

Office/R&D Space for Sublease

1955 Concourse Drive

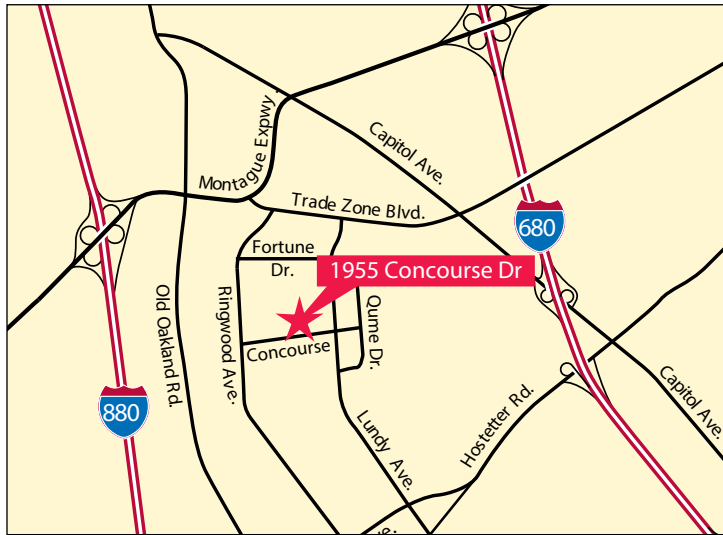
San Jose

BELOW MARKET VALUE



±10,500 Square Feet Available

We are pleased to offer the following space for Sublease:



- ◆ Close Proximity to Highways 880, 680 and San Jose International Airport
- ◆ Nearby Milpitas BART Station
- ◆ VTA Light Rail Stop on Capitol Avenue
- ◆ 3.81/1000 Parking
- ◆ Building and Monument Signage
- ◆ Abundant Amenities
- ◆ 200 Amps @ 480/277 Volts, 3-Phase Power
- ◆ LED: 7/31/20
- ◆ \$0.95 NNN + 0.30 Nets

Armand Tiano 408.987.4146 atiano@ngkf.com CA RE License #01758955

Luke Allard 408.982.8492 lallard@ngkf.com CA RE License #01910058



3055 Olin Avenue, Suite 2200, San Jose, CA 95128

www.ngkf.com

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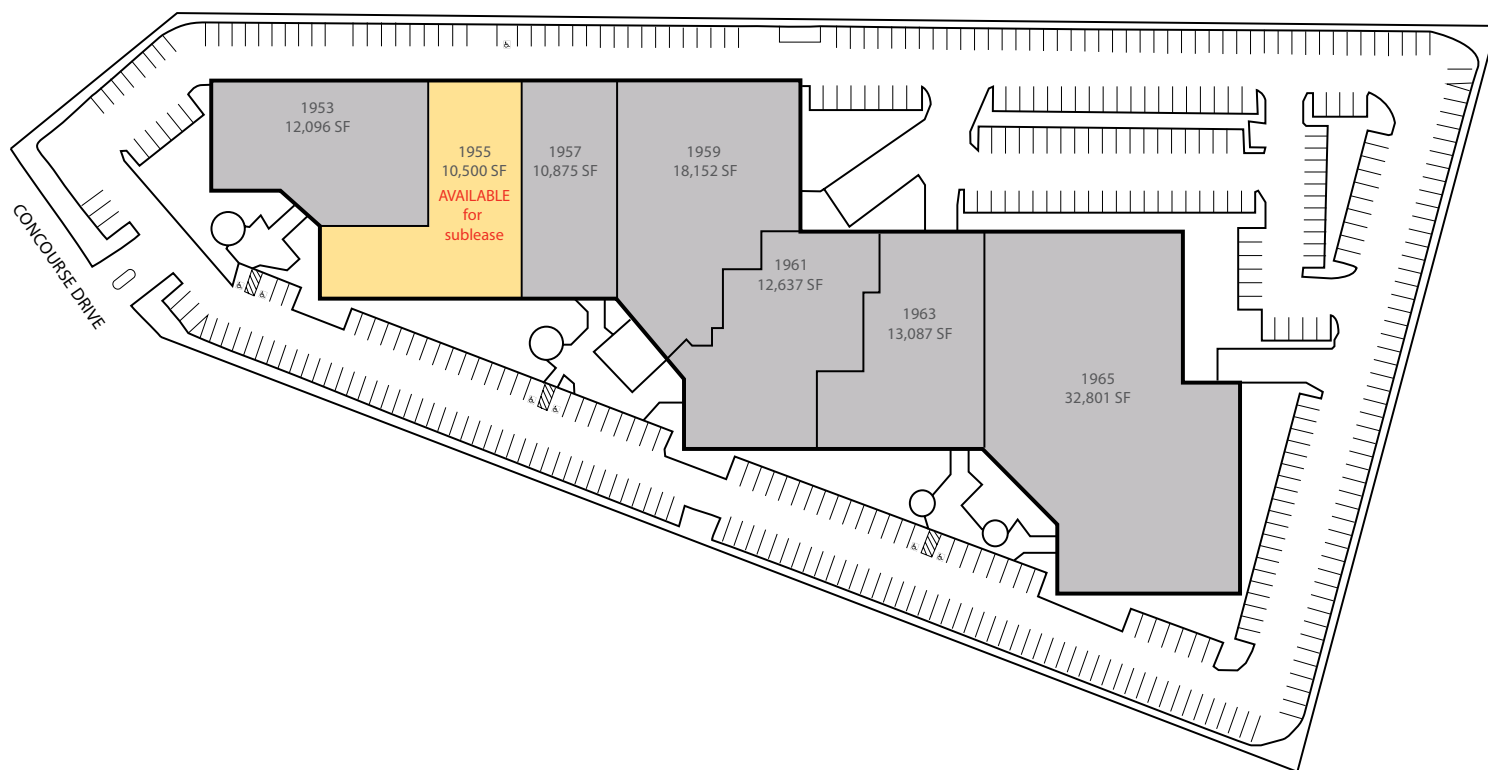
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Premises Site Plan



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Premises Floor Plan

200 Amps @ 480/277 Volts, 3-Phase Power
18 tons HVAC

Office – 50%

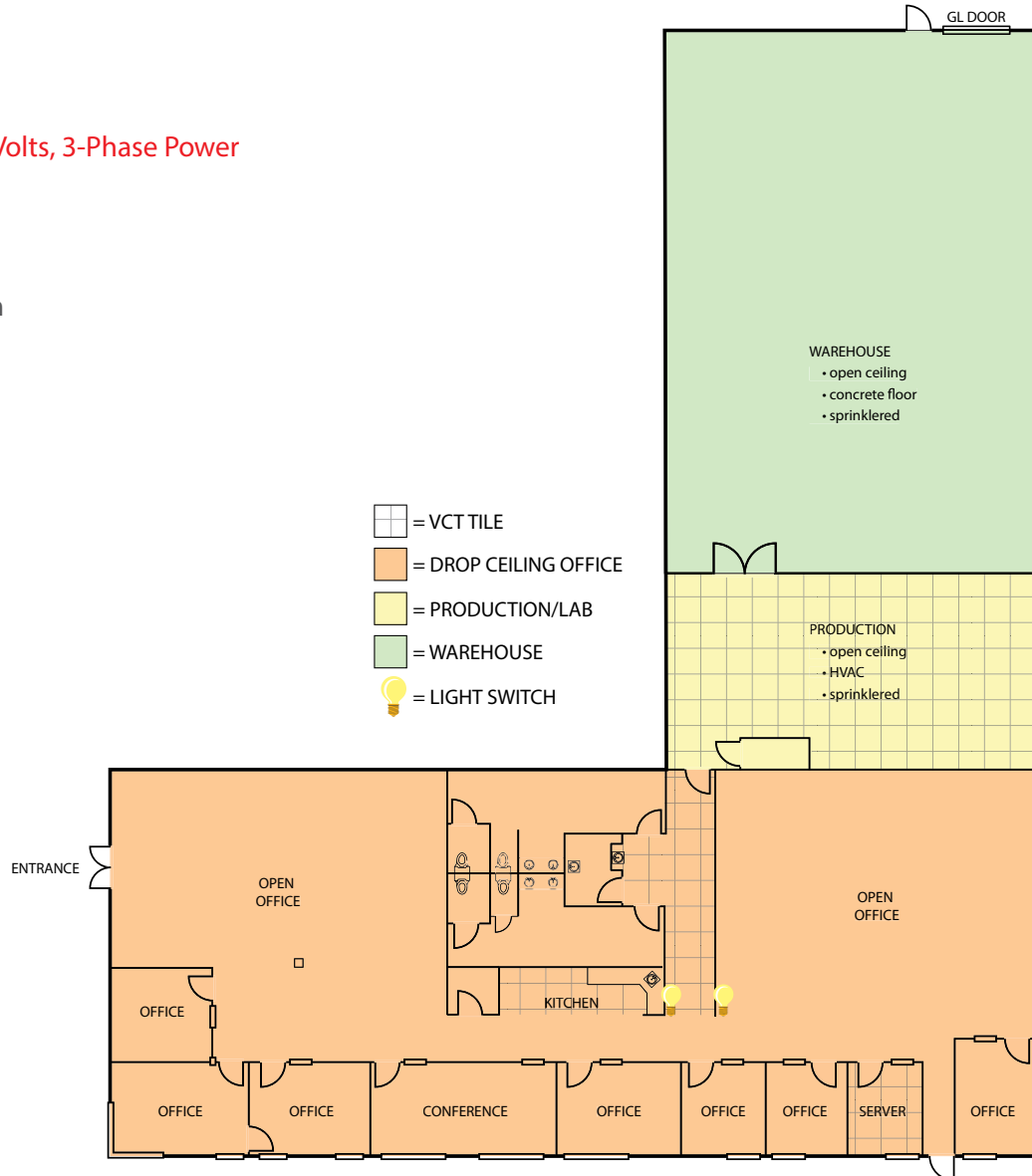
- 7 Private Offices
- 1 Conference Room
- 1 Break Area
- Open Office

Production/Lab – 10%

- Open Ceiling

Warehouse – 40%

- 1 Grade Level Door
- 17'6" Clear Height



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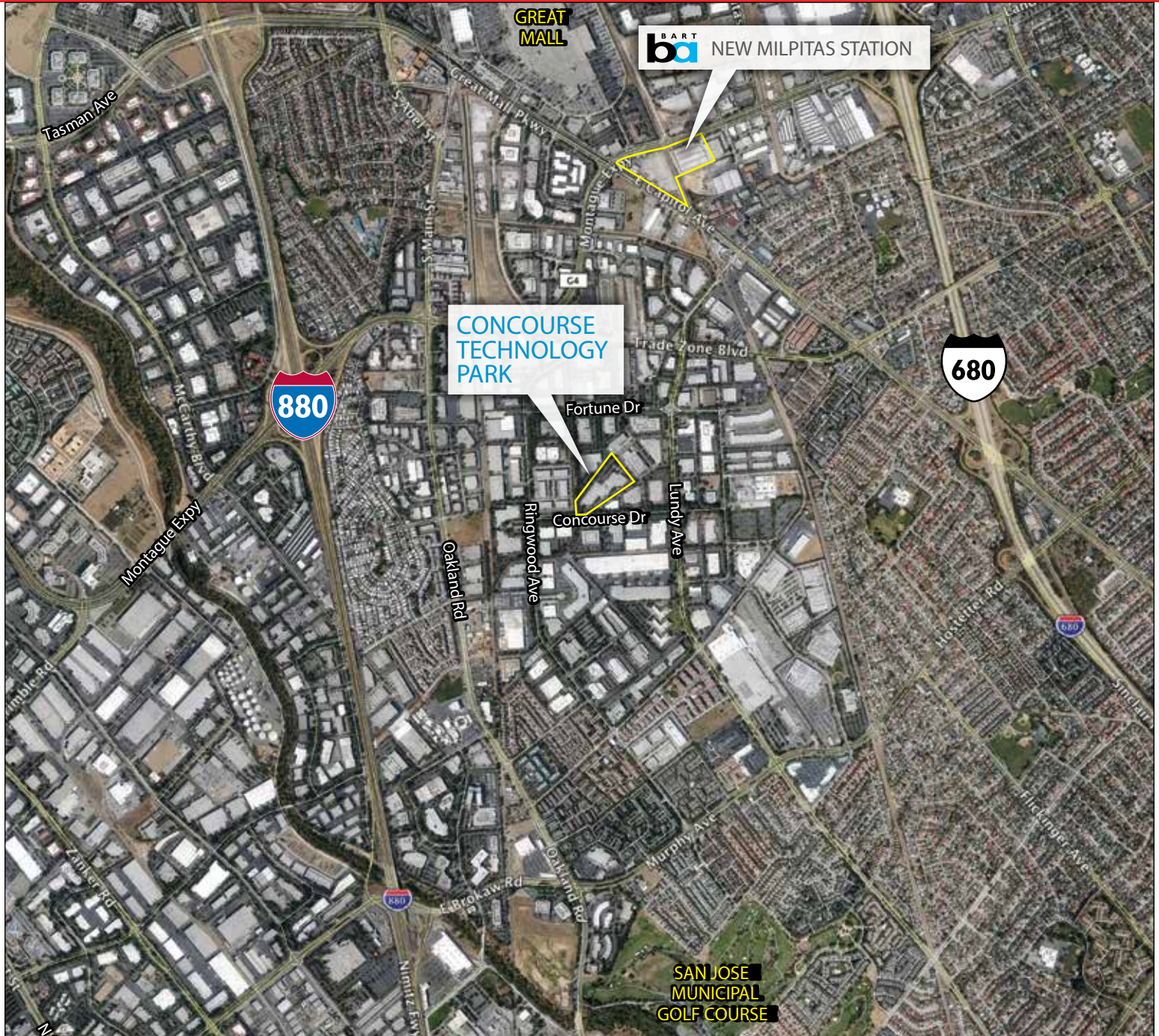
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- FOOD & DINING**
 1. Denny's
 2. McDonald's
 3. De La Cruz Deli
 4. Wing Stop
- HOTELS**
 1. Extended Stay Deluxe
 2. E-Z 8 Motel
 3. Hilton Garden Inn
 4. Staybridge Suites
 5. Starbuck's Coffee
 6. Crowne Plaza Hotel
- GAS STATIONS**
 1. 76 Gas Station
- BANKS**
 1. Technology Credit Union
 2. Bank of America
- ADDITIONAL SERVICES**
 1. Bay 301
 2. Fry's Electronics
 3. Lowe's
 4. Gold's Gym
 5. South Bay Athletic Club
 6. Planet Beach
 7. Supercuts
 8. Pure Beauty
 9. Save Mart Supermarkets
 10. Target

- CAR RENTAL**
 1. Avis Rent A Car
 2. National Car Rental
 3. Alamo

- A NORTH PARK PLAZA**
 1. Panera Bread
 2. Baga Fresh
 3. Fantastic Sam's Hair Salon
 4. Togo's Sandwiches
 5. Cather Bank
 6. Pizza California
 7. Main St. Bagel
 8. Starbuck's Coffee
 9. Verizon Wireless
 10. Jamba Juice
 11. Panda Express
 12. McDonald's
 13. SF Supermarket
 14. FedEx Office

- B BROOKAW COMMONS**
 1. City Sports Club
 2. Five Guys Burgers and Fries
 3. Chipotle
 4. AAA Car Care Plus
 5. Noah's Bagels
 6. Great Clips
 7. Pizzeria Pizzeria
 8. Subway
 9. AZ Dental
 10. Chase Bank
 11. TMobility
 12. Extreme Pita
 13. Active Nutrition
 14. Whippersnappers
 15. VN Grill
 16. Fish's Wild
 17. Keyport Credit Union
 18. The UPS Store

- C PS BUSINESS PARKS**
 1. A.J. Acupuncture
 2. Bill S. Bains, CPA
 3. Nguyen & Associates Ins. Agency
 4. Hongwan Acupuncture Center
 5. Belle Skin Care
 6. Lord's Insurance Agency
 7. Living Room Acupuncture
 8. Abest Tax Services, Inc.
 9. Chiropractic And
 10. Merroside Insurance Services
 11. Mart Cleaners

- D SAN JOSE MUNICIPAL GOLF COURSE**

- E STRIP CENTER**
 1. Easy Mart
 2. El Rincon Taqueria y Mariscos
 3. Mariscos Restaurant & Bar
 4. Monica Hair & Nails
 5. Pho Lien Noodle House
 6. Barber Shop

- F RIVER OAKS MARKET PLACE**
 1. Premier Pizza
 2. Professional Cut
 3. Dry Clean U.S.
 4. Falafels N' More
 5. Starbuck's Coffee
 6. Maricourt Credit Union
 7. River Oaks Dental
 8. River Oaks Chiropractic
 9. Acupuncture
 10. Subway
 11. Kawi Fresh
 12. Hobbe's Restaurant
 13. Chase Bank

- G THE MARKET PLACE II RESTAURANTS**
 1. Carl's Jr.
 2. 20/20 Optometry
 3. Pho Viet
 4. Uba Ma Mexican Grill
 5. Phily's Chiropractic & Wings
 6. Sangam Indian Cuisine
 7. Olives Greek & Middle Eastern Cafe
 8. ASD Food Mart
 9. Dentistry
 10. Subway
 11. Family & Cosmetic Dentistry
 12. Starbuck's Coffee
 13. Horiba Sushi
 14. Premier Pizza
 15. The Orchid
 16. UME Chinese Food

- H THE GREAT MALL**
 1. Dave & Buster's
 2. Century 20 Movie Theater

- I MILDITAS SQUARE**
 1. Gourmet Hut
 2. Thai Town Restaurant
 3. Fantasia Tea Cafe
 4. Kelly's Cleaners
 5. Loving Hut Vegan Cuisine
 6. Sizzling Stone Korean Biste
 7. D&G BBQ
 8. Mayflower Restaurant
 9. QD Noodle
 10. I Love Pepper Lunch
 11. Kee Wah Bakery
 12. Ranch Market
 13. Sushi Factory
 14. My Dumpling
 15. Sheng Kee Bakery
 16. Golden Island Chinese Cuisine
 17. Pinning Garden
 18. Cafe Wen Kee

- J MCCARTHY RANCH MARKETPLACE**
 1. Best Day
 2. Bonana Leaf
 3. Romano's Macaroni Grill
 4. Applebee's
 5. In-N-Out Burger
 6. Bank of America
 7. Black Angus
 8. Cinnamon Club Asian Grill
 9. Green Cafe
 10. Hometown Buffet
 11. Specialty's Cafe & Bakery
 12. Sushi King

- K LUNDY PLAZA**
 1. The Grind Coffee House
 2. Pho Y #1 Noodle House
 3. Salon Ming
 4. S.J. Vegetarian House
 5. Explosion Fitness
 6. Lundy Dental Care
 7. Insight Optometry
 8. Happy 9 Wellness

- L NEW AMENITY CENTER**
 1. Piel's Coffee
 2. The Habit Burger Grill
 3. Wells Fargo
 4. Bank of America
 5. Sprouts Farmers Market

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SNAPSHOT:	DISTANCE	TIME
 VTA Light Rail "Cropley Station"	1.5 Miles	3 Minute Drive
 Bus – Lines 77 & 831	0.2 miles	5 min walk
 Highways – 880/17, 680 & Montague Expressway	within 1.5 miles	5 min drive
 Mineta San Jose International Airport	3.7 miles	13 min drive
ba New Milpitas BART Station scheduled to open in Fall of 2017 (1.6 miles - 5 minute drive)		



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High-Speed Broadband Internet Services	Available	Notes
Uverse, DSL	Yes	Supports DSL and VDSL2 services, from ATT / SBC ,Covad and affiliated carriers (CLECs, resellers), such as Verizon, XO, Sprint, Megapath, Telepacific, Sonic.net, etc. Speeds vary, up to 6MBs download and up to 512KBs upload (fastest Uverse speeds not available in this area).
T1, DS1 (1,500Kbps, 1.5Mbps)	Yes	From ATT / SBC and affiliated carriers (CLECs, ISPs, resellers). T1 shelves in MPOE.
Fiber Optics Required Circuits – DS3, OC3, OC12, etc. (5Mbps – 10GigE)	Yes	AT&T fiber infrastructure installed into building. Terrific selection of fiber providers in direct neighborhood, including top-ranked network carriers such as Verizon, Comcast, XO, Zayo (AboveNet) and Level 3.
Fixed Wireless Circuits (1 Mbps – GigE)	Can Be Available	Within service area for Wiline and Telepacific (former Covad / NextWeb). Good line of sight for satellite and radio links (secured transmission) to other buildings and ridgetops.
Other Broadband Services	Yes	Ethernet over Copper (EoC), IP Gateways, Point to Point circuits, MPLS and bonded copper (serial).
Incoming Copper Pairs/Lines for Voice, DSL and T1 Services	600 Pairs AT&T	From AT&T, providing more than adequate capacity for T1, DSL / Uverse and regular phone lines.
TV Services	In-Building	Notes
Rooftop, Dish Satellite and Antennae	Yes	Line of sight clear to install.
Cable Internet / TV / Phone	Not at this time	Comcast business class coax-based services NOT available at this time, but Comcast Enterprise commercial fiber services in direct neighborhood.
Communications Infrastructure	In-Building Notes	
Network and Voice Wiring Infrastructure: Multi-Tenant Broadband Ready	Building provides excellent telecom capacity from primary AT&T copper and fiber optic infrastructure, with additional capacity from prior AT&T fiber service.	
Primary Data or Telecom Rooms	Main Point of Entry (MPOE) area located inside main Electrical Room.	
Campus or Building Link Notes	MPOE telecom services fed via two 4" underground conduits to street / telecom services.	

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