



307 ORCHARD CITY  
TOTAL ±54,786 SF



IMWALLE  
PROPERTIES



CUSHMAN &  
WAKEFIELD



# AVAILABILITIES

OCTOBER 2024 EDITION

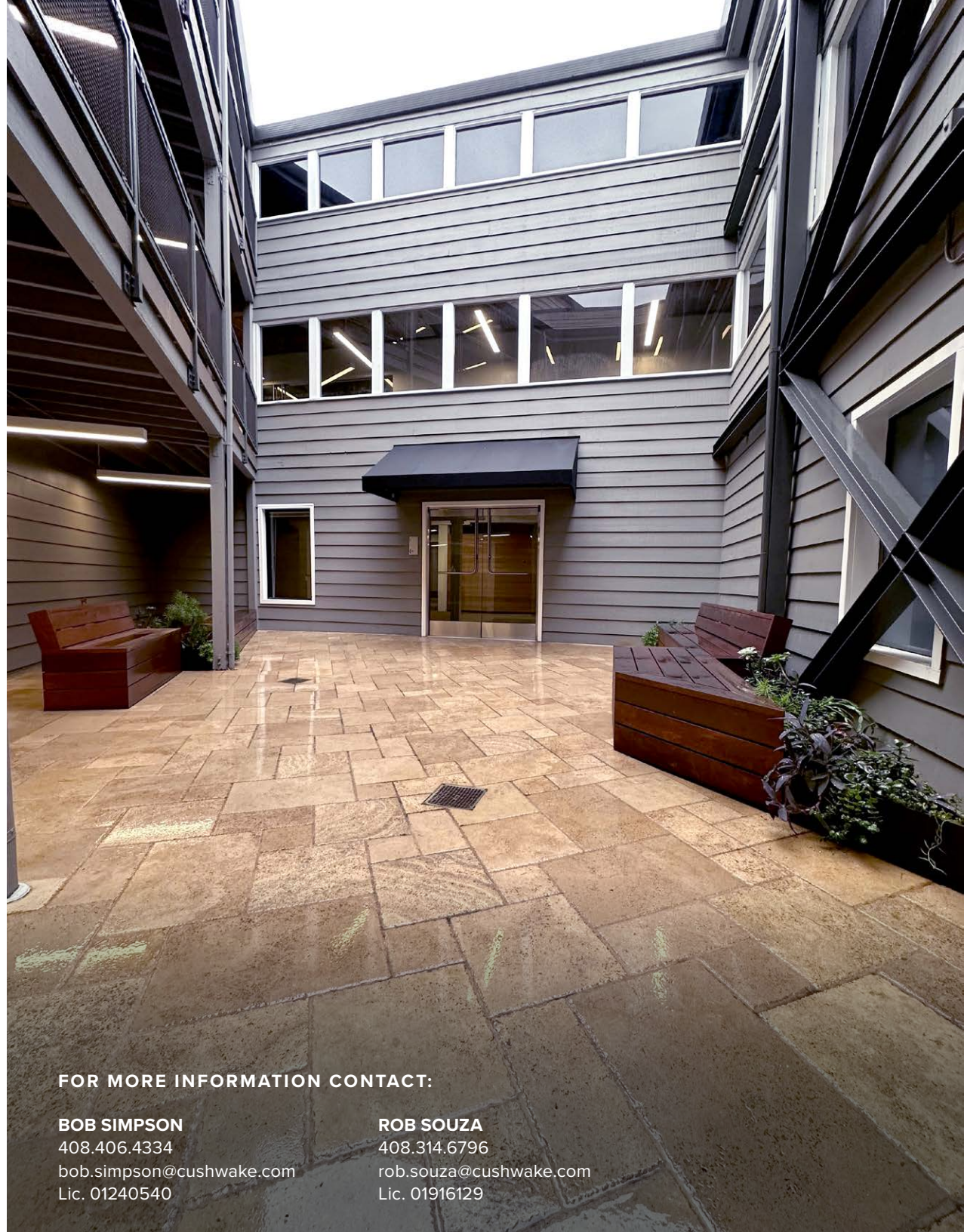
## CURRENT AVAILABILITIES (<3 MONTHS)

SUITE	AVAILABLE	SIZE	SUITE NOTES
SUITE 108	NOW	±675 SF	
SUITE 106	NOW	±1,885 SF	<b>LEASE PENDING</b>
SUITE 310		±2,708 SF	<b>LEASED</b>
SUITE 350		±3,681 SF	<b>LEASED</b>
SUITE 112	NOW	±3,721 SF	
SUITE 202	NOW	±3,884 SF	<b>MARKET READY</b>
SUITE 300	NOW	±4,639 SF	<b>MARKET READY</b>
SUITE 360		±5,446 SF	
SUITE 207	NOW	±5,995 SF	<b>MARKET READY</b>



### REQUEST FLOOR PLANS

CLICK TO EMAIL REQUIREMENT DETAILS AND RECEIVE MATCHING FLOOR PLANS



### FOR MORE INFORMATION CONTACT:

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# RESOURCES

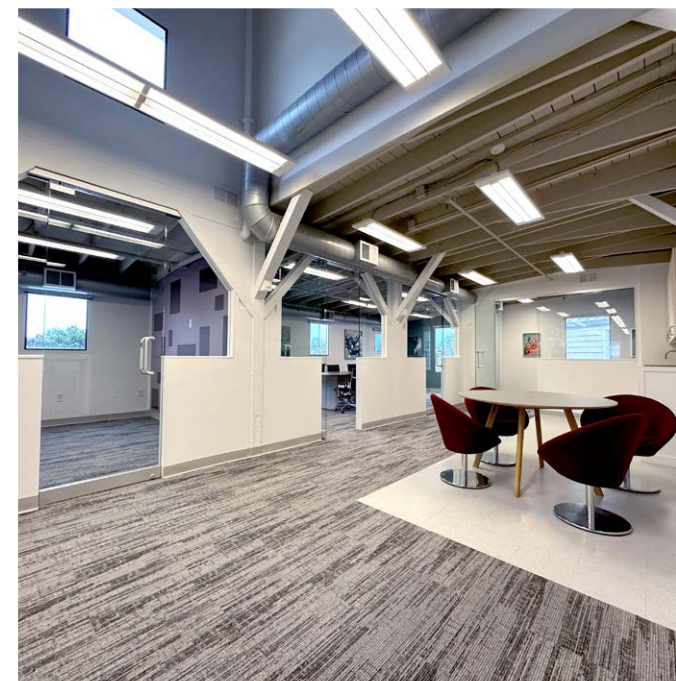
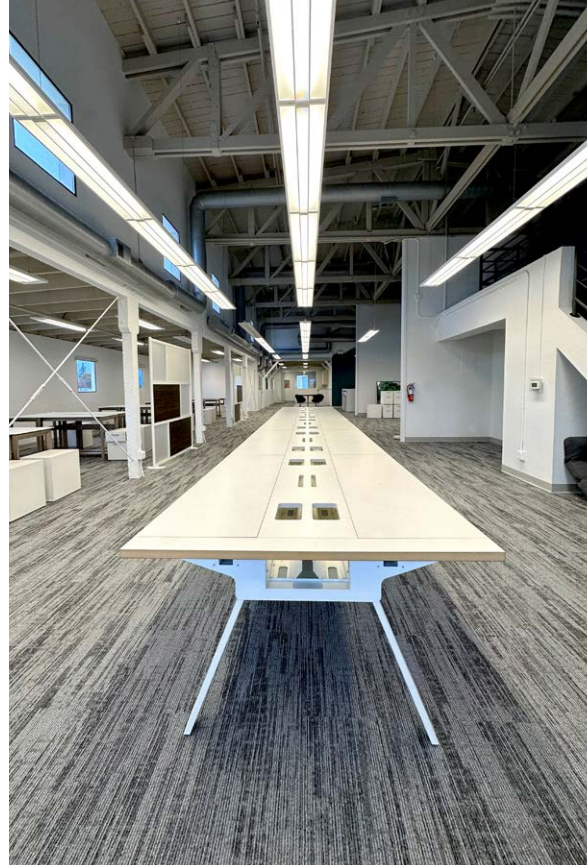
307 ORCHARD CITY, CAMPBELL

## RESOURCE DOWNLOADS

-  AVAILABILITY UPDATE
-  PROJECT HIGHLIGHTS
-  AREA HIGHLIGHTS
-  AMENITIES
-  PARKING MAP
-  HI-RESOLUTION PHOTOS (ZIP FILE)

## RESOURCE LINKS

-  VIRTUAL SLIDESHOW
-  OWNERSHIP WEBSITE
-  GOOGLE MAP / AERIAL
-  HOTEL BOOKING
-  VTA SCHEDULE
-  CITY OF CAMPBELL WEBSITE



### NEED MORE INFORMATION?

SCAN OR CLICK THIS QR CODE TO ACCESS THE PROPERTY RESOURCES



# PROJECT HIGHLIGHTS

307 ORCHARD CITY, CAMPBELL



## HIGH-IMAGE

THREE STORY CREATIVE OFFICE BUILDING  
TOTALING 54,786 SF



## CREATIVE OFFICE

INTERIOR SPACE WITH OPEN RAFTERS AND  
TIMBER CHARACTER



## MODERN UPGRADES

RECENTLY COMPLETED PROJECT UPGRADES  
AND RENOVATIONS



## CONNECTIVITY

HIGH SPEED AT&T FIBER AND COMCAST  
BUSINESS INTERNET



## COLLABORATION

PRIVATE TRANQUILLE COURTYARD  
WITH SEATING



## MASS TRANSIT

ADJACENT TO VTA LIGHT RAIL SERVING  
DIRIDON STATION



## ABUNDANT PARKING

AMPLE PARKING IN ADJACENT SURFACE  
AND PARKING GARAGES



## NEARBY AMENITIES

IMMEDIATE PROXIMITY TO RESTAURANTS  
AND RETAIL



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# AREA HIGHLIGHTS

WITHIN WALKING DISTANCE



**67+**  
RESTAURANTS & EATERIES



**9+**  
CAFES



**5+**  
HOTELS



**10+**  
RESIDENTIAL PROJECTS



**4+**  
POINTS OF INTEREST



**5+**  
ARTS & ENTERTAINMENT



**11+**  
FITNESS CENTERS



**20+**  
BARS & SOCIAL VENUES



# AMENITIES MAP

## DOWNTOWN CAMPBELL AMENITIES



**4+**  
FINE DINING



**15+**  
CASUAL DINING



**5+**  
CAFES



**8+**  
PUBLIC PARKING LOCATIONS



**5+**  
PRIVATE FITNESS STUDIOS



**11+**  
HEALTH & BEAUTY SALONS



**20+**  
RETAIL STORES



**260+**  
HILTON & MARRIOTT HOTEL ROOMS



### **EAT**

1. Locanda Sorrento
2. Stacks
3. Manresa Bread
4. Aqui's
5. Opa
6. Mo's Breakfast and Burger Joint
7. Willard Hicks
8. A Bellagio Italian
9. Flights
10. La Pizzeria Italian
11. Nashmarkt
12. Water Tower Kitchen
13. Blueline Pizza

### **SEE**

1. Downtown Campbell Farmer's Market
2. Campbell Historical Museum
3. Ainsley House

### **PLAY**

1. Tessorà's Barra De Vino
2. Starbucks
3. Recycled Bookstore
4. Khartoum
5. The Vesper
6. Orchard Valley Coffee

### **STAY**

1. Bristol Hotel
2. Residence Inn
3. Campbell Inn
4. The Doubletree Campbell
5. Courtyard San Jose Campbell

### **BANK**

1. Citibank
2. Bank of America
3. Charles Schwab