

FREESTANDING SINGLE-STORY
OFFICE/R&D BUILDING FOR LEASE
±30,000 SF



WWW.ORCHARDCOMMONS.NET



2698 ORCHARD PARKWAY | SAN JOSE, CA



PROJECT HIGHLIGHTS



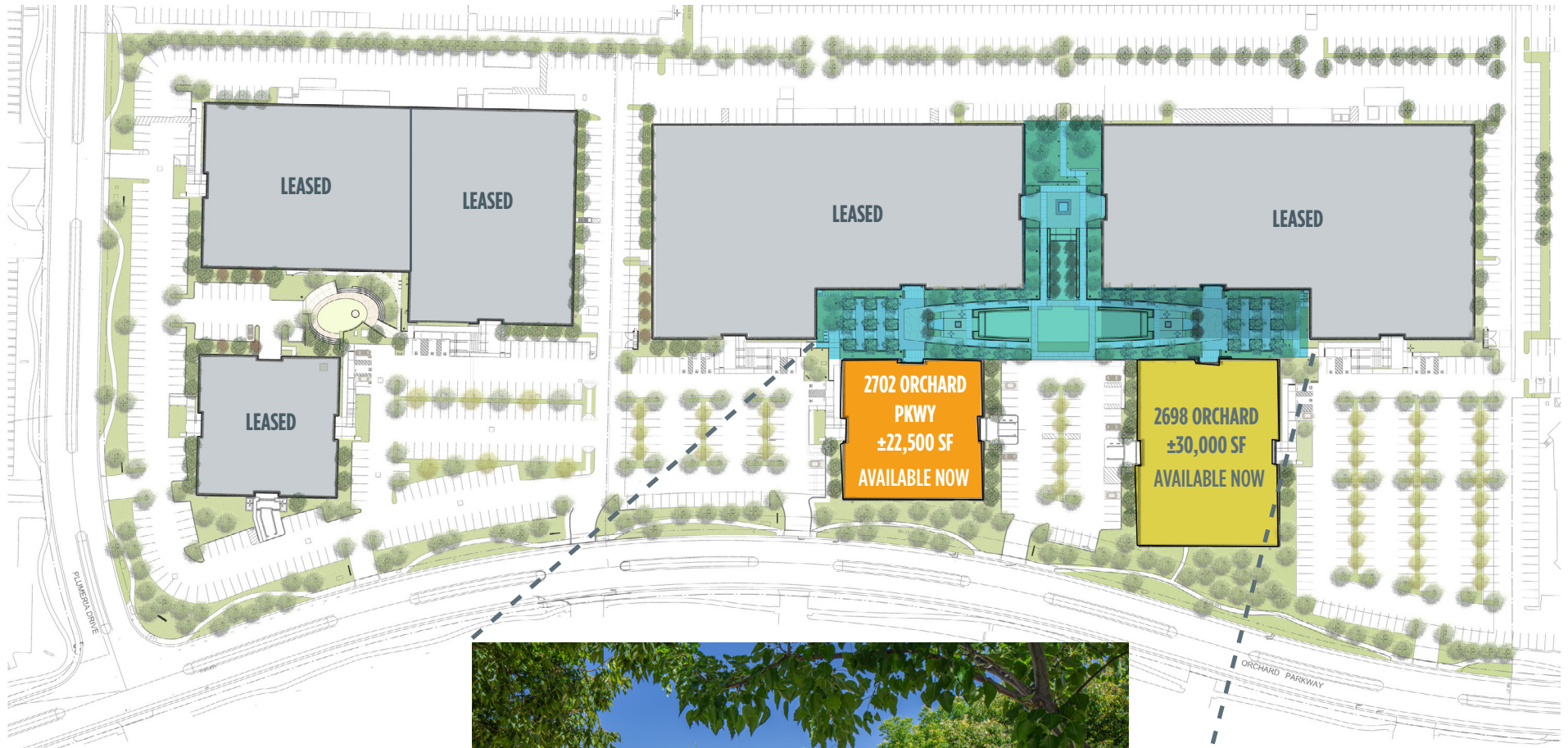
AVAILABILITY

- 2698 Orchard Parkway
 - ±30,000 SF
 - Available Immediately


PROJECT HIGHLIGHTS

- Renovated Exteriors
- New, Expanded Window Line
- Dramatic New Entry Features
- Complete Site Renovation Including The Commons: A Multi-Purposed Amenity Area (Dining, Meeting, Collaboration Space, Etc.)
- Prominent Signage Program
- 3.5/1,000 Parking
- Convenient Walk to Restaurants/Banking and North First Street Light Rail
- Direct Access to Highway 101 via Trimble Road and Montague Expressway
- Expansion Opportunities





LEGEND

-  Subject Availability
-  Available
-  Leased
-  Amenities Area








(Plan not to scale)

BUILDING HIGHLIGHTS

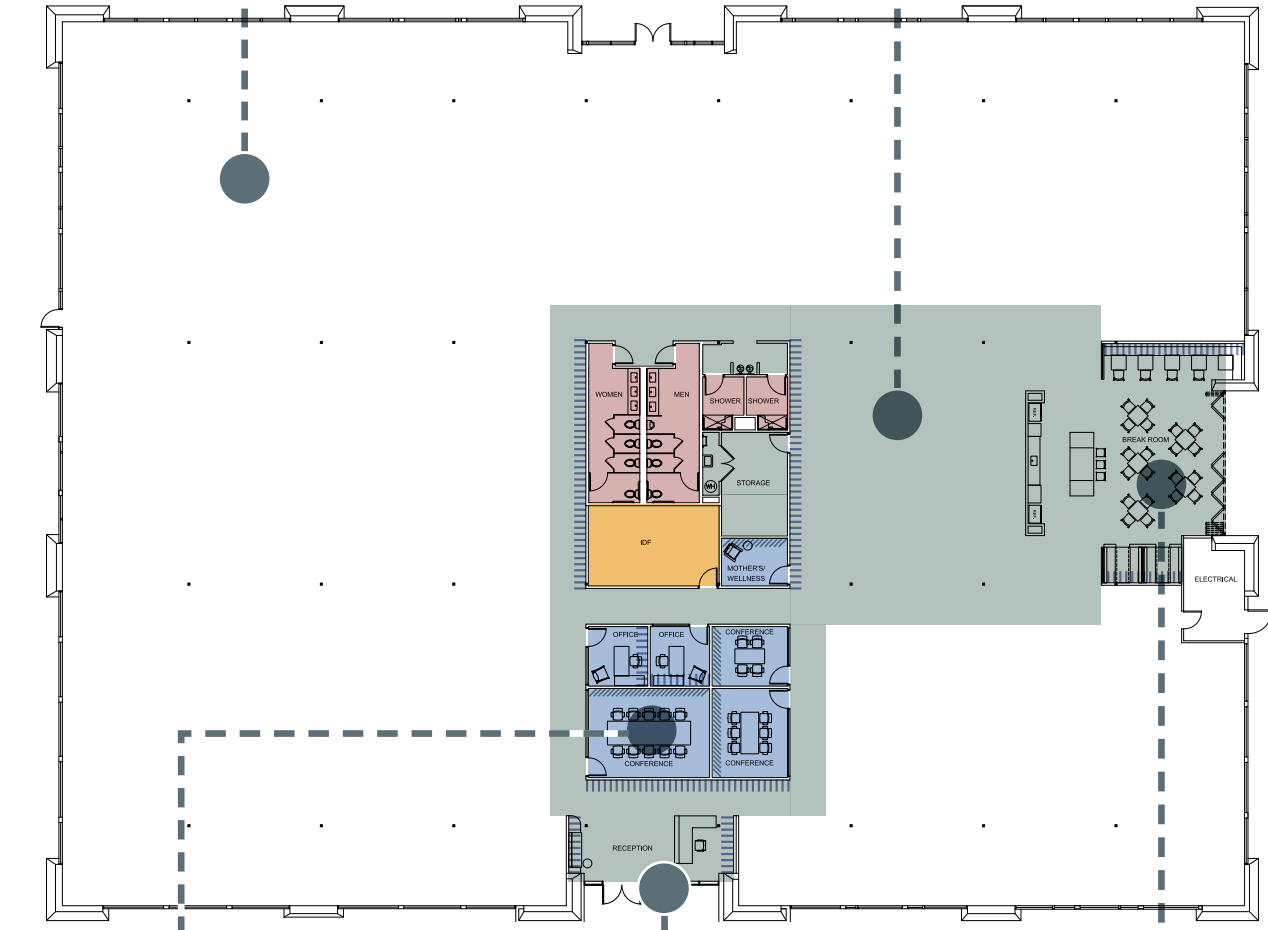
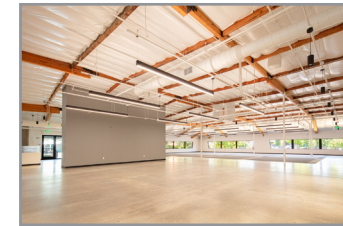
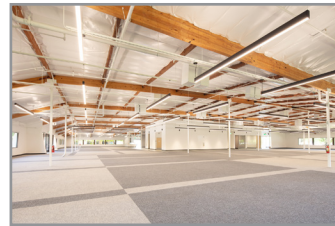
- New market ready interiors
- 2 private offices
- 3 conference rooms
- Expansive window line
- Open ceiling design throughout
- Restroom cores with showers
- Break room with Nano Door to outdoor amenities
- 600 Amps @ 277/480V
- Available now
- Additional tenant improvement allowance available

FLOOR FINISHES

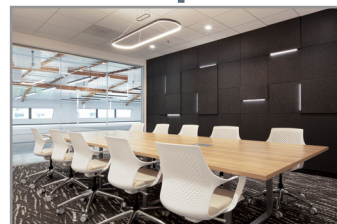
-  GENERAL CARPET
-  ACCENT CARPET
-  POLISHED CONCRETE
-  RESILIENT FLOORING
-  CERAMIC TILE

WALL FINISHES

-  ACCENT WALLS
-  ACOUSTICAL WALL PANELS

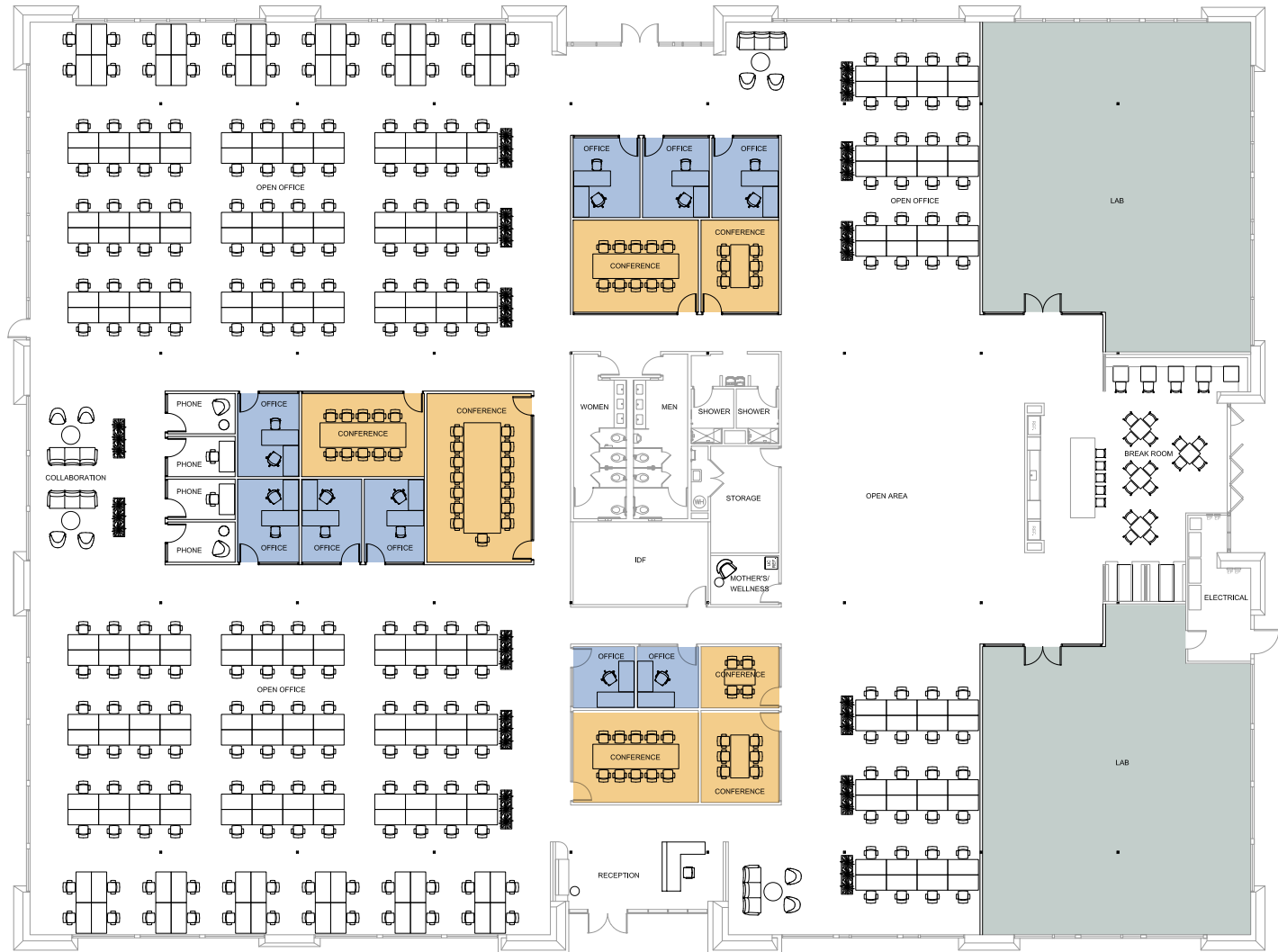


(360°) START TOUR HERE



2698 ORCHARD PARKWAY - ±30,000 SF - HYPOTHETICAL PLAN

- OFFICE
- CONFERENCE
- LAB

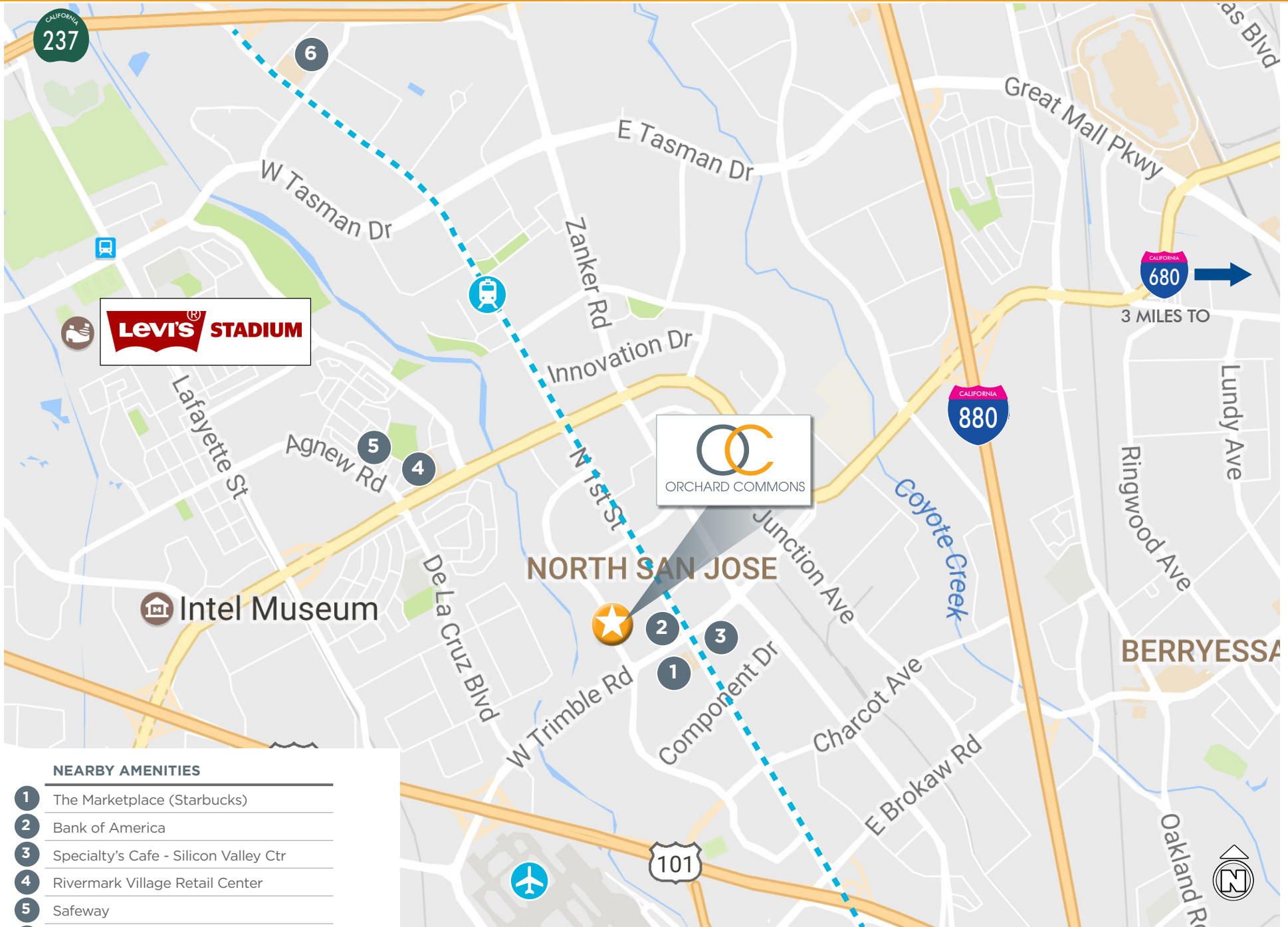




TRANSPORTATION MAP



LOCAL AMENITIES MAP



NEARBY AMENITIES

- 1 The Marketplace (Starbucks)
- 2 Bank of America
- 3 Specialty's Cafe - Silicon Valley Ctr
- 4 Rivermark Village Retail Center
- 5 Safeway
- 6 @First Retail Center, 10100



FOR MORE INFORMATION, PLEASE CONTACT:

ROB SHANNON, SIOR,CCIM

EXECUTIVE VICE PRESIDENT
+1 408 453 7486
Lic. 00857593
rob.shannon@cbre.com

BOB STEINBOCK

SENIOR VICE PRESIDENT
+1 408 453 7424
Lic. 01111853
bob.steinbock@cbre.com

CHRISTIAN MARENT

EXECUTIVE VICE PRESIDENT
+1 408 453 7422
Lic. 00932744
christian.marent@cbre.com

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