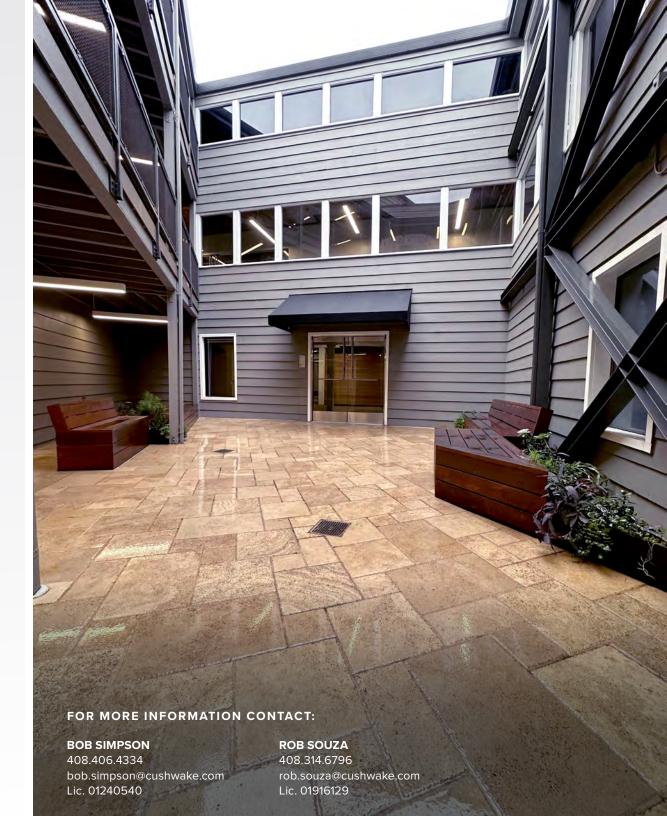


# **AVAILABILITIES**

JUNE 2025 EDITION

#### **CURRENT AVAILABILITIES (<3 MONTHS)**

SUITE	AVAILABLE	SIZE	SUITE NOTES
SUITE 106	NOW	±1,885 SF	MARKET READY
SUITE 210	08/25	±2,549 SF	
SUITE 202	NOW	±4,000 SF	MARKET READY
SUITE 300	NOW	±4,639 SF	PLUG & PLAY
SUITE 360	NOW	±5,446 SF	
SUITE 207	NOW	±5,995 SF	MARKET READY





### **REQUEST FLOOR PLANS**

CLICK TO EMAIL REQUIREMENT DETAILS AND RECEIVE MATCHING FLOOR PLANS

# 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



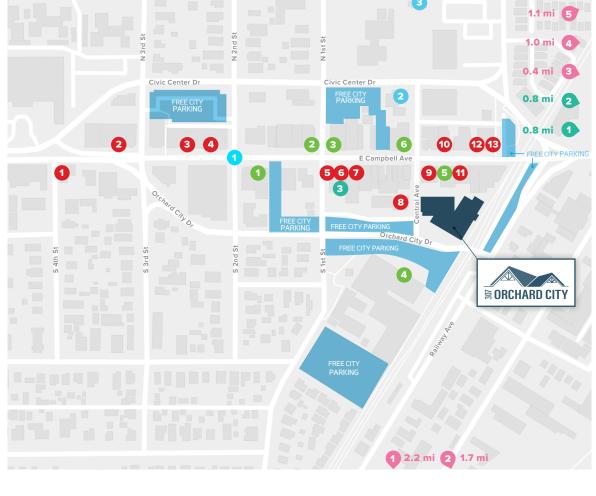
11+
HEALTH & BEAUTY SALONS



**20+**RETAIL STORES



**260+**HILTON & MARRIOTT HOTEL ROOMS



#### **(I)** 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

#### U SEE

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

#### **PLAY**

- . Tessora'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

- . Citibank
- Bank of America
- 8. Charles Schwab