



307 ORCHARD CITY
TOTAL ±54,786 SF



IMWALLE
PROPERTIES



CUSHMAN &
WAKEFIELD

AVAILABILITIES

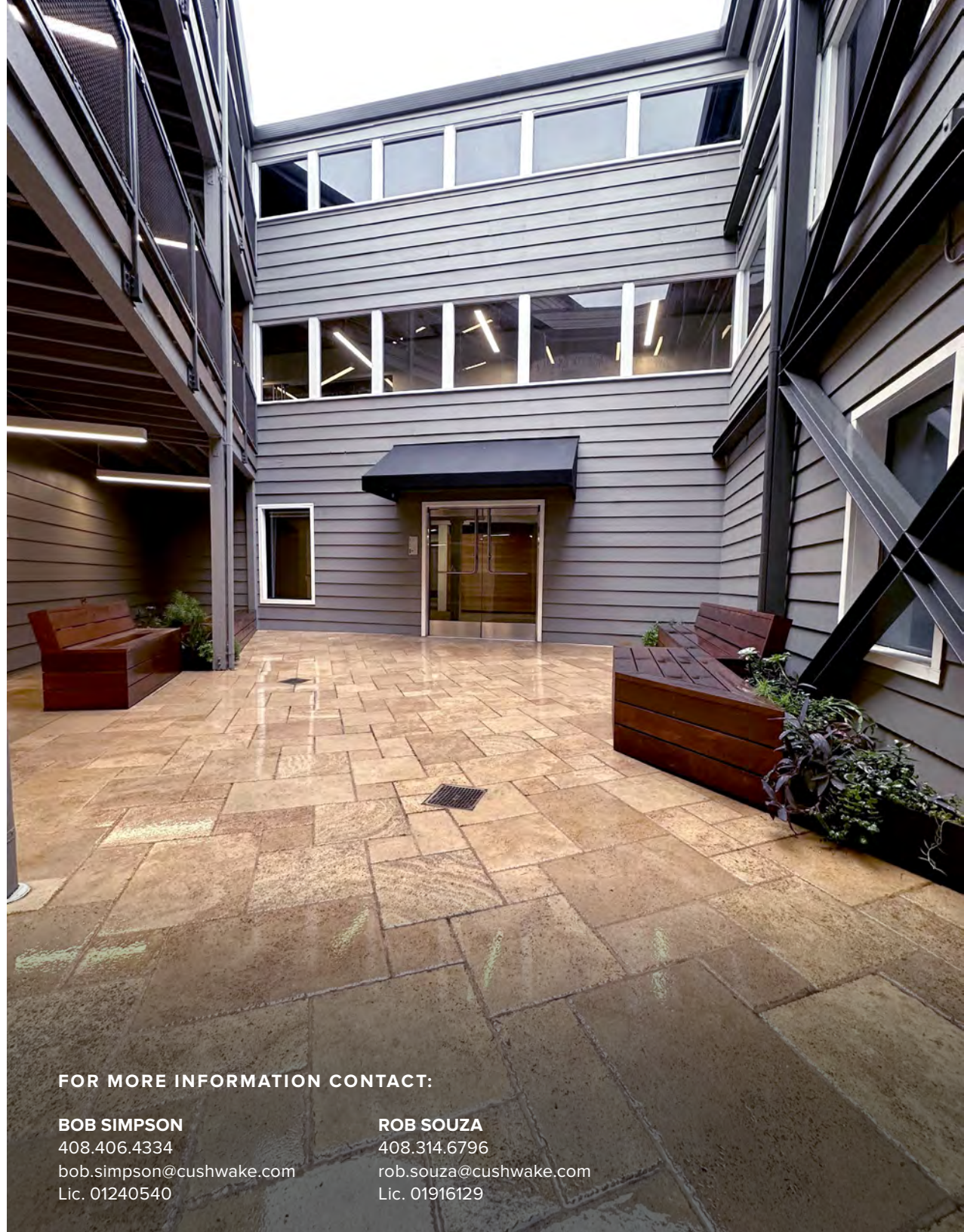
FEBRUARY 2026 EDITION

CURRENT AVAILABILITIES (<3 MONTHS)

SUITE	AVAILABLE	SIZE	SUITE NOTES
SUITE 110	30 DAYS	±3,624 SF	
SUITE 360	NOW	±5,081 SF	
SUITE 207	NOW	±5,995 SF	MARKET READY

CONTIGUOUS/DIVISIBLE OPTIONS

SUITE	AVAILABLE	SIZE	SUITE NOTES
SUITE 360A	60 DAYS	±1,541 SF	
SUITE 360B	60 DAYS	±3,540 SF	



REQUEST FLOOR PLANS

CLICK TO EMAIL REQUIREMENT DETAILS AND RECEIVE MATCHING FLOOR PLANS

FOR MORE INFORMATION CONTACT:

BOB SIMPSON
408.406.4334
bob.simpson@cushwake.com
Lic. 01240540

ROB SOUZA
408.314.6796
rob.souza@cushwake.com
Lic. 01916129







RESOURCES

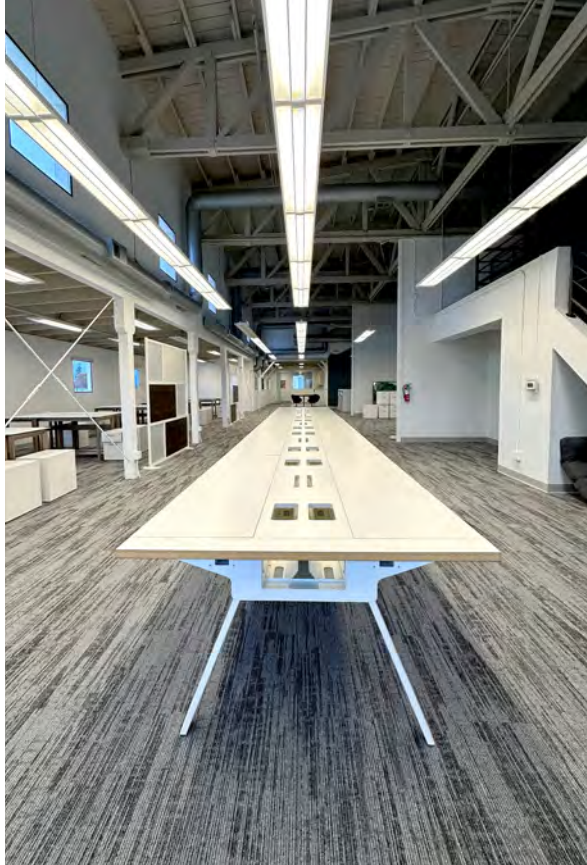
307 ORCHARD CITY, CAMPBELL

RESOURCE DOWNLOADS

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

RESOURCE LINKS

-  VIRTUAL SLIDESHOW
-  OWNERSHIP WEBSITE
-  GOOGLE MAP / AERIAL
-  HOTEL BOOKING
-  VTA SCHEDULE
-  CITY OF CAMPBELL WEBSITE



NEED MORE INFORMATION?

SCAN OR CLICK THIS QR CODE TO
ACCESS THE PROPERTY RESOURCES

PROJECT HIGHLIGHTS

307 ORCHARD CITY, CAMPBELL



HIGH-IMAGE

THREE STORY CREATIVE OFFICE BUILDING
TOTALING 54,786 SF



CREATIVE OFFICE

INTERIOR SPACE WITH OPEN RAFTERS AND
TIMBER CHARACTER



MODERN UPGRADES

RECENTLY COMPLETED PROJECT UPGRADES
AND RENOVATIONS



CONNECTIVITY

HIGH SPEED AT&T FIBER AND COMCAST
BUSINESS INTERNET



COLLABORATION

PRIVATE TRANQUILLE COURTYARD
WITH SEATING



MASS TRANSIT

ADJACENT TO VTA LIGHT RAIL SERVING
DIRIDON STATION



ABUNDANT PARKING

AMPLE PARKING IN ADJACENT SURFACE
AND PARKING GARAGES



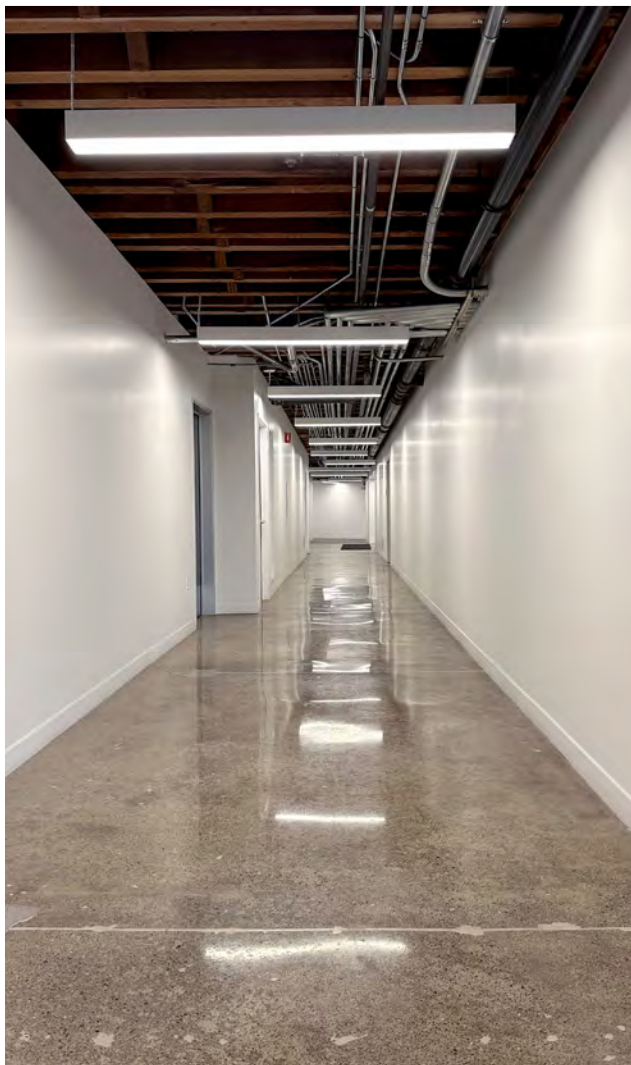
NEARBY AMENITIES

IMMEDIATE PROXIMITY TO 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

DOWNTOWN CAMPBELL AMENITIES



4+
FINE DINING



15+
CASUAL DINING



5+
CAFES



8+
PUBLIC PARKING LOCATIONS



5+
PRIVATE FITNESS STUDIOS



11+
HEALTH & BEAUTY SALONS



20+
RETAIL STORES



260+
HILTON & MARRIOTT HOTEL ROOMS



EAT

1. Locanda Sorrento
2. Stacks
3. Manresa Bread
4. Aqui's
5. Opa
6. Mo's Breakfast and Burger Joint
7. Willard Hicks
8. A Bellagio Italian
9. Flights
10. La Pizzeria Italian
11. Nashmarkt
12. Water Tower Kitchen
13. Blueline Pizza

SEE

1. Downtown Campbell Farmer's Market
2. Campbell Historical Museum
3. Ainsley House

PLAY

1. Tessorà's Barra De Vino
2. Starbucks
3. Recycled Bookstore
4. Khartoum
5. The Vesper
6. Orchard Valley Coffee

STAY

1. Bristol Hotel
2. Residence Inn
3. Campbell Inn
4. The Doubletree Campbell
5. Courtyard San Jose Campbell

BANK

1. Citibank
2. Bank of America
3. Charles Schwab