

77 RIO ROBLES

SAN JOSE, CA | SINGLE STORY | ±70,000 SF FOR LEASE



NICK LAZZARINI

nick.lazzarini@cushwake.com
+1 408 615 3410
Lic. #01788935

KELLY YODER

kelly.yoder@cushwake.com
+1 408 615 3427
Lic. #01821117

TODD BEATTY

todd.beatty@cushwake.com
+1 408 615 3418
Lic. #00976940

STEVE HORTON

steve.horton@cushwake.com
+1 408 615 3412
Lic. #01127340

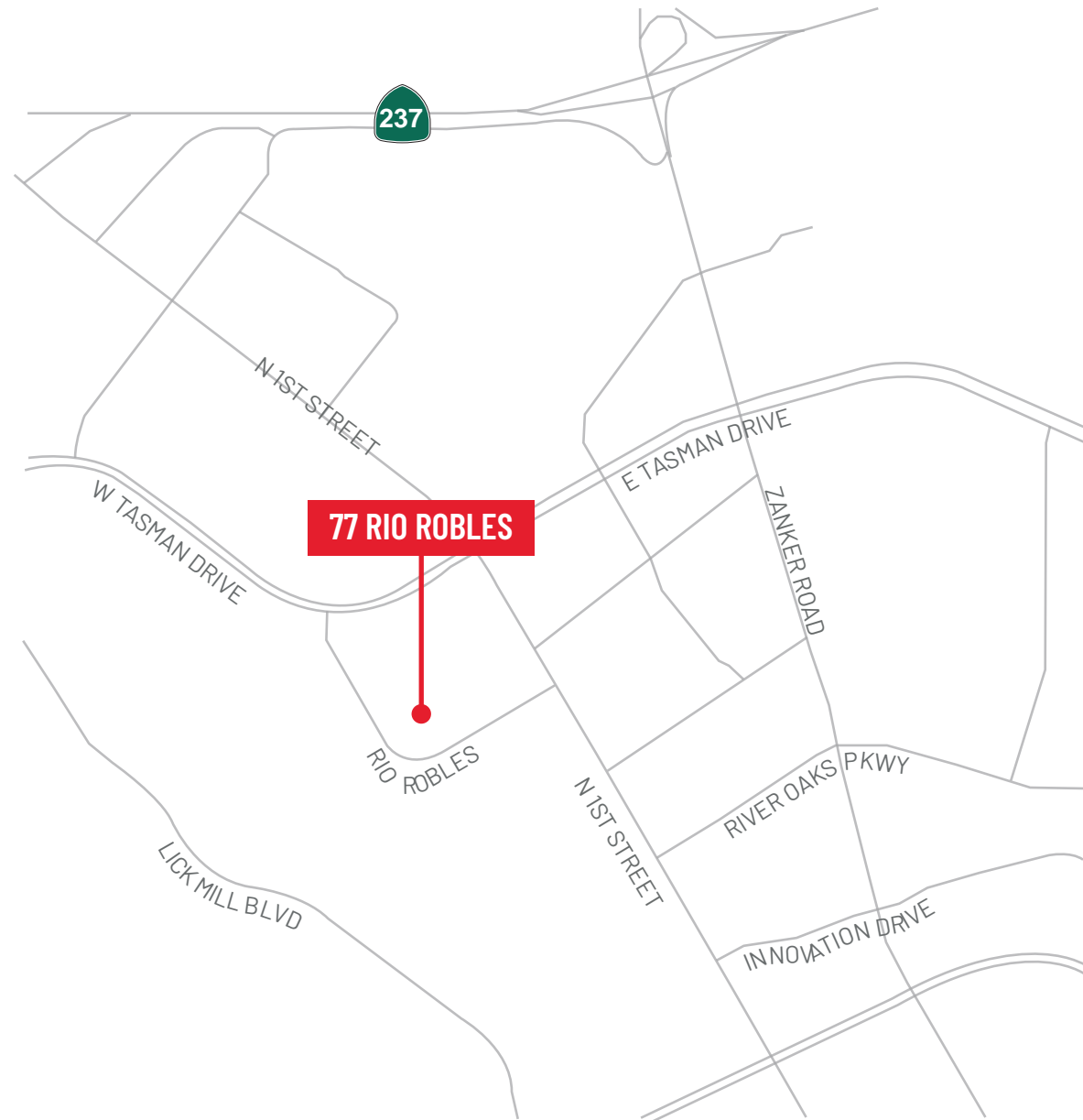
THE
RMR
GROUP

 **CUSHMAN &
WAKEFIELD**

PROPERTY HIGHLIGHTS

- ±70,000 SF Available
- Single Story
- Plug & Play Potential
- High Identity North San Jose Location
- High-End Interiors with Abundant Natural Light
- Large Cafeteria with Adjacent Outdoor Amenity Area
- Expansive Training Room
- ±3.5/1,000 Parking
- EV Charging Stations
- 1/2 Mile to Tasman Light Rail Station
- Walkable Amenities

77 RIO ROBLES





77 RIO ROBLES

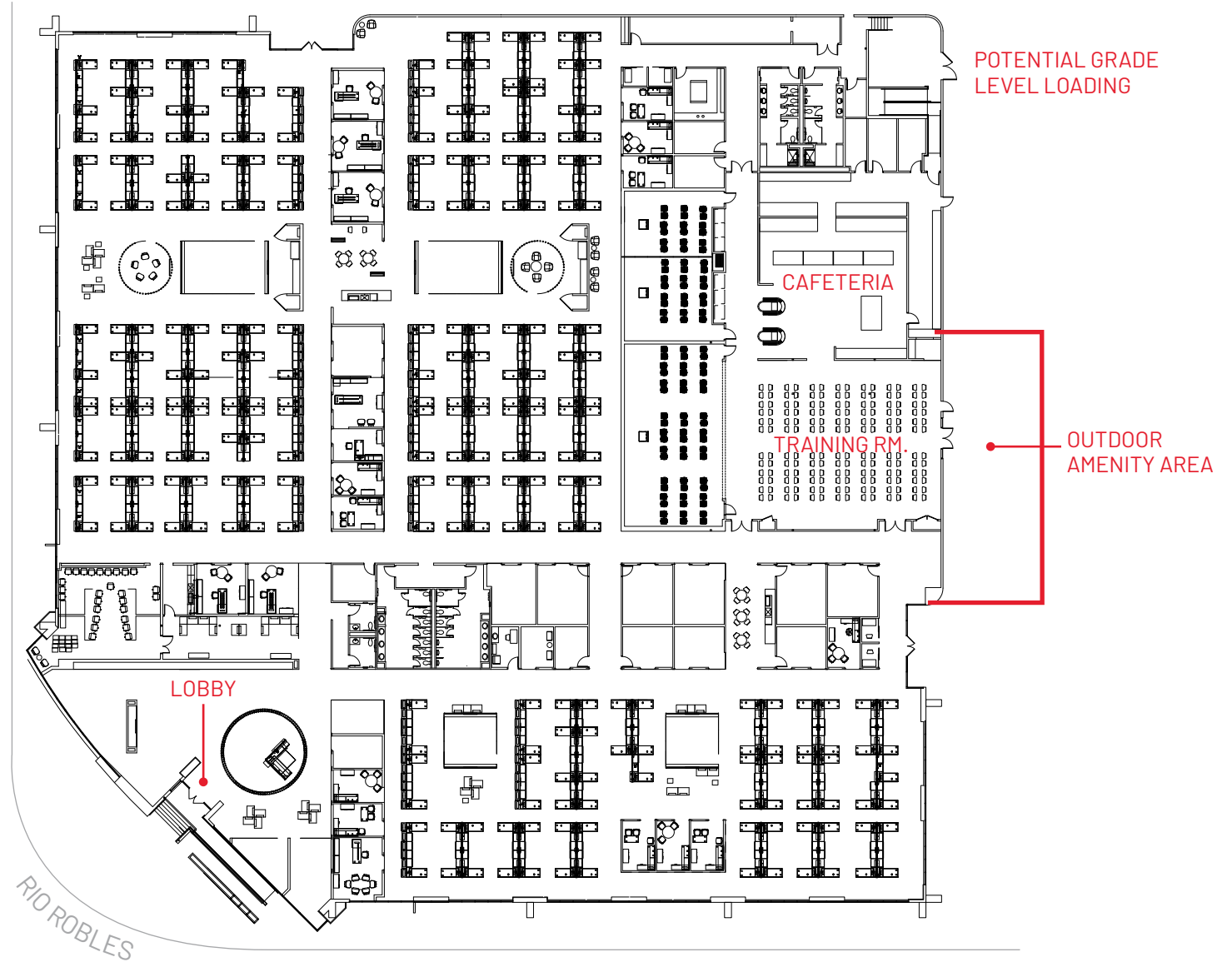


FLOOR PLAN

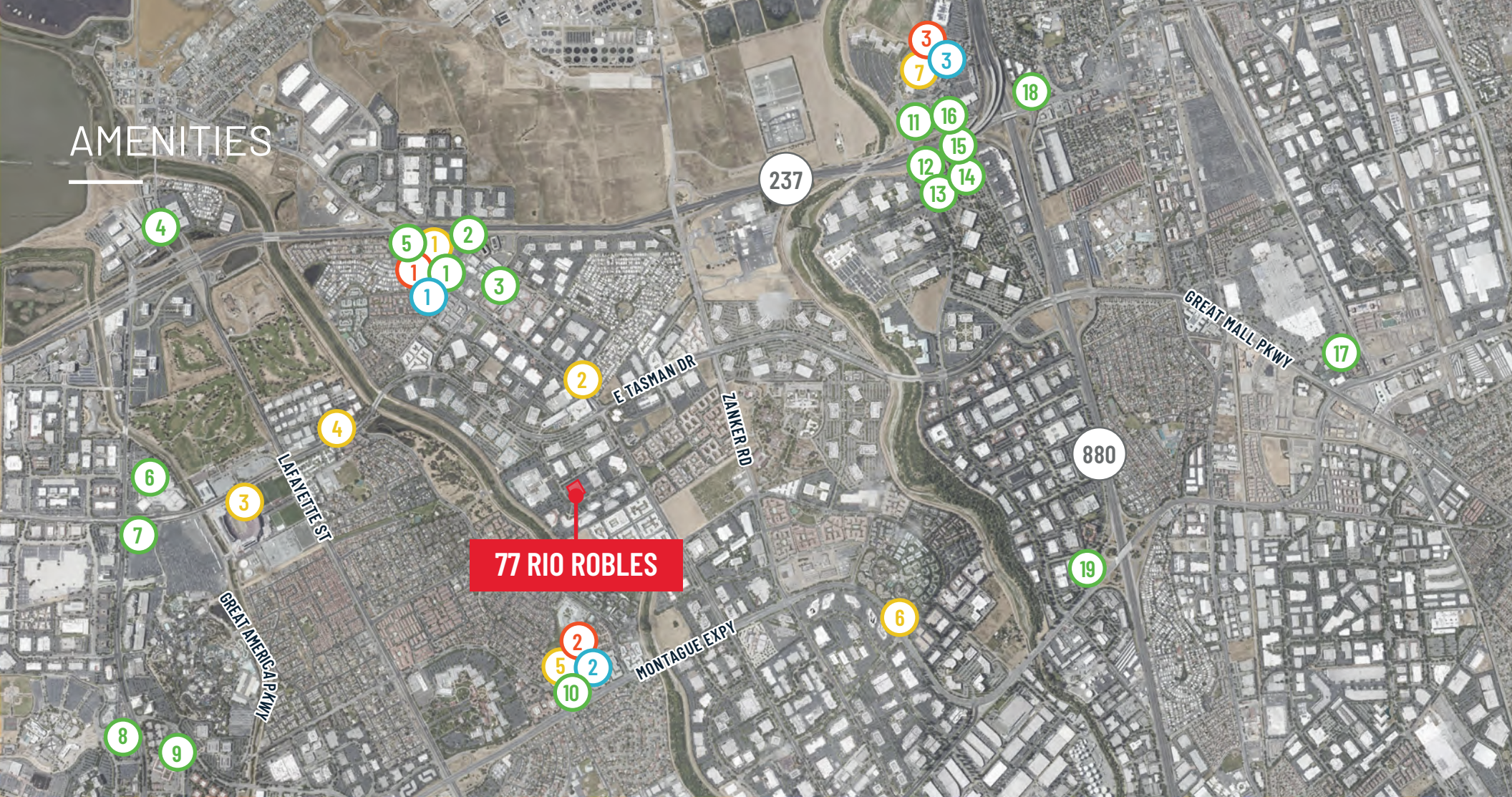
77 RIO ROBLES

±70,000 SF

- ±253 Workstations
- 18 Private Offices
- 21 Conference Rooms
- 4 Phone Rooms
- 3 Training Rooms



AMENITIES



FOOD

1. The Coffee Bean & Tea Leaf
Chipotle
Chick-fil-A
Sweet Tomatoes
Five Guys
Panera Bread
Rok Steakhouse
2. Subway
Round Table Pizza
La Catalana
Sendo Sushi
Extreme Pita
Mina's Korean
Tandoori Bites
3. Levi's Stadium
Bourbon Steak
Pho Kang
Carl's Jr.
Butter & Zeus
Dona Maria
Bistro Siam
Mikayla's Café
Togo's
4. Red Robin
Jamba Juice
Peet's Coffee
Chipotle
Yoyo Sushi
Jersey Mike's
5. Safeway
Yan Can Asian Bistro
Cold Stone
The Prolific Oven
Piatto's
Smashburger
Starbucks
Mazbaan Bar
Fantasia Coffee
6. Hobe's
Premier Pizza
China Taste
Subway
Falafel's N More
Starbucks
7. Starbucks
Macaroni Grill
Michael's
On the Border
Black Angus
Home Town Buffet
Banana Leaf
McDonald's
Taco Bell
DishDash Grill



HOTELS

1. Hyatt House
Courtyard SJ
2. Courtyard Marriott
3. Hyatt House
4. Extended Stay America
Aloft Santa Clara
5. Homewood Suites-Hilton
6. Hyatt Regency
7. Hilton Santa Clara
8. Avatar Hotel
9. Santa Clara Marriott
10. Hyatt House
11. Hilton Garden Inn
12. Staybridge Suites
13. Extended Stay America
14. Crowne Plaza
15. Hampton Inn
16. Larkspur Landing
17. Townspur by Marriott
18. Best Western Plus/
Brookside Inn
19. Sheraton San Jose
Sonesta Silicon Valley



SHOPPING

1. Target
CVS
Supercuts
2. Nail Spa
Dental Spa
3. Best Buy
Michael's
Ross
PetSmart
Walmart
Dollar Tree



BANKS

1. Chase Bank
2. Wells Fargo
3. Bank of America
Wells Fargo

77 RIO ROBLES



11 MINUTE RIDE ON LIGHT RAIL FROM TASMAN STATION TO MILPITAS BART STATION
16 MINUTES ON LIGHT RAIL FROM TASMAN STATION TO ACE TRAIN

77 RIO ROBLES

SAN JOSE, CA | SINGLE STORY | ±70,000 SF FOR LEASE

NICK LAZZARINI

nick.lazzarini@cushwake.com
+1 408 615 3410
Lic. #01788935

KELLY YODER

kelly.yoder@cushwake.com
+1 408 615 3427
Lic. #01821117

TODD BEATTY

todd.beatty@cushwake.com
+1 408 615 3418
Lic. #00976940

STEVE HORTON

steve.horton@cushwake.com
+1 408 615 3412
Lic. #01127340

THE
RMR
GROUP

