



# MISSION CITY CENTER

UP TO ±300,000 SF



BUILDING ONE NOW  
SHELL COMPLETE!



CUSHMAN &  
WAKEFIELD



SOUTH BAY  
DEVELOPMENT CO.



# THE FACTS

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## BUILDING DEVELOPER/OWNER

South Bay Development / PCCP

## BUILDING ARCHITECT

Ken Rodrigues and Partners

## INTERIOR ARCHITECT

Ken Rodrigues and Partners - Lobby,  
AAI Design - Spec Floor

## CONTRACTOR

South Bay Construction

## EXTERIOR MATERIAL

Precast and Glass

## NUMBER OF FLOORS

6

## TOTAL NET RENTABLE AREA

±150,000 SF

## TYPICAL FLOOR SIZE

±25,000 SF

## SLAB-TO-SLAB

16' first floor, 14' floors two through  
five, 15' sixth floor

## FINISHED DROP CEILING HEIGHT

10'

## WINDOW DIMENSIONS

1st Floor - 13'6" High by 11' Wide Typical  
Floors 2 - 6 - Glass Curtain Walls  
Floors 2 - 5 - 9' High Plus 2' Spandrel  
6th Floor - 10'6" High No Spandrel

## COLUMN SPACING

±26' x 55'

## RESTROOM FINISHES

High quality restroom finishes featuring  
solid surface countertops, accent lighting  
and decorative wall tiles

## SHOWERS

One mens and one womens

## PARKING

±3.3/1,000

## GENERATORS

Serves emergency systems only

## TOTAL COOLING CAPACITY

393 Tons

## ELECTRICAL

4000A, 480Y/277V, 3 Phase,  
4 Wire, 65 kvAC

## SECURITY

Card Access

## HVAC

Veriable Refrigerant Flow (VFR) System

## EV READY

20 Dual Head Charging Stations

## ELEVATORS

Four (4) Manufactured by Thyssen  
Krupp - 150 Feet Per Min

## LIVE LOAD AND DEAD LOAD

Live - 100 lbs. psf Plus 15 lbs.  
Partition, Dead 12 lbs. psf.

## TECHNOLOGY AND COMMUNICATIONS

ATT / Comcast / Silicon Valley Dark Fiber Power





## HIGHLIGHTS



**PARKING RATIO**  
±3.3/1,000 SF Gross



**POWER**  
4,000 Amps @ 277/480V



**CLEAR HEIGHT**  
16' at Ground Floor & 14' for All Other Floors



**SPECTACULAR VIEWS**



**ON-SITE CAFE**



**6 FLOORS WITH  
COLLABORATIVE SPACE**

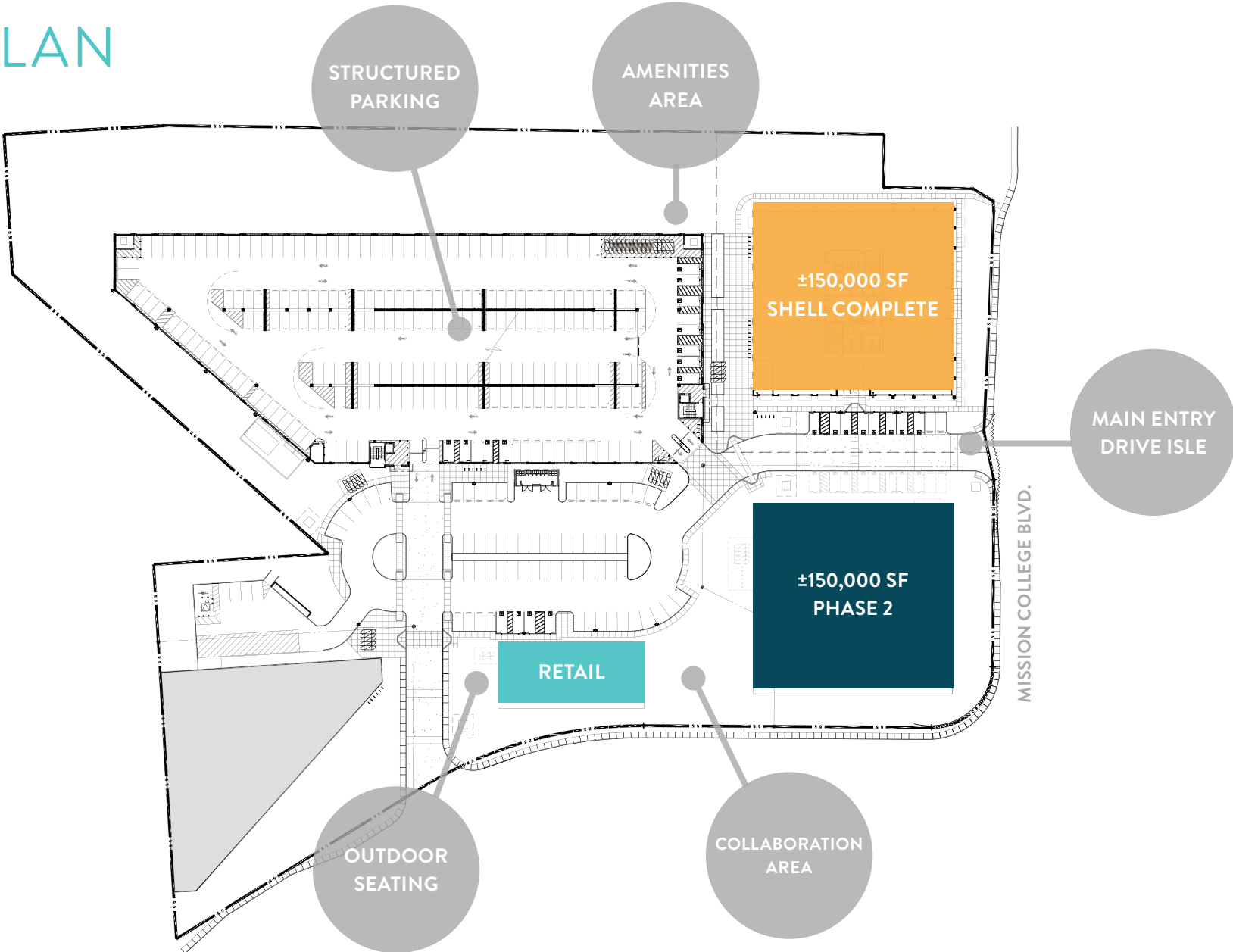


**LUXURY FITNESS CENTER**



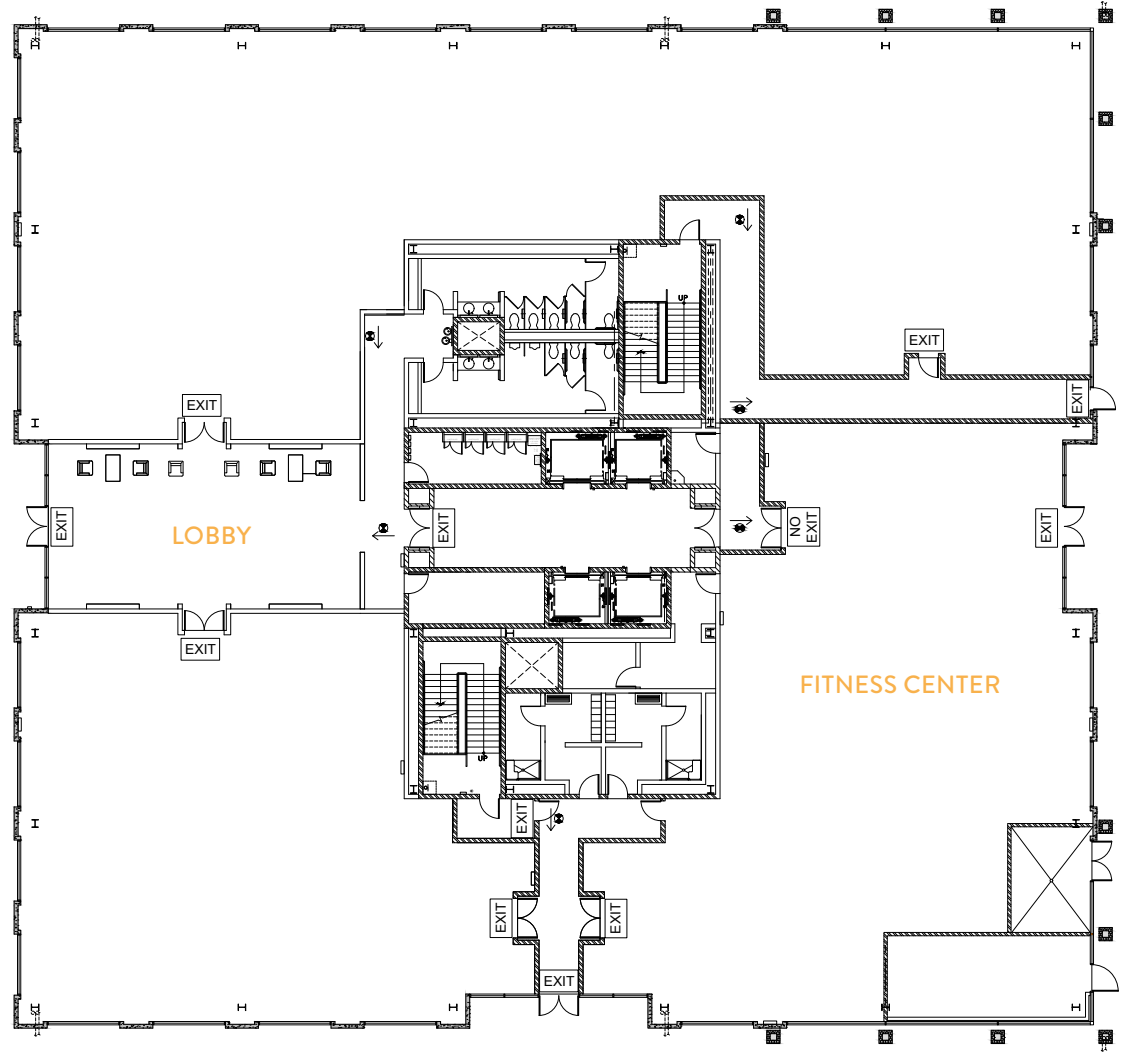
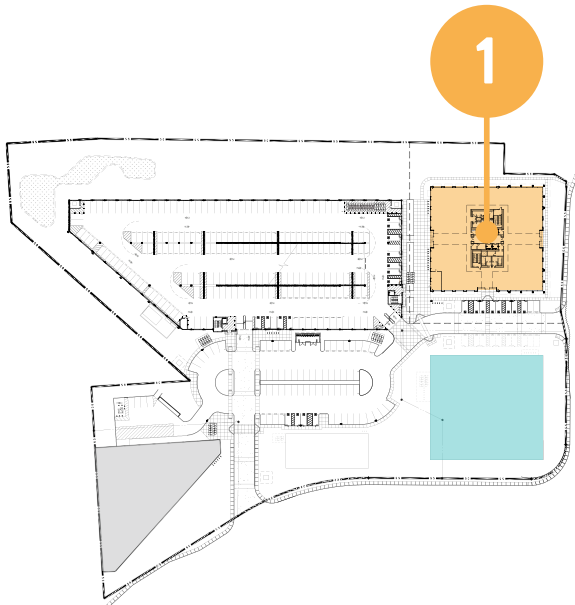
**BUILDING 1**  
Construction Complete!

# SITE PLAN



# FLOOR PLAN

## FIRST FLOOR

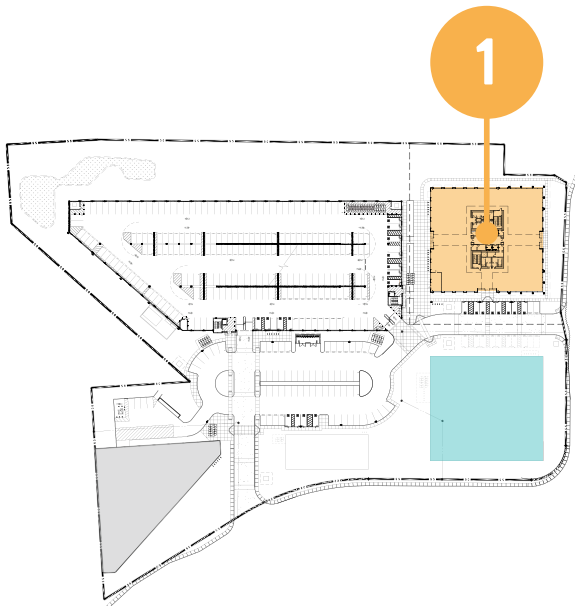




# FLOOR PLAN

TYPICAL: FLOORS 2-6

- Floor Plate Size: ±25,369 SF



MISSION COLLEGE BLVD



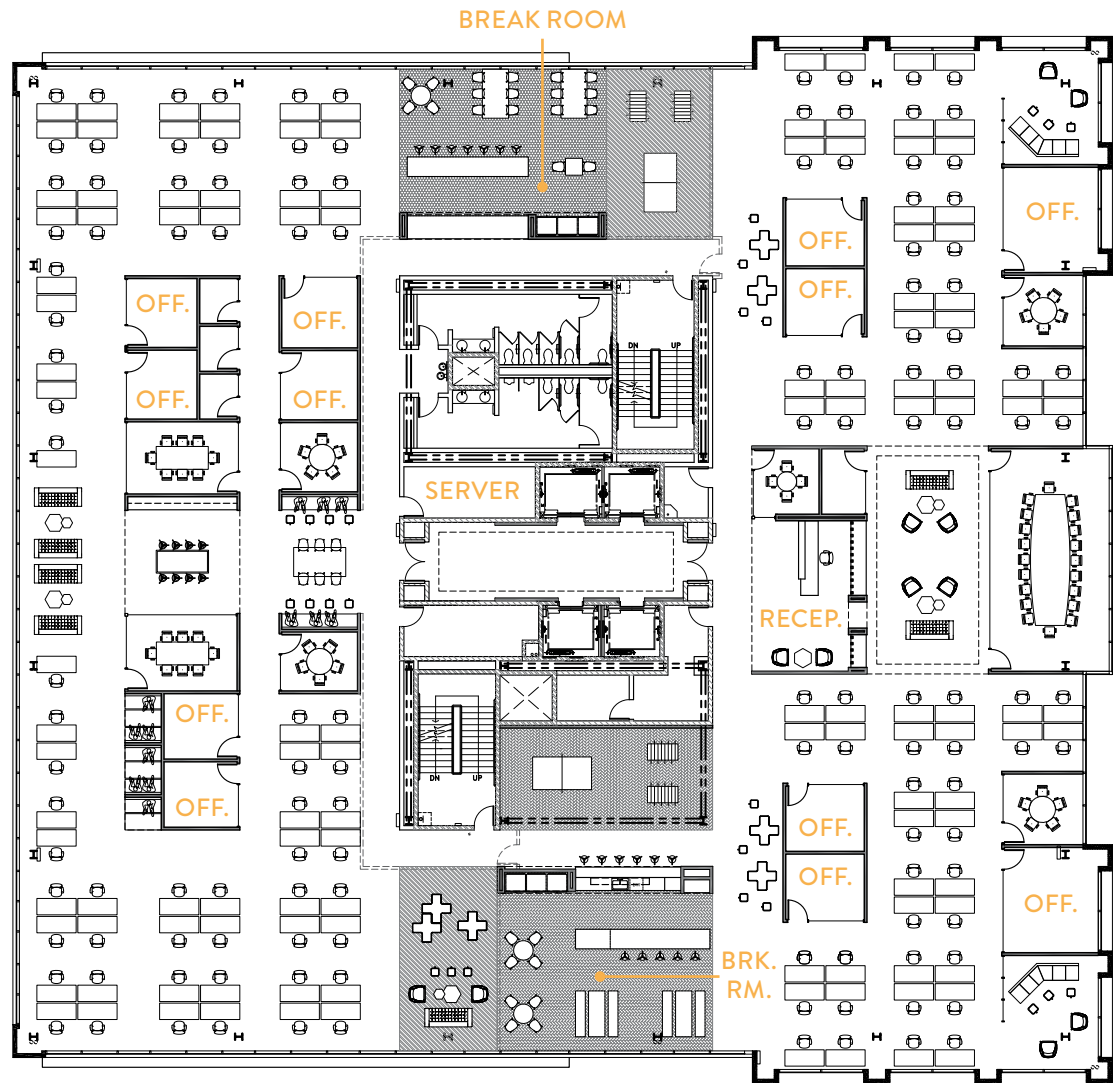
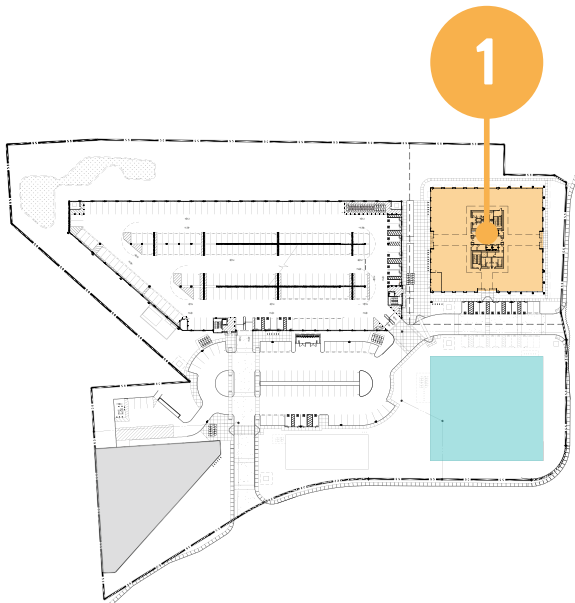
## 4TH FLOOR

MARKET READY SPACE

# FLOOR PLAN

4TH FLOOR MARKET READY  
FLOOR PLATE SIZE: ±25,369 SF

- 6' Benching Work Station: 131
- Private Office: 12
- Conference Room: 7
- Phone Room: 4
- Collaboration: 6
- Copy/Print: 1



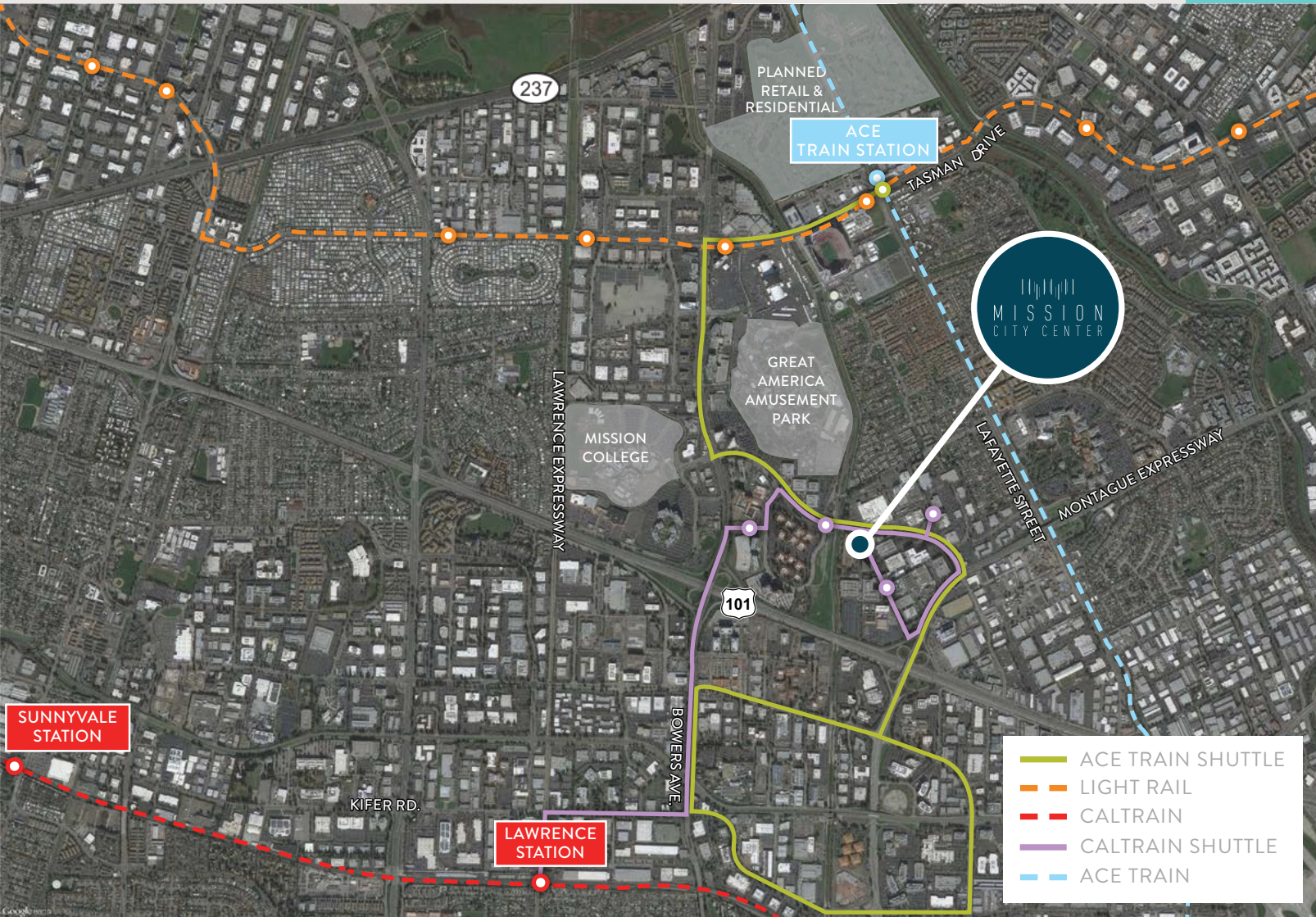
MISSION COLLEGE BLVD





# AMENITIES





ACROSS THE STREET FROM ACE  
TRAIN SHUTTLE STOP

LESS THAN **10** MINUTE SHUTTLE  
TO ACE TRAIN

**39** MINUTES TO FREMONT BART  
FROM GREAT AMERICA ACE TRAIN  
STATION

**3** MINUTE WALK TO LAWRENCE  
CALTRAIN SHUTTLE STOP

**19** MINUTE SHUTTLE TO LAWRENCE  
CALTRAIN STATION

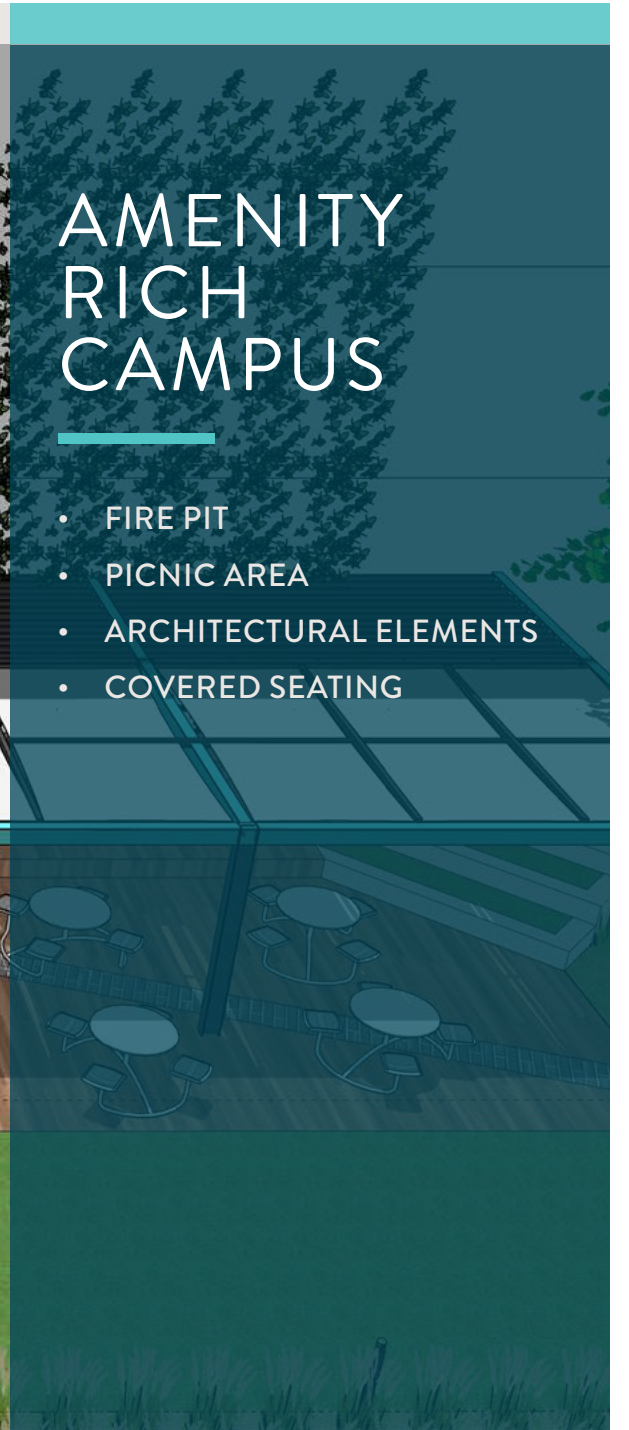
**70** MINUTES FROM LAWRENCE  
STATION TO SAN FRANCISCO

# TRANSPORTATION



# AMENITY RICH CAMPUS

- FIRE PIT
- PICNIC AREA
- ARCHITECTURAL ELEMENTS
- COVERED SEATING









A modern, multi-story office building with a white facade and large glass windows. The building is viewed from a low angle, making it appear imposing. The sky is overcast and grey. There are some trees and a fence visible in the background to the right.

# MISSION CITY CENTER

## CONTACT

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