



MISSION CITY CENTER

UP TO ±231,932 SF



MARKET READY
FLOOR VIRTUAL TOUR
(CLICK HERE)



THE FACTS

BUILDING DEVELOPER/OWNER

South Bay Development / 24 Hundred, LLC

BUILDING ARCHITECT

Ken Rodrigues and Partners

INTERIOR ARCHITECT

Lobby: Ken Rodrigues and Partners
Market Ready: ArcTec

CONTRACTOR

South Bay Construction

EXTERIOR MATERIAL

Precast and Glass

BUILDING

Two 6-Story Class A Buildings,
One Existing & Planned

NUMBER OF FLOORS

6

TOTAL NET RENTABLE AREA

±81,932 – ±231,932 SF

TYPICAL FLOOR SIZE

±26,928 – ±28,076 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

Variable 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



BUILDING 1
Construction Complete!

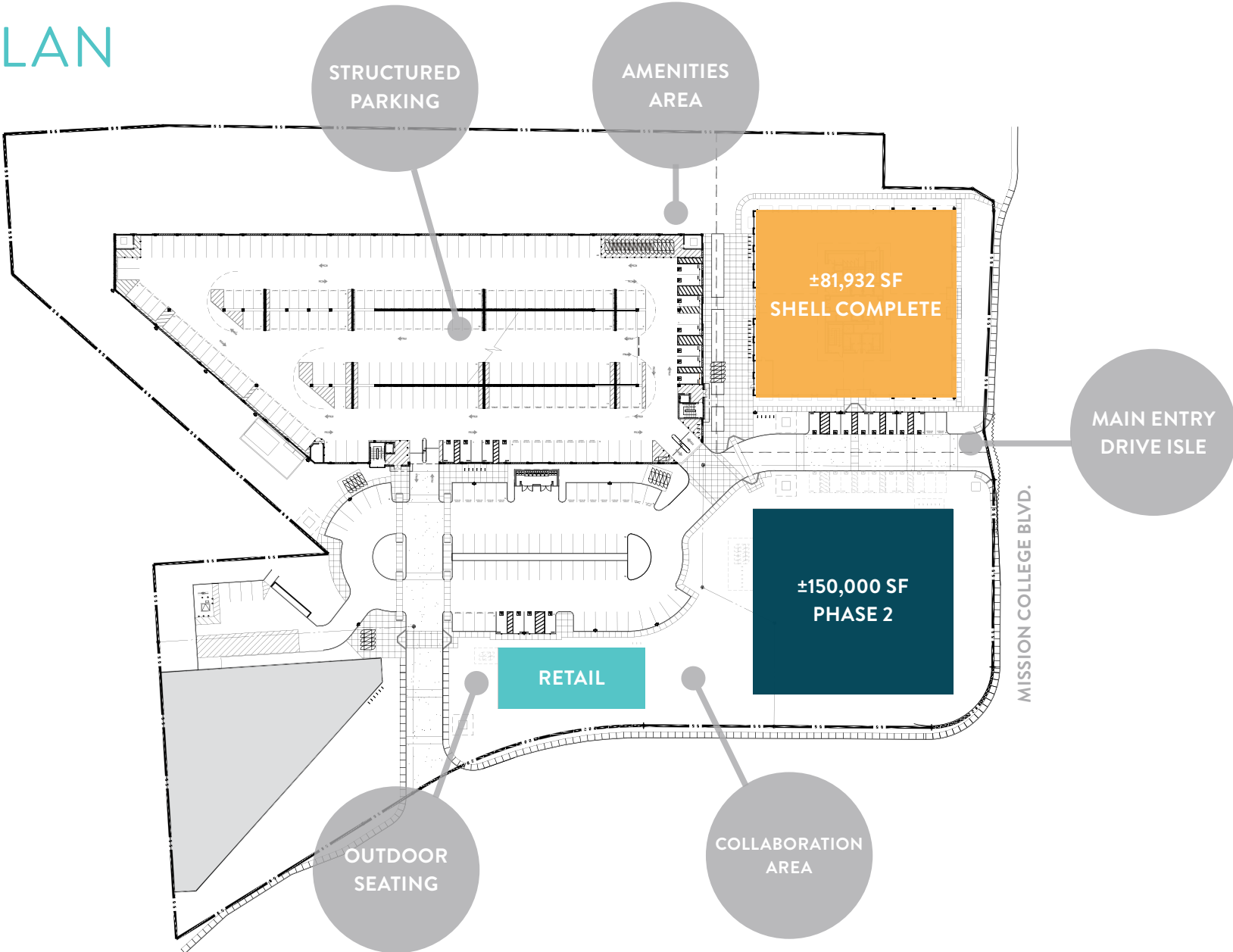


3 FLOORS AVAILABLE



LUXURY FITNESS CENTER

SITE PLAN



AVAILABILITY

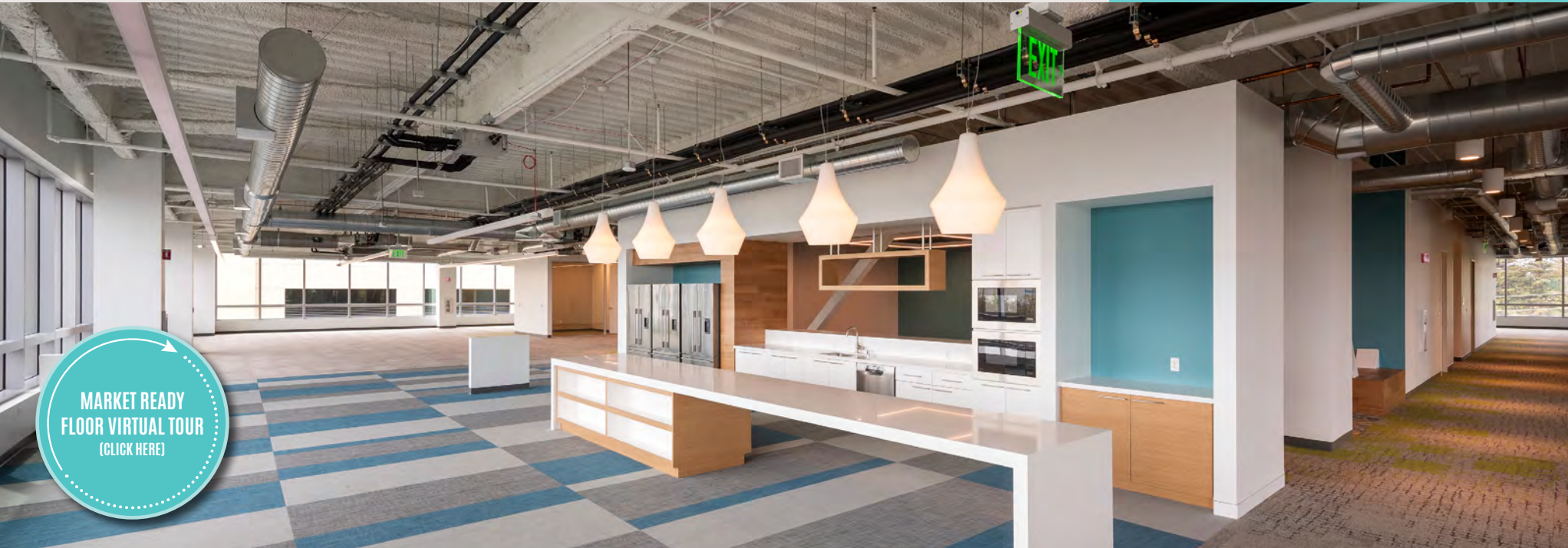
FLOOR	RENTABLE SQUARE FEET
1	LEASED
2	±26,928 SF
3	±28,076 SF
4	LEASED
5	LEASED
6	±26,928 SF





FIRST FLOOR

LOBBY



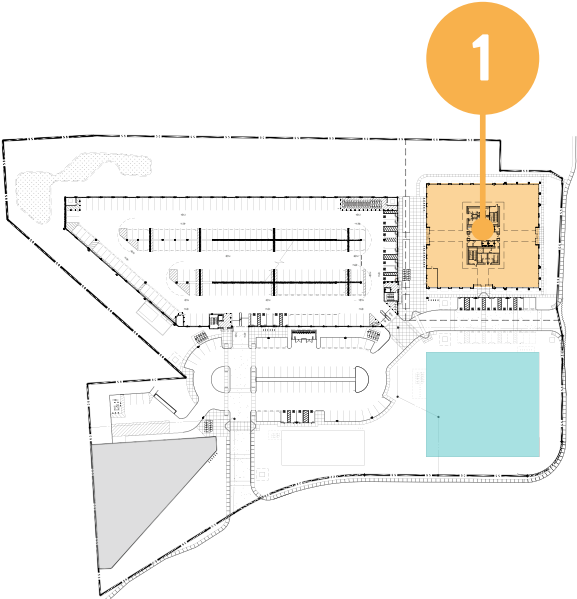
MARKET READY
FLOOR VIRTUAL TOUR
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TYPICAL FLOOR PLAN

FLOORS 2-6

- FLOOR 2: ±26,928 SF
- FLOOR 3: ±28,076 SF
- FLOOR 4: LEASED
- FLOOR 5: LEASED
- FLOOR 6: ±26,928 SF

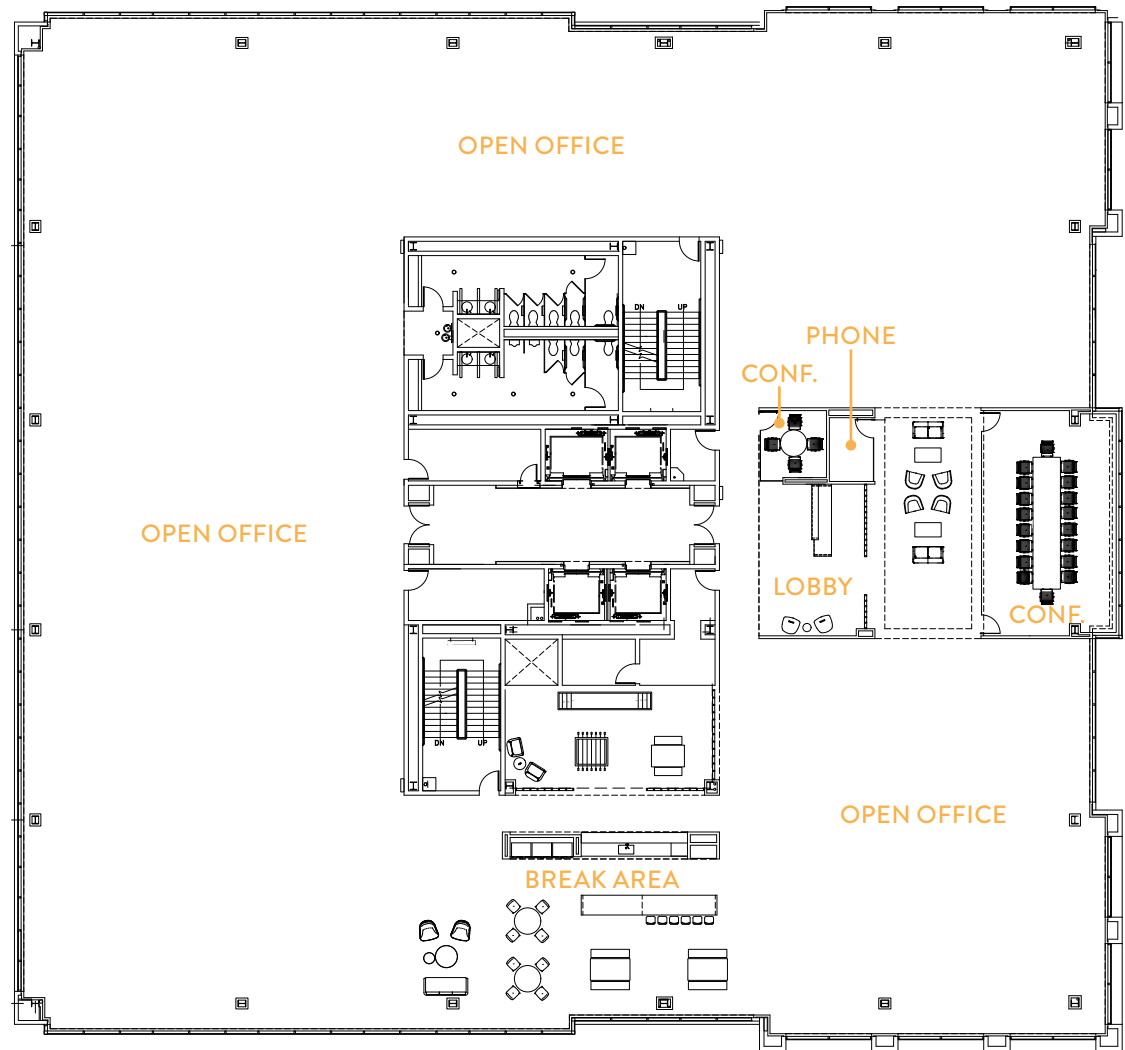
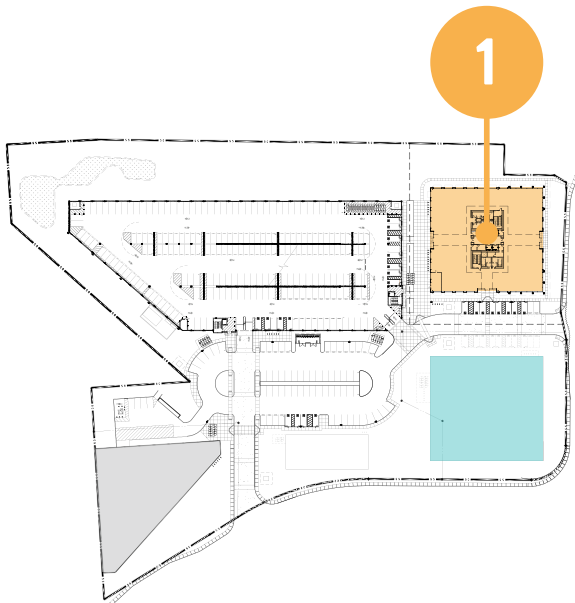


MISSION COLLEGE BLVD

MARKET READY FLOOR PLAN

FLOORS 2-6

FLOOR 3: ±28,076 SF
MARKET READY UNDERWAY



MISSION COLLEGE BLVD



AMENITIES



ACROSS THE STREET FROM ACE
TRAIN SHUTTLE STOP

10 MINUTE SHUTTLE RIDE TO ACE
TRAIN STATION

20 MINUTES TO MILPITAS
BART STATION FROM ACE
TRAIN STATION

3 MINUTE WALK TO LAWRENCE
CALTRAIN SHUTTLE STOP

14 MINUTE SHUTTLE TO LAWRENCE
CALTRAIN STATION

90 MINUTES FROM LAWRENCE
STATION TO SAN FRANCISCO

TRANSPORTATION

AMENITY RICH CAMPUS

- FIRE PIT
- PICNIC AREA
- ARCHITECTURAL ELEMENTS
- COLLABORATION SPACE







MISSION
CITY CENTER

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VIEW SITE SPECIFIC COVID-19 PREVENTION PLAN

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