

3055 ORCHARD DRIVE

SAN JOSE, CA

TENANT SIGNAGE

±94,170 SF
CLASS A R&D

NEWMARK

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3055
ORCHARD DRIVE



PROPERTY HIGHLIGHTS

- ±94,170 RSF
- ±40,000 SF Office, ±40,000 SF Lab, ±14,000 SF Warehouse
- Title 24 Compliant
- Dramatic 2-Story Lobby with Connecting Stairway
- 3 Grade Level Doors & 2 Dock High Doors
- New High Performance Vision Glass
- Large Breakroom and a Secure Outdoor Amenities Area with Built-in Corn Hole and BBQ
- 3,000 Amps, 277/480 Volts
- 3.7/1,000 Parking Ratio with 4 EV Super Charge Stations
- Shower Facilities and Bike Storage
- HVAC Systems - 280 Tons (Served by 5 Units)
- TPO Reflective Cool Roof
- Elevator
- Shipping and Receiving Area
- Prominent Building Signage
- Existing Fiber in Place

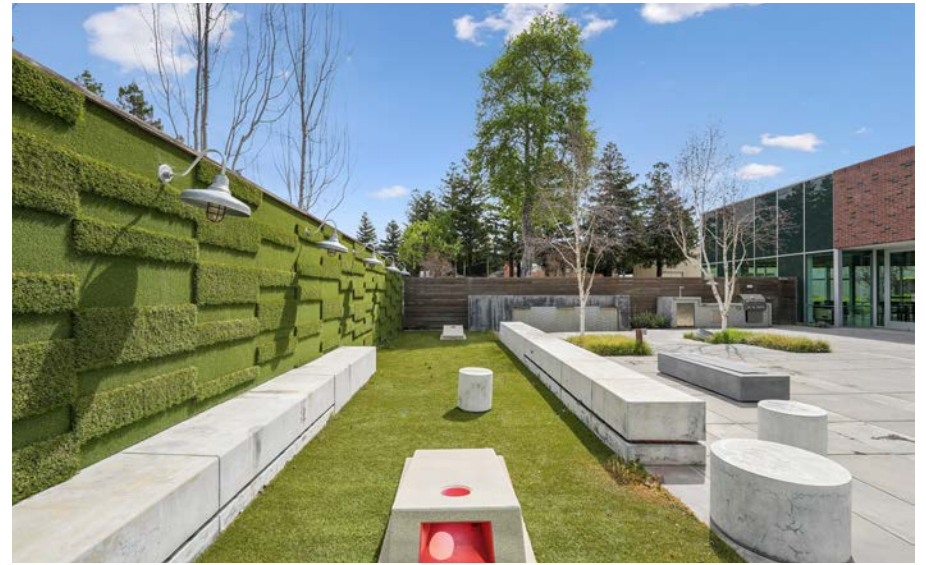
LOCATION INFORMATION

- Golden Triangle Location – Access to Main Freeways (Highways 101, 237 & Interstate 880)
- Minutes From Mineta San Jose International Airport
- Convenient Walk to North First Street
- Light Rail & Host of Retail Amenities
- Direct Access to the Guadalupe River Trail

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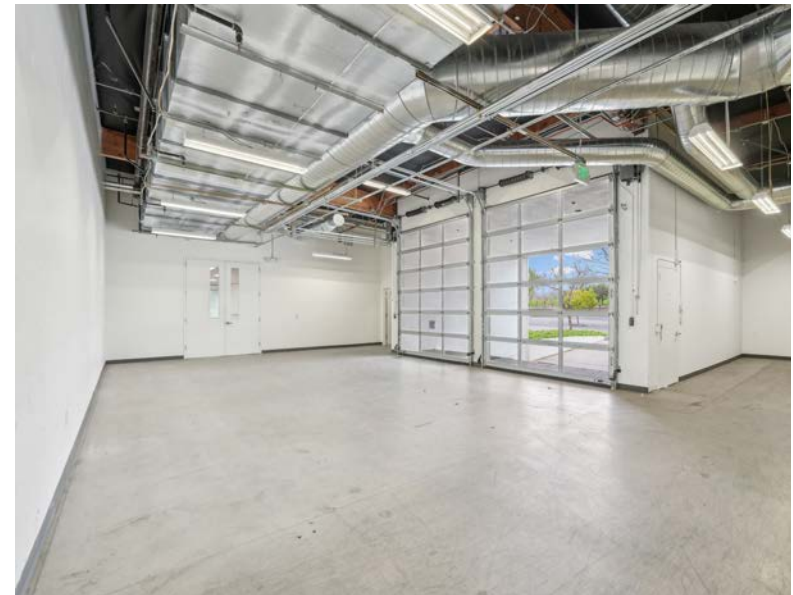
DEDICATED FUN

Well-designed breakroom and outdoor oasis to host an all-hands, grab a bite, toss a beanbag, enjoy the fresh air in this private and secure indoor/outdoor space.

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GALLERY

Attractive lobby, move-in ready, open office plus lab and warehouse components exist for a flexible and productive R&D space

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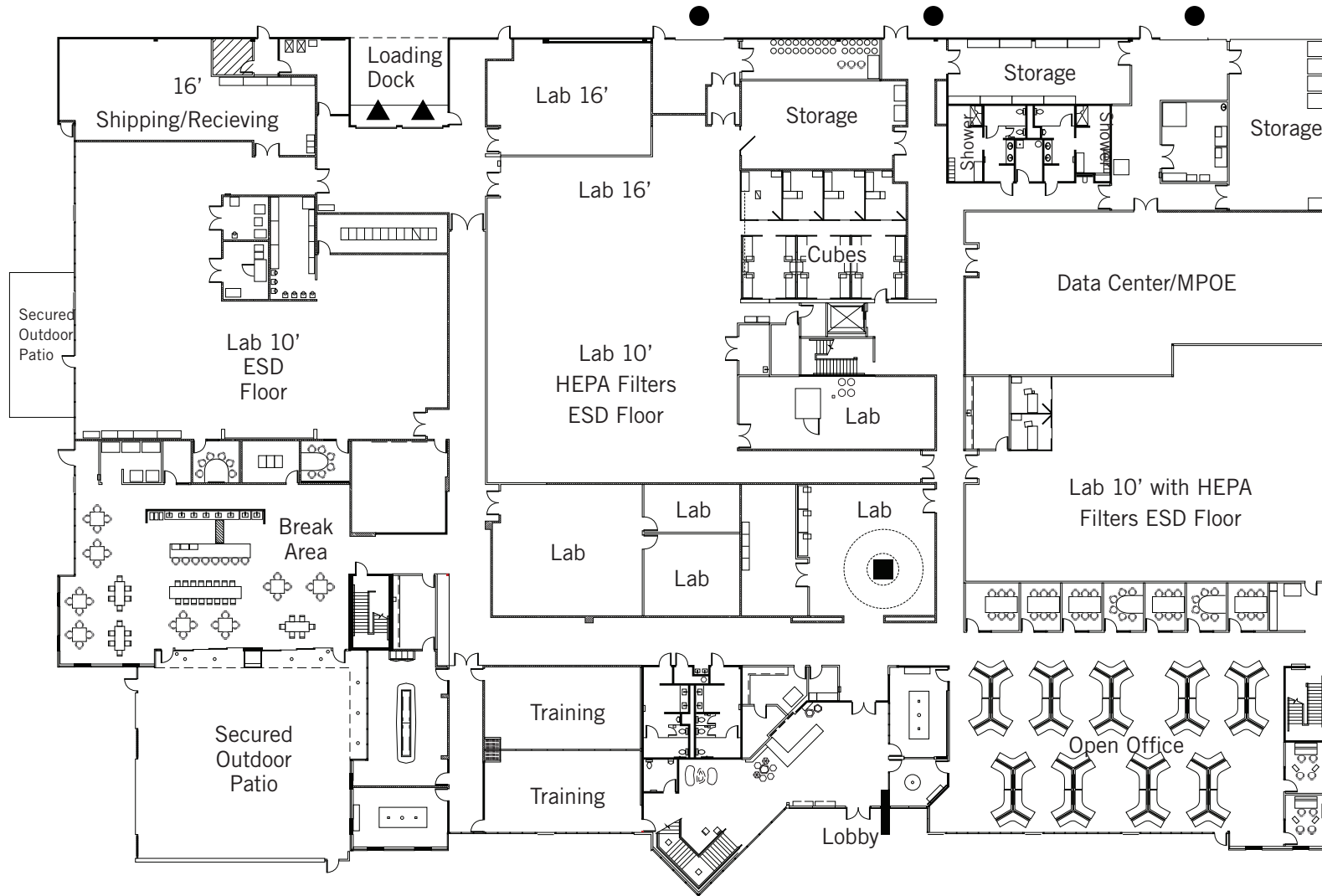
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IDEAL LOCATION

- Convenient Walk to N. First Street Light Rail & a Host of Retail Amenities
- Direct Access to the Guadalupe River Trail
- Immediate Access to Silicon Valley Freeways
- Minutes from Mineta San Jose International Airport



LEGEND

- ▲ Dock high door
- Grade level door

FLOORPLAN / 1ST

±60,430 SF

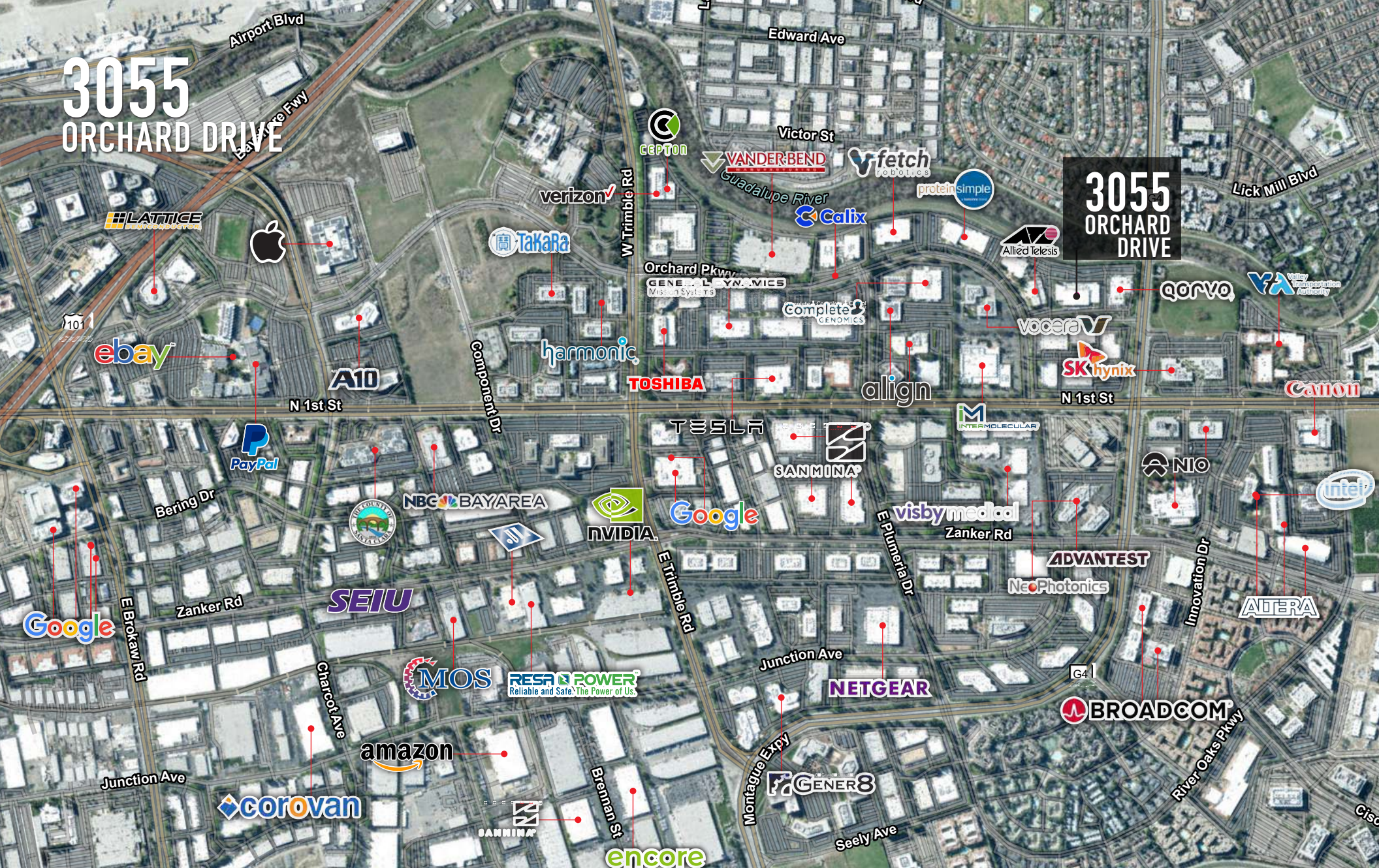


FLOORPLAN / 2ND

±33,740 SF

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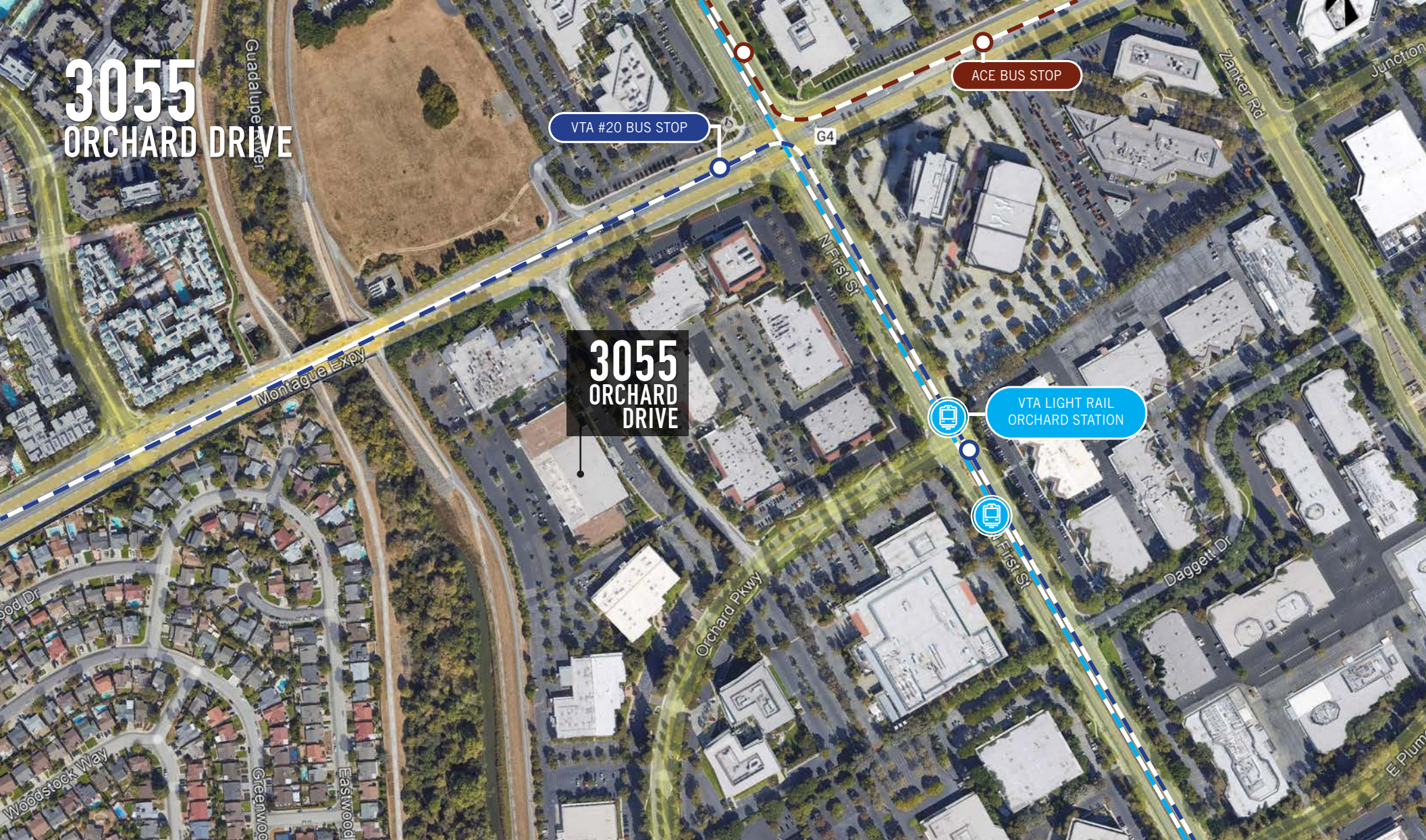
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CORPORATE NEIGHBORS

3055 ORCHARD DRIVE



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LEGEND

- 
Orchard Station featuring
Blue Line going to Baypointe Station
Green Line going to Old Ironsides Station
- 
Bus Line #20 (Sunnyvale Transit Center/Milpitas Bart)
- 
Brown Shuttle going to Great America ACE Amtrak Station

TRANSPORTATION MAP

Walking distance to VTA light rail station with convenient connectivity to downtown San Jose.

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