

307 ORCHARD CITY DRIVE

CAMPBELL, CA



 VIRTUAL TOURS INSIDE

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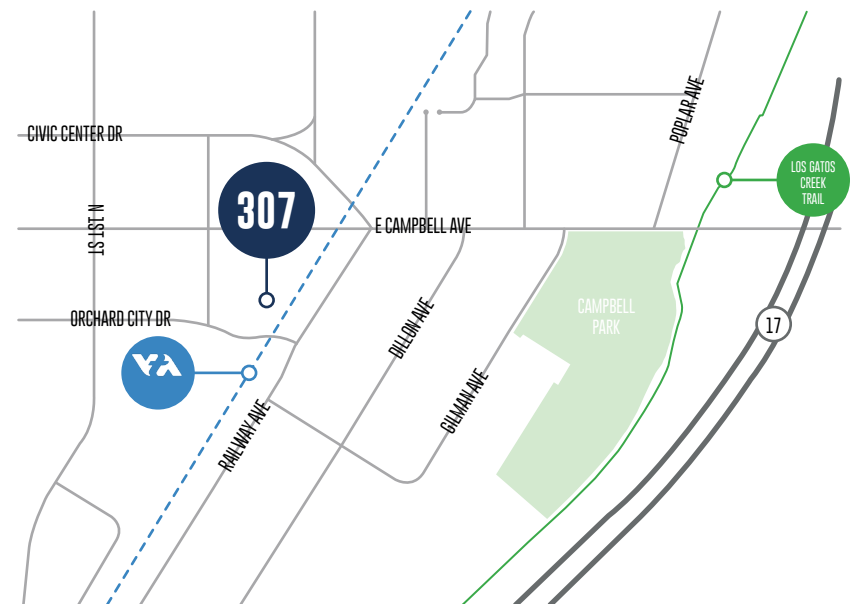




307 ORCHARD CITY DRIVE | CAMPBELL, CA

PROJECT HIGHLIGHTS

- ±53,070 SQUARE FEET OF OPPORTUNITY
- FULLY RENOVATED CREATIVE ENVIRONMENT
- STUNNING MARKET-READY OFFICE SUITES
- CORNER LOT IN THE HEART OF DOWNTOWN CAMPBELL
- SURROUNDED BY RETAIL AMENITIES
- EXCELLENT HIGHWAY & VTA ACCESS
- QUICK DRIVES TO THE PRUNYARD & SANTANA ROW
- OUTSTANDING PROPERTY MANAGEMENT
- MONUMENT SIGNAGE AVAILABLE
- FLEXIBLE LEASE TERMS





INSPIRED RENOVATION



**OPEN AIR
COMMON SPACE**

AVAILABILITY

○ SUITE 206: ±2,469 SF

○ SUITE 210: ±2,549 SF

[360° VIRTUAL TOUR](#)
(CLICK HERE TO VIEW)

○ SUITE 202: ±3,884 SF

[360° VIRTUAL TOUR](#)
(CLICK HERE TO VIEW)

○ SUITE 101: ±5,106 SF

○ SUITE 207: ±6,055 SF

[360° VIRTUAL TOUR](#)
(CLICK HERE TO VIEW)

○ SUITE 110: ±13,691 SF

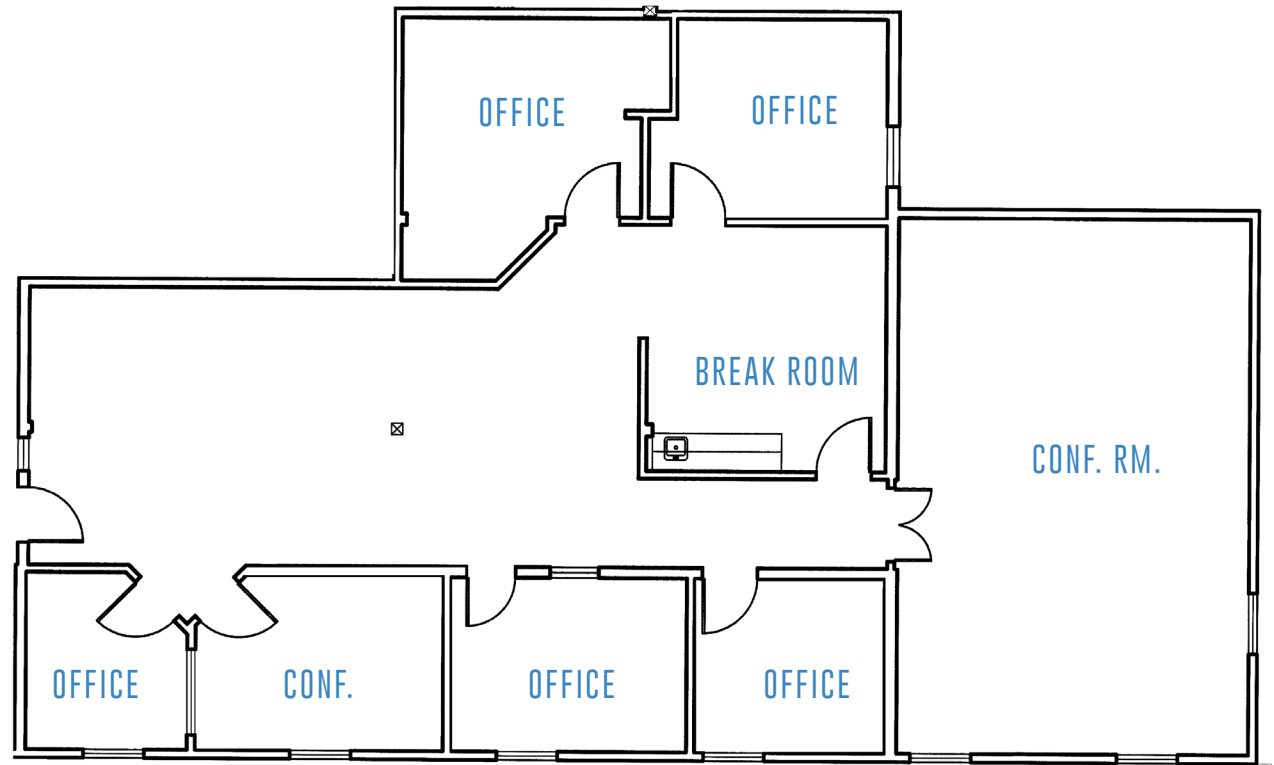


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SUITE 206

±2,469 SF

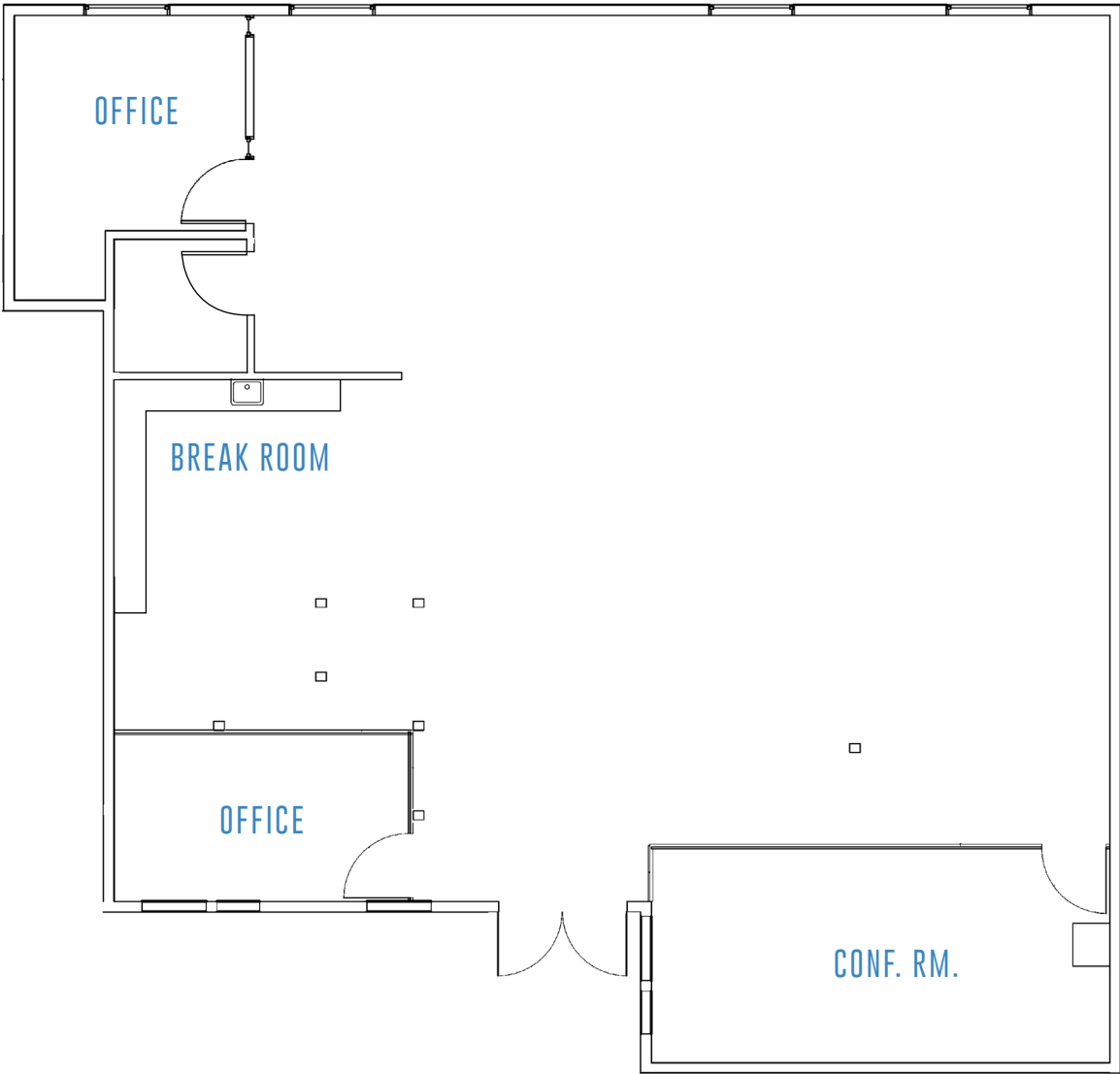
- 5 OFFICES
- 2 CONFERENCE ROOMS
- OPEN OFFICE
- BREAK ROOM
- KITCHENETTE



SUITE 210

±2,549 SF

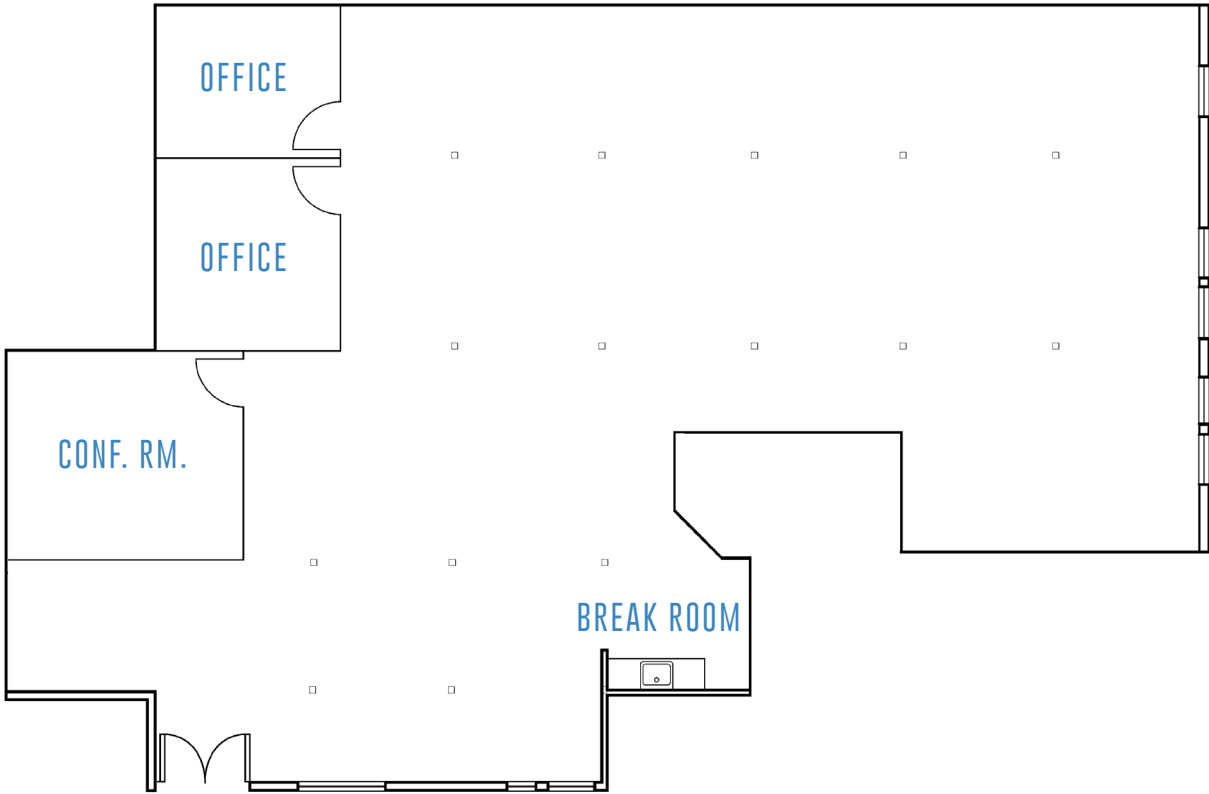
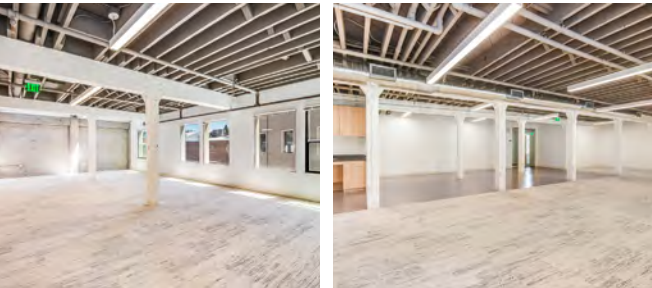
- MARKET READY
- 2 OFFICES
- 1 CONFERENCE ROOM
- OPEN OFFICE
- BREAK ROOM
- KITCHENETTE



SUITE 202

±3,884 SF

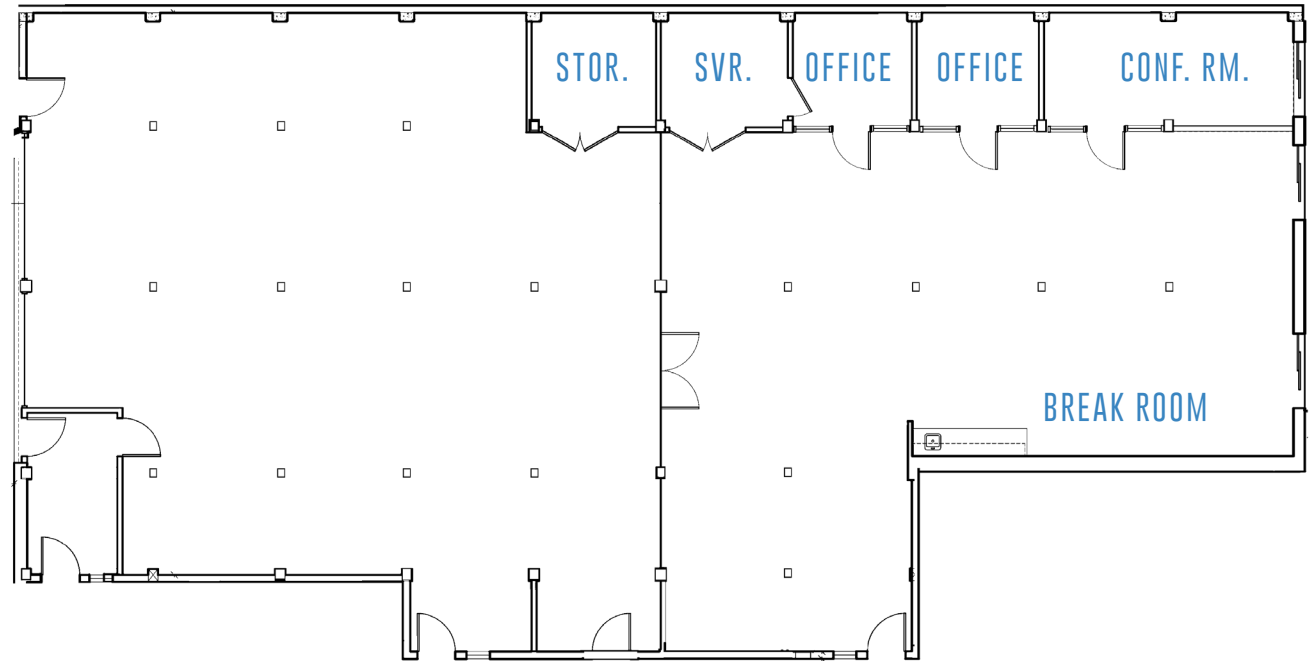
- MARKET READY
- HYPOTHETICAL LAYOUT
- 2 OFFICES
- 1 CONFERENCE ROOM
- OPEN OFFICE
- BREAK ROOM
- KITCHENETTE



SUITE 101

±5,106 SF

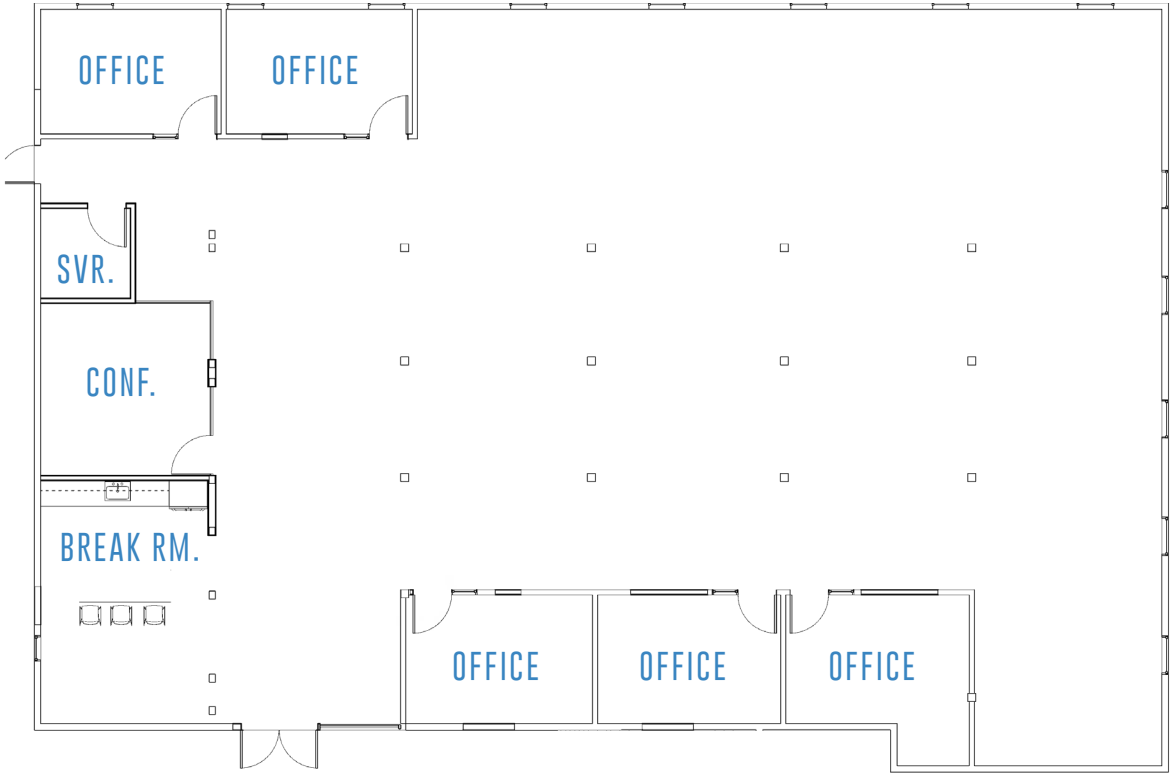
- 2 OFFICES
- 1 CONFERENCE ROOM
- OPEN OFFICE
- BREAK ROOM
- KITCHENETTE
- SERVER ROOM
- STORAGE



SUITE 207

±6,055 SF

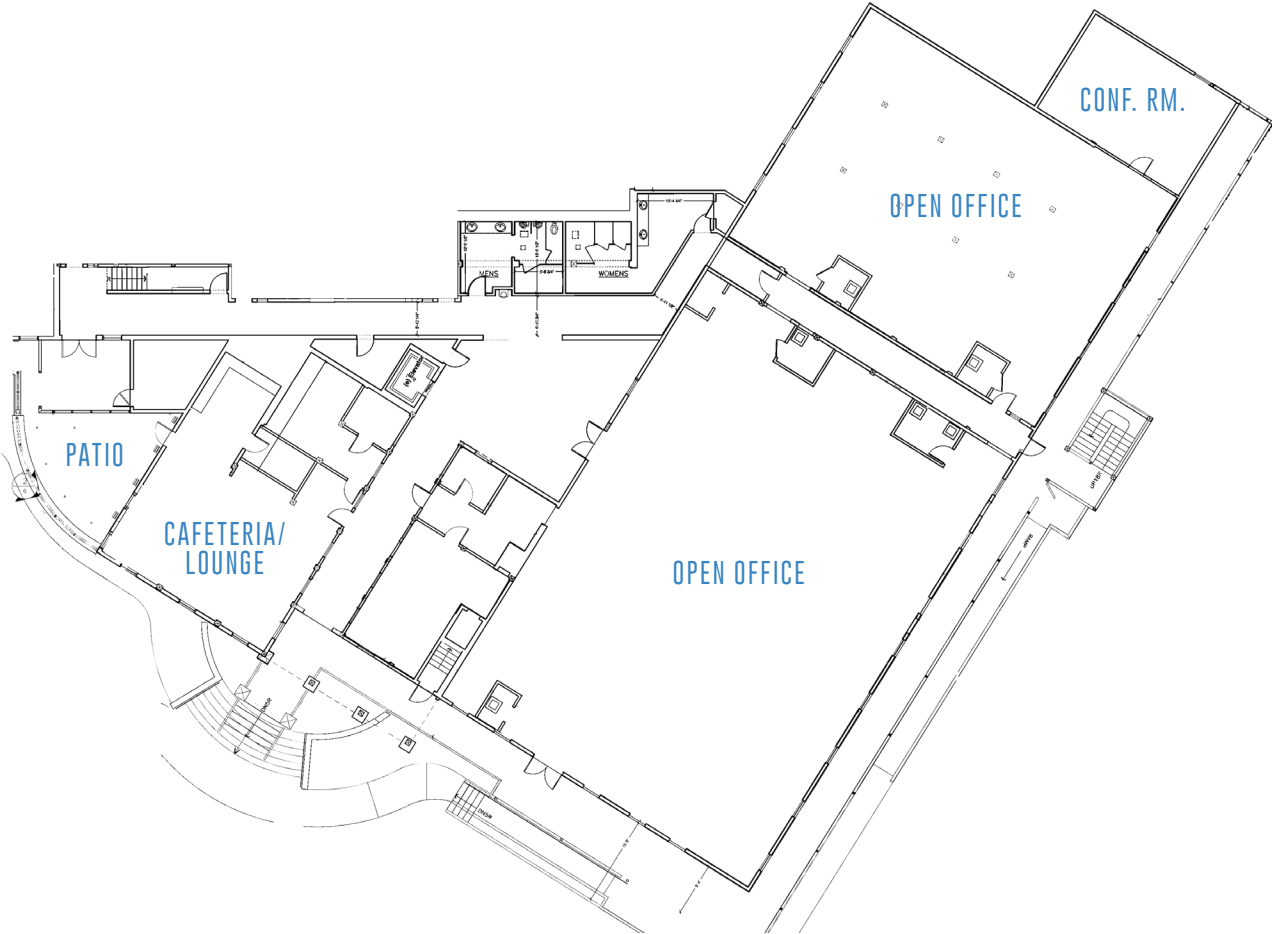
- MARKET READY
- 5 OFFICES
- 1 CONFERENCE ROOM
- OPEN OFFICE
- BREAK ROOM
- KITCHENETTE
- SERVER ROOM



SUITE 110

±13,691 SF

- OPEN OFFICE
- CAFETERIA/LOUNGE
- PATIO



PARKING MAP

PLENTIFUL FREE STREET PARKING
AND CITY GARAGES



- PRIVATE ON-SITE PARKING
- CITY PARKING STRUCTURES
- CITY SURFACE PARKING



AMENITY 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

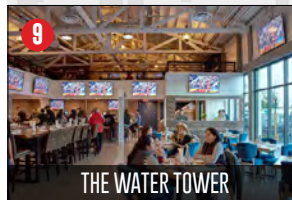
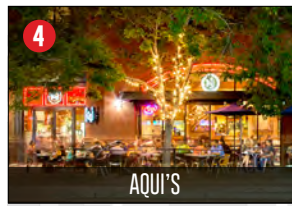
STAY

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

FREE CITY PARKING



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VIEW SITE SPECIFIC COVID-19 PREVENTION PLAN

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