

2325 ORCHARD PARKWAY

SAN JOSE, CALIFORNIA



TECH

An ELLIS PARTNERS Development



Class "A" Office / R&D
Headquarters

±286,000 SF Available | Divisible to ±70,000 SF



PHIL MAHONEY 408.982.8430 ♦ JOHN YANDLE 408.987.4154 ♦ MIKE SAIGN 408.982.8403

property highlights

- ◆ Class "A" 2-Story Freestanding Office / R&D Headquarters
- ◆ Most Efficient Floor Plate Design in the Bay Area
- ◆ 100% Open Office Creative Tech Environment
- ◆ Numerous Outdoor Amenities: Putting Green, Bocce Ball, Horse Shoes, Volleyball
- ◆ Multiple Dramatic 2-Story Lobbies
- ◆ High Visibility Location & Signage Opportunities
- ◆ Robust Infrastructure: 11,000 Amps of Power, 1,185 Tons of HVAC Capacity, 250 kW Back Up Generator
- ◆ On-Site Transformer Offers Up to 30% Utility Savings
- ◆ Roof Deck
- ◆ 3/1,000 Parking With Expansion Available
- ◆ Excellent Freeway Access to 87, 101 and 880
- ◆ Large Training Room
- ◆ Located Adjacent to San Jose International Airport

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siteplan



FIRST FLOOR ±154,000 SF

New Outdoor Employee Plaza



Lobby

Lobby

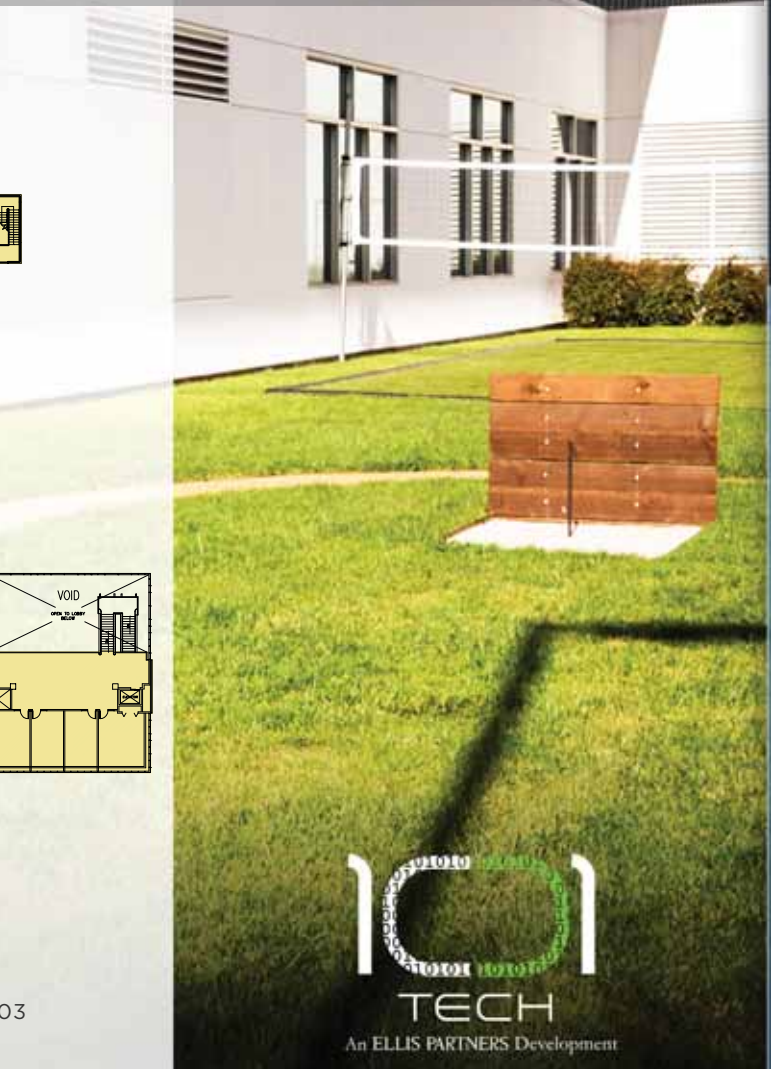
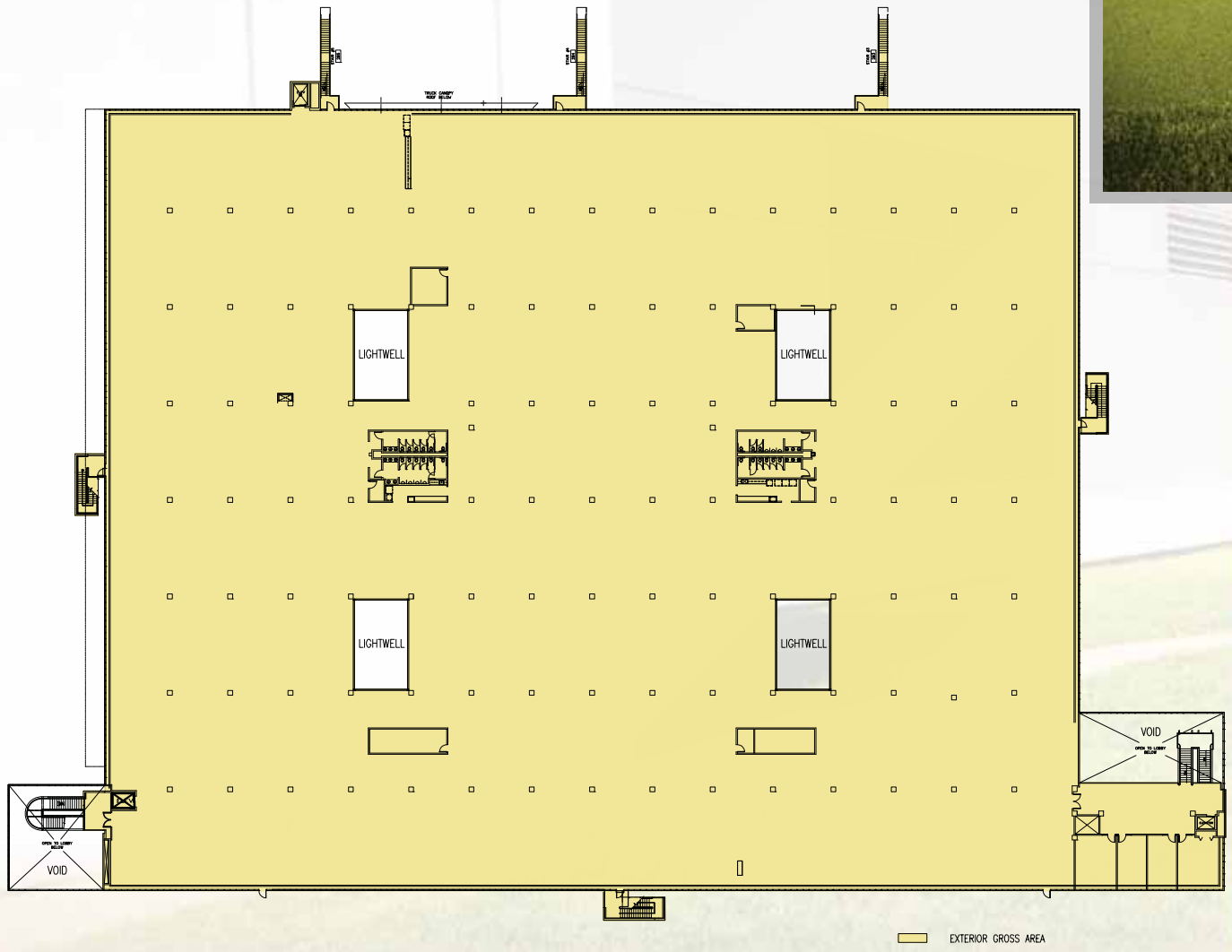
LIGHTWELL

LIGHTWELL

LIGHTWELL

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SECOND FLOOR ±132,000 SF



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Cornish & Carey Commercial Newmark Knight Frank



FIRST FLOOR Multi Tenant

New Outdoor Employee Plaza

- MAJOR VERTICAL PENETRATION
- BUILDING SERVICE AREA
- OFFICE AREA - TENANT A
- OFFICE AREA - TENANT B
- RESTRICTED HEADROOM AREA



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SECOND FLOOR Multi Tenant



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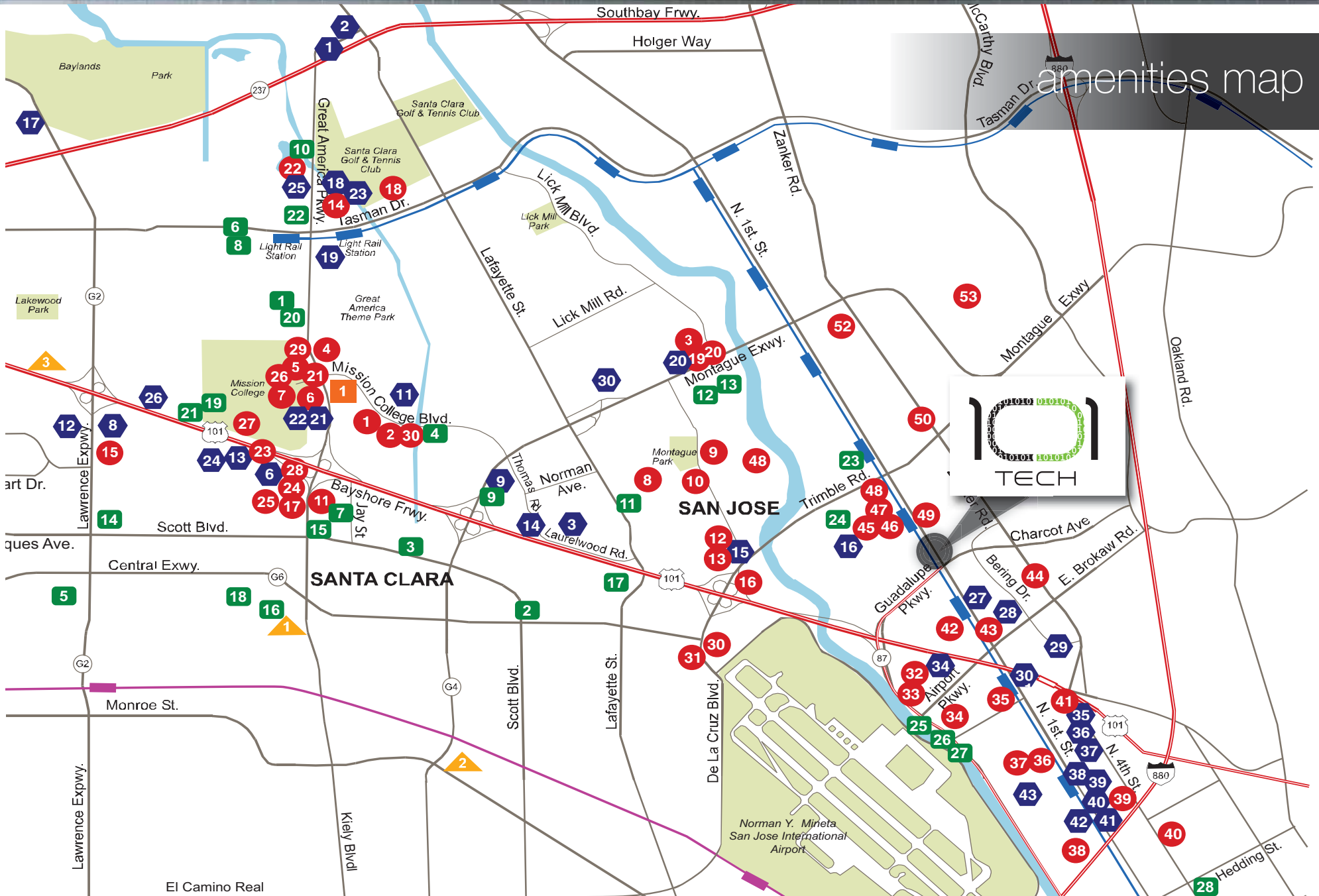
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building specifications

BUILDING ADDRESS	2325 Orchard Parkway, San Jose, California	
BUILDING OWNER	Ellis Partners LLC	
YEAR BUILT	1996	
SITE	<ul style="list-style-type: none"> ◆ 27 Acres Divided into Three Parcels ◆ 12 Acres Additional Land 	<ul style="list-style-type: none"> ◆ Building Located on 15 Acres
NUMBER OF FLOORS	2	
TOTAL NET RENTABLE AREA	±286,000 SF	
TYPICAL FLOOR SIZE	<ul style="list-style-type: none"> ◆ First Floor: ±154,000 SF 	<ul style="list-style-type: none"> ◆ Second Floor: ±132,000 SF
SLAB-TO-SLAB	<ul style="list-style-type: none"> ◆ First to Second: 17' - 6" 	<ul style="list-style-type: none"> ◆ Second to Roof: 14' - 6"
LAND USE/ENTITLEMENTS	<ul style="list-style-type: none"> ◆ Zoning: IP (Industrial Park) 	<ul style="list-style-type: none"> ◆ Office Development Incorporated into the Approved North San Jose Master EIR
COLUMN SPACING	25' x 40'	
ELEVATORS	Passenger and Freight	
PARKING	3/1,000 - Additional Parking Available	
TOTAL COOLING CAPACITY	1,085 Tons - (1 Ton per 105 SF on ground floor)	
ELECTRICAL	<ul style="list-style-type: none"> ◆ 11,000 Amps - 21,000 V Purchased at PG&E Transmission Rate 	<ul style="list-style-type: none"> ◆ Power rates competitive to Silicon Valley Power
EQUIPMENT LIST	<ul style="list-style-type: none"> ◆ Generator - 250 KW, 480 Volts, 375 Amps ◆ 2 Cooling towers - 4400 GPM ◆ 10 Air handlers - 434,000 CFM, 1085 tons 	<ul style="list-style-type: none"> ◆ 2 Chillers - 700 tons, Evap. 1120 GPM, Cond. 2200 GPM (Each) ◆ 1 Compactor - 2 yard, 90,000 lbs ram face pressure ◆ 4 Furnaces - 42,000 CFM





amenities map

● RESTAURANTS

1. Birks
2. Pedro's
3. Piatti
4. Bennigans
5. Noah's Bagel
6. Starbucks
7. Mexicali Grill
8. Sariling Atin Restaurant
9. Nham Restaurant Vietnamese
10. Last Chances
11. Specialty's Café & Bakery
12. Togo's Eatery
13. Royal Garden Chinese Restaurant
A Taste of Java
14. Chef Lee Chinese Restaurant
15. Coco's Family Restaurant
16. Burger King
17. Arthur's
18. David's
19. Peet's Coffee & Tea
20. Yan Can
21. Togo's Eatery
22. KFC
Togo's Eatery
Taco Bell
23. El Torito
24. Sizzler
25. McDonald's
26. iHop
27. Tomatina
Jamba Juice
Sushi Yoyo
Subway
Taxi's Restaurant
Starbucks
World Wraps
In-N-Out Burger
28. Jack in the Box
29. House of Bagels
Round Table Pizza
30. De La Cruz Café
31. Subway

● RESTAURANTS

32. Max's Restaurant
33. DD's Café
34. Senior Jalapeno
Honba Sushi
Starbucks
Bagel Street Café
35. Le Boulanger
36. Madhuban Indian Cuisine
37. Shagun
Century Café
Quiznos
Vito Trattoria
Spencer's
It's a Grind
Camille's
Sonoma Chicken Coop
Booster Juice
38. Cathy Chinese Cuisine
39. San Fresco
40. Togo's Eatery
41. Amalfi's Grill
42. Denny's
43. McDonald's
44. Bread Basket
45. Olives Greek & Middle Eastern Cuisine
Una Mas
De La Cruz Deli
Premier Pizza
Honbi Sushi
Starbucks
Uma Chinese
46. Sangam Indian Cuisine
47. Carl's Jr. Restaurant
48. Thai Orchid Thai Cuisine
Mimo's Café
49. Specialty's Bakery & Café
50. A&D Café
51. Dairy Bell Freeze
52. Beryl's Place
53. Una Mas
Hobee's Restaurant
China Taste

◆ HOTELS

1. Aloft Hotel
2. Extended Stay America
3. Biltmore Hotel and Suites
4. Double Tree Hotel
5. Homewood Suites
6. Embassy Suites Hotel
7. Executive Inn
8. Hilton Inn Sunnyvale
9. Biltmore Hotel
10. Hyatt
11. Marriott Santa Clara
12. Marriott Residence Inn
13. Marriott Residence Inn
14. Homestead Village
15. Gateway Inn
16. Homestead Suites
17. Wyndam Garden
18. Westin Santa Clara
19. Hilton Santa Clara
20. Homestead Suites
21. Days Inn
22. Avatar Hotel
23. Westin
24. Plaza Suites
25. Hyatt
26. Ramada
27. E-Z8 Motel
28. Sierra Suites
29. Summerfield Suites
30. Fairfield by Marriott
31. Larkspur Landing
32. Best Western Inn
33. Comfort Inn
34. Doubletree Hotel
35. Holiday Inn
36. Homestead Village
37. Radisson Plaza
38. Vagabond Inn
39. Red Roof Inn
40. Wyndham Hotel
41. Comfort Suites
42. Executive Inn
43. Marriott Courtyard

■ SERVICES

1. Alliance Credit Union
2. Bank of America
3. Bank of the West
4. East West Bank
5. National First Credit Union
6. Silicon Valley Bank
7. Technology Credit Union
8. Wells Fargo Bank
9. Exxon
10. Great America Shell
11. Rotten Robbie
12. Safeway
13. Town & Country Cleaners
14. 24 Hour Fitness
15. Decathlon Club
16. City Beach Sports Club
17. Gold's Gym
18. Planet Granite Rock Climbing
19. Mission College
20. Cingular
21. FedEx Kinko's
Micro Center
Verizon
22. Santa Clara Convention Center
23. Bank of America
24. Fremont Bank
25. National Bank
26. Comerica Bank
27. Mizuho Corporate Bank
28. Bank of the West
29. Union Bank

■ SHOPPING CENTERS

1. Mercado Santa Clara

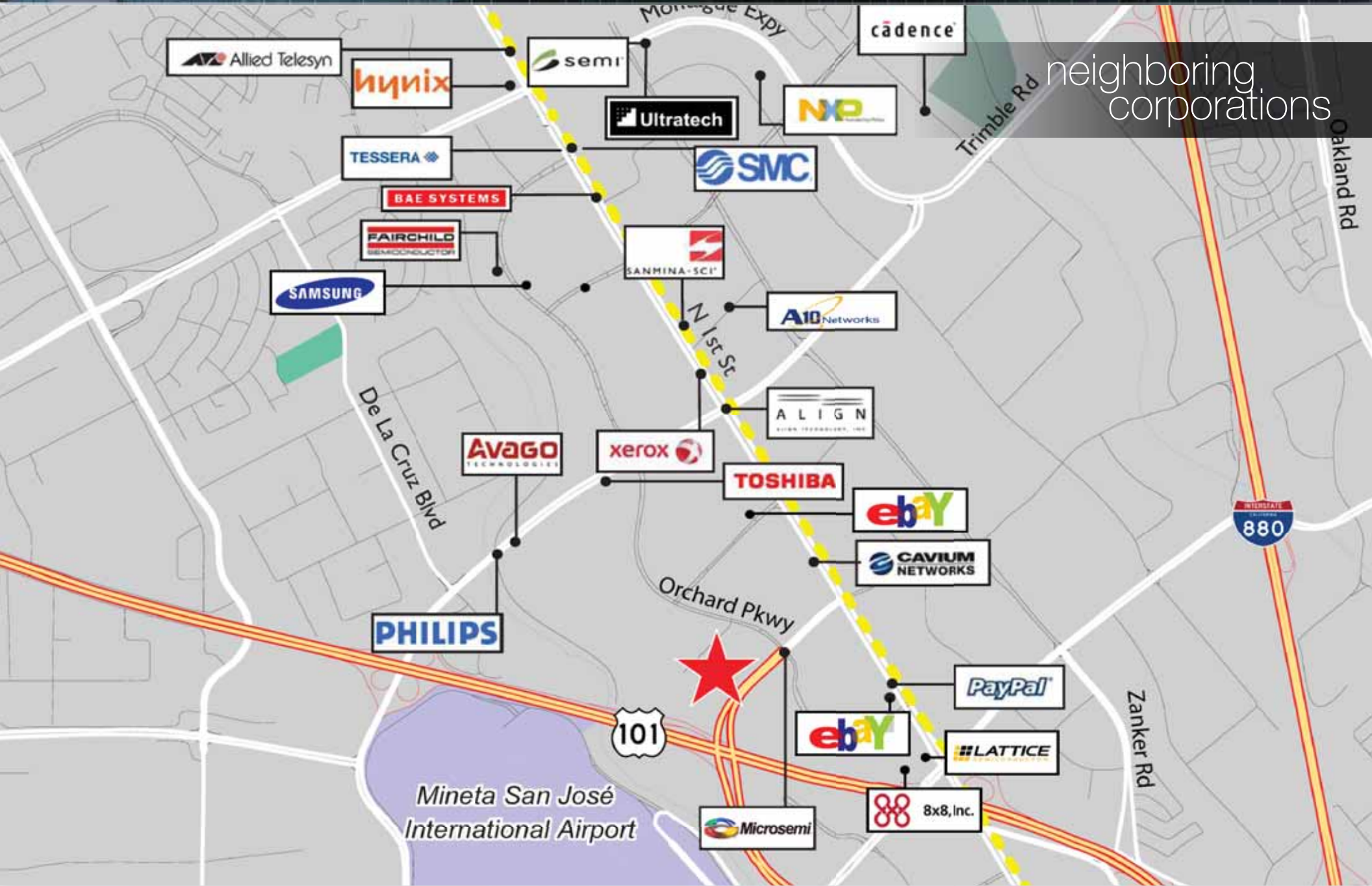
▲ CHILD CARE

1. California Young World
2. California Young World
3. Rainbow Pre-School

— LIGHT RAIL STATIONS

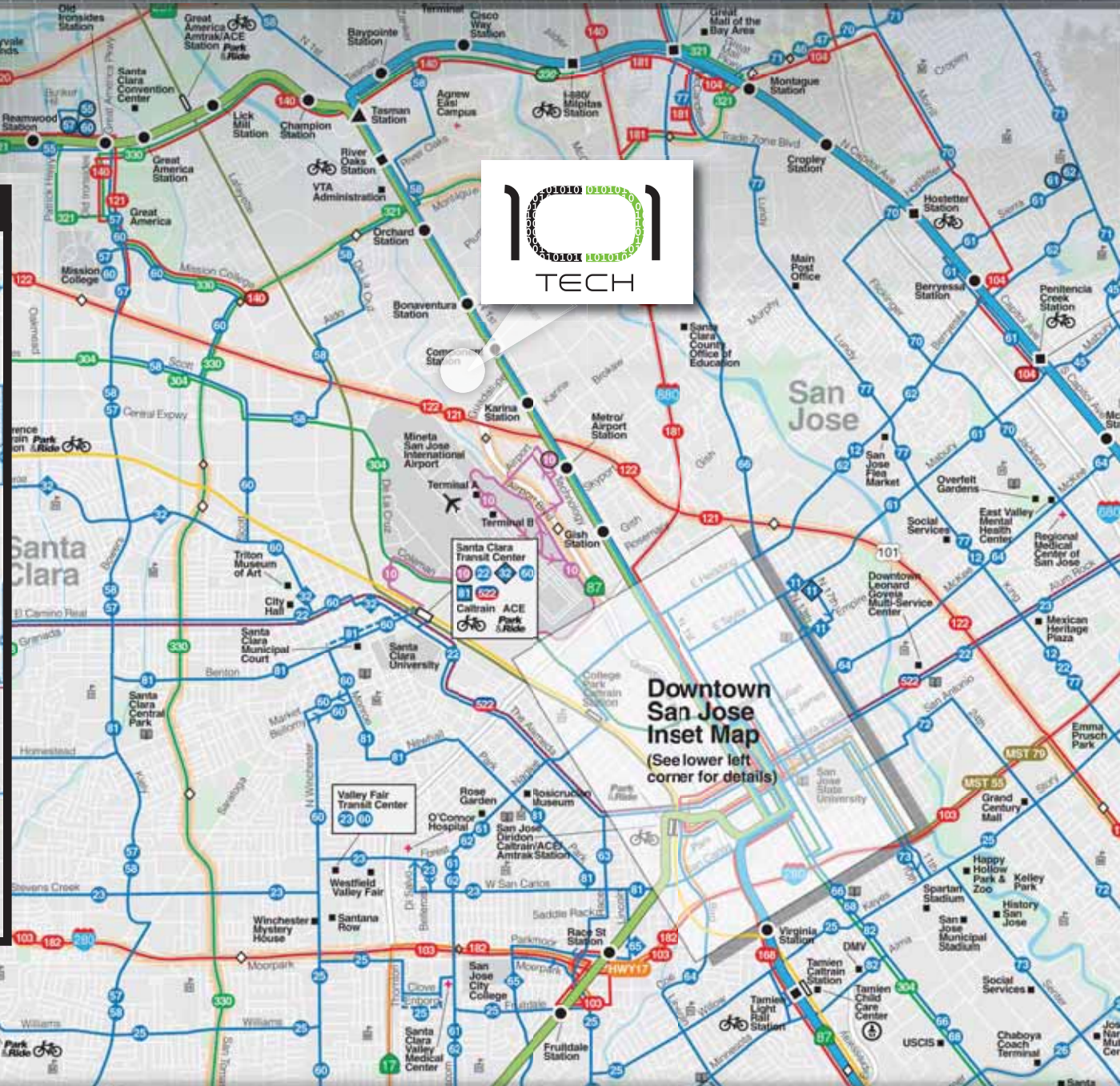
— CALTRAIN STATIONS

neighboring corporations



public
transportation

Downtown San Jose



Downtown San Jose Inset Map
(See lower left corner for details)



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