

MONTAGUE POINTE

MP⁷

BRAND NEW MARKET READY OFFICE/R&D ±68,734 SQUARE FEET



2860 JUNCTION AVENUE, SAN JOSE, CA

[VIEW SITE SPECIFIC COVID-19 PREVENTION PLAN](#)

HIGHLIGHTS⁷

- New Market Ready Improvements
- Building and Monument Signage Along Montague Expressway
- New Two-Story High-End Lobby
- Covered Balconies
- Fitness Center and Café in Building
- Brand New Bathrooms
- Open Ceiling with 16' Clear Height
- Dock & Grade Level Loading
- Showers
- Heavy Power
- 3.4/1,000 Parking Ratio
- 19 Power Flex Level 2 EV Charging Stations



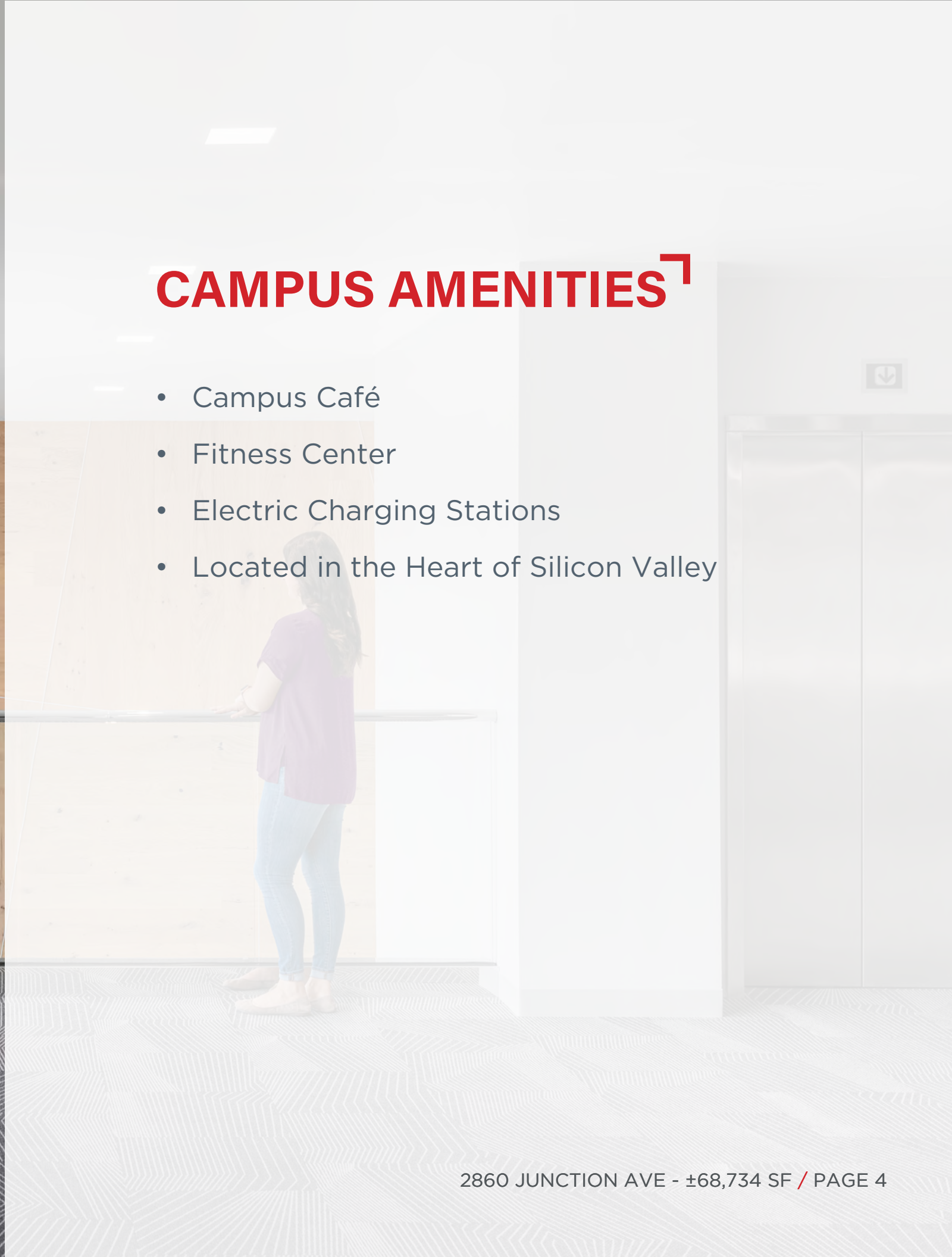
NEW IMPROVEMENTS FOR⁷ THE NEW OFFICE

- New Breakroom
- New 2 Story Lobby
- New Conference Room
- New Open Office Space
- New Restroom Cores



CAMPUS AMENITIES⁷

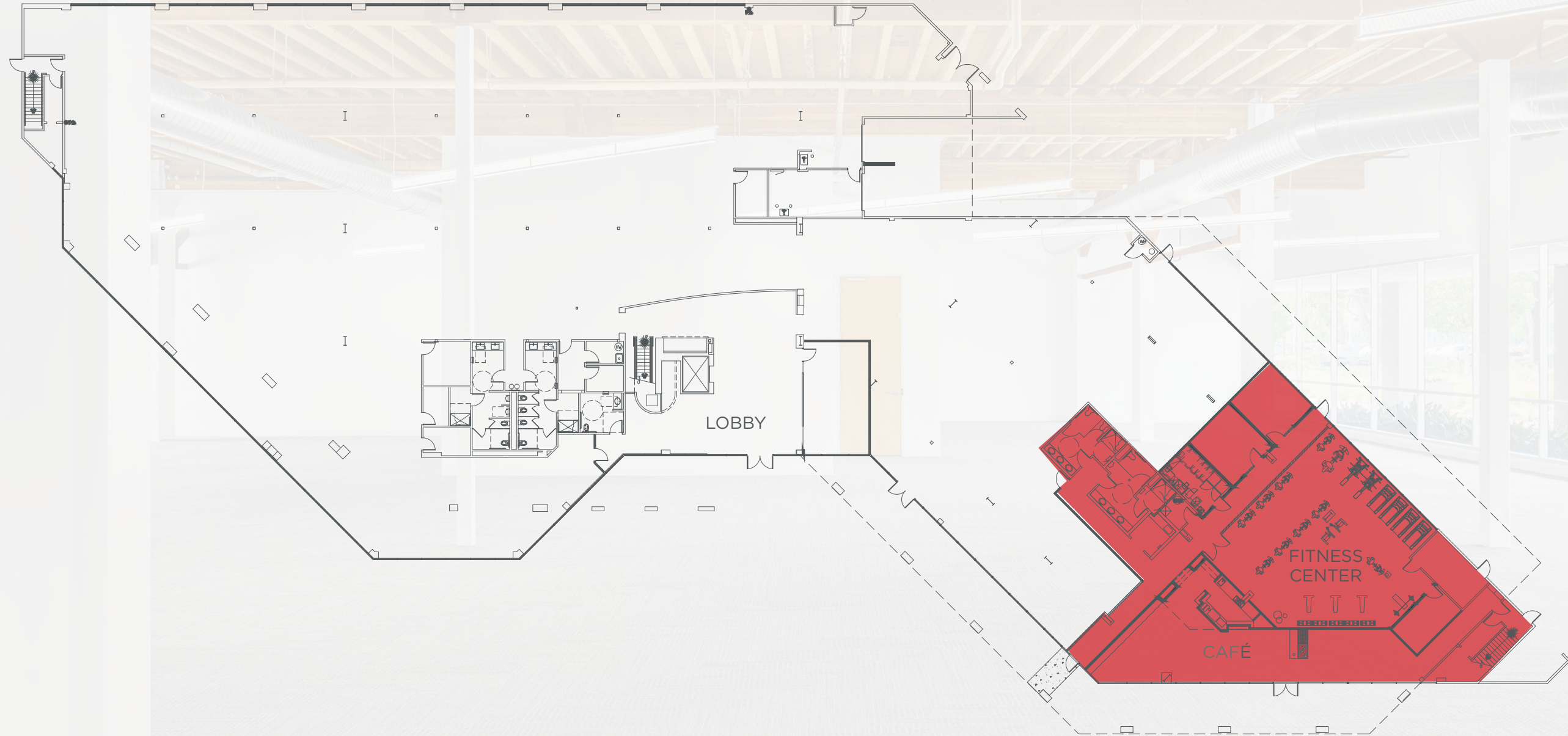
- Campus Café
- Fitness Center
- Electric Charging Stations
- Located in the Heart of Silicon Valley



EXISTING FLOOR PLAN¹

±68,734 SF

19 EV CHARGING STATIONS



SECOND FLOOR PLAN¹

±68,734 SF



TRANSPORTATION & AMENITIES¹



- RIVERMARK VILLAGE**
- Posh Bagel
 - Chipotle
 - The Prolific Oven
 - Fantasia Tea Café
 - Yo Yo Sushi
 - Safeway w/ Starbucks
 - The Bar Method
 - Hyatt
 - Piatti
 - Peets Coffee
 - Jamba Juice
 - Premier Pizza
 - Smash Burger
 - Red Robin
 - Yan Can
 - Cold Stone Creamery
 - Jersey Mike's
 - Mezbaan Bar & Indian Cuisine

- CRESENT VILLAGE**
- Starbucks
 - Patxi's Pizza
 - Wahoo's Fish and Taco

MP¹

- RIVER OAKS MARKETPLACE**
(0.5 MILES AWAY)
- Premier Pizza
 - Falafels N More
 - Starbucks
 - Hobees
 - Subway
 - Kaati Fresh
 - China Taste

- Light Rail**
Orchard Station (±9 minute walk)
- Bus**
Montague and Zanker Station (±5 minute walk)
- ACE Train Shuttle**
Montague and Zanker (±6 minute walk) then 14-18 minute shuttle to Great America ACE Station
- Retail**
- River Oaks Village (±9 minute walk / ±0.5 miles)
 - Crescent Village (±12 minute walk / ±0.5 miles)
 - Rivermark Plaza (±4 minute drive/±1.1 miles)

- Starbucks
- Subway
- Okyahma Express
- Thai Orchid
- Sangam Indian Cuisine
- Philly's Cheesteaks & Wings
- Pho Viet
- Una Mas
- Homewood Suites

NEIGHBORING COMPANIES¹



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±68,734 SQUARE FEET

THE NEW OFFICE

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