

MONTAGUE POINTE

San Jose, California

±148,708 SF OFFICE/R&D FOR LEASE

2860 JUNCTION: ±68,734 SF

2880 JUNCTION: ±79,974 SF

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**CUSHMAN &
WAKEFIELD**

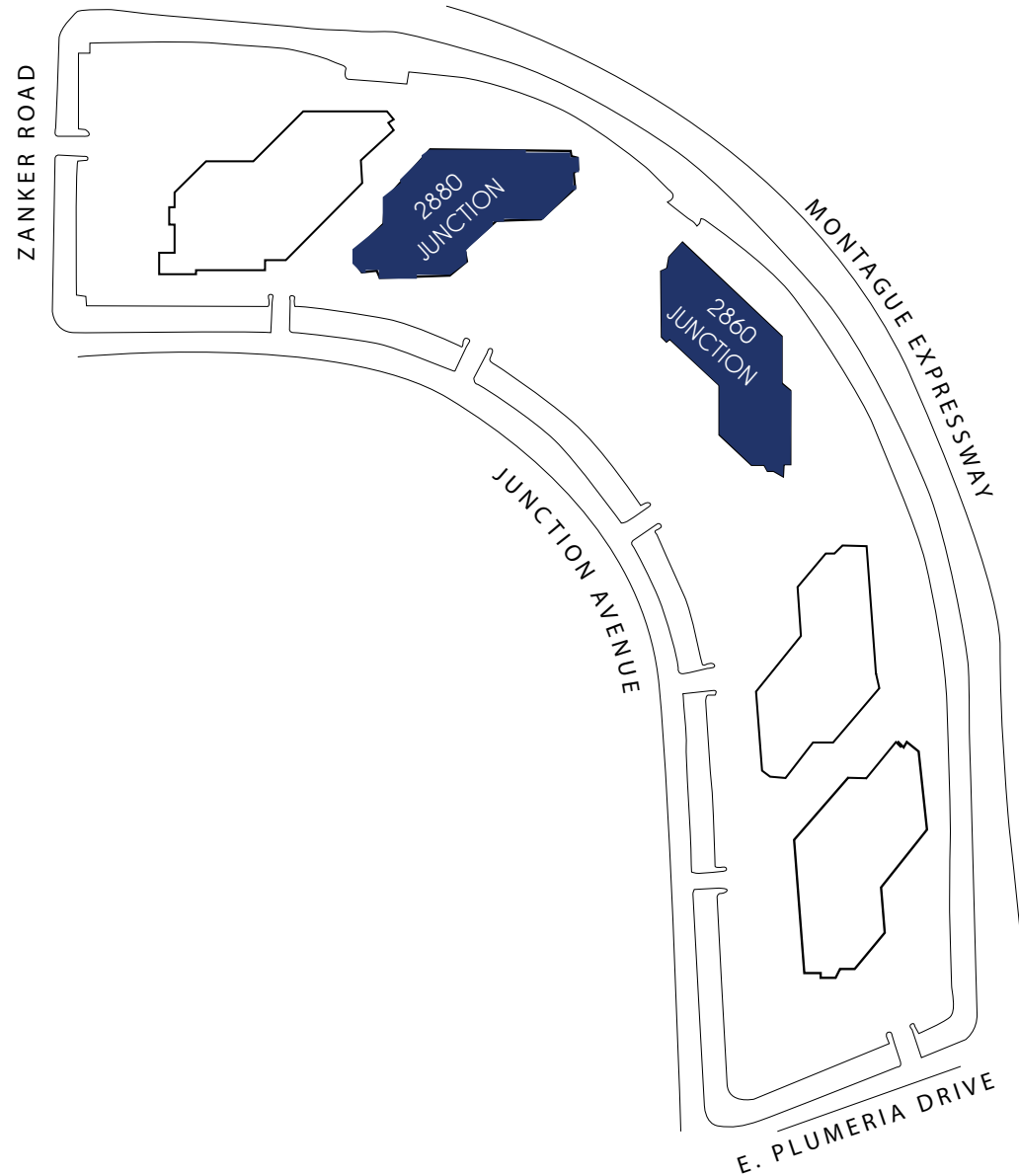
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Highlights

2860 JUNCTION: ±68,734 SF

2880 JUNCTION: ±79,974 SF

- Campus headquarters identity
- Building and monument signage along Montague Expressway
- Two story high-end lobby
- Large break/collaborative area
- Covered balcony
- Fitness center and café
- Lab and clean room
- Dock & grade level loading
- Showers
- 2860 Junction: 2000 Amps @ 480/277
- 2880 Junction: 4000 Amps @ 480/277
- 3.4/1,000 parking ratio



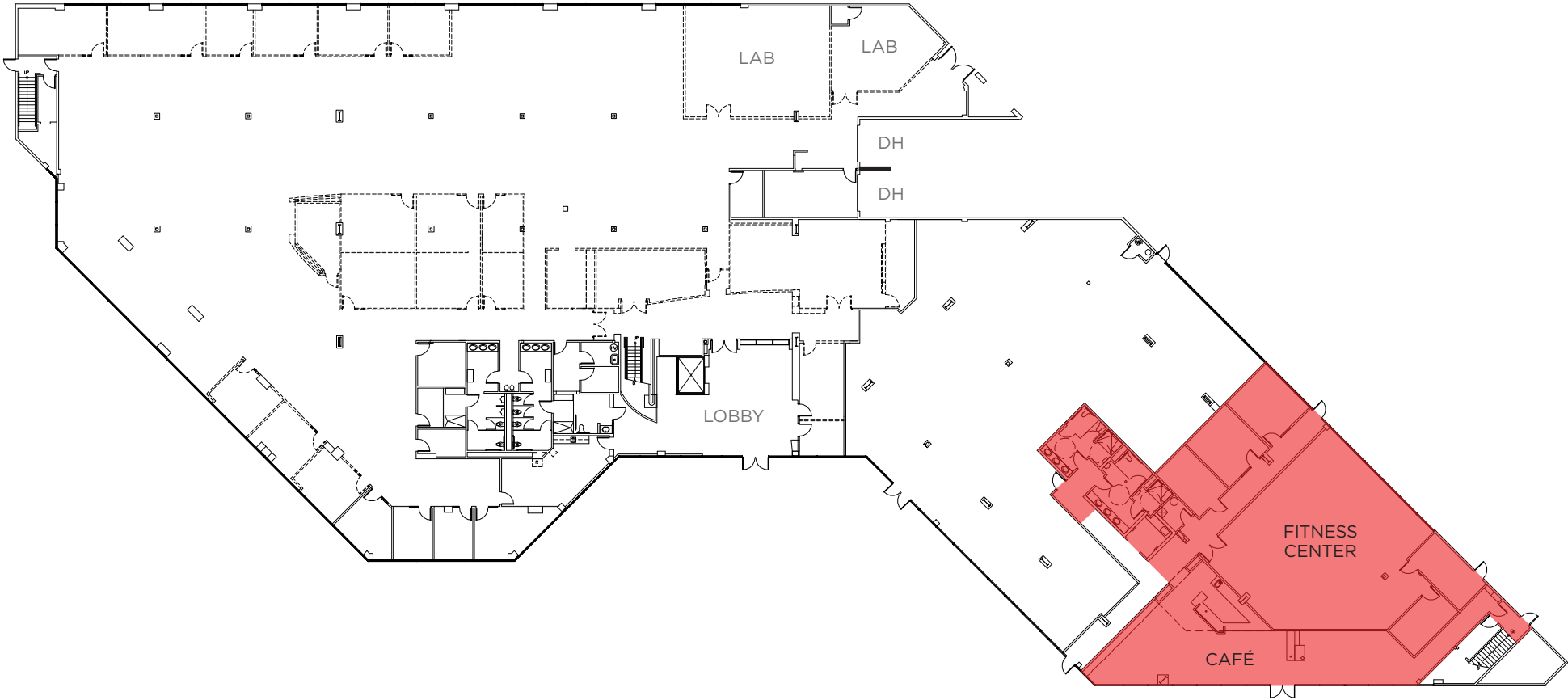
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2860 Junction Avenue

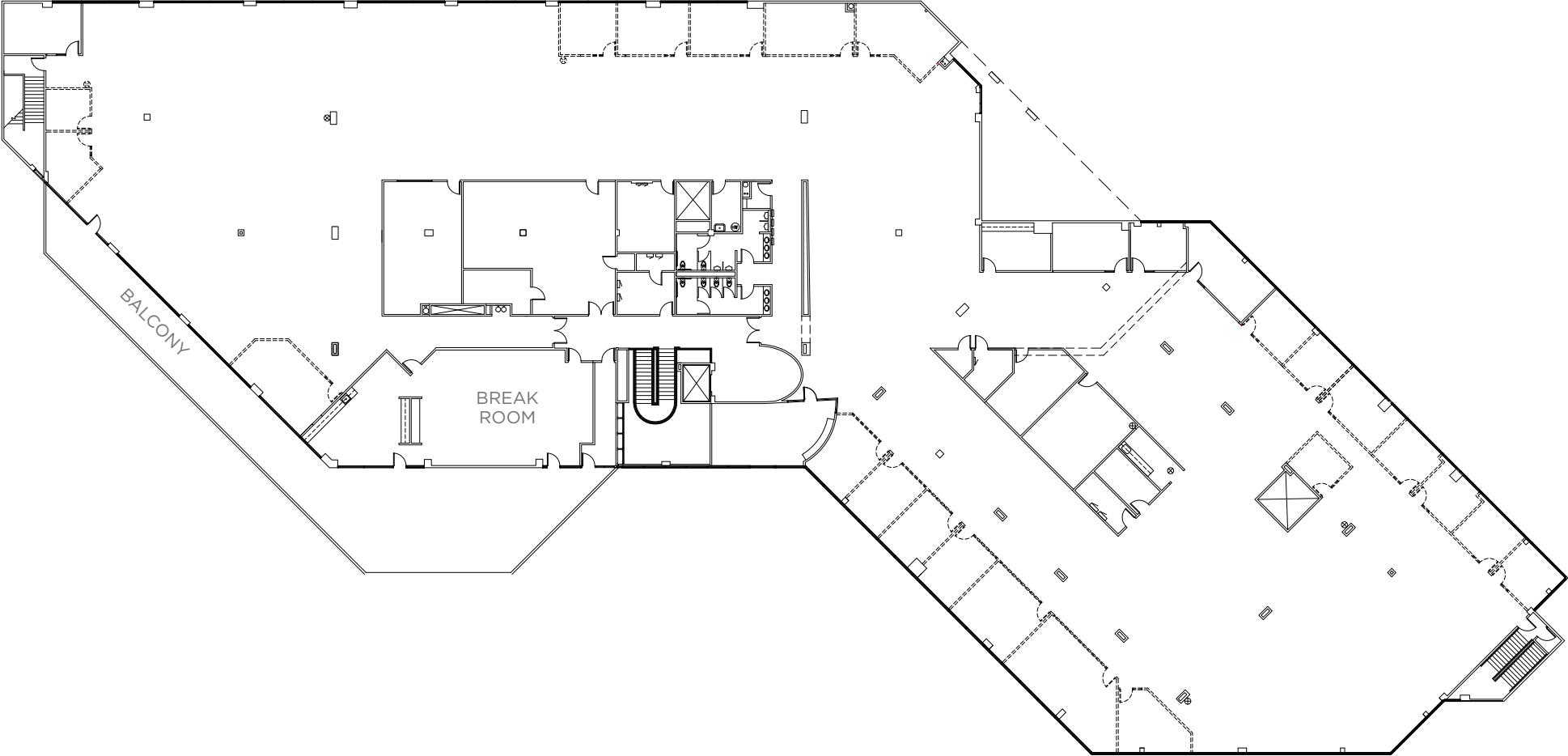
Existing Floor Plan / First Floor: ±30,903 SF



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2860 Junction Avenue

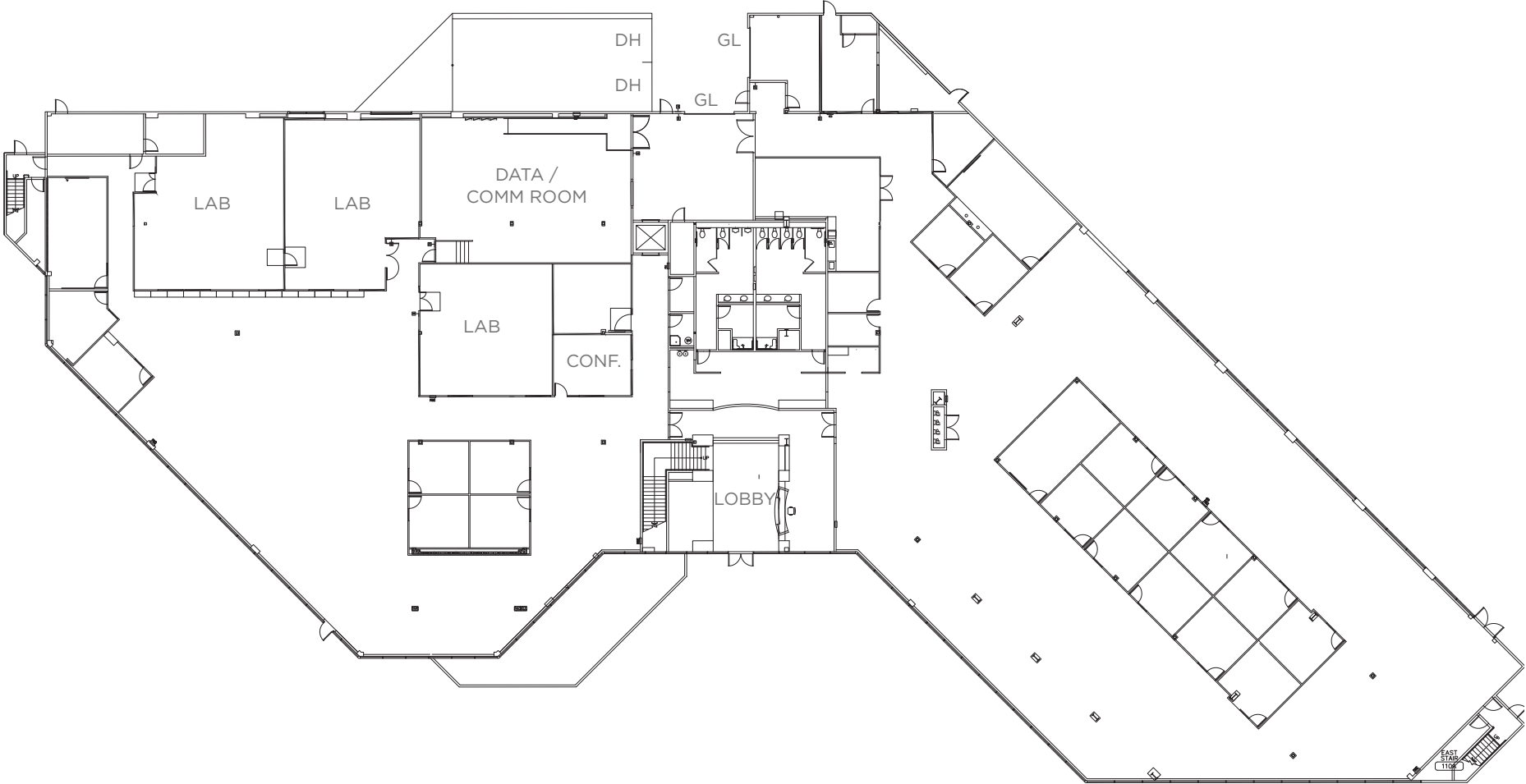
Existing Floor Plan / Second Floor: ±36,634 SF



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2880 Junction Avenue

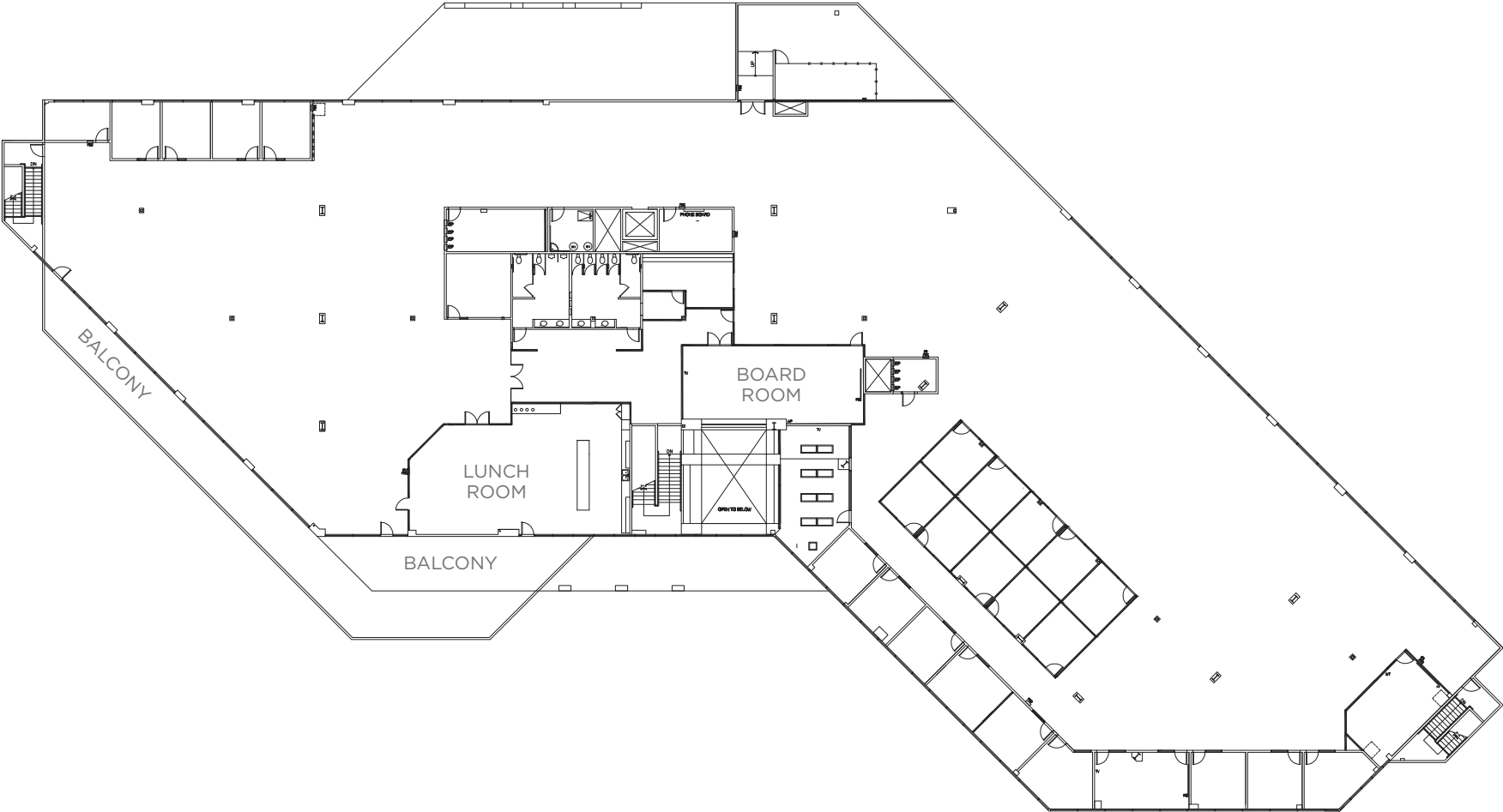
Existing Floor Plan / First Floor: ±38,685 SF



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2880 Junction Avenue

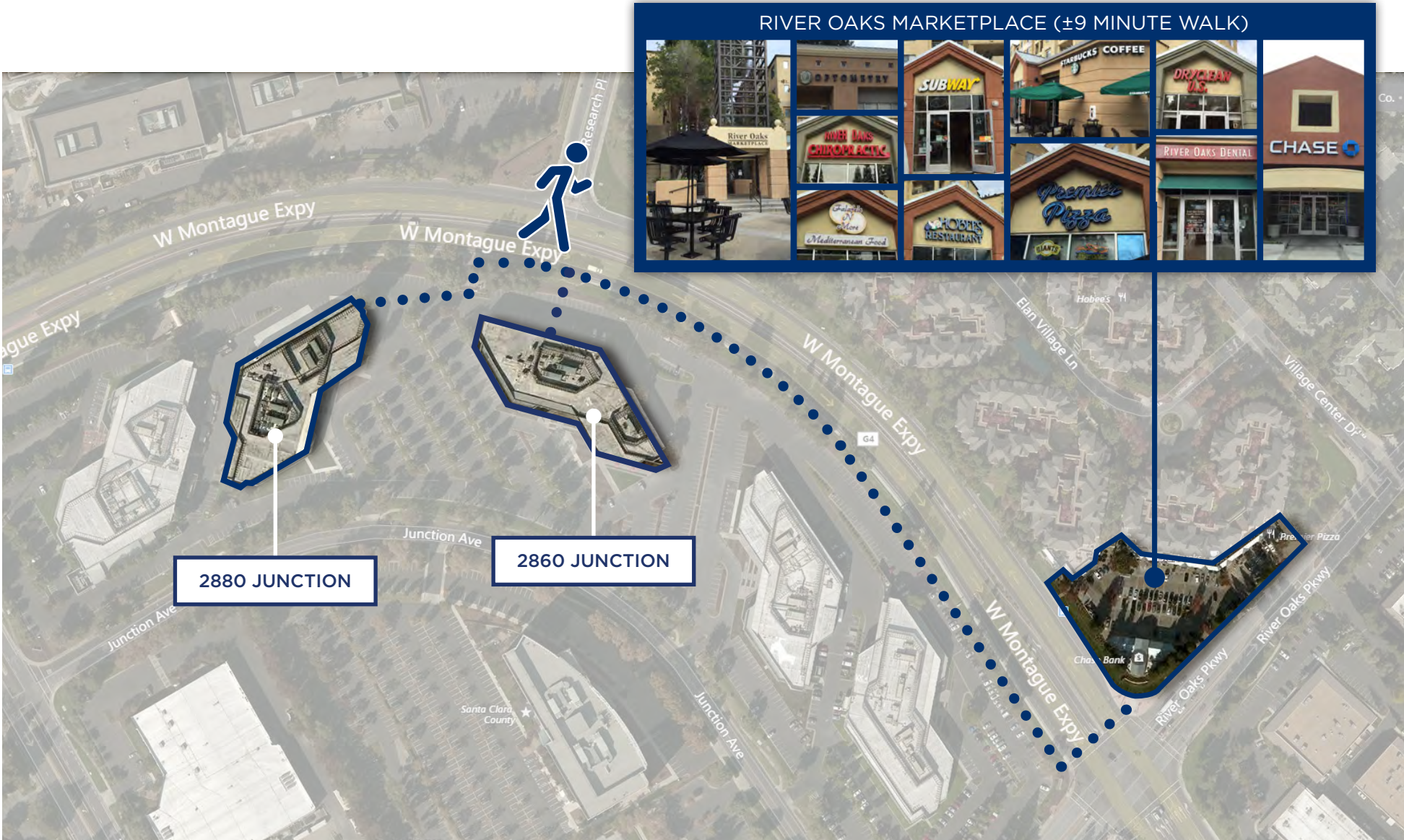
Existing Floor Plan / Second Floor: ±40,458 SF



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Neighboring Amenities



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Public Transit and Amenities

