

CAMPBELL

TECHNOLOGY PARK

±6,811 SF TO ±36,030 SF
OFFICE / R&D FOR LEASE

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TECHNOLOGY PARK



SITE PLAN

655 CAMPBELL PKWY
±15,970 SF

695 CAMPBELL PKWY
±6,811 to ±36,030 SF



ADJACENT TO EDITH MORLEY STATE PARK | 4 ACRES

AMENITIES INCLUDE:

- Community Garden
- Restrooms
- 8 Picnic Tables
- Open Turf Area
- Wildflowers
- Marsh

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TECHNOLOGY PARK

BUILDING HIGHLIGHTS

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- High Image Corporate Office/R&D Park
- Desirable West Valley location
- High-End Market Ready Interiors
- 3.8/1,000 Parking
- Grade and Dock Loading
- Adjacent to 4 Acre Community Park
- Par Course Jogging Trail Around Perimeter of Project
- Call to Tour

CAMPBELL

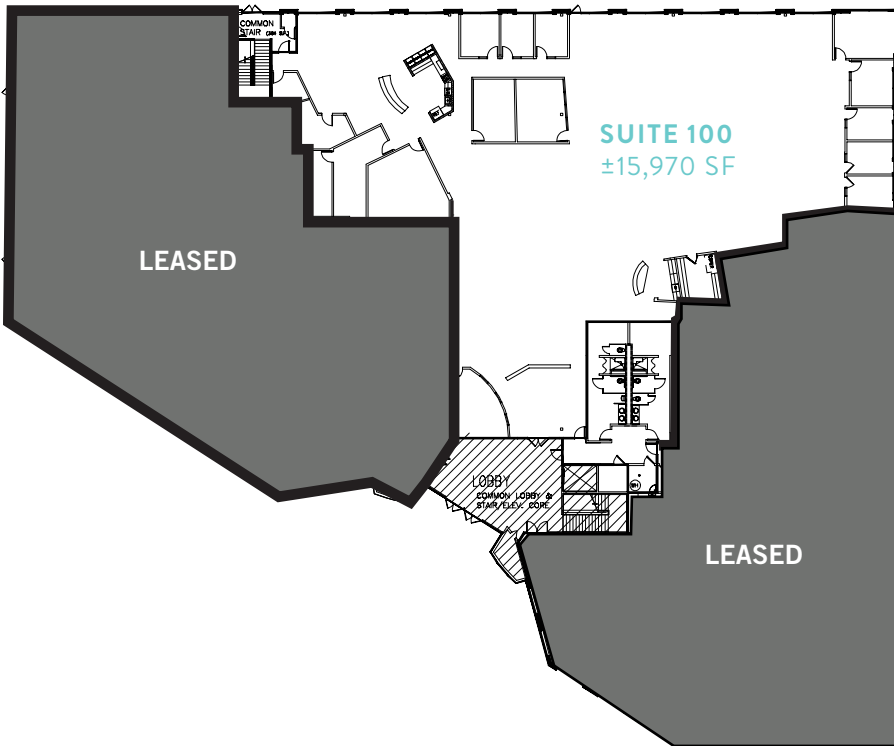
TECHNOLOGY PARK



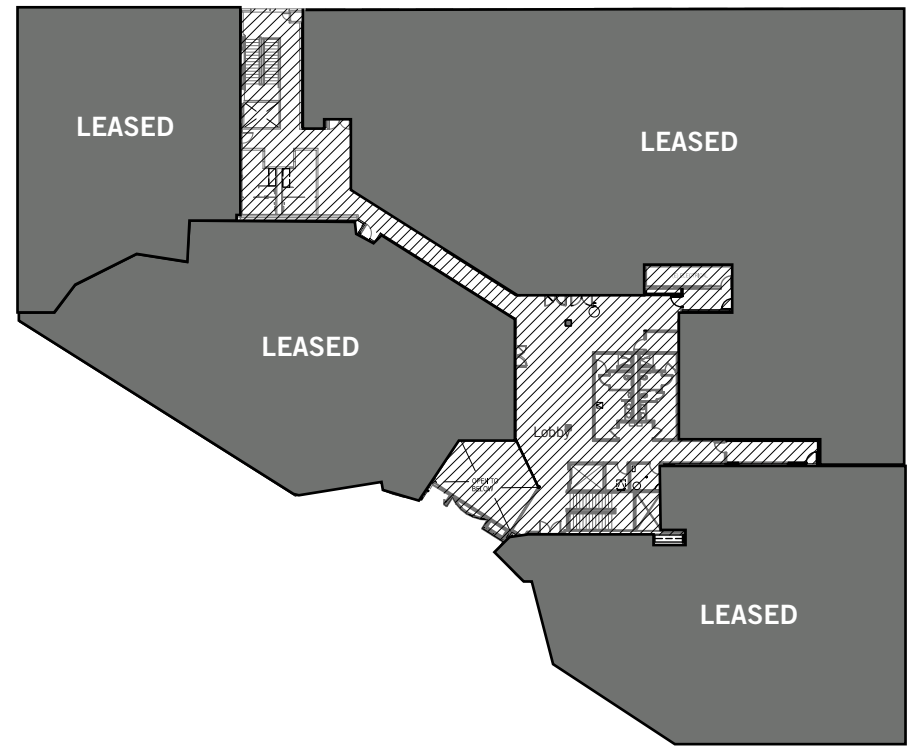
FLOOR PLAN

655 CAMPBELL TECHNOLOGY PARKWAY

FIRST FLOOR



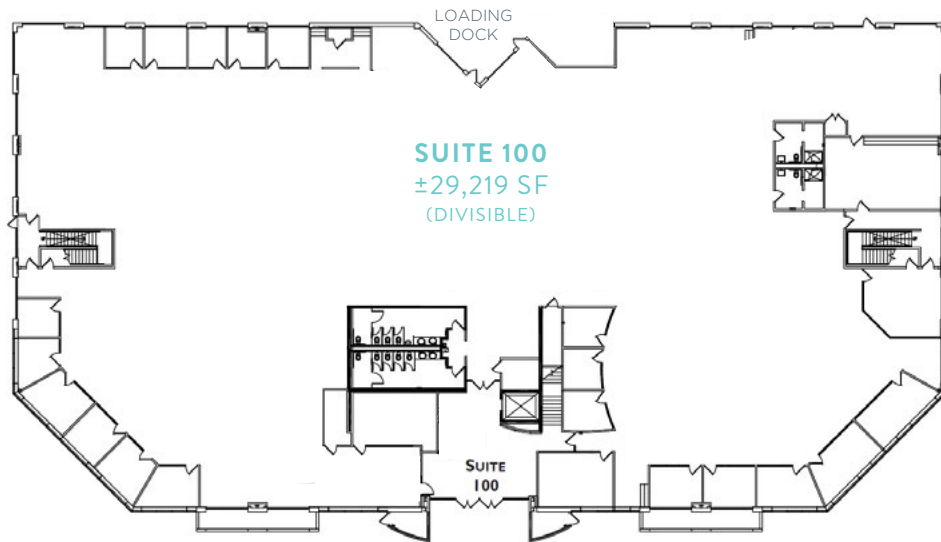
SECOND FLOOR



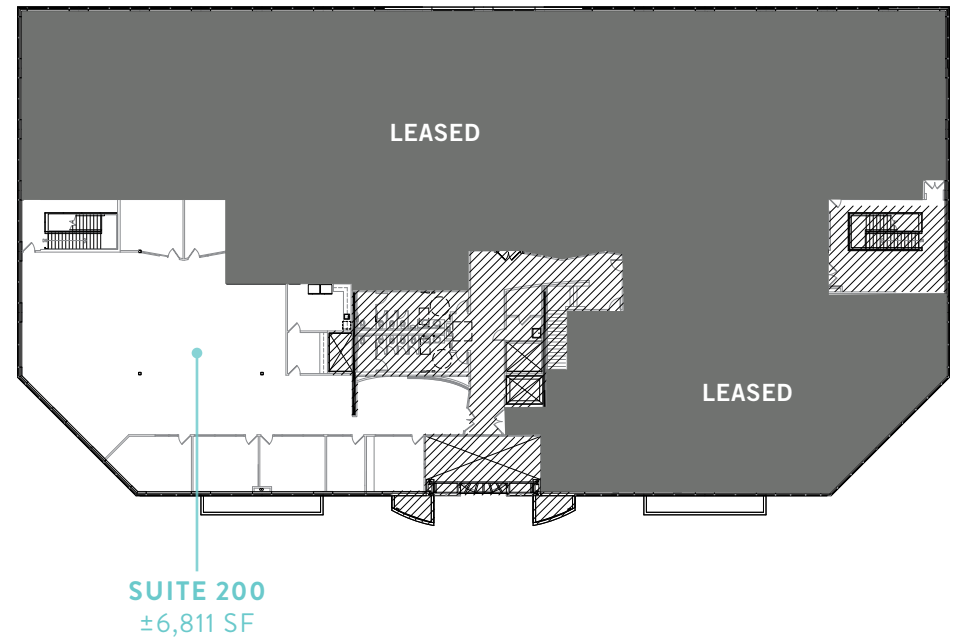
FLOOR PLAN

695 CAMPBELL TECHNOLOGY PARKWAY

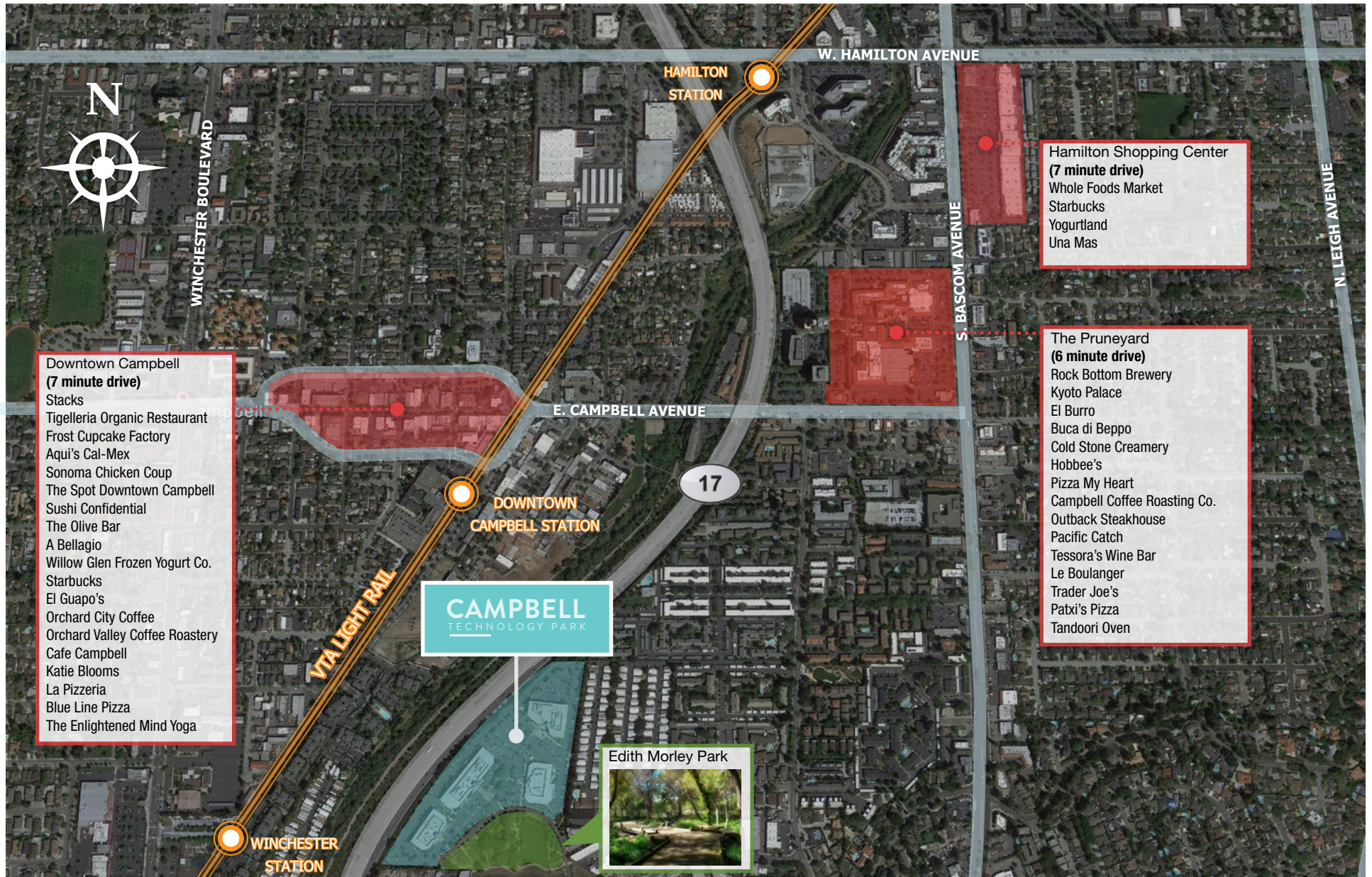
FIRST FLOOR



SECOND FLOOR



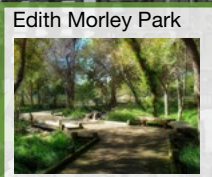
TRANSPORTATION & AMENITIES



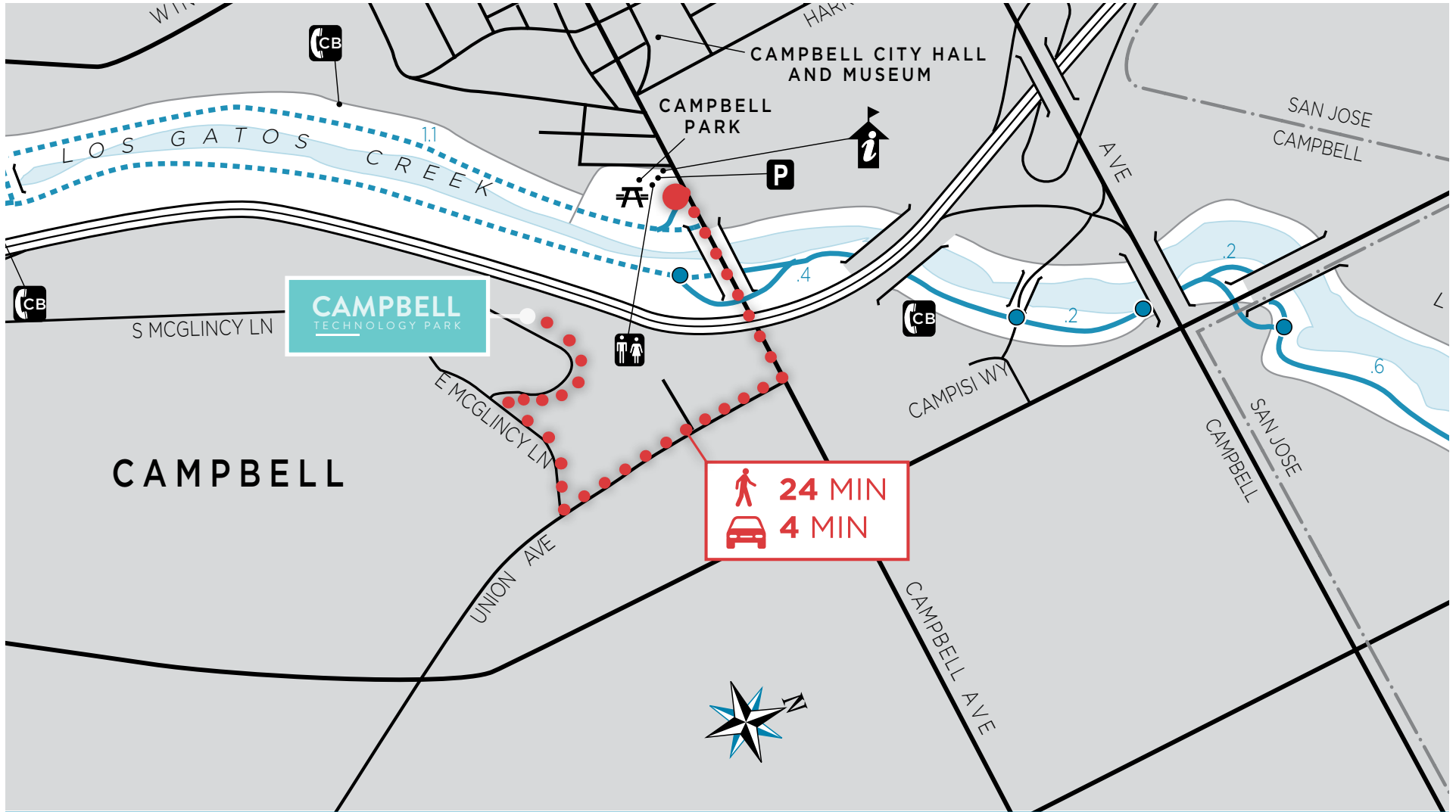
- Downtown Campbell
(7 minute drive)**
- Stacks
 - Tigelleria Organic Restaurant
 - Frost Cupcake Factory
 - Aqui's Cal-Mex
 - Sonoma Chicken Coup
 - The Spot Downtown Campbell
 - Sushi Confidential
 - The Olive Bar
 - A Bellagio
 - Willow Glen Frozen Yogurt Co.
 - Starbucks
 - El Guapo's
 - Orchard City Coffee
 - Orchard Valley Coffee Roastery
 - Cafe Campbell
 - Katie Blooms
 - La Pizzeria
 - Blue Line Pizza
 - The Enlightened Mind Yoga

- Hamilton Shopping Center
(7 minute drive)**
- Whole Foods Market
 - Starbucks
 - Yogurtland
 - Una Mas

- The Pruneyard
(6 minute drive)**
- Rock Bottom Brewery
 - Kyoto Palace
 - El Burro
 - Buca di Beppo
 - Cold Stone Creamery
 - Hobbee's
 - Pizza My Heart
 - Campbell Coffee Roasting Co.
 - Outback Steakhouse
 - Pacific Catch
 - Tessora's Wine Bar
 - Le Boulanger
 - Trader Joe's
 - Patxi's Pizza
 - Tandoori Oven



TRANSPORTATION & AMENITIES



- | | | | | | | | |
|--|---------------------------------|--|----------------------|--|---------------------|--|--------------------------|
| | Park Entrance Kiosk/Information | | Call Box | | Picnic Area | | Paved Multiple Use Trail |
| | Restrooms | | Parking/Trail Access | | Two Lane Paved Road | | PAR Course |