

# MONTAGUE SQUARE

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±44,514 sf

MODERNIZED OFFICE + R&D SPACE  
Available For Lease

NEWMARK

WA WASHINGTON  
HOLDINGS

3099 NORTH FIRST STREET // SAN JOSE

MONTAGUE  
SQUARE



CLICK HERE FOR  
VIRTUAL TOUR

6

BUILDINGS

237<sub>k</sub>

SF OF SPACE

16

ACRE CAMPUS

**Create +  
Collaborate +  
Thrive**

Extensive Exterior, Interior and  
Campus Modernizations Complete

Design by Studio G + SWA Architects

Highly Flexible Office + R&D Building

3.3/1,000 SF Parking Ratio

1,200 Amps @ 277/408 Volt Power

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

Prominent Monument and Building  
Signage Opportunity

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

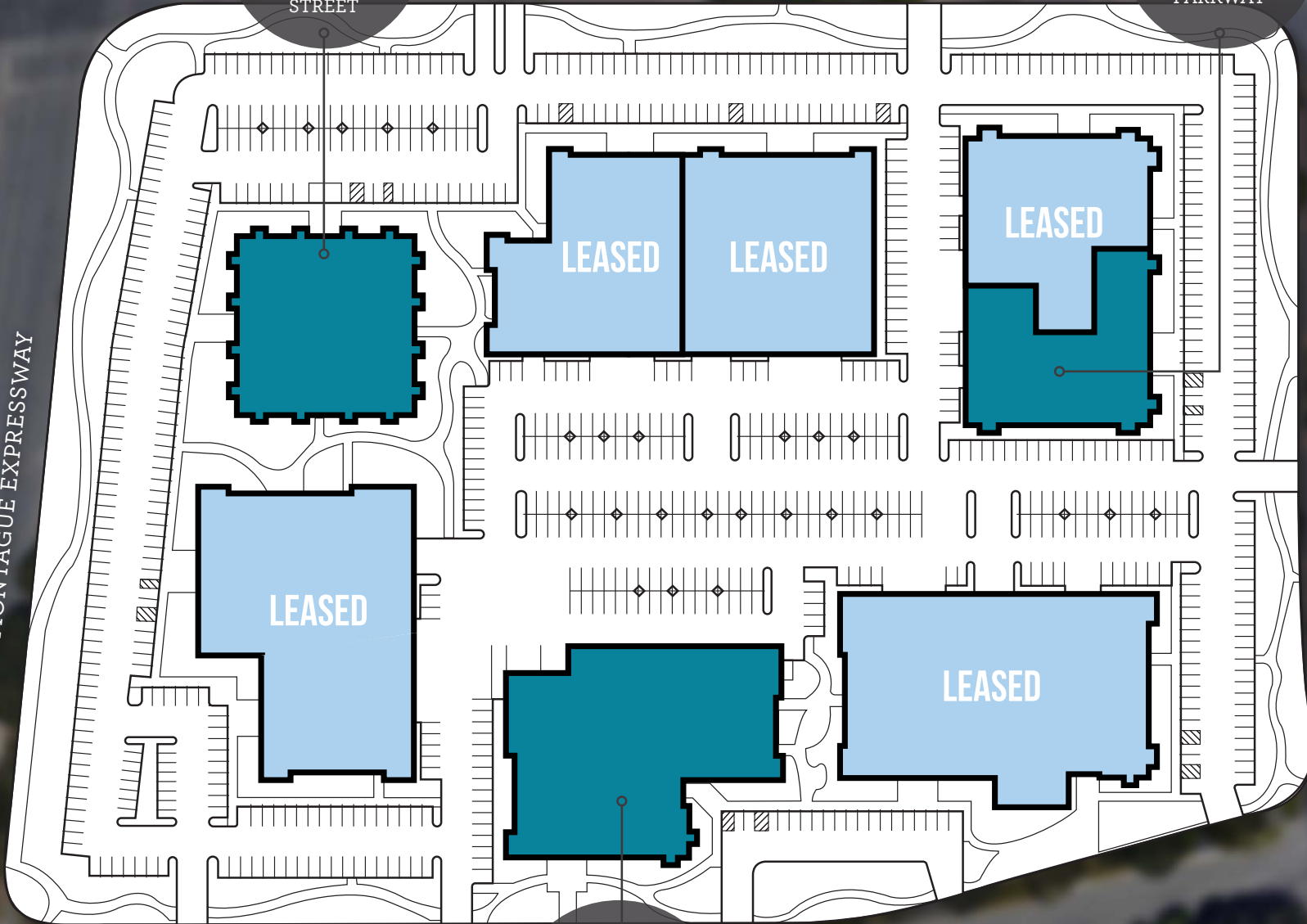
±33,067 SF  
AVAILABLE

3070 ORCHARD  
DRIVE

AVAILABLE

LEASED

SITEMAP



**MONTAGUE  
SQUARE**

**FIRST  
FLOOR**

HYPOTHETICAL  
TEST-FIT

**SOCIAL DISTANCING PLAN**

**SPACE PROGRAM**

Conference	13
Offices	14
6x8 Workstations	44
7'-6" Benching	24
Collaboration	3
Storage	3
Phone	2
Boardroom	1
Copy/Print	2
Break	1



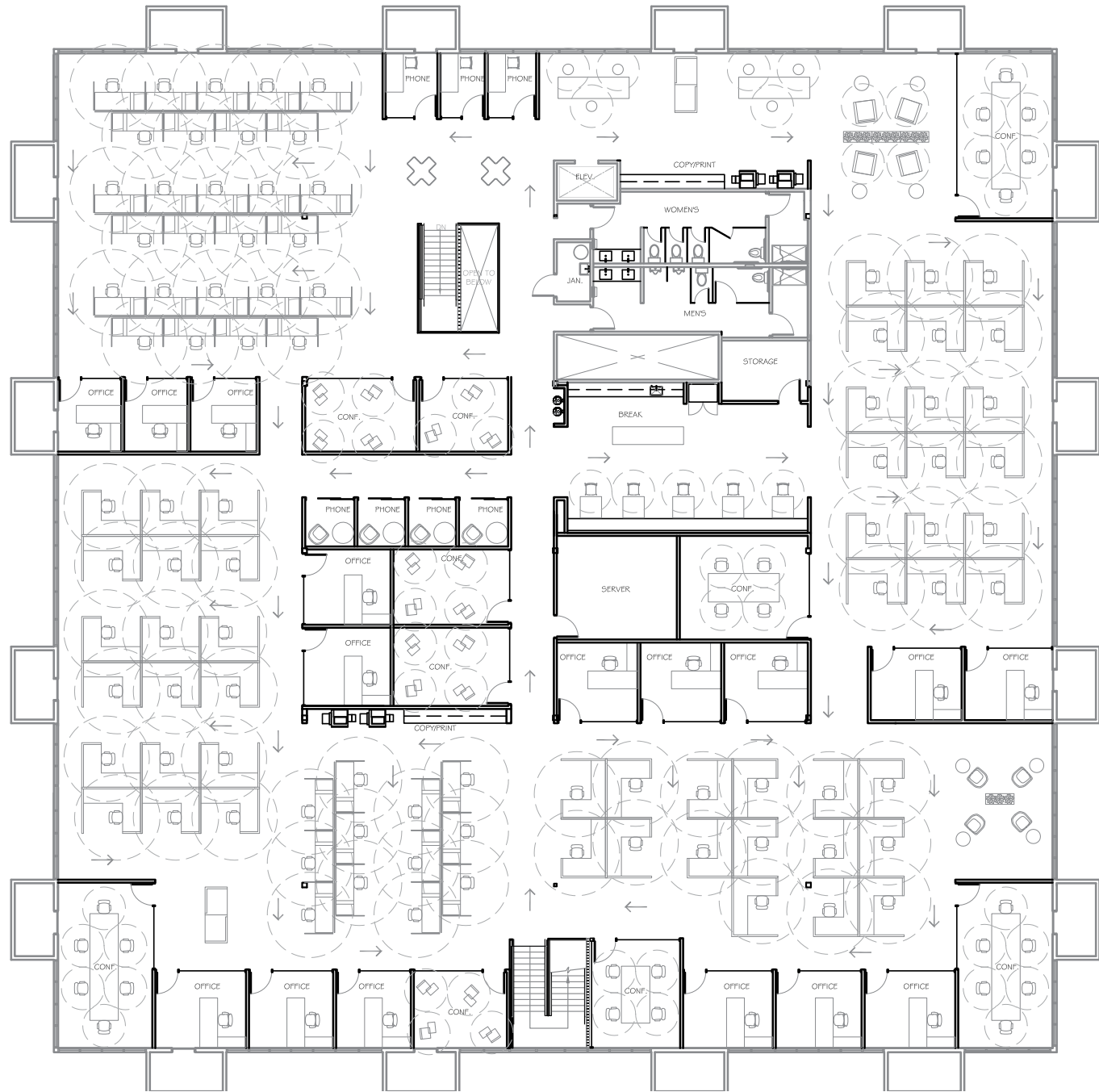
OUTDOOR AMENITY

MONTAGUE  
SQUARE

SECOND  
FLOOR

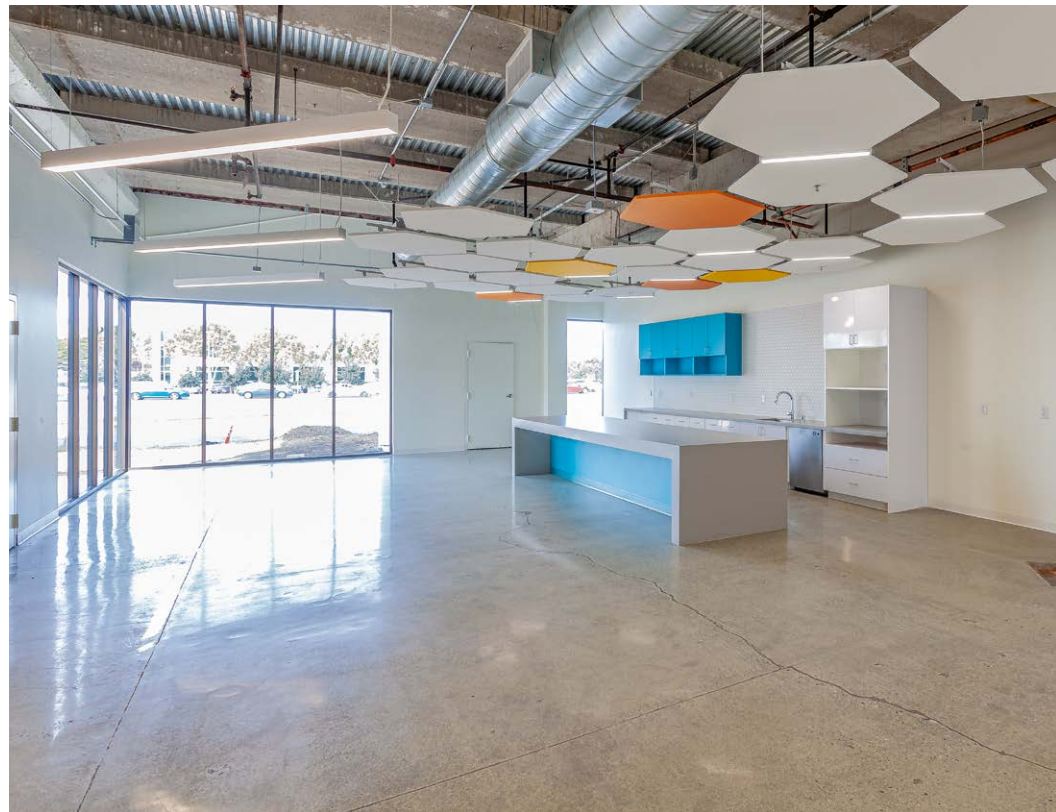
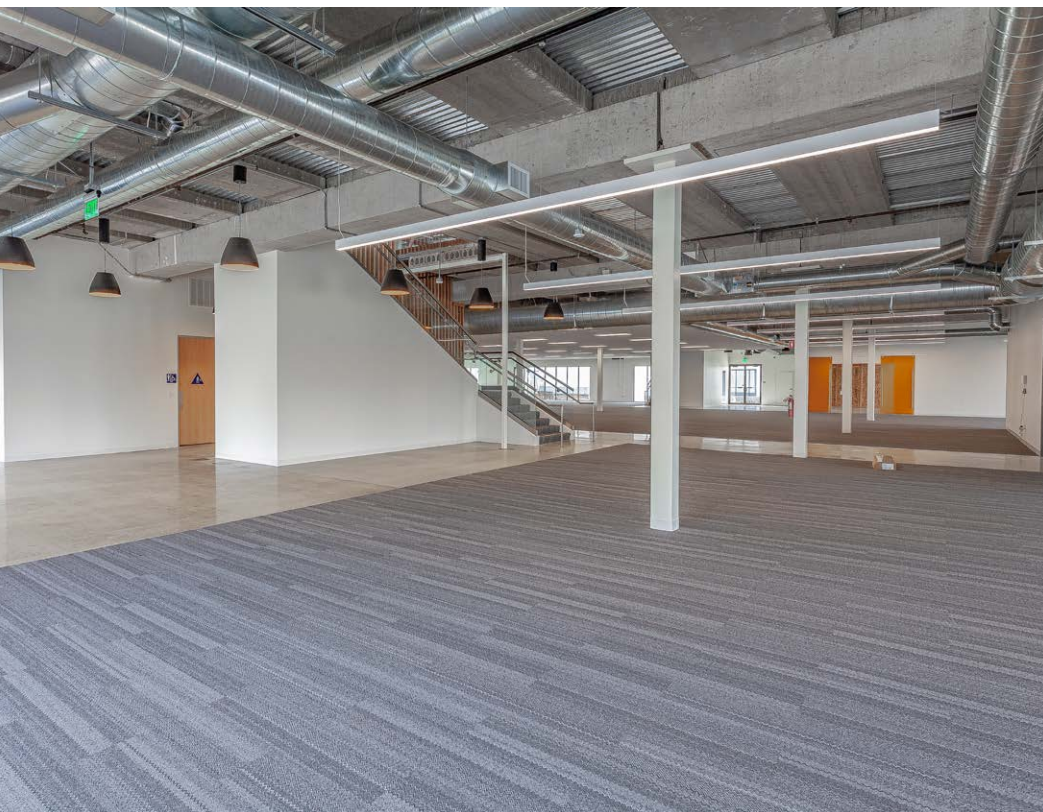
HYPOTHETICAL  
TEST-FIT

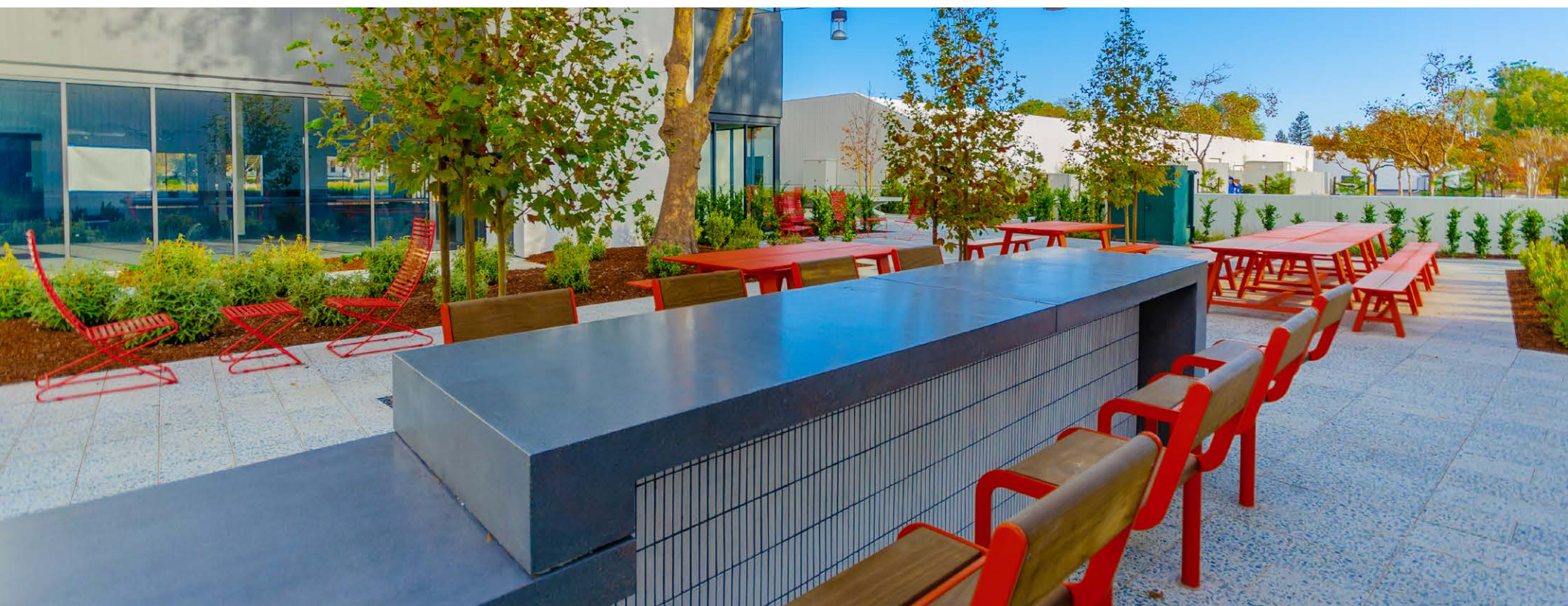
SOCIAL DISTANCING PLAN



SPACE PROGRAM

Conference	10
Offices	19
6x8 Workstations	51
7'-6" Benching	39
Collaboration	3
Storage	1
Server	1
Phone	4
Copy/Print	2
Break	1





# TRANSPORTATION + AMENITIES MAP



**@first**

- Panera BREAD
- CVS pharmacy
- Five Guys
- Chick-fil-A
- Target
- Cup O' Joe
- Rok

**Round Table PIZZA**

**EXTREME Pita**

**eatviet**

**MINA'S**

**SUBWAY**

**KoreanBBQ**

237

**eatviet**

**von**

**SUBWAY**

**Sri's Kitchen**

**SENDO SUSHI**

**Mina's Korean BBQ**

**Round Table PIZZA**

**La Catalana**

**faz**

VTA BAYPOINTE STATION

E. TASMAN DRIVE

BART  
**ba**  
NEW MILPITAS BART STATION

RIVER OAKS MARKETPLACE

- SUBWAY
- Starbucks
- CHASE
- GO FISH
- POKE BAR
- HOBEB'S
- Premier Pizza

INTERSTATE  
880

- Starbucks
- PATXI'S PIZZA

MONTAGUE SQUARE

N. FIRST STREET

MONTAGUE EXPRESSWAY

VTA ORCHARD STATION

**RIVERMARK**

- SAFeway
- HYATT
- COLD STONE
- RED ROBIN
- PIATTI SANTA CLARA
- CUP O' JOE
- Jockey Mitten
- SMASH BURGER
- Premier Pizza
- Peet's Coffee & Tea

- Pedro's
- BIRK'S
- Marriott HOTELS & RESORTS

THE MARKET PLACE

- SUBWAY
- Starbucks
- dishdash
- PHO VIET
- Biryani
- iUNAMAS!
- OHAYAMA PRESS
- THAI ORCHID
- Olive's Greek Garden
- PHILLY'S CHEESE STEAKS & WINGS

SANTA CLARA SQUARE

- Fleming's
- CHASE
- Lula's
- WHOLE FOODS
- Il Fornaio
- Peet's Coffee
- Pravito
- COMEBUY

10 MINS TO DOWNTOWN SAN JOSE

5 MINS TO SAN JOSE INTERNATIONAL AIRPORT





## MONTAGUE SQUARE

NEWMARK

### CONTACT AGENTS

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