



HIGH-IMAGE CREATIVE OFFICE IN THE HEART OF DOWNTOWN CAMPBELL

TOTAL PROJECT SIZE ±10,400 SF



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**MWALLE
PROPERTIES**
REAL ESTATE DEVELOPERS

PROJECT HIGHLIGHTS

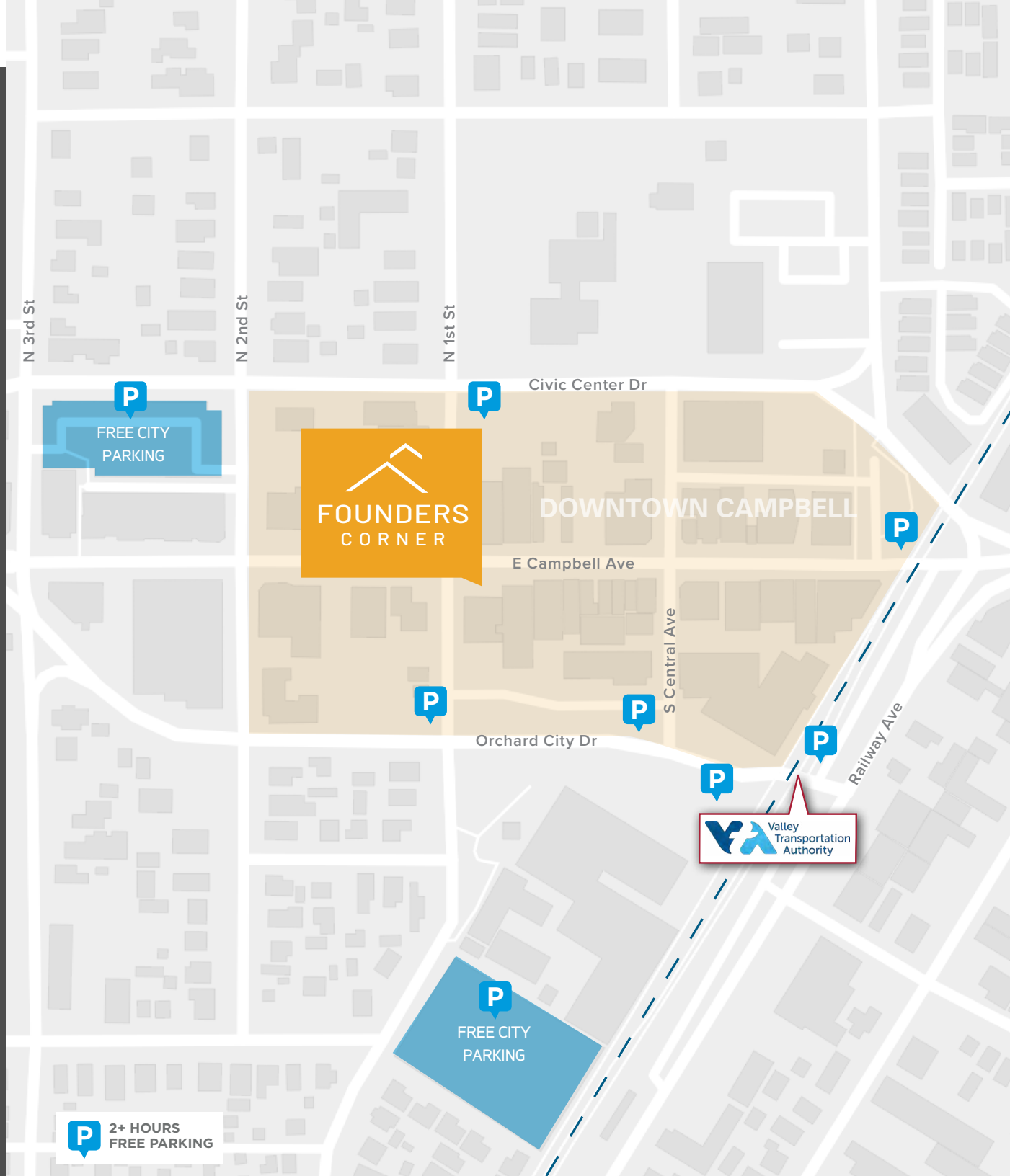
- New high-image creative office development totaling 10,400 SF
- New construction built around Opa!, Mo's, and Willard Hicks
- Green Building features including solar panels, View Glass, and LED lighting
- View Glass Technology automatically adjusts to heat and solar glare
- Air quality and cooling optimized through operable windows and Big Ass Fans
- Barn-style high-volume environment with contemporary finishes
- Progressive image with fantastic architectural appeal
- Energized atmosphere with private balcony overlooking Campbell Avenue
- Tremendous dining and entertainment options
- Building card-key access and energy efficient building systems



LOCATION



- Convenient West Valley location with surging amenity base
- Prominent signage opportunities with excellent visibility
- Easy access to Highways 85 & 17 and Interstate 280 & 880
- Walking distance to Campbell Lightrail serving Diridon Station
- Optimal Downtown Campbell location rich with amenities
- Immediate access to ample free parking in neighboring garages



P 2+ HOURS
FREE PARKING

AMENITIES MAP

EAT

1. Tigelleria Organic Restaurant
2. Stacks
3. La PanotiQ
4. Aqui's
5. Opa
6. Mo's Breakfast and Burger Joint
7. Willard Hicks
8. A Bellagio Italian
9. The Water Tower
10. Liquid Bread Gastropub
11. Nashmarkt
12. Brown Chicken Brown Cow
13. Blueline Pizza

SEE

1. Downtown Campbell Farmer's Market
2. Campbell Historical Museum
3. Ainsley House

PLAY

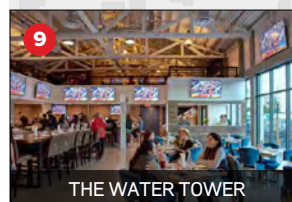
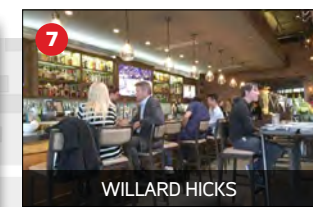
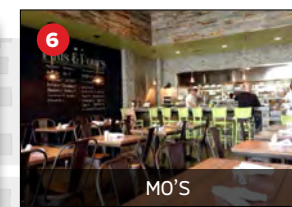
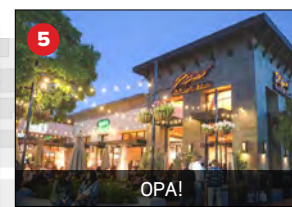
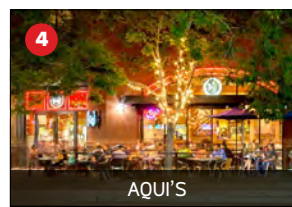
1. Tessora's Barra De Vino
2. Starbucks
3. Recycled Bookstore
4. Khartoum
5. Flights
6. Orchard Valley Coffee
7. LVL Up

STAY

1. Bristol Hotel
2. Residence Inn
3. Campbell Inn
4. The Doubletree Campbell
5. Courtyard San Jose Campbell

BANK

1. Citibank
2. Bank of America





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