



HIGH-IMAGE CREATIVE OFFICE IN THE HEART OF DOWNTOWN CAMPBELL  
TOTAL PROJECT SIZE ±10,400 SF



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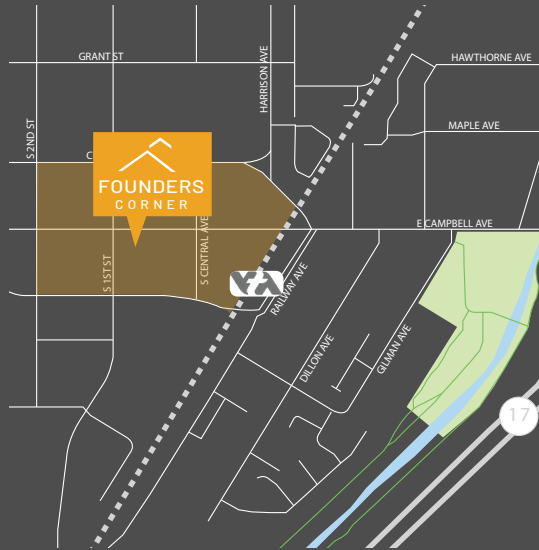
REAL ESTATE DEVELOPERS

## PROJECT HIGHLIGHTS

- New high-image creative office development totaling 10,400 SF
- New construction built around Opa!, Mo's, and Willard Hicks
- Green Building features including solar panels, View Glass, and LED lighting
- View Glass Technology automatically adjusts to heat and solar glare
- Air quality and cooling optimized through operable windows and Big Ass Fans
- Barn-style high-volume environment with contemporary finishes
- Progressive image with fantastic architectural appeal
- Energized atmosphere with private balcony overlooking Campbell Avenue
- Tremendous dining and entertainment options
- Building card-key access and energy efficient building systems



# LOCATION



- Convenient West Valley location with surging amenity base
- Prominent signage opportunities with excellent visibility
- Easy access to Highways 85 & 17 and Interstate 280 & 880
- Walking distance to Campbell Lightrail serving Diridon Station
- Optimal Downtown Campbell location rich with amenities
- Immediate access to ample free parking in neighboring garages



# AMENITIES MAP

## EAT

1. Tigelleria Organic Restaurant
2. Stacks
3. La PanotiQ
4. Aqui's
5. Opa
6. Mo's Breakfast and Burger Joint
7. Willard Hicks
8. A Bellagio Italian
9. The Water Tower
10. Liquid Bread Gastropub
11. Nashmarkt
12. Brown Chicken Brown Cow
13. Blueline Pizza

## SEE

1. Downtown Campbell Farmer's Market
2. Campbell Historical Museum
3. Ainsley House

## PLAY

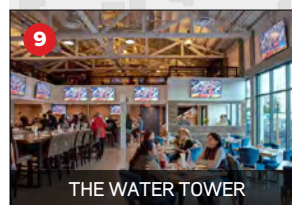
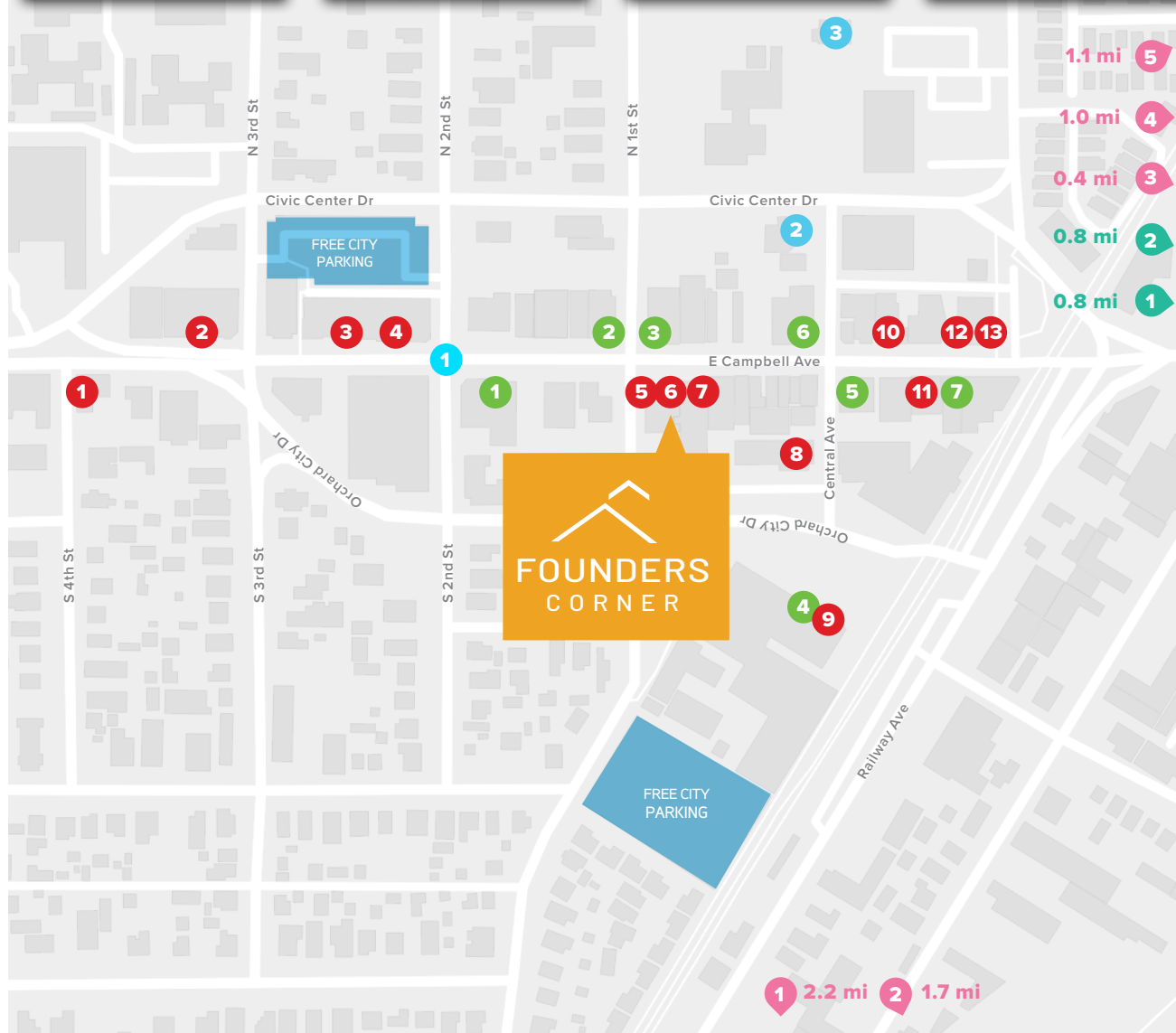
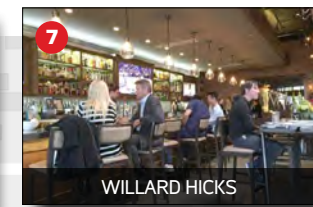
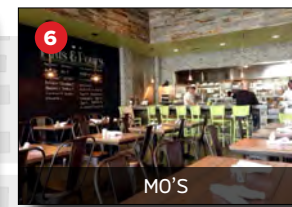
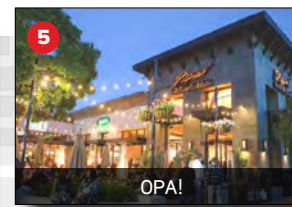
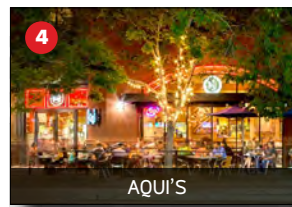
1. Tessora's Barra De Vino
2. Starbucks
3. Recycled Bookstore
4. Khartoum
5. Flights
6. Orchard Valley Coffee
7. LVL Up

## STAY

1. Bristol Hotel
2. Residence Inn
3. Campbell Inn
4. The Doubletree Campbell
5. Courtyard San Jose Campbell

## BANK

1. Citibank
2. Bank of America





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