

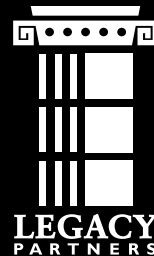
# 5799 FONTANOSO WAY

SAN JOSE, CALIFORNIA



## HOME

- Two-story, 93,650 SF Class A office/R&D HQ building
- High-end improvements; move-in condition
- Amenity-rich location close to Highway 101



- 4,000 Amps @ 277/480V, 3-Phase Power
- 100% HVAC - 240 tons capacity
- Grade-level and dock-high loading



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SAN JOSE, CALIFORNIA

## PROJECT



5799 Fontanoso Way is a ±93,650 SF Class A Office/R&D building located in San Jose. Constructed in 2000, the two-story building features a dramatic atrium lobby, expansive floor-to-ceiling windowline, robust lab infrastructure equipped with 4,000 Amps and elegant executive conferencing facilities. Employee health and wellness is benefited by a fitness center with showers, a cafeteria leading out to a sunny outdoor patio with seating, and the Coyote Creek recreational trail is located just a two minute walk away. The project also enjoys immediate access to Highway 101, and offers companies a reverse commute for its Silicon Valley employees.



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SAN JOSE, CALIFORNIA

## HIGHLIGHTS

### BUILDING HIGHLIGHTS

- Dramatic two-story atrium lobby
- Expansive window line with floor-to-ceiling glass
- 10' ceiling height on 1st and 2nd floors
- 4,000 Amps @ 277/480V, 3-Phase power
- 100% HVAC- 5 units comprising 240 Tons capacity
- Prestigious executive conference and meeting areas
- Fitness center featuring, cardio equipment, free weights and shower facilities
- Onsite café leading to outdoor employee amenity area
- Free surface parking ratio of 3.4/1,000
- 60KW emergency back-up generator
- Pristine Class 8 Cleanroom and lab areas
- 2 Dock high and 1 Grade level loading doors



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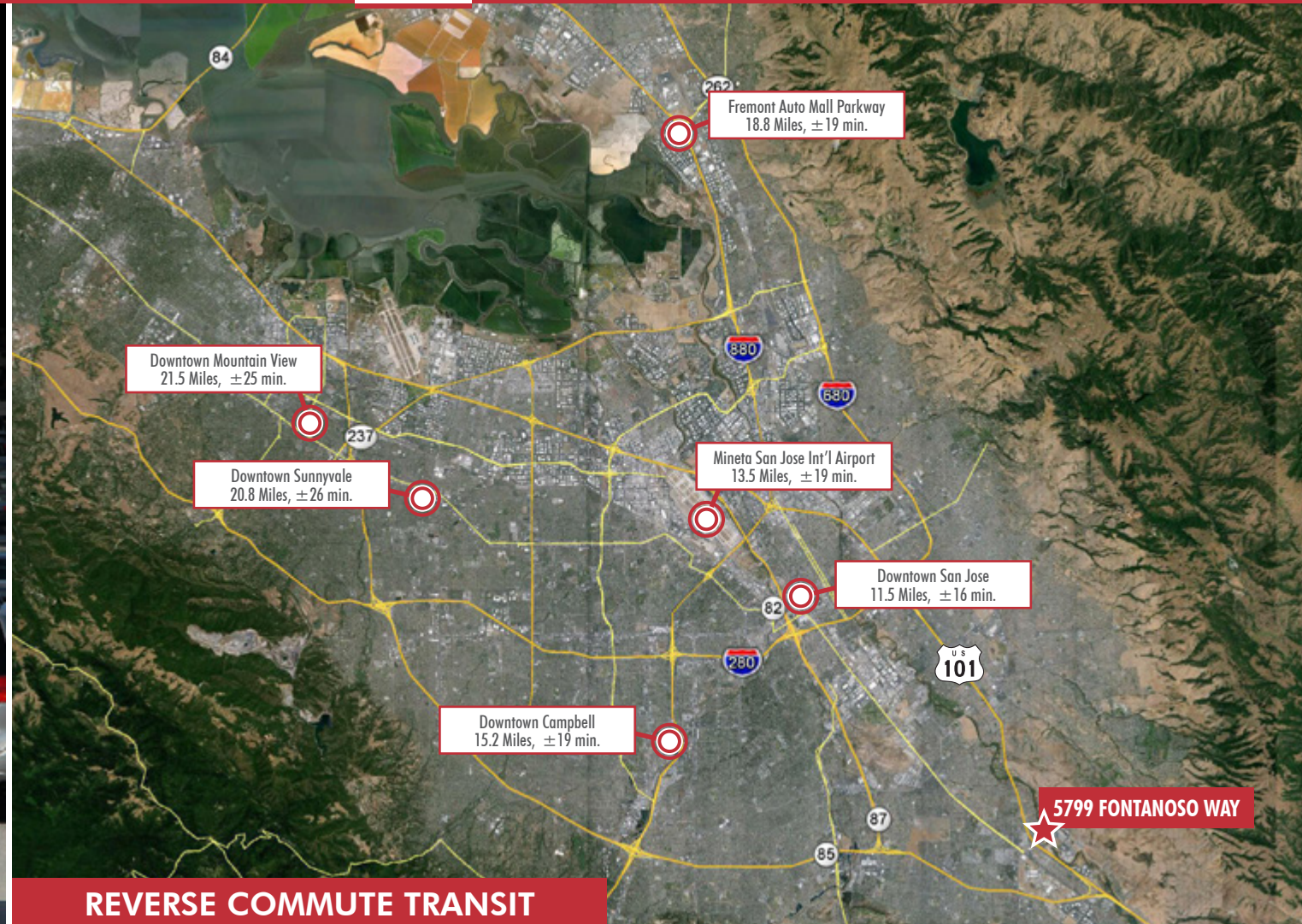
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## MAP

5799 Fontanoso Way's strategic location saves employees' time and money by allowing for a reverse-commute.

Drive times from Mountain View, Sunnyvale or Fremont are less than 30 minutes, which is less time than many commuters spend traveling much shorter distances.



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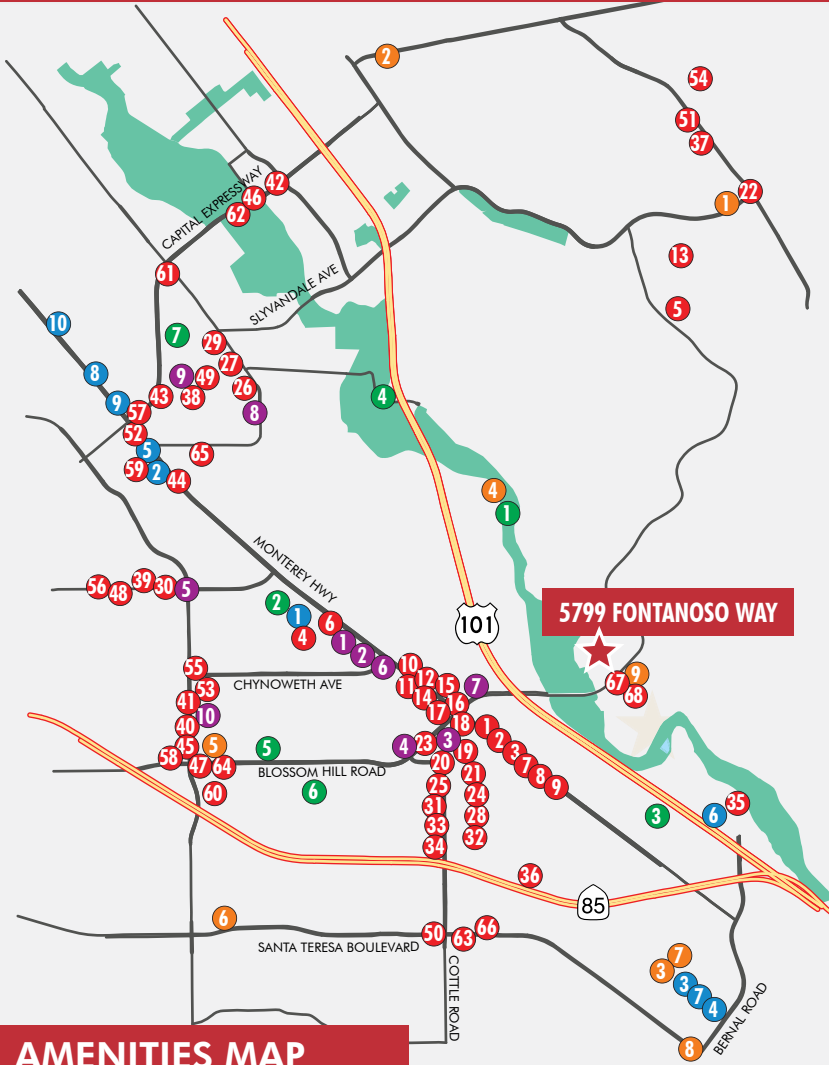
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SAN JOSE, CALIFORNIA

## MAP

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### RESTAURANTS

1. Henley Restaurants
2. The Cheese Steak Shop
3. Subway Sandwiches & Salad
4. Orlo's
5. El Patron
6. Seven to Late
7. Taco Bell
8. Ang Sarap
9. New Peking Chinese Restaurant
10. Mimi's Chinese Kitchen
11. Gold Tray Manila
12. Little Caesars Pizza
13. Gin Ga Sushi
14. Ocean Palace Chinese Restaurant
15. Ocean Delight Seafood Restaurant
16. Trines Cafe 6 & Pizza
17. El Mariachi Loco Mexican Cuisine
18. Sato Sushi
19. Pizza Hut
20. Erik's Delicafé
21. Tomato Thyme of San Jose
22. Pasta Pomodoro
23. Star Pizza
24. Pho Blossom
25. Sonny's Cafe
26. El Coyote Mexican Restaurant
27. Elias Bakery & Pizza
28. Emperor of India

29. Gabby's Taqueria
30. High Five Pizza Co.
31. Jeff's Grill
32. China Delight
33. Thai Village Cuisine
34. Carl's Jr
35. Summit Steakhouse & Saloon
36. Armadill Willy's BBQ
37. Panda Express
38. Domino's Pizza
39. McDonand's
40. Tomo Sushi
41. Taco Bell
42. Taco Bell
43. Round Table Pizza
44. KFC
45. Arby's
46. Denny's
47. Mountain Mike's Pizza
48. Panda Express
49. Marco's Mexican Deli Inc.
50. Round Table Pizza
51. McDonald's
52. Burger King
53. Pizza Hut
54. Andiamo Pizz a
55. Pete's Family Restaurant
56. Subway
57. Tony DiMaggio's Pizza
58. Jack in the Box
59. TK Noodle
60. AQUI Cal-Mex
61. Pizza Hut

62. McDonald's
63. KFC
64. Pearl River Restaurant
65. China Station Mike Restaurant
66. Mountain Mike's Pizza
67. Quiznos
68. Smoothie King

### GYM

1. Curves For Women
2. Bally Total Fitness
3. Fun & Fits Gymnastics
4. Silver Creek Sportsplex
5. Curves For Women
6. 24 Hour Fitness
7. Gold's Gym
8. Schoeber's Athletic Club
9. Super Slow Zone

### HOTELS

1. Dolce Hayes Mansion
2. Days Inn
3. Studio Plus Delux Studios
4. Residence Inn
5. Mission Motel
6. Four Points by Sheraton
7. Extended Stay America
8. The Clarion P resident Hotel
9. Executive Inn Suites
10. Holiday Inn Express

### GAS STATION

1. 7-Eleven
2. Monterey Valero
3. Blossom Valley 76
4. Magic Sanda Chevron
5. Branham Unocal 76
6. Monterey Road Shell Service & Car Wash
7. Monterey Mini-Mart
8. 7-Eleven
9. 7-Eleven
10. Blossom Shell

### PARKS

1. Anderson Lake County Park
2. Edenvale Garden Park
3. Silver Leaf Park
4. Coyote-Hellyer Park
5. Vasona Lake Park
6. Miner Park
7. Solari Park

## AMENITIES MAP



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