

# VALLEY

## TECHNOLOGY CENTRE



**±4,882 SF TO ±66,350 SF OF OFFICE/R&D | MARKET READY SPACES!**

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**LPCWEST**  
LINCOLN PROPERTY COMPANY

**PCCP** 

 **CUSHMAN & WAKEFIELD**



# HIGHLIGHTS

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VALLEY  
TECHNOLOGY CENTRE

## MARKET READY COMPLETE!

- 7-Building ±464,636 SF Campus
- Two-Story Class A Freestanding Buildings
- ±3.6/1,000 Parking
- Upgraded Outdoor Collaboration Areas
- Enhanced Landscaping & Project Signage
- Power to Each Building: 2000 Amps/480 Volts
- Fiber Optic On-Campus: AT&T, Verizon and Zayo
- Providers at Curbside: Comcast and Century Link
- Conveniently Located w/ Easy Access to 101 & 880 via Trimble Road & Montague Expressway
- Walking Distance to Restaurants & Hotels
- ±8 Minute Walk to Light Rail
- Less than 3 Miles to Bart

## AVAILABILITY

±4,882 SF | 2700 Zanker Rd, Suite 160

±66,350 SF | 2720 Zanker Rd

±34,999 SF | 2680 Zanker Rd, Suites 150 & 250\*

±56,359 SF | 2595 Junction Ave

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**±162,590 SF | TOTAL AVAILABLE**





# SITE PLAN



● AVAILABLE ● LEASED

**2595**  
±56,359 SF

2585

**2680**  
±34,999 SF

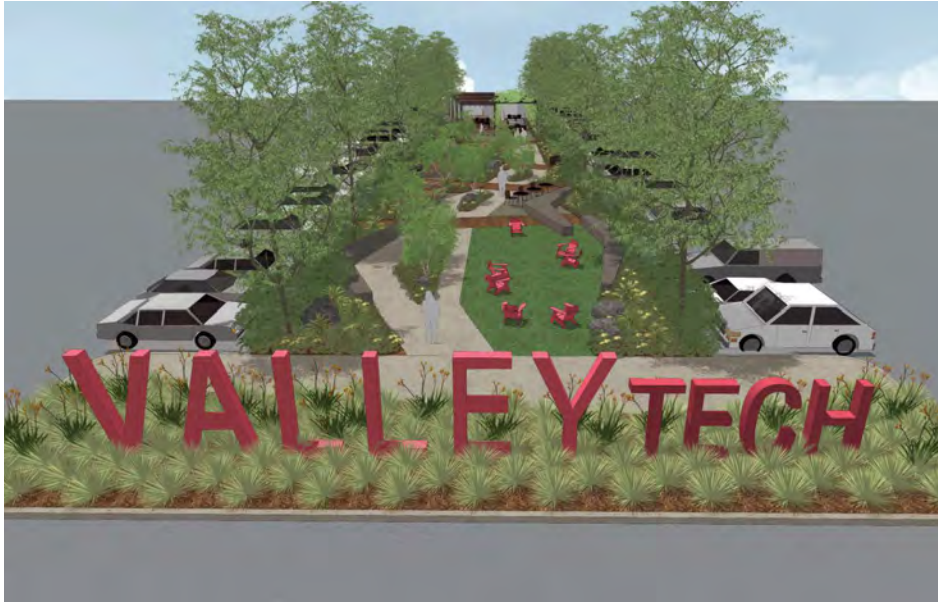
2660

2740

**2720**  
±66,350 SF

**2700**  
±4,882 SF







# 2700

## ZANKER ROAD

SUITE 160: ±4,882 SF

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### AS-BUILT

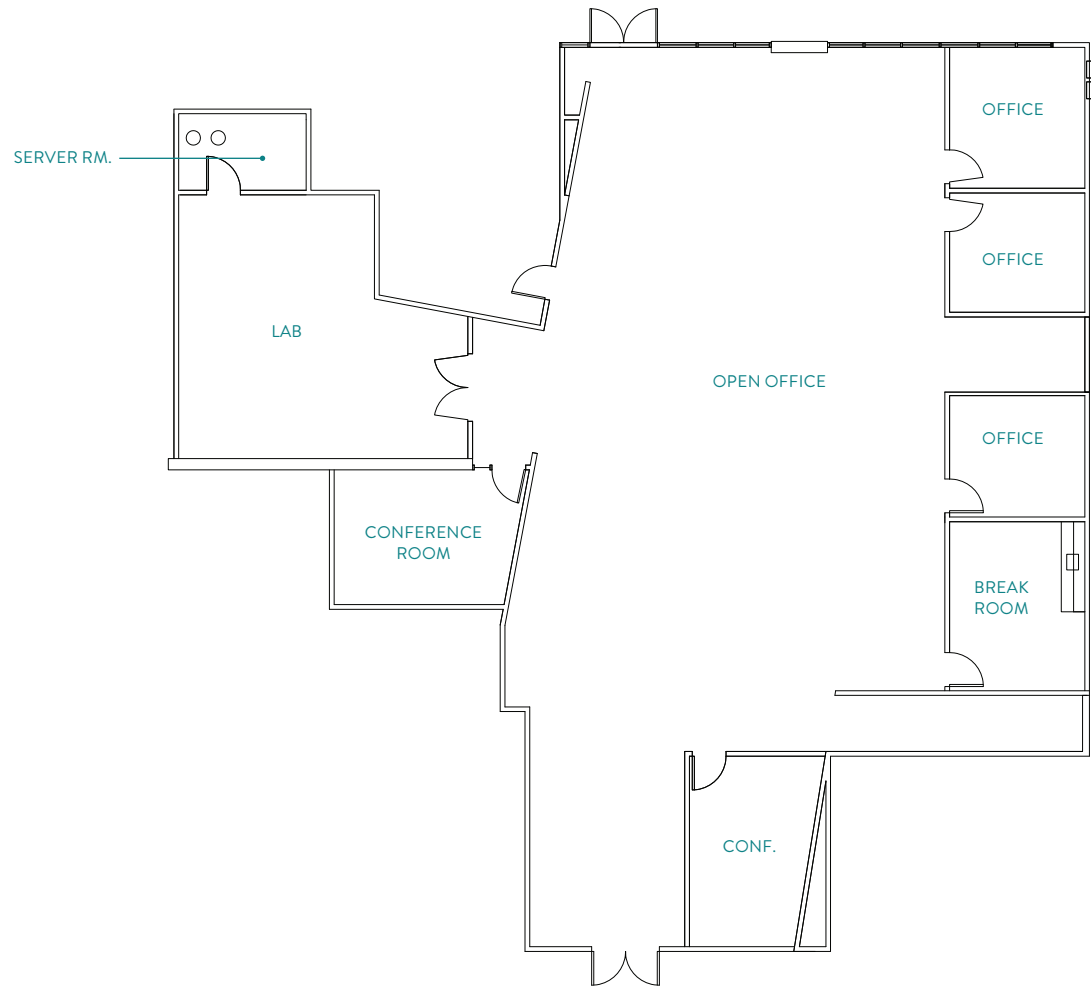
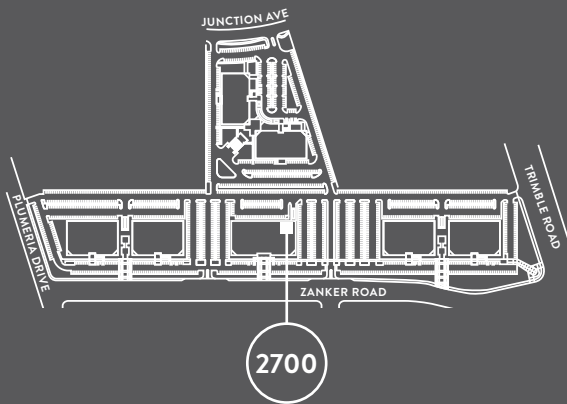
- Double-Door Entrance
- Open Office
- 3 Private Offices
- 2 Private Conference Rooms
- Lab
- Break Room
- Server Room



FIRST FLOOR | SUITE 160: ±4,882 SF

2700  
ZANKER ROAD

±4,882 SF





# 2720

## ZANKER ROAD

MARKET READY COMPLETE!

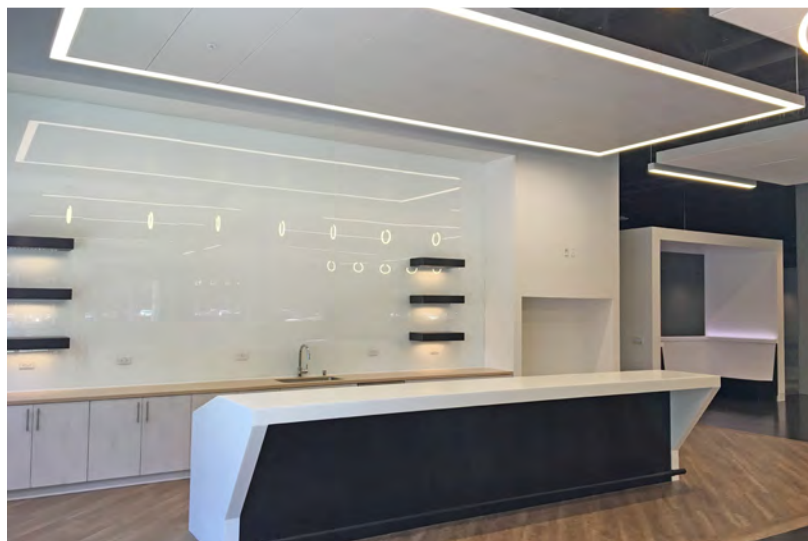
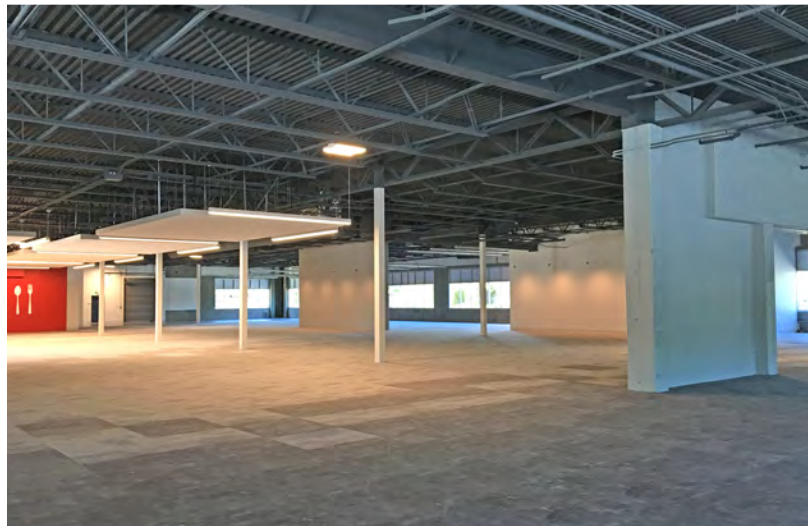
±66,350 SF

### FIRST FLOOR

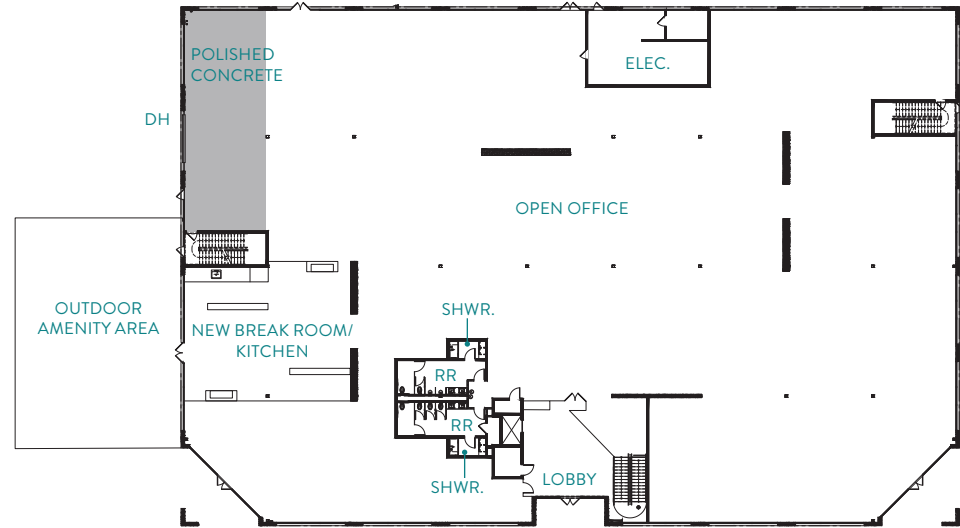
- Renovated 2-Story Lobbies
- Cloud/Exposed Ceiling
- New Break Room/Kitchen
- Renovated Restrooms
- Showers
- Dock High Door
- Outdoor Amenity Area

### SECOND FLOOR

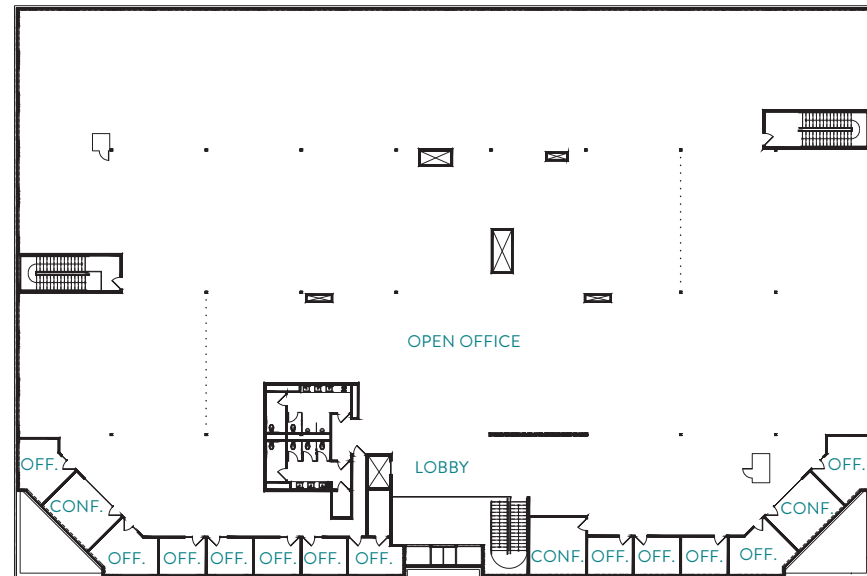
- Three Conference Rooms
- 12 Perimeter Offices
- Open Office Concept
- Renovated Restrooms
- Exposed Ceiling
- New Roof and HVAC Units



FIRST FLOOR | ±33,175 SF

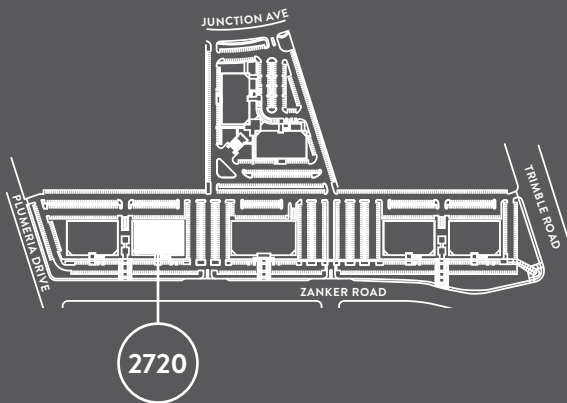


SECOND FLOOR | ±33,175 SF



2720  
ZANKER ROAD

±66,350 SF - MARKET READY COMPLETE!





# 2680

## ZANKER ROAD

MARKET READY COMPLETE!

±34,999 SF

INTERSTITIAL STAIRWELL

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### FIRST FLOOR: SUITE 150

- ±16,461 SF
- Open Floor Plan
- New Break Room
- Dock High Loading
- Access to Outdoor Amenity Area

### SECOND FLOOR: SUITE 250

- ±18,538 SF
- Open Floor Plan
- New Break Room

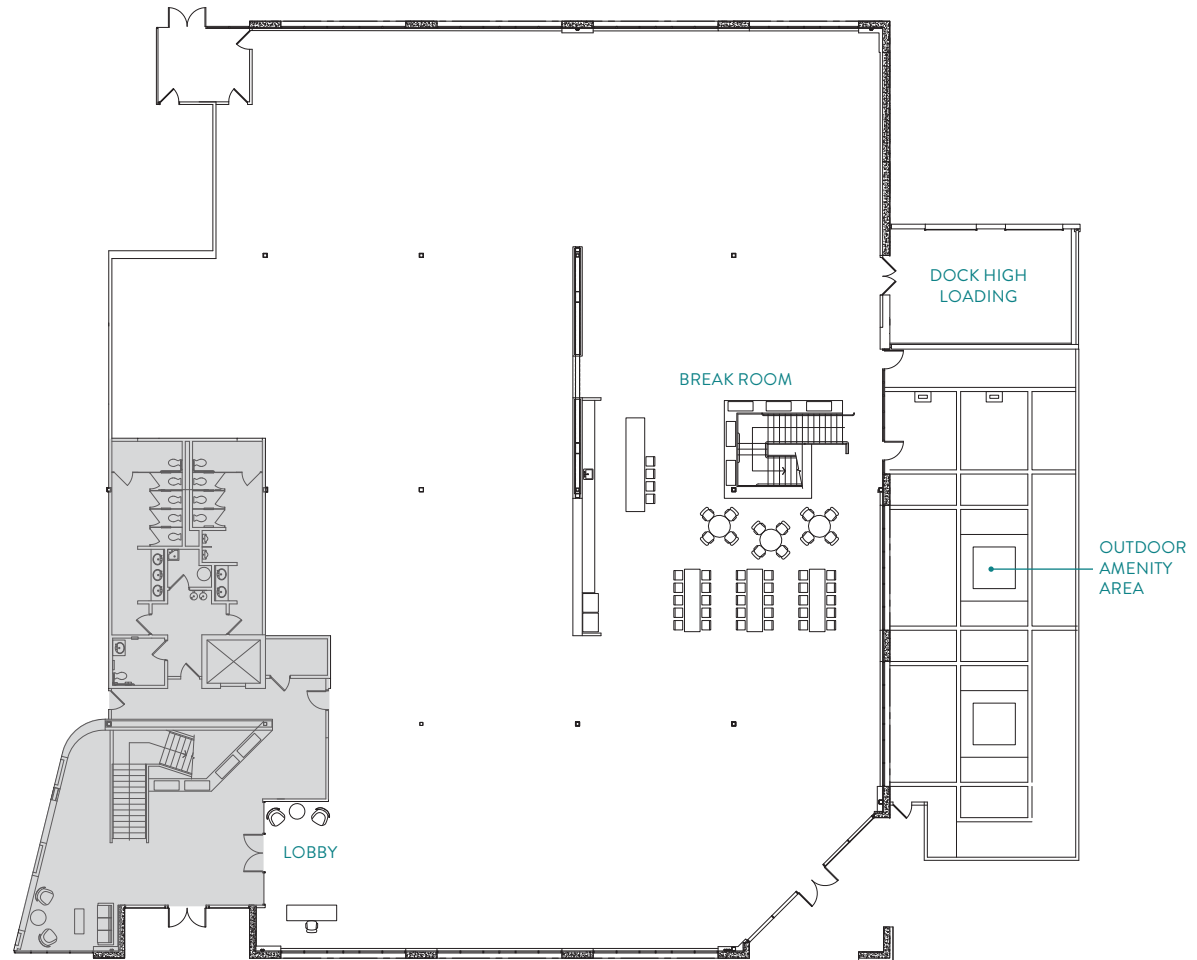
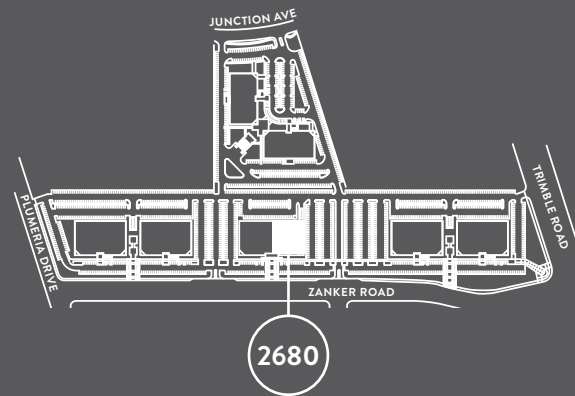




**FIRST FLOOR | SUITE 150: ±16,461 SF**

2680  
**ZANKER ROAD**

±16,461 SF - MARKET READY COMPLETE!



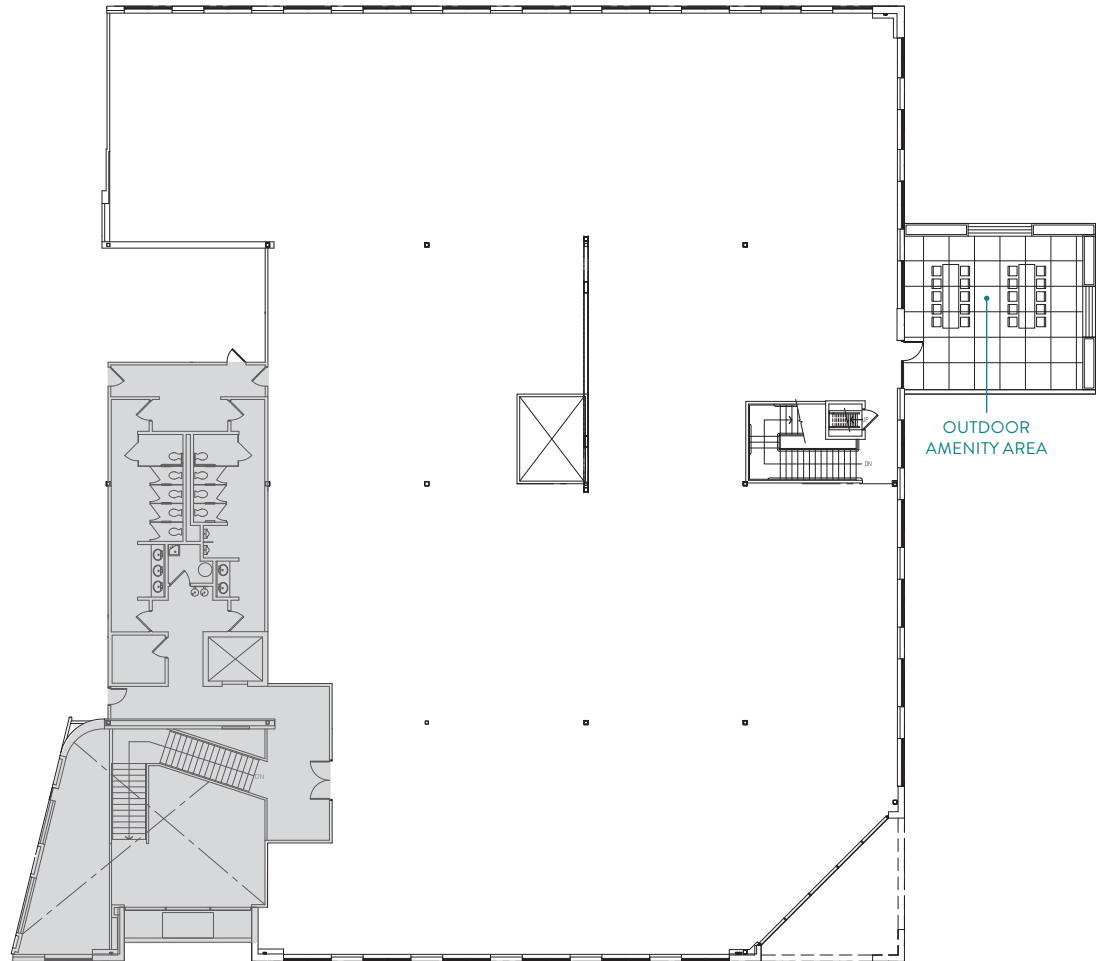
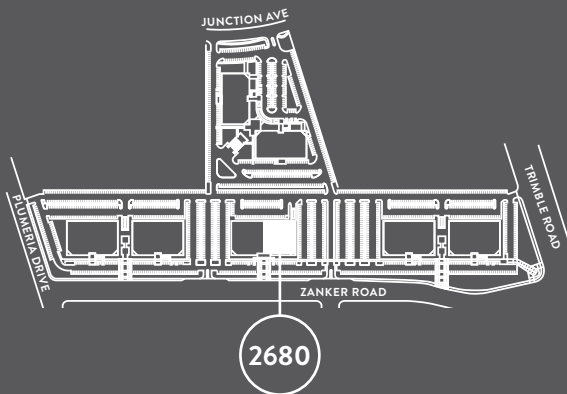
COMMON AREA



SECOND FLOOR | SUITE 250: ±18,538 SF

2680  
ZANKER ROAD

±18,538 SF - MARKET READY COMPLETE!



COMMON AREA

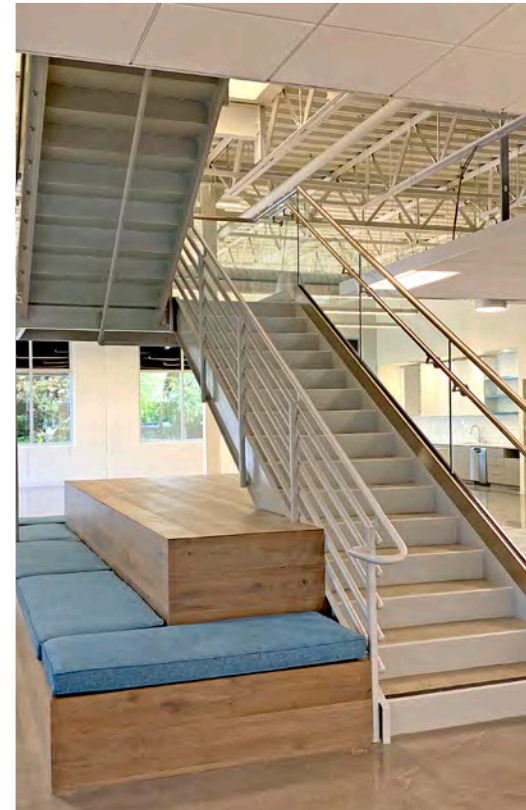


# 2595

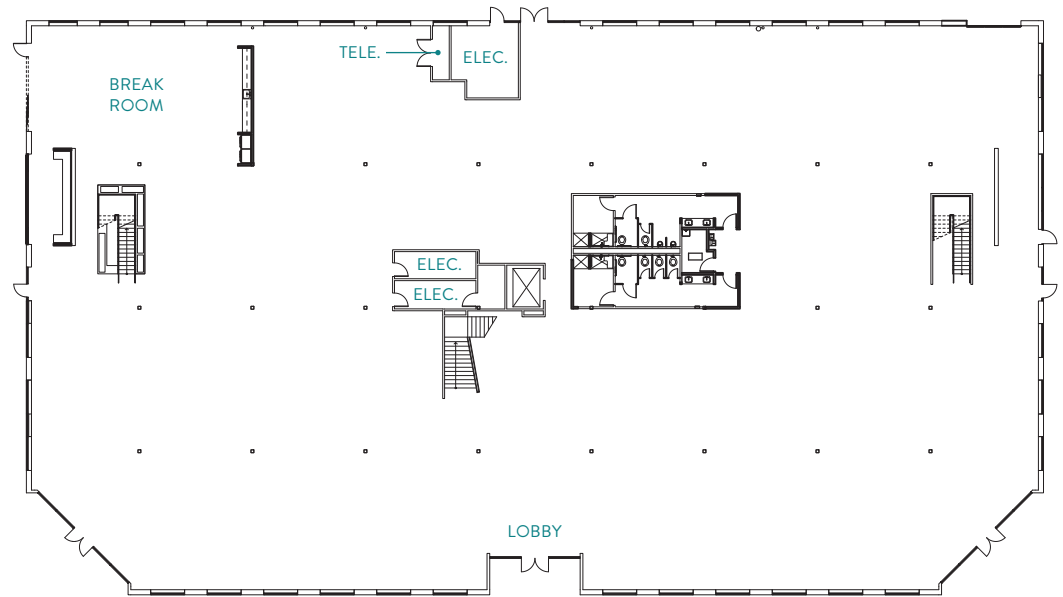
## JUNCTION AVE.

±56,359 SF - MARKET READY COMPLETE!

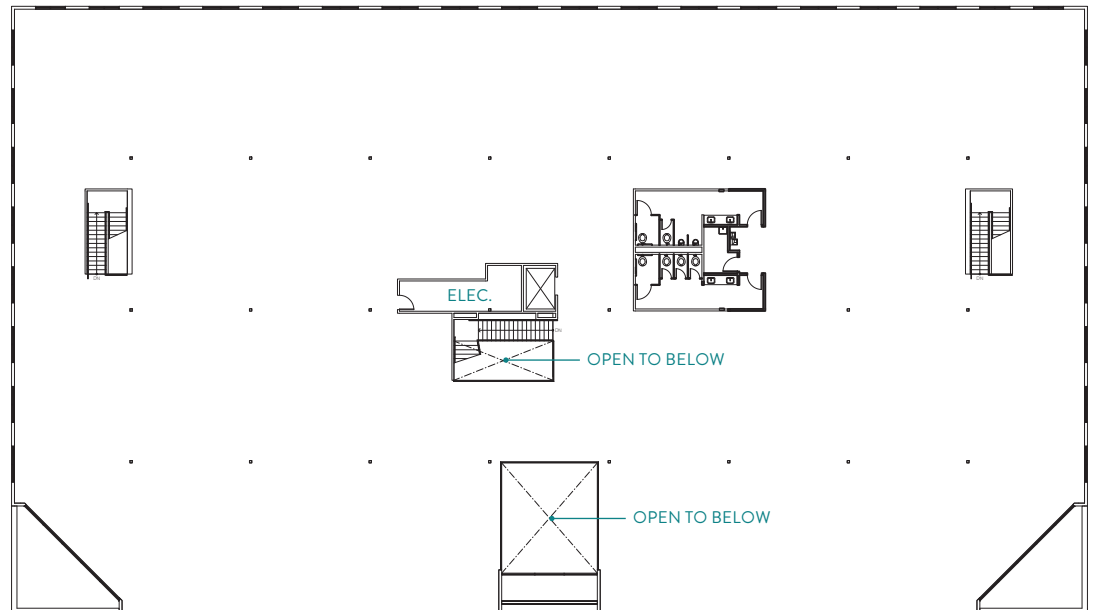
- Two-Story Open Office with Extensive Glassline
- New Outdoor Amenity Area
- Showers
- 2,000 Amps Power
- 10-Ton HVAC



**MARKET READY FIRST FLOOR | ±28,180 SF**

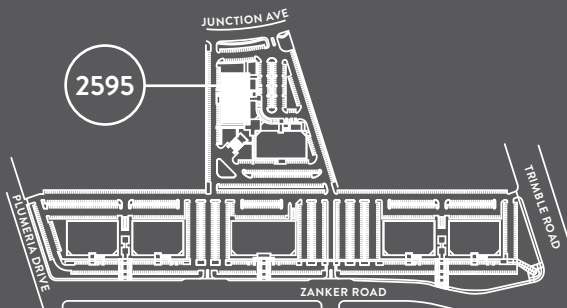


**MARKET READY SECOND FLOOR | ±28,180 SF**



2595  
**JUNCTION AVE.**

±56,359 SF - MARKET READY COMPLETE!





# SITE PLAN



# VALLEY

## TECHNOLOGY CENTRE

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**±4,882 SF TO ±66,350 SF OF OFFICE/R&D**

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