

- NEW OWNERSHIP
- TENANT IMPROVEMENTS AVAILABLE

130-134 RIO ROBLES
SAN JOSE, CALIFORNIA
±48,301 SF



RIOTECH

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CBRE

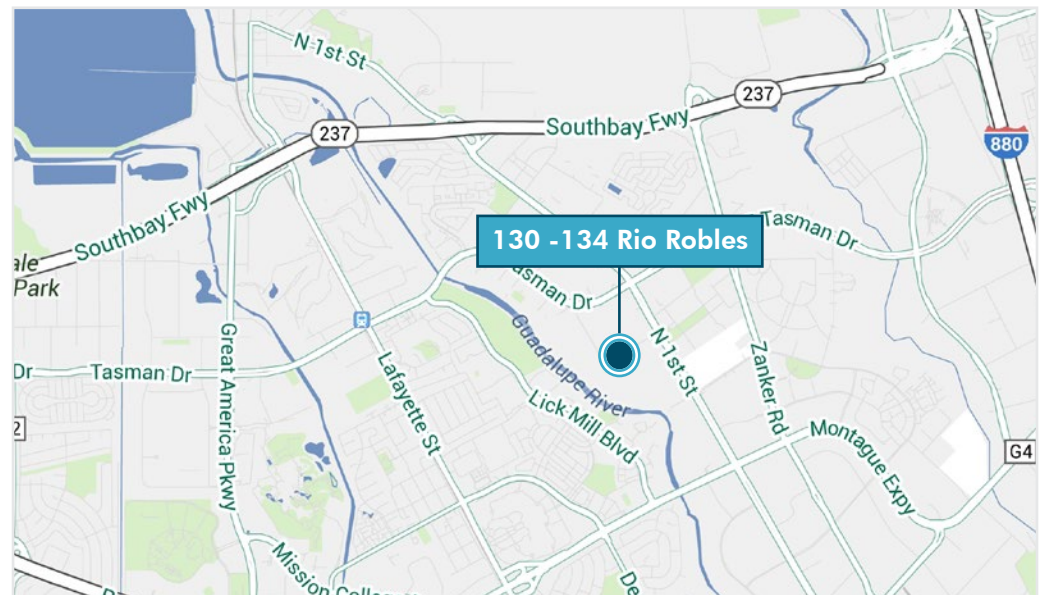
RioTech Park, a 375,000 square foot research and development/office park in North San Jose, is located in the center of the Golden Triangle of Silicon Valley, minutes from Highway 237 and the Levi's Stadium. Recently acquired by Four Corners Properties, the park is undergoing a major repositioning. 130-134 Rio Robles is the latest building to complete this transformation.

RIO TECH

130-134 RIO ROBLES
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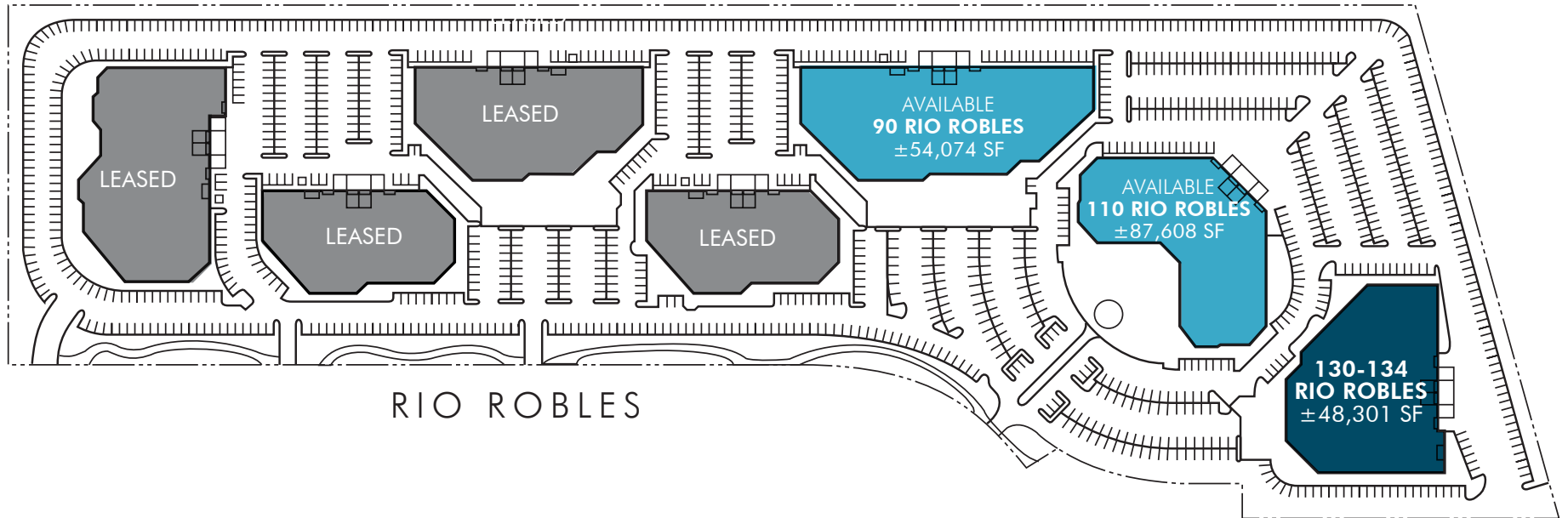
NEW FEATURED HIGHLIGHTS

- Vision Glass Windows in Lobby
- Efficient Office and Technical Lab Configuration
- 2 Grade Level & 2 Dock High Loading Doors
- 2,000 Amps @ 277/480 Volts
- 228 Tons of HVAC 3.9/1,000 Parking Ratio
- New Prominent Signage
- Adjacent to New 25,000 SF Retail Project by The Irvine Company
- Expansion Opportunities Throughout the Project
- Light Rail Stop 300 Yards Away
- Abundance of new local apartment projects providing convenient employee housing

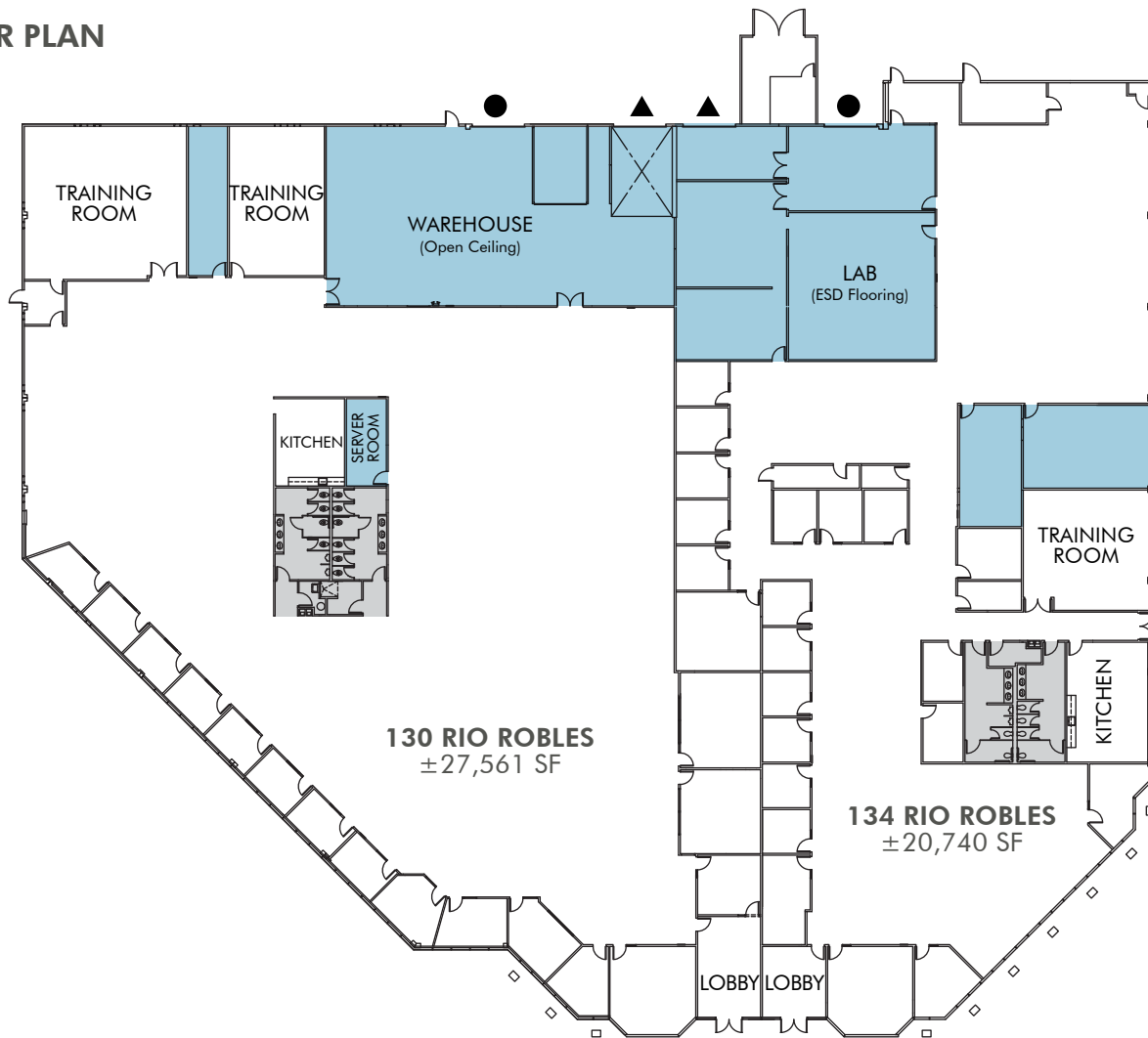


ONSITE EXPANSION OPPORTUNITIES

NORTH FIRST STREET



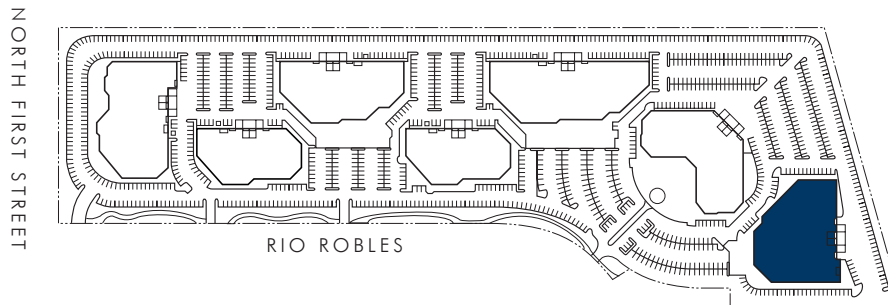
FIRST FLOOR PLAN
±48,301 SF



RIO TECH

130-134 RIO ROBLES
SAN JOSE, CALIFORNIA

- TILE LAB
- GRADE LEVEL LOADING
- DOCK HIGH LOADING



FLOOR AND SITE PLANS NOT TO SCALE



