

# 501 SYCAMORE DRIVE

MILPITAS, CA



±35,509 TO ±71,472 SF OF OFFICE/R&D SPACE FOR LEASE/SALE



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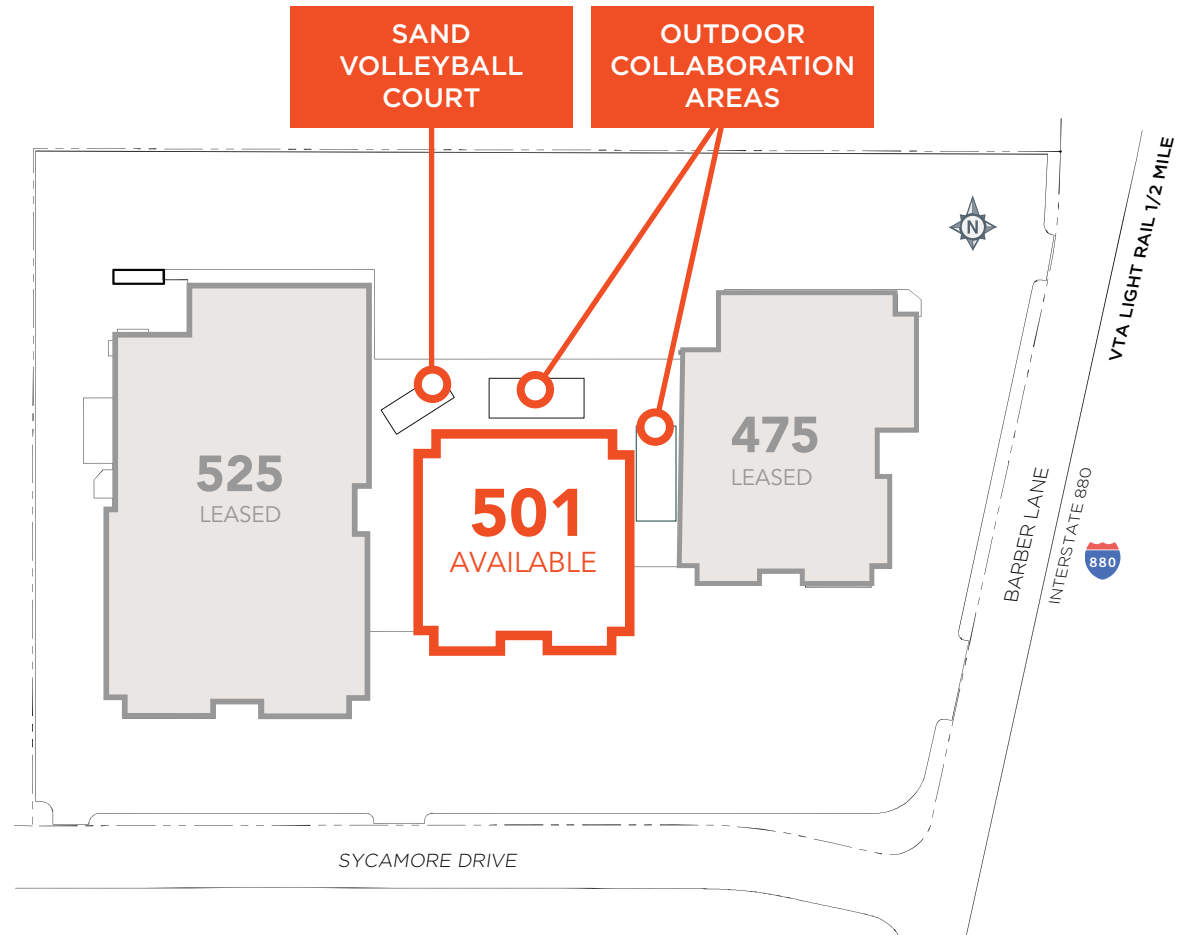
# 501 SYCAMORE DRIVE



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## PROPERTY HIGHLIGHTS

- ±71,472 SF FREESTANDING BUILDING
- DIVISIBLE TO ±35,509 SF ON THE FIRST FLOOR
- Market Ready Improvements Complete!
- New Interior Finishes:
  - New Carpet
  - Ceiling Systems
  - ADA-Compliant Restrooms
  - Updated Lighting on the First Floor
- New High-Image 2-Story Glass Building Lobby
- Frontage & Visibility on I-880
- Building & Monument Signage Potential
- 14' Ground Floor Deck to Deck Height
- 100% Drop Ceiling / HVAC (units ± 3yrs Old)
- 1,000 Amps @ 277/480 Volts, 3-Phase (For 1st Floor); 2,000 Amps for Full Bldg
- New Outdoor Amenity Area Featuring:
  - Sand Volleyball Court
  - Patio Areas / Outdoor Collaboration Space
  - Nearby Jogging Trails
- Numerous Nearby Amenities (Shops, Restaurants & Hotels)
- Prestigious Oak Creek Business Park
- ±3.7/1,000 Parking Ratio
- Less than ½ Mile from VTA Light Rail with 1-Stop Connection to Great Mall (Milpitas) & BART Station Now Open!
- Excellent Access to Highways 880, 237 & 101
- Available Now



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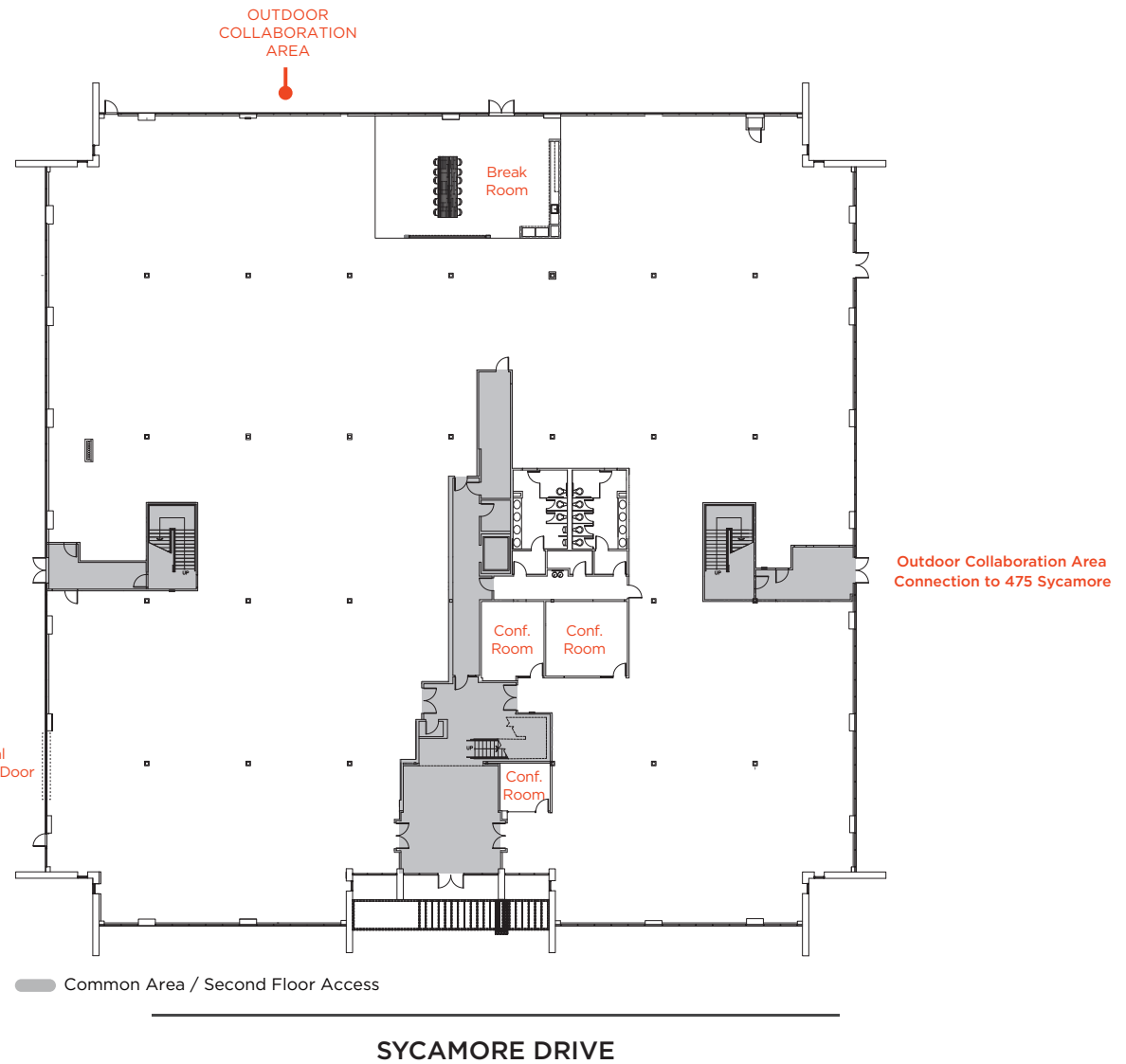
## FLOOR PLAN

First Floor As-Built Plan: ±35,509 SF

### HYPOTHETICAL OUTDOOR AMENITIES



### HYPOTHETICAL ROLL UP DOOR

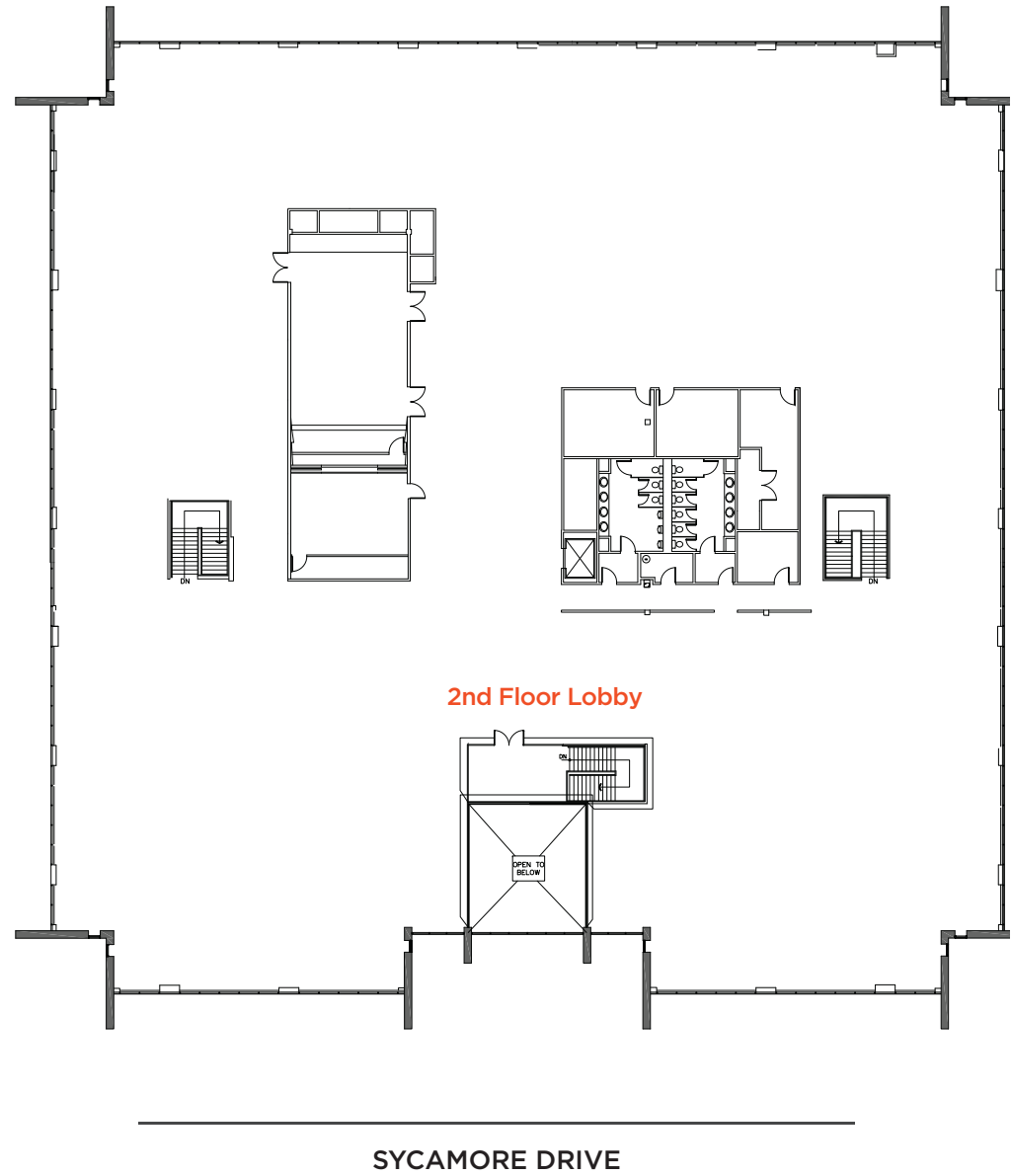


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## FLOOR PLAN

Second Floor As-Built Plan: ±35,963 SF



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## AMENITY / TRANSPORTATION MAP

### MCCARTHY RANCH

±3 Minute Drive &  
±1.5 Mile Walk

Black Angus  
Dishdash Grill  
On the Border  
Taqueria Los Cunados  
The Green Barn  
Starbucks  
Konaseema Xpress  
Banana Leaf  
Dindigul Thalappakatti  
The Sandwich Stop  
Aria Dining & Banquets  
Aroma Dining & Banquets  
Sushi King  
Mirch Masala  
Tea Top  
Shabuya  
In N Out  
McDonalds  
Romano's Macaroni Grill  
Taco Bell  
Best Buy  
PetSmart  
Dollar Tree  
Hilton Garden Inn  
Larkspur Landing

### @FIRST

±5 Minute Drive

Target  
Starbucks  
The Coffee Bean & Tea Leaf  
Panda Express  
Chipotle  
Five Guys  
Fish's Wild  
Shan  
SAJJ  
Rok Steakhouse & Grill  
CVS  
Chick fil A  
Hyatt House  
Courtyard by Marriott

### THE GREAT MALL

±5 Minute Drive

Over 30 Restaurants/Eateries

### MILPITAS SQUARE

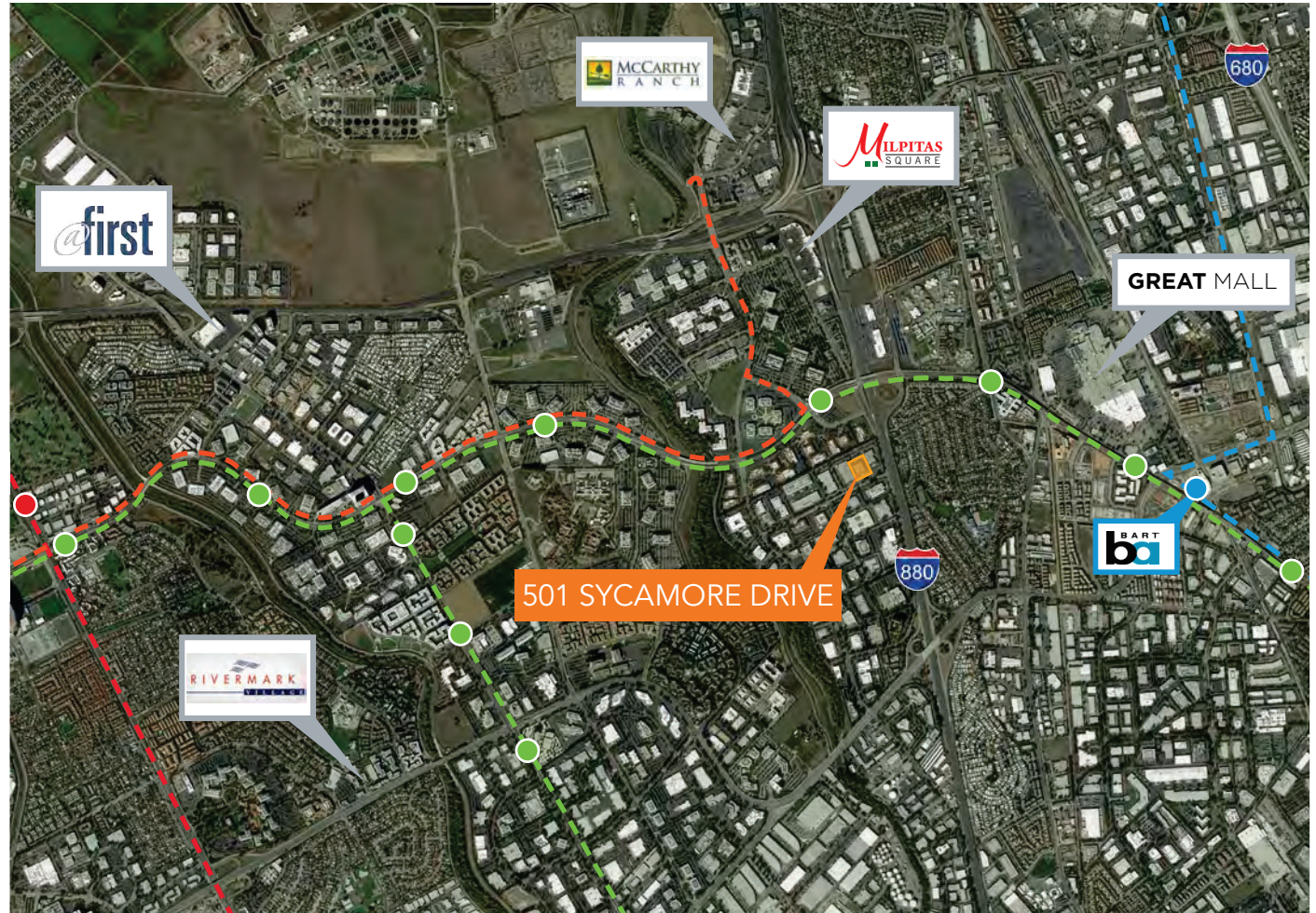
±5 Minute Drive

Won Kee BBQ  
Chili Garden  
Shanghai Delight  
Tasty Pot  
The Bento Box  
Kung Fu Noodles  
Shancheng Lameizi  
SweetHoney Dessert  
Jia Xiang  
Darda Seafood  
Xian Kitchen  
Sheng Kee Bakery  
Yummy Yummy Bao  
Pepper Lunch  
QQ Noodle  
Mayflower Seafood  
Nutrition House  
Gen Korean BBQ  
Sizzling Stone  
Loving Hut  
Udon Factory & Kitchen  
Tea for U  
Classic Guilin Rice Noodle  
Crown Plaza  
Extended Stay America  
Hampton Inn

### RIVERMARK VILLAGE

±10 Minute Drive

Safeway  
Starbucks  
Signature Cafe  
Fantasia Coffee & Tea  
Chipotle  
Mezbaan Bar & Indian  
Jersey Mikes  
Easterly Santa Clara  
Cold Stone Creamery  
Piatti  
Red Robin  
Peet's Coffee  
Premier Pizza  
Jamba Juice  
Hyatt House



--- ACE TRAIN

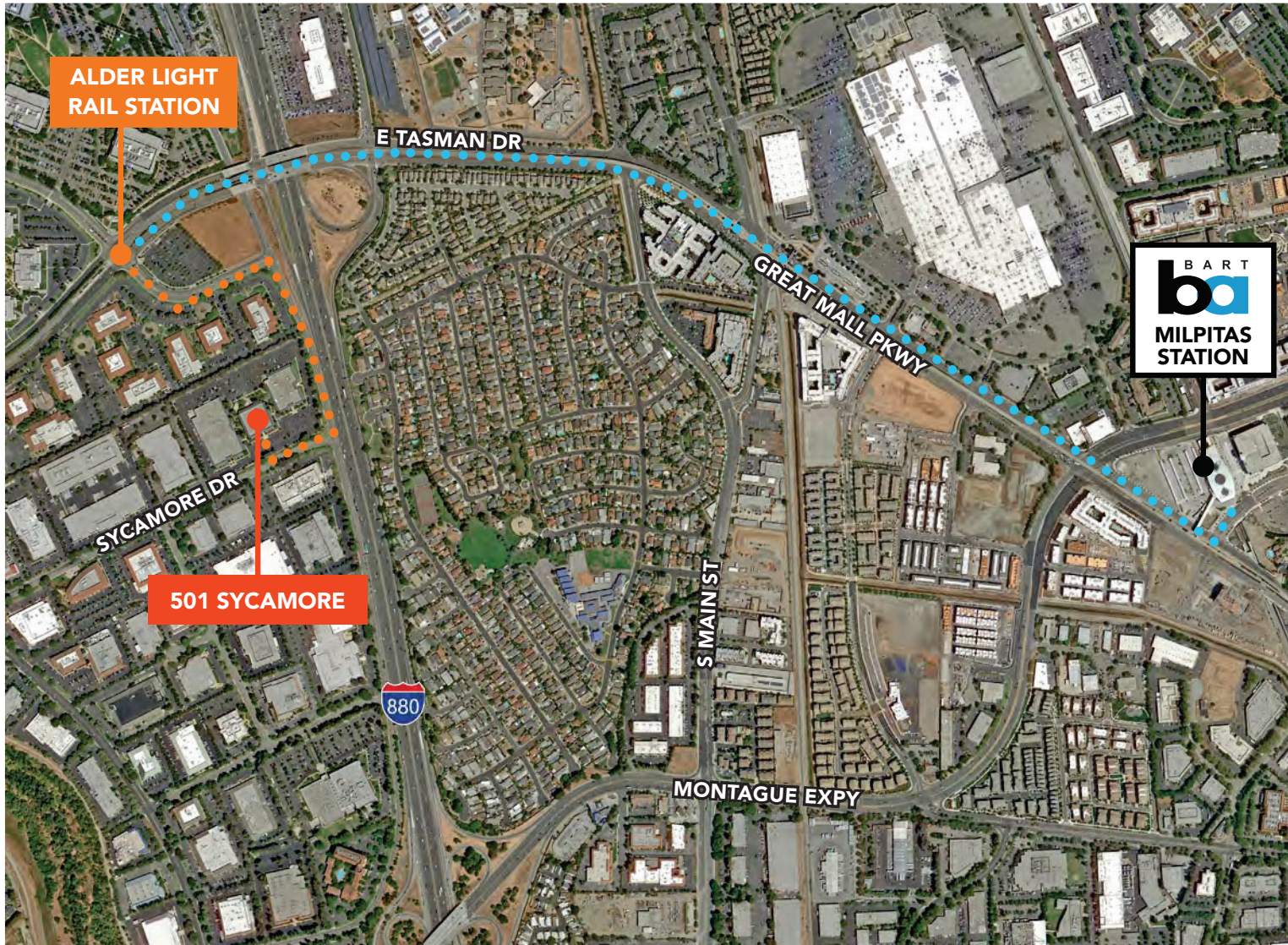
--- BART

--- ACE TRAIN SHUTTLE

--- VTA LIGHT RAIL

# 501 SYCAMORE DRIVE

MILPITAS BART STATION NOW OPEN



10 MINUTE WALK  
TO ALDER LIGHT RAIL  
STATION

5 MINUTE RIDE  
ON VTA LIGHT RAIL  
FROM ALDER LIGHT RAIL  
STATION TO MILPITAS  
BART STATION

1 HOUR 10 MINUTES  
FROM MILPITAS BART  
STATION TO POWELL  
STREET STATION  
SAN FRANCISCO

# 501 SYCAMORE DRIVE

10 MINUTE WALK  
TO ACE TRAIN  
SHUTTLE STOP

18 MINUTE RIDE  
ON ACE TRAIN SHUTTLE TO  
SANTA CLARA ACE TRAIN  
STATION

### ACE TRAIN SCHEDULE

Direction	Train #	Stockton	Lathrop/Manteca	Trac	Vasco Rd	Livermore	Pleasanton	Fremont	Great America	Santa Clara	San Jose Diridon
<b>A.M. Westbound</b> →	1	4:20	4:39	4:51	5:20	5:25	5:33	5:55	6:13	6:20	6:32
	3	5:35	5:54	6:06	6:35	6:40	6:48	7:10	7:28	7:35	7:47
	5	6:40	6:59	7:11	7:40	7:45	7:53	8:15	8:33	8:40	8:52
	7	7:05	7:24	7:36	8:05	8:10	8:18	8:40	8:58	9:05	9:17
<b>P.M. Eastbound</b> ←	4	5:47	5:23	5:11	4:42	4:37	4:28	4:05	3:49	3:40	3:35
	6	6:47	6:23	6:11	5:42	5:37	5:28	5:05	4:49	4:40	4:35
	8	7:47	7:23	7:11	6:42	6:37	6:28	6:05	5:49	5:40	5:35
	10	8:50	8:26	8:14	7:45	7:40	7:31	7:08	6:52	6:43	6:38

**STATIONS:**

### West Milpitas

A.M.	ACE Train	Green America Station	Tasman / Champion	Tasman / Baypointe	Tasman / Cisco	Alder / Tasman	Ranch / McCarthy
1	6:16	6:22	6:26	6:30	6:34	6:39	
3	7:31	7:37	7:41	7:45	7:49	7:54	
5	8:36	8:42	8:46	8:50	8:54	8:59	
7	9:20	9:26	9:30	9:34	9:38	9:43	

P.M.	ACE Train	Ranch / McCarthy	Tasman / Alder	Tasman / Cisco	Tasman / Baypointe	Tasman / Champion	Green America Station
4	3:18	3:23	3:25	3:28	3:32	3:39	
6	4:16	4:22	4:24	4:28	4:32	4:39	
8	5:15	5:21	5:24	5:28	5:32	5:39	
10	6:15	6:21	6:23	6:28	6:32	6:39	

- Shuttle Stops:**
- Tasman Dr / Lick Mill Blvd \*
  - Tasman Dr / Vista Montana
  - Tasman Dr / Champion Ct \*
  - Tasman Dr / Rio Robles
  - Tasman Dr / N 1st St \*
  - Tasman Dr / Baypointe Pkwy \*
  - Tasman Dr / Tanker Rd
  - Tasman Dr / Morgridge Wy
  - Tasman Dr / Cisco Wy \*
  - Alder Dr / Tasman Dr \*
  - McCarthy Blvd / Alder
  - McCarthy Blvd / Bellew Dr
  - McCarthy Blvd / Ranch Dr
  - Ranch Dr / McCarthy Blvd





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