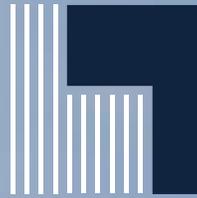


SANTA CLARA, CA



THE QUAD

AT TASMAN

BUNKER HILL LANE / TASMAN DRIVE

**WHERE INNOVATION
MEETS OPPORTUNITY**

±5,000 – ±202,000 SF OF R&D/OFFICE SPACE AVAILABLE



PROPERTY HIGHLIGHTS

Welcome to The Quad at Tasman, a premier R&D/Office campus strategically located in the heart of Silicon Valley's Golden Triangle. This seven-building campus features state-of-the-art facilities tailored to the needs of innovative tech companies. With cutting-edge amenities and flexible spaces, The Quad at Tasman is designed to support and inspire the next generation of tech pioneers.



3.4/1,000 SF parking ratio with 28 EV charging stations



Ample power at 1,600-2,500 amps 480v per building



Silicon Valley Power cost savings and reliability



14' deck-to-deck with option for 10' drop ceiling



Expansive outdoor amenity space



1 Oz Coffee on-site café serving Monday-Saturday



Onsite fitness center



Convenient access to transportation and amenities



ML – light industrial zoning

01.

410,409 SF across 7 buildings

02.

Availability between ±5,000 to ±202,000 SF

03.

Freestanding building identity with building and monument signage



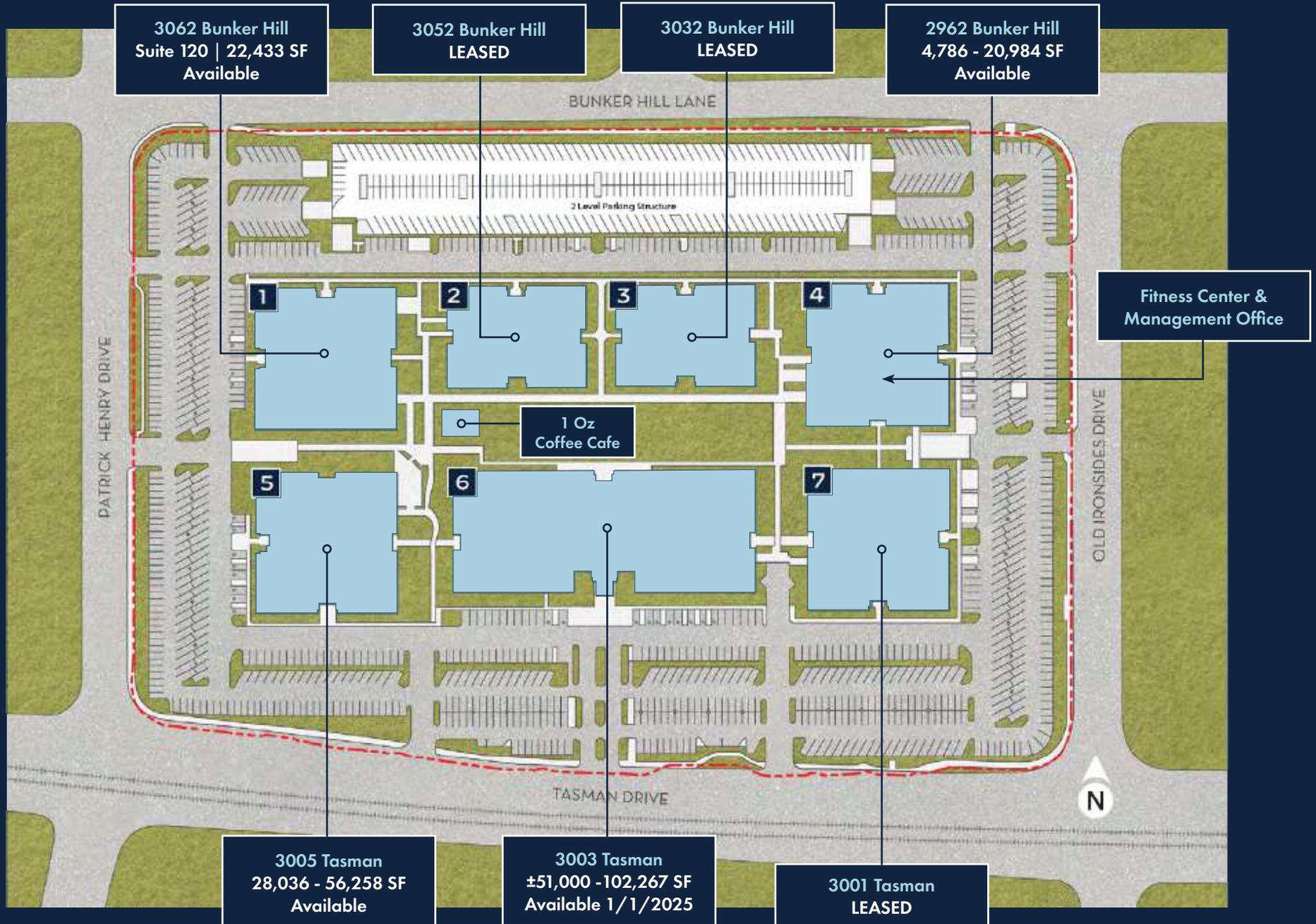
**WELL
CERTIFIED**

WORK BEYOND THE WALLS

The expansive outdoor space offers seamless WiFi connectivity and a blend of relaxation and productivity. Tenants can enjoy a café, game and fitness areas, and versatile meeting and collaboration zones, perfect for working or unwinding in a vibrant, open-air setting.



SITE PLAN

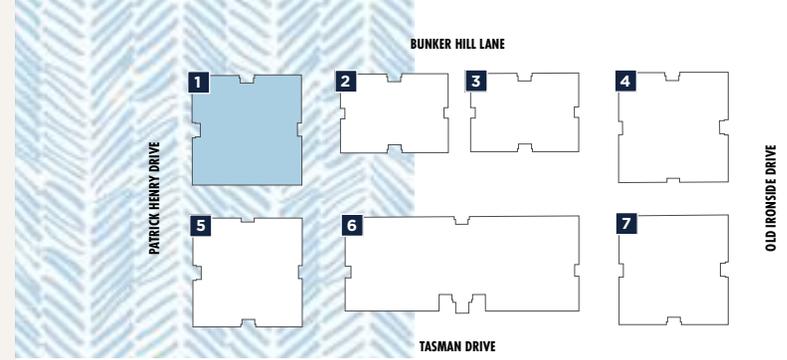


FLOOR PLAN

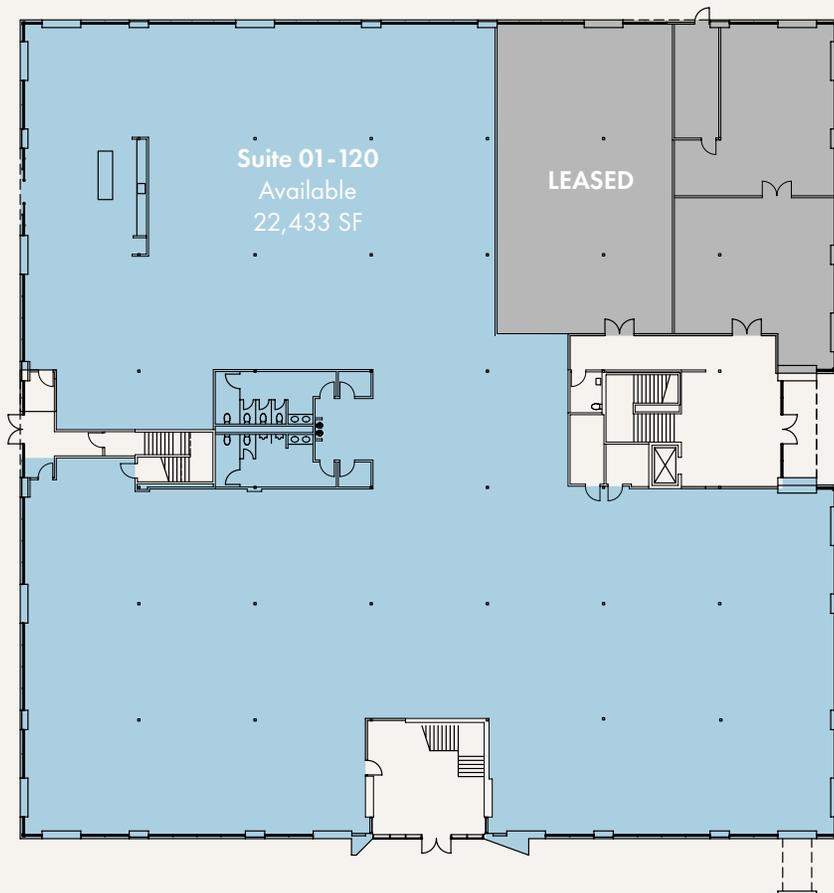
BUILDING 1

3062 BUNKER HILL

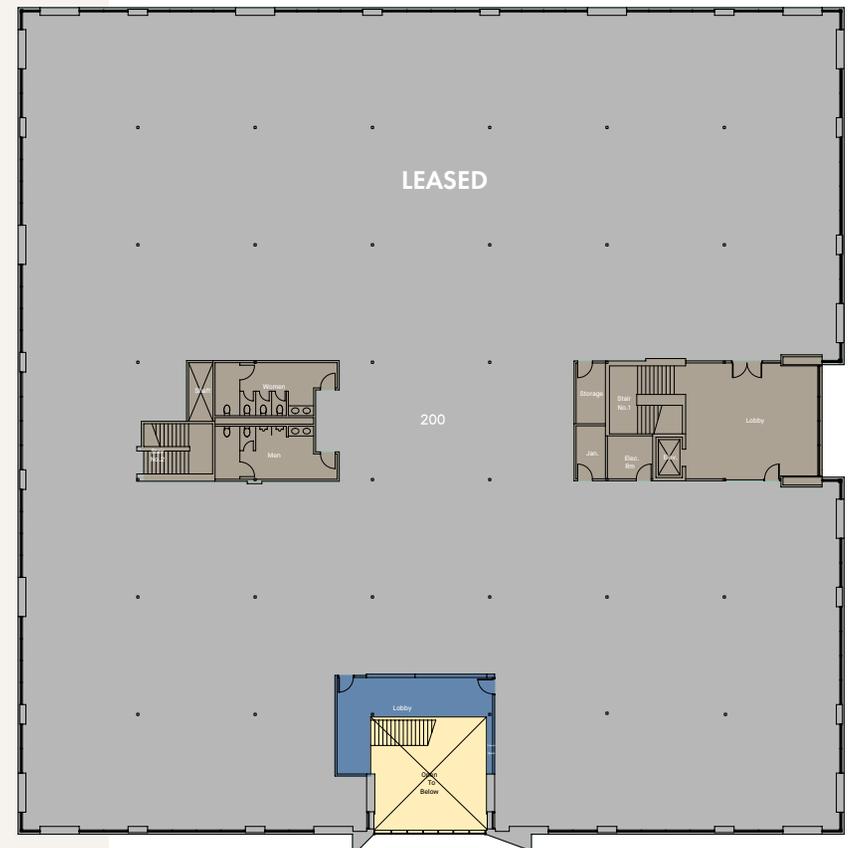
- 22,433 RSF
- Power: 640 amps @ 277/480v
- HVAC: 135-ton building service
- Grade loading



FLOOR 1



FLOOR 2

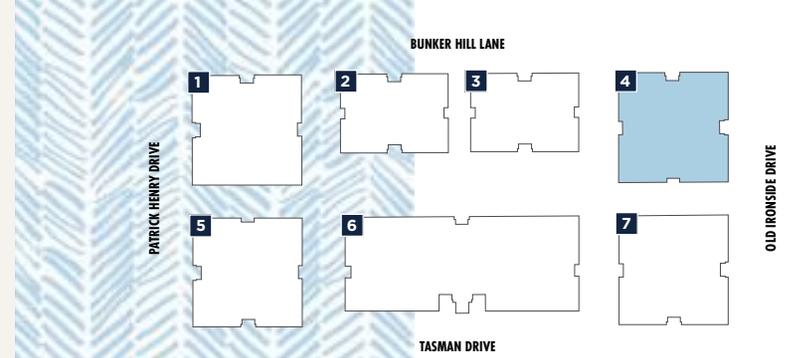


FLOOR PLAN

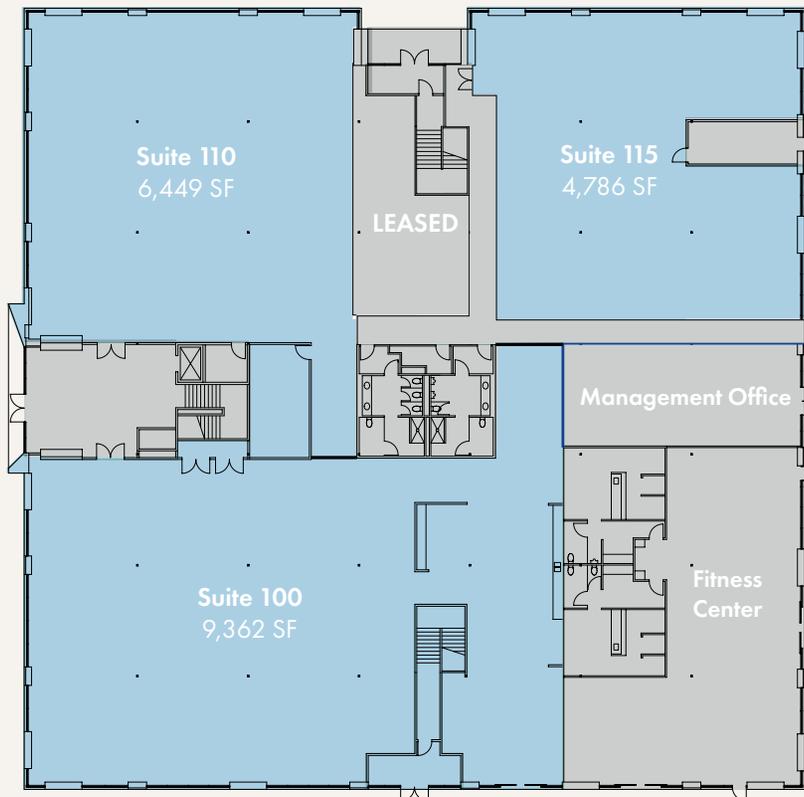
BUILDING 4

2962 BUNKER HILL

- 20,984 RSF (divisible to 4,786 SF)



AS-BUILT PLAN



CONCEPTUAL SPACE PLAN



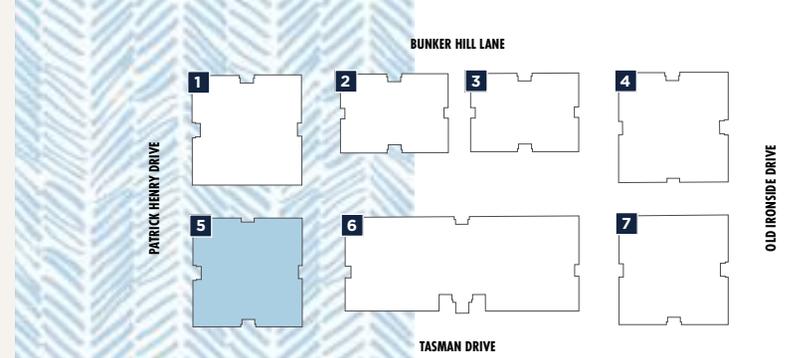
FLOOR PLAN

BUILDING 5

3005 TASMAN

Market Ready & Hypothetical Furniture Plans

- 56,258 RSF (divisible to 28,036 SF)
- Power: 1,800 amps @ 277/480v
- HVAC: 138 tons
- Grade loading



FLOOR 1

Workstations: 243

Conference: 11

Auditorium and

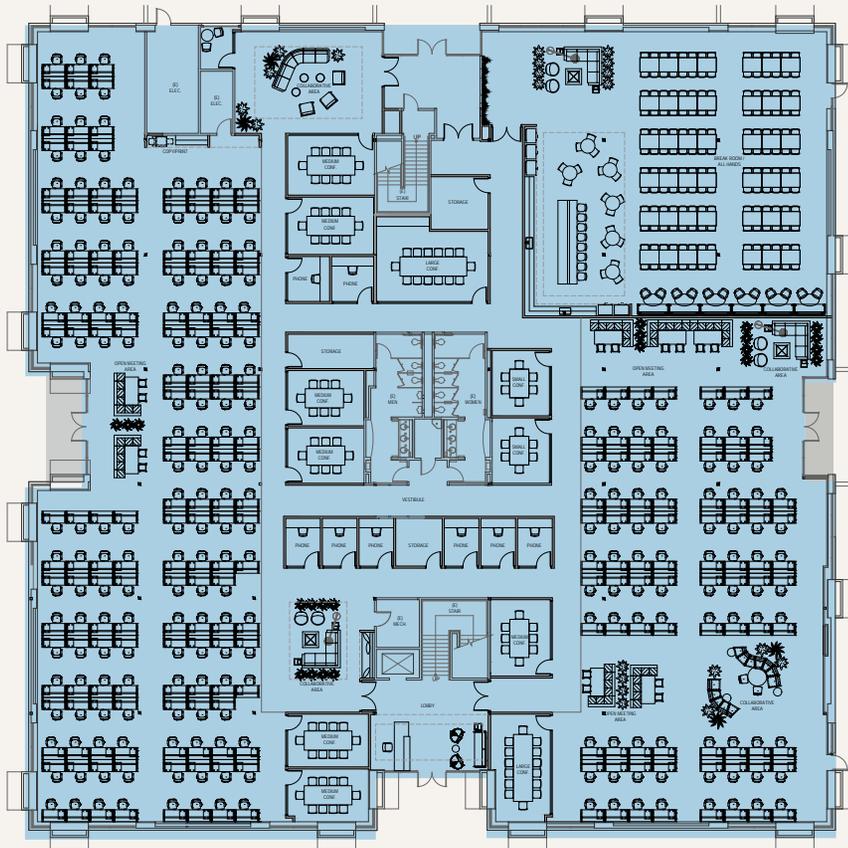
Corporate Cafeteria

FLOOR 2

Workstations: 228

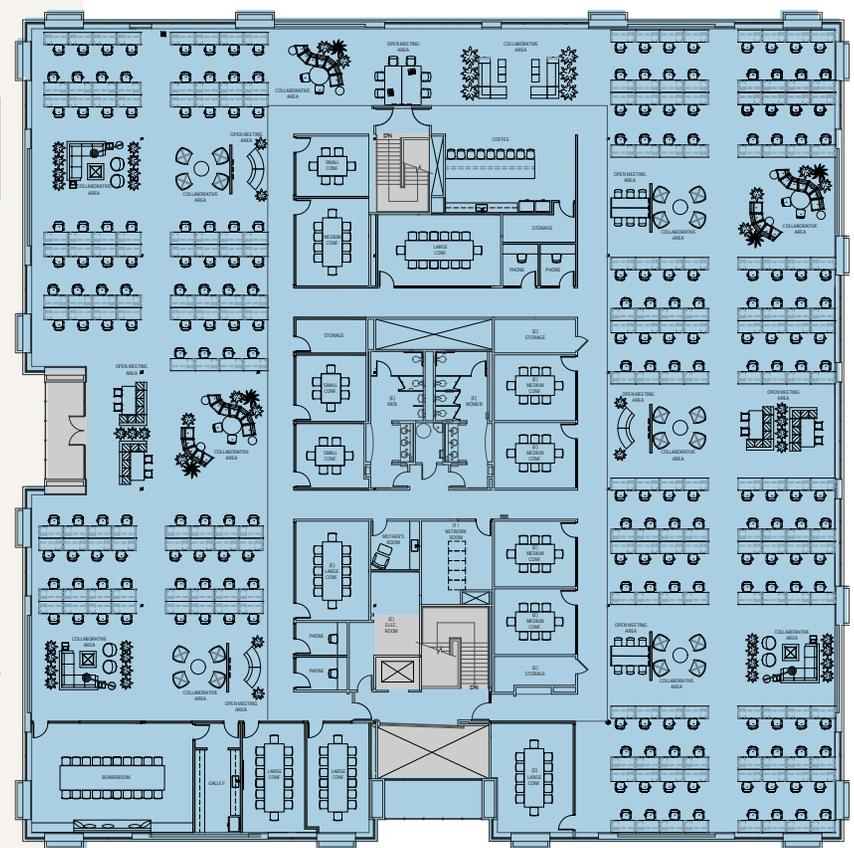
Conference: 14

FLOOR 1



Suite 05-100
Available
28,222 SF

FLOOR 2



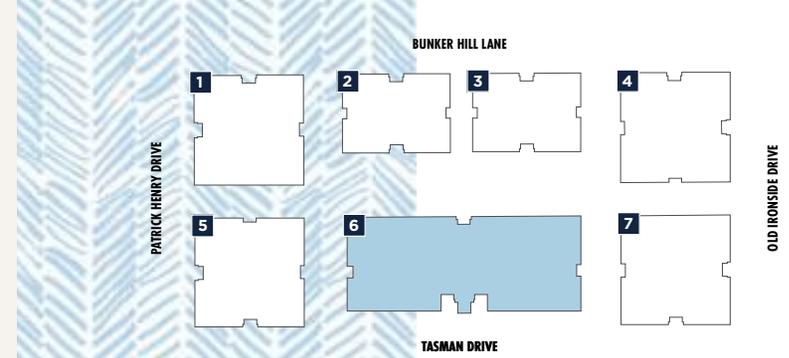
Suite 05-200
Available
28,036 SF

FLOOR PLAN

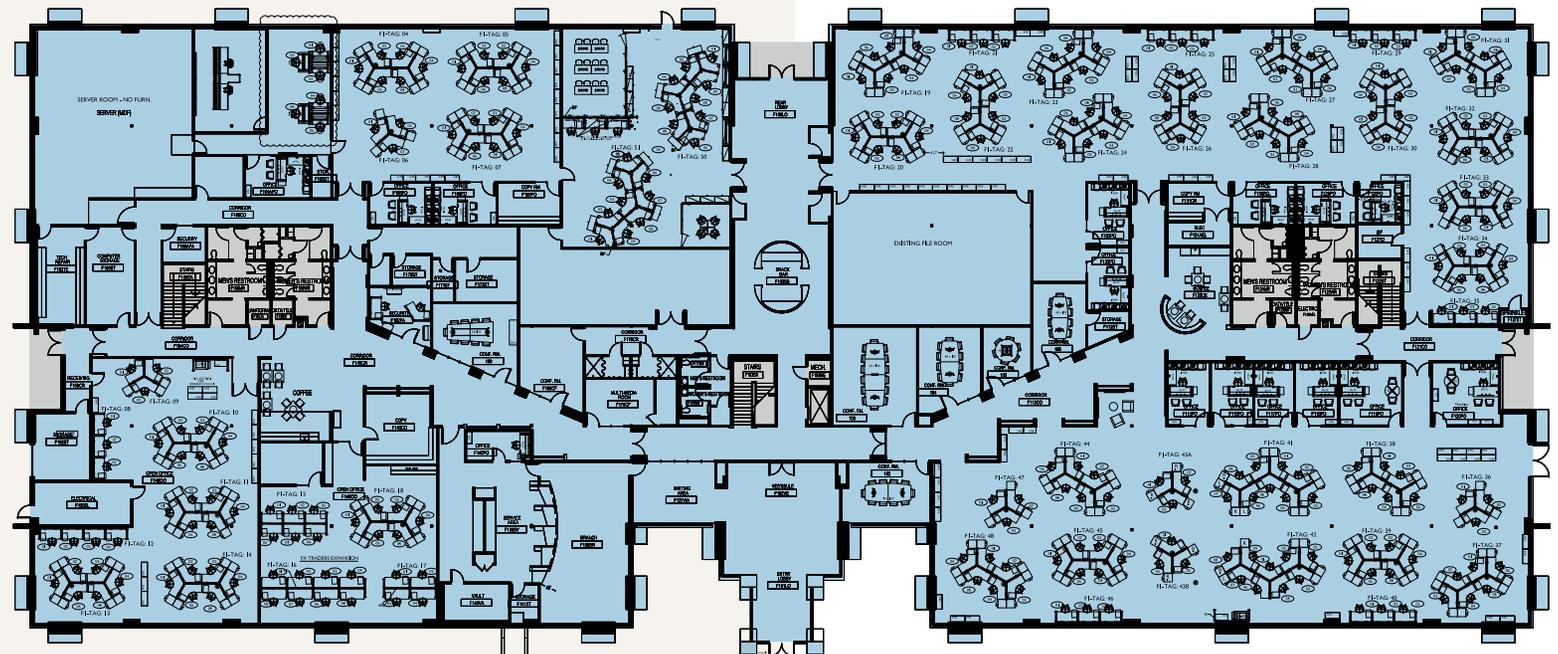
BUILDING 6

3003 TASMAN

- 102,267 RSF (divisible to ±51,000 SF)
- Power: 2,000 amps @ 277/480v
- HVAC: 250 tons
- Grade loading
- Fully furnished plug-n-play



FLOOR 1



Suite 06-100

Available 1/1/2025
±51,134

Work Stations: 250
Office/Huddle: 15
Conference: 7

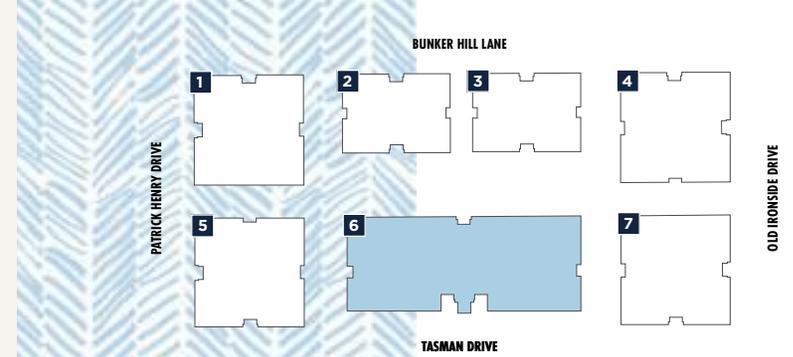
*As-built plan with existing furniture

FLOOR PLAN

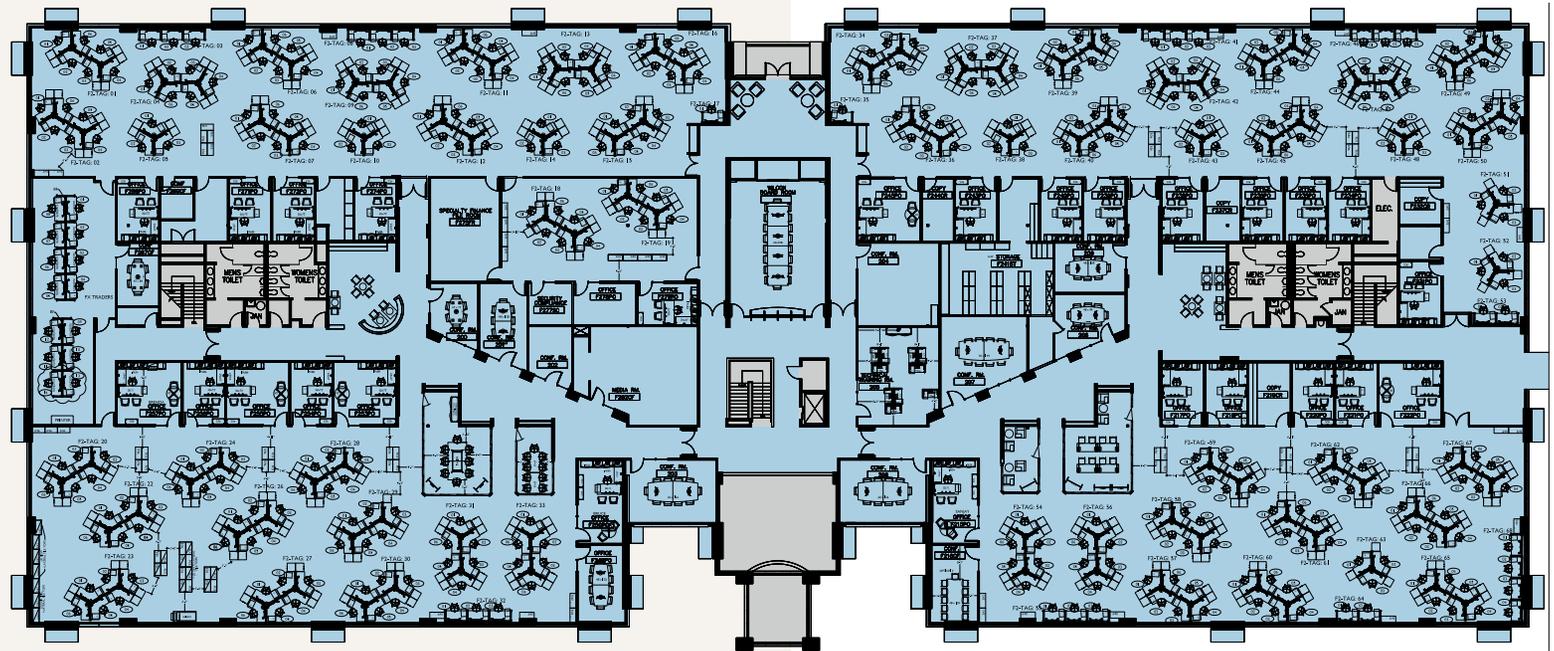
BUILDING 6

3003 TASMAN

- 102,267 RSF (divisible to ±51,000 SF)
- Power: 2,000 amps @ 277/480v
- HVAC: 250 tons
- Grade loading
- Fully furnished plug-n-play



FLOOR 2



Suite 06-100

Available 1/1/2025
±51,133

Work Stations: 343
Office/Huddle: 28
Conference: 16

*As-built plan with existing furniture



LOCATION ADVANTAGES

The Quad at Tasman sits in the coveted Golden Triangle between **Highway 101, SR 237, and I-880**, with quick access to nearby entertainment, amenities, and major transport hubs.



130+

Nearby dining and retail amenities

ADJACENT

To VTA Light Rail

DIRECT

Access to Hwy 101 and SR 237

20-25 MIN

Drive to San Jose Airport and SFO

SANTA CLARA

8 MINUTES

@FIRST

- | | |
|----------------------------|----------------|
| Target | Panda Express |
| Fresh & Easy | Pasta Pomodoro |
| CVS Pharmacy | Sweet Tomatoes |
| The Coffee Bean & Tea Leaf | Sprint |
| Chipotle Mexican Grill | Chase Bank |
| Chick-fil-A | Union Bank |
| Five Guys | Supercuts |
| Panera Bread | |

Aloft Santa Clara

Hyatt Regency Santa Clara

Santa Clara Convention Center



Hilton Santa Clara

Patrick Henry Station
*Adjacent to the Property

Santa Clara Marriott

Avatar Hotel Santa Clara, Tapestry Collection by Hilton

10 MINUTES

NICHOLSON PLAZA

- Subway
- Round Table Pizza
- La Catalana
- Sendo Sushi
- Mina's Korean BBQ
- Halal Gyro Express
- Vons Chicken
- Sri's Kitchen
- First Mart

13 MINUTES

MCCARTHY RANCH MARKETPLACE

- | | | |
|------------------|------------------|----------------------|
| Best Buy | Home Town Buffet | Starbucks |
| PetSmart | Green Cafe | Subway |
| Walmart | Macaroni Grill | Taco Bell |
| Men's Warehouse | On The Border | Taqueria Los Cunados |
| Ross | Pasta Pomodoro | Togo's |
| Sprint Store | Red Kwali | Tutti Frutti |
| Verizon Wireless | Specialty's Café | Hilton Garden Inn |
| Applebee's | Sushi King | Larkspur Landing |
| Black Angus | Happi House | |
| Cinnamon Club | In-N-Out Burger | |
| Asian Grill | McDonald's | |

13 MINUTES

RIVERMARK

- | | |
|------------------------|-------------------------|
| Safeway | Starbucks |
| Chipotle Mexican Grill | Fantasia Coffee & Tea |
| Red Robin | Gamestop |
| Posh Bagel | New Balance Footwear |
| Coldstone Creamery | Wells Fargo Bank |
| Yo Yo Sushi | Supercuts |
| Premier Pizza | The Bar Method |
| Mezbaan Bar & Indian | River Mark Nail Spa |
| Piatti | Hyatt House Santa Clara |
| Peet's Coffee & Tea | |

Milpitas Station
*20 mins from the Property

15 MINUTES

THE GREAT MALL

- Sears
- Kohl's
- Burlington Coat Factory
- Banana Republic
- Gap
- H&M
- Marshall's
- Nike
- UNIQLO
- Victoria's Secret
- Toys in Motion
- Sports Authority
- Home Depot
- Dave & Busters
- Olive Garden
- Red Robin
- Outback Steakhouse
- Starbucks
- Subway

12 MINUTES

RIVER OAKS PLAZA

- Starbucks
- Mountain Mike's Pizza
- Subway
- Tortilla House
- Talab
- Bibimbowl
- Chase Bank

12 MINUTES

THE MARKETPLACE

- | | |
|---------------------------|-----------------------|
| Bank of America | Philly's Cheesesteaks |
| Carl's Junior | Okyahma Express |
| Subway | Una Mas |
| Starbucks | Thai Orchard |
| Specialty's Cafe & Bakery | Dish n' Dash |
| Premier Pizza | Homewood Suites |
| Pho Viet | |

7 MINUTES

SANTA CLARA SQUARE

- | | | |
|------------------------|-----------------------|--------------------|
| Barebottle Brewing | Jaks | Whole Foods Market |
| Chipotle Mexican Grill | Lee's Sandwiches | Chase Bank |
| Eureka! | Mountain Mike's Pizza | Club Pilates |
| Fleming's Steakhouse | Opal | CorePower Yoga |
| Gong Cha | Pacific Catch | OrangeTwist |
| The Halal Guys | Puesto | Sephora |
| Il Fornaio | Starbucks Coffee | |

8 MINUTES

MERCADO CENTER

- AMC Mercado 20
- In-N-Out Burger
- Jamba Juice
- Krispy Kreme
- Mexicali Grill
- Panda Express
- SmokeEaters
- Starbucks
- Subway
- TJ Maxx
- Walmart Neighborhood Mrkt



101

San Jose International Airport

To Downtown San Jose/
Diridon Caltrain

San Jose Municipal Golf Course

E CALAVERAS BOULEVARD

LOS COCHES STREET

S PARK VICTORIA DRIVE

880

237

ZANKER ROAD

WTASMAN DRIVE

AGNEW ROAD

MONTAGUE EXPRESSWAY

NORTH SAN JOSE

N FIRST STREET

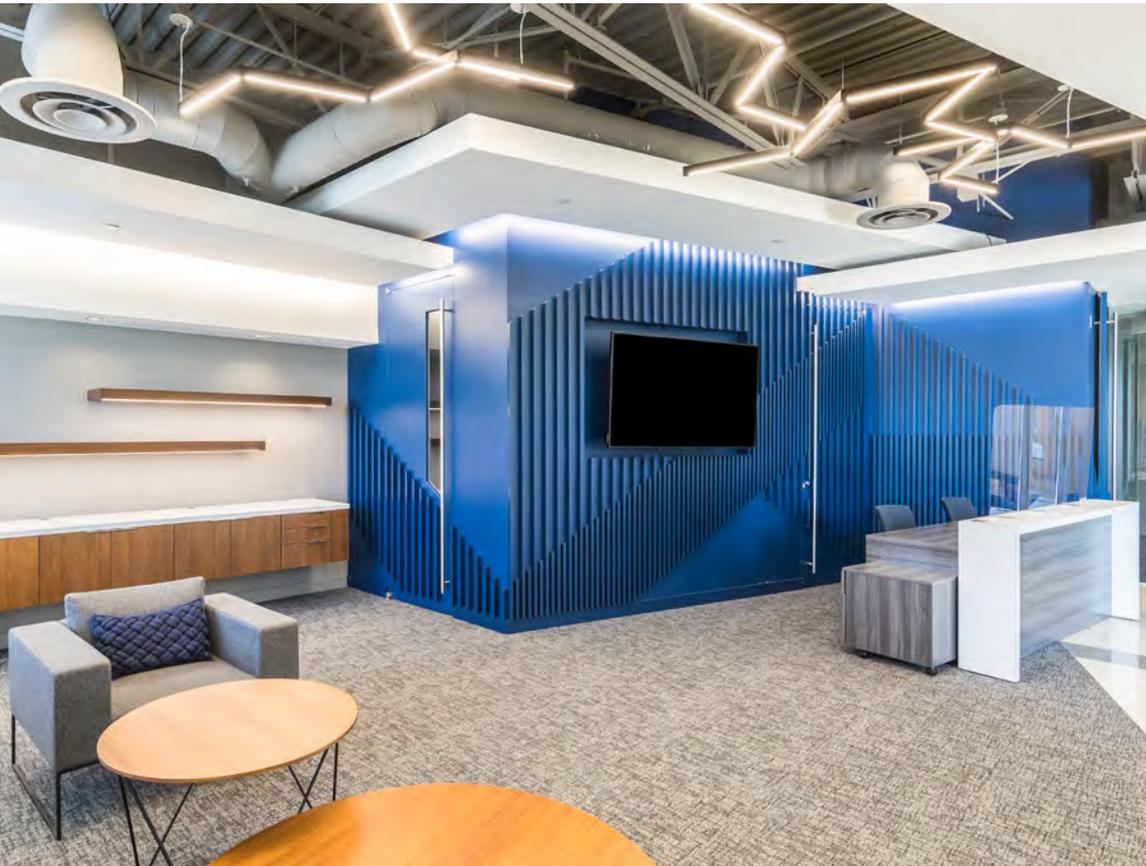
ZANKER ROAD

E CAPITOL AVENUE

E CALAVERAS BOULEVARD

W CALAVERAS STREET

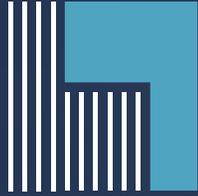
SANTA CLARA AVENUE



INSPIRE
BIGGER IDEAS







THE QUAD

AT TASMAN

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