



FOR LEASE

# Valley Creative Center

2249 Zanker Road & 2390 Bering Drive, San Jose, CA

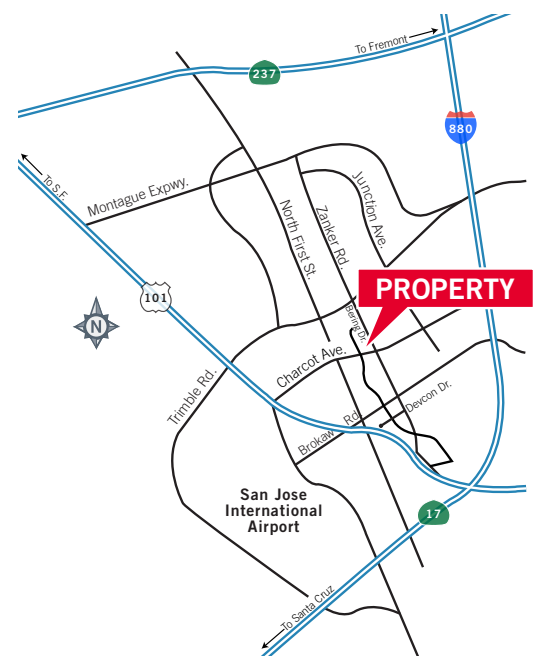


## HIGHLIGHTS

**2390 Bering: ±7,684 SF - Available 3/1/2020**

**2249 Zanker: ±15,775 SF - Available 5/1/2020**

- Monument Signage Available
- New Exterior Facade Upgrades Recently Completed
- Attractive Campus Environment with Ample Surface Parking (±3.56/1,000)
- 2390 Bering - 200 Amps @ 480V
- 2249 Zanker - 600 Amps @ 480V
- Grade-Level Door
- Highly Desirable Golden Triangle Location
- Close Proximity to 101, 880 and 87
- Minutes from San Jose International Airport and Downtown San Jose
- Walking Distance to Light Rail Station
- Short Walk to Restaurants and Retail Amenities



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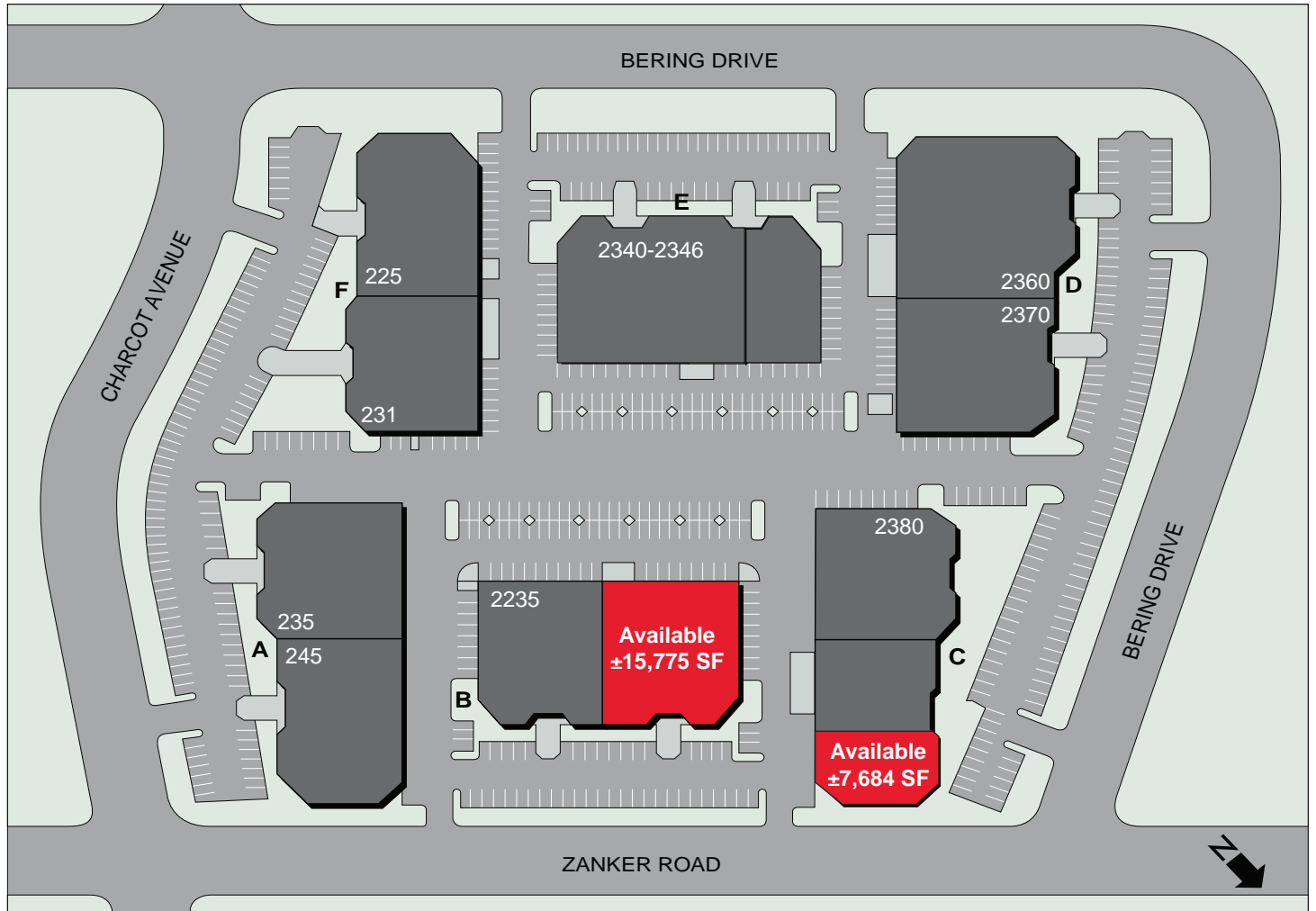
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## SITE PLAN



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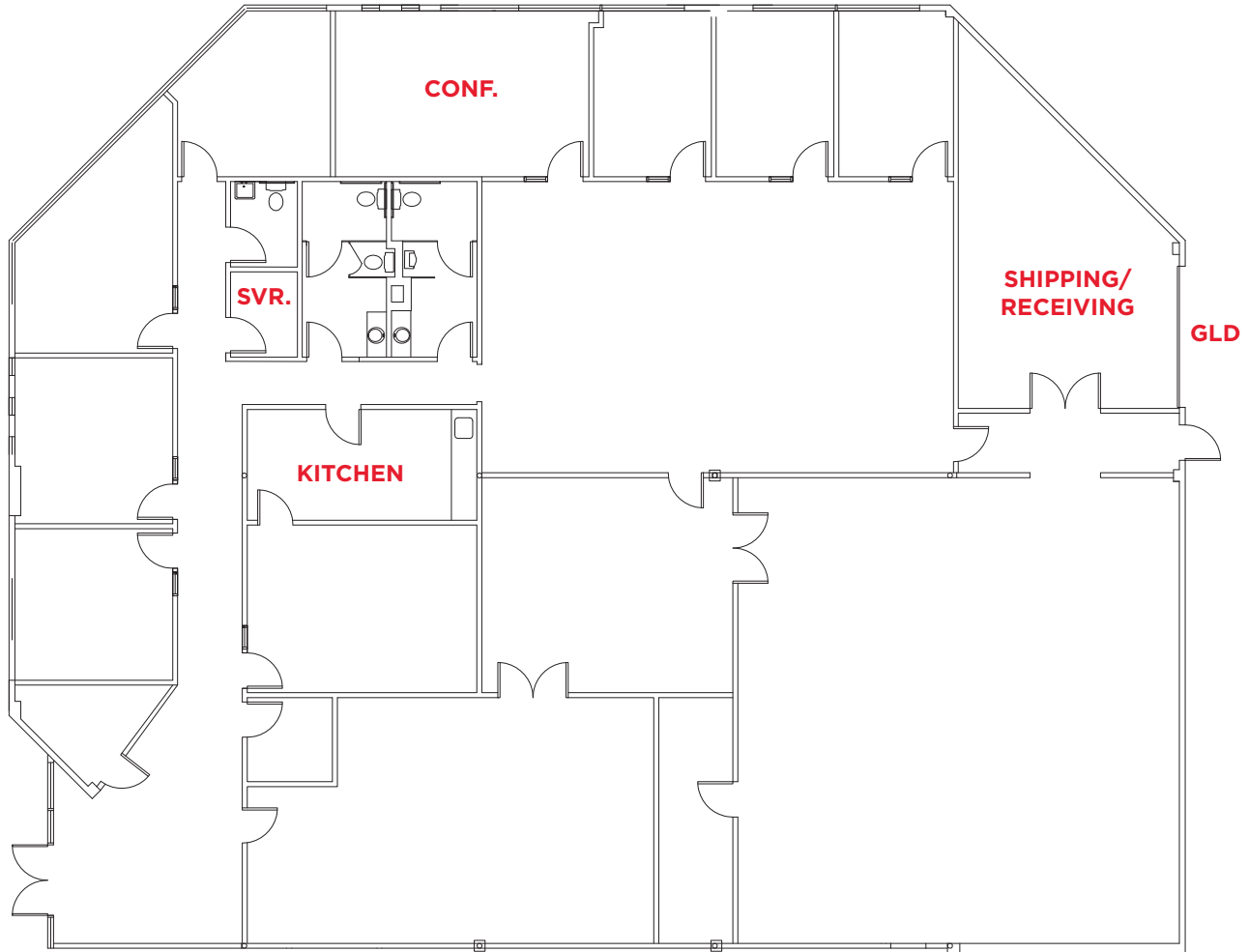
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## FLOOR PLAN

2390 Bering Drive: ±7,684 SF



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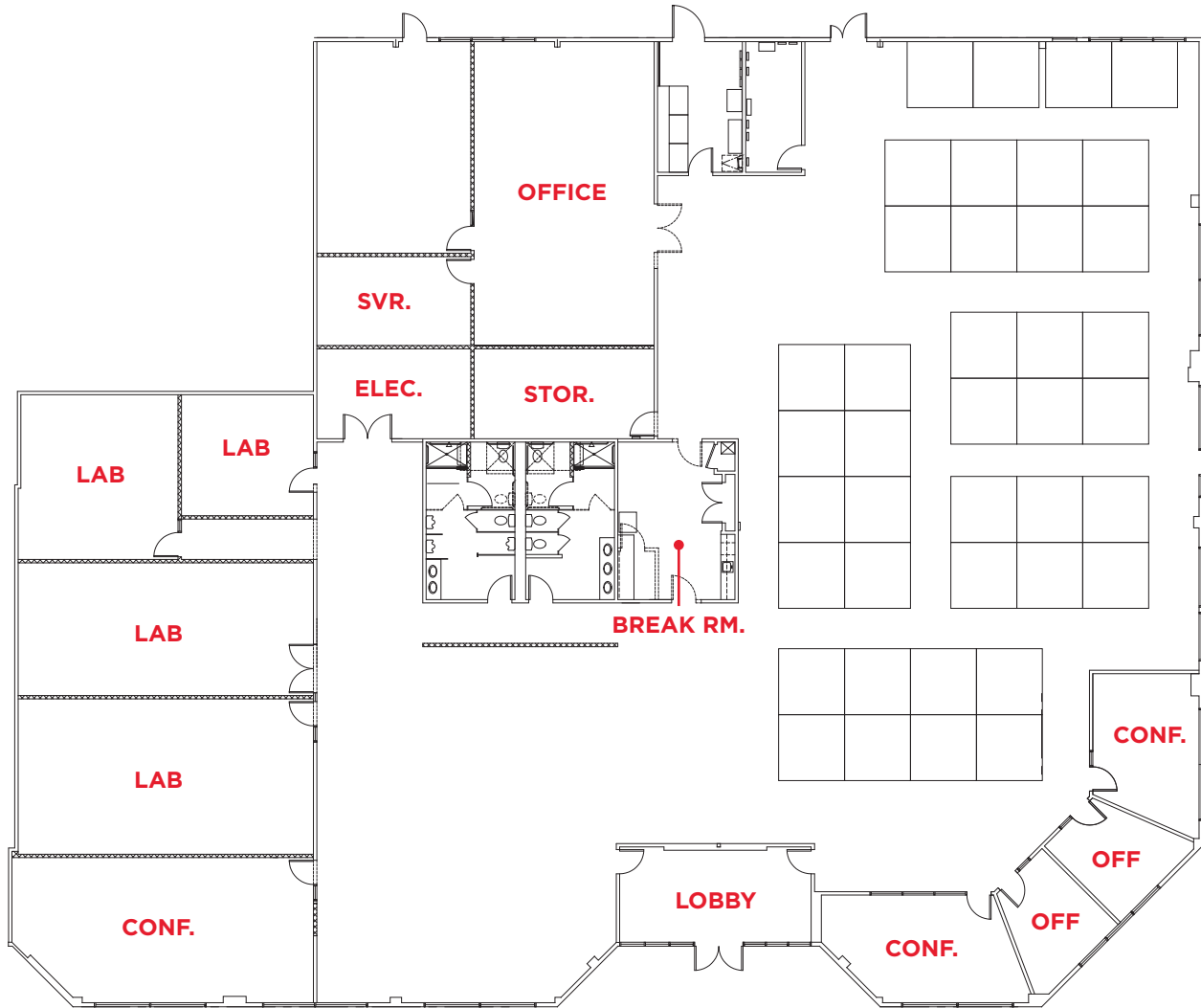
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## AMENITIES



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