Colliers

225 W Santa Clara St
10th Floor, Suite 1000
San Jose, CA 95113
P: +1 408 282 3800
F: +1 408 282 3855