



**MONTAGUE
SQUARE**

JEFF ARRILLAGA ♦ 408.982.8478

JOE KELLY ♦ 408.987.4111

MIKE SAIGN ♦ 408.982.8403

±33,067 sf

MODERNIZED OFFICE + R&D SPACE
Available For Lease

NEWMARK

**WA WASHINGTON
HOLDINGS**

3070 ORCHARD DRIVE // SAN JOSE

MONTAGUE
SQUARE

6

BUILDINGS

237^k

SF OF SPACE

16

ACRE CAMPUS

Create +
Collaborate +
Thrive

Extensive Exterior, Interior and
Campus Modernizations Underway

Design by Studio G + SWA Architects

Highly Flexible Office + R&D
Buildings

Dock and Grade Level Loading

3.3/1,000 SF Parking Ratio

1,600 Amps @ 120/208 Volt Power

14' - 16' Clear Height

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



CLICK HERE FOR
VIRTUAL TOUR

3070 ORCHARD DRIVE | SAN JOSE

MONTAGUE SQUARE

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/R&D
USER
TEST FIT**

SOCIAL DISTANCING PLAN



SPACE PROGRAM

Conference	5
Offices	8
6x8 Workstations	74
7'-6" Benching	20
Collaboration	3
Phone	3
Training	1
Server	1
Lab	2
Shipping/Receiving	2
Copy/Print	1
Break	1



TRANSPORTATION + AMENITIES MAP



@first

- Panera BREAD
- CVS pharmacy
- FIVE GUYS
- Chick-fil-A
- Rok
- Target
- Starbucks

237

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

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

faz

VTA BAYPOINTE STATION

RIVER OAKS MARKETPLACE

- SUBWAY
- Starbucks
- CHASE
- GO FISH
- HOBBS
- Premier PIZZA
- PATXI'S PIZZA

NEW MILPITAS BART STATION

INTERSTATE 880

MONTAGUE SQUARE

N. FIRST STREET

MONTAGUE EXPRESSWAY

RIVERMARK

- SAFEMARK
- SAFEMARK
- HYATT
- COLD STONE
- RED ROBIN
- PIATTI SANTA CLARA
- SMASH BURGER
- Pedro's Coffee & Tea
- Premier PIZZA

VTA ORCHARD STATION

THE MARKET PLACE

- SUBWAY
- Starbucks
- dishdash
- PHO VIET
- Biryani
- IUNAMAS!
- THAI ORCHID
- Olive's Greek Garden
- PHILLY'S CHEESESTEAKS & WINGS

10 MINS TO DOWNTOWN SAN JOSE

5 MINS TO SAN JOSE INTERNATIONAL AIRPORT

Levi's STADIUM

BOURBON STEAK

Pedro's

BIRKS

Marriott HOTELS & RESORTS

SANTA CLARA SQUARE

- Fleming's
- CHASE
- La Colombe
- WHOLE FOODS
- Il Fornaio
- Pedro's Coffee
- Peet's
- CORIBUY



**MONTAGUE
SQUARE**

NEWMARK

**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

Vice Chairman
msaign@ngkf.com | 408.982.8403
CA RE License #01706668

3055 Olin Avenue, Suite 2200, San Jose, CA 95128 | 18-0542.01/21

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.