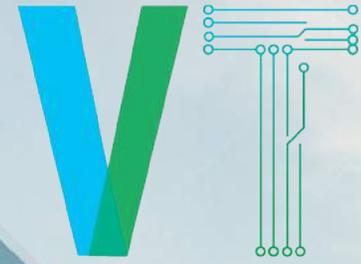


# CONTEMPORARY SILICON VALLEY OFFICE + R&D CAMPUS



## VALLEYTECH

NORTH SAN JOSE

±4,882 TO ±187,475 SF  
AVAILABLE FOR LEASE

**JON MACKEY**  
408.987.4129  
jmackey@ngkf.com

**MICHAEL SAIGN**  
408.982.8403  
msaign@ngkf.com

**JOE KELLY**  
408.987.4111  
joe.kelly@ngkf.com



# PROJECT HIGHLIGHTS & AVAILABILITIES



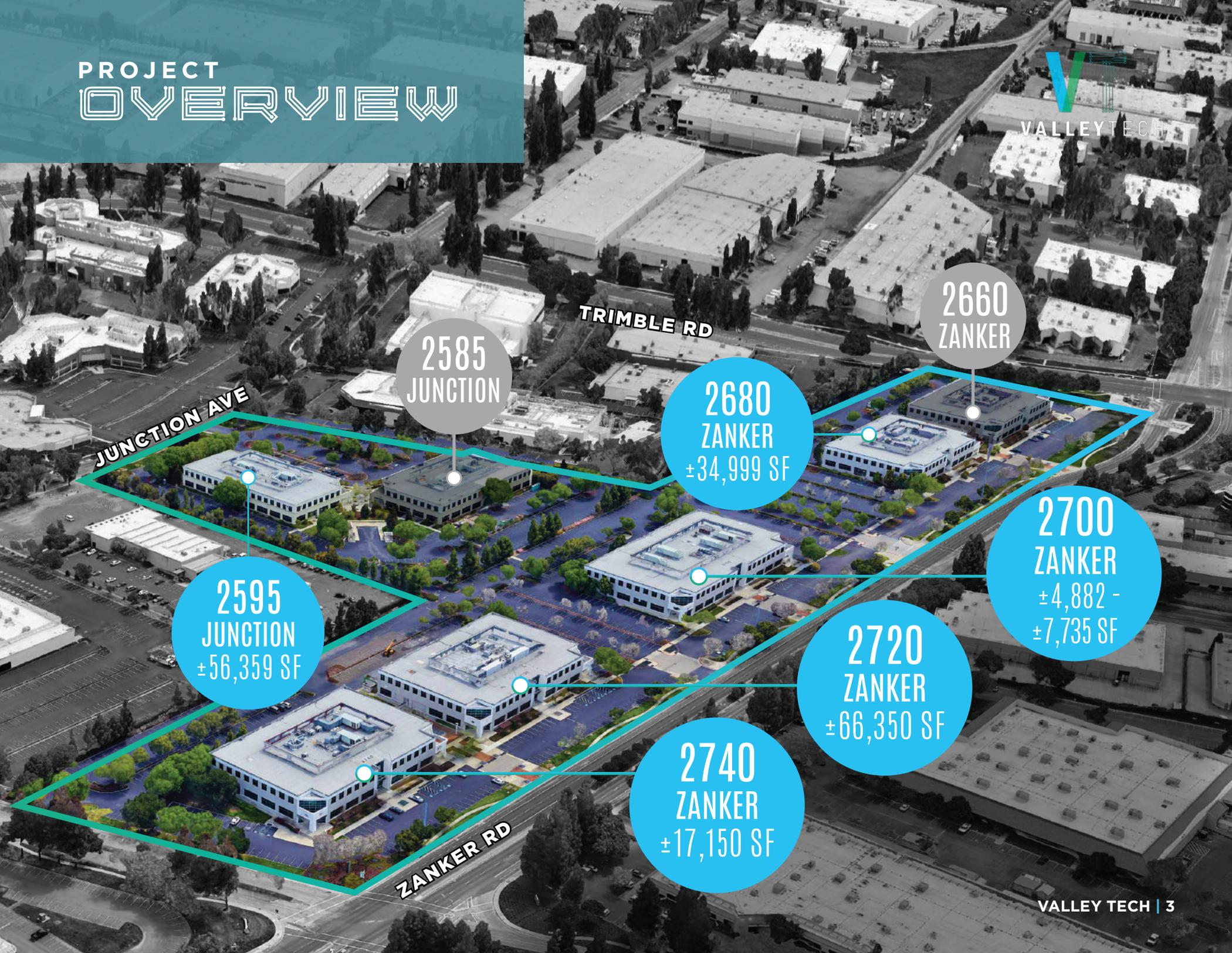
- Premier 7-Building North San Jose Office + R&D Campus
- Major Interior Market Ready Renovations Complete
- WiFi Enabled New Project Outdoor Amenity Area
- Flexible Availability Sizes and Expansion Alternatives
- Prominent Signage and Branding Opportunities
- Plentiful 3.6/1,000 SF Parking Ratio
- Robust Building Shipping and Receiving Capabilities
- 2,000 Amps @ 480 Volt Power Service to Each Building
- MERV Air Filtration Systems Installed Throughout Campus
- Convenient Access to Highways 101, 880 and BART
- Excellent ISP Fiber Connectivity from AT&T, Verizon and Zayo
- Walking Distance to Light Rail, Restaurants and Hotels

## CURRENT AVAILABILITIES

- ±4,882 SF | 2700 Zanker Rd, Suite 160 
- ±7,735 SF | 2700 Zanker Road, Suite 180 | Available 01/01/2021 
- ±17,150 SF | 2740 Zanker Rd 
- ±34,999 SF | 2680 Zanker Rd, Suites 150 & 250 
- ±56,359 SF | 2595 Junction Ave 
- ±66,350 SF | 2720 Zanker Rd 



# PROJECT OVERVIEW



JUNCTION AVE

TRIMBLE RD

2585  
JUNCTION

2660  
ZANKER

2680  
ZANKER  
±34,999 SF

2595  
JUNCTION  
±56,359 SF

2700  
ZANKER  
±4,882 -  
±7,735 SF

2720  
ZANKER  
±66,350 SF

2740  
ZANKER  
±17,150 SF

ZANKER RD

# DYNAMIC TWO-STORY LOBBIES

2595 JUNCTION AVENUE

# 2700 ZANKER SUITE 160

**±4,882 SQUARE FEET**



## Social Distancing Plan

- 5'x6' Bench Stations - 4
- 5'x6' Workstations - 23
- Private Offices - 2
- Reception - 1
- Conference - 2
- Wellness/Meeting - 1
- Open Collaboration - 2
- Phone Rooms - 2
- Open Work/Break - 1
- Copy/Print/Storage - 1
- IDF - 1

## Existing Plan



 **VIRTUAL TOUR**  
Click here

 Available



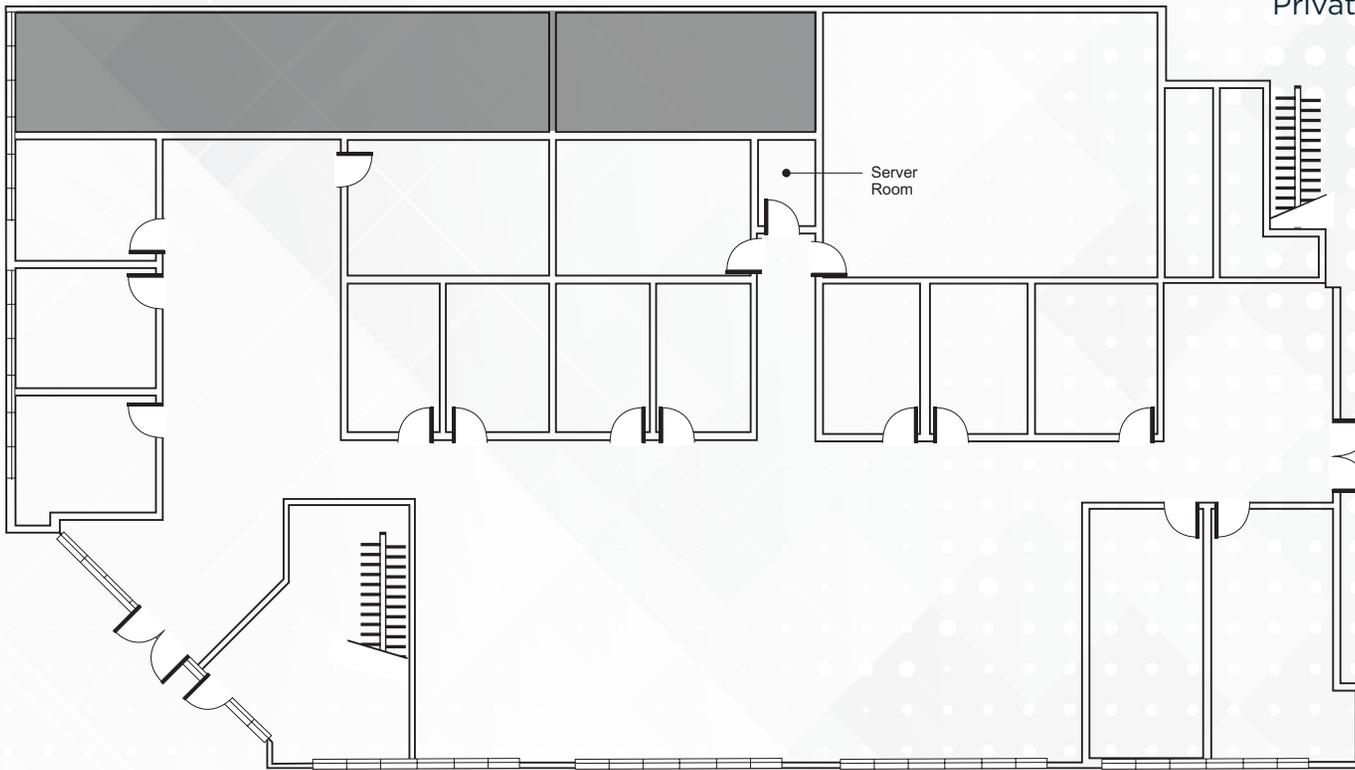
# SHOWPIECE BREAK ROOMS

2720 ZANKER ROAD

# 2700 ZANKER SUITE 180

**±7,735 SQUARE FEET**

Existing Plan



Private Offices/Small Meeting Rooms - 10

Medium Meeting Rooms - 4

Large Meeting Room - 1

Server Room - 1



# 2740 ZANKER FIRST FLOOR



**±17,150 SQUARE FEET**

## Social Distancing Plan

- 5'x6' Bench Stations - 82
- 6'x6' Workstations - 12
- Private Offices - 2
- Boardroom - 1
- Conference - 5
- Huddle - 2
- Open Collaboration - 4
- Phone Rooms - 4
- Breakroom - 1
- Training Room - 1
- Copy/Print - 1
- Storage - 1
- Wellness Room - 1
- IDF - 1





# NEWLY RENOVATED AMENITY AREAS

2595 JUNCTION AVENUE

# 2680 ZANKER FIRST FLOOR



**±34,999 SQUARE FEET**

**FIRST FLOOR | ±17,500 SF**

**Social Distancing Plan**

- 5'x5' Bench Stations - 72
- 6'x6' Workstations - 16
- Private Offices - 2
- Conference - 5
- Huddle - 2
- Open Collaboration - 5
- Phone Rooms - 3
- Training Room - 1
- Bike Storage - 1
- Coffee Bar - 1
- Breakroom - 1
- Copy/Storage - 1
- Wellness Room - 1
- IDF - 1



# 2680 ZANKER SECOND FLOOR

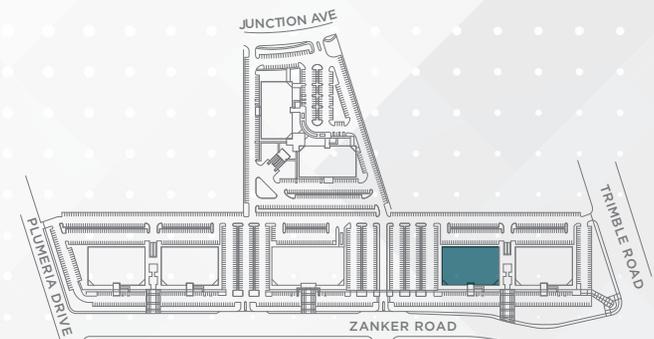
**±34,999 SQUARE FEET**

**SECOND FLOOR | ±17,499 SF**

**Social Distancing Plan**



- 5'x'5' Bench Stations - 71
- 6'x6' Workstations - 22
- Private Offices - 8
- Conference - 5
- Huddle - 5
- Open Collaboration - 8
- Phone Rooms - 2
- Coffee Bar - 1
- Game Room - 1
- Breakroom - 1
- Copy/Storage - 1
- Wellness Room - 1
- IDF - 1



2680

# ENHANCED BUILDING ENTRANCES

2680 ZANKER ROAD

# 2595 JUNCTION FIRST FLOOR

**±56,359 SQUARE FEET**

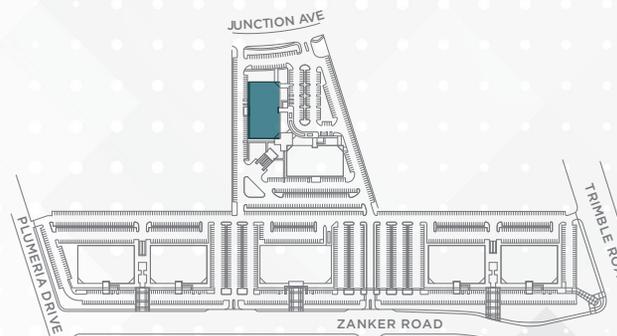
**FIRST FLOOR | ±28,180 SF**

**Social Distancing Plan**



- 5'x6' Bench Stations - 28
- 5'x6' Workstations - 94
- Private Offices - 10
- Reception - 2
- Conference - 10
- Open Conference - 2
- Huddle - 7
- Open Collaboration - 6
- Phone Rooms - 7
- Game/Breakroom - 1
- Outdoor Terrace - 1
- Locker Room - 2
- Training Room - 1
- Copy/Print/Storage - 2
- Wellness Room - 2
- IDF - 1

 **VIRTUAL TOUR**  
Click here



# 2595 JUNCTION SECOND FLOOR

**±56,359 SQUARE FEET**

**SECOND FLOOR | ±28,179 SF**

**Social Distancing Plan**



- 5'x6' Bench Stations - 38
- 5'x6' Workstations - 134
- Private Offices - 8
- Conference - 9
- Open Conference - 9
- Huddle - 6
- Open Collaboration/Lounge - 11
- Phone Rooms - 6
- Breakroom - 1
- Storage - 2
- Pantry Storage - 1
- Bike Storage - 1
- Copy/Print/Storage - 2
- Wellness Room - 2
- IDF - 1



# PLENTIFUL NATURAL LIGHT

2595 JUNCTION AVENUE

# 2720 ZANKER FIRST FLOOR

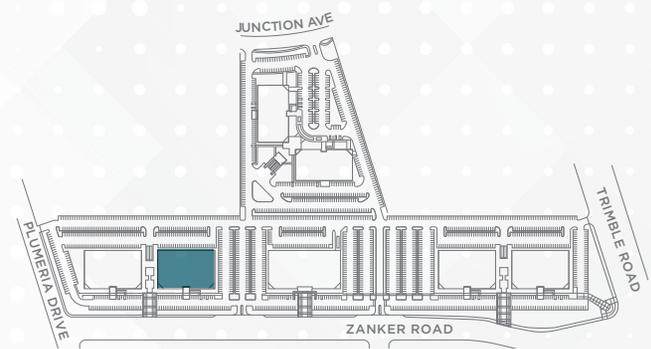


**±66,350 SQUARE FEET**

**FIRST FLOOR | ±33,175 SF**  
Social Distancing Plan

- 5'x5' Bench Stations - 107
- 5'x6' Bench Stations - 32
- Receptionist - 2
- Private Offices - 8
- One Person Booth - 11
- Conference - 7
- Open Conference - 12
- Plain Air Conference/Lounge - 1
- Phone Rooms - 10
- Digital Learning Lab - 1
- Genius Bar - 1
- Bike Storage - 1
- Breakroom - 1
- Copy/Print/Storage - 2
- Wellness Room - 2
- IDF - 1
- Storage - 2
- Shipping/Receiving - 1

 **VIRTUAL TOUR**  
Click here



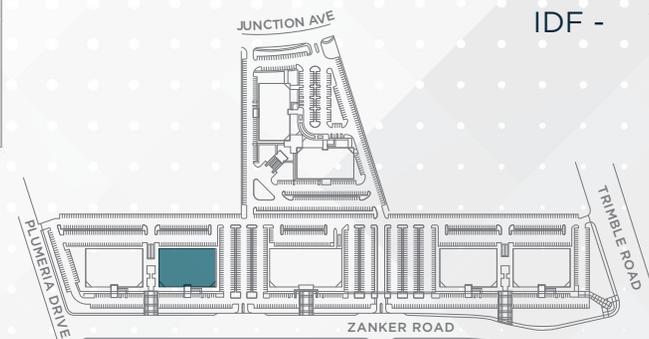
# 2720 ZANKER SECOND FLOOR

**±66,350 SQUARE FEET**

## SECOND FLOOR | ±33,175 SF Social Distancing Plan



- 5'x5' Bench Stations - 22
- 6'x6' Workstations - 152
- Private Offices - 13
- Conference - 15
- Huddle - 10
- Open Conference - 6
- Phone Rooms - 11
- Training Room - 1
- Coffee Bar - 1
- Breakroom - 1
- Wellness Room - 1
- IDF - 1





# CLOUD + CREATIVE OPEN CEILING

2595 JUNCTION AVENUE

# NEARBY AMENITIES

**@first**

- Panera BREAD™
- CVS pharmacy
- Chick-fil-®
- Five Guys
- Rok
- Chipotle
- The Coffee Shop & Tea Local

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

237

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

Faz

VTA BAYPOINTE STATION

E. TASMAN DRIVE

BART  
**ba**  
NEW MILPITAS BART STATION

INTERSTATE  
880

RIVER OAKS MARKETPLACE

- SUBWAY
- Starbucks
- CHASE
- GO FISH
- FOKE BAR
- HOBEES
- Premier PIZZA

- Starbucks
- PATXI'S PIZZA

MONTAGUE EXPRESSWAY

- PATXI'S PIZZA

N. FIRST STREET

VTA ORCHARD STATION

RIVERMARK VILLAGE

- SAFeway
- HYATT
- COLD STONE
- RED ROBIN
- PIATTI SANTA CLARA
- SMASH BURGER
- Peets Coffee & Tea
- Premier PIZZA

THE MARKET PLACE

- SUBWAY
- Starbucks
- dishdash
- PHO VIET VIETNAMESE CUISINE
- Biryani
- UNAMAS!
- OKAYAMA
- X-PROSE
- THAI ORCHID
- Olive's Greek Garden
- PHILLY'S CHEESESTEAKS & SANDWICHES

VT VALLEYTECH

10 MINS TO DOWNTOWN SAN JOSE

5 MINS TO SAN JOSE INTERNATIONAL AIRPORT

- BAWARCHI
- TOGO'S
- TACO BELL

- Levi's STADIUM
- BOURBON STEAK

- Pedro's
- BIRKS
- Marriott HOTELS & RESORTS

- SANTA CLARA SQUARE
- Fleming's
- CHASE
- Whole Foods
- COREBUY
- Peets Coffee
- Il Fornaio
- Pasta

# Nearby Residential Communities

Over 8,000 Units of Convenient Employee Housing Opportunities within 2-Miles of Valley Tech





# VALLEYTECH

**JON MACKEY**  
Executive Vice President  
408.987.4129  
jmackey@ngkf.com  
CA RE License #01362376

**MICHAEL SAIGN**  
Vice Chairman  
408.982.8403  
msaign@ngkf.com  
CA RE License #01706668

**JOE KELLY**  
Executive Managing Director  
408.987.4111  
joe.kelly@ngkf.com  
CA RE License #01420963



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. 20-0344 • 06/20