



THE PRUNEYARD
TOTAL ±375,665 SF

AVAILABILITIES

FEBRUARY 2026 EDITION

PRUNEYARD AVAILABILITIES (<3 MONTHS)

SUITE	AVAILABLE	SIZE	SUITE NOTES
1901-S1615	04/26	±532 SF	MARKET READY
1901-S1310	04/26	±678 SF	LEASE PENDING
1901-S1320	04/26	±756 SF	MARKET READY
1919-S201	NOW	±818 SF	
1901-S1100	05/26	±830 SF	
1901-S1580	NOW	±881 SF	
1901-S1300	04/26	±921 SF	MARKET READY
1901-S1625	04/26	±965 SF	MARKET READY
1901-S1005	05/26	±1,314 SF	MARKET READY
1901-S1525	05/26	±1,462 SF	MARKET READY
1999-S320	04/26	±1,771 SF	MARKET READY
1901-S300	04/26	±2,504 SF	MARKET READY
1901-S830	NOW	±2,757 SF	MARKET READY
1999-S990	NOW	±2,962 SF	
1999-S590	04/26	±3,352 SF	MARKET READY
1901-S400	NOW	±4,610 SF	
1901-S660	04/26	±4,704 SF	MARKET READY
1901-S900	NOW	±5,256 SF	
1901-S450	NOW	±5,410 SF	MARKET READY
1999-S200	04/26	±5,698 SF	MARKET READY
1999-S810	04/26	±6,893 SF	MARKET READY
1901-S700	NOW	±6,952 SF	
1919-S300	06/26	±8,781 SF	MARKET READY
1901-S200	NOW	±10,013 SF	SHELL CONDITION
1919-S200	04/26	±12,636 SF	

ADDITIONAL FUTURE OPTIONS AVAILABLE

REQUEST FLOOR PLANS

CLICK TO EMAIL REQUIREMENT DETAILS AND
RECEIVE MATCHING FLOOR PLANS



FOR MORE INFORMATION CONTACT:

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AVAILABILITIES

FEBRUARY 2026 EDITION

1901 S. BASCOM AVAILABILITIES (<3 MONTHS)

SUITE	AVAILABLE	SIZE	SUITE NOTES
1901-S1615	04/26	±532 SF	MARKET READY
1901-S1310	04/26	±678 SF	LEASE PENDING
1901-S1320	04/26	±756 SF	MARKET READY
1901-S1100	05/26	±830 SF	
1901-S1580	NOW	±881 SF	
1901-S1300	04/26	±921 SF	MARKET READY
1901-S1625	04/26	±965 SF	MARKET READY
1901-S1005	05/26	±1,314 SF	MARKET READY
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1901-S660	04/26	±4,704 SF	MARKET READY
1901-S900	NOW	±5,256 SF	
1901-S450	NOW	±5,410 SF	MARKET READY
1901-S700	NOW	±6,952 SF	
1901-S200	NOW	±10,013 SF	SHELL CONDITION

FUTURE AVAILABILITIES (3+ MONTHS)

SUITE	AVAILABLE	SIZE	SUITE NOTES
1901-S500	120 DAYS	±10,004 SF	

CONTIGUOUS / DIVISIBLE OPTIONS (3+ MONTHS)

SUITE	AVAILABLE	SIZE	SUITE NOTES
1901-S400-50		±10,020 SF	MARKET READY \$450
1901-F5/S660		±14,708 SF	CONTIGUOUS FLOORS
1901-F4/F5		±20,024 SF	CONTIGUOUS FLOORS
1901-F4/F5/S660		±24,728 SF	CONTIGUOUS FLOORS

1901 SOUTH BASCOM



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AVAILABILITIES

FEBRUARY 2026 EDITION

1919 S. BASCOM AVAILABILITIES (<3 MONTHS)

SUITE	AVAILABLE	SIZE	SUITE NOTES
1919-S201	NOW	±818 SF	
1919-S300	06/26	± 8,781 SF	MARKET READY

FUTURE AVAILABILITIES (3+ MONTHS)

SUITE	AVAILABLE	SIZE	SUITE NOTES
1919-S200	04/26	±12,636 SF	

 THE PRUNEYARD



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AVAILABILITIES

FEBRUARY 2026 EDITION

1999 S. BASCOM AVAILABILITIES (<3 MONTHS)

SUITE	AVAILABLE	SIZE	SUITE NOTES
1999-S320	04/26	±1,771 SF	MARKET READY
1999-S990	NOW	±2,962 SF	
1999-S590	04/26	±3,352 SF	MARKET READY
1999-S200	04/26	±5,698 SF	MARKET READY
1999-S810	04/26	±6,893 SF	MARKET READY

 THE PRUNEYARD



RESOURCES

THE PRUNEYARD, CAMPBELL

RESOURCE DOWNLOADS

-  AVAILABILITY UPDATE
-  PROJECT HIGHLIGHTS
-  AREA HIGHLIGHTS
-  AMENITIES MAP
-  TELECOM REPORT
-  HI-RESOLUTION PHOTOS (ZIP FILE)

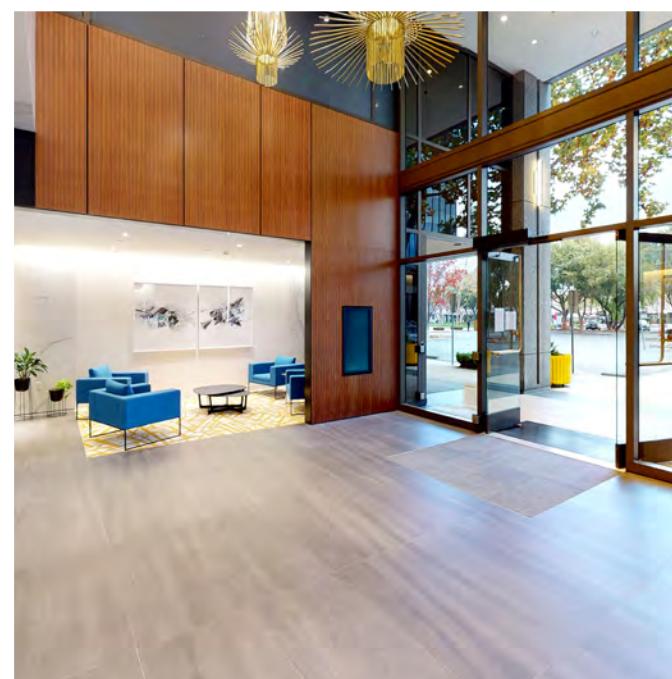
RESOURCE LINKS

-  PRUNEYARD VIDEO
-  VIRTUAL SLideshow
-  PRUNEYARD PROMOTIONS
-  PROPERTY WEBSITE
-  GOOGLE MAP / AERIAL
-  HILTON HOTEL BOOKING
-  VTA SCHEDULE
-  CITY OF CAMPBELL WEBSITE



NEED MORE INFORMATION?

SCAN OR CLICK THIS QR CODE TO
ACCESS THE PROPERTY RESOURCES



HIGHLIGHTS

THE PRUNEYARD, CAMPBELL, CA



HIGH-IMAGE

THREE CLASS "A" OFFICE BUILDINGS
TOTALING $\pm 375,665$ SF



IDENTITY

TREMENDOUS IDENTITY WITH
SPECTACULAR PANORAMIC VIEWS



MODERN UPGRADES

LOBBY AND COMMON AREA UPGRADES
RECENTLY COMPLETED



SECURITY

BUILDING CARD-KEY ACCESS AND
24-HOUR ON-SITE SECURITY



CONFERENCING

NEW STATE-OF-THE-ART CONFERENCE
AND TRAINING CENTER



ABUNDANT PARKING

FOUR STORY DEDICATED GARAGE WITH
ADDITIONAL SURFACE PARKING



ON-SITE AMENITIES

EXCLUSIVE TENANT DISCOUNT CARD FOR
PRUNEYARD RESTAURANTS AND RETAIL



NEED MORE INFORMATION?

SCAN OR CLICK THIS QR CODE TO
ACCESS THE PROPERTY RESOURCES



AREA HIGHLIGHTS

WITHIN WALKING DISTANCE



67+

RESTAURANTS & EATERIES



9+

CAFES



5+

HOTELS



10+

RESIDENTIAL PROJECTS



4+

POINTS OF INTEREST



5+

ARTS & ENTERTAINMENT



11+

FITNESS CENTERS



20+

BARS & SOCIAL VENUES



AMENITIES MAP

PRUNEYARD ON-SITE RETAIL



6+

FINE DINING



16+

CASUAL DINING



2+

CAFES



7+

THEATER MULTIPLEX



3+

PRIVATE FITNESS STUDIOS



10+

HEALTH & BEAUTY SALONS



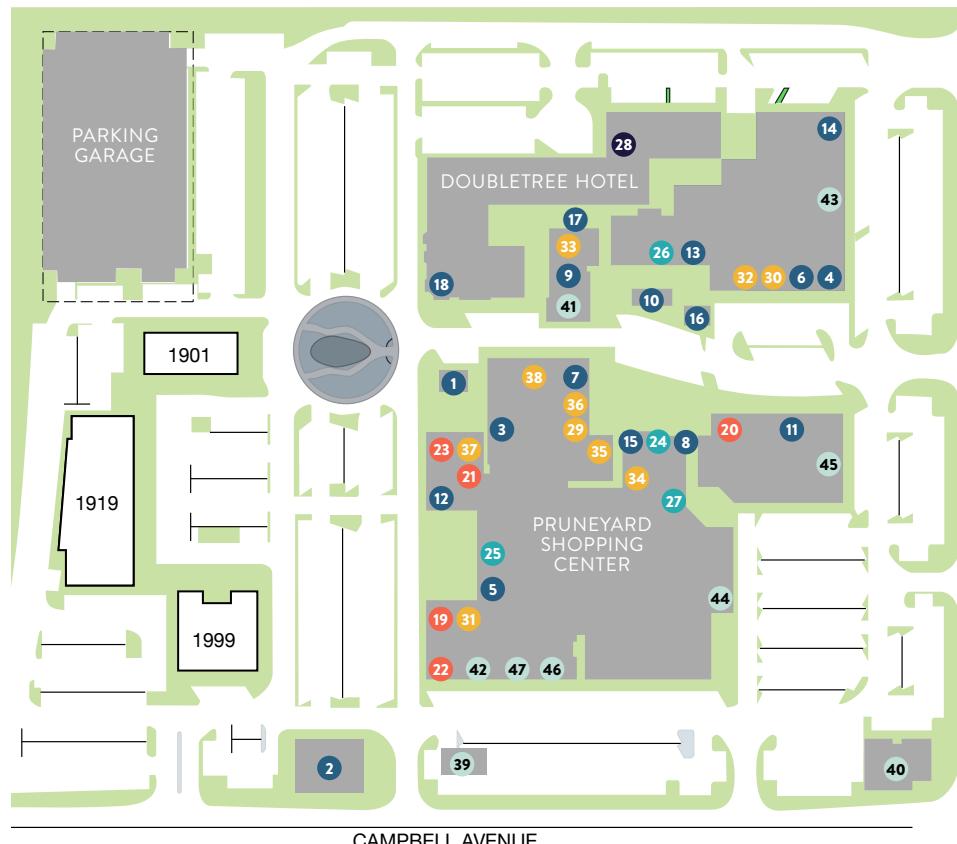
9+

RETAIL STORES



169+

HILTON HOTEL ROOMS



DINING & DRINKING

- 1 Asian Box
- 2 Be.Steak.A
- 3 Buca di Beppo
- 4 Burger Lounge
- 5 Cedar Room
- 6 Clean Juice
- 7 Flower Flour Bakery
- 8 Humphry Slocombe
- 9 Kyoto Palace
- 10 Luna Mexican Kitchen
- 11 Mendocino Farms
- 12 Orchard City Kitchen
- 13 Out of the Barrel Taproom
- 14 Pacific Catch
- 15 Marufuku Ramen
- 16 Peet's Coffee & Tea
- 17 PY Kitchen + Wine Garden
- 18 New Restaurant (TBD)

DINING & DRINKING

- 19 Starbird
- 20 Sweet Greens
- 21 Teaspoon
- 22 Togo's Eatery
- 23 World Wraps

FITNESS & ENTERTAINMENT

- 24 Bodyrok
- 25 Corepower Yoga
- 26 Row House
- 27 Pruneyard Cinemas

LODGING

- 28 Doubletree by Hilton

HEALTH & BEAUTY

- 29 Blossom Nail Spa
- 30 Classy Nails
- 31 Dr. Fred Slater
- 32 Madison Reed Color Bar

HEALTH & BEAUTY

- 33 Massage Envy
- 34 Pruneyard Custom Tailors
- 35 Second Story Salon
- 36 Trudy's Brides
- 37 Unique Eyewear
- 38 V's Barbershop

RETAIL & BANKING

- 39 AT&T Wireless
- 40 Bank of America
- 41 Books Inc
- 42 Chase Bank
- 43 Marshalls
- 44 Sports Basement
- 45 Trader Joe's
- 46 United Security Bank
- 47 Verizon Wireless

TELECOM REPORT

THE PRUNEYARD, CAMPBELL



VOICE SERVICES

AT&T | VERIZON | SPRINT | SPEAKEASY



ISP PROVIDERS

AT&T | VERIZON | SPRINT | MEGAPATH



FIBER OPTIC SERVICES

AT&T | COMCAST



CABLE TV BROADBAND

COMCAST BUSINESS CABLE



SATELLITE SERVICES

DISH NETWORK



HIGH SPEED WIRELESS

WILINE NETWORKS



RISER MANAGER

MONTGOMERY TECHNOLOGIES

Montgomery Technologies
Phone: 844.824.0100
www.montgomerytech.net

Montgomery Technologies is your expert resource on the integration of technology solutions into premier office buildings. Our mission is to create and enhance profitable relationships between Building Owners, Tenants, and Service Providers.

INCOMING BUILDING SERVICES

SERVICE	AVAILABLE	NOTES
Analog, DSL & ISDN	Yes	Speeds of 384Kbs/1.5 to 3.0 Mbs (out/in) rADSL. AT&T, Covad, and affiliated carriers (CLECs, resellers), such as MCI, Sprint, Verizon, Qwest, Megapath, SpeakEasy, etc."
T1, DS1	Yes	Speeds of 1,500Kbs to 1.5Mbs. From AT&T/SBC and affiliated carriers (CLECs, resellers). T1 shelves in MPOE.
Fiber Optics (DS3, OC3, OC12)	AT&T	Speeds of 45Mbs to 622Mbs. Service to 1919 South Bascom. AT&T fiber demarcation at MPOE room ready for high-bandwidth orders to individual tenants.
Wireless Circuits	Yes	Speeds of 1-20Mbs. Regional fixed wireless station location for WiLine Networks operates in-building network for Ethernet hand-offs. Great line of sight for regional ridgeline communications stations and nearby buildings. Good line of sight for satellite services.
Other Broadband Services	Yes	Frame Relay, IMA, IP Gateways, Point to Point circuits from AT&T copper services
Incoming Copper Pairs for voice, DSL and T1	AT&T	AT&T network with 900 pairs and adequate capacity for T1, DSL, and regular phone lines. Extensive additional capacity available via on-campus AT&T Fiber. Service currently direct to CO, not through a remote terminal (fiber lightspan). Secondary AT&T 100 pair copper service in MPOE for single private use.

TV SERVICES

SERVICE	AVAILABLE	NOTES
CATV Services	Comcast	In-Building TV Service
Rooftop, Dish Satellite, and Antennae	Yes	Line of sight clear to install. Dish Network centralized satellite distribution links to private tenant use.

INTERNAL INFRASTRUCTURE

SERVICE	NOTES
Building Riser System Layout	Building provides adequate telecom capacity from primary AT&T copper service with extensive additional capacity from WiLine in-building network (from fixed wireless service) and on-campus AT&T fiber optic services. House copper backbone cables originate from MPOE and distribute to telecom closets/rooms (IDF). Several prior in-building broadband providers have left inbuilding pathways, cables and racking in various states of usefulness (ARC, Cypress, ART).
MPOE and Building Phone Rooms	Main Point of Entry (MPOE) room for AT&T copper off main lobbies. Telecom closets per floor to carry voice/data/video services.
Additional Data or Telecom Resources	1919 South Bascom: ARC (former in-building provider) built fiber links between Towers 1 and 2 from 2nd floor Fiber panel in IDF closet (fiber is in-tact in sections). Former Cypress Communications in-building network cabling in-place in sections with head-end (Cypress MDF) chopped at mechanical penthouse area.