

THE CANNERY

AT 300 ORCHARD

300

KHARTOUM

♿
PARKING ONLY
MINIMUM FINE \$250

FOUR CORNERS properties

CUSHMAN & WAKEFIELD

ROCKWOOD CAPITAL

HISTORY REFRESHED

A former fruit canning plant, The Cannery pays homage to its history with a modern twist. Incorporating contemporary features desired by today's sophisticated businesses, the cutting-edge improvements compliment the original brick and timber architecture. All located in one of the most popular destinations in downtown Campbell.

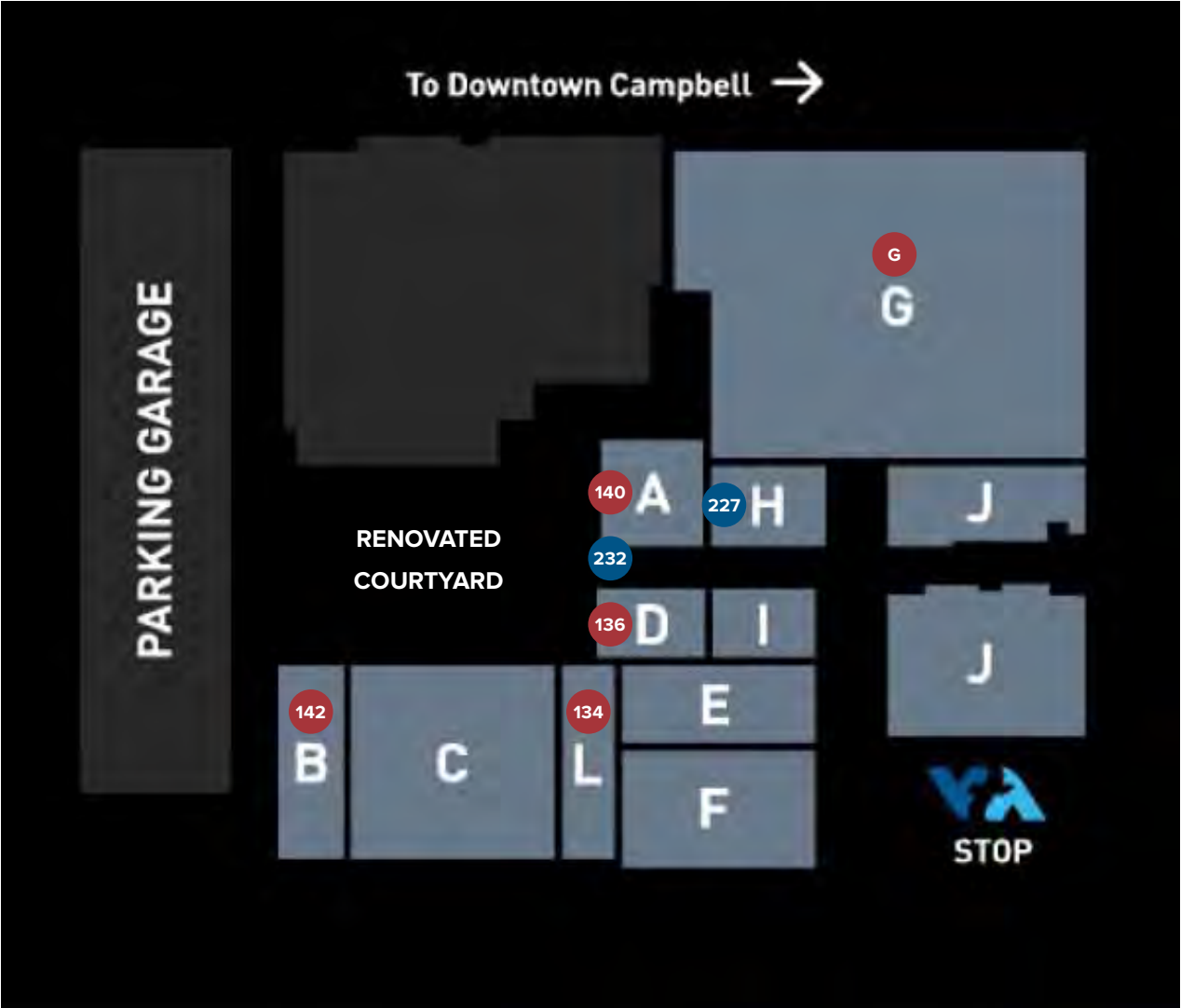


THE CANNERY SITE PLAN

Suite 134	MARKET READY	940± sf
Suite 136	MARKET READY	1,524± sf
Suite 227	MARKET READY	1,717± sf
Suite 140	MARKET READY	2,217± sf
Suite 142	MARKET READY	2,792± sf
Suite 232	MARKET READY	5,083± sf
Building G	MARKET READY	40,175± sf

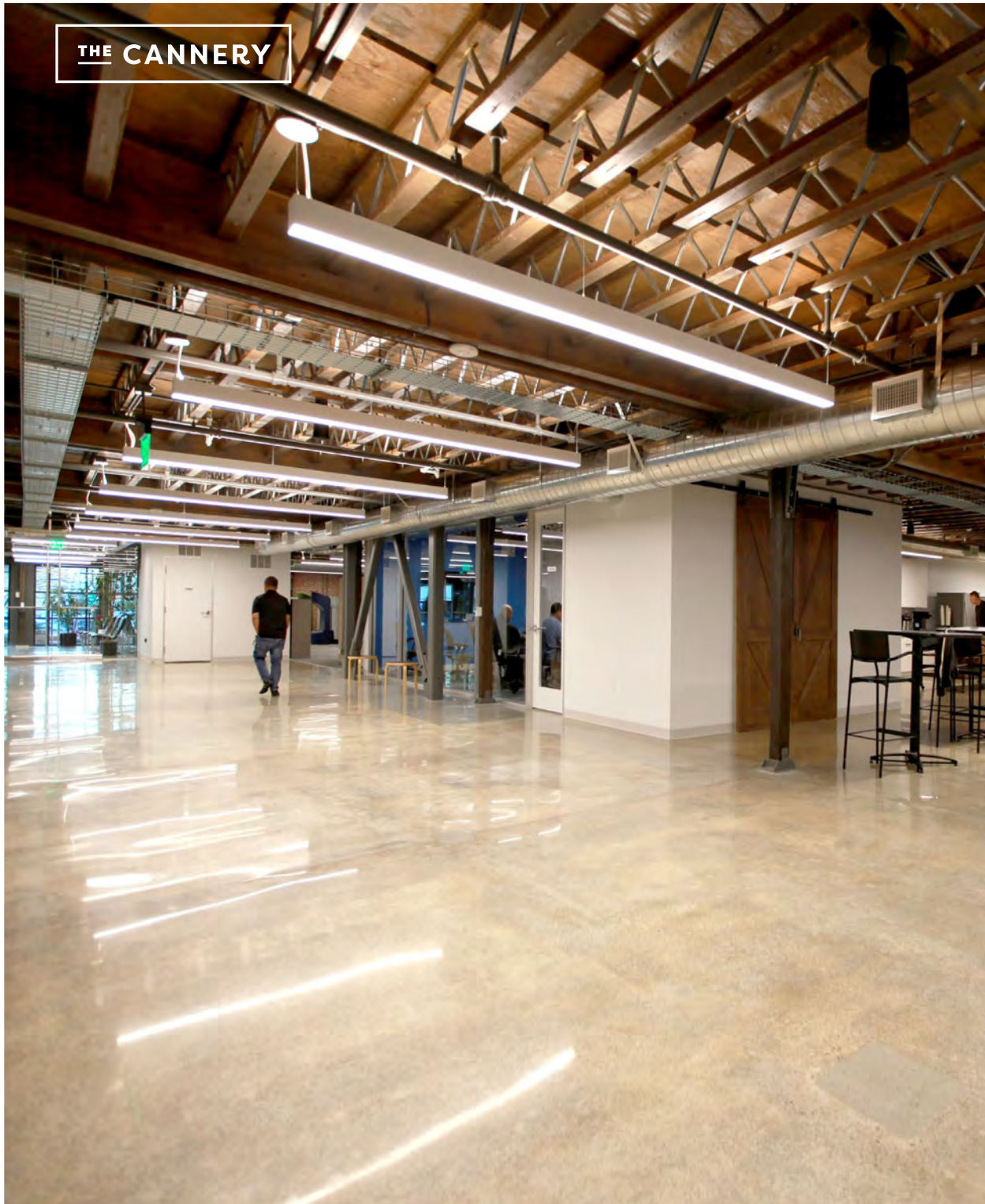
CONTIGUOUS / DIVISIBLE

Building G w/ Suite 232	45,258± sf
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UPDATED AUGUST 2020

* See broker for details about specific spaces



THE CANNERY

One of the few brick and timber opportunities, The Cannery, offers a location and identity unparalleled in the South Bay.

- Creative office space with brick and timber character, an anomaly in Silicon Valley
- Interior spaces with open rafters give your space volume
- Exterior park like amphitheater area
- Outdoor collaboration space and intimate gathering areas
- Located on the rail
- In the heart of downtown Campbell
- Easy access to highways 85, 280 and 17
- New roof and HVAC
- **Power:** 6,500 amps—120/208, 3 phase, 4 wire service
- **HVAC:** 2 main air handling units and multiple roof top package units. Cooling is provided at a rate of approximately 343 SF per ton
- Ample parking is provided in the immediately adjacent surface area parking lot and parking garage



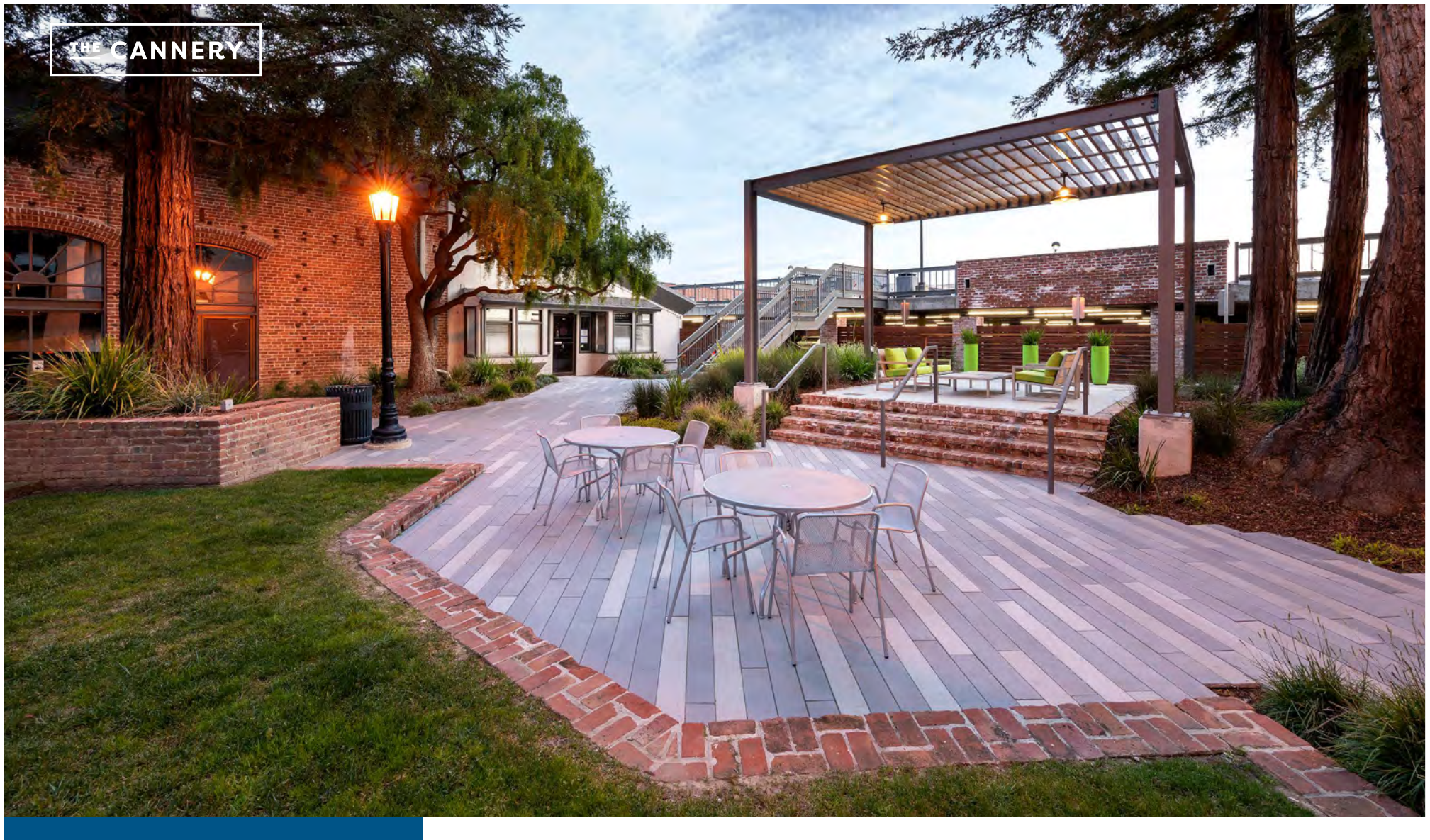
THE CANNERY



HISTORIC DOWNTOWN SETTING WITH TONS OF AMENITIES

Gourmet restaurants, cafés, galleries, and boutiques. All are right around the corner in Campbell's historic downtown.

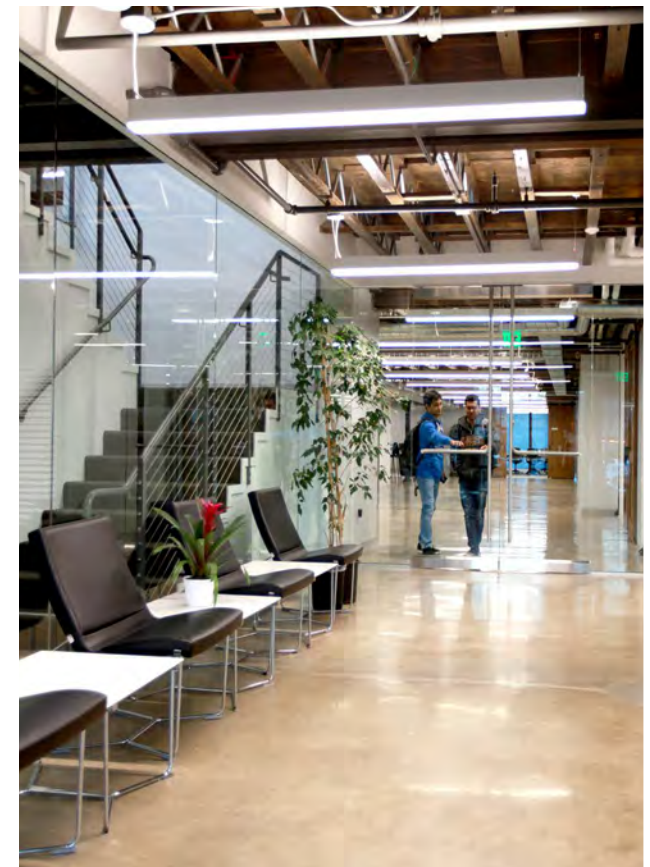
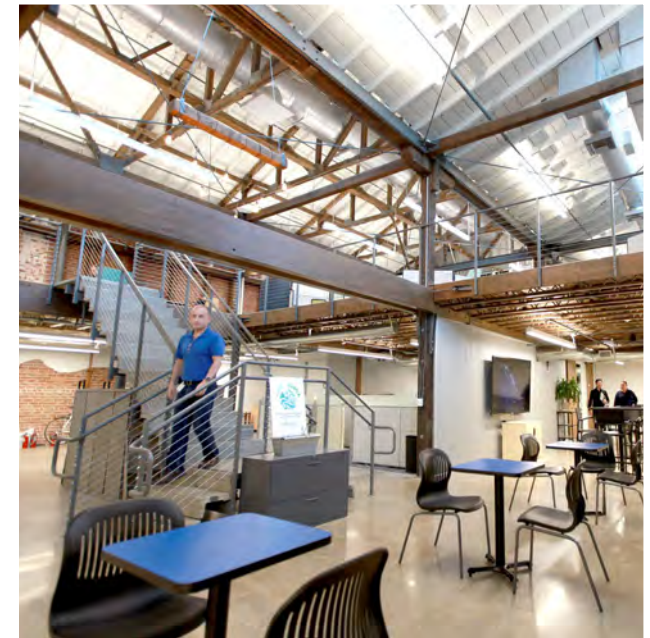
THE CANNERY



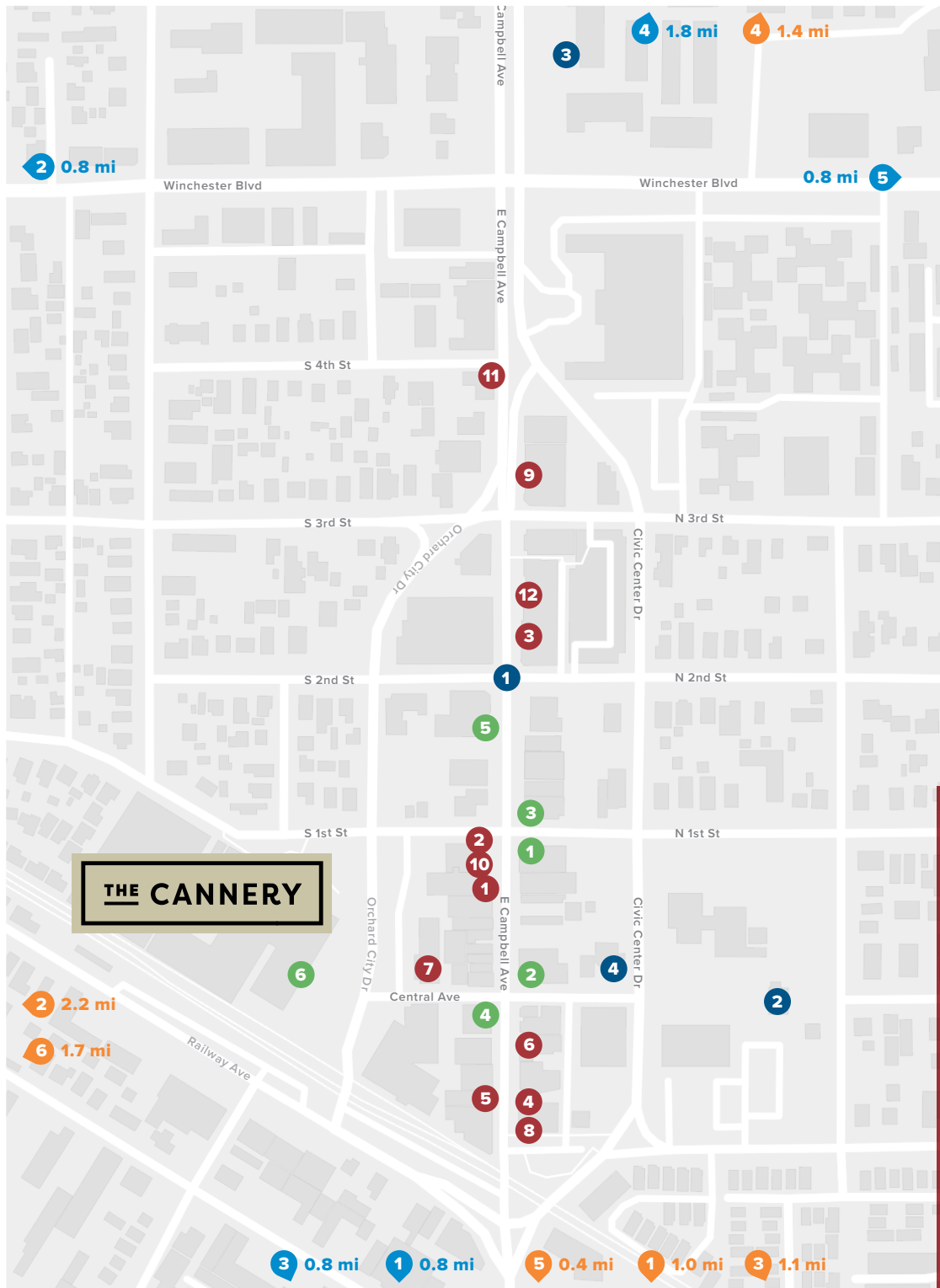
**CONNECT +
COLLABORATE**

A contemporary renovation to create an inviting, collaborative environment for a relaxed working atmosphere. Connect with your colleagues in a discreet, quiet outdoor area in the middle of downtown Campbell.

THE CANNERY



**ONE AND TWO STORY, LOFT-STYLE
SPACE DESIGNED WITH MOVEMENT
& COLLABORATION IN MIND.**



ENJOY THE NEIGHBORHOOD

EAT

1. Willard Hicks
2. Opa
3. Aqui's
4. Brown Chicken
Brown Cow
5. Nashmarkt
6. Liquid Bread
Gastropub
7. A Bellagio Italian
8. Blueline Pizza
9. Stacks
10. Mo's Breakfast and
Burger Joint
11. Tigelleria Organic
Restaurant
12. La PanotiQ

SEE

1. Downtown Campbell
Farmer's Market
2. Ainsley House
3. Heritage Theaters
4. Campbell Historical
Museum

PLAY

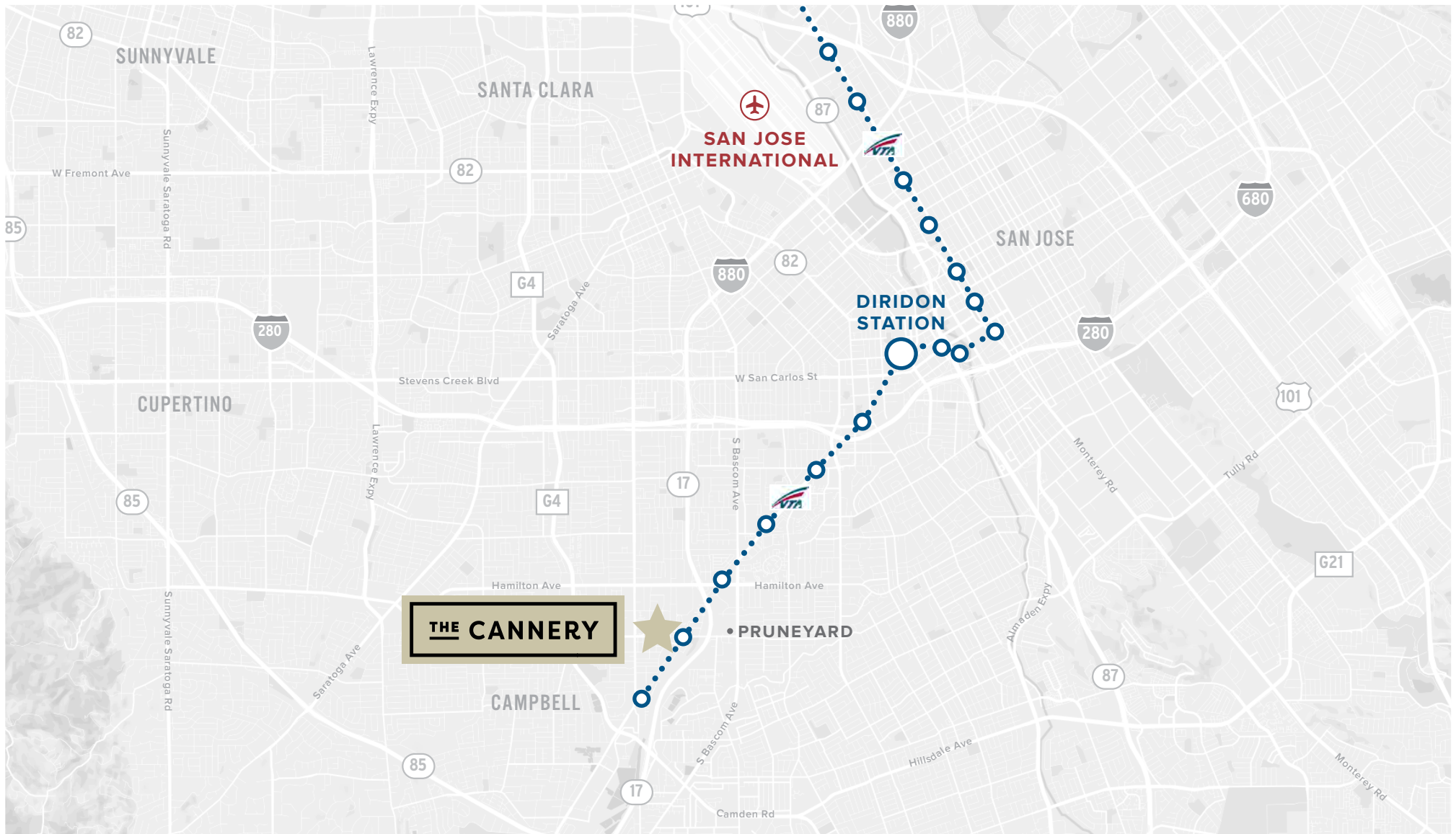
1. Recycled Bookstore
2. Orchard Valley Coffee
3. Starbucks
4. Flights
5. Tessoro's Barra De Vino
6. Khartoum

STAY

1. The Doubletree Campbell
2. Bristol Hotel
3. Courtyard San Jose
Campbell
4. Larkspur Landing
Campbell
5. Campbell Inn
6. Residence Inn

BANK

1. Bank of America
2. Bank of the West
3. Chase Bank
4. Citibank
5. Wells Fargo



RIGHT ON THE RAILS

The Cannery sits directly along the light rail line and minutes away from Highway 17. From Campbell, you also have easy access to Highways 87, 280, 101 and the San Jose International Airport.

THE CANNERY

AT 300 ORCHARD

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