

CAMPUS CENTER

MILPITAS / CA

115, 135, 155 McCarthy Blvd.

CampusCenterHPP.com



DON'T FOLLOW THE TREND. SET IT.

Located in Milpitas, Campus Center presents an incredible opportunity to get in on the ground floor of Silicon Valley's last boomtown. You'll get this market's highest-quality, completely repositioned space for an incomparable value.



Campus Center is a **65-acre** campus with **471,580 square feet** of transformed **office/R&D** buildings. Not only that, it includes 950,000 square feet of **build-to-suit** possibilities for a total of **1.5M square feet**.



THE BONUS: Campus Center is owned and operated by Hudson Pacific Properties—the Valley's most desirable landlord. It's win-win-win. Grab this opportunity now and set the trend for years to come.



950,000 SF
OFFICE/R&D/MANUFACTURING
DEVELOPMENT OPPORTUNITY

155

3-STORY
176,874 SF

135

3-STORY
176,874 SF

SPORTS
COURT

BASKETBALL
COURT

115

2-STORY
117,832 SF

100,000 SF TO 1.5M SF AVAILABLE

REVAMPED, REVITALIZED & READY FOR YOUR SUCCESS

Get ready to attract and retain top talent.

- 3 Office/R&D Buildings
 - + 471,580 SF
 - + Divisible to 100,000 SF
- 59,000 SF “open plan” floorplates
- New entries and lobbies
- High-end exterior amenities include:
 - + Basketball court and all-purpose sports field
 - + Patios with collaboration seating areas
 - + Direct access to Coyote Creek Trail
- Prominent building and monument signage
- High-tech infrastructure
 - + 11,900 AMPS @ 480V
 - + AT&T + Comcast fiber
 - + 750KW back-up generator
 - + 128 tons of supplemental HVAC
- Parking Ratio: 3.3/1,000
 - + 1,540 stalls with 7 dual charging stations (expandable)



MILPITAS: GROWING AT THE SPEED OF TECH

Here's the inside scoop on the Valley's next "it" town—where unprecedented development surrounding the new Transit Center is creating a vibrant City Center.

- No. 1 Fastest Growing City in Silicon Valley
(source: Realtor.com)
- No. 2 Fastest Growing City in California
(source: Realtor.com)
- Largest percentage of residents employed in computer and electronics industries
(source: U.S. Census)
- 30% population growth projected over the next 30 years (source: U.S. Census)
- The Fields: 143,000 SF of retail and restaurants and 1,500 luxury housing units available 2018-2020
- Virgin Hotel opening in 2019 (six other hotels approved)
- New BART/VTa transit hub (opening 2019) connects 25 Bay Area cities



YOU'RE IN GOOD COMPANY!

Here are just a few of the successful companies that call Milpitas home:



WALK THE CAMPUS CENTER WAY

Campus Center is easily walkable to the Coyote Creek Trail and McCarthy Ranch Shopping Center. Enjoy easy access to the 880, 680 and 237 freeways—or a dedicated shuttle connects to the new BART/VTA Transit Center, just eight minutes away.

NOTABLE NEARBY RESTAURANTS & RETAILERS:

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
- + 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

Milpitas Square

- + CBI Kitchen
- + Coco Leaf
- + Darda Seafood
- + Falafel Bite
- + Fantasia Coffee & Tea
- + Golden Chopsticks
- + 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
- + Pasta Pomodoro
- + PetSmart
- + Red Kwali
- + Romano's Macaroni Grill
- + Sleep Train

- Great Mall
- Thai Cafe
- Denny's
- New King Eggroll
- Chili's Grill & Bar
- Foster's Freeze
- Black Bear Diner
- Paris Baguette
- Lee's Sandwiches
- Pho Nguyen Vietnamese



CONCEPTUAL SPACE PLAN

115 MCCARTHY BOULEVARD — 1ST FLOOR



±59,000 SF

PROGRAM SUMMARY

Reception	1
Private Offices	23
Workstations (6'x8')	280
Workstations (6'x6')	44
Board Room	1
Conference Rooms	4
Huddle Rooms	7
Break Area	2
Print	5
Server Room	2
Stor.	6
Phone Room	3
Quiet Room	3
Collaborative Area	3
Flex Work Area	1
Lounge	2
Mail	1

Efficient floor plates with a building occupancy ratio of 197 SF per employee.

CONCEPTUAL SPACE PLAN

115 MCCARTHY BOULEVARD — 2ND FLOOR



±59,000 SF

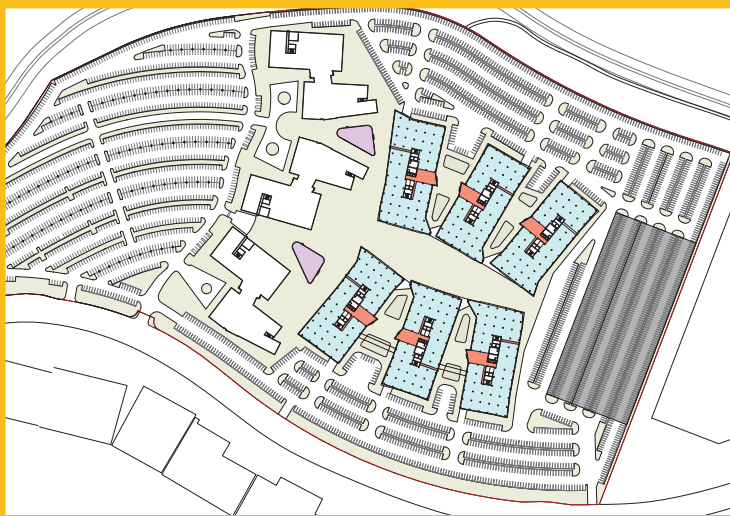
PROGRAM SUMMARY

Reception	1
Private Offices	38
Workstations (6'x8')	212
Board Room	2
Conference Rooms	5
Huddle Rooms	2
Break Area	2
Print	6
Server Room	2
Stor.	4
Phone Room	6
Quiet Room	4
Collaborative Area	5
Flex Work Area	1
Lounge	2
Mail	1

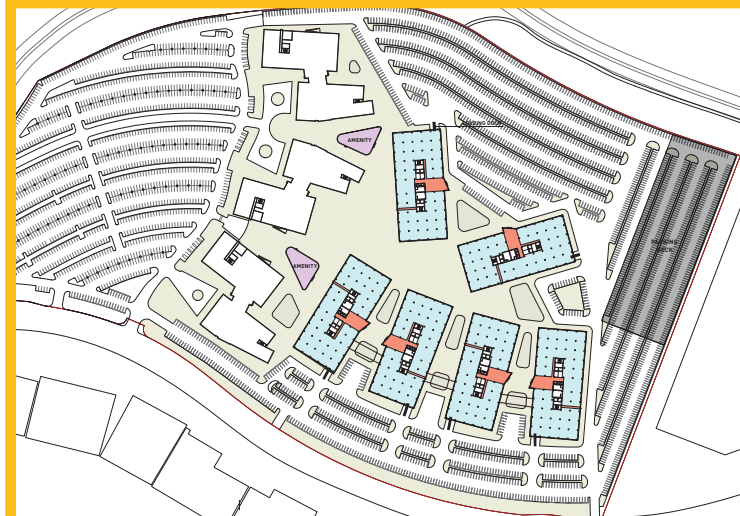
Efficient floor plates with a building occupancy ratio of 197 SF per employee.

YOU CAN GROW
YOUR OWN WAY



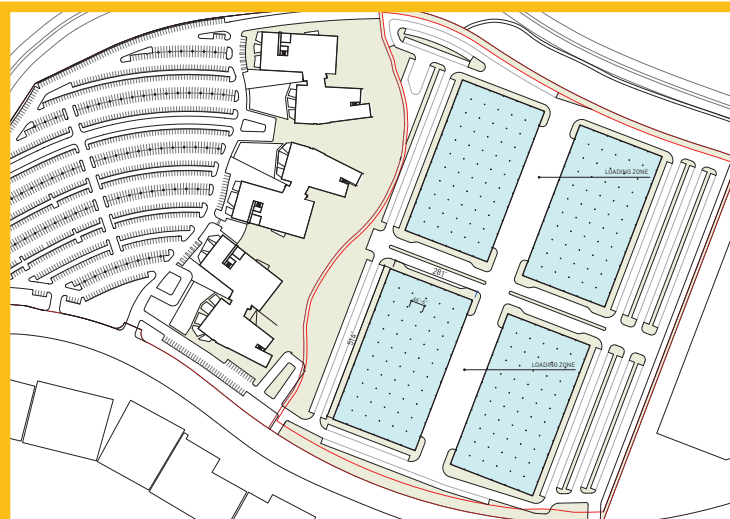


MASTERPLAN OPTION 1
6 R&D Buildings (3 Floors)

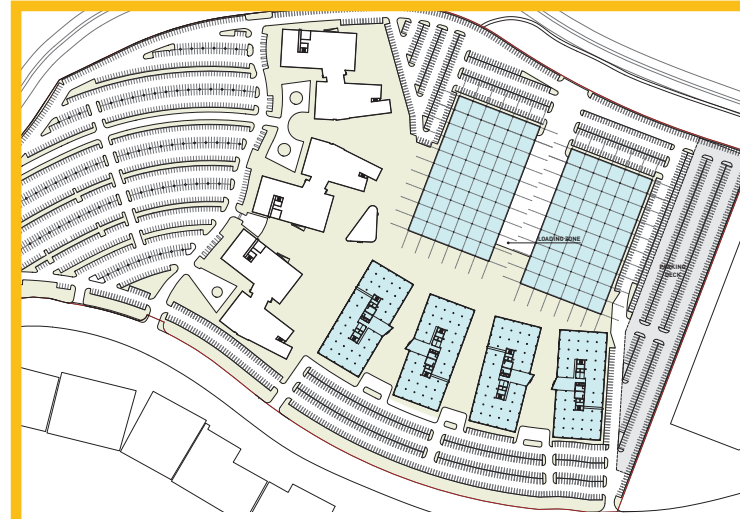


MASTERPLAN OPTION 2
6 R&D Buildings (3 Floors)

The most exciting thing about Campus Center is its flexibility.
We can help you build your space your way. And if you need more room?
Design a **custom 950,000 SF** facility on a **1.5M SF** campus.
Have it all or anything in between.



MASTERPLAN OPTION 3
4 Manufacturing Buildings (30' Clear Height)



MASTERPLAN OPTION 4
4 R&D Buildings (3 Floors) + 2 Manufacturing Buildings (30' Clear Height)



REIMAGINING NOW. TO CREATE WHAT'S NEXT.

Our story is simple: we buy, transform and operate marquee office buildings in the West Coast's most innovative markets.

We understand that finding and opening a new office space is a big deal—not just for your company, but for you and your employees. Because where we work is more than just where we work. It's part of who we are, and where we thrive.

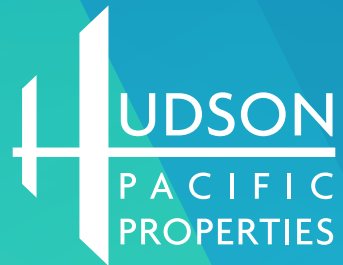
LEASING: Our team is committed to helping you find just the right space. No games. No bureaucratic layers. Just a focus on getting you into your new home.

DESIGN AND DEVELOPMENT: Our in-house construction team has years of experience—and deep relationships with architects, contractors and city officials. We provide surety so you can trust that your custom space will be delivered on time and on budget.

PROPERTY MANAGEMENT: We provide hospitality-style service—with the people and programs in place to make it happen. Annual tenant surveys, attentive on-site teams and an “expedited response” campaign keep our focus on your satisfaction.

At Hudson Pacific, our mission is to provide the state-of-the-art facilities and excellent service necessary to allow your business to achieve its full potential. Long story short? We do what we do best, so you can do what you do best.





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