

# 1983-1999 CONCOURSE DRIVE

SAN JOSE CALIFORNIA | ±25,720 SF FOR LEASE | ±47,903 SF FOR SALE

1983

For more information, please contact:

**Steve Pace**  
Executive Director  
P +1 408 482 7037  
steve.pace@cushwake.com  
LIC #00817396

**Dan Hollingsworth**  
Executive Managing Director  
P +1 408 615 3431  
dan.hollingsworth@cushwake.com  
LIC #01117716

**Liam Martin**  
Associate  
+1 408 436 3619  
liam.martin@cushwake.com  
LIC #02081625



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## HIGHLIGHTS

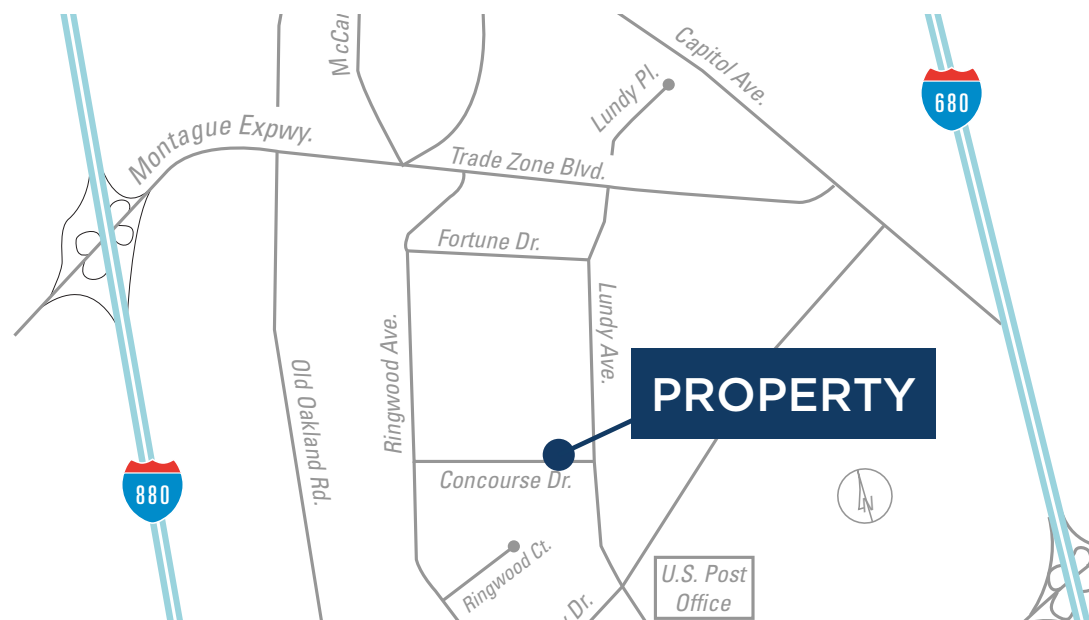
±25,720 SF AVAILABLE FOR LEASE

±47,903 SF AVAILABLE FOR SALE

- High Image Corporate Facility
- Flexible Open Floor Plan
- Monument Signage
- 3.6/1,000 Parking
- Grade Level Loading
- 1200 Amps @ 480 Volts
- Window Line Around Space

## UPGRADES

- New Roof
- New Raised 10' Dropped Ceiling
- New LED Lighting
- New Restroom Cores
- New Glass Wall Conference Rooms



STEVE PACE | 408.482.7037 | [steve.pace@cushwake.com](mailto:steve.pace@cushwake.com) | LIC #00817396

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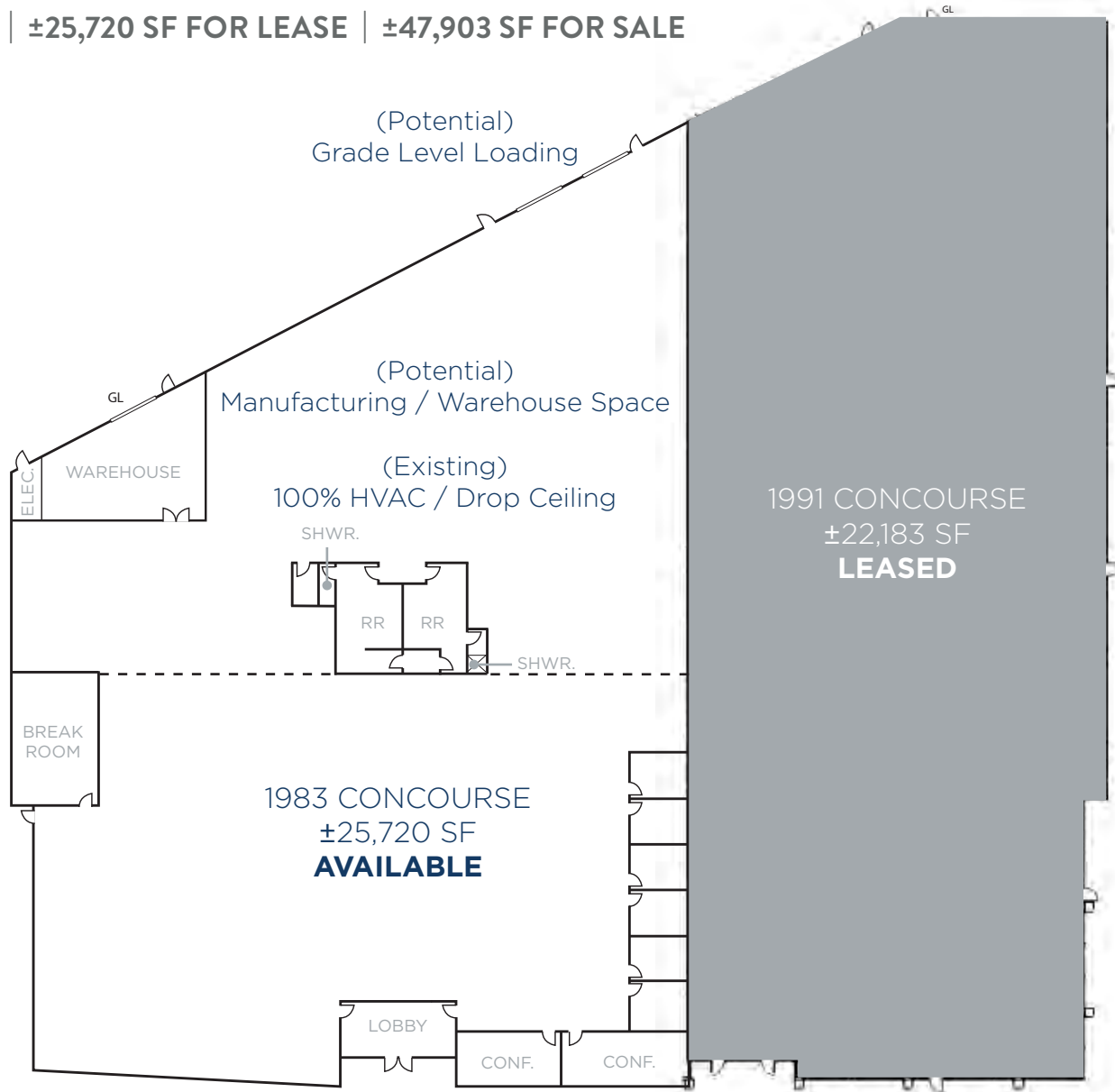
LIAM MARTIN | 408.436.3619 | [liam.martin@cushwake.com](mailto:liam.martin@cushwake.com) | LIC #02081625



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## FLOOR PLAN



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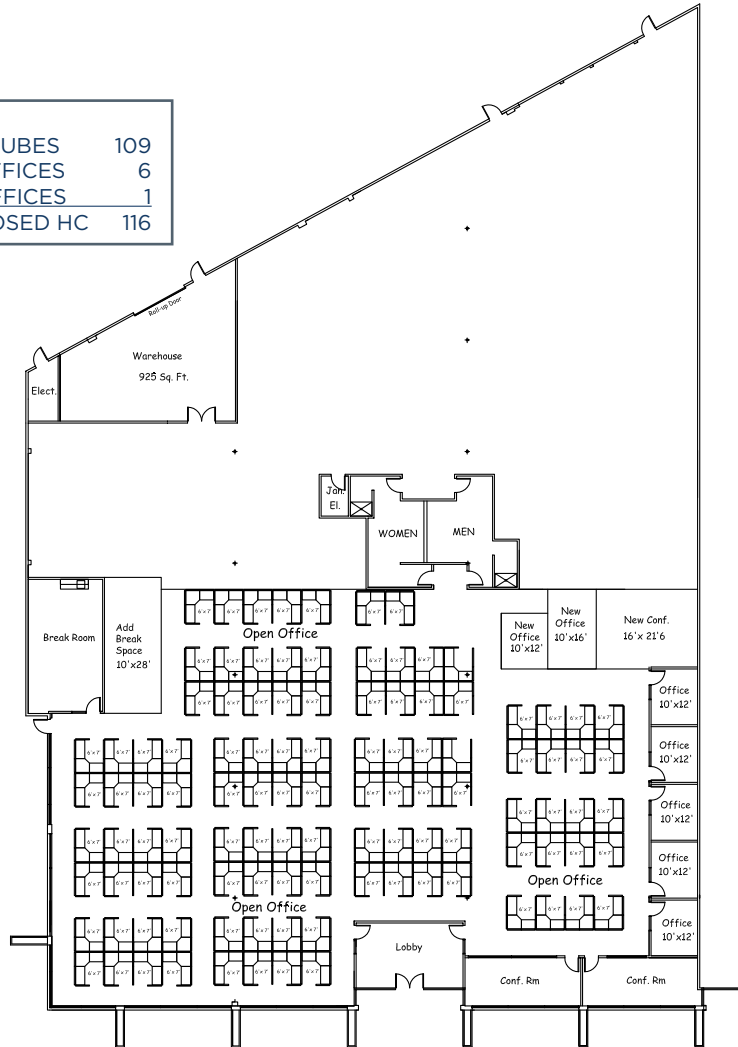


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## HYPOTHETICAL FLOOR PLANS

OPTION 1	
6'X7' TOTAL CUBES	109
10'X12' HW OFFICES	6
10'X16' HW OFFICES	1
TOTAL PROPOSED HC	116



OPTION 2	
6'X7' TOTAL CUBES	192
10'X12' HW OFFICES	13
10'X16' HW OFFICES	2
TOTAL PROPOSED HC	207



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## BRAND NEW INTERIORS



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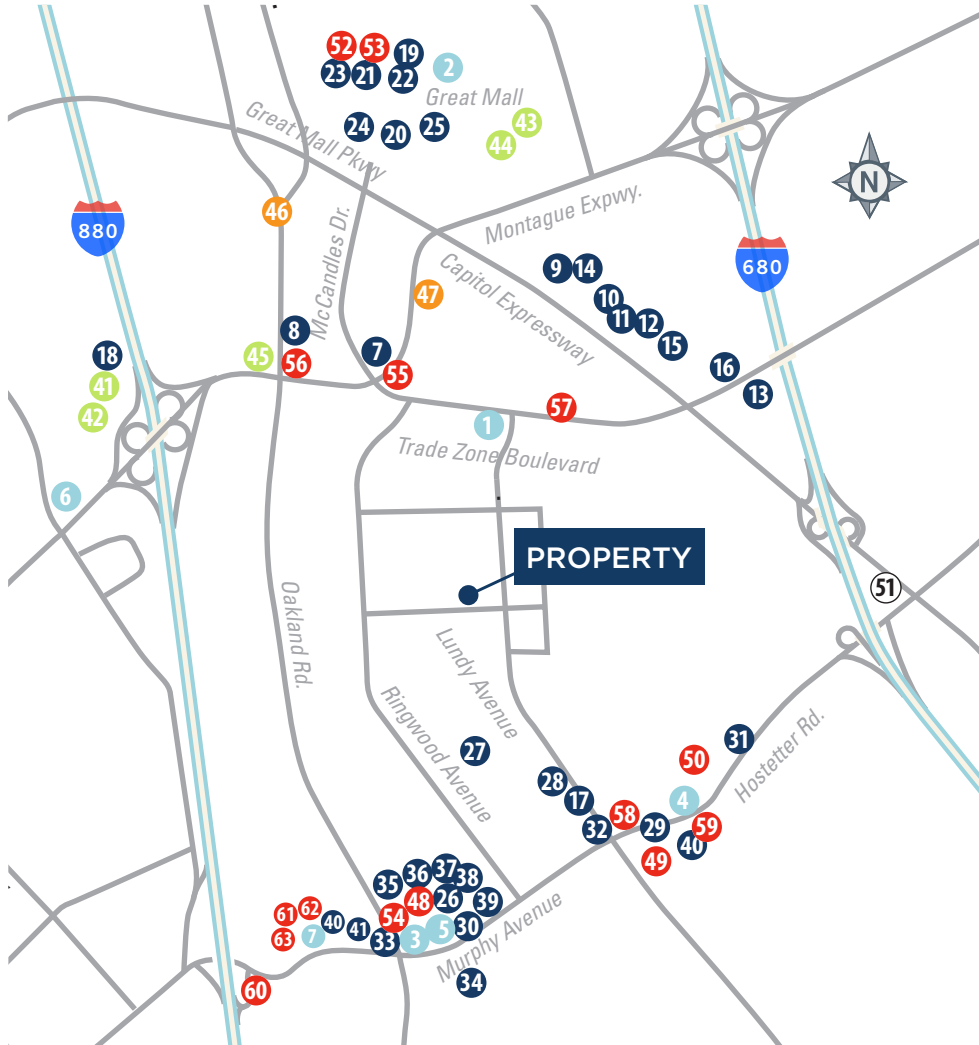
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## AMENITIES



### Financial Institutions

- 1 Keypoint Credit Union
- 2 Wells Fargo Bank
- 3 Wells Fargo Bank
- 4 East West Bank
- 5 Cathy Bank
- 6 World Savings
- 7 Chase Bank
- 33 Pizza Kitchen
- 34 Carlos Goldstein's Cantina
- 35 Jamba Juice
- 36 McDonalds
- 37 Main St. Bagels
- 38 Mr. Chau's
- 39 Togo's
- 40 Five Guys
- 41 Chipotle

### Restaurants

- 7 Carl's Jr.
- 8 Jack in the Box
- 9 Asiana Gardens
- 10 Subway
- 11 Jack in the Box
- 12 Guru Palace Indian
- 13 KFC
- 14 Colisseum Pizza
- 15 Thanh Huong
- 16 Wonder Wok
- 17 Prima Taste
- 18 Brandon's
- 19 Great Mall Mayflower
- 20 Fresh Choice
- 21 Outback Steak House
- 22 Great Mall Food Court
- 23 Dave & Busters
- 24 McDonalds
- 25 Chipolte
- 26 Baja Fresh
- 27 Una Mas
- 28 Cafe 1997
- 29 Do Re Mi Cafe
- 30 Starbucks
- 31 Hello Desserts
- 32 Mas Restaurant

### Lodging

- 41 Sheraton
- 42 The Beverly Heritage
- 43 Courtyard
- 44 TownPlace Suites
- 45 Sleep Inn

### Rental Car

- 46 Enterprise
- 47 Budget

### Add'l Services

- 48 PW Supermarket
- 49 99 Ranch Market
- 50 Costco
- 51 Save Mart
- 52 Century Theaters
- 53 Dave & Busters
- 54 FedEx/Kinkos
- 55 South Bay Athletic Club
- 56 Shell Gas Station
- 57 Speedy Oil Change
- 58 Post Office
- 59 Dry Cleaners
- 60 Lowe's
- 61 LA Fitness
- 62 Great Clips
- 63 T-Mobile

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