

MONTAGUE
SQUARE



±44,514 sf

MODERNIZED OFFICE SPACE
Available For Lease

3099 NORTH FIRST STREET // SAN JOSE

JEFF ARRILLAGA ♦ 408.982.8478

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Newmark
Knight Frank



WASHINGTON
HOLDINGS

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

3.3/1,000 SF Parking Ratio

1,200 Amps @ 277/408 Volt Power

Fully Built Out Interiors

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

TENANT
NAME

3099

3099 NORTH FIRST STREET // SAN JOSE

MONTAGUE SQUARE

MONTAGUE
SQUARE

±44,514 SF
AVAILABLE

3099 N. FIRST
STREET

NORTH FIRST STREET

±17,737 SF
AVAILABLE

3047 ORCHARD
PARKWAY



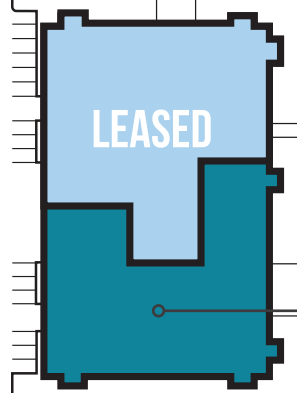
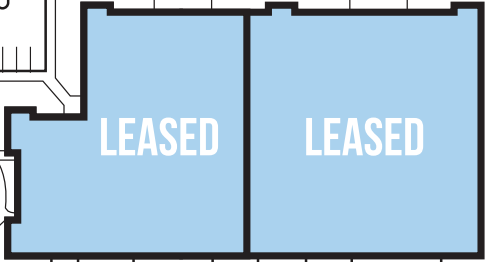
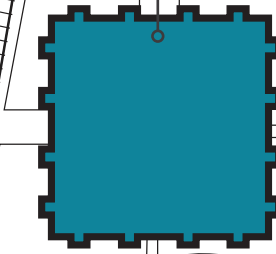
MONTAGUE EXPRESSWAY



ORCHARD PARKWAY

ORCHARD DRIVE

±33,067 SF
AVAILABLE

3070 ORCHARD
DRIVE



AVAILABLE 
LEASED 

SITEMAP

MONTAGUE
SQUARE

FIRST
FLOOR

HYPOTHETICAL
TEST-FIT

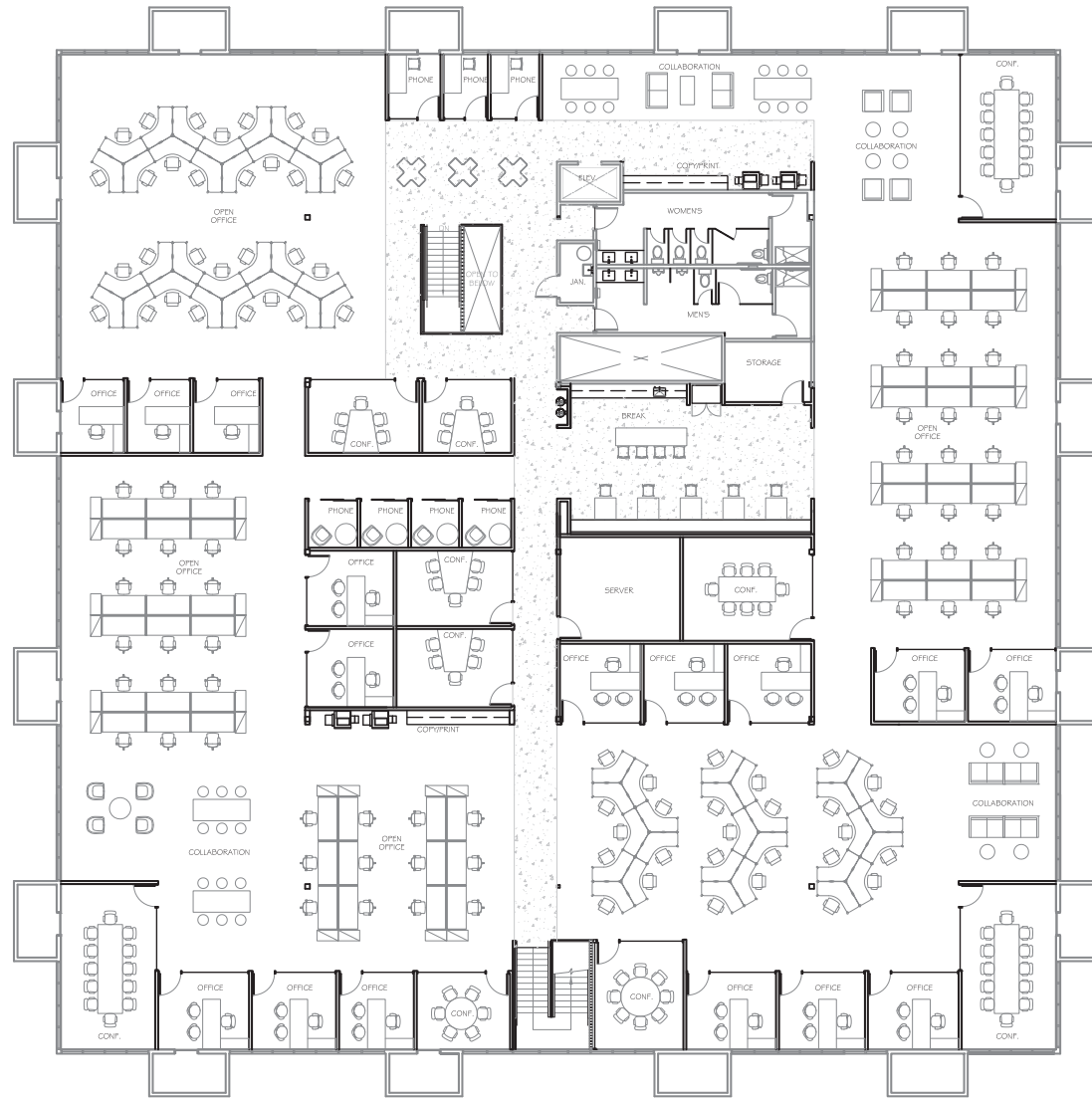


SPACE PROGRAM

Conference	13	Copy & Print	2
Offices	14	Collaboration Areas	4
Workstations (30"x60")	60	Lobby	2
Workstations (120°)	54	Break Room	1
Phone	2	Coffee Bar	1
Storage	3	Outdoor Amenity	1

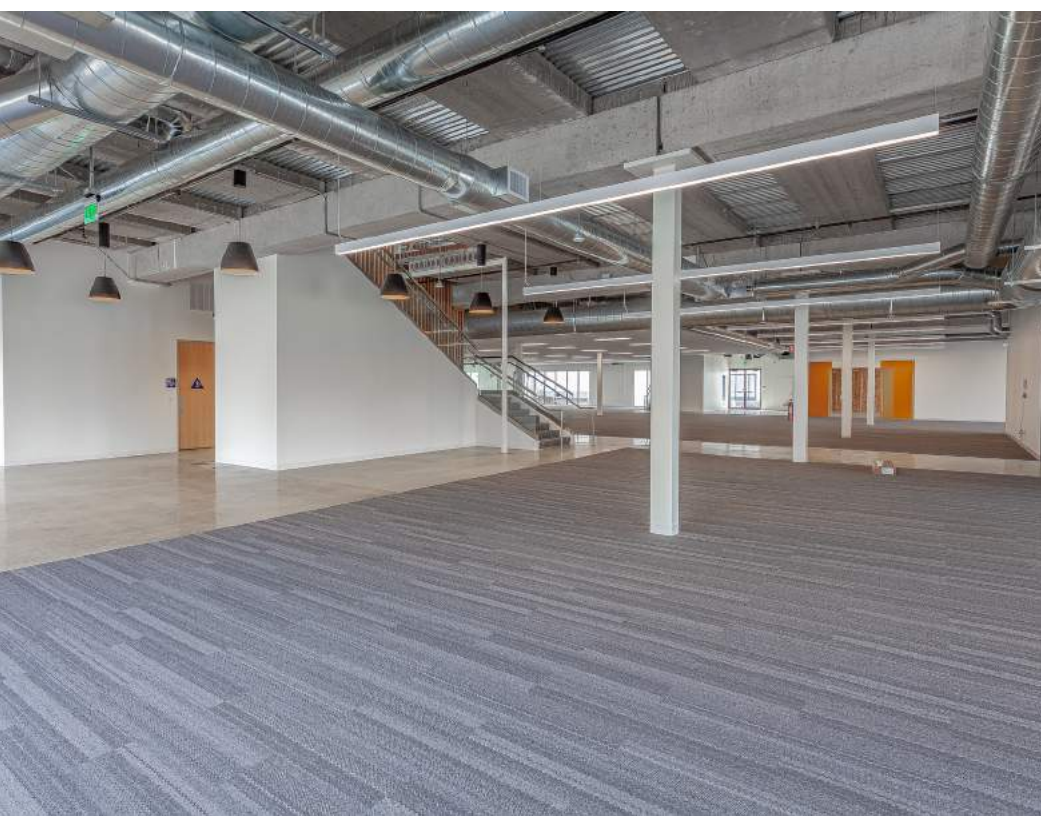
MONTAGUE
SQUARE

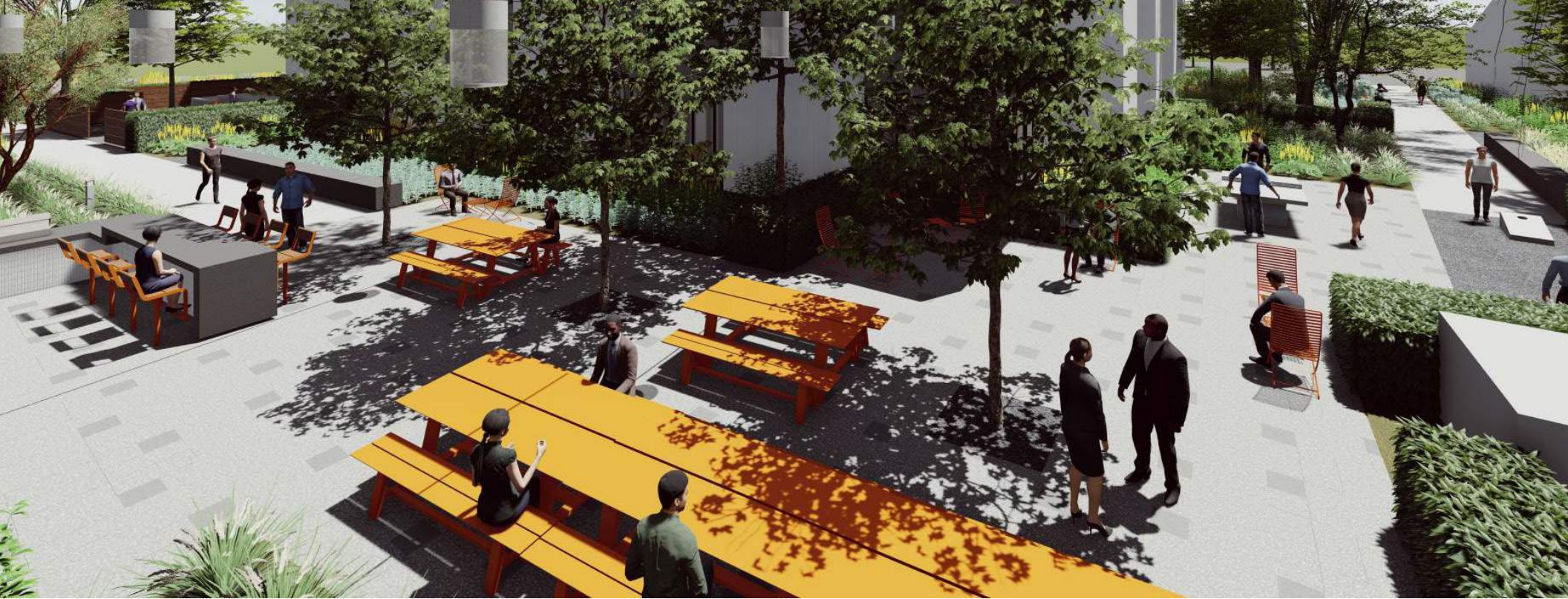
SECOND
FLOOR
HYPOTHETICAL
TEST-FIT



SPACE PROGRAM

Conference	10	Collaboration Areas	4
Offices	16	Copy & Print	2
Workstations (30"x60")	54	Storage	1
Workstations (120°)	57	Server	1
Phone	7	Break Room	1





TRANSPORTATION+ AMENITIES MAP



@first

- Panera
- CVS pharmacy
- Chick-fil-A
- Five Guys
- Target
- Starbucks
- Peet's Coffee & Tea

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

FAZ

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

- Bawarchi
- TOGO'S
- TACO BELL

Levi's STADIUM

BOURBON STEAK

SAMSUNG CAFE & TERIA (OPEN TO PUBLIC)

- Peet's Coffee & Tea
- Honeyberry

PATXI'S PIZZA

MONTAGUE SQUARE

River Oaks/Montague

- SUBWAY
- Starbucks
- CHASE
- Premier Pizza
- HOBEES

- Wakoo's
- PATXI'S PIZZA

RIVERMARK VILLAGE

- SAFeway
- HYATT
- yoyo sushi
- RED ROBIN
- Peet's Coffee & Tea
- Peet's Coffee & Tea
- Peet's Coffee & Tea
- Peet's Coffee & Tea

- Pedro's
- BIRKO
- Marriott HOTELS & RESORTS

SANTA CLARA SQUARE

- Fleming's
- WHOLE FOODS
- Il Fornaio
- CHASE
- Specialty's
- CORNBUY
- Lululemon
- Peet's Coffee
- Pasta



5 MINS TO SAN JOSE INTERNATIONAL AIRPORT

10 MINS TO DOWNTOWN SAN JOSE

MONTAGUE SQUARE



CONTACT AGENTS

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