

1704 AUTOMATION PARKWAY

SAN JOSE, CALIFORNIA

±84,208 SF CLASS-A
OFFICE / R&D FOR SALE OR LEASE

POTENTIAL POWER UPGRADE TO ±14MW AND
±16K-20K CLEANROOM/WAREHOUSE SPACE



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BUILDING HIGHLIGHTS

- 84,208 sf Class-A Office/R&D two-story building located on 5.53 acre site
- Features extensive glass line and 2-story lobby
- Large on-site cafeteria with commercial kitchen and outdoor amenity area
- 2000 amp 277/480 V panel with possibility to increase to up to 14 MW
- Monument signage and prime corner identity along Automation Pkwy/Hostetter Road
- Dock and grade-level loading
- Modern Class A interiors with combination of office and lab areas
- Ideal facility for high-tech research & development headquarters



INTERIOR PHOTOS



INTERIOR PHOTOS

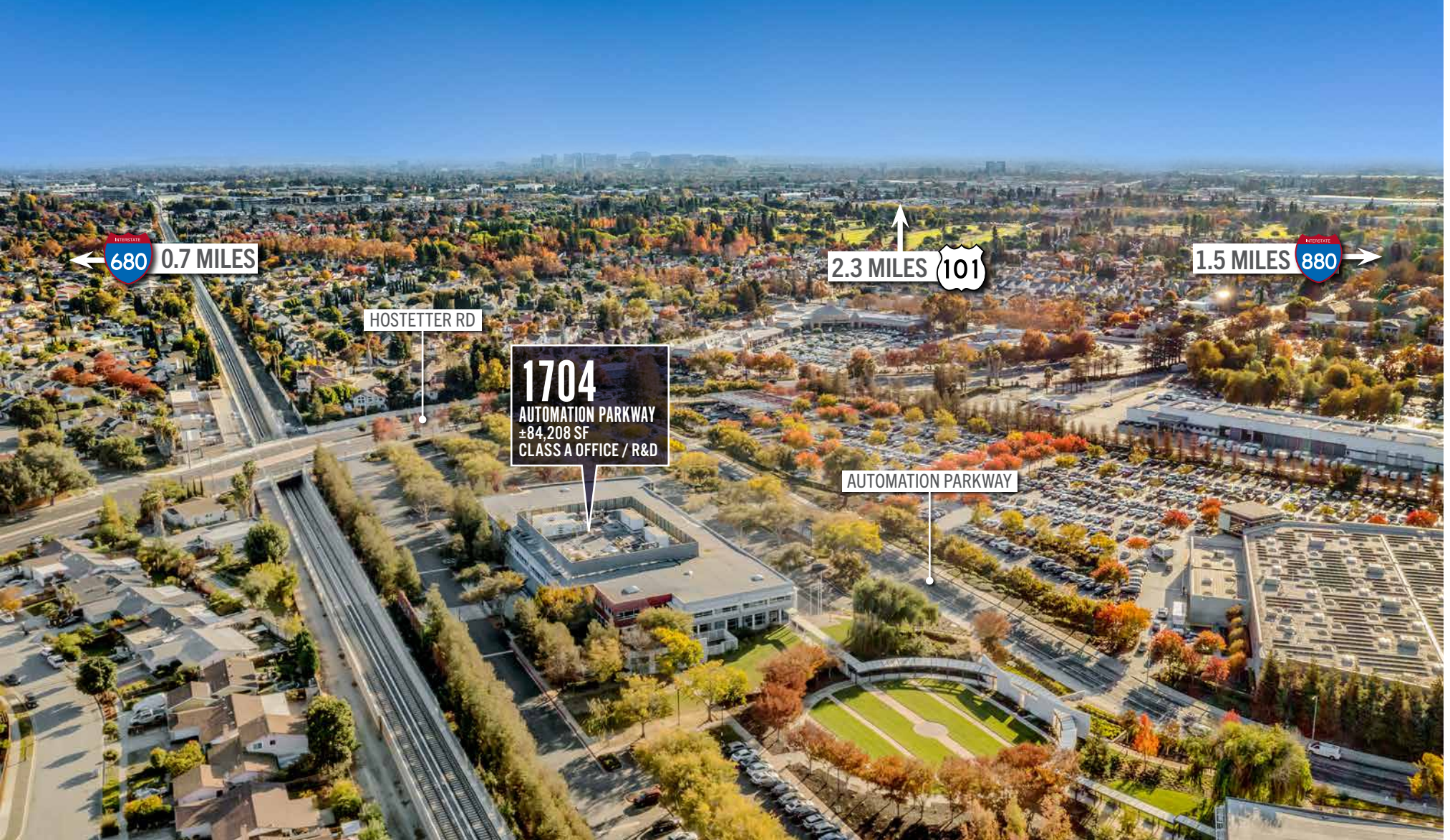


EXTERIOR PHOTOS

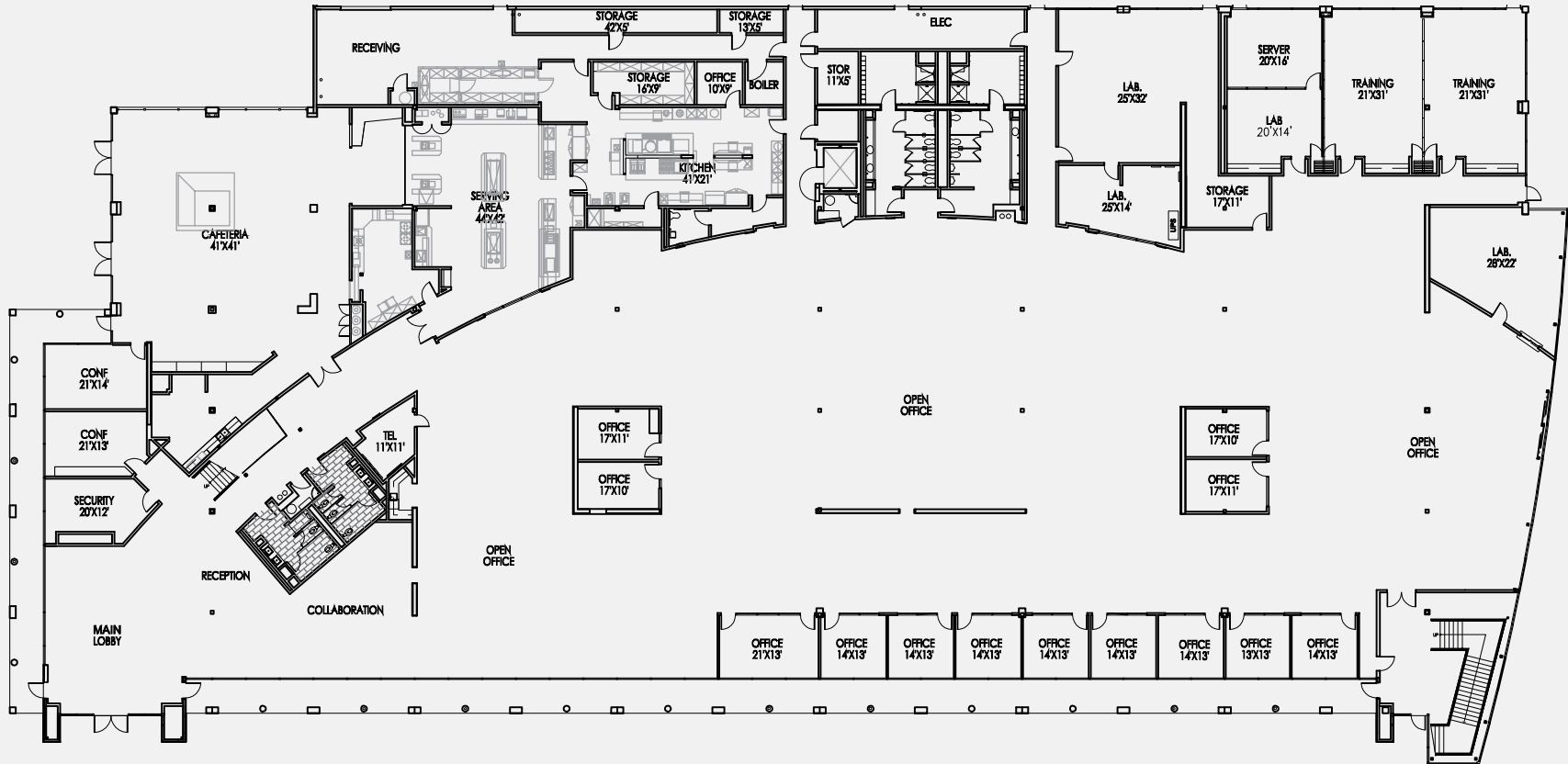


LOCATION HIGHLIGHTS

- Convenient access to restaurants and amenities
- Across street from Costco Wholesale
- Easy access to Hwy 280, 880 and 680
- BART extensions:
 - Milpitas station, 2.7 miles
 - Berryessa station, 1.6 miles



FLOOR PLAN



1704 AUTOMATION PARKWAY · SAN JOSE, CALIFORNIA

1ST FLOOR

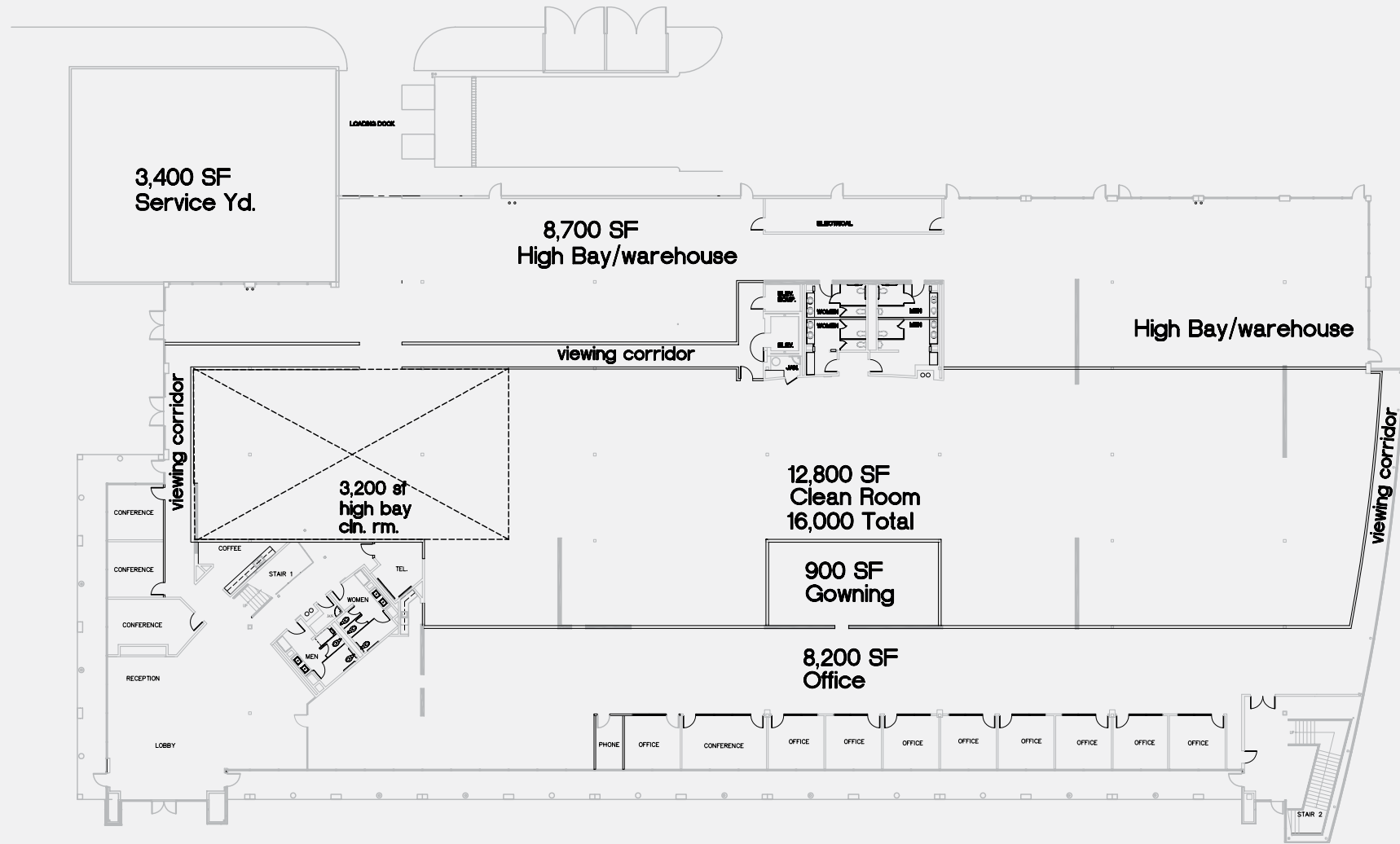
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POTENTIAL CLEAN ROOM FLOOR PLAN



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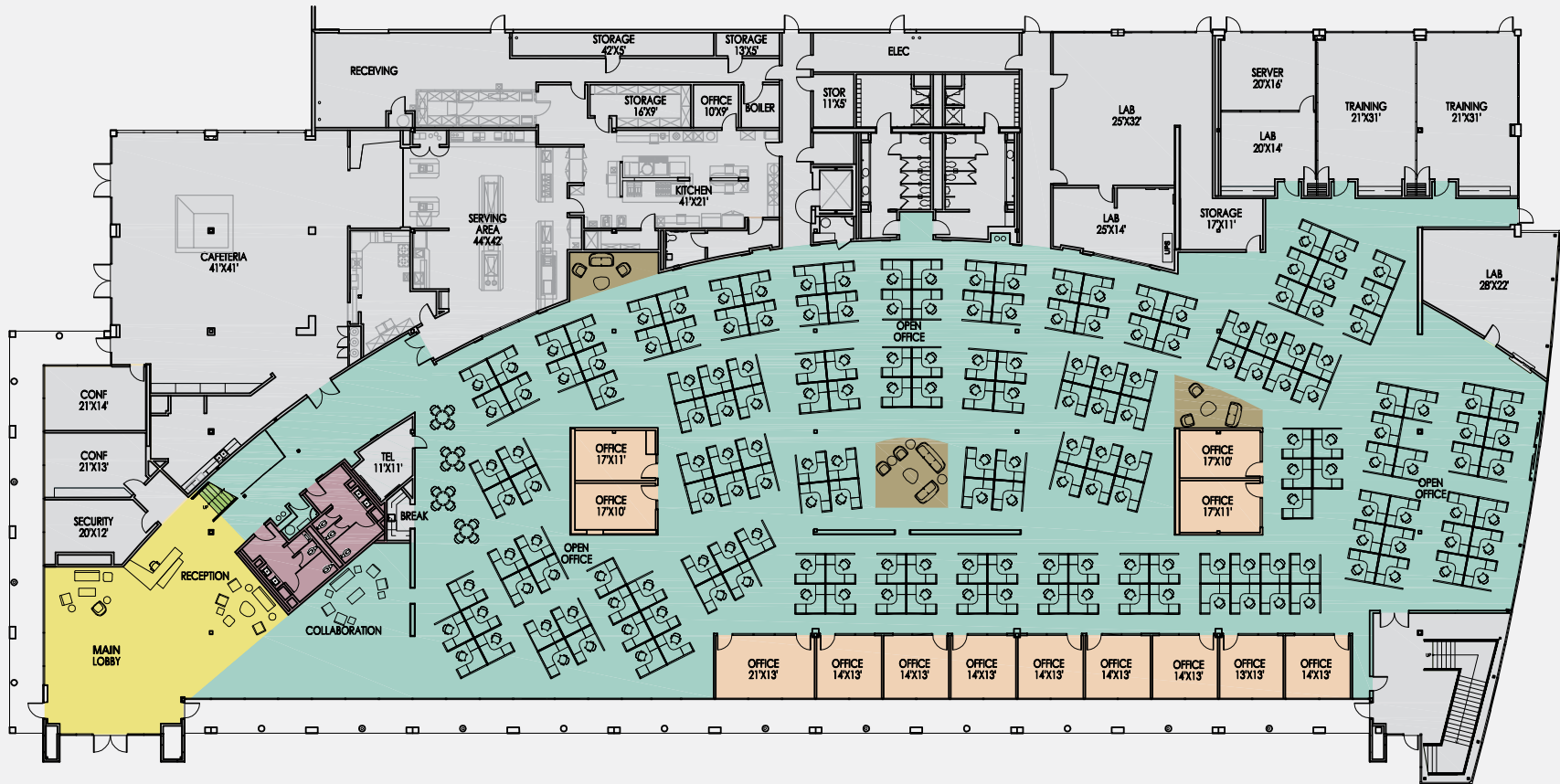
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TEST FIT FLOOR PLAN



1704 AUTOMATION PARKWAY · SAN JOSE, CALIFORNIA

TOTAL NUMBER OF 6'X6' WORKSTATIONS = 183

1ST FLOOR

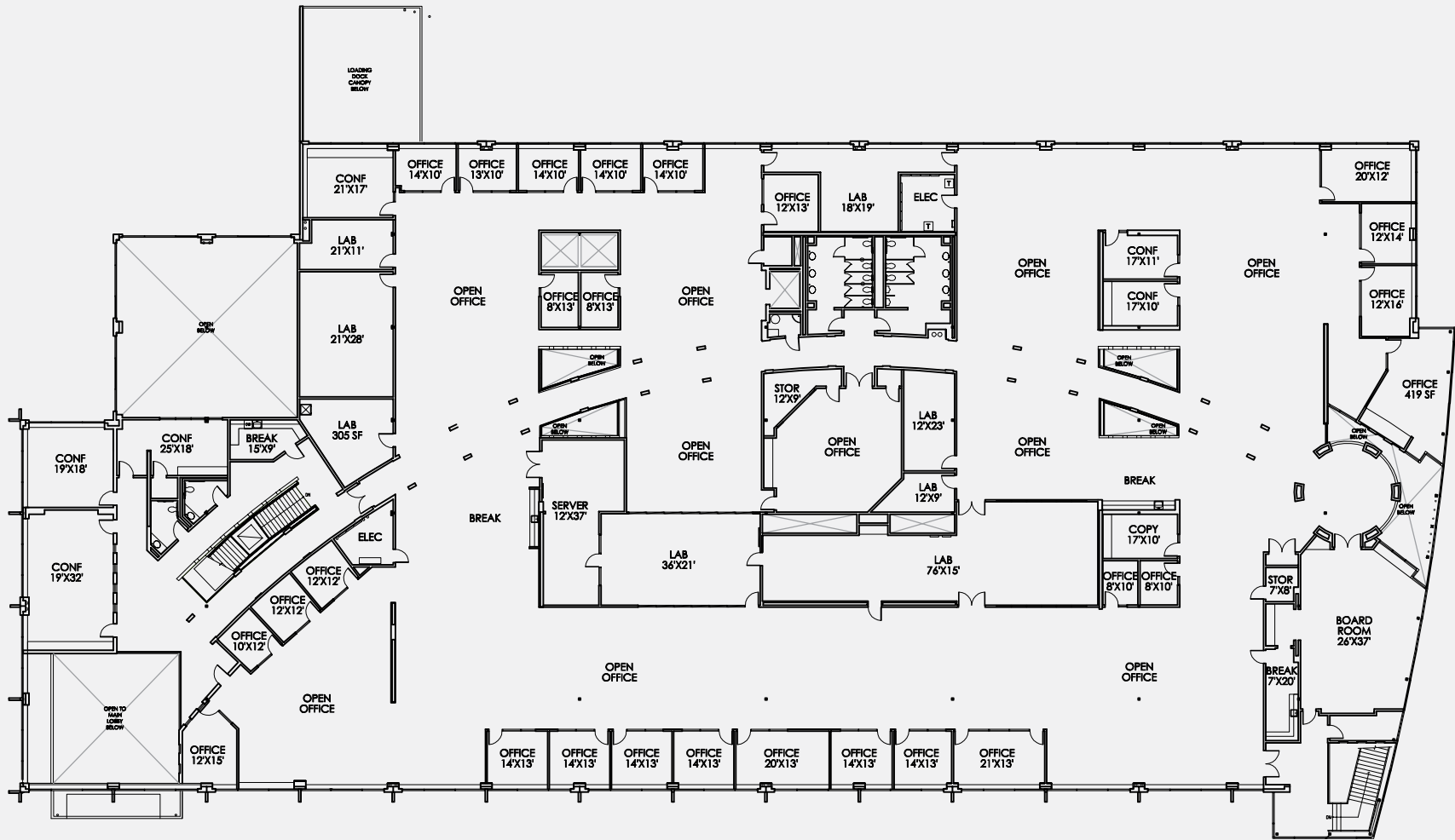
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FLOOR PLAN



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2ND FLOOR

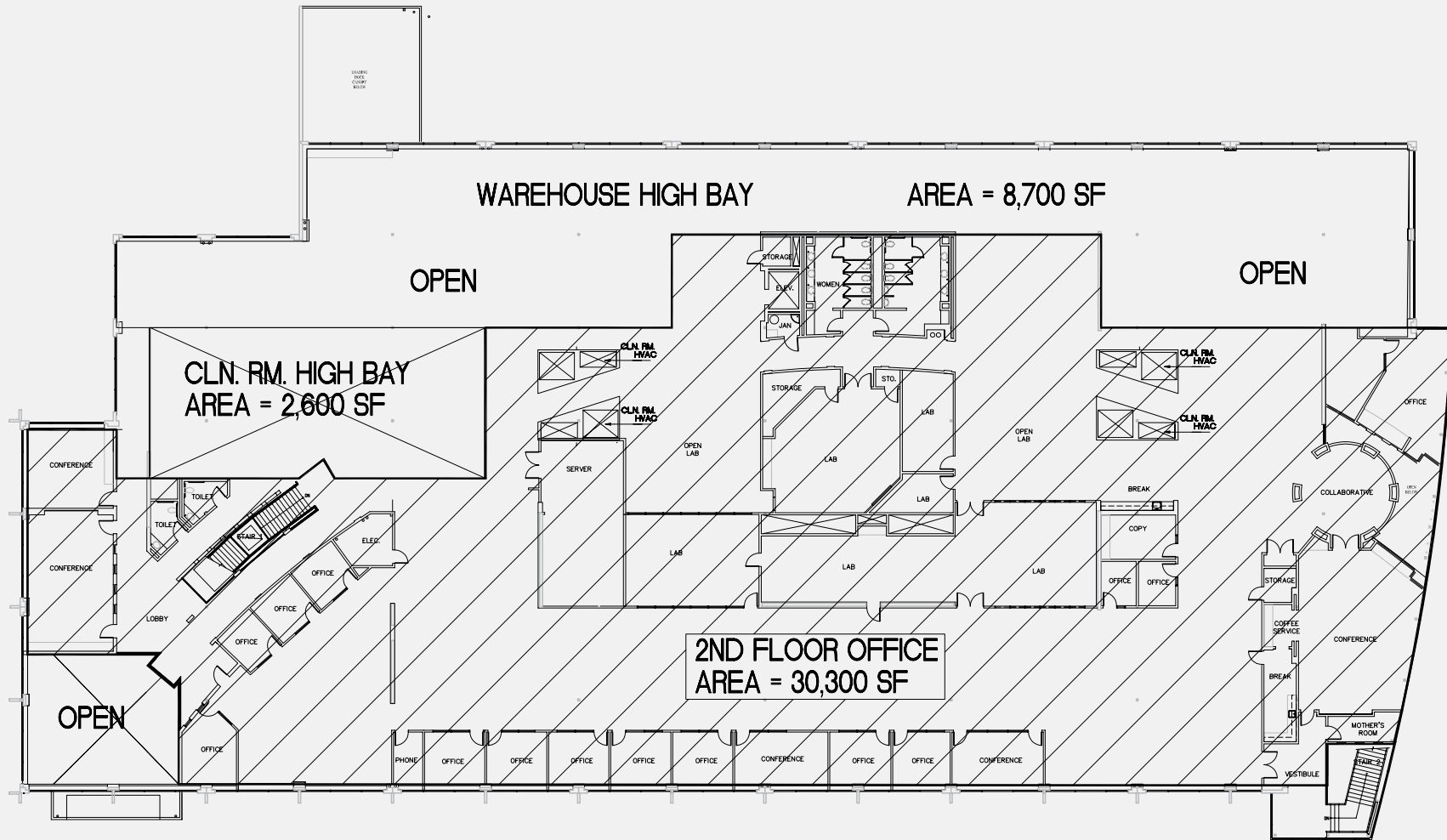
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POTENTIAL CLEAN ROOM FLOOR PLAN



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2ND FLOOR

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TEST FIT FLOOR PLAN



TOTAL NUMBER OF 6'X6' WORKSTATIONS = 164

2ND FLOOR

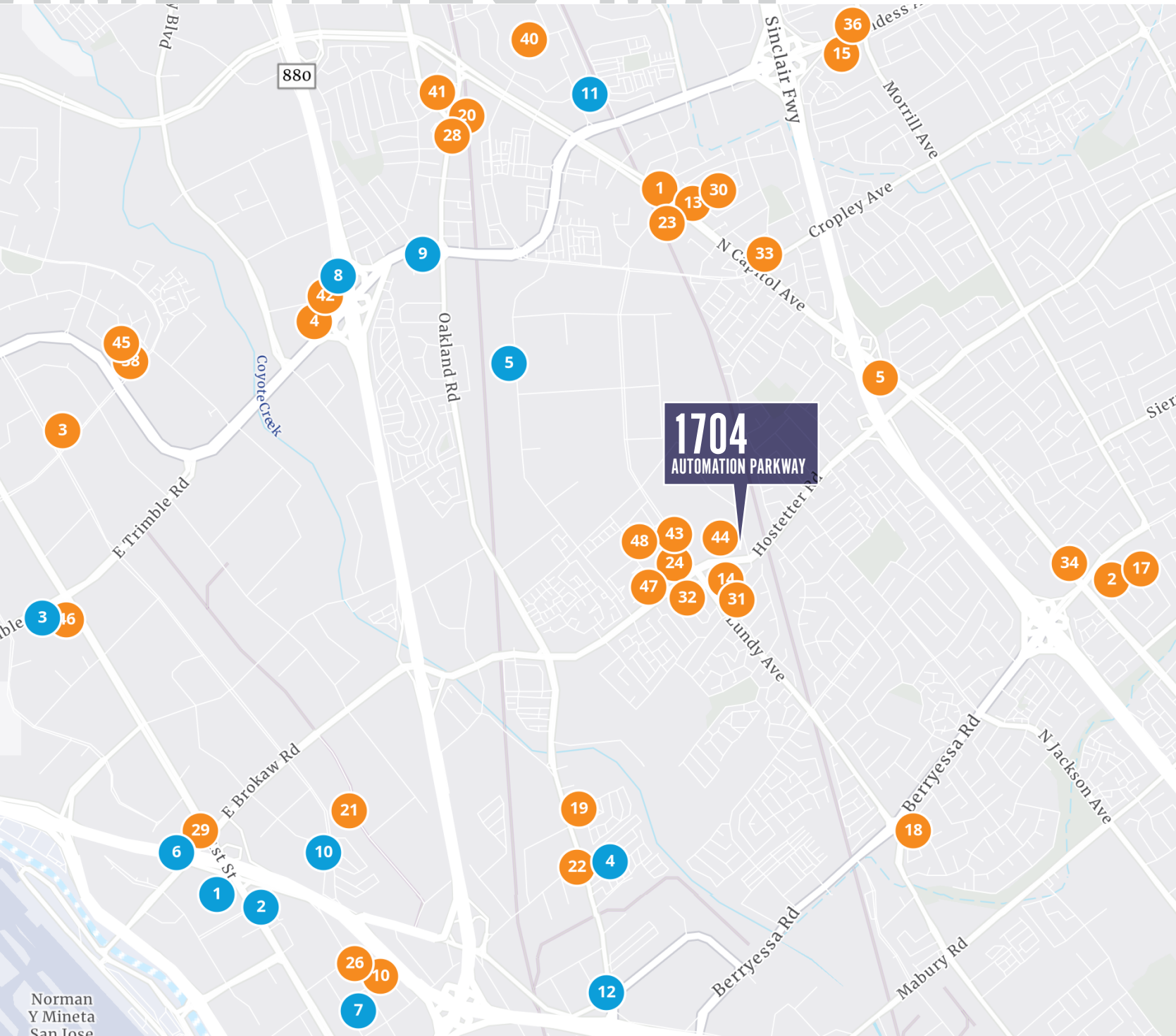
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AMENITIES MAP



HOTELS

1. BEVERLY HERITAGE HOTEL
2. COURTYARD
3. EXTENDED STAY AMERICA
4. EXTENDED STAY DELUX
5. FAIRFIELD INN
6. HANAFORD HOTELS
7. HOLIDAY INN
8. HOMEWOOD SUITES
9. HORIZON INN
10. HUYNH DYNASTY LLC
11. MOTEL 6
12. RADISSON
13. SHERATON
14. SLEEP INN-SILICON VALLEY
15. STAYBRIDGE SUITES
16. TOWNEPLACE SUITES
17. WHITE WAY MOTEL

RESTAURANTS

1. FRESH CHOICE
2. GOLDEN HARVEST RESTAURANT
3. GRAND PALACE RESTAURANT
4. GREAT MALL MAYFLOWER RESTAURANT
5. GURU PALACE INDIAN CUISINE
6. HELLO DESSERTS
7. HERMES GOURMET
8. HOBEE'S RESTAURANT
9. JADE CHINA CHINESE FOOD
10. KING EGGROLL
11. LAS ISLITAS
12. LINA'S PLACE
13. LOC COC RESTAURANT & BAR
14. LOS GARCIAS RESTAURANT
15. LUPITA'S RESTAURANT
16. MAS RESTAURANT
17. NHU LAN SANDWICHES
18. NHUNG RESTAURANT & BAR
19. OLIVES GREEK CAFE
20. PALMS GRILL & BAR
21. PARASS RESTAURANT GROUP
22. PHO KIM LONG
23. PHO TAU BAY
24. PRIMA TASTE INC
25. RESTAURANT ELCATRIN
26. ROSE GARDENS
27. SANGAM INDIAN CUISINE
28. SAVORY CHICKEN & PIZZA
29. SORABOL IN GREAT MALL
30. SUPER SUPPERS
31. SURF CITY SQUEEZE
32. SWAGAT INDIAN CUISINE
33. THANH DUOC RESTAURANT
34. TIVOLI RESTAURANT & BANQUETS
35. TOKYO SUSHI
36. TOKYO SUSHI
37. UNA MAS
38. UNA MAS
39. WON STEW HOUSE
40. WU JI'S MALA HOUSE

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Norman Y Mineta
San Jose

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