

# 3151 ZANKER RD

SAN JOSE, CA



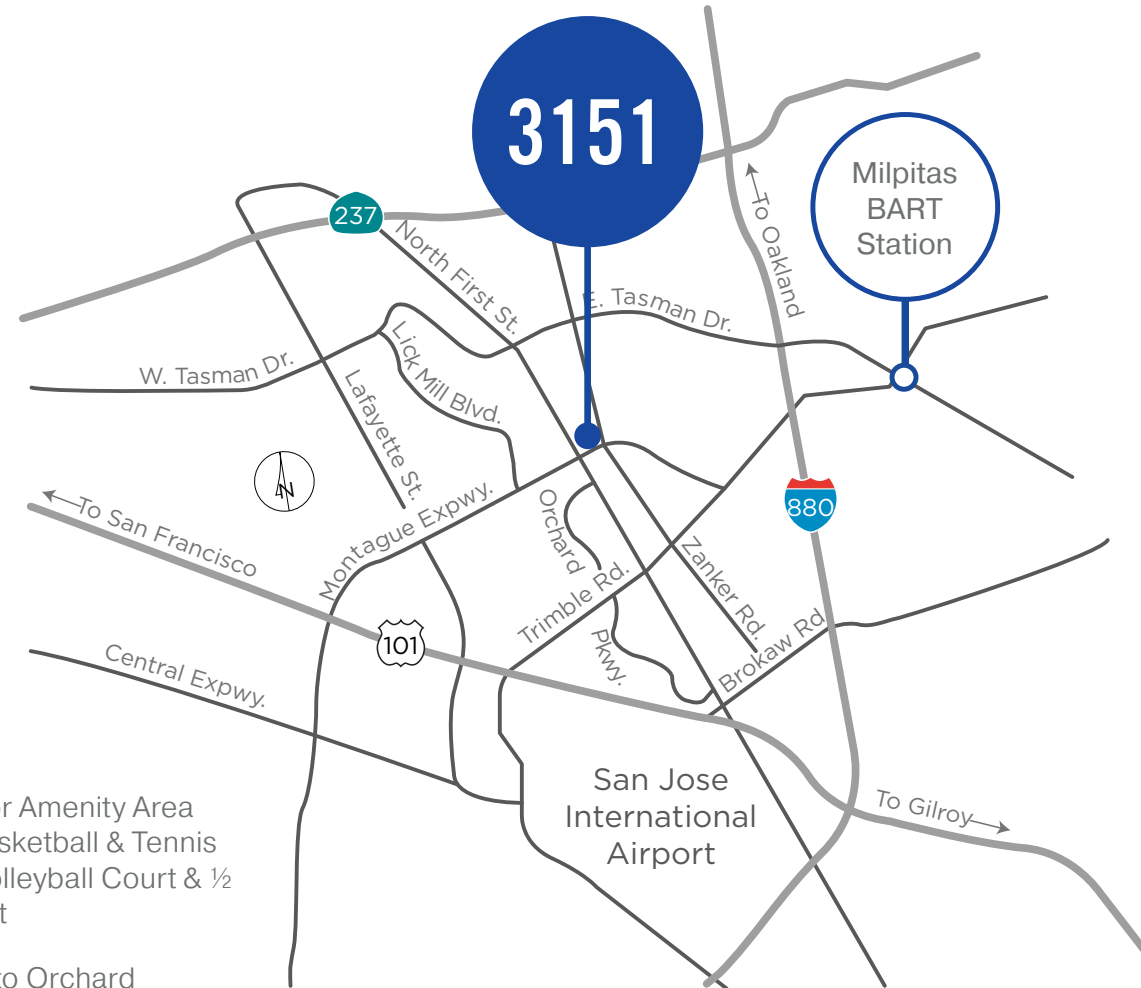
±44,751 - 201,500 SQUARE FEET

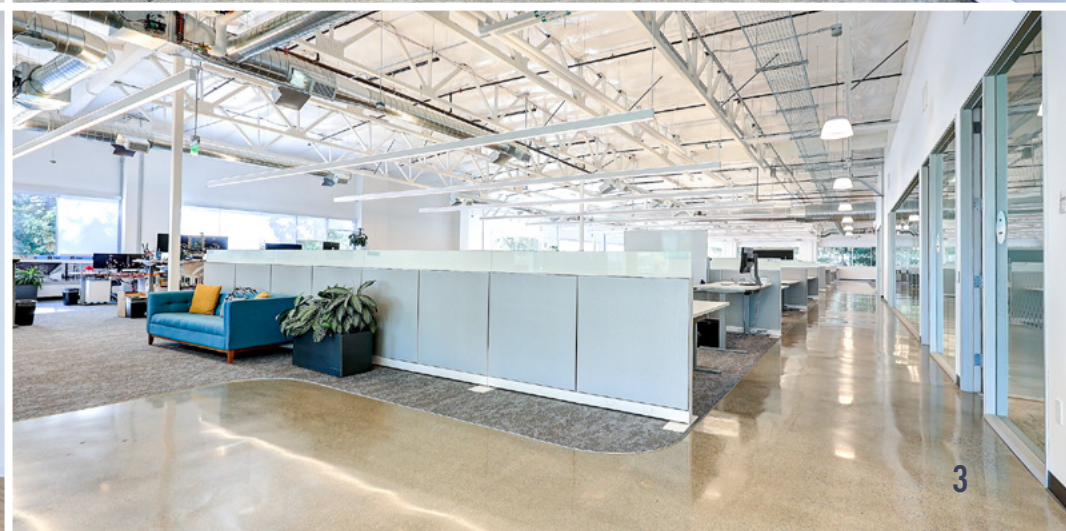


CUSHMAN &  
WAKEFIELD

# PROPERTY HIGHLIGHTS

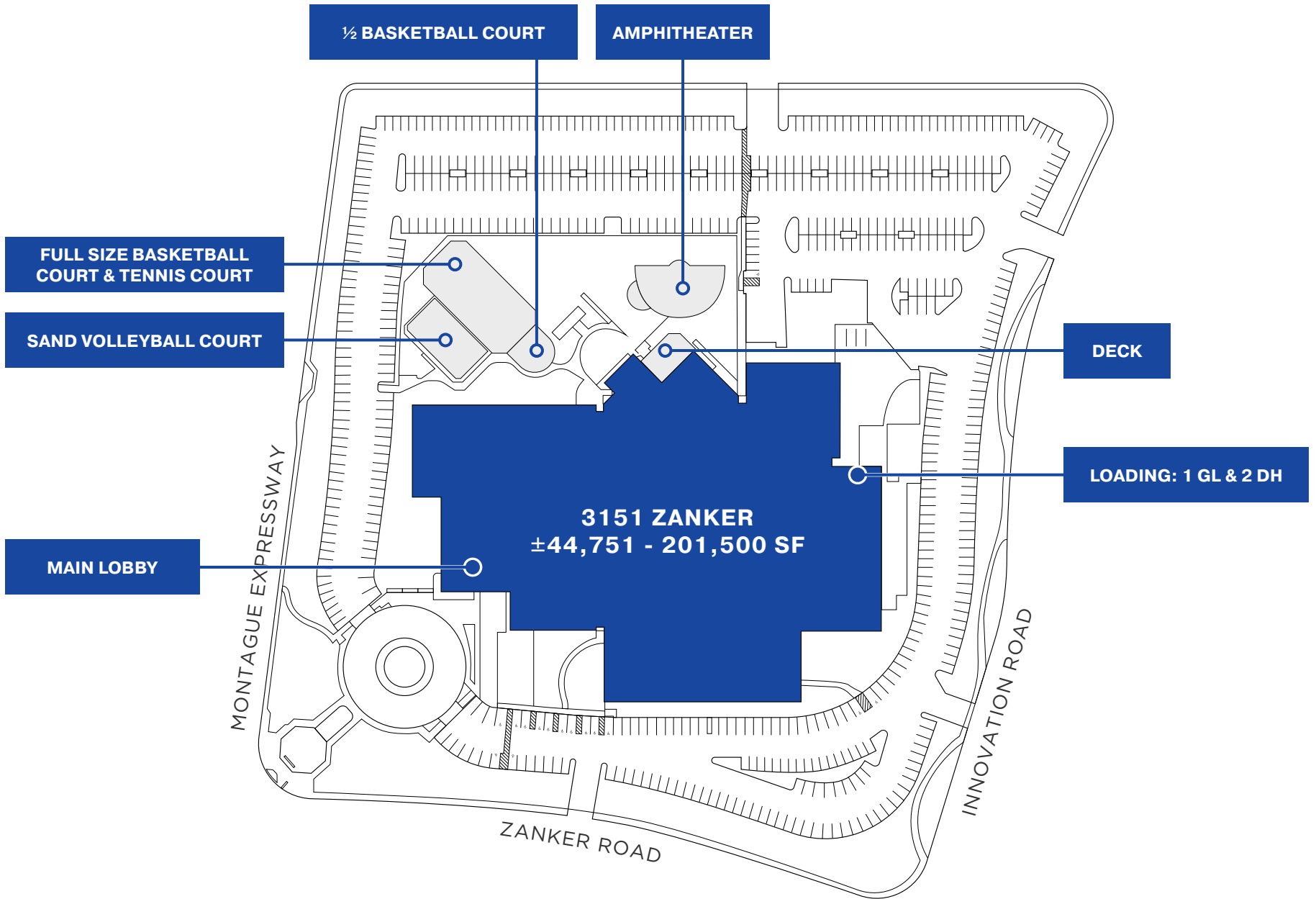
- Freestanding Two-Story ±201,500 SF Headquarters Building
- Divisible to ±44,751 SF
- Brand New Move in Ready Interiors: 2nd Floor Furnished with 250 (30" x 72") Workstations
- 4,000 Amps of Power at 277/480 (Expandable up to 12,000 Amps)
- Auto Labs with Car Lifts
- 586 Tons of HVAC
- Multiple Labs with Dedicated HVAC CDA & DI Water
- 2 Docks & 1 Grade Level Door
- Balcony on the 2nd Floor
- ±18 Foot Deck Height on the Ground Floor
- ±3.2/1,000 Parking
- Fitness Center with Showers
- Full Service Cafeteria with Adjacent Deck & Outdoor Amenity Space
- 1.2 Acre Outdoor Amenity Area with Full Size Basketball & Tennis Courts, Sand Volleyball Court & ½ Basketball Court
- 10 Minute Walk to Orchard VTA Light Rail Station
- 16 Minutes on VTA Light Rail to BART Milpitas Station
- Adjacent to Crescent Village Retail: Starbucks, Curry Up Now, Mortar & Pestle Bar, Laksana Thai Cuisine
- 7 Minute Drive to @First Retail, Hotels & Target
- Sublease LED: October 31, 2033







# SITE PLAN

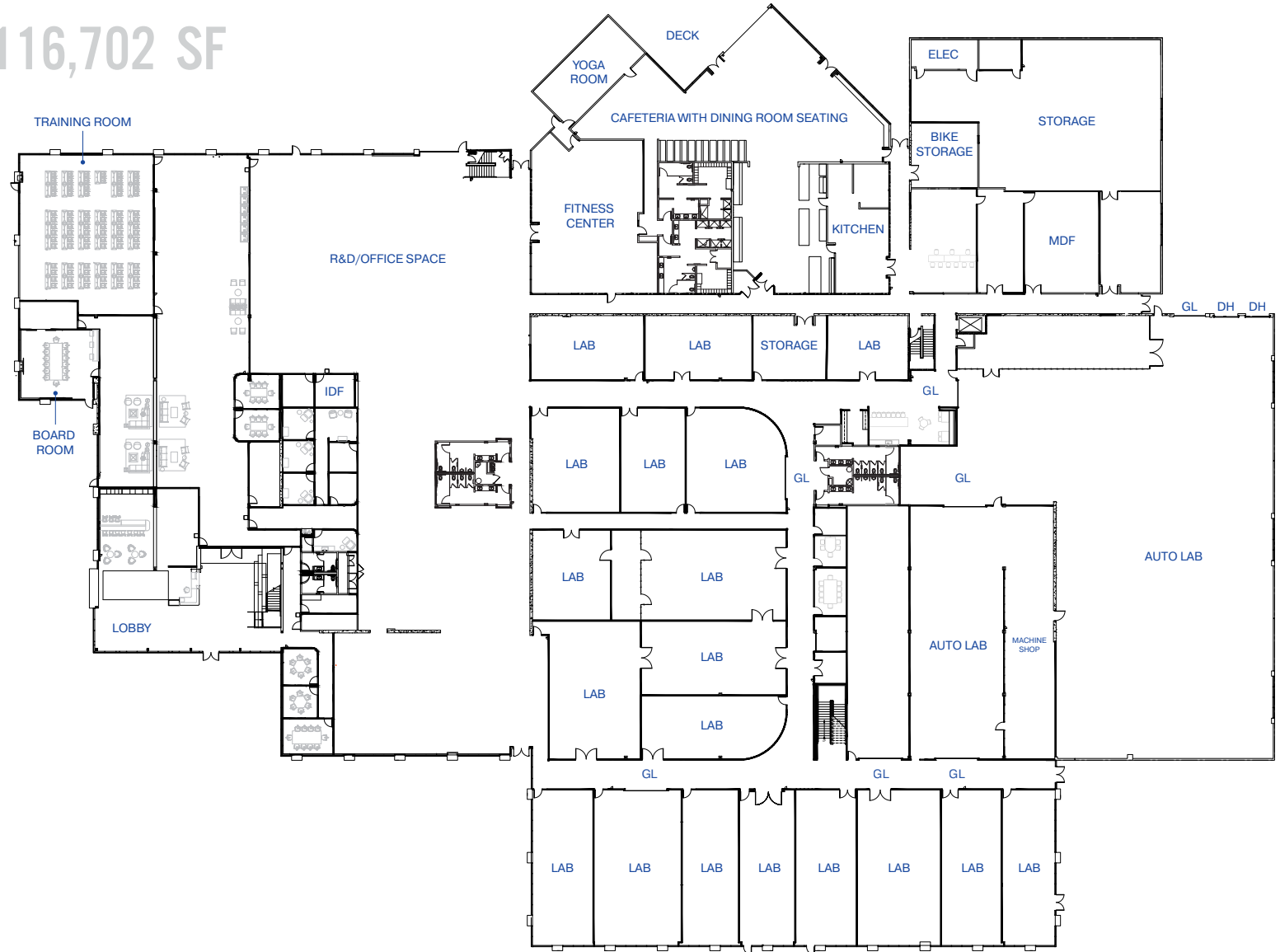


# FLOOR PLAN

OUTDOOR AMENITY SPACE

FIRST FLOOR: ±116,702 SF

- 3 Offices
- 7 Conference Rooms
- Training Room
- Board Room with Serving Galley
- Coffee Bar
- Labs with Dedicated HVAC, CDA & DI Water
- Auto Labs with Drive in Capability
- 1 Grade Level Door & 2 Dock High Doors
- Fitness Center with Showers
- Cafeteria with Adjacent Deck & Outdoor Amenity Space



# FLOOR PLAN

SECOND FLOOR: ±84,798 SF

- 250 (30" x 72") Workstations
- Board Room
- 17 Conference Rooms
- Phone Rooms
- 2 Break Rooms
- Balcony
- Expansion Space



# AMENITIES



Beach Volleyball Court

New Indoor/  
Outdoor Deck

1/2 Basketball Court

Amphitheater



Basketball & Tennis Court

1.2 Acre Outdoor Amenity Area



# TRANSPORTATION MAP



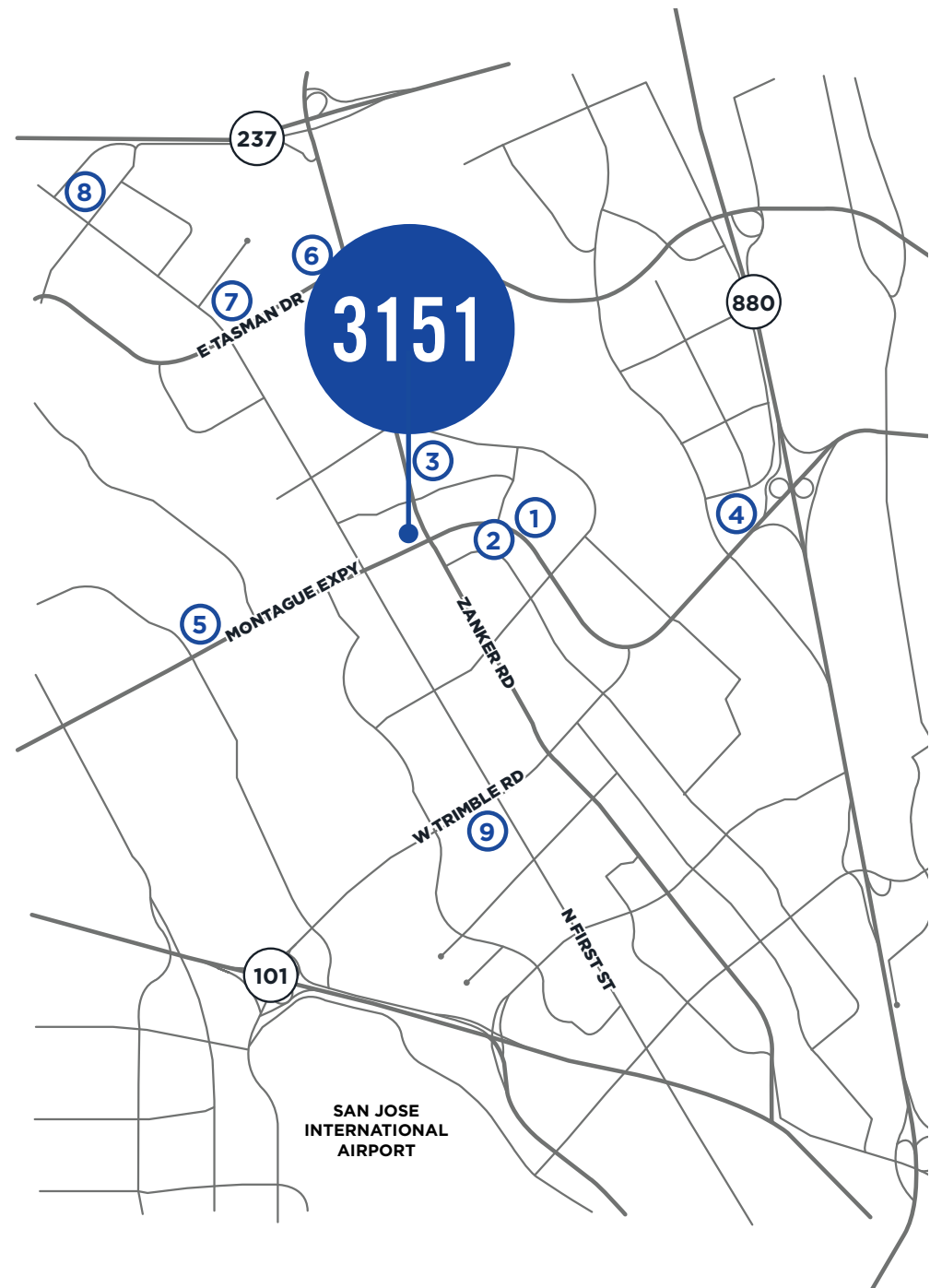
LESS THAN 10 MINUTE DRIVE TO MILPITAS BART STATION

10 MINUTES TO MILPITAS BART STATION ON VTA ROUTE 20 SHUTTLE

VEHICLE COUNT: ±45,000 VEHICLES PER DAY ALONG MONTAGUE EXPRESSWAY; ±24,000 VEHICLES PER DAY ALONG TRIMBLE ROAD

# AMENITIES MAP

- 1 RIVER OAKS PLAZA**  
Mountain Mike's Pizza  
Starbucks  
Tortilla House Mexican Grill  
Subway  
Bibimbowl
- 2** iJava Café
- 3** Starbucks  
Mortar & Pestle Bar  
Curry Up Now  
Laksana
- 4** Sheraton San Jose  
Sonesta Silicon Valley
- 5 RIVERMARK**  
Starbucks  
Safeway  
Fantasia Coffee & Tea  
Red Robin  
Piatti  
Peet's Coffee  
Premier Pizza  
Chipotle  
Jersey Mike's Subs  
Easterly  
Hyatt House  
The Kebab Shop  
Poke House  
Meet Fresh  
Dave's Hot Chicken  
Cold Stone  
EggHead Sando
- 6** Faz  
Caffe Bene
- 7** First Mart  
Sendo Sushi  
Sri's Kitchen  
Round Table Pizza  
Mina's Korean BBQ  
Halal Gyro  
La Catalana  
Co Ba Dessert Tea & Coffee
- 8 @FIRST**  
Target  
CVS  
Chipotle  
Chick-fil-A  
Five Guys  
Panera Bread  
Fish's Wild  
Shan Restaurant  
Starbucks  
SAJJ  
Hyatt House  
Courtyard by Marriott
- 9 MARKET PLACE**  
Starbucks  
Okayama Express  
Thai Orchid  
Ume Chinese Food  
T&T Fusion  
Philly's Cheesesteaks  
Una Mas  
Pho Viet  
Dish n' Dash  
Annas Curry Point  
Homewood Suites by Hilton



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## SAN JOSE, CA

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