

# THE CANNERY

AT 300 ORCHARD



 **FOUR  
CORNERS**  
properties

 **CUSHMAN &  
WAKEFIELD**

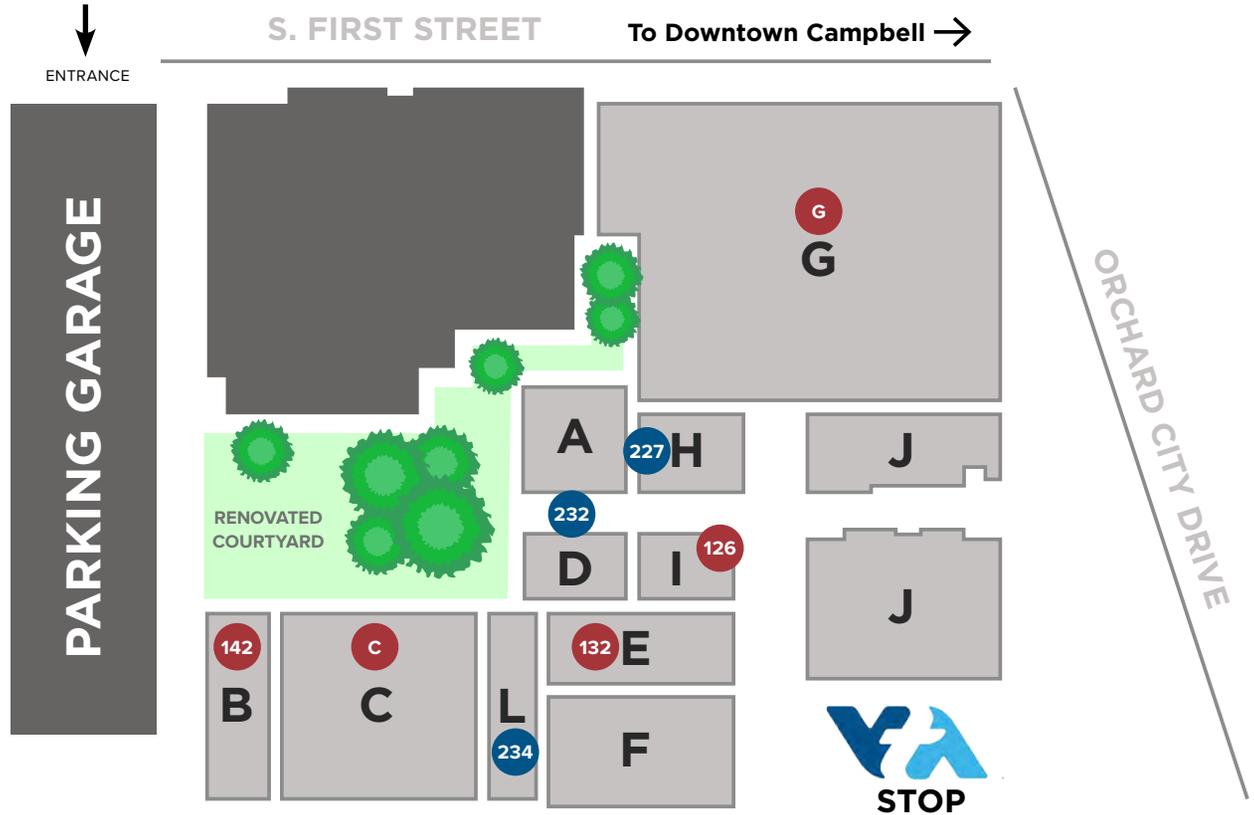
**ROCKWOOD**  
CAPITAL

# SITE PLAN

|            |              |            |
|------------|--------------|------------|
| Suite 234  |              | 1,302± sf  |
| Suite 227  | MARKET READY | 1,717± sf  |
| Suite 142  | MARKET READY | 2,792± sf  |
| Suite 126  |              | 2,866± sf  |
| Suite 232  | MARKET READY | 5,083± sf  |
| Suite 132  | MARKET READY | 5,095± sf  |
| Building C |              | 16,566± sf |
| Building G | MARKET READY | 40,175± sf |

## CONTIGUOUS / DIVISIBLE

|                      |            |
|----------------------|------------|
| Building G (demised) | 34,000± sf |
|----------------------|------------|



# THE CANNERY

One of the few brick and timber opportunities, The Cannery, offers a location and identity unparalleled in the South Bay.



Creative office space with brick and timber character, an anomaly in Silicon Valley



Adjacent to outdoor collaboration space and intimate gathering areas



Ample parking is provided in the immediately adjacent surface area parking lot and 280+ parking garage



Interior spaces with open rafters give your space volume



Easy access to VTA Lightrail serving Diridon Station and Highways 85/17 and Interstate 280



Power: 6,500 amps—120/208, 3 phase, 4 wire service



Access to shared exterior park like amphitheater area



Located in the heart of Downtown Campbell with tremendous access to amenities



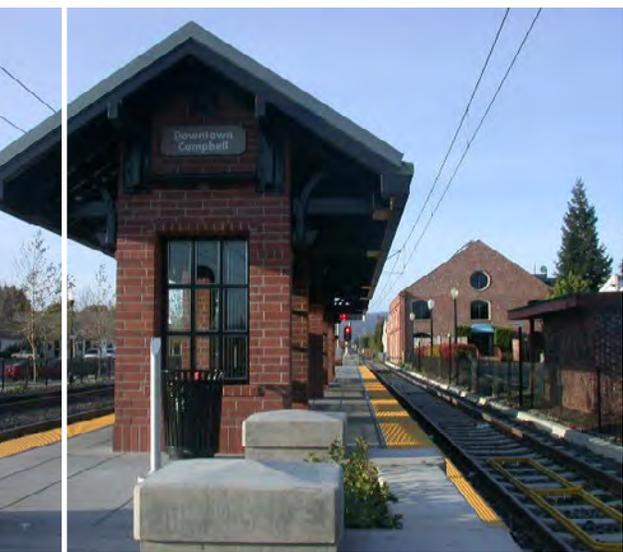
New roof and HVAC including MERV-13 filters; HVAC: 2 main air handling units and multiple roof top package units. Cooling is provided at a rate of approximately 343 SF per ton





## **HISTORY** REFRESHED

A former fruit canning plant, The Cannery pays homage to its history with a modern twist. Incorporating contemporary features desired by today's sophisticated businesses, the cutting-edge improvements compliment the original brick and timber architecture. All located in one of the most popular destinations in downtown Campbell.



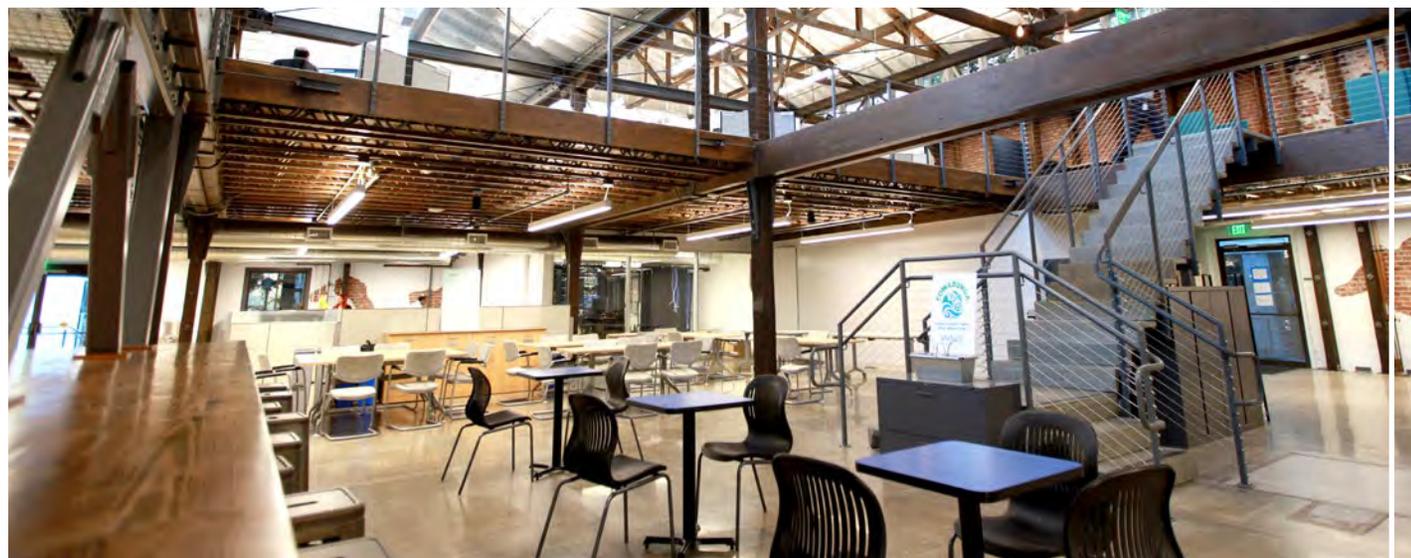
# HISTORIC DOWNTOWN WITH TONS OF AMENITIES

Gourmet restaurants, cafés, galleries, and boutiques. All are right around the corner in Campbell's historic downtown.



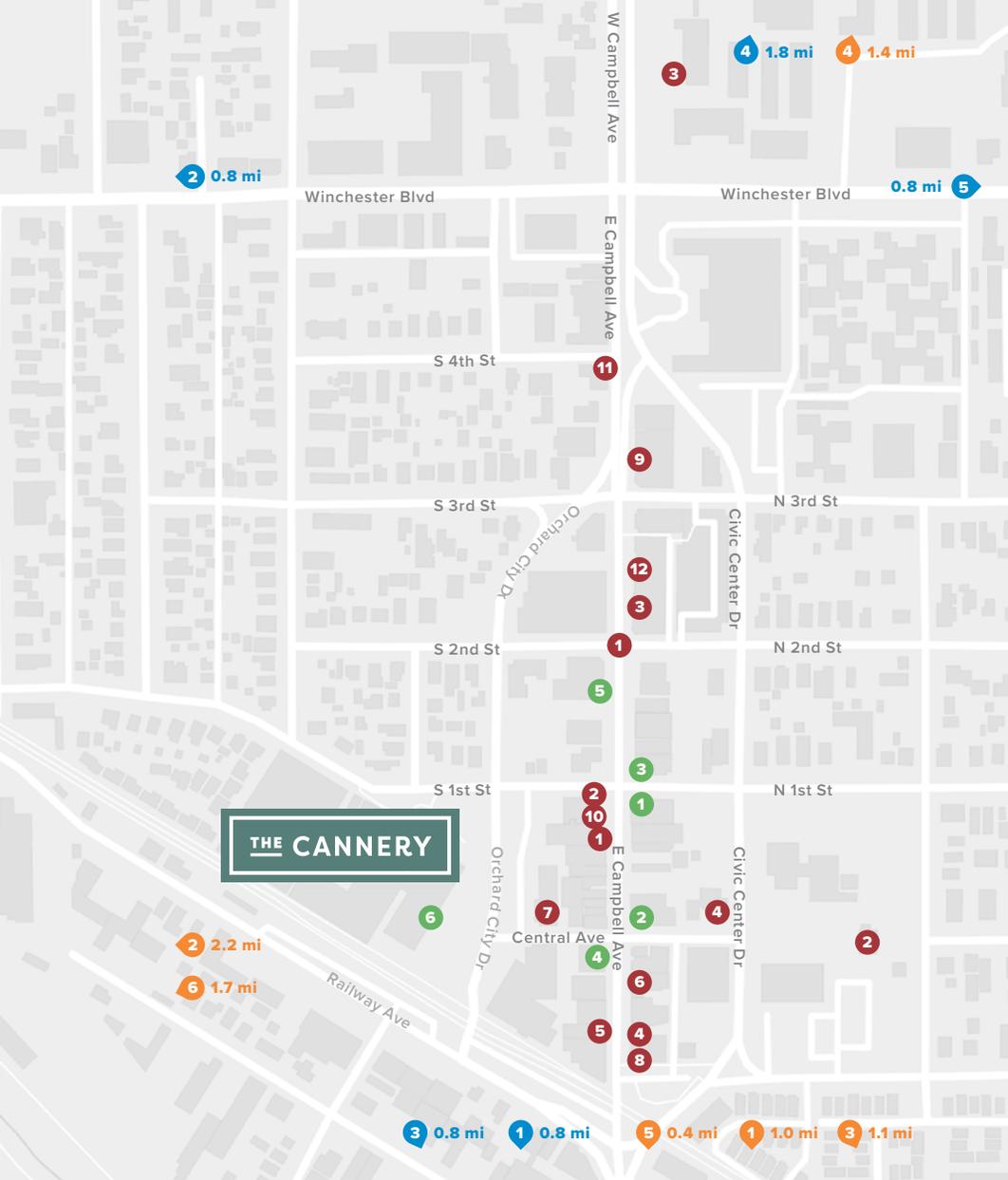
**COLLABORATE +**  
**CONNECT**

A contemporary renovation to create an inviting, collaborative environment for a relaxed working atmosphere. Connect with your colleagues in a discreet, quiet outdoor area in the middle of downtown Campbell.



**THE CANNERY**

One and two story, loft-style space designed with movement & collaboration in mind and incredible identity and signage.



**EAT**

1. Willard Hicks
2. Opa
3. Aqui's
4. Brown Chicken  
Brown Cow
5. Nashmarkt
6. Liquid Bread  
Gastropub
7. A Bellagio Italian
8. Blueline Pizza
9. Stacks
10. Mo's Breakfast and  
Burger Joint
11. Tigelleria Organic  
Restaurant
12. La PanotiQ

**SEE**

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

**PLAY**

1. Recycled Bookstore
2. Orchard Valley Coffee
3. Starbucks
4. Flights
5. Tessoro's Barra De Vino
6. Khartoum

**STAY**

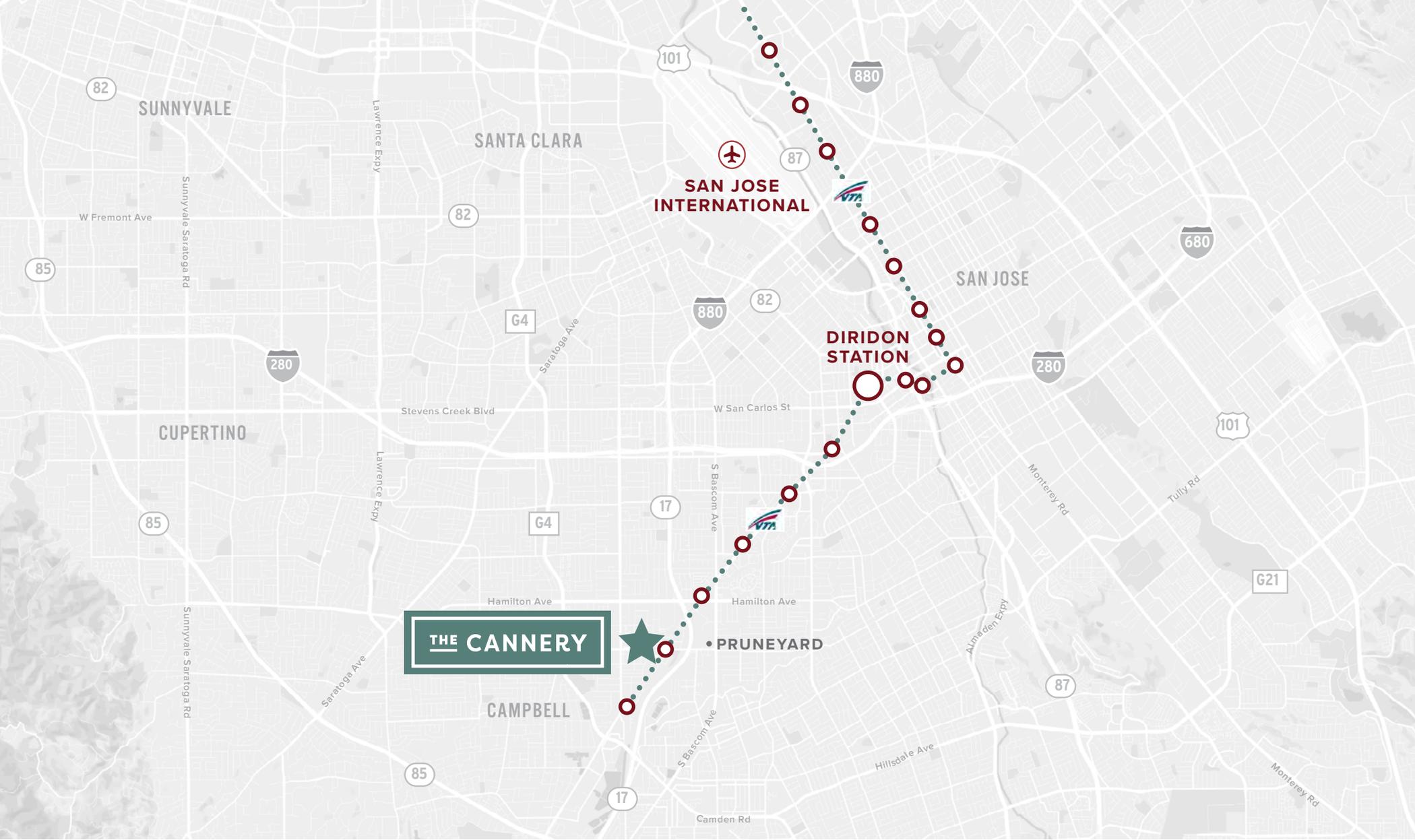
1. The Doubletree Campbell
2. Bristol Hotel
3. Courtyard San Jose  
Campbell
4. Larkspur Landing  
Campbell
5. Campbell Inn
6. Residence Inn

**BANK**

1. Bank of America
2. Bank of the West
3. Chase Bank
4. Citibank
5. Wells Fargo

# ENJOY THE LOCALE

The neighborhood offers abundant amenities and a vibrant lifestyle in the heart of Downtown Campbell.

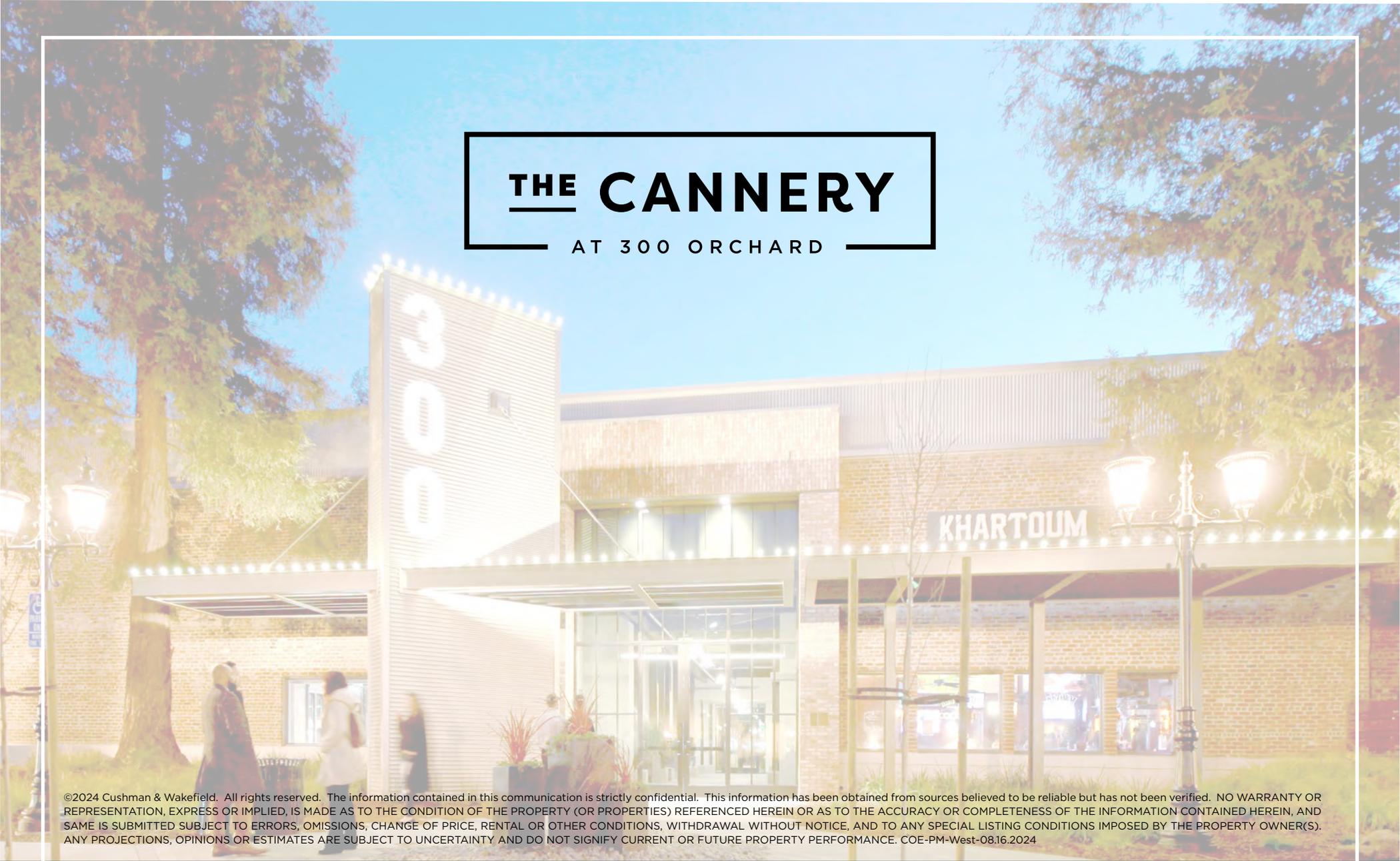


# RIGHT ON THE RAILS

The Cannery sits directly along the light rail line and minutes away from Highway 17. From Campbell, you also have easy access to Highways 87, 280, 101 and the San Jose International Airport.

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