

±177,815 .

Square Feet Available

**NEW
WESTSIDE
OFFICE
BUILDING**

CREEKSIDE
@17

275 Creekside Way, Campbell

Anticipated delivery date second quarter

2017 .

TODD SHAFFER
PHIL MAHONEY

408.987.4144 ■ tshaffer@newmarkccarey.com ■ CA RE License #01002706
408.982.8430 ■ philm@newmarkccarey.com ■ CA RE License #00834704

2804 Mission College Blvd, Suite 120, Santa Clara, CA 95054 | 15-0490.01/17



CREEKSIDE
@17
275 Creekside Way, Campbell

01 / BUILDING HIGHLIGHTS ■

03 / SITE PLAN ■

05 / TRANSPORTATION MAP ■

02 / FLOORPLAN ■

04 / AMENITIES MAP ■

06 / CONTACT AGENTS ■

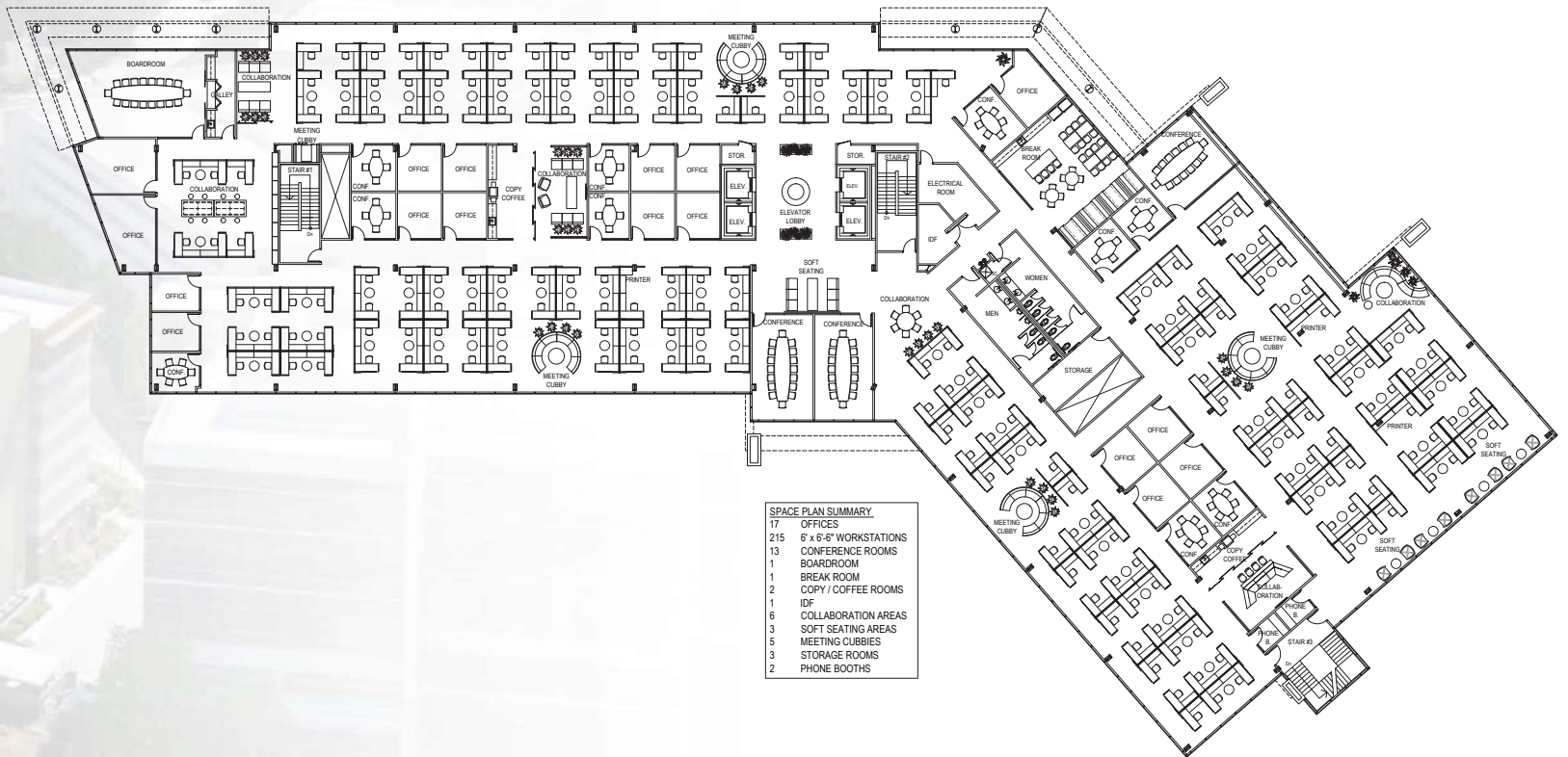


BUILDING HIGHLIGHTS

- :: High Image Class A Office Park
- :: Building Signage Available/Highway 17 Frontage
- :: Signage exposure to 200,000 trips per day
- :: Five Story \pm 34,000 per Floor
- :: Underground Parking
- :: Exceptional Visibility
- :: Adjacent to 158 Room Marriott Hotel
- :: Adjacent to Light Rail Station
- :: Great Proximity to Restaurants & Services
- :: 6 Miles from Norman Y. Mineta San Jose International Airport

◆
CLASS A OFFICE
SPACE

FLOOR PLAN



SPACE PLAN SUMMARY

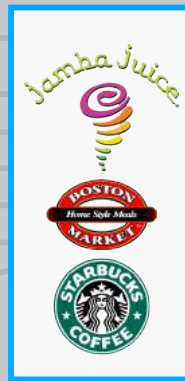
17	OFFICES
215	6' x 6'-6" WORKSTATIONS
13	CONFERENCE ROOMS
1	BOARDROOM
1	BREAK ROOM
2	COPY / COFFEE ROOMS
1	IDF
6	COLLABORATION AREAS
3	SOFT SEATING AREAS
5	MEETING CUBBIES
3	STORAGE ROOMS
2	PHONE BOOTHS

SITE PLAN



Winchester Ave

Hamilton Ave



CREEKSIDE @17



HAMILTON SHOPPING CENTER



Bascom Ave

Union Ave

E Campbell Ave

DOWNTOWN CAMPBELL

- Stacks Restaurant
- Aqui Campbell
- A Bellagio Italian Restaurant
- Opa Authentic Greek Cuisine
- Willard Hicks
- The Socialight
- Mo's
- Pino's Trattoria
- El Guapo's
- Katie Blooms
- Sushi Confidential
- La PanotiQ Bakery Cafe
- Spread Deli & Bottles
- Blendz
- Tessoro's Barra di Vino
- Tigelleria Ristorante

THE PRUNEYARD

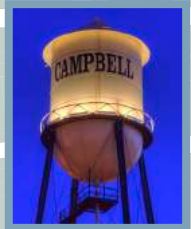




**Norman Y Mineta
San Jose International
Airport**

**Westfield
Valley Fair
Mall**

**Santana
Row**



Downtown Campbell



**HAMILTON
STATION**

Pruneyard

-  Freeway
-  Caltrain
-  ACE
ALTAMONT COMMUTER EXPRESS
-  Light Rail - Mountain View to Winchester
-  Light Rail - Alum Rock to Santa Teresa

CREEKSIDE @17

275 Creekside Way, Campbell

Managing Director

Todd Shaffer

408.987.4144

tshaffer@newmarkccarey.com

CA RE License #01002706

Executive Managing Director

Phil Mahoney

408.982.8430

phil@newmarkccarey.com

CA RE License #00834704

2804 Mission College Blvd, Suite 120, Santa Clara, CA 95054 | 15-0490.01/17

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

SOUTH BAY
DEVELOPMENT CO.

 **Newmark
Cornish & Carey**