

THE CANNERY

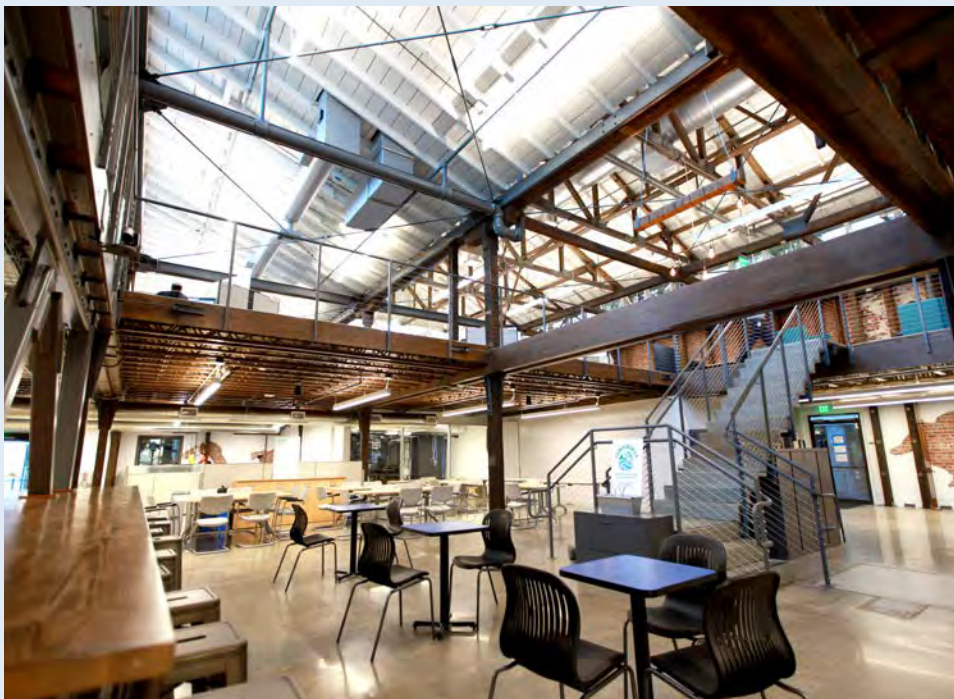
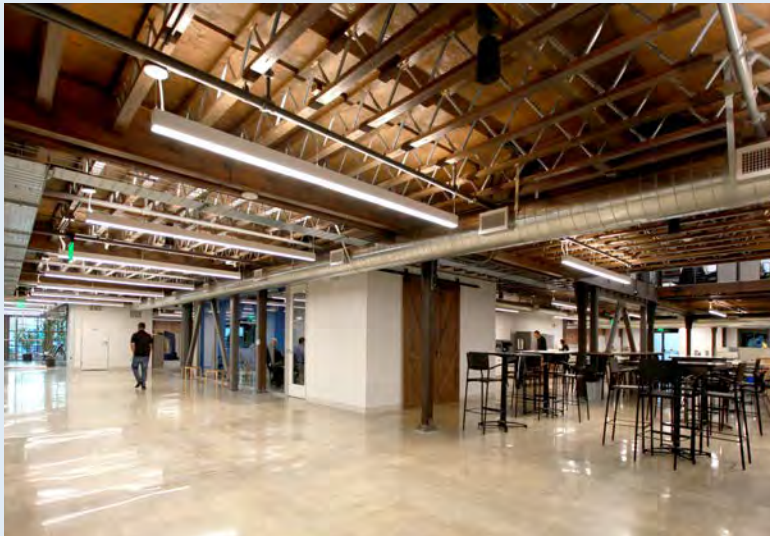
AT 300 ORCHARD



UNPARALLELED LOCATION

The Cannery at 300 Orchard offers a unique creative office space featuring charming brick and timber elements, a true rarity in Silicon Valley. Nestled in the heart of Downtown Campbell, it provides easy access to a wealth of amenities. On the property, you can enjoy a park-like amphitheater, outdoor collaboration spaces, and intimate gathering areas, all designed to inspire and connect. Your workday will be the perfect blend of historic charm and modern convenience.

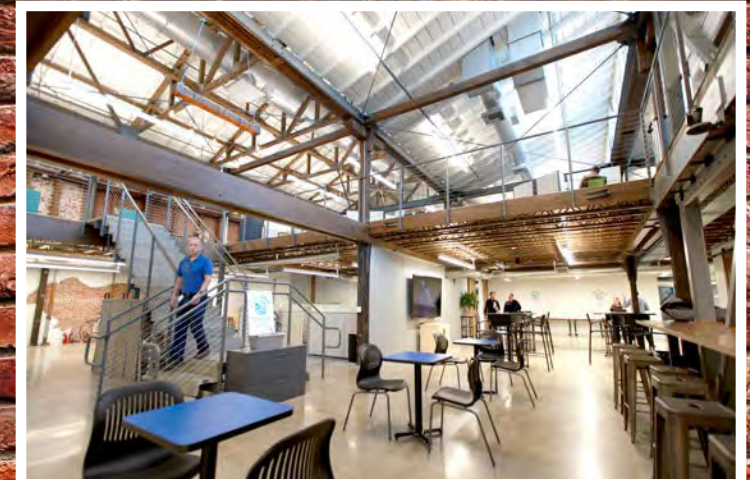
01. Interior spaces with open rafters give your space volume
02. Easy access to VTA Lightrail serving Diridon Station and Highways 85/17 and Interstate 280
03. Ample parking is provided in the immediately adjacent surface area parking lot and 280+ parking garage
04. Power: 6,500 amps—120/208, 3 phase, 4 wire service
05. New roof and HVAC including MERV-13 filters; HVAC: 2 main air handling units and multiple roof top package units. Cooling is provided at a rate of approximately 343 SF per ton



THE CANNERY

A DYNAMIC HUB FOR WORK & CREATIVITY

The Cannery, a beautifully renovated loft-style space that once served as a fruit canning plant, now features one- and two-story layouts designed to foster collaboration. With its inviting atmosphere and unique character, The Cannery is the perfect setting for today's innovative businesses. Reimagine your workspace where history and innovation seamlessly converge!



THE CANNERY

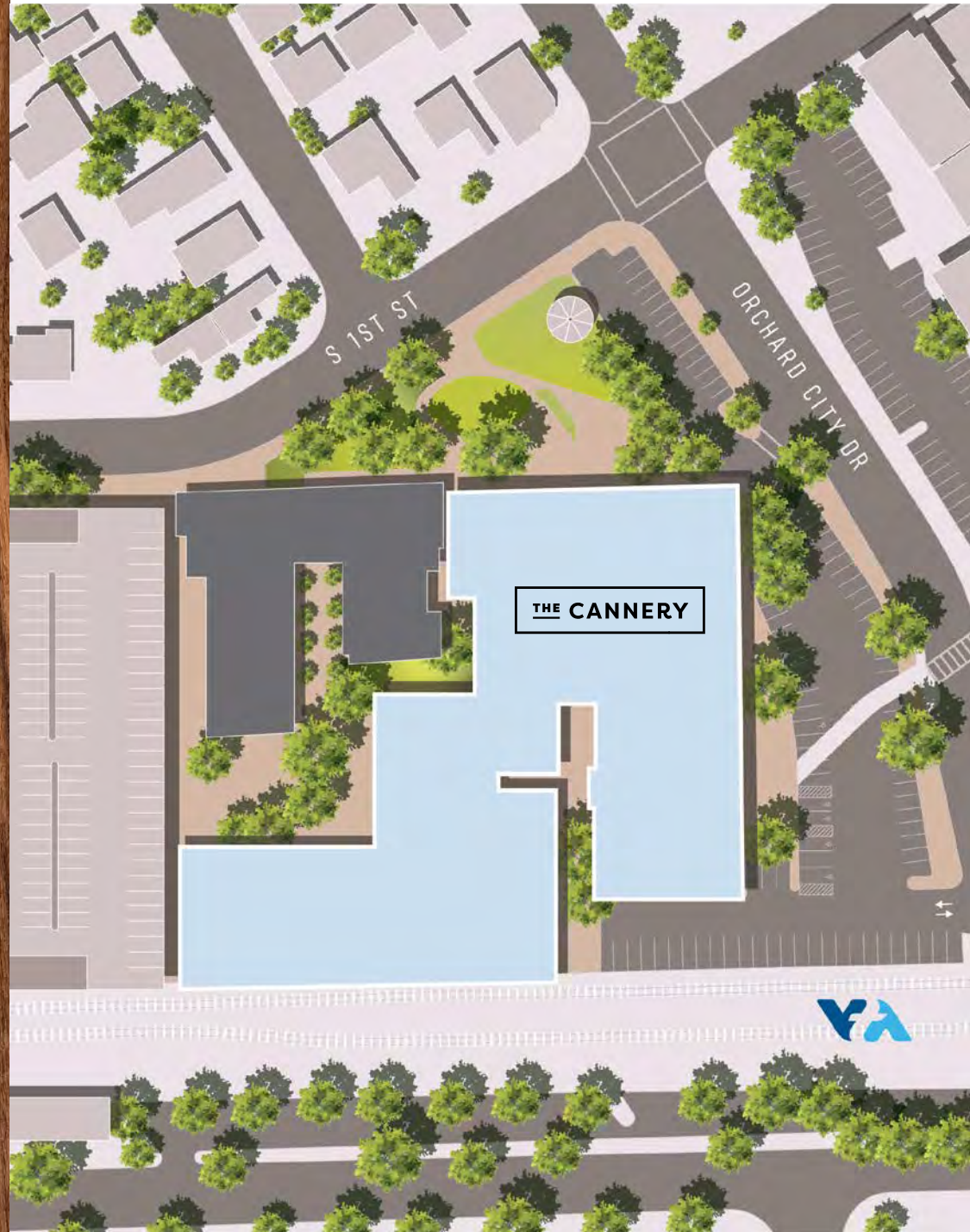
REIMAGINE YOUR WORKSPACE

JANUARY 2025 EDITION

*See broker for details about specific spaces

SUITE/BUILDING	SIZE (SF)	NOTES
SUITE 234	1,302	LEASED
SUITE 136	1,524	MARCH 2025
SUITE 227	1,717	MARKET READY
SUITE 142	2,792	MARKET READY
SUITE 126	2,866	
SUITE 232	5,083	MARKET READY
SUITE 132	5,095	MARKET READY
SUITE 110	5,587	JUNE 2025
BUILDING C	16,566	
BUILDING G	34,000	DEMISED
BUILDING G	40,175	MARKET READY

CLICK ON THE SUITE/BUILDING TO VIEW FLOOR PLAN



THE CANNERY

YOUR GATEWAY TO THE BEST OF CAMPBELL

EAT

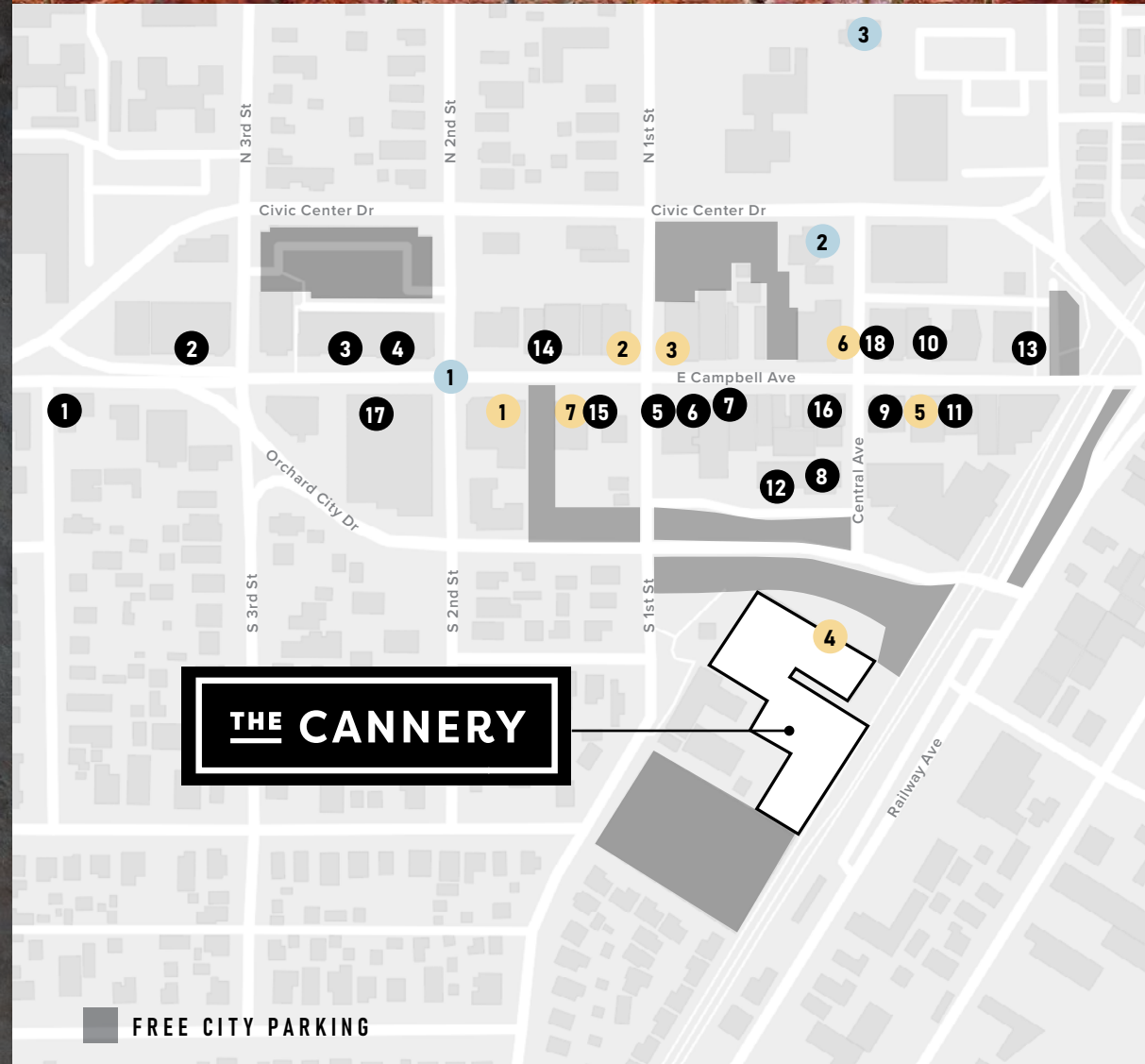
1. Locanda Sorrento
2. Stacks
3. Manresa Bread
4. Aqui's
5. Opa
6. Mo's Breakfast and Burger Joint
7. Willard Hicks
8. A Bellagio Italian
9. Flights
10. La Pizzeria Italian
11. Nashmarkt
12. Water Tower Kitchen
13. Blueline Pizza
14. Sushi Confidential
15. El Guapo's
16. Trattoria 360
17. Wild Rose Eatery & Bar
18. Distrito Federal

SEE

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

PLAY

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



5+

Private Fitness
Studios

11+

Health &
Beauty Salons

20+

Retail Stores

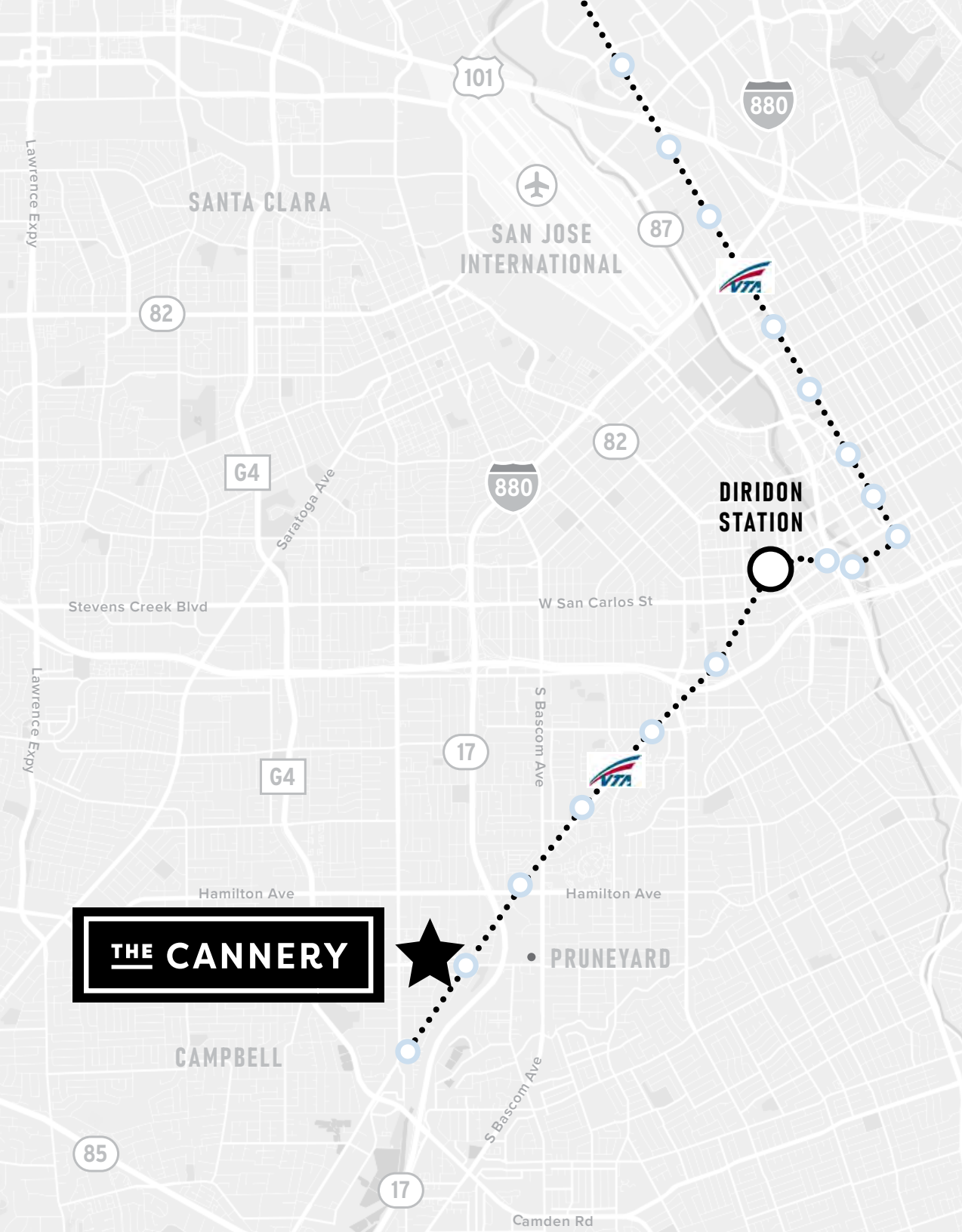
260+

Hilton & Marriott
Hotel Rooms

THE CANNERY

CONNECTIVITY AT YOUR FINGERTIPS

The Cannery is conveniently located right along the light rail line and just minutes from Highway 17. From Campbell, you also have easy access to Highways 87, 280, and 101, as well as the San Jose International Airport.



THE CANNERY

AT 300 ORCHARD

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