

# CAMPUS CENTER

SILICON VALLEY / CA



115-155  
N McCarthy  
Boulevard

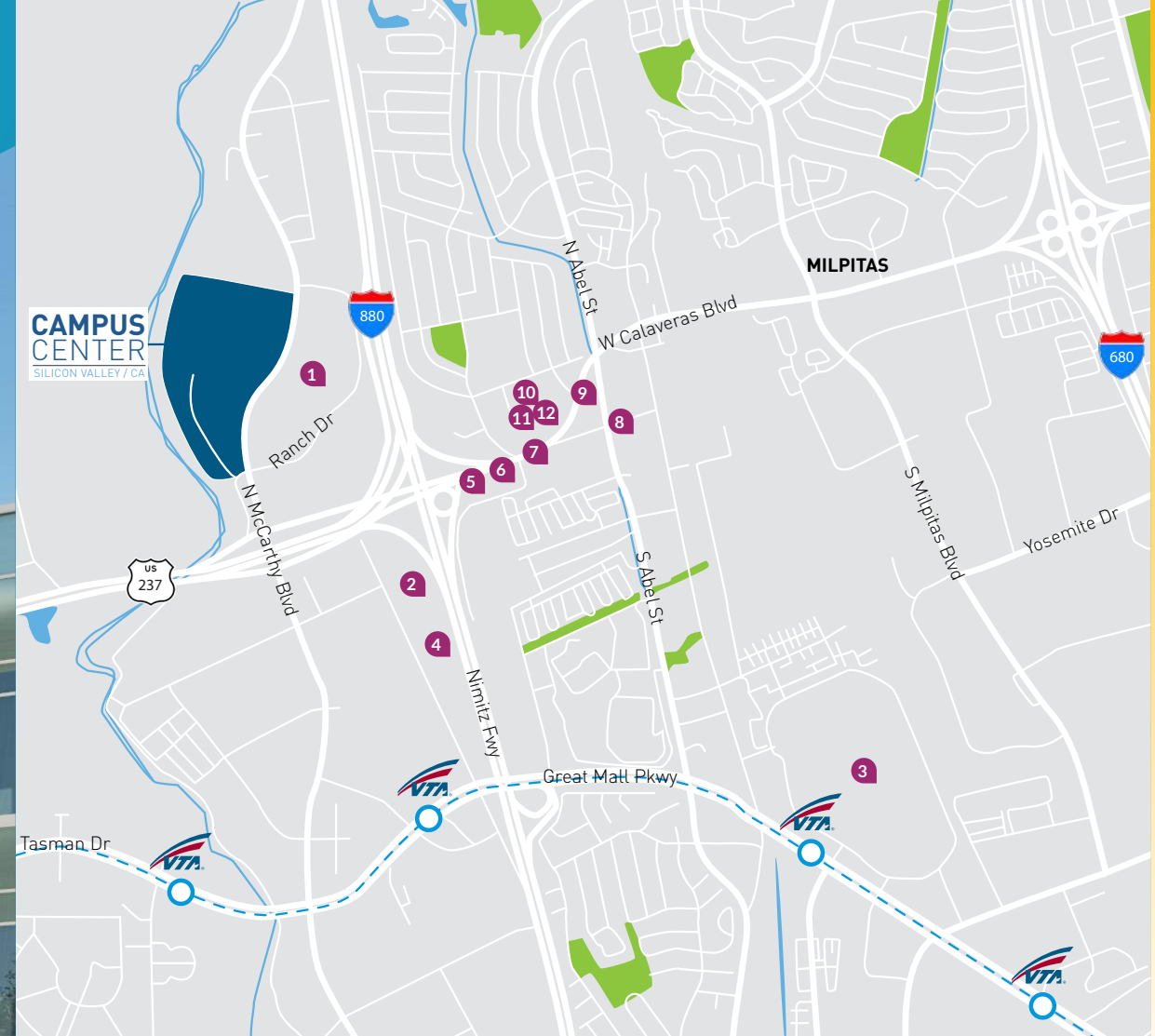
# AT THE CENTER OF EVERYTHING

Campus Center is at the ideal confluence of facility and accessibility. It's a best-in-class, 65-acre campus with 471,580 square feet across three redeveloping office/R&D buildings, as well as 950,000 square feet of build-to-suit— all with superb access to highly desirable transportation and lifestyle amenities.



## THE CAMPUS

- + Direct Access to Walking/Hiking Trails
- + Walking Distance to Food, Lodging & Retail
- + Convenient Freeway Access—880, 680 & 237
- + Easy Access to Downtown Milpitas
- + 5 Minutes to VTA Light Rail
- + Dedicated Shuttle to/from Milpitas BART Transportation Hub Opening December 2017



## CONVENIENT. COLLABORATIVE. CENTRAL.

Enjoy Campus Center's central location, close to all the conveniences of both San Jose and Oakland—from international airports to vibrant downtowns to numerous bedroom communities along the 880, 680 and 237 freeways. With over 30 retailers, restaurants and hospitality options within walking distance at McCarthy Ranch Marketplace, dining and shopping options are endless.

## AMENITIES + TRANSPORTATION

### 1 McCarthy Ranch Marketplace

- + Applebee's
- + Banana Leaf
- + Best Buy
- + Black Angus
- + Cinnamon Club Asian Grill
- + Crowne Plaza
- + Days Inn
- + Dishdash Grill
- + Dollar Tree
- + Green Café
- + Hampton Inn
- + Heritage Inn
- + Hilton Garden Inn
- + In-N-Out Burger
- + Larkspur Landing
- + Lotus Indian Express
- + McDonald's
- + Mirch Masala Indian Cuisine
- + On the Border
- + Pasta Pomodoro
- + PetSmart

### 2 Milpitas Square

- + CBI Kitchen
- + Coco Leaf
- + Darda Seafood
- + Falafel Bite
- + Fantasia Coffee & Tea
- + Golden Chopsticks

- + Red Kwali
- + Romano's Macaroni Grill
- + Sleep Train
- + Specialty's Café & Bakery
- + Starbucks
- + Stay Bridge Suites
- + Subway
- + Sushi King
- + Taco Bell
- + Taqueria Los Cunados
- + The Green Barn
- + TOGO's Sandwiches
- + Tutti Frutti Frozen Yogurt
- + Walmart

- + Kee Wah Bakery
- + Kung Fu Noodle
- + Liang's Kitchen
- + Loving Hut
- + Mayflower
- + My Dumpling
- + Pepper Lunch
- + Perfect Chinese Food
- + Ranch 99 Market
- + Sizzling Stone
- + Won Kee Seafood
- 3 Great Mall
- 4 Thai Cafe
- 5 Denny's
- 6 New King Eggroll
- 7 Chili's Grill & Bar
- 8 Foster's Freeze
- 9 Black Bear Diner
- 10 Paris Baguette
- 11 Lee's Sandwiches
- 12 Pho Nguyen Vietnamese



Campus Center is in the midst of a significant transformation, repositioning into one of the premier facilities in the area. The designs are in and the future is looking bright, with upgrades coming inside and out. Every experience at Campus Center will be exceptional, from the moment employees park their car to al fresco lunch breaks to post-workday decompression options.

# TRANSFORMATION IN PROGRESS

**ENDLESS OPPORTUNITIES**  
CONFIGURE YOUR HEADQUARTERS

**471,580 SF**  
TOTAL REPOSITION

**MASTER-PLANNED LANDSCAPING**  
COLLABORATION SEATING AREAS +  
OUTDOOR PATIO/DINING AREAS

**INTERIOR + EXTERIOR UPGRADES**  
NEW ENTRIES, LOBBIES +  
MARKET-READY SUITES

**3 OFFICE/R&D BUILDINGS**  
59,000 SF FLOORPLATES

**PARKING RATIO 3.3/1,000**  
1,540 PARKING STALLS WITH  
7 DUAL CAR CHARGING STATIONS

**BUILDING + MONUMENT SIGNAGE OPPORTUNITIES**

**IMPROVEMENTS BEGIN**  
SUMMER 2017

## REIMAGINATION AT WORK



Master-planned landscaping creates a serene setting all the way to the grand entrances of each building. Open space and fresh air is abundantly available.

The new Campus Center will truly be a place for growth, for business and employee alike.

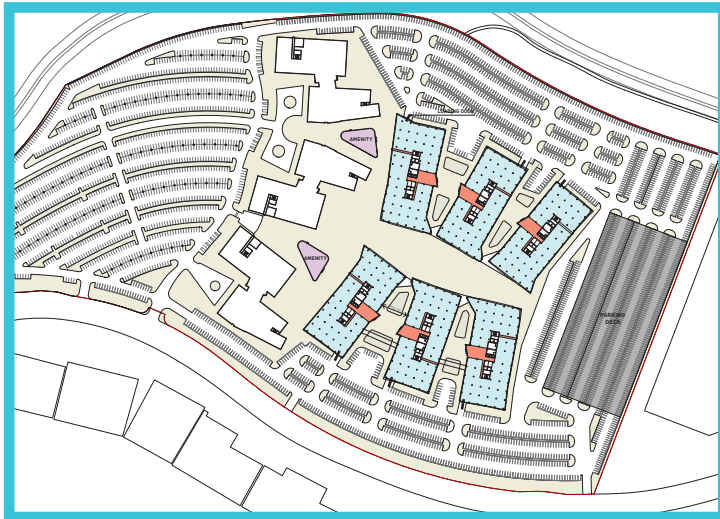


# YOUR SPACE.

The most exciting thing about Campus Center is its flexibility. Like what we're doing? We'll have a brand new office space ready in 2018. Need something different? Design your own 950,000 square foot facility. Need more room? Create a 1.4 million square foot base of operations. Have it all or anything in between. Campus Center is ready for your imagination. And Hudson Pacific Properties is ready to bring it to life.

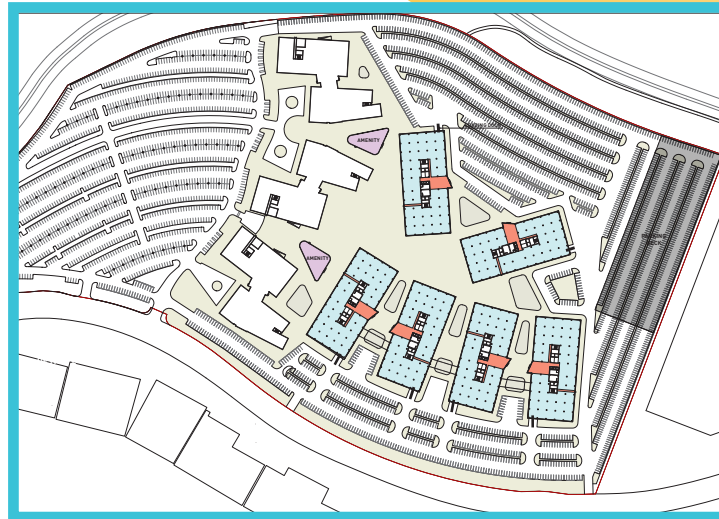
## MASTERPLAN OPTION 1

6 R&D BUILDINGS (3 FLOORS)



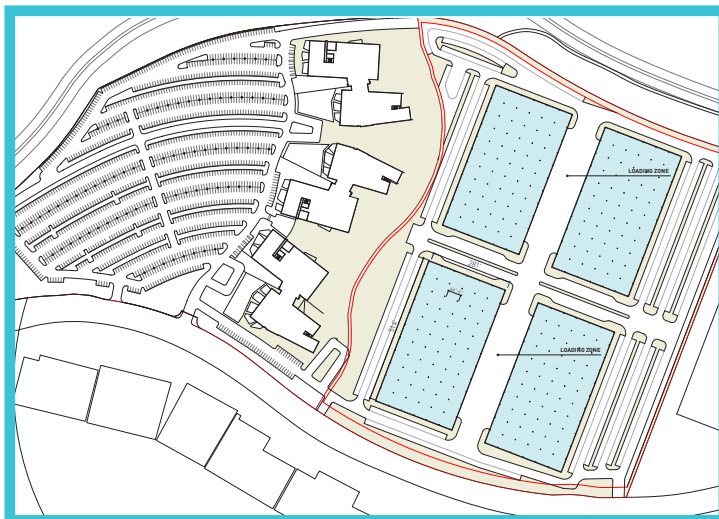
## MASTERPLAN OPTION 2

6 R&D BUILDINGS (3 FLOORS)



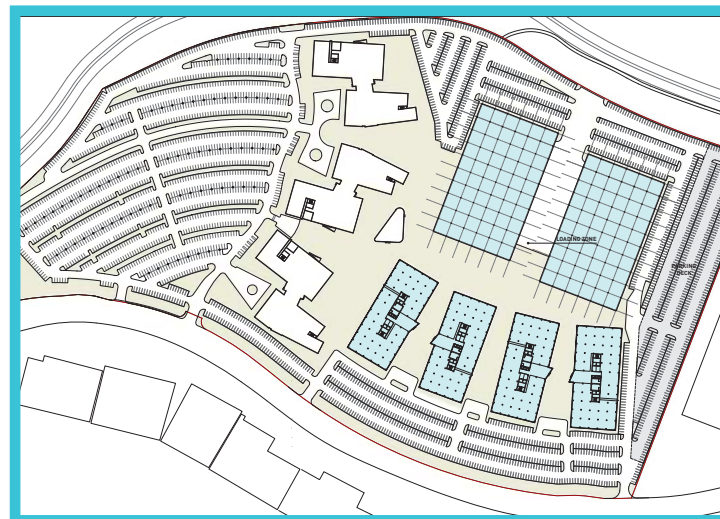
## MASTERPLAN OPTION 3

4 MANUFACTURING BUILDINGS  
(30' CLEAR HEIGHT)



## MASTERPLAN OPTION 4

4 R&D BUILDINGS (3 FLOORS)  
+ 2 MANUFACTURING BUILDINGS (30' CLEAR HEIGHT)



# YOUR WAY.



## HUDSON PACIFIC PROPERTIES REIMAGINING NOW. TO CREATE WHAT'S NEXT.

LOS ANGELES  
**SILICON VALLEY**  
SAN FRANCISCO  
SEATTLE

We get it. Your office is more than a workspace. It's a tool for growth. It should inspire exceptional talent to join your team and make them excited to come to work every day. It should provide the state-of-the-art infrastructure and excellent service necessary to execute your business strategy. It should reinforce your company culture, be it quirky, creative, collaborative or professional. And when you're ready, it should afford you the flexibility to expand, whether to another floor, building or even market.

You Will Find Our Team...

***Welcoming. Responsive. Innovative. Empowered.***

We embody these four words in all our client interactions, no matter what the setting or circumstances.

We value our clients, and will partner with you to provide creative solutions to your company's specific needs.

### **More About Us**

Hudson Pacific Properties is a vertically integrated real estate company focused on acquiring, repositioning, developing and operating the highest-quality office properties in the best West Coast markets. HPP is a leading provider of design-forward, next-generation workspaces for Fortune 500 and industry leading growth companies, many in the technology, media & entertainment sectors. HPP prioritizes tenant satisfaction and retention, in part by providing highly-customized build-outs and working proactively to accommodate tenants' growth.

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