

307 ORCHARD CITY
TOTAL ±54,786 SF



IMWALLE
PROPERTIES



CUSHMAN &
WAKEFIELD

AVAILABILITIES

OCTOBER 2025 EDITION

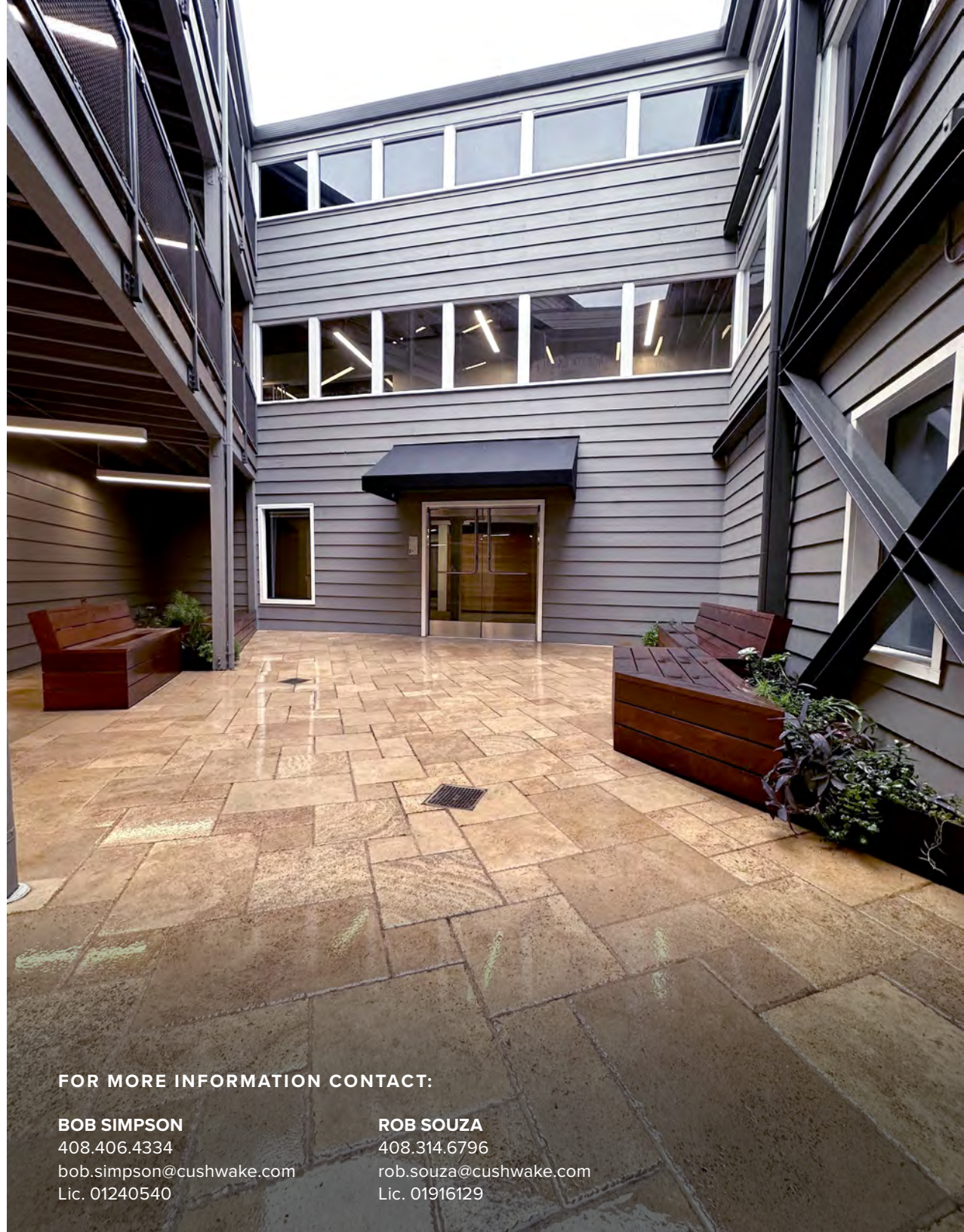
CURRENT AVAILABILITIES (<3 MONTHS)

SUITE	AVAILABLE	SIZE	SUITE NOTES
SUITE 106	NOW	±1,885 SF	MARKET READY
SUITE 202		±4,000 SF	LEASE PENDING
SUITE 210		±2,549 SF	LEASED
SUITE 110	30 DAYS	±3,624 SF	
SUITE 300		±4,639 SF	LEASED
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



FOR MORE INFORMATION CONTACT:

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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



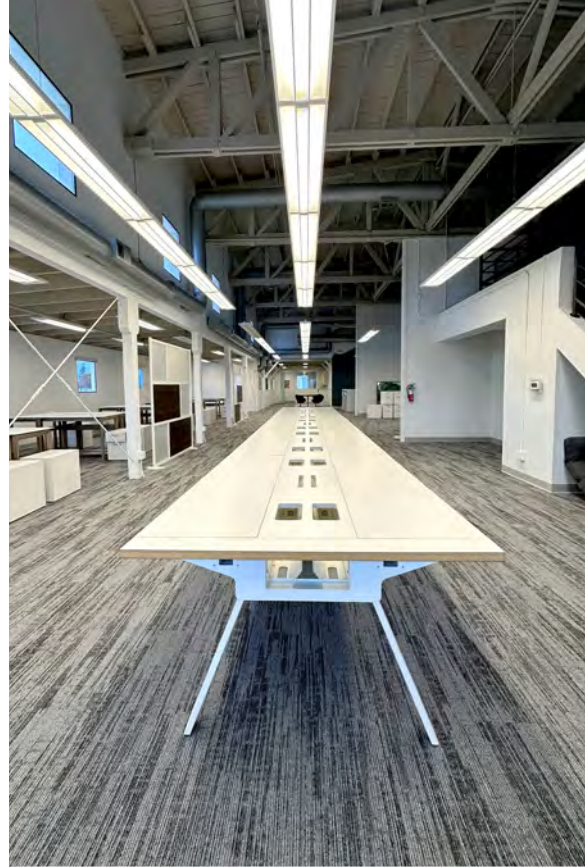
HOTEL BOOKING



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. Tessoro'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

SUITE 207 | ±5,995 SF

MARKET READY



(UP TO 5)
HUDDLE ROOMS (HR)



5 (UP TO 6)
PRIVATE OFFICES (PO)



1 (UP TO 6)
CONFERENCE ROOMS (CR)

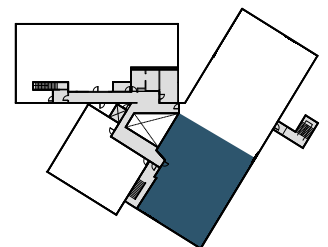
FEATURES



BREAK AREA
~280 SF



SERVER ROOM
~80 SF



MINIMUM LEASE TERM: 2+ YEARS

□ CARPET AREA ■ TILE AREA ■ POLISHED CONCRETE