

1565 BARBER LANE

MILPITAS, CA

FOR LEASE / SALE



Exterior Upgrade Conceptual

±102,668 SF OF R&D SPACE WITH HEAVY POWER & FREEWAY FRONTAGE



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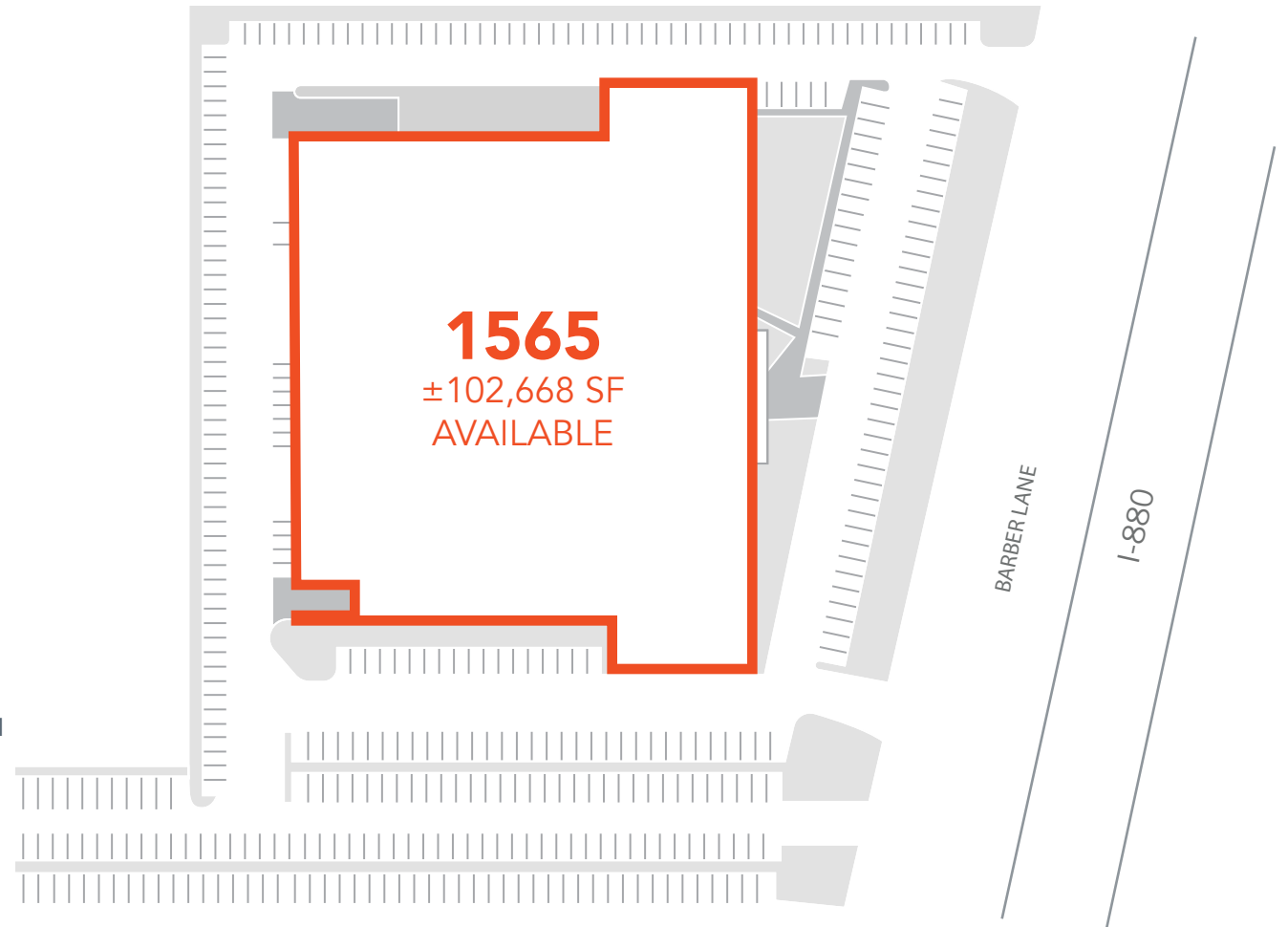
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PROPERTY HIGHLIGHTS

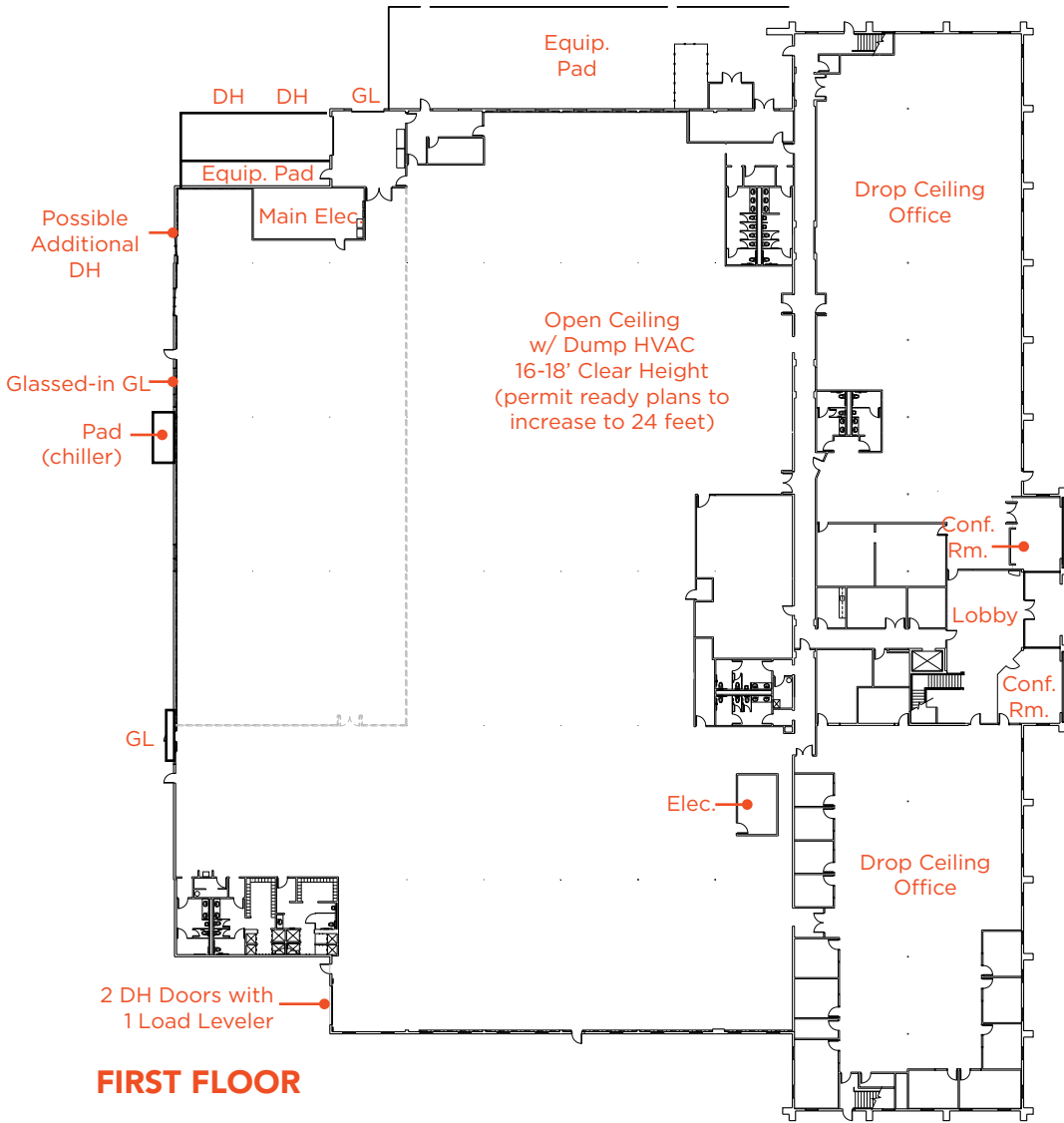
- ±102,668 SF Office/R&D Space
- Market Ready Renovations Planned
- Permit-ready plans for increasing clear height in rear 60,000 sq. ft. to 24 feet
- Prominent Identity location along I-880
- ±329,000 Average Daily Vehicle Trips (per Caltrans)
- Building & Monument Signage Potential
- 100% HVAC
- 3,000 Amps @ 277/480 Volts, 3-Phase
- Prominent 2-story Lobby
- Numerous Nearby Amenities (Shops, Restaurants & Hotels)
- 3.4±/1,000 Parking Ratio (±346 spaces)
- Approximately 1/2-mile Walk to VTA Light Rail Station with 1-stop Connection to Milpitas BART Station (opening 2018)
- Dock-High (5) and Grade-Level (3) Loading
- Excellent Access to Highways 880, 237 & 101
- Available Now



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FLOOR PLANS



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AMENITY / TRANSPORTATION MAP

McCarthy Ranch

- Taco Bell
- Jamba Juice
- Gentle Dental
- On The Border Mexican Grill
- Bank of America
- Walmart
- Best Buy
- Starbucks
- Petsmart
- In & Out Burger
- Black Angus
- Ross
- AT&T
- Applebee's
- Michael's
- David's Bridal
- Banana Leaf Restaurant

±3 MINUTE DRIVE
±1.5 MILE WALK

@First

- Chase
- CVS
- Panda Express
- Target
- Chipotle
- Chickfil-A
- Panera
- Five Guys Burgers & Fries
- Fresh & Easy
- Union Bank
- Sweet Tomatoes
- Hyatt House
- The Coffee Bean & Tea Leaf

±5 MINUTE DRIVE

Milpitas Square

- Starbucks
- Chevron
- Extended Stay America
- Verizon
- Crowne Plaza
- Tech CU
- 99 Ranch Market
- East West Bank
- Scotttrade
- Hampton Inn
- Staybridge Suites

±5 MINUTE DRIVE

Rivermark Village

- Chipotle Mexican Grill
- Cold Stone Creamery
- Fantasia Coffee & Tea
- Jamba Juice
- Jersey Mike's
- McDonald's
- Mezbaan Indian Cuisine
- Peet's Coffee & Tea
- Piatti Ristorante & Bar
- The Posh Bagel
- Premier Pizza
- Prolific Oven Bakery & Cafe
- Red Robin Burgers
- Safeway
- Smashburger
- Yan Can Asian Bistro
- Yo Yo Sushi

±10 MINUTE DRIVE

The Great Mall

Over 30 Restaurants / Eateries

±5 MINUTE DRIVE

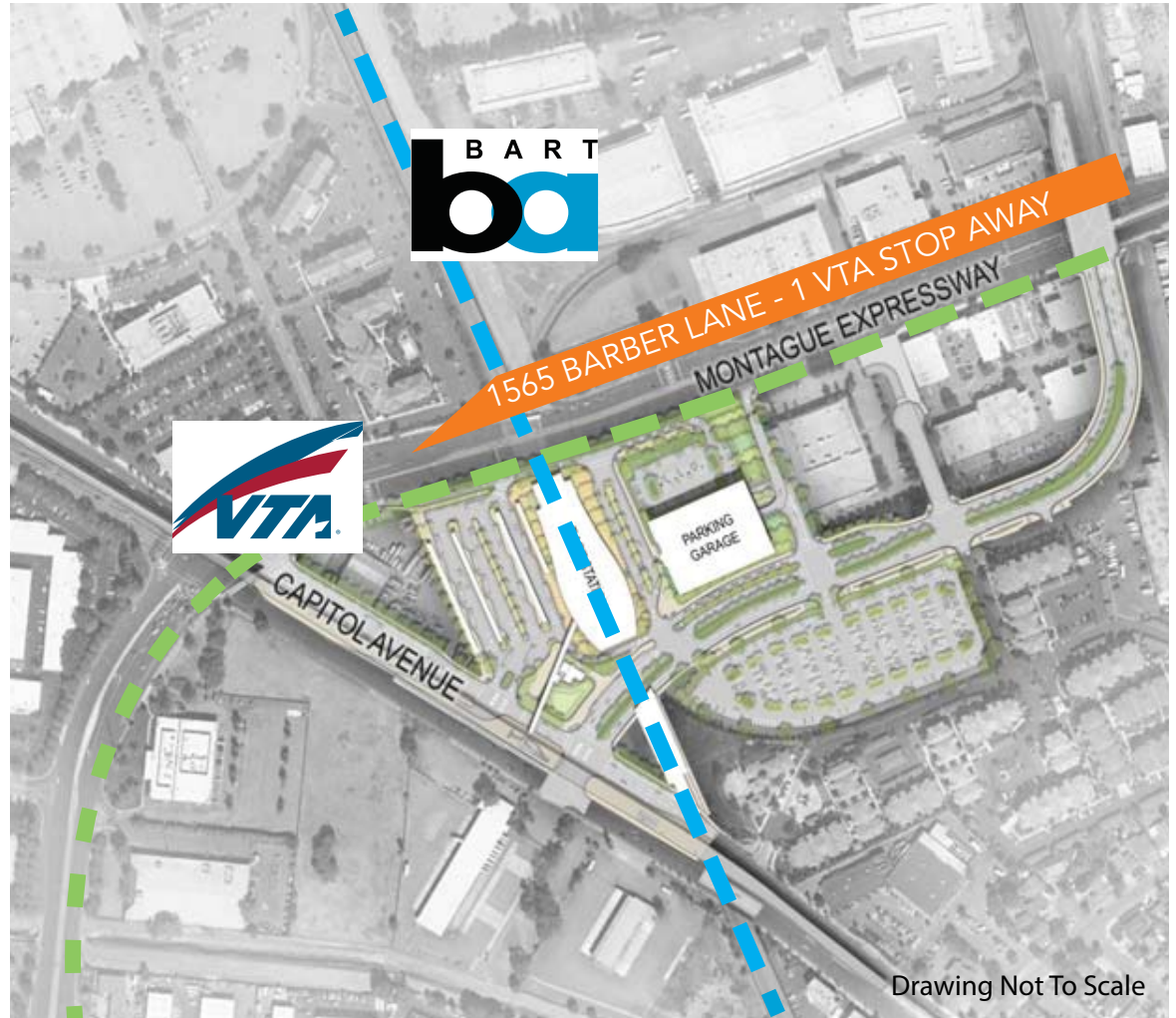


--- ACE TRAIN
 --- BART
 --- ACE TRAIN SHUTTLE
 --- VTA LIGHT RAIL

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MILPITAS BART STATION OPENING 2019



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ACE TRAIN SCHEDULE

Stockton to San Jose	1	3	5	7	4:20	4:39	4:51	5:20	5:25	5:33	5:55	6:13	6:20	6:32
A.M. Westbound →					5:35	5:54	6:06	6:35	6:40	6:48	7:10	7:28	7:35	7:47
					6:40	6:59	7:11	7:40	7:45	7:53	8:15	8:33	8:40	8:52
					7:05	7:24	7:36	8:05	8:10	8:18	8:40	8:58	9:05	9:17

STATIONS:

San Jose to Stockton	4	6	8	10	5:47	5:23	5:11	4:42	4:37	4:28	4:05	3:49	3:40	3:35
P.M. Eastbound ←					6:47	6:23	6:11	5:42	5:37	5:28	5:05	4:49	4:40	4:35
					7:47	7:23	7:11	6:42	6:37	6:28	6:05	5:49	5:40	5:35
					8:50	8:26	8:14	7:45	7:40	7:31	7:08	6:52	6:43	6:38

West Milpitas

A.M.	ACE Train	Great America Station	Tasman / Champion	Tasman / Boypointe	Tasman / Cisco	Alder / Tasman	Ranch / McCarthy
1	6:16	6:22	6:26	6:30	6:34	6:39	
3	7:31	7:37	7:41	7:45	7:49	7:54	
5	8:36	8:42	8:46	8:50	8:54	8:59	
7	9:20	9:26	9:30	9:34	9:38	9:43	

P.M.	ACE Train	Ranch / McCarthy	Tasman / Alder	Tasman / Cisco	Tasman / Boypointe	Tasman / Champion	Great America Station
4	3:18	3:23	3:25	3:28	3:32	3:39	
6	4:16	4:22	4:24	4:28	4:32	4:39	
8	5:15	5:21	5:24	5:28	5:32	5:39	
10	6:15	6:21	6:23	6:28	6:32	6:39	

- Shuttle Stops:**
- Tasman Dr / Lick Mill Blvd *
 - Tasman Dr / Vista Montana
 - Tasman Dr / Champion Ct *
 - Tasman Dr / Rio Robles
 - Tasman Dr / N 1st St *
 - Tasman Dr / Boypointe Pkwy *
 - Tasman Dr / Zanker Rd
 - Tasman Dr / Margridge Wy
 - Tasman Dr / Cisco Wy *
 - Alder Dr / Tasman Dr *** (< 1/2 Mile from Property)
 - McCarthy Blvd / Alder
 - McCarthy Blvd / Bellew Dr
 - McCarthy Blvd / Ranch Dr
 - Ranch Dr / McCarthy Blvd



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