

**MONTAGUE
SQUARE**

3052

TENANT NAME

±40,413 TO ±73,480 Sf | AVAILABLE FOR LEASE
High Image Office + R&D Space

3052 ORCHARD DRIVE // SAN JOSE

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**Newmark
Knight Frank**



**WASHINGTON
HOLDINGS**

6
BUILDINGS

235^k
SF OF SPACE

16
ACRE CAMPUS

Create +
Collaborate +
Thrive

Extensive Exterior, Interior and
Campus Modernizations Underway

Design by Studio G + SWA
Architects

Highly Flexible Office + R&D
Buildings

3.3/1,000 SF Parking Ratio

3,000 Amps @ 120/208 Volt Power

14' - 16' Clear Height

New Outdoor Amenity Space

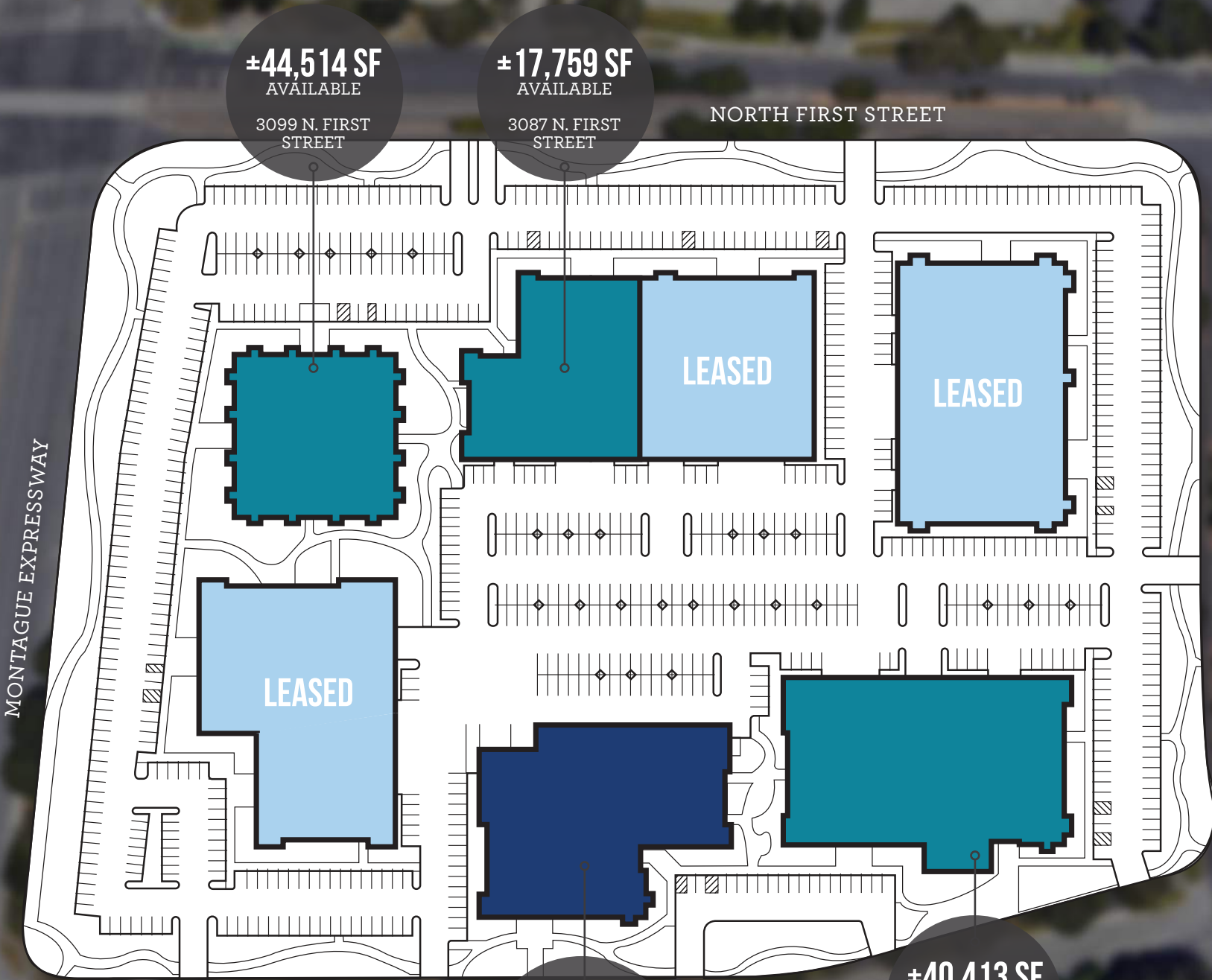
Located on VTA Light Rail

Convenient Access to Multiple
Highways

Seamless Expansion Opportunities
within Montague Square and
Washington Holdings Portfolio

Responsive Ownership





±44,514 SF
AVAILABLE

±17,759 SF
AVAILABLE

±33,067 SF

AVAILABLE
DEC. 2019

±40,413 SF
AVAILABLE

3052 ORCHARD
DRIVE

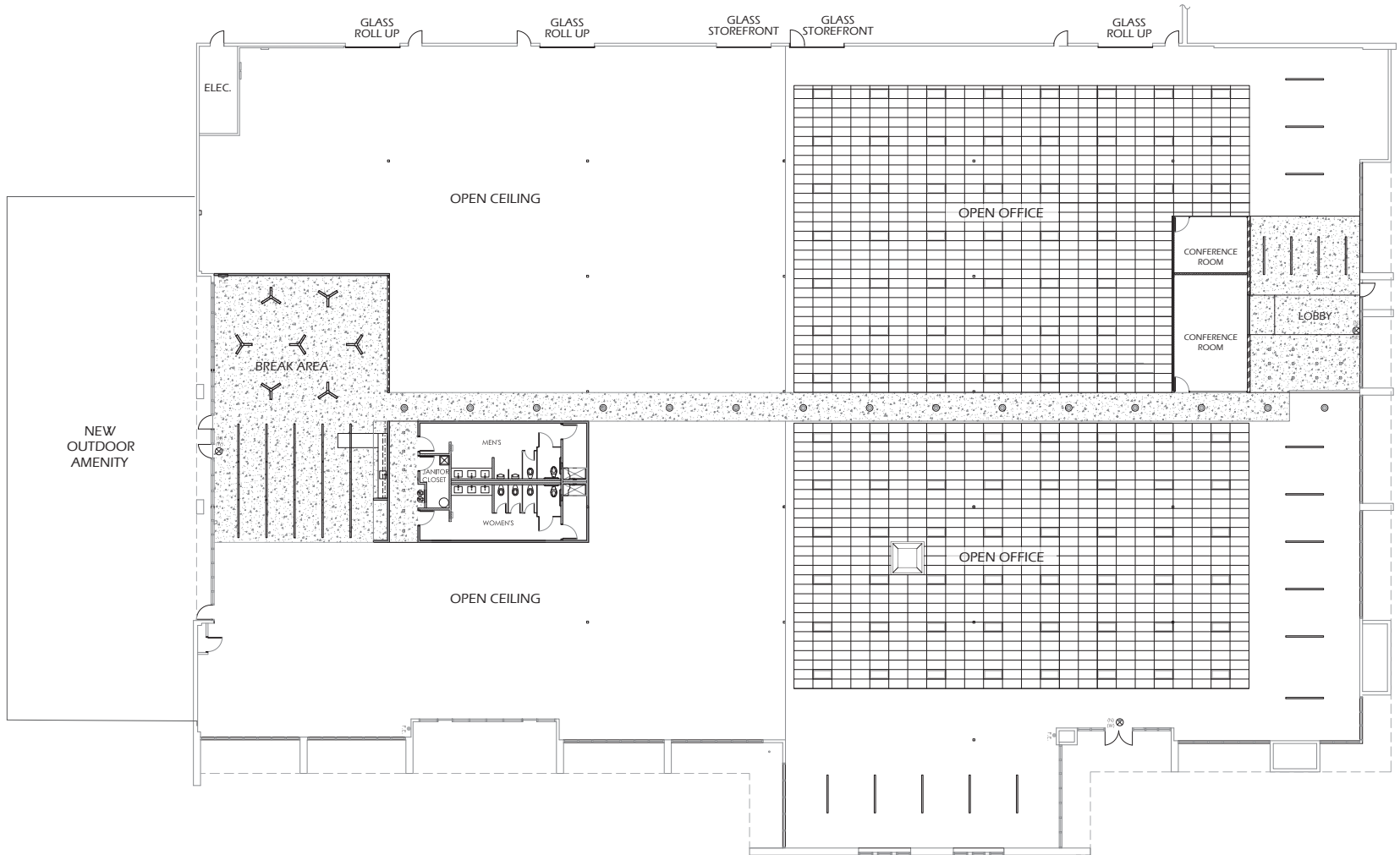
AVAILABLE

LEASED

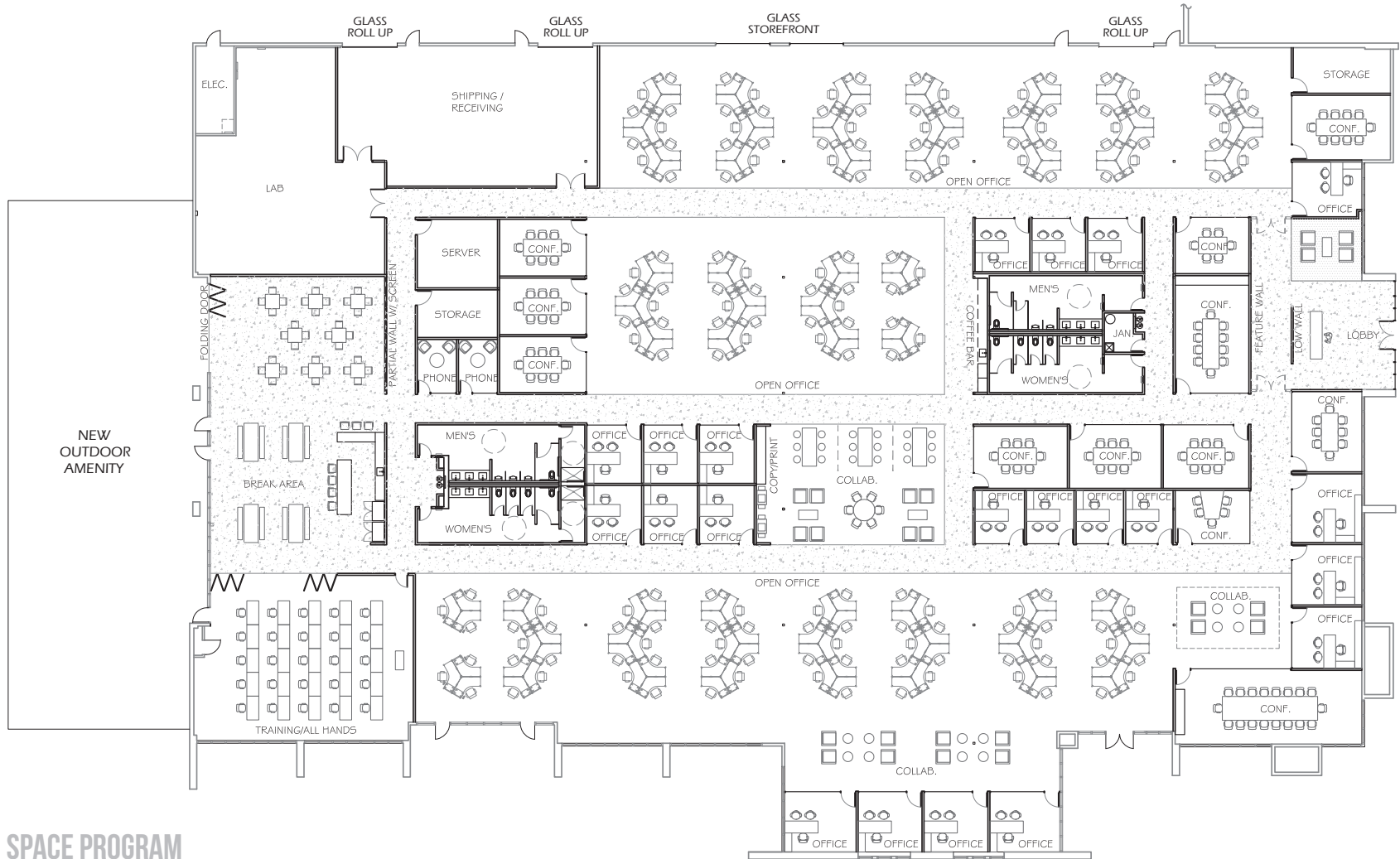
2019 AVAILABILITY

MONTAGUE
SQUARE

MARKET
READY
SPACE PLAN



OFFICE USER TEST FIT

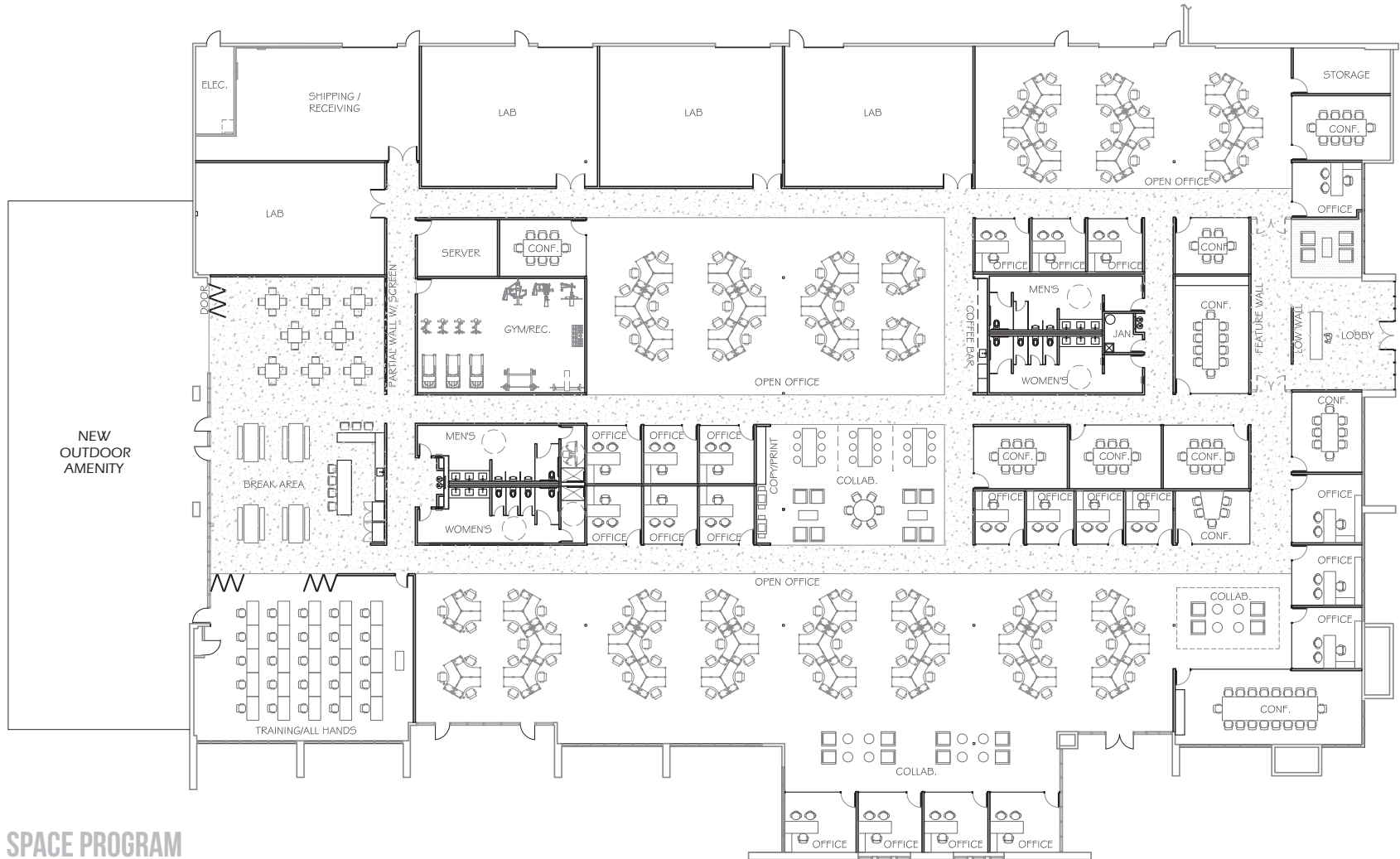


NEW
OUTDOOR
AMENITY

SPACE PROGRAM

Conference	12	Server	1
Offices	18	Lab	1
Workstations	165	Shipping/Receiving	1
Collaboration	3	Copy/Print	1
Phone	2	Break	1
Storage	2		

OFFICE/R&D
USER
TEST FIT



SPACE PROGRAM

Conference	10	Server	1
Offices	18	Lab	4
Workstations	129	Shipping/Receiving	1
Collaboration	3	Copy/Print	1
Storage	2	Break	1
Gym/Rec	1		

MONTAGUE
SQUARE



TRANSPORTATION+ AMENITIES MAP



@first

- Panera
- CVS pharmacy
- Chick-fil-A
- Five Guys
- Target
- Starbucks
- The Coffee Bean & Tea Leaf

- Round Table
- eatviet
- SUBWAY
- KoreanBBQ
- EXTREME Pita
- MINA'S

FAZ

- eatviet
- SUBWAY
- SENDO SUSHI
- Round Table
- Sri's Kitchen
- Mina's Korean BBQ
- La Catalana

- BAWARCHI
- TOGO'S
- TACO BELL

Levi's STADIUM

BOURBON STEAK

SAMSUNG CAFE & TERIA (OPEN TO PUBLIC)

- Peet's Coffee & Tea
- Honeyberry

PATXI'S PIZZA

MONTAGUE SQUARE

River Oaks/Montague

- SUBWAY
- Starbucks
- CHASE
- PREMIER PIZZA
- HOBEES

- Wakoo's
- PATXI'S PIZZA

RIVERMARK VILLAGE

- SAFeway
- HYATT
- yoyo sushi
- BAR & GRILLE
- RED ROBIN
- Peet's Coffee & Tea
- Peet's Coffee & Tea
- Peet's Coffee & Tea

- Pedro's
- BIRKO
- Marriott HOTELS & RESORTS

SANTA CLARA SQUARE

- Fleming's
- WHOLE FOODS
- Il Fornaio
- CHASE
- Specialty's
- CORNBUY
- Lululemon
- Peet's Coffee
- Pasta



5 MINS
TO SAN JOSE
INTERNATIONAL
AIRPORT

10 MINS
TO DOWNTOWN
SAN JOSE

MONTAGUE SQUARE



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