

90 E. TASMAN DRIVE SAN JOSE



±96,154 SF EDUCATION / MEDICAL OFFICE BUILDING AVAILABLE FOR LEASE
LOCATED IN SILICON VALLEY'S COVETED "GOLDEN TRIANGLE"

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PROPERTY OVERVIEW

- Current Tenant: Palmer College of Chiropractic
- ±96,154 RSF
 - ±86,154 SF for chiropractic college
 - ±10,000 SF for clinic
- Site Area: 5.07 Acres
- Zoning: IP – Industrial Park (school, hospital, clinic and R&D uses permitted)
- Full building available Q3 of 2025



PROPERTY HIGHLIGHTS



Parking Ratio: 3.3 / 1,000 SF
(313 Stalls)



Ample signage
opportunity



2,000 Amps of power



One grade level door
for loading



Solar panel upgrades



Transit adjacent
(directly in front of VTA light rail
Baypointe Station)



@FIRST
Target
Chick-fil-a
Chipotle
CVS
Blue Water Seafood & Crab
Fish's Wild
Five Guys
Panda Express
Panera Bread
Rok
Roq House
Saij
Shan
Starbucks
Tesla

MERCADO CENTER
Walmart Neighborhood Market
TJ Maxx
Subway
SmokeEaters
Krispy Kreme
Panda Express
Jamba Juice
Starbucks
World Wrapps
In-N-Out
Tostitos
Paris Baguette
The Roasted Crab
AMC Theater

SANTA CLARA SQUARE
Whole Foods
Chipotle
Starbucks
Opa!
Puesto
Ill Fornaio
Fleming's Prime Steakhouse
The Halal Guys
Gong Cha
Eureka
Pacific Catch
Puesto

NICHOLSON PLAZA
First Mart
Sri's Kitchen
Subway
Round Table Pizza
Mina's Korean BBQ
Noori Chicken
Halal Gyro
In 2 Cuts
La Catalina

MCCARTHY RANCH MARKETPLACE
Big Al's
Best Buy
Big Lots!
Michaels
PetSmart
Ross
Dollar Tree
Walmart
McDonalds
Taco Bell
Cajun Crack'n
Macaroni Grill
Banana Leaf
On the Border
H.L. Peninsula
Planet Fitness
Starbucks
Togo's

THE GREAT MALL
Dave & Busters
Cinemark
Kohl's
Legoland
Burlington
Marshall's
Dick's
H&M
Forever 21
Olive Garden
Chipotle
Jollibee
Outback
Popeyes
Pho 90 Degrees
Willa Italiana Kitchie
Subway
Sarku Japan
Ruby Thai Kitchen

THE MARKETPLACE
Dich N Dash
Pho Vet
Unamas
Philly's
Lahori
Halal Gyro Express
Subway
Korean House
Starbucks
Okayama Xpress
Korean House
Thai Orchid
Ume Chinese Food

RIVERMARK
Chipotle
Cold Stone
Dave's Hot Chicken
Easterly
Egg Head
Fantasia
GameStop
Jersey Mike's
Meet Fresh
Peet's Coffee
Poke House
Premier Pizza
Red Robin
Rise Woodfire
Safeway
The Kebab Shop
The Melt
Verizon
Velvet Head Spa

San Jose International Airport

San Jose Municipal Golf Course

San Jose Santa Clara Regional

Levi's Stadium

Santa Clara Convention Center

Santa Clara Golf & Tennis Club

Santa Clara Marriott

Baypointe Station

Tasman Station

Milpitas Station (12/19)

Metro/Airport Station

Valley Transportation Authority

MAP © 2019 CARTIFACT
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San Francisco
Baylands

Milpitas

Sunnyvale

Santa Clara

San Jose

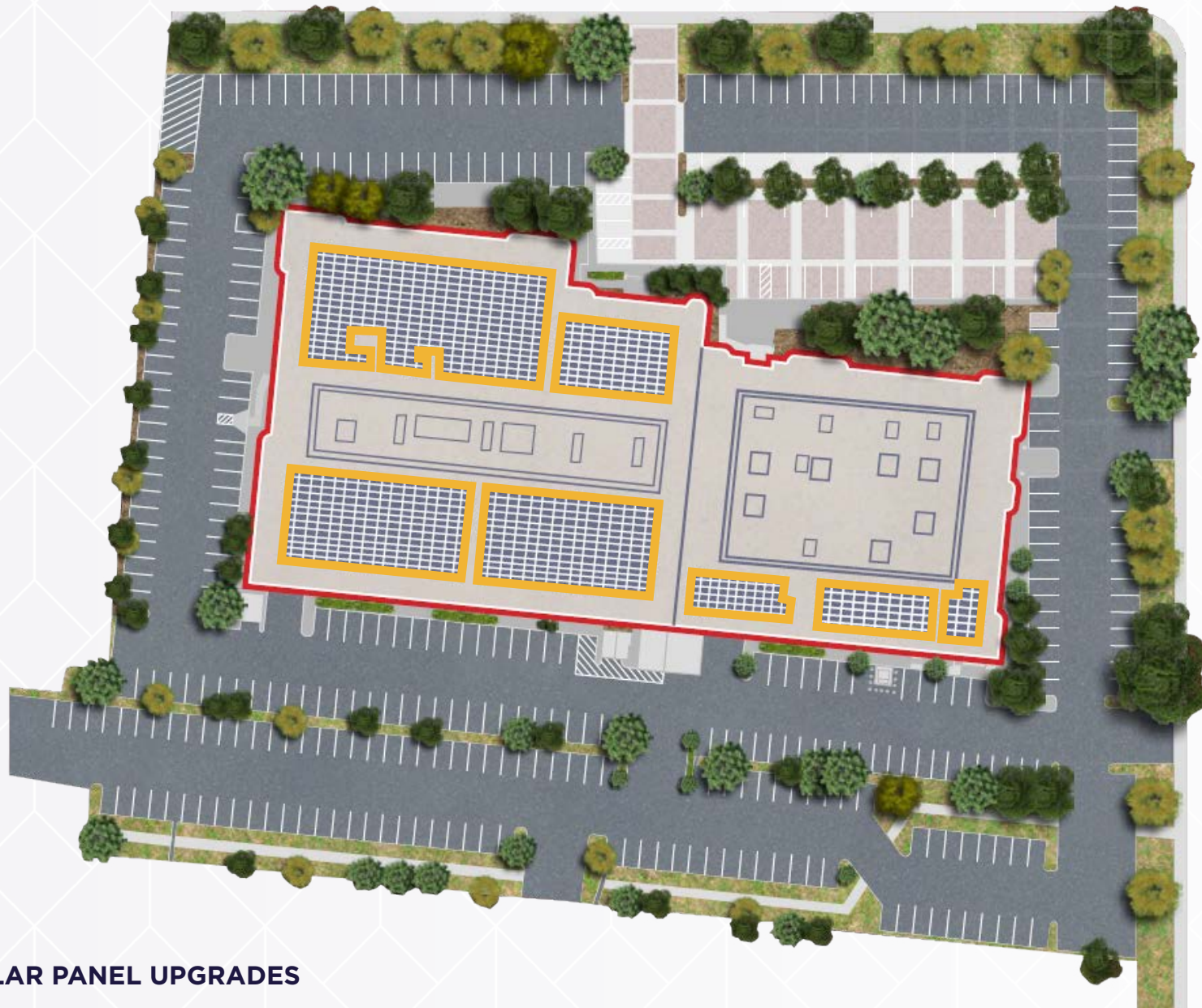
Highway 101, Highway 880, Highway 237

Major companies shown include: Apple, Google, Microsoft, Amazon, Facebook, Intel, Oracle, Cisco, IBM, HP, Dell, EMC, VMware, Salesforce, LinkedIn, eBay, PayPal, Uber, Lyft, Airbnb, and many others.

AREA HIGHLIGHTS



SITE PLAN



 SOLAR PANEL UPGRADES

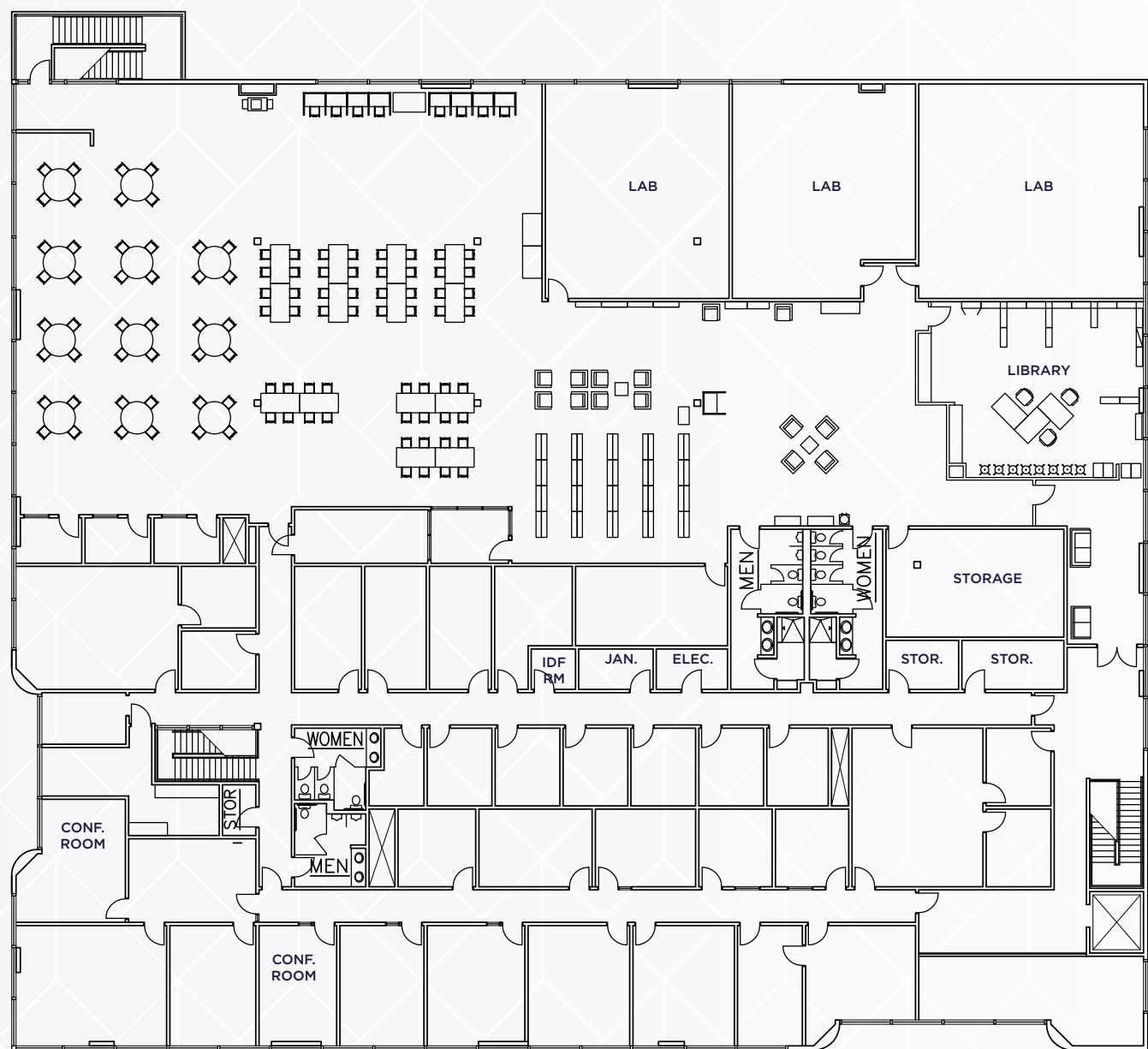
FIRST FLOOR

FLOOR PLAN



SECOND FLOOR

FLOOR PLAN



E. TASMAN DRIVE

BAYPOINTE PARKWAY

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