



**MONTAGUE
SQUARE**

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±17,737 sf

MODERNIZED OFFICE + R&D SPACE
Available For Lease

NEWMARK

**WA WASHINGTON
HOLDINGS**

3047 ORCHARD PARKWAY // SAN JOSE

MONTAGUE
SQUARE

6
BUILDINGS

237_K
SF OF SPACE

16
ACRE CAMPUS

Create +
Collaborate +
Thrive

Extensive Exterior, Interior and
Campus Modernizations Complete

Design by Studio G + SWA Architects

Prominent Monument Signage

Exclusive Tenant Entrance

3.3/1,000 SF Parking Ratio

Highly Flexible Office + R&D Building

New Outdoor Amenity Space

600 Amps @ 208/120V Power Service

~14'-16' Open Ceiling Environment

Located on VTA Light Rail

Convenient Access to
Multiple Highways

Fully Built-Out Interiors

Responsive Ownership

Seamless Expansion Opportunities
within Montague Square and
Washington Holdings Portfolio



CLICK HERE FOR
VIRTUAL TOUR

MONTAGUE
SQUARE

±44,514 SF
AVAILABLE

3099 N. FIRST
STREET

NORTH FIRST STREET

±17,737 SF
AVAILABLE

3047 ORCHARD
PARKWAY



MONTAGUE EXPRESSWAY

ORCHARD PARKWAY

ORCHARD DRIVE

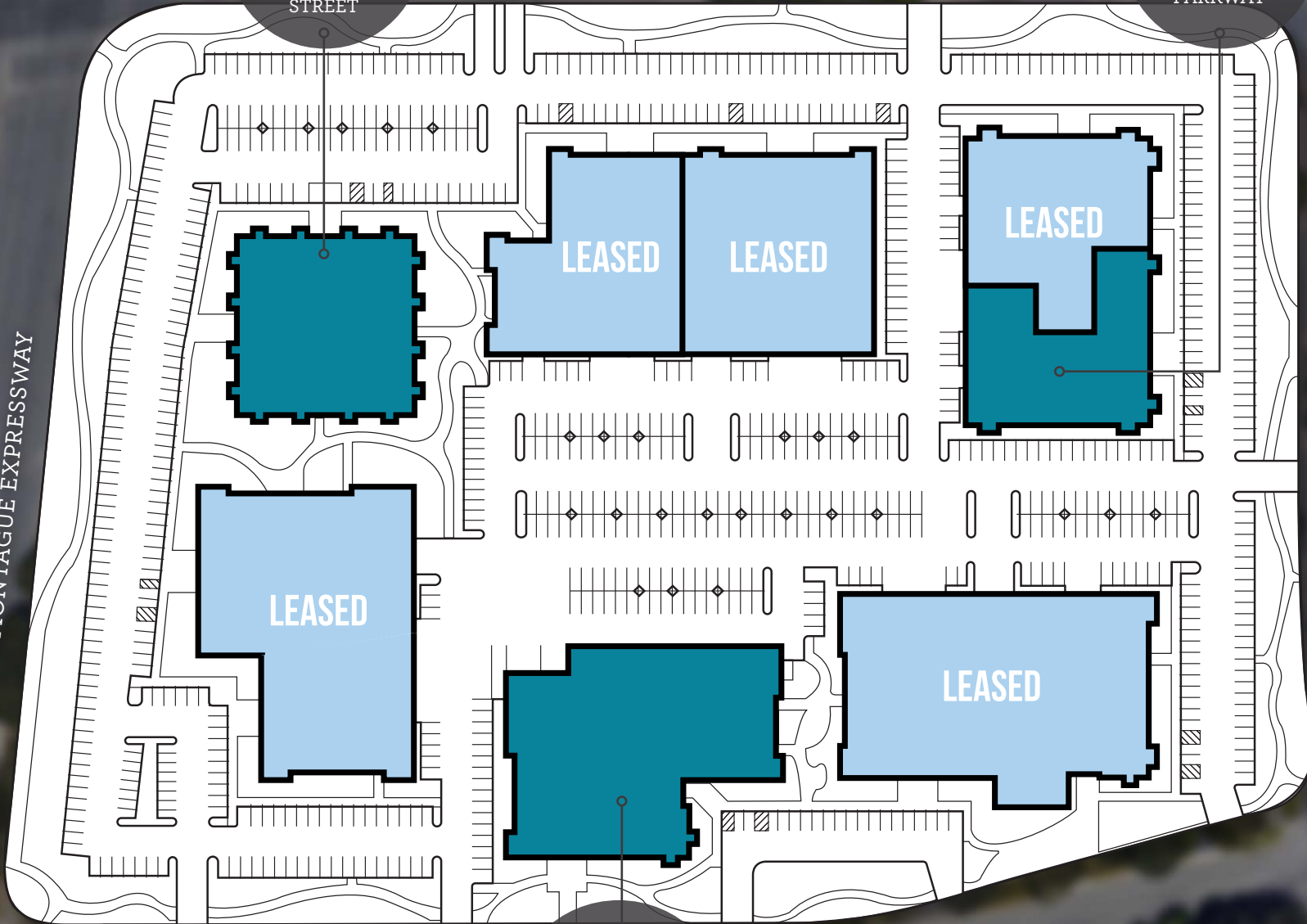
±33,067 SF
AVAILABLE

3070 ORCHARD
DRIVE

AVAILABLE

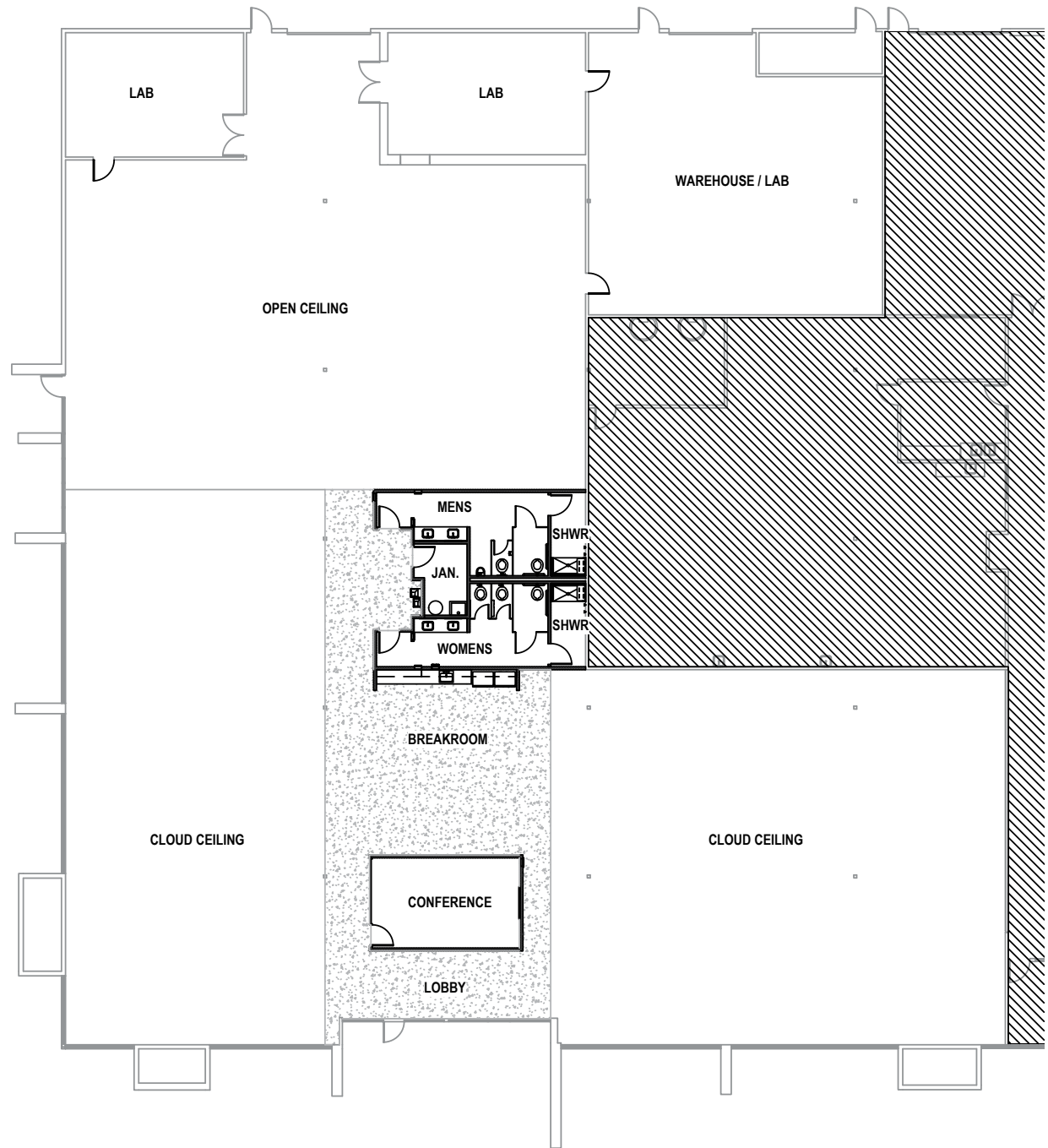
LEASED

SITEMAP



MONTAGUE
SQUARE

MARKET READY SPACE PLAN



MONTAGUE SQUARE

OFFICE USER TEST FIT

SOCIAL DISTANCING PLAN

SPACE PROGRAM

Conference	4
Offices	10
6x8 Workstations	48
7'-6" Benching	33
Collaboration	1
Machine	1
Mothers	1
Server	1
Labs	2
Shipping/Receiving	1
Copy/Print	1
Break	1



MONTAGUE SQUARE

OFFICE/R&D
USER
TEST FIT

SOCIAL DISTANCING PLAN

SPACE PROGRAM

Conference	4
Offices	10
6x8 Workstations	36
7'-6" Benching	21
Collaboration	1
Machine	1
Mothers	1
Server	1
Labs	4
Shipping/Receiving	1
Copy/Print	1
Break	1





TRANSPORTATION + AMENITIES MAP



@first

- Panera BREAD
- CVS pharmacy
- Five Guys
- Chick-fil-A
- Target
- Starbucks
- Rok

- Round Table PIZZA
- eatviet
- SUBWAY
- KoreanBBQ
- EXTREME Pita
- MINA'S

237

faz

- eatviet
- SUBWAY
- SENDO SUSHI
- Round Table PIZZA
- La Catalana
- von
- Sri's Kitchen
- Mina's Korean BBQ

- BAWARCHI
- TOGO'S
- TACO BELL

- Levi's STADIUM
- BOURBON STEAK

- SAMSUNG CAFETERIA (OPEN TO PUBLIC)
- Peet's Coffee & Tea
- Honeyberry

VTA BAYPOINTE STATION

PATXI'S PIZZA

MONTAGUE SQUARE

RIVER OAKS MARKETPLACE

- SUBWAY
- Starbucks
- CHASE
- GO FISH
- POKE BAR
- HOBEB'S
- Premier Pizza

E. TASMAN DRIVE

BART
NEW MILPITAS BART STATION

INTERSTATE 880

- Starbucks
- PATXI'S PIZZA

N. FIRST STREET

- RIVERMARK
- SAFeway
- HYATT
- COLD STONE
- RED ROBIN
- PIATTI SANTA CLARA
- SMASH BURGER
- SMASH BURGER
- Peet's Coffee & Tea
- Premier Pizza

VTA ORCHARD STATION

- Pedro's
- BIRK'S
- Marriott HOTELS & RESORTS

THE MARKET PLACE

- SUBWAY
- Starbucks
- dishdash
- PHO VIET
- Biryani
- iUNAMAS!
- OHAYAMA X PRESS
- THAI ORCHID
- Olive's Greek Garden
- PHILLY'S CHEESE STEAKS & WINGS

MONTAGUE EXPRESSWAY

- SANTA CLARA SQUARE
- Fleming's
- CHASE
- Lula's
- WHOLE FOODS
- Il Fornaio
- Peet's Coffee
- Pravito
- COMEBUY

10 MINS TO DOWNTOWN SAN JOSE

5 MINS TO SAN JOSE INTERNATIONAL AIRPORT



**MONTAGUE
SQUARE**

NEWMARK

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AGENTS**

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