



park point



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park point is a **30-acre premiere headquarters opportunity** located in the heart of the Silicon Valley. Conveniently located adjacent to Highways 237 and 880, VTA light rail and the new Milpitas Bart Station. Park Point offers an optimal location for companies looking to **recruit and retain** top Bay Area talent from the East Bay, Peninsula, and South Bay markets.

Park Point consists of one two-story and two three-story steel-framed buildings totaling **±471,877 sf**. Additionally, the project can be expanded to create an additional ±100,000 to ±250,000 sf new building that can be customized to accommodate a tenants specific office, lab, manufacturing/assembly or warehouse needs.

Park Point's **expansive outdoor amenity space** offers employees the opportunity to truly enjoy a work life balance focused around wellness without having to leave the campus. Park Point is truly one of the most **customizable, amenitized, efficient and flexible** large corporate campus opportunities of its size remaining in the Bay Area.

155 N. McCarthy Blvd.
±176,875 sf

135 N. McCarthy Blvd.
±176,875 sf

115 N. McCarthy Blvd.
±118,127 sf

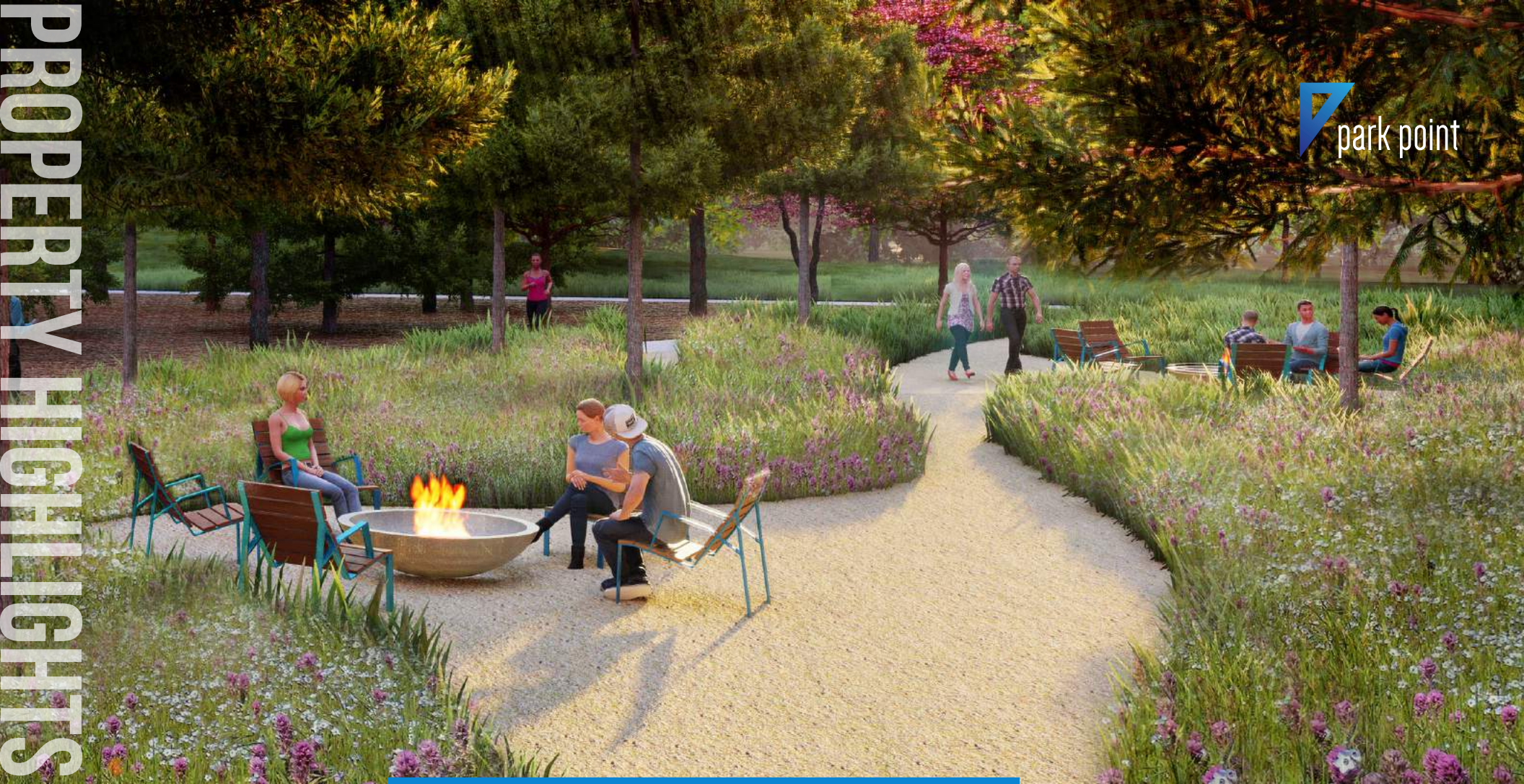


MODERNIZED ENTRANCES



NEW LOBBY RENOVATIONS





Presence

- ±471,877 sf Campus on 30-Acres
- Expandability to ±1.2m sf on 65-Acres
- Conveniently Located on the 237 & 880 Corridor
- Exclusive Highly Visible 70' Tower Monument Sign Available

Efficiency

- Large ±59,000 sf Floorplates for Optimized Utilization
- Expansive Outdoor Collaboration and Amenity Areas
- Located on Jogging/Walking/Biking Trail

Identity

- Two-Story Lobby Entrances
- Major Building Signage and Campus Branding Opportunity
- Steel & Glass Class "A" Building Structure

Sustainability

- EV Charging Stations
- Expansive Natural Light
- Bike Storage Lockers
- Flexible Outdoor Work Environment

Functionality

- Highly Flexible for Office, R&D and Manufacturing Uses
- Enormous Expansion Flexibility
- 9,920 Amps @ 480V of Total Power Capacity
 - 115 McCarthy - 4,800 Amps @ 480V 3 Phase
 - 135 & 155 McCarthy - 2,560 Amps @ 480V 3 Phase
- 3.3/1,000 On-Site Parking
- Dock Loading

Amenities

- Walking Distance to Over 50 Restaurant, Retail, Service and Hotel Amenities
- Showers, Basketball Court & Sport Court On-Site



4+ ACRE FLEXIBLE OUTDOOR PARK WORK ENVIRONMENT

SITE OVERVIEW



115 N McCarthy

- 2 Story
- ±59,060 SF Floor Plates

 SECOND FLOOR: View 360 Virtual Tour

 FIRST FLOOR: View 360 Virtual Tour

135 & 155 N McCarthy

- 3 Story
- ±58,960 SF Floor Plates

 135 N MCCARTHY, THIRD FLOOR: View 360 Virtual Tour

 135 N MCCARTHY, SECOND FLOOR: View 360 Virtual Tour

 135 N MCCARTHY, FIRST FLOOR: View 360 Virtual Tour



MILPITAS



MILPITAS STATION

SANTA CLARA

SAN JOSE



SUNNYVALE



BERRYESSA STATION

		LIGHT RAIL
		ACE
		CALTRAIN
		BART

AMENITIES

MILPITAS SQUARE

RESTAURANTS & CAFES

- 85c Bakery Cafe
- Anjappar Chettinad Indian
- Fantasia Coffee & Tea
- Loving Hut
- Mayflower Seafood
- Pepper Lunch USA
- QQ Noodle
- Sizzling Stone
- Thai Café Restaurant

HOTELS

- Crowne Plaza San Jose
- Hampton Inn Milpitas

BANKS

- CTBC Bank
- East West Bank
- EverTrust Bank

MCCARTHY RANCH

RESTAURANTS & CAFES

- Banana Leaf
- Blank Angus Steakhouse
- Dishdash Grill
- In-N-Out Burger
- McDonald's
- Starbucks
- ShabuYa
- Sushi King
- The Green Barn
- Togo's

HOTELS

- Extended Stay America
- Hilton Garden Inn
- Larkspur Landing

RETAIL

- Ashley Home Store
- AT&T, Verizon, T-Mobile
- Best Buy
- Dollar Tree
- Mattress Firm
- PetSmart
- Ross Dress for Less
- Wal-Mart

BANKS

- Bank of America
- Charles Schwab
- Wells Fargo

@first

RESTAURANTS & CAFES

- Coffee Bean & Tea Leaf
- Chick-fil-A
- Chipotle Mexican Grill
- Fish's Wild Fish Grill
- Five Guys
- Panda Express
- Panera Bread
- Premier Pizza
- Rok Steakhouse & Grill
- SAJJ Falafel

HOTEL

- Courtyard San Jose

RETAIL

- CVS
- Target

BANKS

- Chase
- Fidelity
- Union Bank





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