

19925

STEVENS CREEK BOULEVARD
CUPERTINO, CALIFORNIA

FOR LEASE

±57,407 SF Available

(Divisible to ±14,270 - ±22,332 SF)




**PACIFIC
WORKPLACES**

19925
STEVENS CREEK
BOULEVARD

**COMPANY
LOGO**

NEWMARK

CARTER LYMAN
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CA RE License #02067725

BRAD LYMAN
650.688.8555
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PROPERTY HIGHLIGHTS



Two-story Class A office building approximately $\pm 74,984$ RSF
4.5 acre park-like setting with scenic landscaping



Foundation: Reinforced concrete slab
Seismically upgraded concrete tilt-up walls and interior steel columns supporting wood floor beams



Monument signage along Stevens Creek Boulevard



Power: 2,075 Amps, 277/480 Volts/ 3-Phase service
Fire Life Safety Systems: Automatic fire protection system and standpipe system
Network: Comcast



Utilities:
- Electricity/Gas: PG&E
- Water: City of Cupertino
- Telephone: SBC



HVAC: Combination of packaged roof top units and split systems
New roof tile and gutter system installed 2020

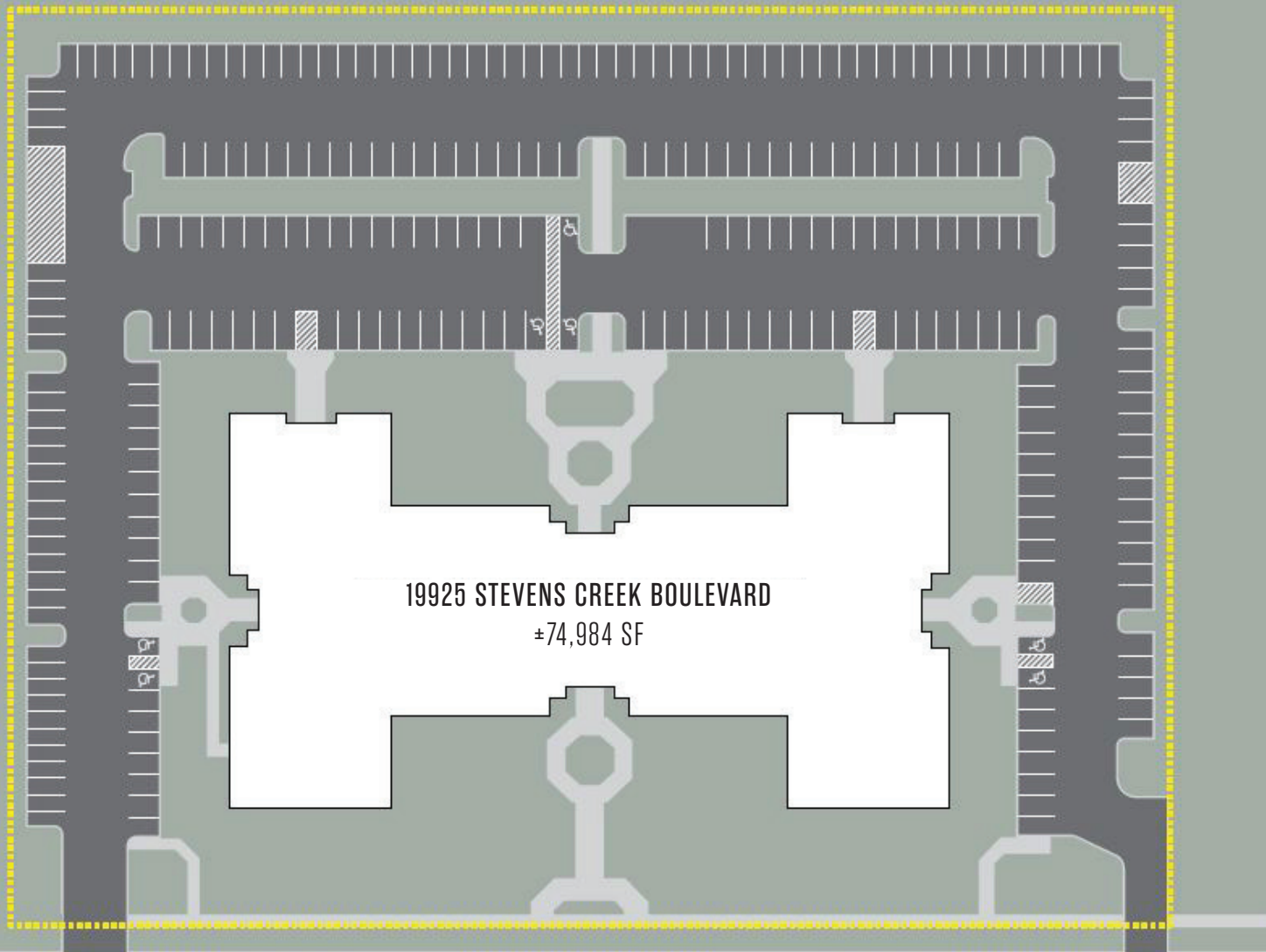


Only 1.5 miles to Highways 280 & 85
Close proximity to restaurants and local amenities in Cupertino



Open air perimeter parking 3.5/1000 ratio
4 Charge Point EV Parking Stations (expandable)

SITE PLAN



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±74,984 SF

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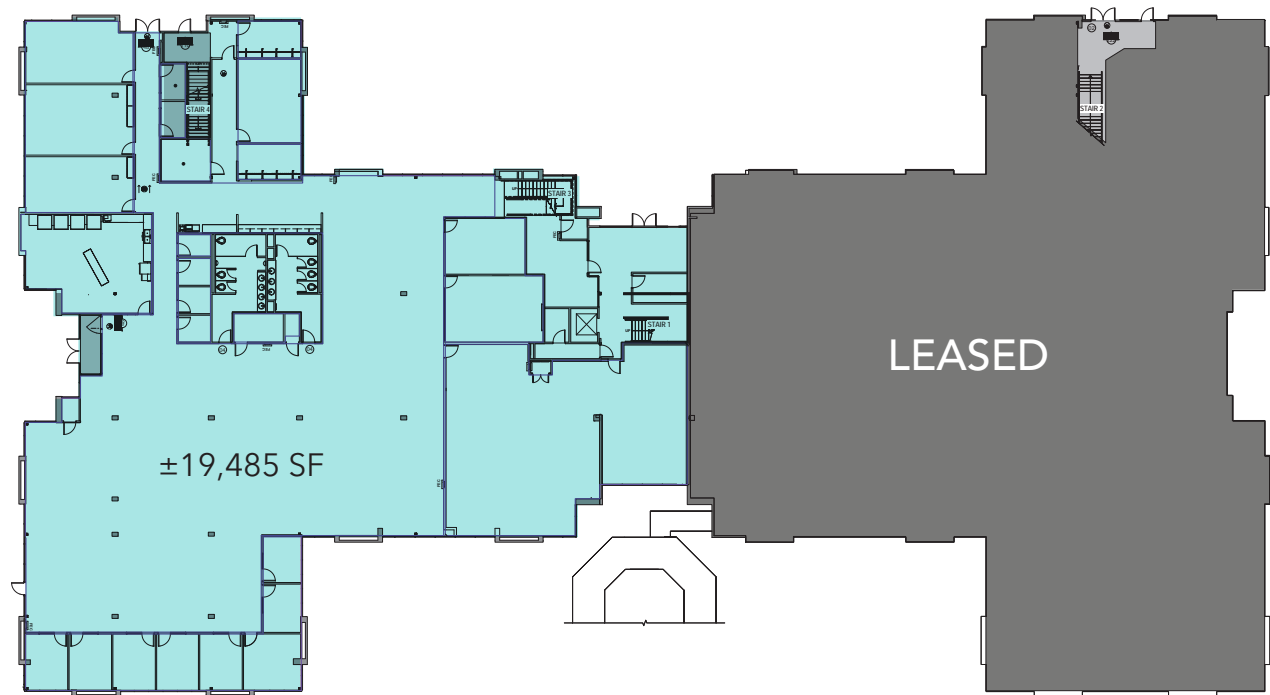
19925 STEVENS CREEK BOULEVARD CUPERTINO, CALIFORNIA

- » ±57,407 SF available
- » Divisible to ±14,270 SF - ±22,332 SF
- » Available January 1, 2021
- » Parking: 3.5/1000
- » Secured suites with 4 separate stairwells allowing for safe and distanced access
- » Elevator served
- » Adjacent to abundant services and amenities on Stevens Creek Blvd.
- » Conveniently located with immediate access to Hwy 280 & 85
- » Flexible central core floor plates that serve a wide variety of uses and sizes

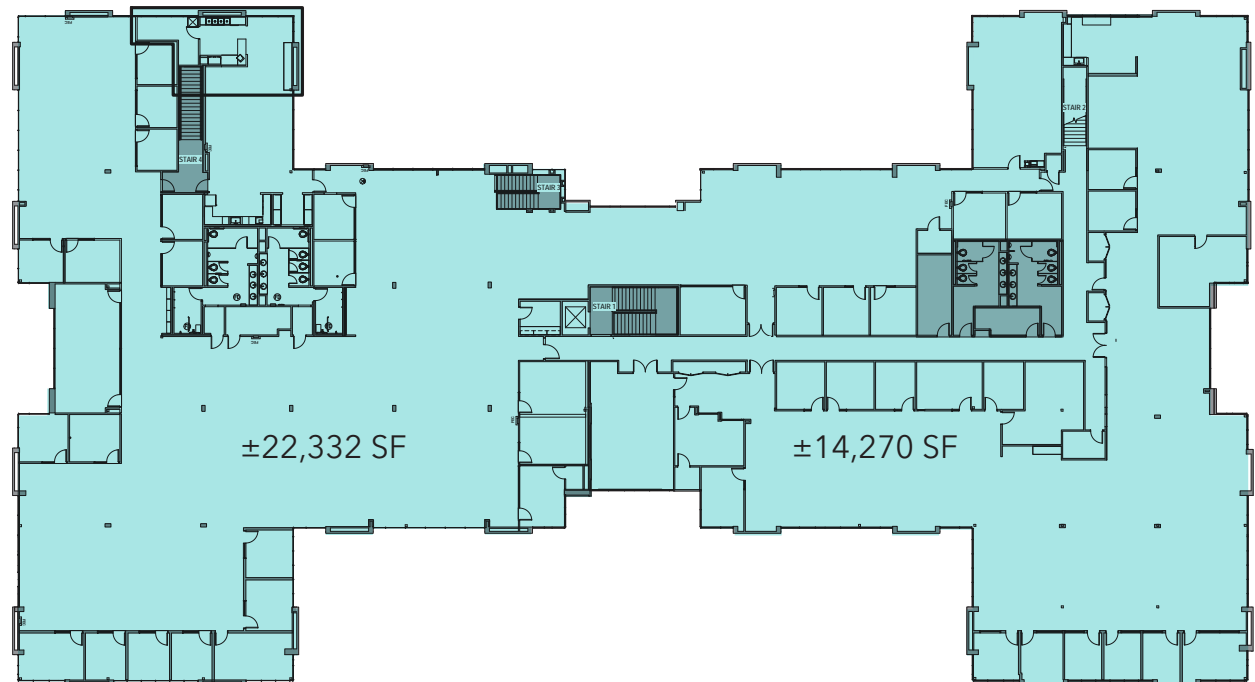
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FIRST FLOOR



SECOND FLOOR



SURROUNDING AMENITIES

19925
STEVENS CREEK
BOULEVARD

PORTAL
PARK

VALLCO TOWN CENTER
DEVELOPMENT



- | | | |
|------------------------------|----------------------------|-------------------------------|
| 1. Shan | 8. One Pot Shabu Shabu | 15. Philz Coffee |
| 2. Coconut's Fish Cafe | 9. Gyu-Kaku Japanese BBQ | 16. Target |
| 3. Yoshina Cupertino | 10. Azuma Japanese Cuisine | 17. Alexander's Steakhouse |
| 4. Liang's Village Cupertino | 11. Doppio Zero | 18. Oren's Hummus |
| 5. La Patisserie Bakery | 12. Nosh | 19. Somi Somi |
| 6. Marukai Market | 13. Kura | 20. Lazy Dog Restaurant & Bar |
| 7. Kong Tofu & BBQ | 14. 85C Bakery Cafe | |

IN THE HEART OF SILICON VALLEY



Microsoft

Google

SAMSUNG

amazon

JUNIPER NETWORKS

101

237

237

101

85

280

one infinite loop

Apple

Google

Google

Apple

Apple

Apple

Apple

Apple

LinkedIn

E Homestead Rd

W Weife Rd

Apple Park

Apple

To I-280
±1.2 Miles
±2 Minute Drive

19925
STEVENS CREEK
BOULEVARD

To CA-85
±3.3 Miles
±7 Minute Drive

Cupertino City Center

Apple
amazon

Vallco Town Center
Development

Stevens Creek Blvd

N De Anza Blvd

REGIONAL OVERVIEW

City of Cupertino highlights

- 64,000 residents
- 70% of residents hold a bachelor's degree or higher

Convenient access to three airports

- Mineta San Jose International Airport (SJC): 13 minutes
- San Francisco International Airport (SFO): 36 minutes
- Oakland International Airport (OAK): 45 minutes

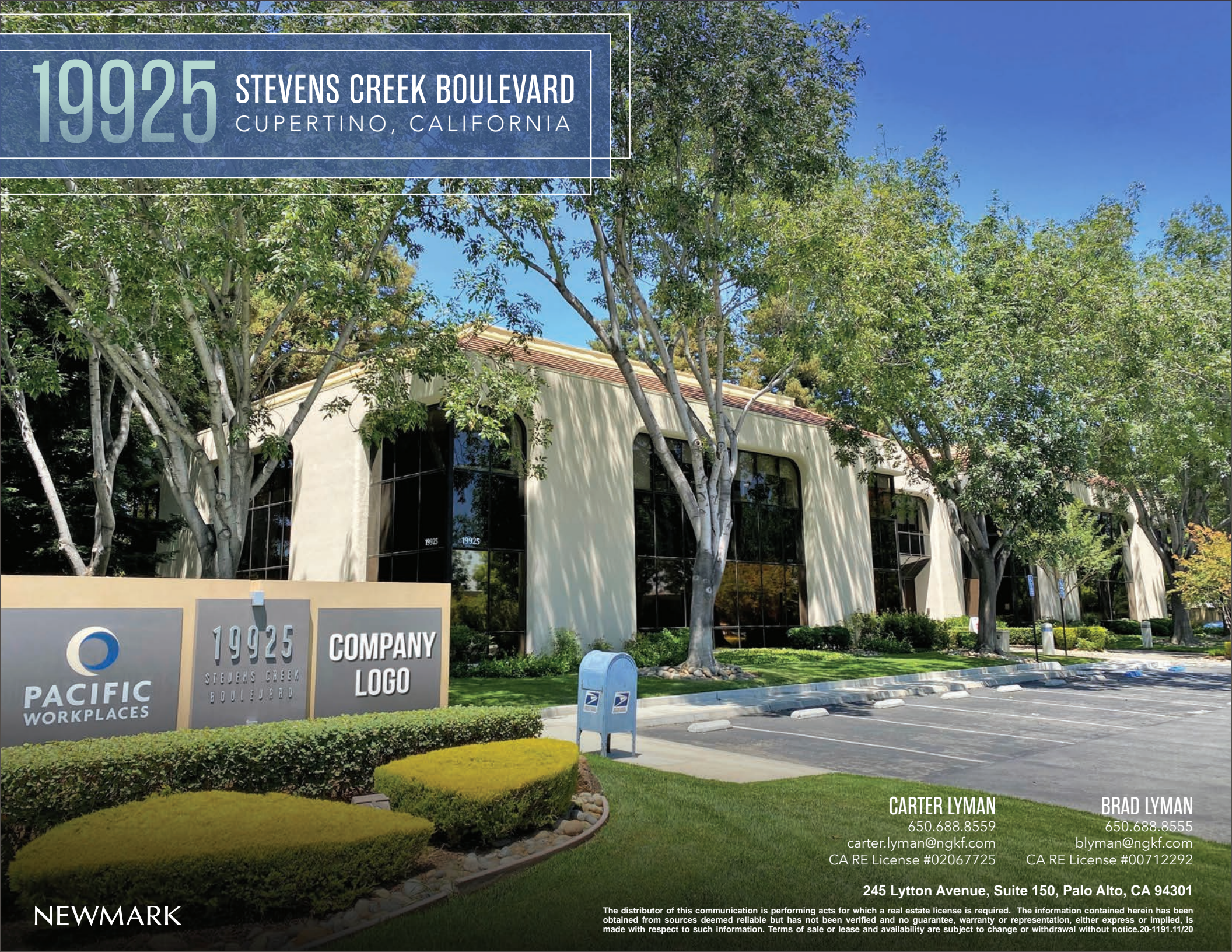
50 Bay Area universities, including:

- Stanford
- UC Berkeley
- UCSF
- Santa Clara University
- San Jose State



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NEWMARK

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