

MONTAGUE SQUARE

3087

TENANT NAME

±17,759 ^{Sf} |

AVAILABLE FOR LEASE
High Image Office + R&D Space

3087 N. FIRST STREET // SAN JOSE

JEFF ARRILLAGA ♦ 408.982.8478

JOE KELLY ♦ 408.987.4111

MIKE SAIGN ♦ 408.982.8403



**Newmark
Knight Frank**



**WASHINGTON
HOLDINGS**

MONTAGUE
SQUARE

6

BUILDINGS

235^K

SF OF SPACE

16

ACRE CAMPUS

Create + Collaborate + Thrive

Extensive Exterior, Interior and
Campus Modernizations Underway

Design by Studio G + SWA
Architects

Existing Lab and Clean Room
Infrastructure

3.3/1,000 SF Parking Ratio

800 Amps @ 480/277V and 600
Amps @ 208/120V Power Service

New Outdoor Amenity Space

Located on VTA Light Rail

Convenient Access to Multiple
Highways

Seamless Expansion Opportunities
within Montague Square and
Washington Holdings Portfolio

Responsive Ownership

MONTAGUE
SQUARE



±44,514 SF
AVAILABLE

3099 N. FIRST
STREET

±17,759 SF
AVAILABLE

3087 N. FIRST
STREET

NORTH FIRST STREET

MONTAGUE EXPRESSWAY

ORCHARD PARKWAY

ORCHARD DRIVE

±33,067 SF

AVAILABLE
DEC. 2019

3070 ORCHARD
DRIVE

±40,413 SF
AVAILABLE

3052 ORCHARD
DRIVE

LEASED

LEASED

LEASED

SITEMAP

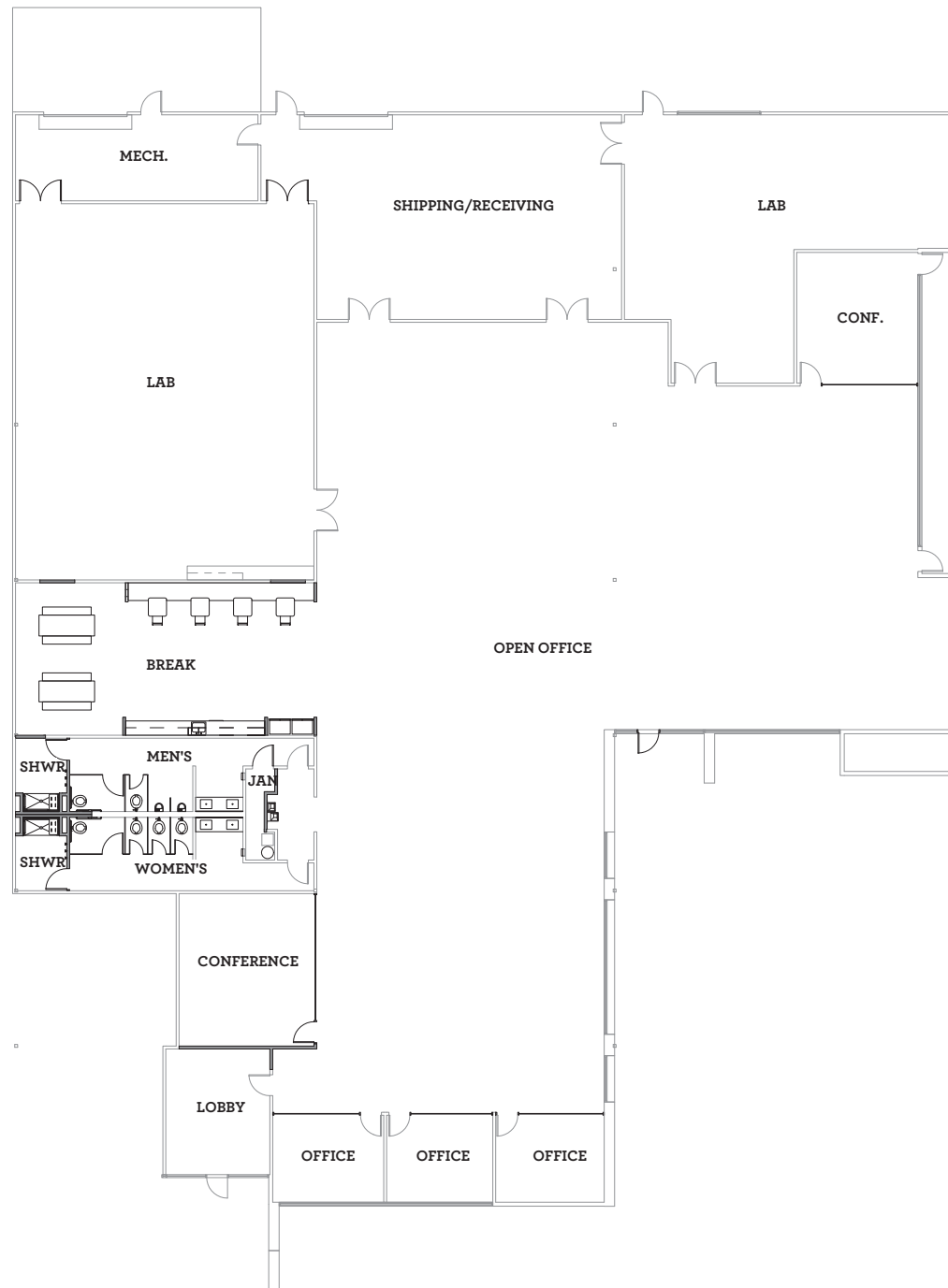
AVAILABLE

LEASED

2019 AVAILABILITY

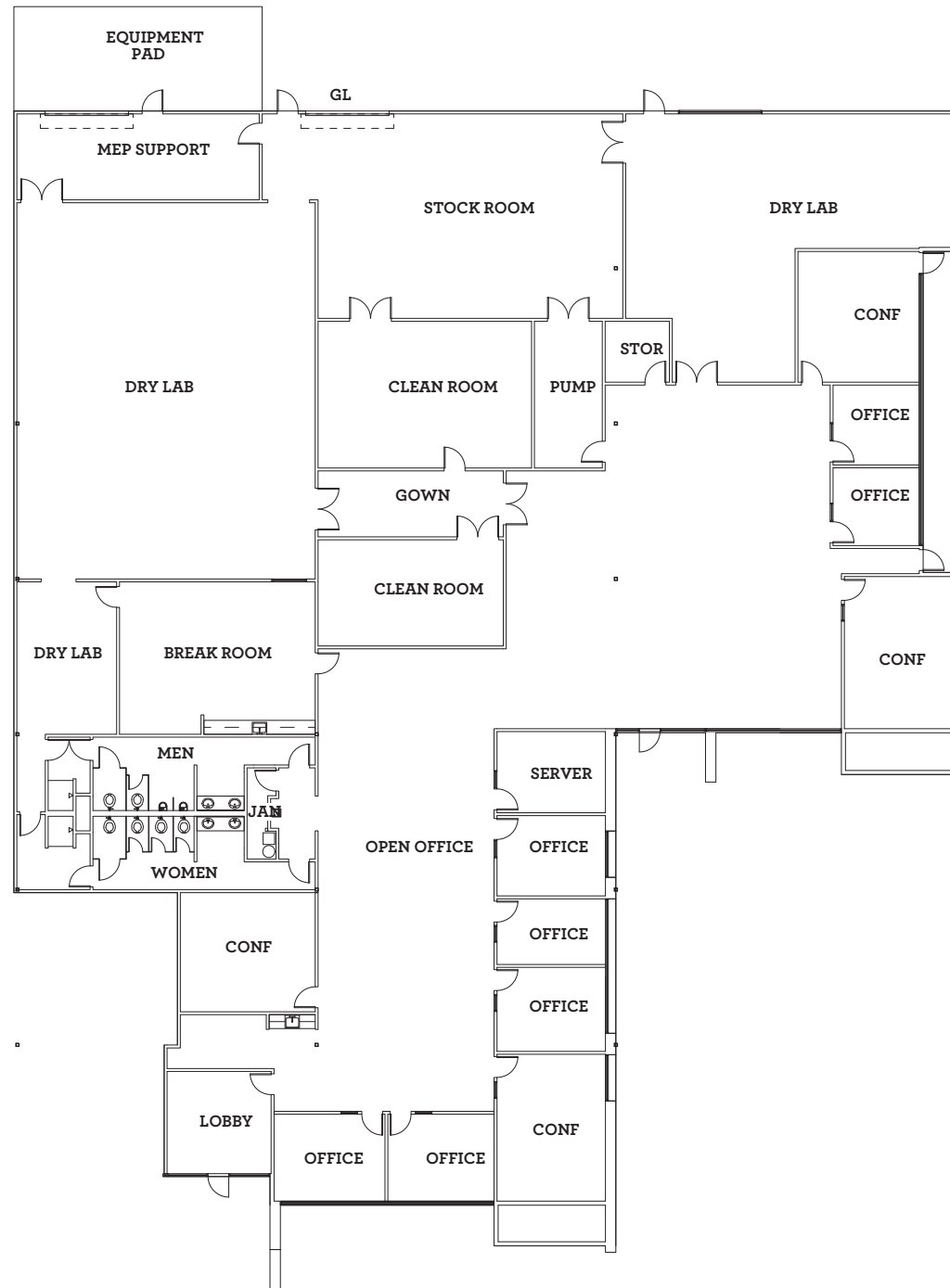
MONTAGUE
SQUARE

MARKET READY SPACE PLAN



MONTAGUE
SQUARE

EXISTING SPACE PLAN



TRANSPORTATION+ AMENITIES MAP

US
237

E. TASMAN DRIVE

BART
ba

NEW MILPITAS
BART STATION

INTERSTATE
880

River Oaks/Montague



MONTAGUE
SQUARE

MONTAGUE EXPRESSWAY

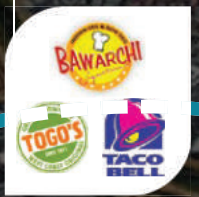
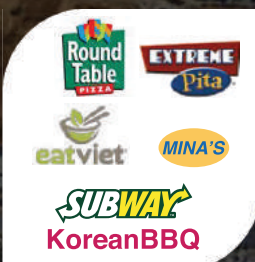
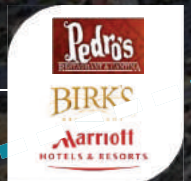
VTA
ORCHARD
STATION

N. FIRST STREET

5 MINS
TO SAN JOSE
INTERNATIONAL
AIRPORT

10 MINS
TO DOWNTOWN
SAN JOSE

VTA
BAYPOINTE
STATION



MONTAGUE SQUARE

3087

TENANT NAME

CONTACT AGENTS

JEFF ARRILLAGA

Vice Chairman
jarrillaga@ngkf.com | 408.982.8478 ♦
CA RE License #00935379

JOE KELLY

Executive Managing Director
joe.kelly@ngkf.com | 408.987.4111 ♦
CA RE License #01420963

MIKE SAIGN

Executive Managing Director
msaign@ngkf.com | 408.982.8403 ♦
CA RE License #01706668



Newmark Knight Frank | 3055 Olin Avenue, Suite 2200, San Jose, CA 95128 | 18-0542.09/18

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