



# Be Well @ ten200

10200 S DE ANZA BLVD | CUPERTINO

SINGLE TENANT OPPORTUNITY  
1 ACRE OF EXCLUSIVE OUTDOOR SPACE



# NEWMARK

RUBICON POINT  
PARTNERS

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# HEALTHY BUILDING ATTRIBUTES

OVER 1 ACRE OF USABLE OUTDOOR SPACE

ten200



**Full control: single tenant low-rise**



**Ability to circulate 100% outside air**



**1 acre of private outdoor area**



**Dedicated indoor/outdoor fitness area**



**763 secure parking stalls (4.8/1,000 ratio)**



**Ample walkable amenities: restaurants, hotels, & retail**



**Nanawalls open to outdoor workspace**



# 1 ACRE DEDICATED OUTDOOR SPACE

ten200

Indoor/outdoor  
collaboration area

763 Secure parking stalls

HVAC units  
equipped to  
circulate 100%  
outside air

Nanawalls to outdoor workspace

Potential  
indoor/outdoor  
fitness center

De Anza Boulevard

10200 S DE ANZA BLVD | CUPERTINO







**Rare single tenant opportunity | ±161,000 SF of immediately available Class A office**



Ability to circulate 100% outside air



Nanowalls to private indoor/outdoor work area



36,000 - 45,000 square foot floorplates



Building top signage along major thoroughfares



763 spaces in attached garage (4.8/1,000 ratio)



Over \$20M invested in infrastructure over past 10 years



Potential indoor/outdoor fitness center

## Over \$20 million in infrastructure investments in past 10 years

- **HVAC with ability to circulate 100% outside air**
  - **Gas line for BBQ**
  - **EV charging stations**
  - **Kitchen remodel**
  - **Walk-in freezer/cooler room**
  - **Sound-attenuated boardroom and training room**
  - **Ground floor lab**
  - **600 kW emergency generator**
  - **Air-cooled chiller replacement**
  - **Irrigation controller**
  - **Cooling tower epoxy coating & media replacement**
  - **New roll-up door at loading dock**
  - **Plus: Energy savings of approximately \$120,000 per year over PG&E costs**
- 
- **Parking:**
    - 763 stalls; 4.8/1,000 RSF
    - 5 EV charging stations
    - Secure underground garage
    - Direct interior access
  - **Year built: 1998**
  - **Year renovated:** Renovation underway, immaculately maintained by owner-users to date
  - **Access:**
    - I-280 3 minutes, 0.9 mi
    - SR-85 4 minutes, 1.1 mi
  - **Zoning: P - Planned Development**
  - **Measurement: 160,837 RSF total**
    - Ground: 44,504 SF
    - 2nd: 39,730 SF
    - 3rd: 40,567 SF
    - 4th: 36,036 SF
  - **Private adjacent outdoor area: ±1 AC**
  - **Outdoor amenities: Refresh planned**
    - Mature landscaping with drought-tolerant plantings underway
    - Neighboring amphitheatre for outdoor all-hands gatherings
    - Located in a walkable community with a wide array of retail and dining options
  - **Indoor amenities:**
    - Nanawalls enable the largest available private indoor/outdoor workspace in Silicon Valley
    - Sound dampened executive board room
    - Ample conferencing and training facilities, including sound dampened training room
    - Expansive wraparound windowline provides abundant natural light and sweeping views
    - Ground-floor lab
    - Dual lobby structure for improved security
    - Ground floor locker rooms contain six showers
    - Full commercial kitchen with adjacent support areas
    - Walk-in deep freeze and cooler room off loading dock
  - **Ceiling heights:**
    - Lobby: 20'
    - Floor to drop ceilings: 9-11'
    - Deck to deck: Approx. 13' 6"
  - **Fire & life safety:**
    - Fully sprinklered, including stairwells and garage
    - Fire Lite MS-9600-UDLS addressable fire alarm system
  - **Elevators: 4**
    - 1 freight at loading dock
    - 2 serving garage to first floor
    - 2 serving office floors
  - **Security: Full camera system in place**
  - **Electrical power: 12.3 watts per RSF**
    - 3,000 Amp 480/277 Volt 3-Phase 4-Wire switchgear
    - 2 electrical rooms per floor
  - **HVAC:**
    - Ability to "free cool" with 100% outside air
    - 470 total tons of cooling capacity:
      - 2 water-cooled centrifugal air chillers (190 and 280 tons) circulate to 2 built-up air handling units serving interior and perimeter VAV boxes
      - 3 40-ton roof-mounted air-cooled chillers can support 24/7 operations
  - **Restrooms:**
    - 4 fixtures per gender per floor
    - 9 gender-neutral restrooms:
      - At least two gender-neutral restrooms per floor
      - Two secure garage-accessible gender-neutral restrooms on ground floor
    - Showers and locker room on first floor
  - **Loading dock:**
    - New at-grade overhead roll-up door measuring 24'x14'
    - Leveler and bumpers
  - **Roofing system: Bitumen membrane**
  - **Emergency power:**
    - Caterpillar 600 kW diesel-powered emergency generator (2011)
    - Adjacent ground-mounted 650-gallon diesel storage tank
    - Essential systems and entire third floor supported
  - **Lighting:**
    - Office and garage: T8 motion sensed fixtures
    - Daylight harvesting system
  - **Utility service providers:**
    - Electricity: Constellation Energy
    - Water: City of Cupertino
    - Sanitary: Cupertino Sanitary District
    - Gas: PG&E
    - Trash: Recology
    - Telephone: AT&T
    - Cable: Comcast



FLEXIBLE FINISH OPPORTUNITIES

ten200



# SOCIAL DISTANCING SPACE PLAN

- CONF. ROOMS
- PRIVATE OFFICES
- PHONE ROOMS
- DESKS

17  
5  
6  
180

**Total capacity:**  
**180 dedicated desks**

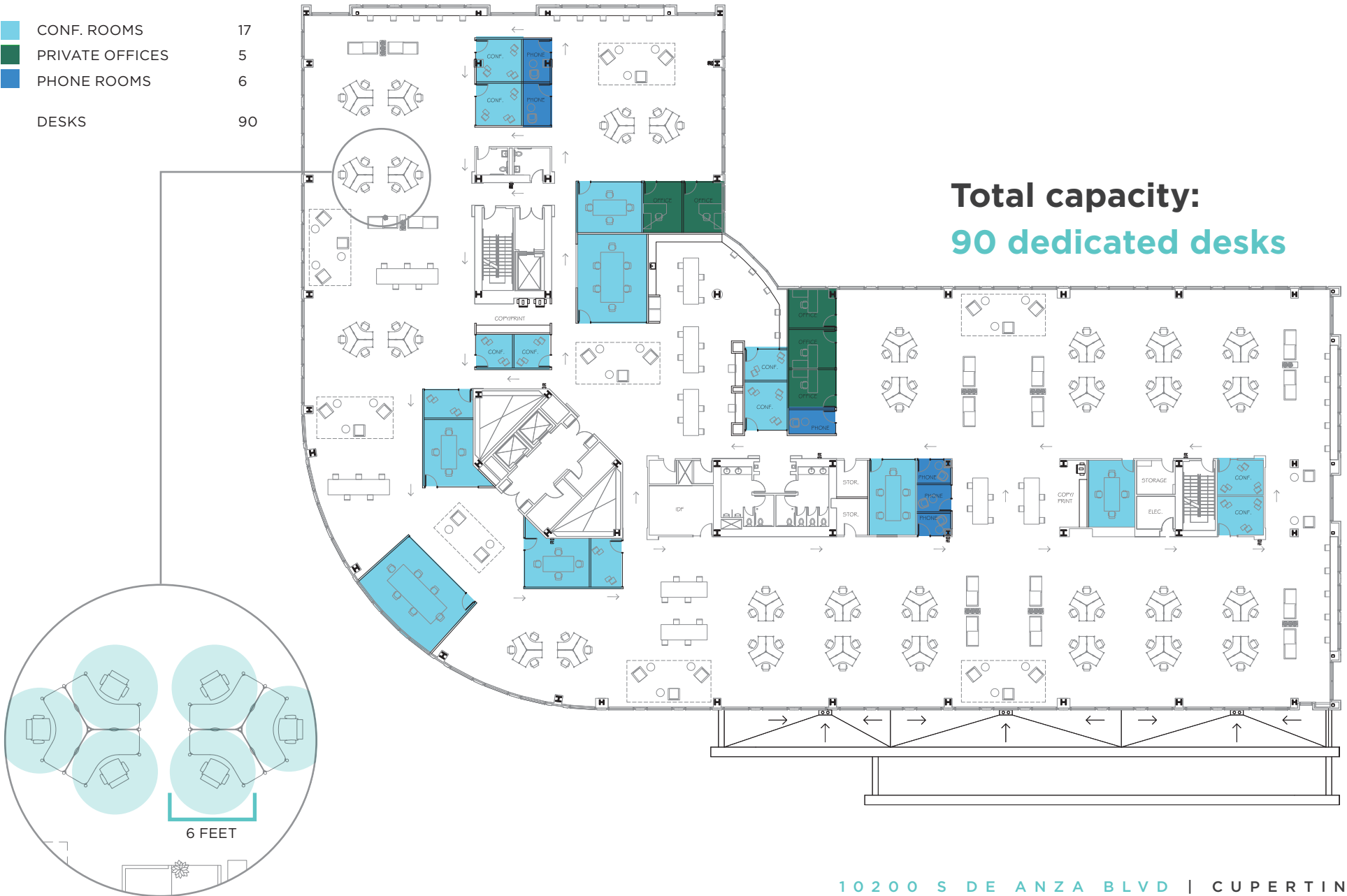


# SOCIAL DISTANCING COLLABORATIVE SPACE PLAN

- CONF. ROOMS
- PRIVATE OFFICES
- PHONE ROOMS
- DESKS

17  
5  
6  
90

**Total capacity:**  
**90 dedicated desks**

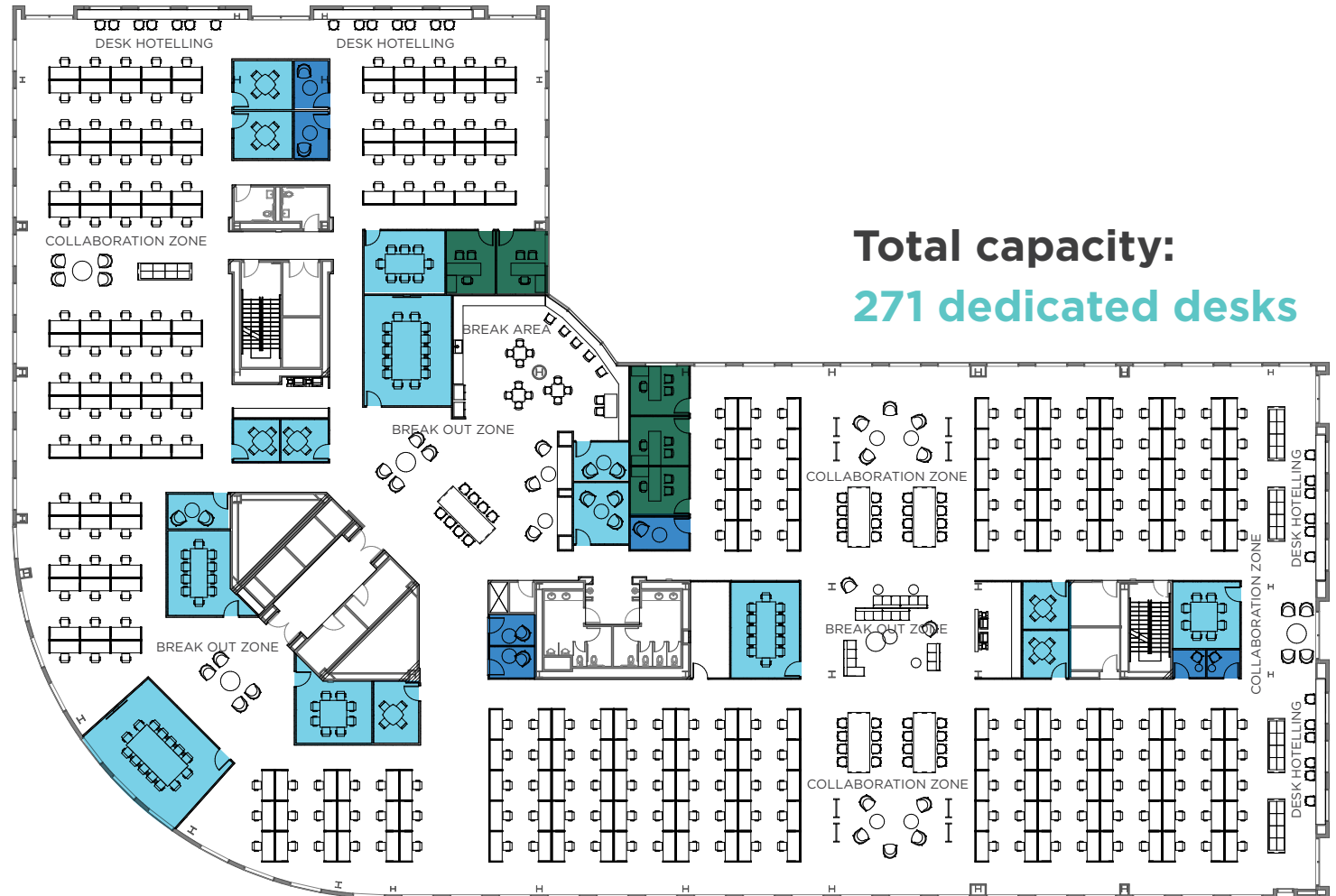




# TRADITIONAL SPACE PLAN

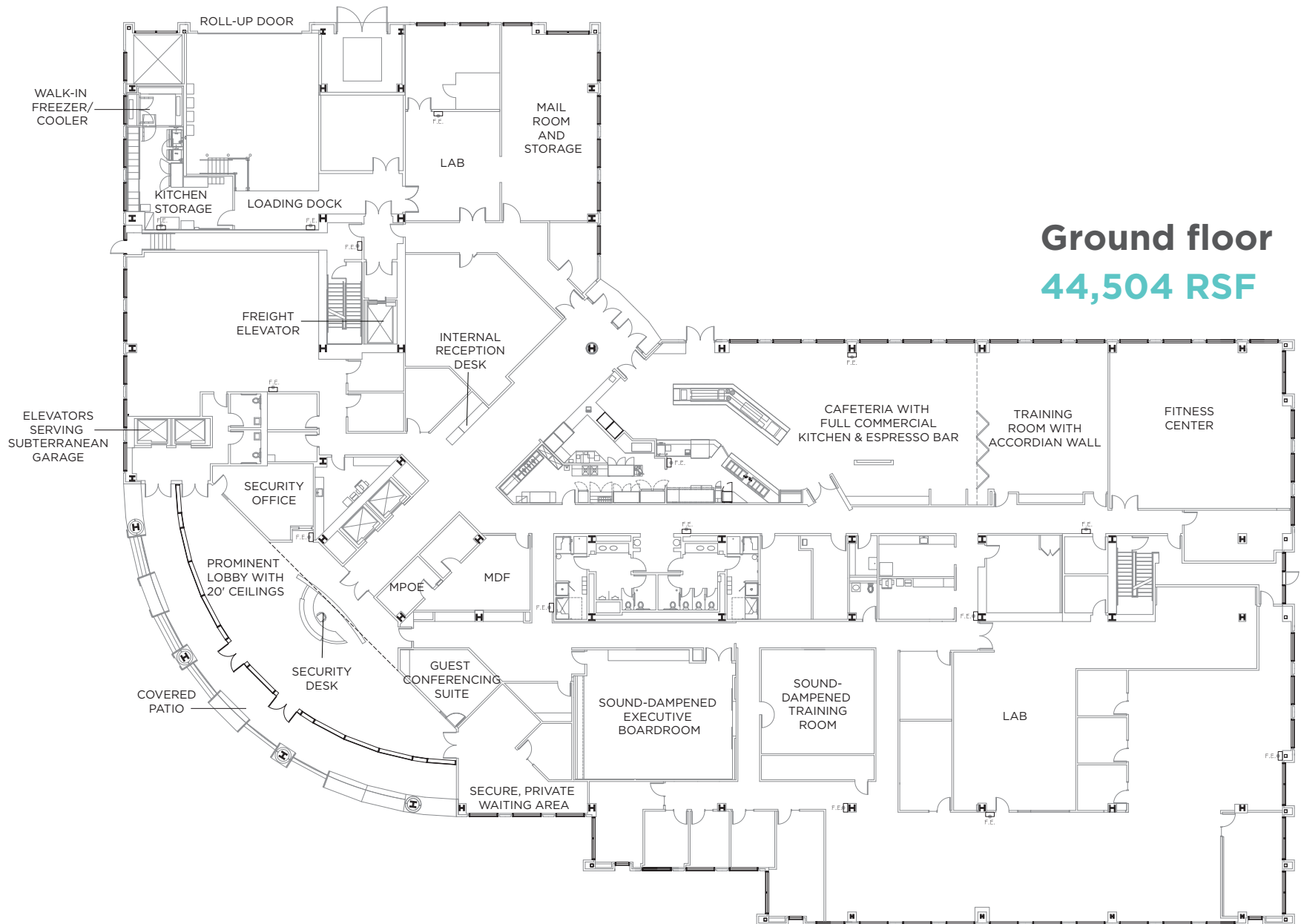
- CONF. ROOMS
- PRIVATE OFFICES
- PHONE ROOMS
- DESKS

17  
5  
7  
271



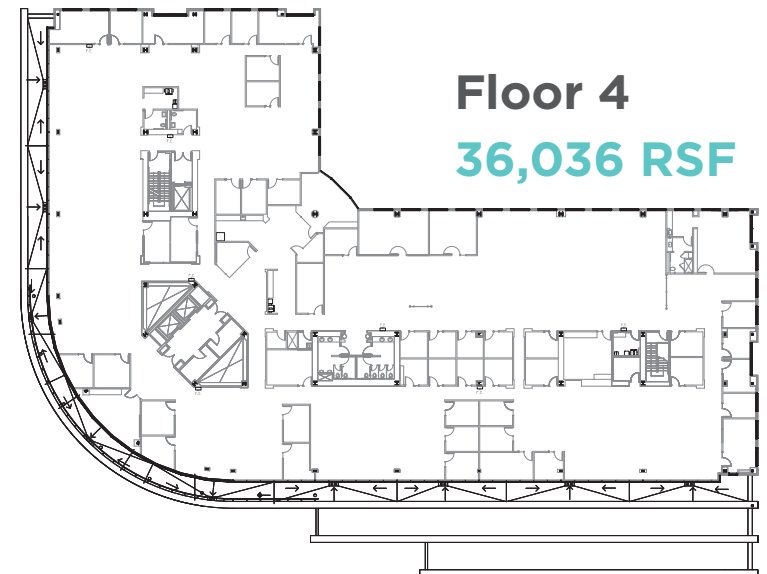
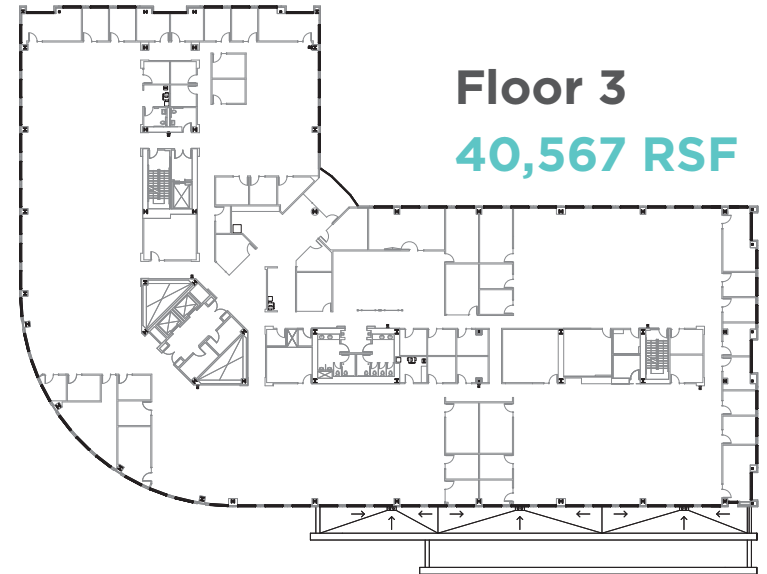
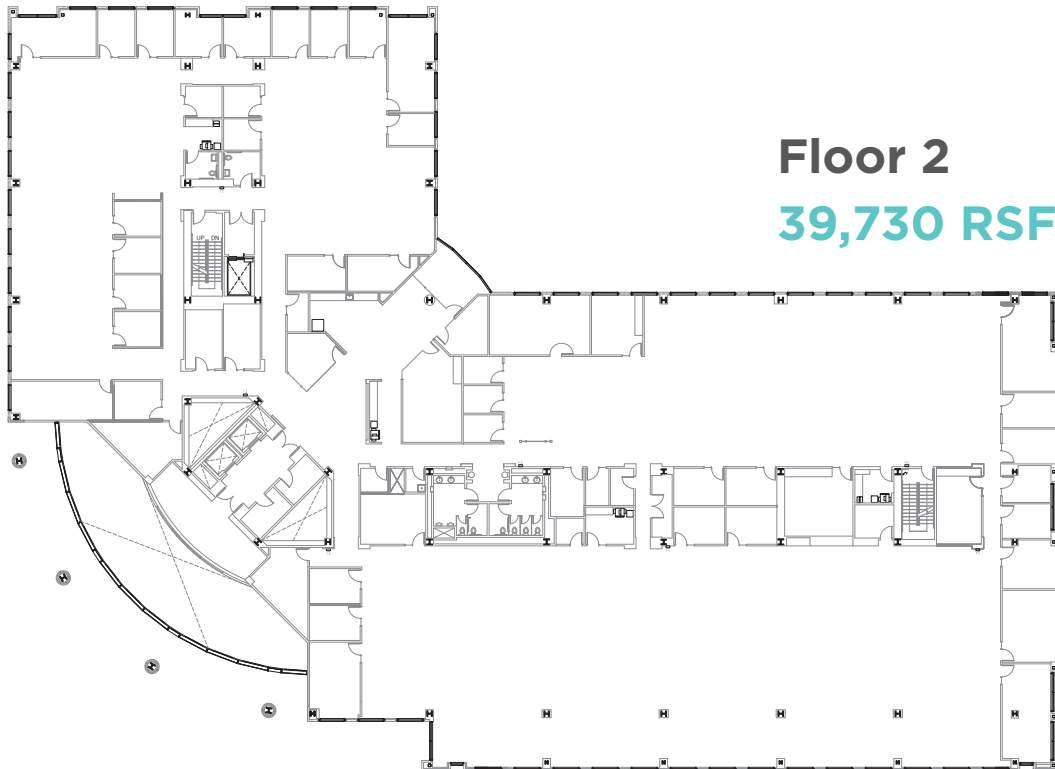
**Total capacity:**  
**271 dedicated desks**

# EXISTING BUILDOUT: GROUND FLOOR



**Ground floor**  
**44,504 RSF**



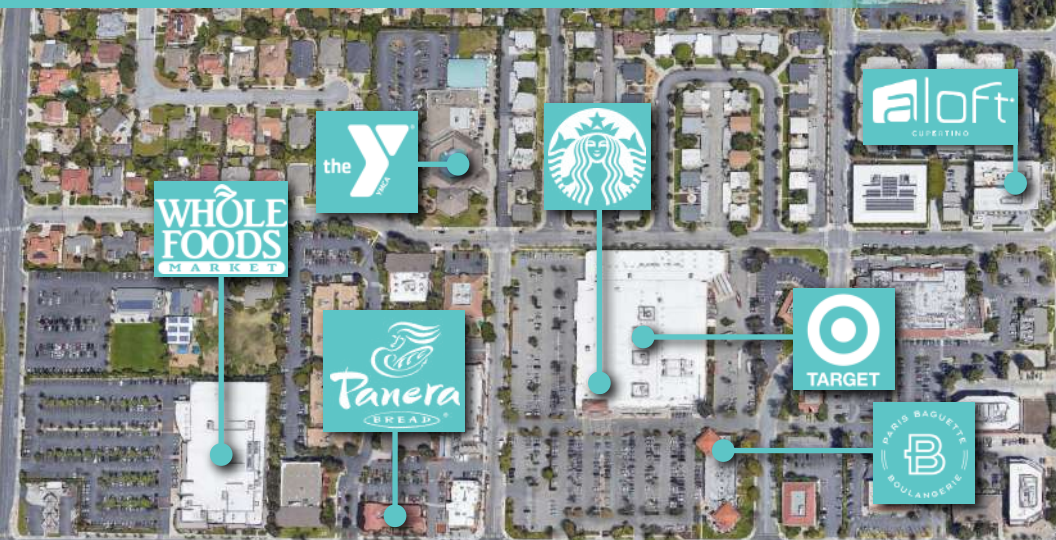




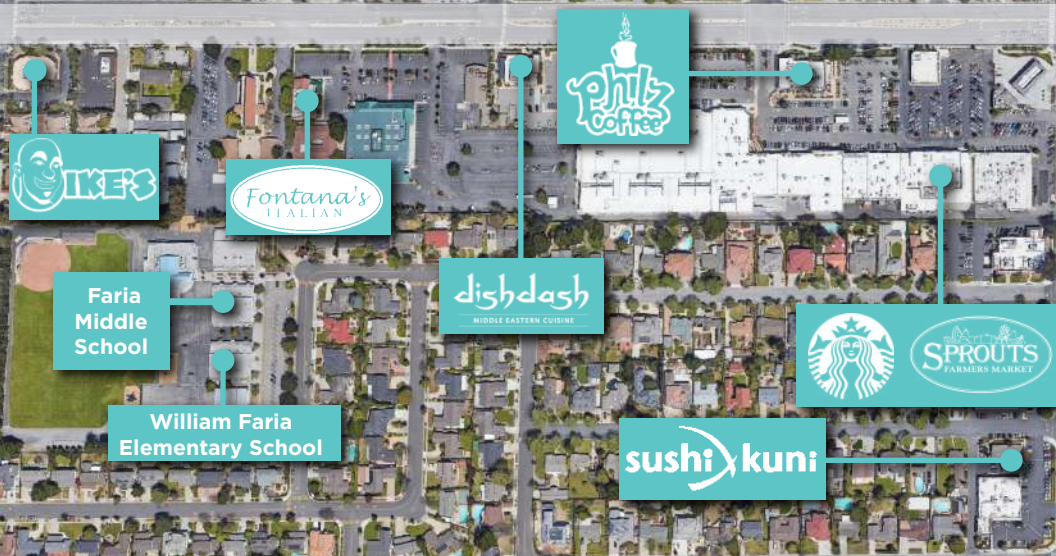
# WALKABLE AMENITIES



5 min drive from I-280 and CA-85



NIDE ANZA BLVD



STEVENS CREEK BLVD



RODRIGUES AVE



S DE ANZA BLVD

Qin-tang Charm



# IN THE HEART OF SILICON VALLEY

ten200



101

237

237

101

280

ten200  
cupertino city center

Cupertino City Center

one infinite loop

Apple Park

Vallejo Town Center Development

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# REGIONAL OVERVIEW

## City of Cupertino highlights

- 64,000 residents
- 70% of residents hold a bachelor's degree or higher

## Convenient access to three airports

- Mineta San Jose International Airport (SJC): 13 minutes
- San Francisco International Airport (SFO): 36 minutes
- Oakland International Airport (OAK): 45 minutes

## 50 Bay Area universities, including:

- Stanford
- UC Berkeley
- UCSF
- Santa Clara University
- San Jose State





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