2635 ZANKER ROAD

SAN JOSE, CALIFORNIA | ±11,500 SF FOR LEASE

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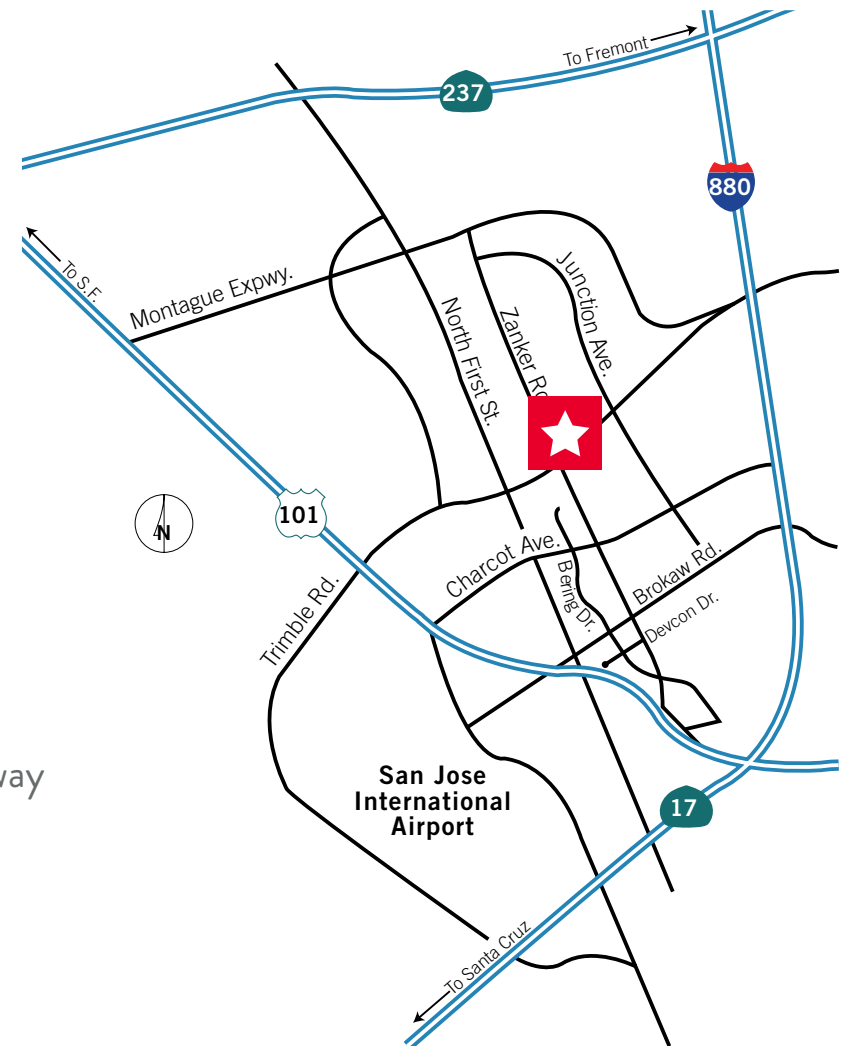LIC #01308295

CUSHMAN &
WAKEFIELD

2635 ZANKER ROAD | San Jose, California

Highlights

- ±11,500 SF

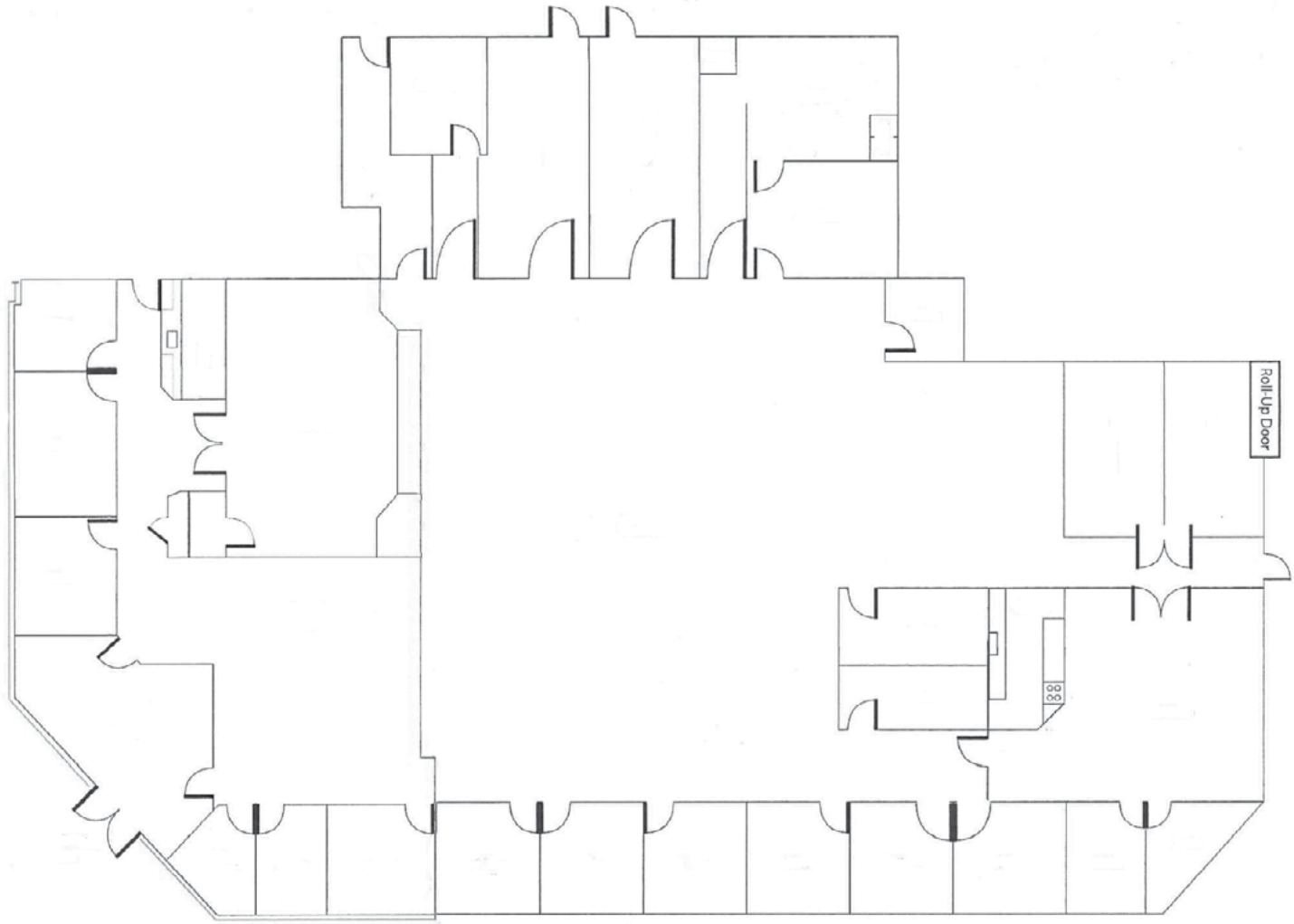- High Visibility

- Potential Plug & Play

- Mix of Open Office & Privates

- Lab Component

- Parking Ratio: 3.88/1,000 SF

- Roll-Up Door Available

- 1 Block to Lightrail & Amenities

- 2.1 Miles from SJC Airport

- Easy Access to Highways 101, 280, 87 & Montague Expressway

- Asking $2.25/SF Modified Gross

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Floor Plan - ±11,500 SF

Roll-Up Door

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Plublic Transit & Amenities

@first — Panera Bread, Target, The Coffee Bean & Tea Leaf, Hyatt House, Chick-fil-A, Courtyard Marriott, Chipotle, Five Guys Burgers and Fries, Sweet Tomatoes salads · soups · bakery, CVS

Subway, Extreme Pita, Round Table Pizza, Korean BBQ, eatviet

FAZ, Capriotti's

D&B

VTA

ACE

TOGO'S, bawarchi, Taco Bell, Just Excellent Chinese

Levi's STADIUM

BOURBON STEAK

HOBEES, Subway, Falafels N' More, Premier Pizza

Starbucks

BART

GREAT AMERICA

Round Table Pizza, TOGO'S, Amarin, Falafel, TABU

MISSION COLLEGE

Marriott HOTELS & RESORTS

BIRK'S RESTAURANT

Pedro's RESTAURANT AND CANTINA

Starbucks, IN-N-OUT BURGER, Jamba Juice, PANDA EXPRESS, Krispy Kreme, BEN & JERRY'S, TOMATINA fresh italian, SushiEaters, yo yo sushi BAR & GRILLE, World Wraps, SUBWAY

Starbucks, SAFEWAY, Jersey Mike's, Hyatt House, yo yo sushi BAR & GRILLE, FANTASIA, RED ROBIN, Jamba Juice, Chipotle, Peets Coffee & Tea, the Posh Bagel

CRESCENT VILLAGE — Starbucks, Wahoo's, Patxi's Pizza, CURRY UP NOW INDIAN STREET FOOD, KOREAN

GREAT AMERICA PKWY

LAFAYETTE STREET

NORTH 1ST STREET

ZANKER ROAD

EAST TASMAN DRIVE

TRADE ZONE BLVD

MONTAGUE EXPY

OAKLAND RD

LUNDY AVE

EAST TRIMBLE ROAD

WEST TRIMBLE ROAD

DE LA CRUZ BLVD

MONTAGUE EXPY

LAWRENCE EXPY

CENTRAL EXPY

KIFER ROAD

BOWERS AVENUE

WALSH AVENUE

SAN JOSE AIRPORT

237

880

101

87