

2580 ORCHARD PARKWAY

SAN JOSE, CA



±17,000 - ±35,000 SQUARE FEET



PROPERTY

HIGHLIGHTS



Class A Two-Story Office/R&D Building
Second Floor: $\pm 35,000$
(Divisible to: $\pm 17,000$ & $\pm 18,000$ SF)



New Exterior Glass Façade and
Entry Doors



New Open Lobby with Architectural
Stair and Polished Concrete



Open Ceiling Throughout, Ready for
Improvements



Brand New Common Fitness Center with
State-of-the-Art Equipment



EV Charging Stations



$\pm 3.4/1,000$ Parking



Adjacent to North First Street Amenities
& VTA Light Rail

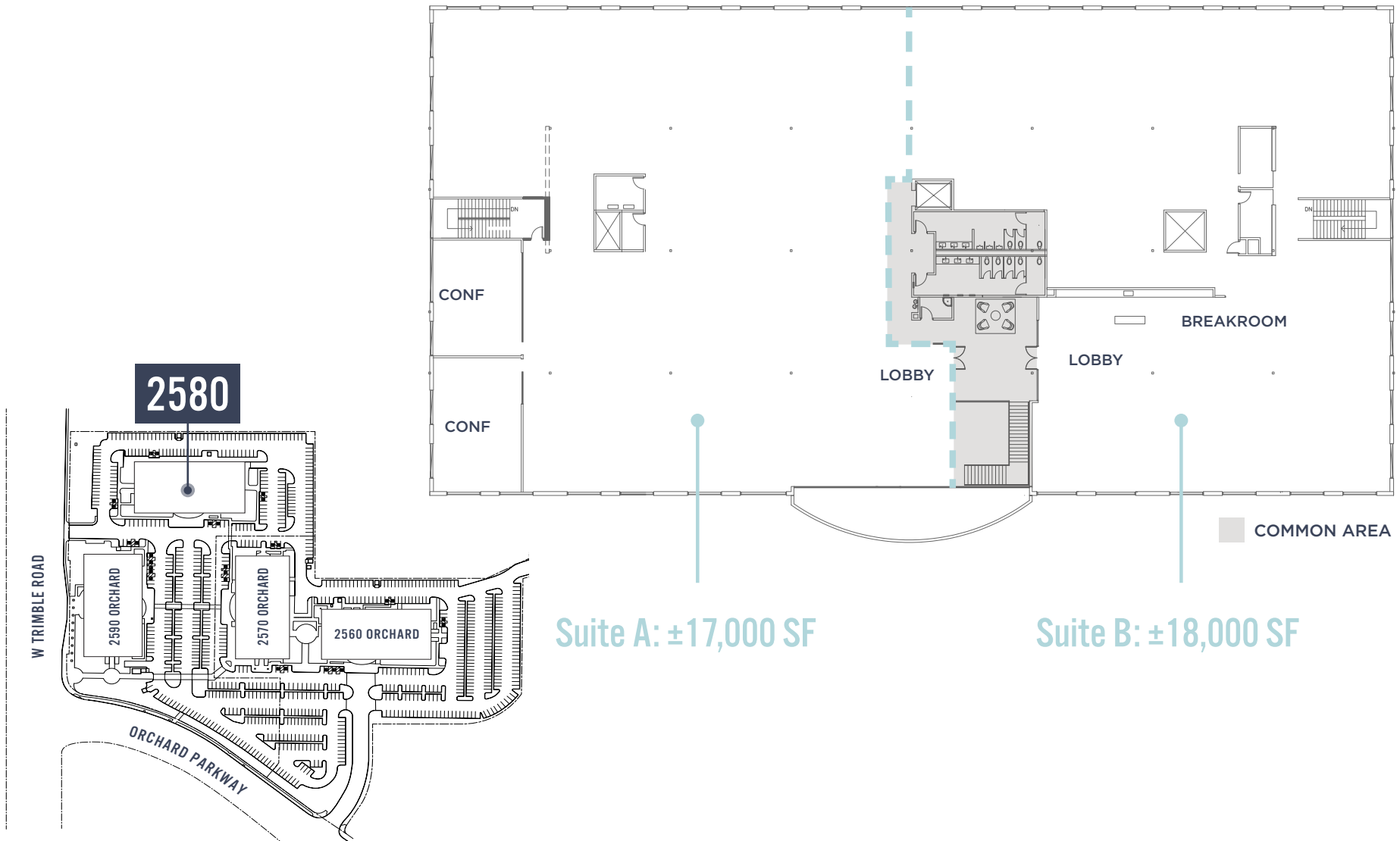


SITE PLAN



FLOOR PLAN

SECOND FLOOR | $\pm 35,000$ SF (DIVISIBLE TO $\pm 17,000$ & $\pm 18,000$ SF)



AMENITIES & TRANSPORTATION



ADJACENT TO HOMWOOD SUITES HOTEL, RETAIL & AMENITIES

-○- VTA LIGHT RAIL
• 7 MINUTE WALK TO BONAVENTURA VTA LIGHT RAIL STATION

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**SECOND FLOOR: ±35,000
(DIVISIBLE TO: ±17,000 & ±18,000 SF)**



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