

FULL SINGLE STORY BUILDING OPPORTUNITY  
OFFICE/R&D FOR LEASE  
±22,500 SF



2702 Orchard Parkway | San Jose, CA





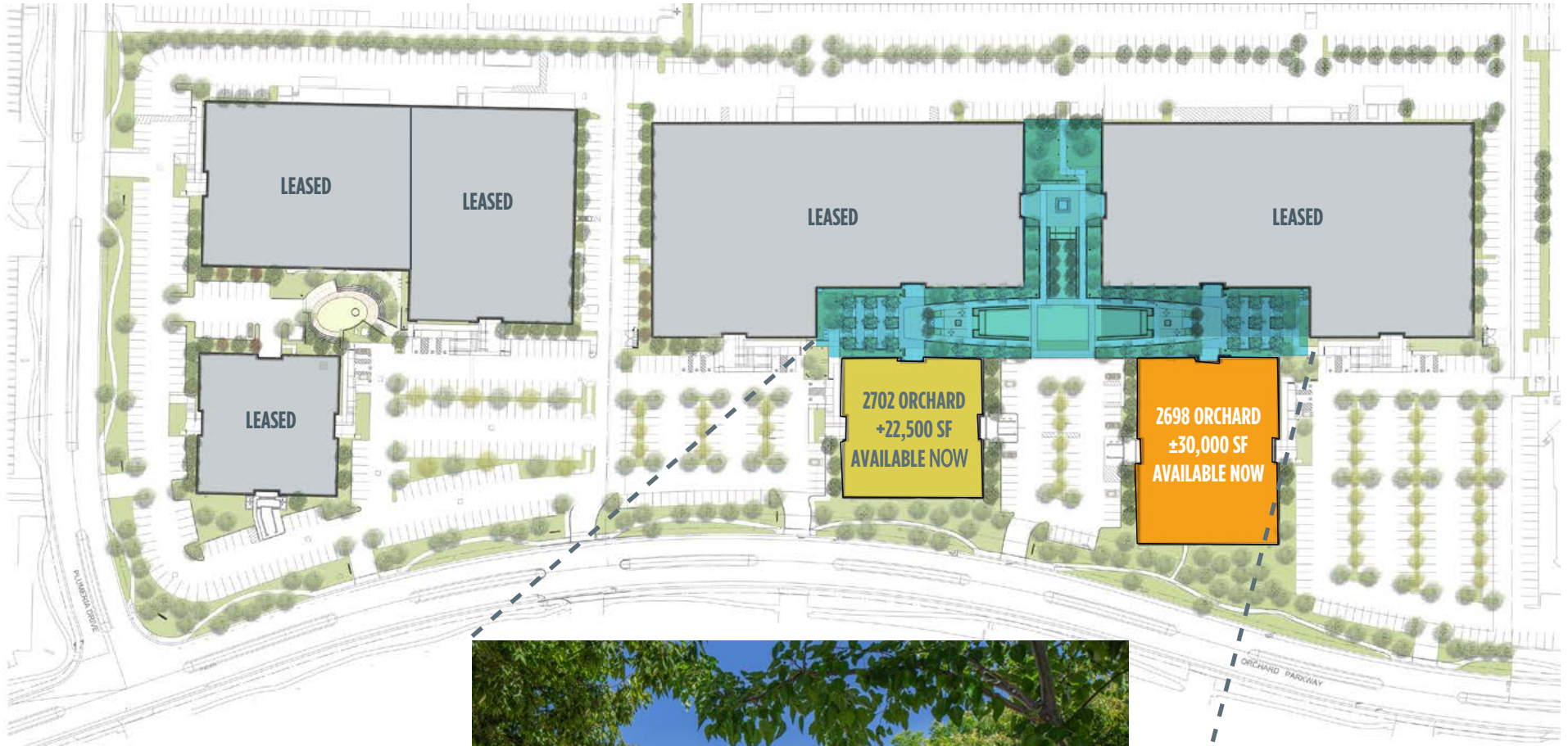
## AVAILABILITY

- 2702 Orchard Parkway
- ±22,500 SF
- Available Now

## PROJECT HIGHLIGHTS





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





(Plan not to scale)

## LEGEND

-  Subject Availability
-  Available
-  Leased
-  Amenities Area

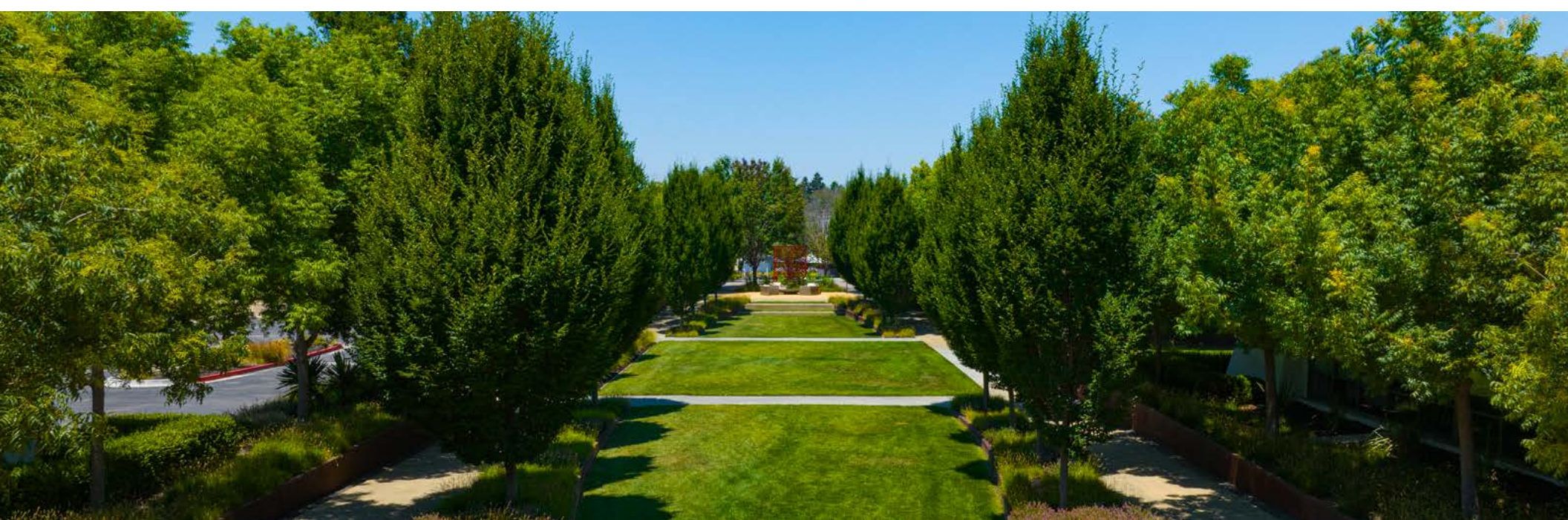


# 2702 ORCHARD PARKWAY - ±22,500 SF FLOOR PLAN

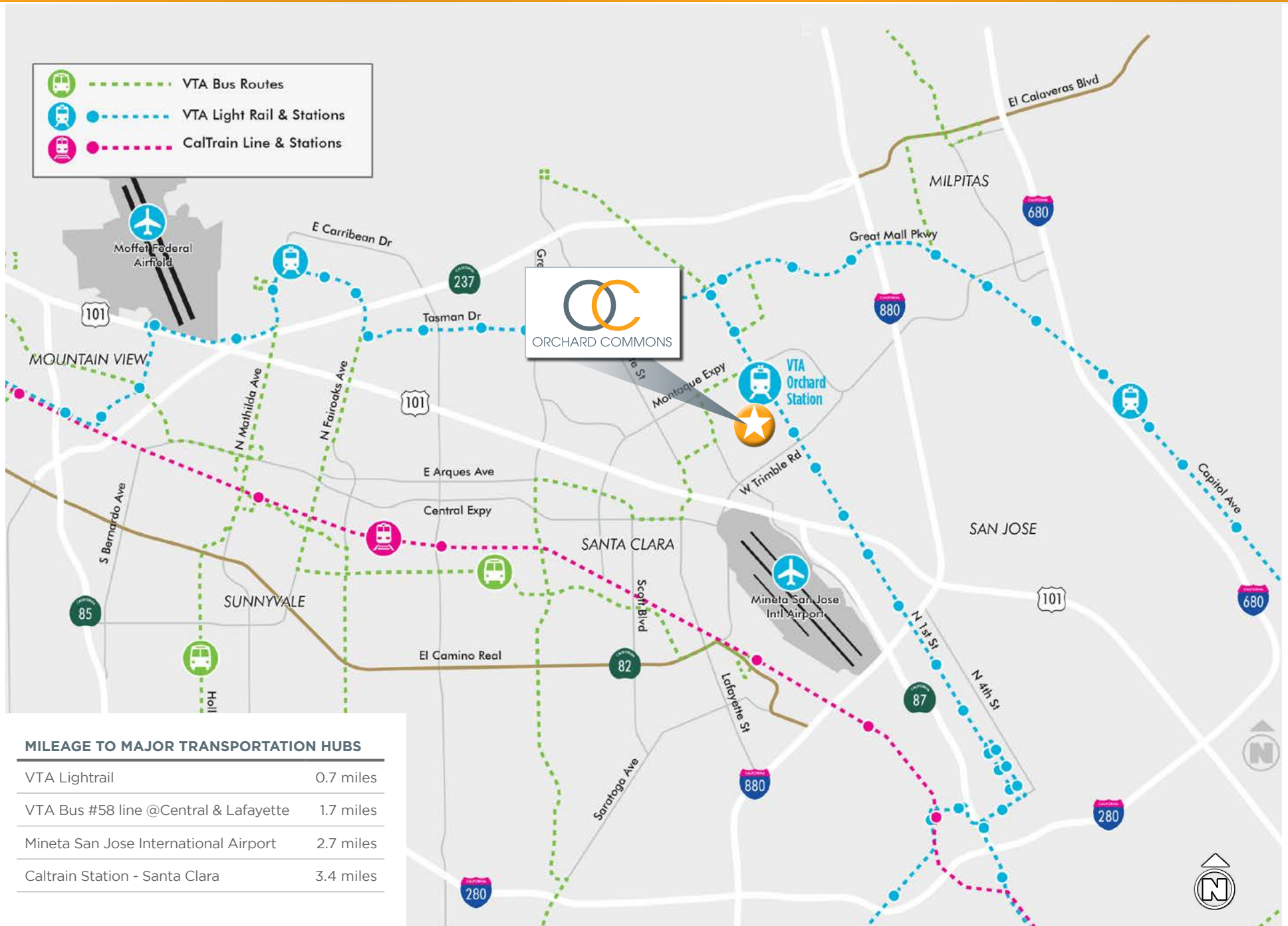
## BUILDING HIGHLIGHTS

- Expansive window line
- Mix of private offices, conference rooms and open office throughout
- Break room with Nano Door to outdoor patio
- 11' Drop Ceiling
- 400 Amps@277/480V
- 3.5/1,000 Parking

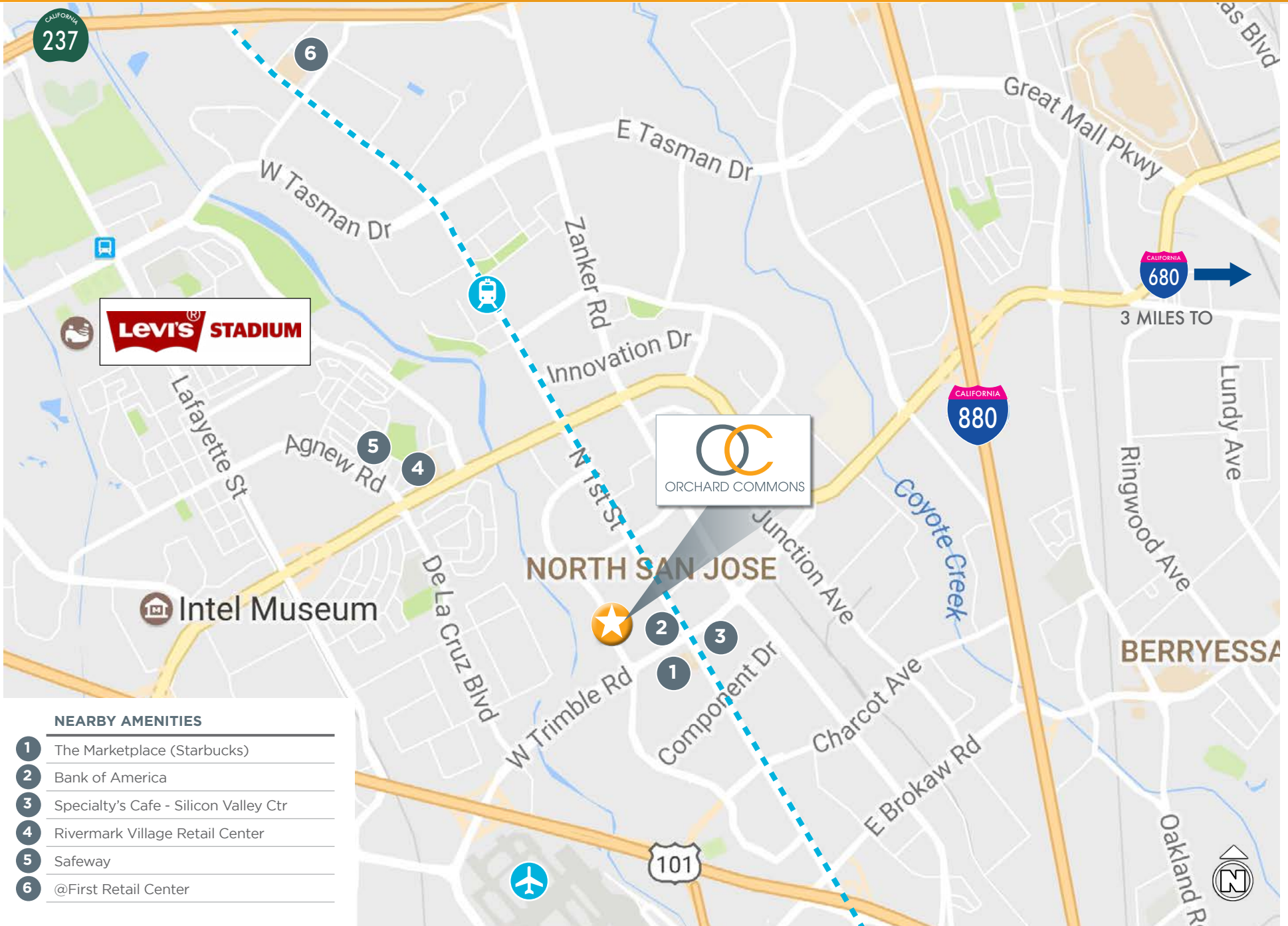




# TRANSPORTATION MAP



# 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



ORCHARD COMMONS

[WWW.ORCHARDCOMMONS.NET](http://WWW.ORCHARDCOMMONS.NET)



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