



MONTAGUE SQUARE

30 W. MONTAGUE EXPWY, SAN JOSE

±36,622 SF AVAILABLE

30

M



CLICK HERE TO TOUR

CLASS 'A' R&D SPACE FOR LEASE | **ADDITIONAL 2,000 AMPS AT 277/480V UPGRADE**

JEFF ARRILLAGA

Vice Chairman
+1 408-982-8478
jeff.arrillaga@nmrk.com
CA RE LIC #00935379

JOE KELLY

Vice Chairman
+1 408-987-4111
joe.kelly@nmrk.com
CA RE LIC #01420963

MIKE SAIGN

Vice Chairman
+1 408-982-8403
mike.saign@nmrk.com
CA RE LIC #01706668

MONTAGUESQUARESC.COM

NEWMARK

WASHINGTON HOLDINGS

PROJECT OVERVIEW

6 Class 'A' R&D buildings with power, loading and clear height.

1,200-2,000 amps of power per building

18' clear height

Grade level and dock-high loading

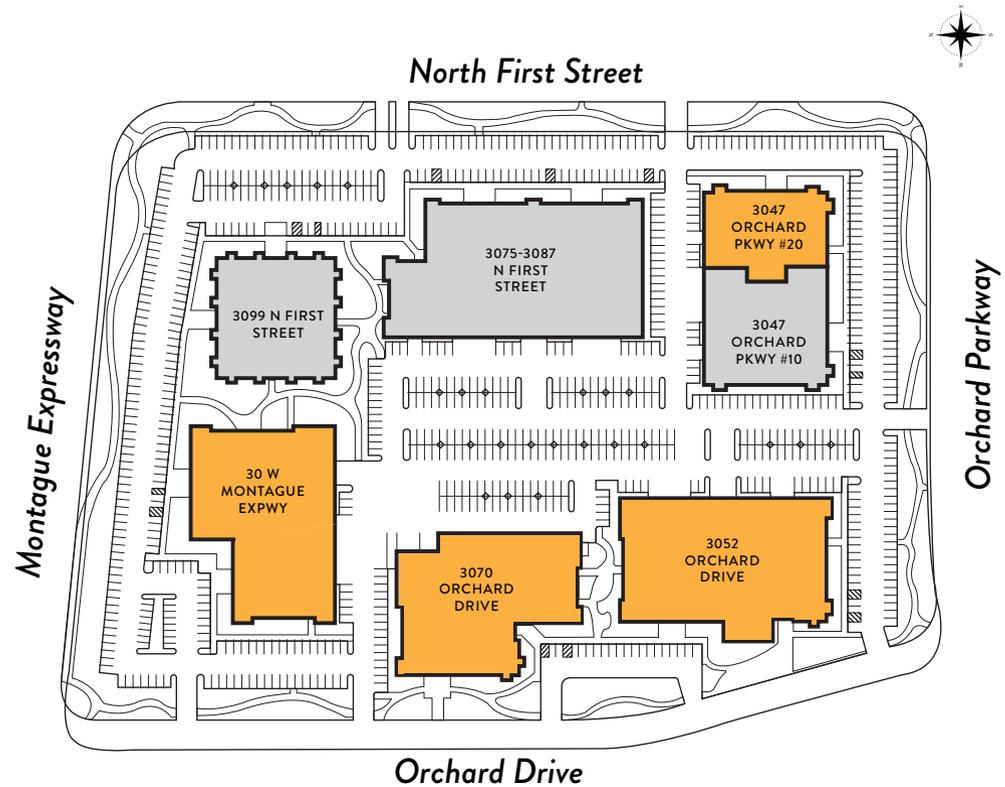
Outdoor amenity areas

Exclusive signage and branding opportunities

Easy access to transportation (Hwy 101, 237, 87, i880 and VTA light rail)

6 BUILDINGS 3.3/1K PARKING

±237,000 SF



PROPERTY	AVAILABILITY	SQUARE FOOTAGE
3047 ORCHARD PARKWAY	AVAILABLE	±17,434 SF
30 W MONTAGUE EXPWY	AVAILABLE	±36,622 SF
3052 ORCHARD DRIVE	AVAILABLE	±40,413 SF
3070 ORCHARD DRIVE	SUBLEASE	±33,067 SF

EXISTING PLAN

±36,622 SF

BUILDING DETAILS

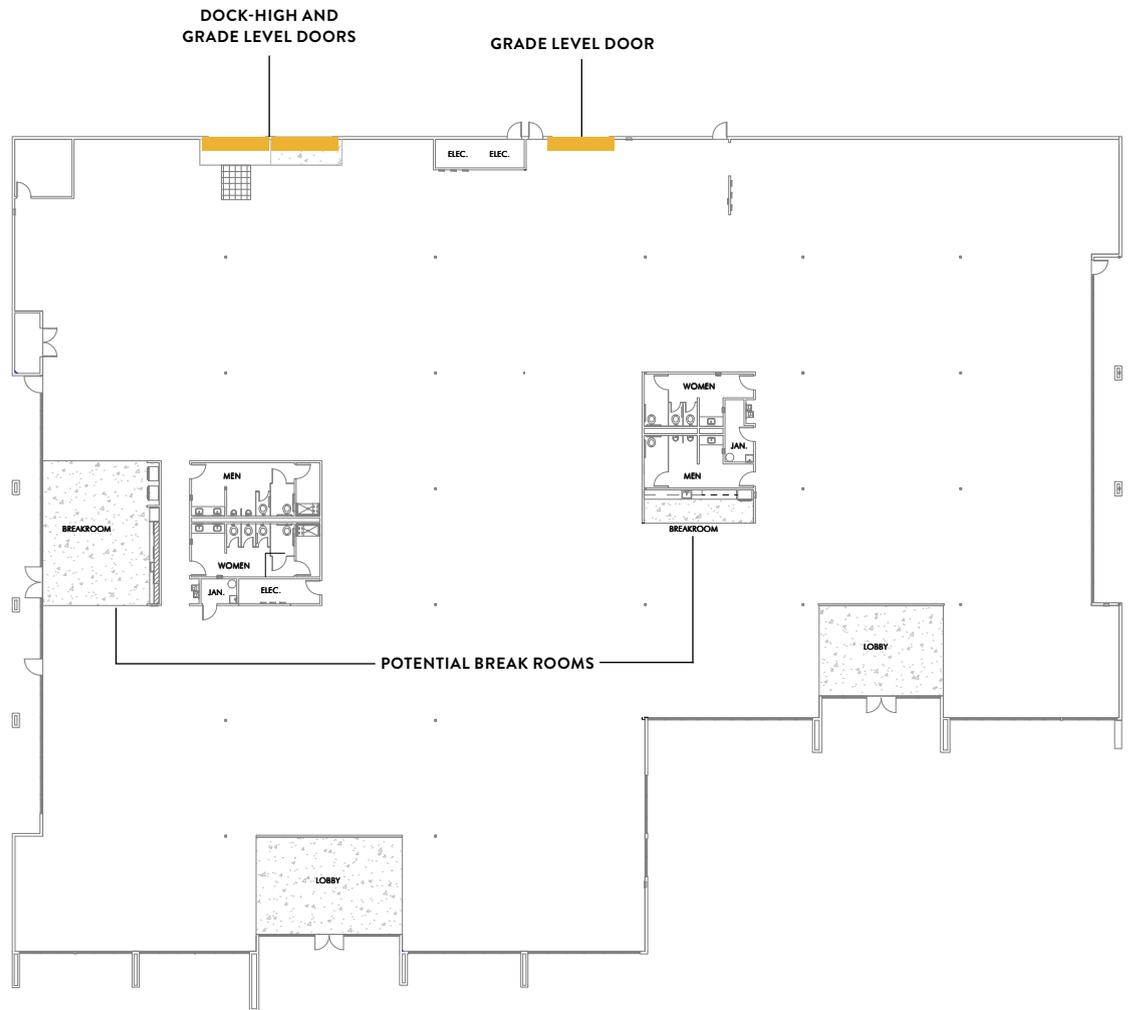
CLEAR HEIGHT	±18'
POWER	1,600 AMPS 120/208V
ADDITIONAL 2,000 AMPS AT 277/480V TO BE DELIVERED IN 2026	
GRADE LEVEL LOADING	2
DOCK-HIGH LOADING	1
RECEPTION	2
BREAK ROOM	2
BATHROOM CORES	2

±18' CLEAR HEIGHT

GRADE LEVEL DOCK-HIGH LOADING

1,600 AMPS 120/208 VOLTS

ADDITIONAL 2,000 AMPS 277/480 VOLTS



HYPOTHETICAL PLAN

±36,622 SF

BUILDING DETAILS

LAB	4
WAREHOUSE	1
RECEPTION	2
LARGE CONF. ROOM	3
MEDIUM CONF. ROOM	8
OFFICE	5
PHONE ROOM	4
MOTHER'S ROOM	1
COFFEE AREA	1
BREAK ROOM	2
COLLABORATION	9
COPY/PRINT	1
WORKSTATIONS	250
GRADE LEVEL LOADING	2
DOCK-HIGH LOADING	1





TRANSPORTATION & AMENITIES MAP

WITHIN 2 MILES

25+ RESTAURANTS

15+ RETAIL

5+ HOTELS

5+ FITNESS



@First
 Panera Bread, Rok, CVS pharmacy, FIVE GUYS, Chick-fil-A, Chipotle, Target

Round Table PIZZA ROYALTY, MINA'S KoreanBBQ, ExtremePita, SUBWAY, eatviet

TOGO'S TRUE TO SANDWICH, BAWARCHI INDIAN CUISINE, TACO BELL

Round Table PIZZA ROYALTY, MINA'S KoreanBBQ, La Catalana, SENDO SUSHI, Sri's Kitchen, eatviet

BOURBON STEAK SANTA CLARA, LEVI'S STADIUM

SAMSUNG CAFETERIA (OPEN TO PUBLIC), Peets Coffee & Tea, Honeyberry

PATXI'S PIZZA

River Oaks Marketplace, SUBWAY, CHASE, Five Spice Indian Grocery, Starbucks, bibimbowl, HEY CHICKEN

Rivermark Village, SAFEWAY, COLD STONE, HYATT, Peets Coffee & Tea, THE MELT, Red Robin, THE KEBAB SHOP

SANTA CLARA SQUARE

MONTAGUE SQUARE

The Market Place, SUBWAY, iWAMAS!, Biryani, THAI ORCHID, PHO VIET, dishdash, PHILLY'S CHEESESTEAKS & WINGS, OLIVE'S GREEK GARDEN

TRAVEL TIMES

7

MINUTE DRIVE TO
SJC AIRPORT

40

MINUTE DRIVE TO
SFO AIRPORT

20

MINUTE DRIVE TO
PALO ALTO

45

MILE DRIVE TO
SAN FRANCISCO



ROUTE LEGEND

- VTA Routes & Stations
- CalTrain Lines & Stations
- Bart Line & Stations

MONTAGUESQUARESC.COM



MONTAGUE SQUARE

FOR LEASING INFO

JEFF ARRILLAGA

Vice Chairman
+1 408-982-8478
jeff.arrillaga@nmrk.com
CA RE LIC #00935379

JOE KELLY

Vice Chairman
+1 408-987-4111
joe.kelly@nmrk.com
CA RE LIC #01420963

MIKE SAIGN

Vice Chairman
+1 408-982-8403
mike.saign@nmrk.com
CA RE LIC #01706668

1800 Wyatt Drive, Suite 8
Santa Clara, CA 95054
O: 408-588-4630

NEWMARK

WA WASHINGTON HOLDINGS

3055 Olin Avenue, Suite 2200, San Jose, CA 95128

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. 9615162161 | 02/26