

VALLEY

TECHNOLOGY CENTRE



±16,461 SF TO ±175,910 SF OF OFFICE/R&D | MARKET READY COMPLETE/UNDERWAY!

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LPCWEST
LINCOLN PROPERTY COMPANY

PCCP 

 **CUSHMAN & WAKEFIELD**

HIGHLIGHTS

VALLEY
TECHNOLOGY CENTRE

MARKET READY COMPLETE/UNDERWAY!

- 7-Building ±464,636 SF Campus
- Two-Story Class A Freestanding Buildings
- ±3.6/1,000 Parking
- Upgraded Outdoor Collaboration Areas
- Enhanced Landscaping & Project Signage
- Conveniently Located w/ Easy Access to 101 & 880 via Trimble Road & Montague Expressway
- Walking Distance to Restaurants & Hotels
- ±8 Minute Walk to Light Rail
- Less than 3 Miles to Bart

AVAILABILITY

±66,350 SF | 2720 Zanker Rd
±19,266 SF | 2700 Zanker Rd, Suite 201
±34,999 SF | 2680 Zanker Rd, Suites 150 & 250*
±55,295 SF | 2595 Junction Ave**

±175,910 SF | TOTAL AVAILABLE

*Divisible to ±16,461 & ±18,538 SF

**LED 12/31/2018; Direct Term Available.



SITE PLAN

● AVAILABLE ● LEASED



2720

ZANKER ROAD

MARKET READY COMPLETE!

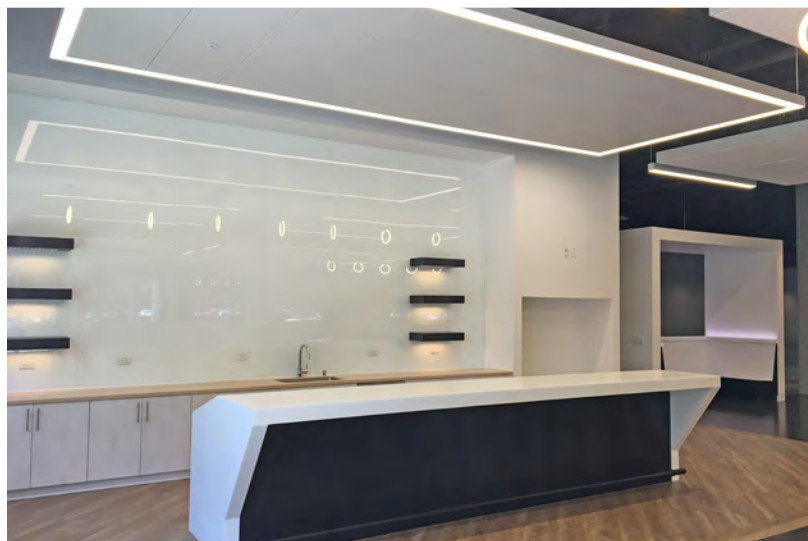
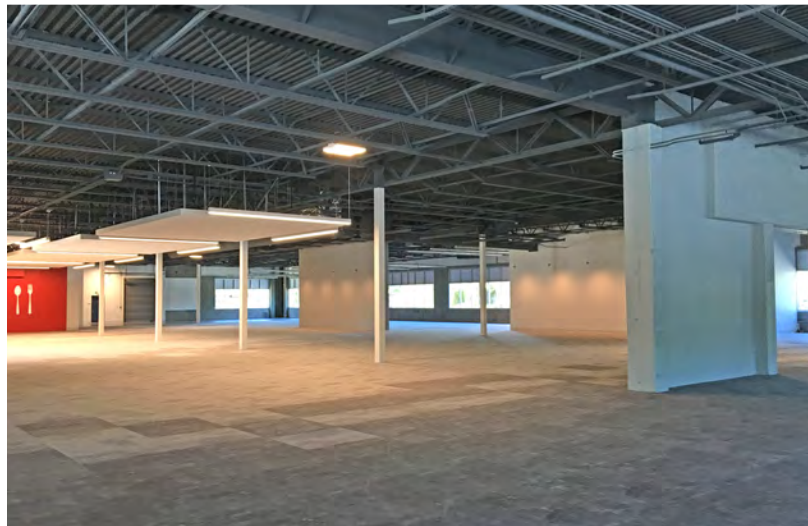
±66,350 SF

FIRST FLOOR

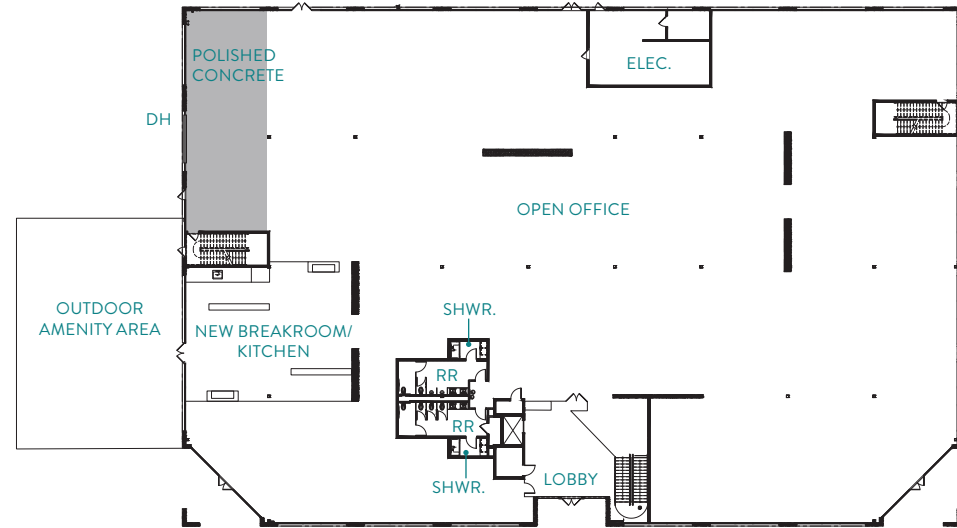
- Renovated 2-Story Lobbies
- Cloud/Exposed Ceiling
- New Breakroom/Kitchen
- Renovated Restrooms
- Showers
- Dock High Door
- Outdoor Amenity Area

SECOND FLOOR

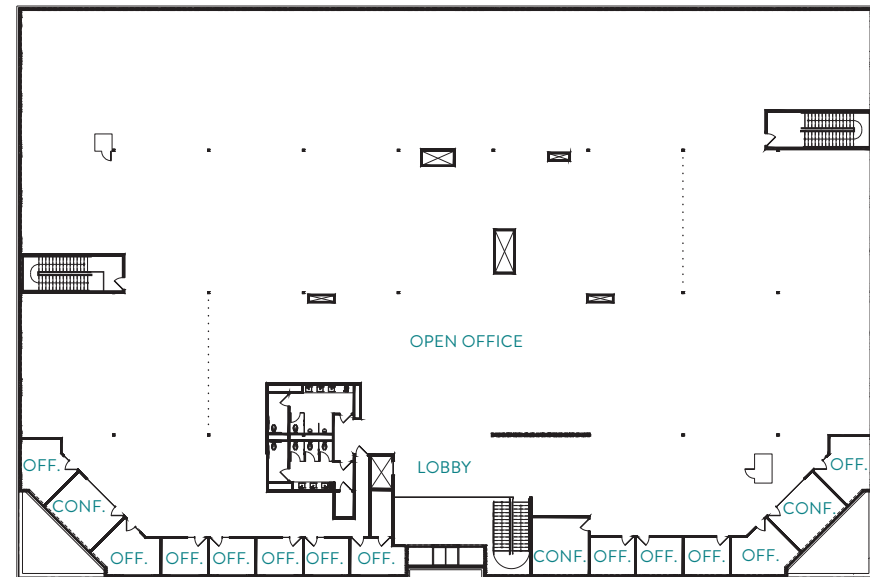
- Three Conference Rooms
- 12 Perimeter Offices
- Open Office Concept
- Renovated Restrooms
- Exposed Ceiling
- New Roof and HVAC Units



FIRST FLOOR | ±33,175 SF

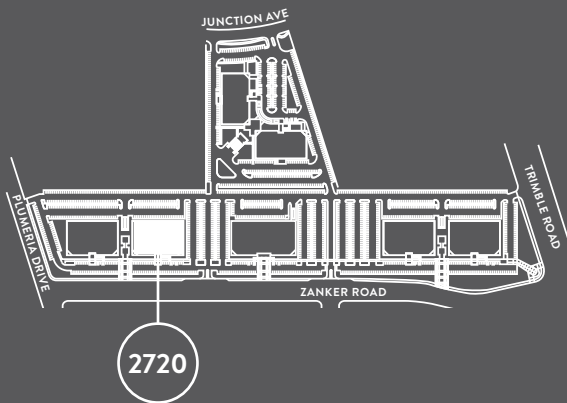


SECOND FLOOR | ±33,175 SF



2720
ZANKER ROAD

±66,350 SF - MARKET READY COMPLETE!



2700

ZANKER ROAD

SUITE 201: ±19,266 SF - MARKET READY

AS-BUILT

- Two Private Offices
- Three Conference Rooms
- Open Office Collaboration Areas
- New Restroom / Breakroom

CONCEPTUAL

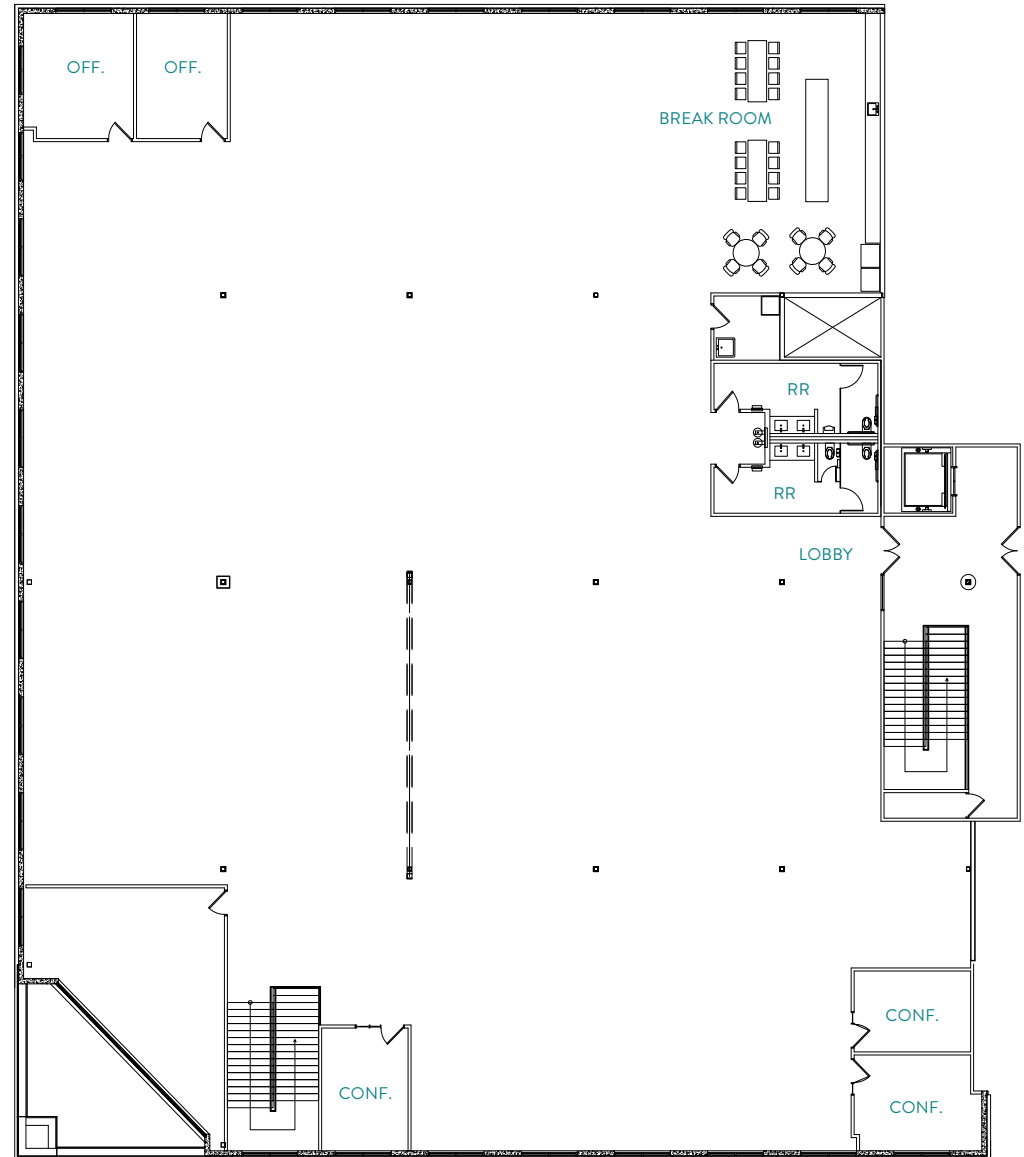
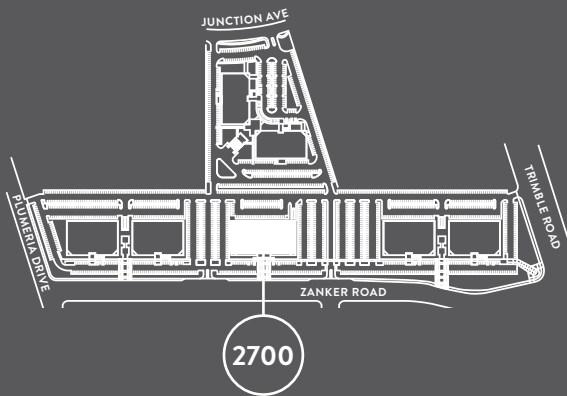
- 66 Cubes
- 44 Benches
- Large Breakroom



AS-BUILT SECOND FLOOR | SUITE 201: ±19,266 SF

2700
ZANKER ROAD

±19,266 SF - MARKET READY



2680

ZANKER ROAD

±34,999 SF - MARKET READY UNDERWAY
WITH INTERSTITIAL STAIRWELL
(DIVISIBLE TO ±16,461 & ±18,538 SF)

FIRST FLOOR: SUITE 150

- ±16,461 SF
- Open Floor Plan
- Kitchenette / New Breakroom
- Dock High Loading
- Access to Outdoor Amenity Area

SECOND FLOOR: SUITE 250

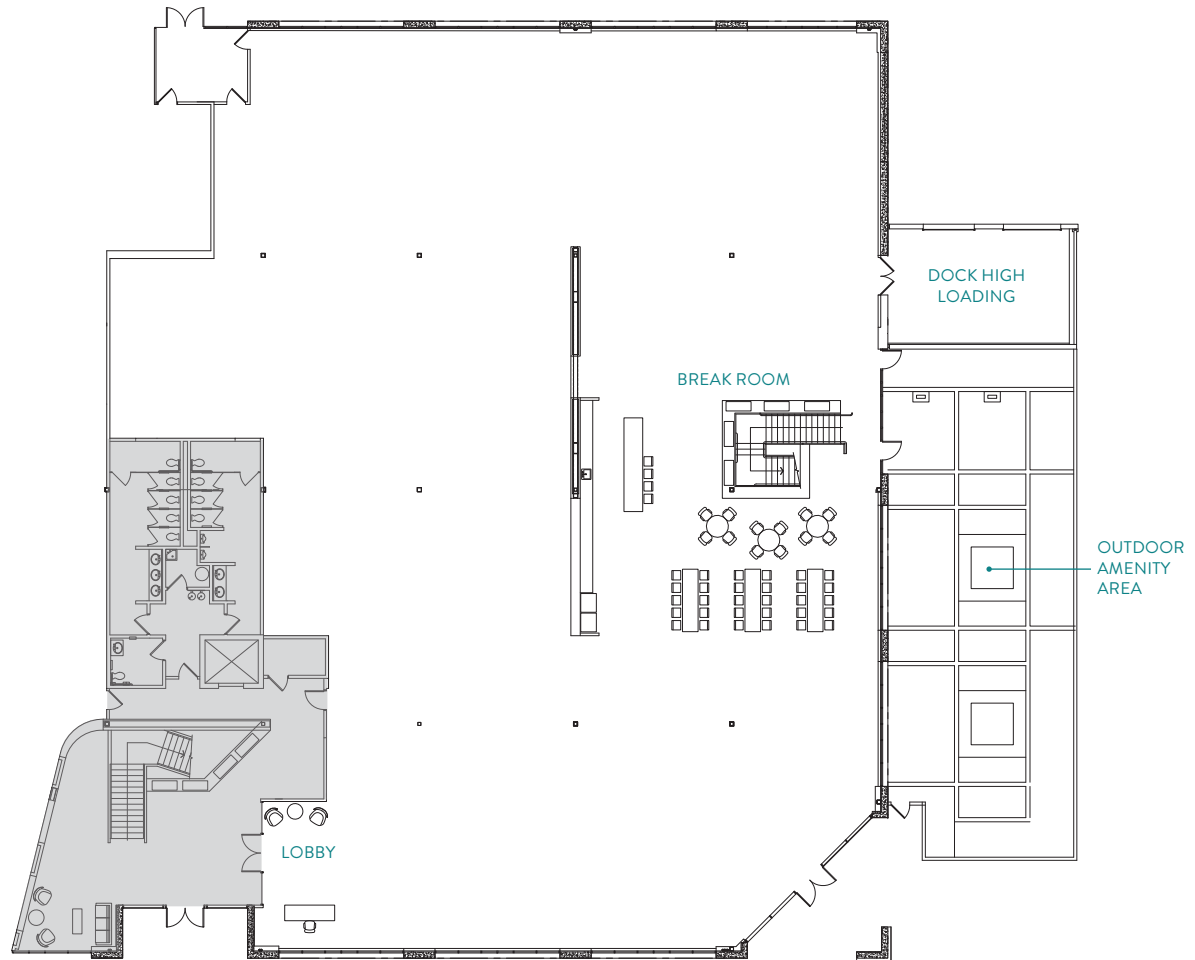
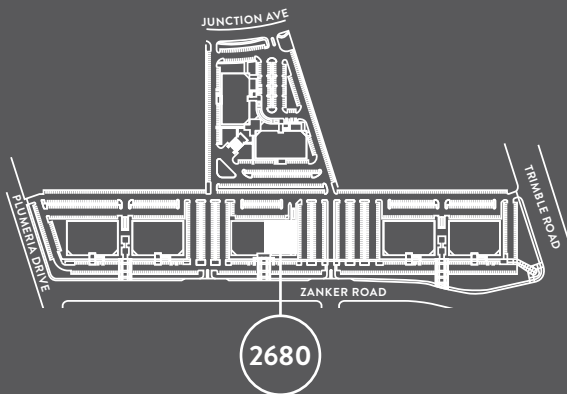
- ±18,538 SF
- Open Floor Plan
- Two Conference Rooms
- New Break Area



AS-BUILT FIRST FLOOR | SUITE 150: ±16,461 SF

2680
ZANKER ROAD

±16,461 SF - MARKET READY UNDERWAY

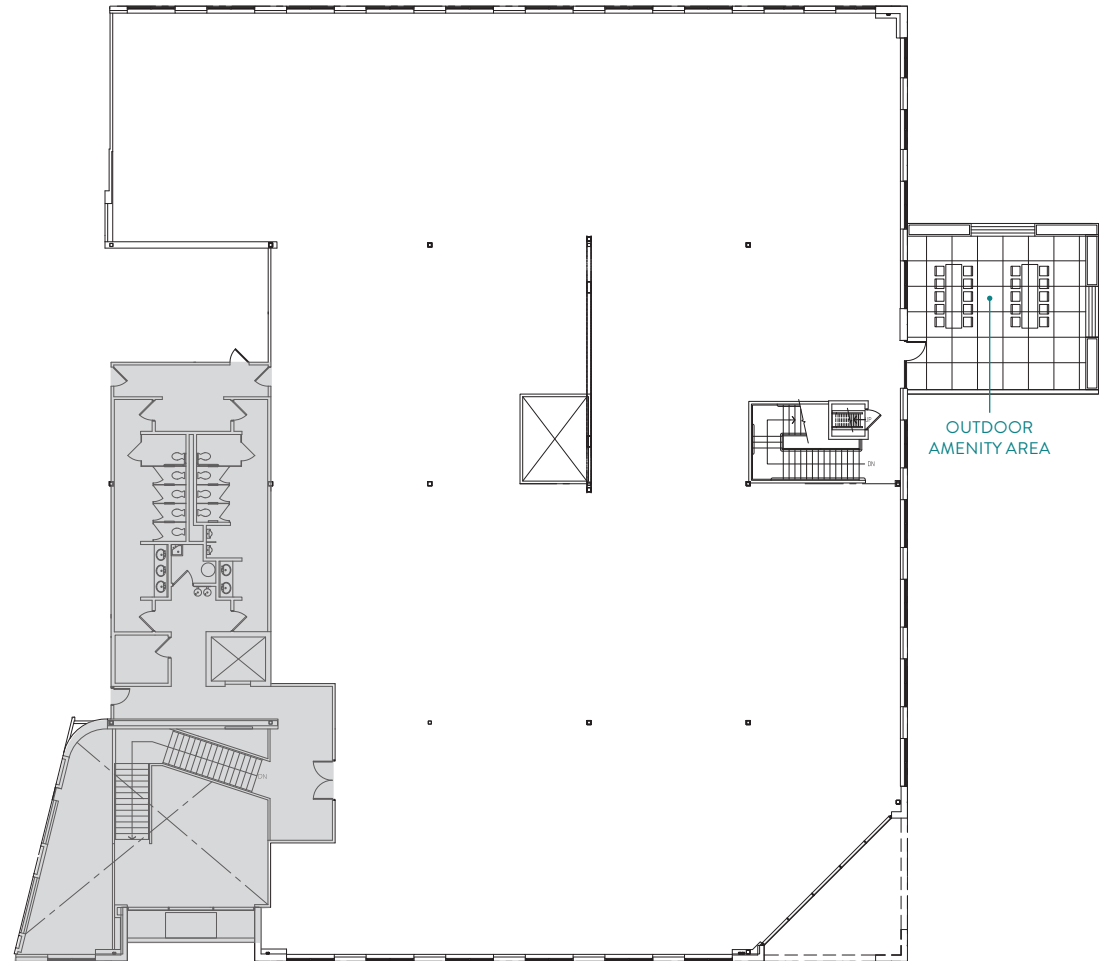
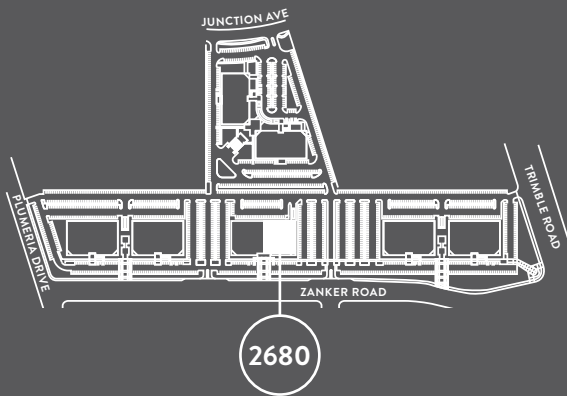


COMMON AREA

AS-BUILT SECOND FLOOR | SUITE 250: ±18,538 SF

2680
ZANKER ROAD

±18,538 SF - MARKET READY UNDERWAY



COMMON AREA

2595

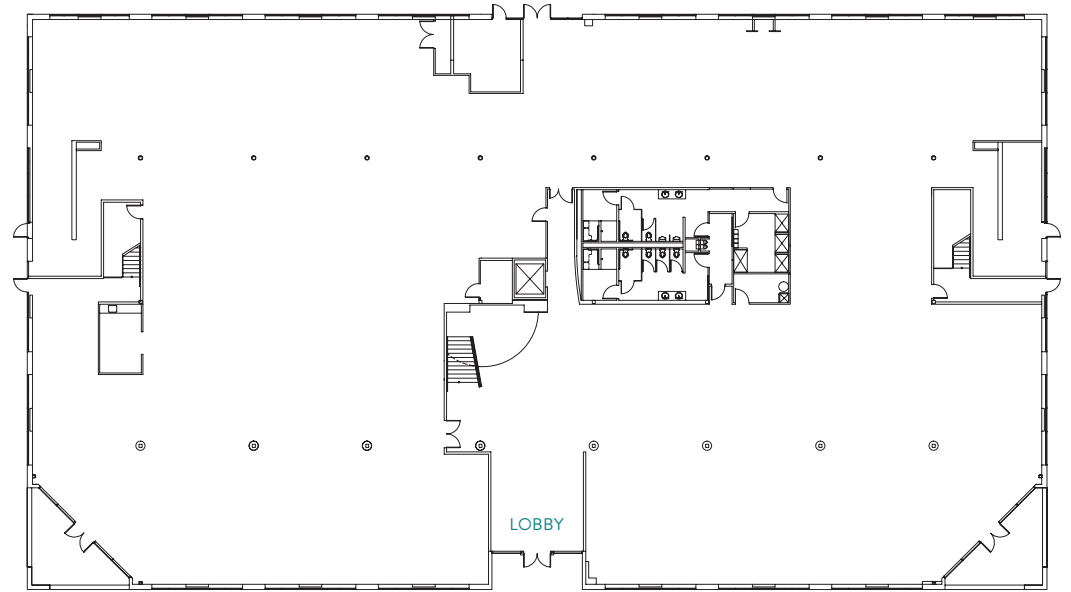
JUNCTION AVE.

±55,295 SF - MARKET READY UNDERWAY

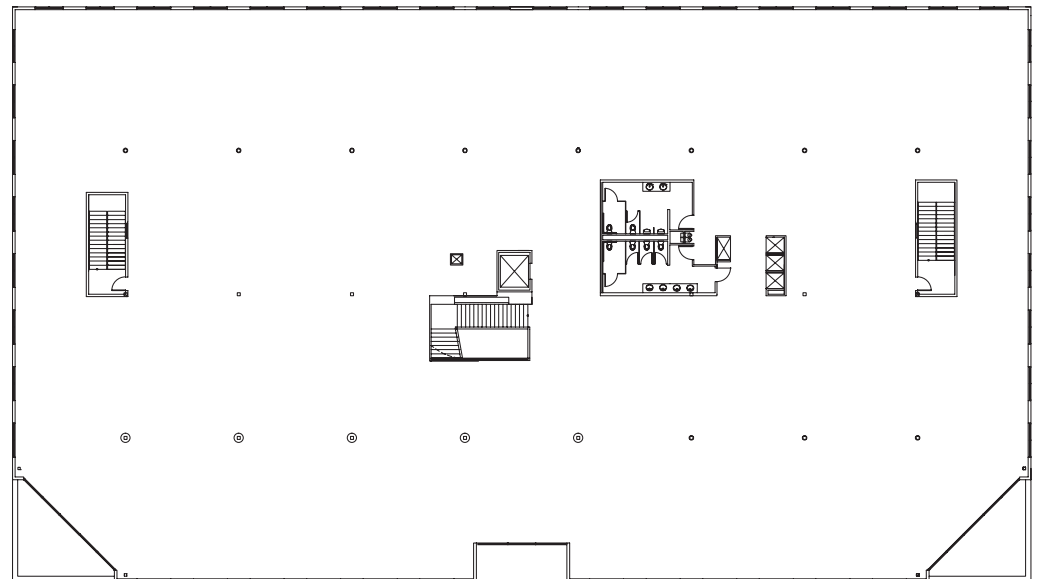
- Two-Story Open Office with Extensive Glassline
- Showers
- 2,000 Amps Power
- 10-Ton HVAC
- 350kW Back-Up Generator



CONCEPTUAL FIRST FLOOR | ±27,648 SF

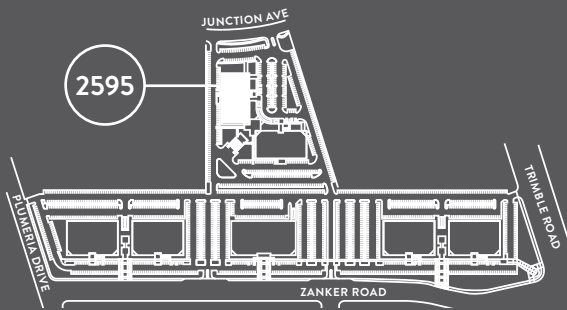


CONCEPTUAL SECOND FLOOR | ±27,648 SF

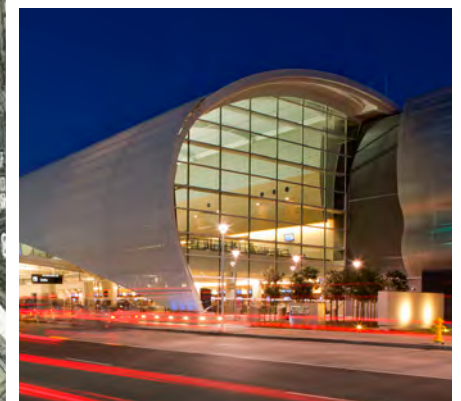


2595
JUNCTION AVE.

±55,295 SF - MARKET READY UNDERWAY



SITE PLAN



VALLEY

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±16,461 SF TO ±175,910 SF OF OFFICE/R&D

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