

GOLD STREET TECH CENTER

SAN JOSE, CA

TREMENDOUS HWY 237 BUILDING SIGNAGE

YOUR NAME HERE



CBRE

2160 GOLD STREET - FULL BUILDING OPPORTUNITY

±62,950 SF

BUILDING FEATURES



±62,950 SF R&D building in the heart of Silicon Valley



Highly efficient open floor plans with outstanding glassline



Lab/Manufacturing/Warehouse area



16'-19' Clear height



2,000 amps @ 480/277 volts



Tremendous Hwy 237 signage available - 143,669 ADT westbound Hwy 237



3.4/1,000 parking ratio



Dock platform and grade level loading



Adjacent to Activity Commons Outdoor Amenity Area



Volleyball & basketball courts on-site



Future expansion capabilities



7 min walk to Top Golf San Jose



Minutes from San Jose International Airport



SITE PLAN



ACTIVITY COMMONS



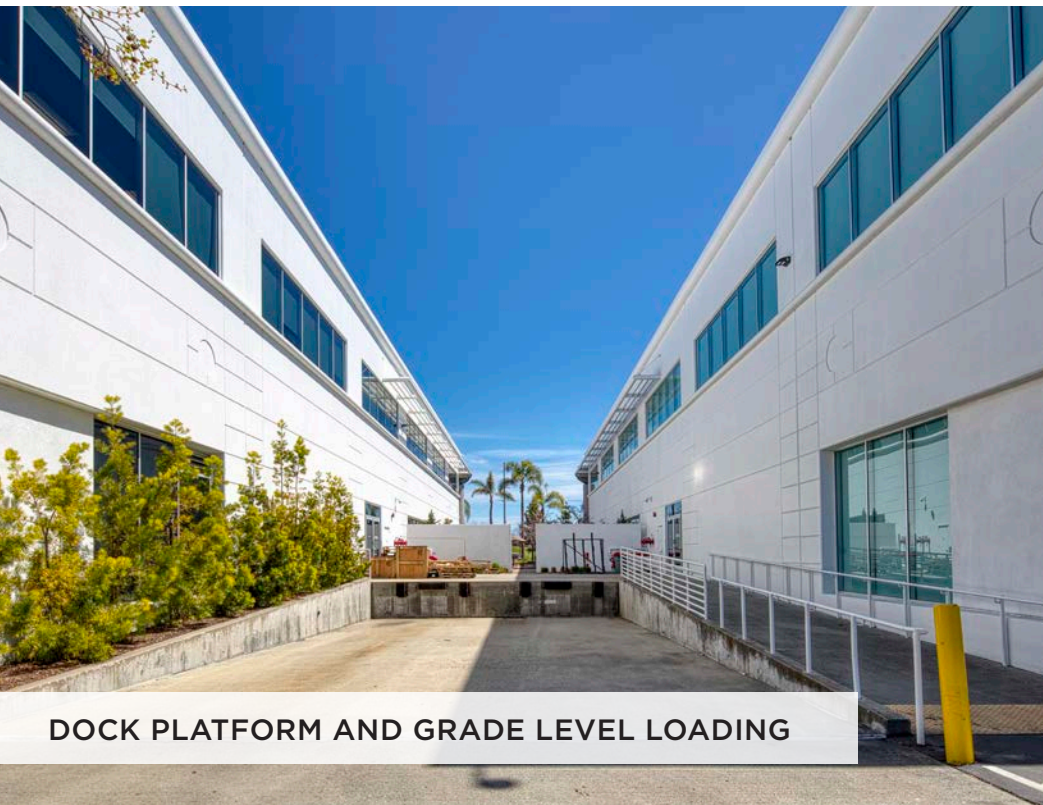


2160 GOLD STREET

CLASS A TWO-STORY R&D BUILDING



TWO-STORY LOBBY WITH FLOOR-TO-CEILING GLASS



DOCK PLATFORM AND GRADE LEVEL LOADING



ADV MANUFACTURING/WAREHOUSE - 16'-19' CLEAR HEIGHT

(REPRESENTATIVE IMAGE)

2160 GOLD STREET

FIRST FLOOR

MARKET READY PLAN WITH HYPOTETICAL FURNITURE LAYOUT

SUITE 100 SUMMARY

WORK STATIONS (6X8)	49	COLLABORATION	1
PRIVATE OFFICES	3	BREAK AREA	1
CONFERENCE ROOMS	12	COFFEE BAR	1
TRAINING	1	STORAGE	1
PHONE ROOMS	8	LAB/WORKROOM	3

DOCK PLATFORM AND GRADE LOADING



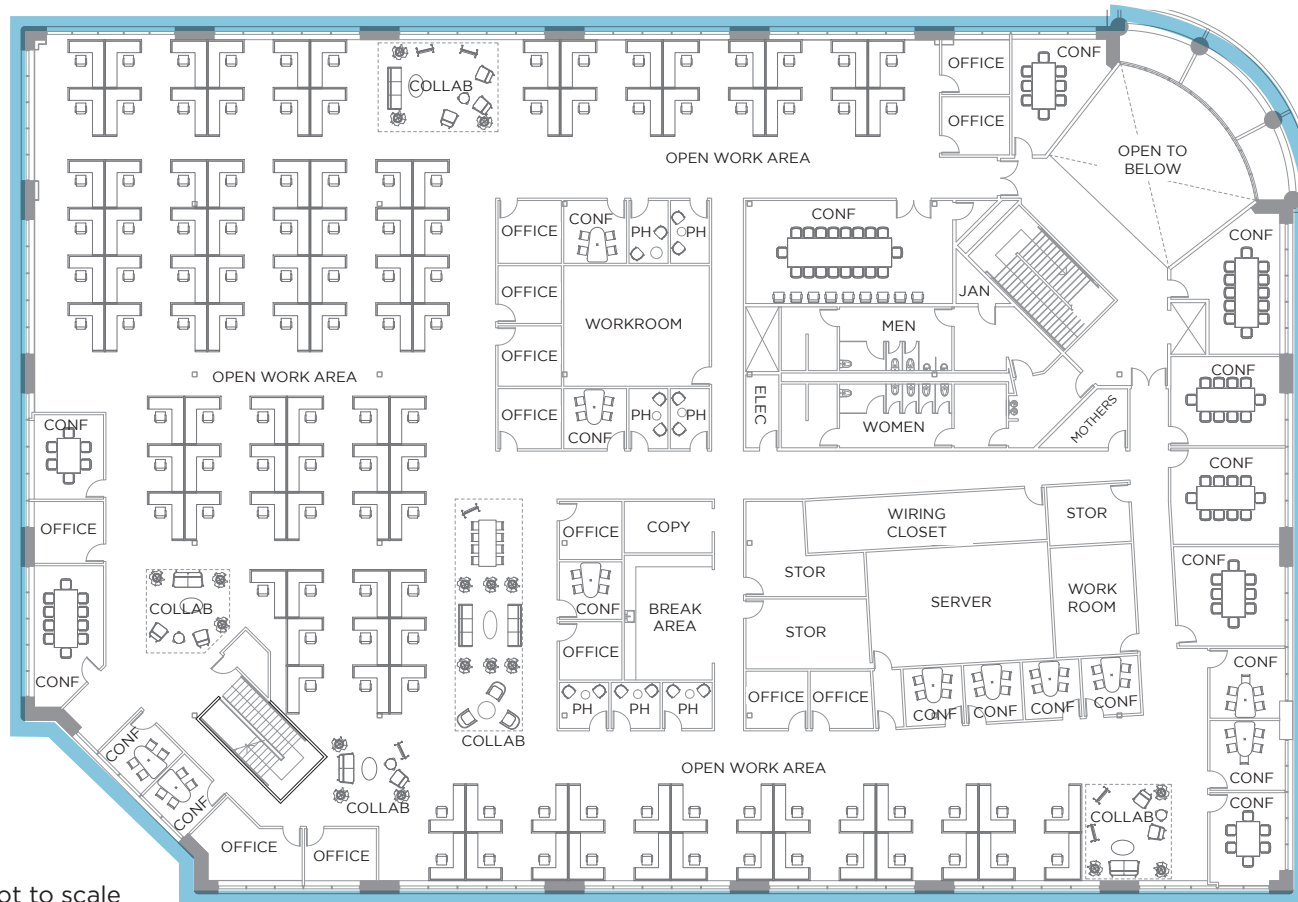
2160 GOLD STREET

SECOND FLOOR

MARKET READY PLAN WITH HYPOTETICAL FURNITURE LAYOUT

SUITE 200 SUMMARY

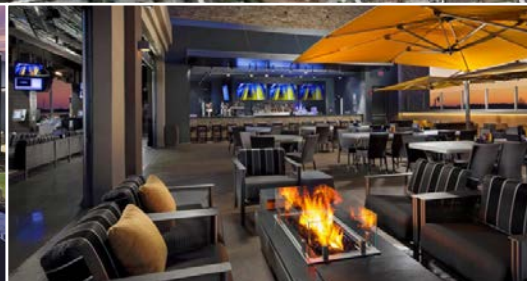
WORK STATIONS (6X8)	114	BREAK AREA	1
PRIVATE OFFICES	13	COPY AREA	1
CONFERENCE ROOMS	21	STORAGE/SERVER	4
PHONE ROOMS	7	WORKROOMS	2
COLLABORATION	5		



TAKE THE OFFICE OUT OF THE OFFICE...

Top Golf is a premier global sports and entertainment community creating great times for all. With a worldwide fan base of nearly 100 million, Topgolf prides itself on its special blend of technology, entertainment, food and beverage and the inherent good that can be accomplished when a community of all walks of life comes together.

The first brand expression of this togetherness is a Topgolf venue. These multi-level complexes feature high-tech golf balls and gaming, climate-controlled hitting bays, renowned menu, hand-crafted cocktails, events, music and more. The nearly 53 U.S. venues, along with four international venues, entertain more than 17 million Guests annually.





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