

2580 ORCHARD PARKWAY

SAN JOSE, CA



±13,000 - 48,000 SQUARE FEET

 CUSHMAN & WAKEFIELD

PROPERTY HIGHLIGHTS



Class A Two-Story Office/R&D Building
First Floor: ±13,000 SF
Second Floor: ±17,000 & ±18,000 SF



New Exterior Glass Façade and Entry Doors



New Open Lobby with Architectural Stair and Polished Concrete



New Market Ready Finishes in the Ground Floor Suite with a New Breakroom and Open Ceiling Throughout



Brand New Common Fitness Center with State-of-the-Art Equipment



Dock & Potential Grade Level Loading



EV Charging Stations



±3.4/1,000 Parking



Adjacent to North First Street Amenities & VTA Light Rail



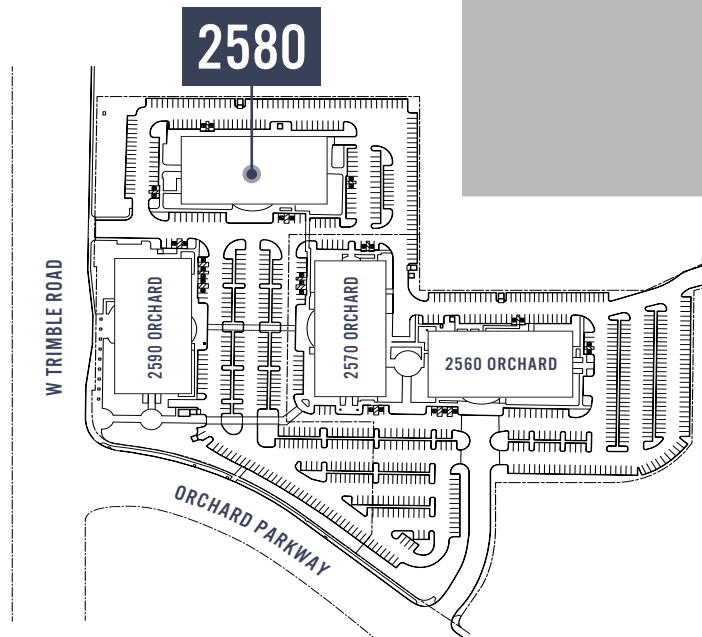
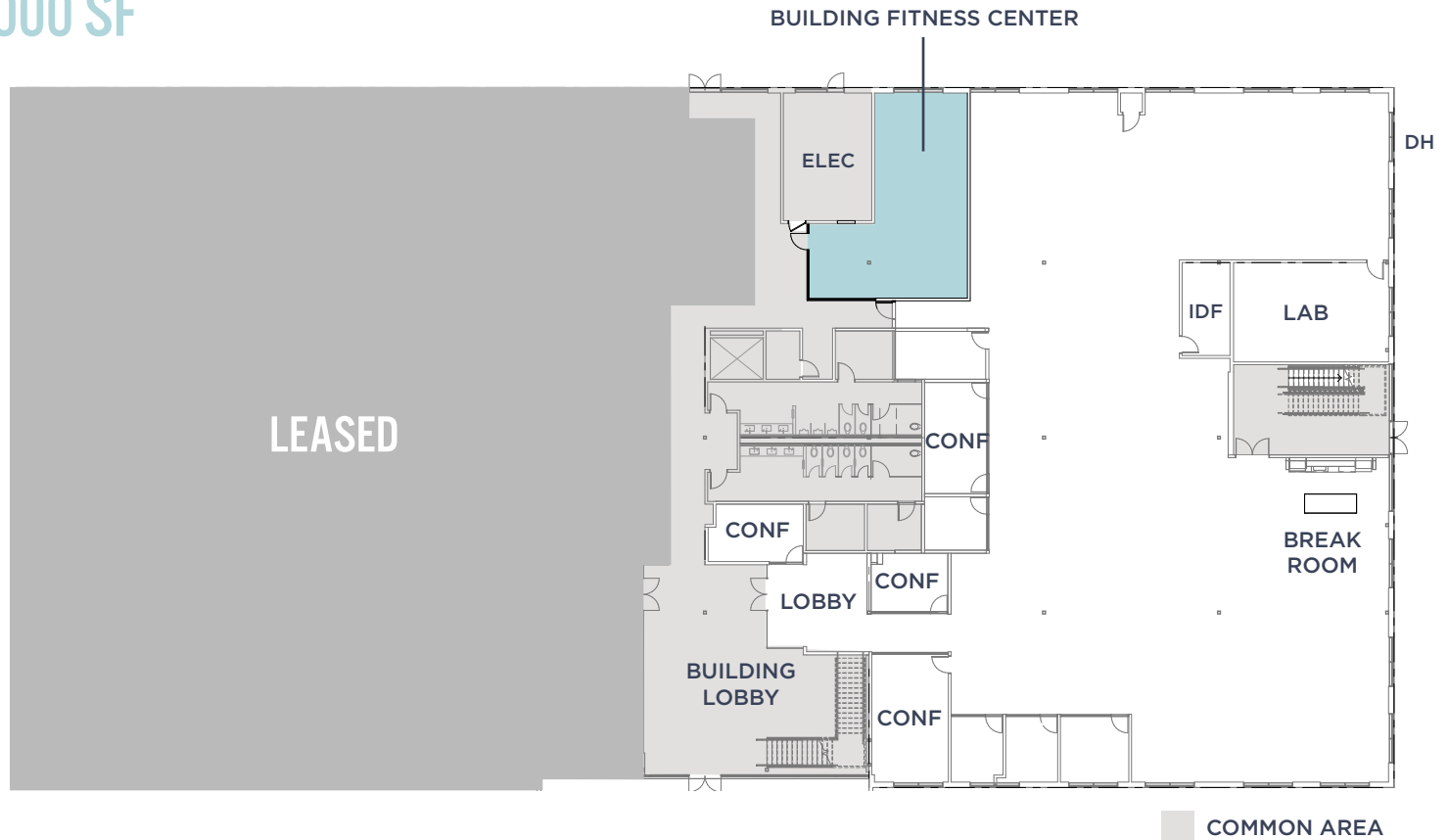
NEW MARKET READY FINISHES



FLOOR PLAN

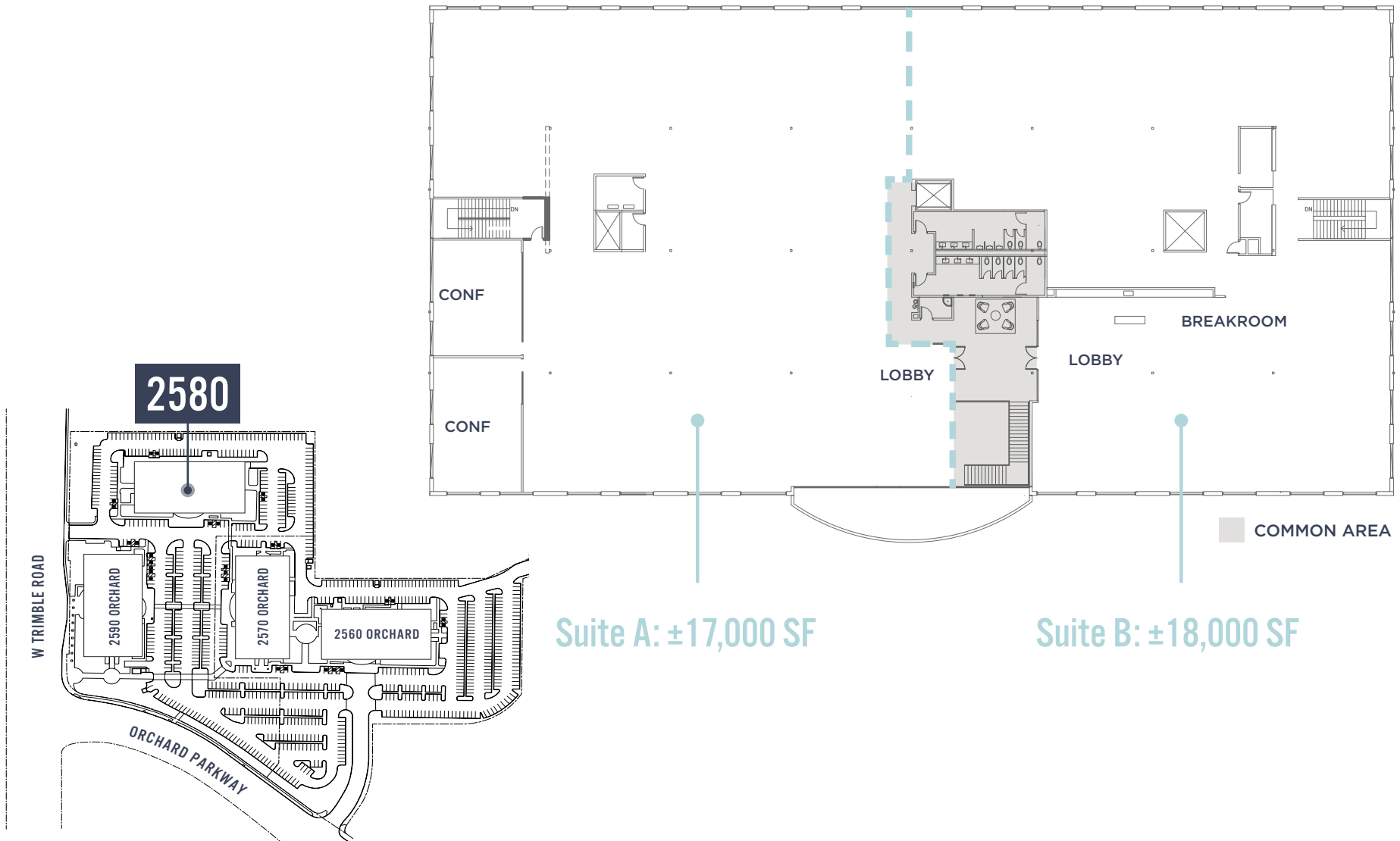
MARKET READY FLOOR PLAN FIRST FLOOR | ±13,000 SF

- 5 Offices
- 4 Conference Rooms
- Lab
- Break Room
- IDF
- Dock Loading



FLOOR PLAN

SECOND FLOOR | ±35,000 SF (DIVISIBLE TO ±17,000 & ±18,000 SF)



AMENITIES & TRANSPORTATION



ADJACENT TO HOMWOOD SUITES HOTEL, RETAIL & AMENITIES

-○- VTA LIGHT RAIL
• 7 MINUTE WALK TO BONAVENTURA VTA LIGHT RAIL STATION

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