

ORCHARD TRIMBLE

SAN JOSE, CALIFORNIA



±31,968 SF - ±95,904 SF

EXPERTLY LEASED BY:



PROUDLY OWNED BY:



PROJECT HIGHLIGHTS

ORCHARD TRIMBLE

PREMIUM FEATURES:

2610 Orchard
±63,936 SF

55 W Trimble
±31,968 SF

- › 2610 Orchard & 55 W Trimble can combine for ±95,904 SF
- › Move in Ready Interiors with Exceptional Glassline
- › Recently Installed Solar (Estimated to Reduce Monthly Electricity Costs by \$0.15 PSF)
- › ±3.25/1,000 Parking
- › Dock & Grade Level Loading

AMENITIES:

- › Common Fitness Center with Showers & Lockers at 2630 Orchard Parkway
- › Expansive Private Outdoor Collaboration Space with BBQ, Bocce Court, and Multiple Seating Areas

PROXIMITY:

- › 9 Minute Walk to Bonaventura/N First Street VTA Light Rail Station
- › 16 Minutes on VTA Light Rail to Milpitas BART Station Across the Street from The Marketplace Restaurants on N First Street & W Trimble Road
- › Excellent Access to Highways 101, 237, 880 & San Jose International Airport

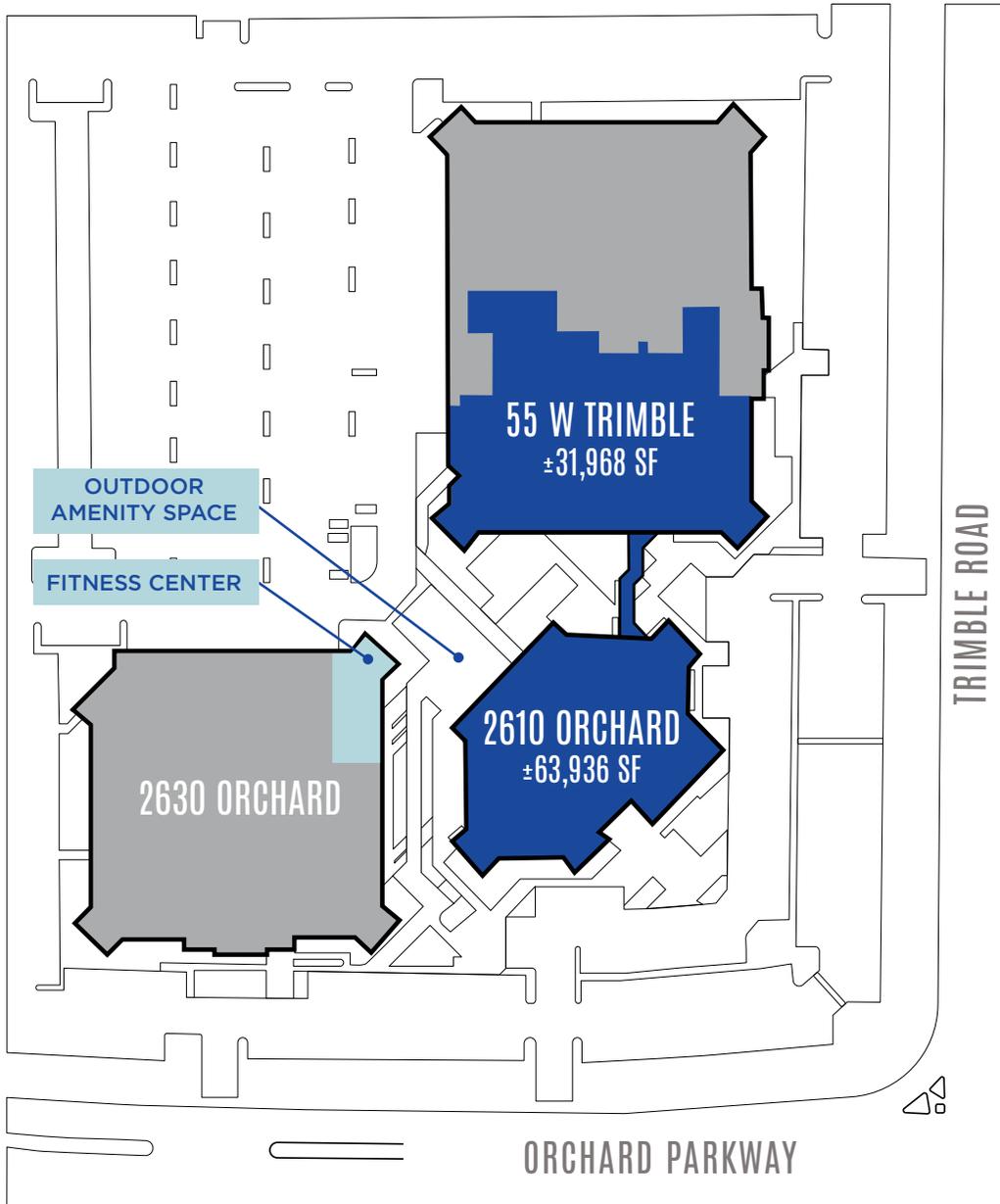


ORCHARD TRIMBLE



SITE PLAN

ORCHARD TRIMBLE



BUILDING SPECS

2610 ORCHARD PARKWAY: ±63,936 SF

- › **3 STORIES**
- › **POWER:** 1,600 Amps @ 277/480V
- › **FLOOR-TO-FLOOR HEIGHTS:**
1st Floor - ±15'; 2nd Floor - ±15'; 3rd Floor - ±14'
- › **COLUMN SPACING:** 30' x 30'
- › **ELEVATOR:** Single 2,500 lb Hydraulic Passenger / Freight

55 WEST TRIMBLE ROAD: ±31,968 SF GROUND FLOOR SPACE

- › **PARTIAL 2 STORY**
- › **LOADING:** (1) Dock and (1) Shared Dock
- › **POWER:** 1,200 Amps @ 277/480V
- › **FLOOR-TO-FLOOR HEIGHTS:** ±15'
- › **COLUMN SPACING:** 48' x 23' (Single Story); 24' x 23' (Two Story)
- › **ELEVATOR:** Single 2,500 lb Capacity Hydraulic Passenger/Freight

ORCHARD TRIMBLE

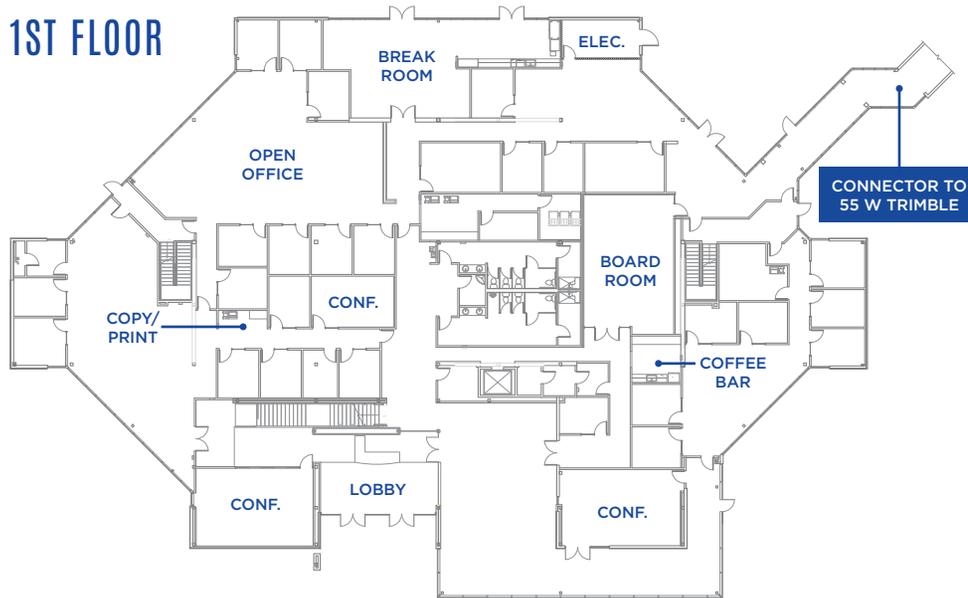


2610 ORCHARD PARKWAY: ±63,936 SF

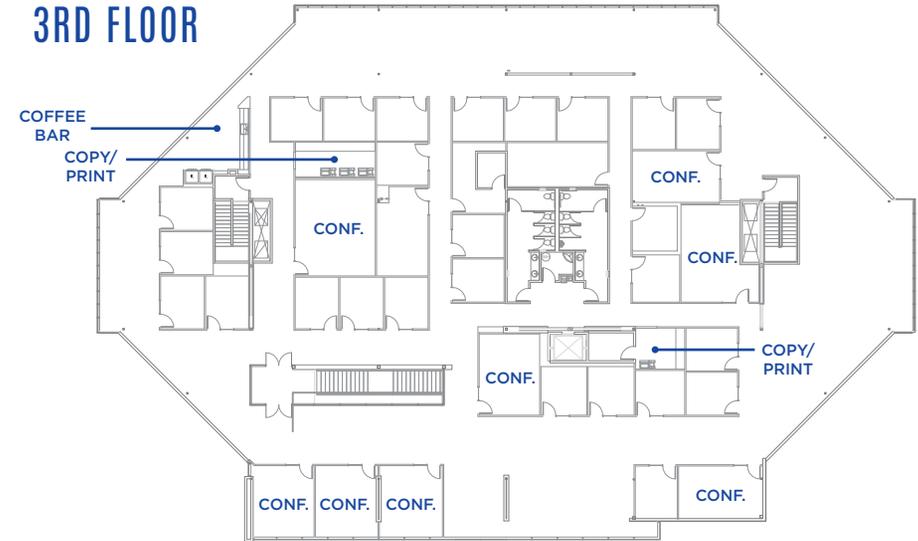
**ORCHARD
TRIMBLE**

EXISTING FLOOR PLAN

1ST FLOOR



3RD FLOOR



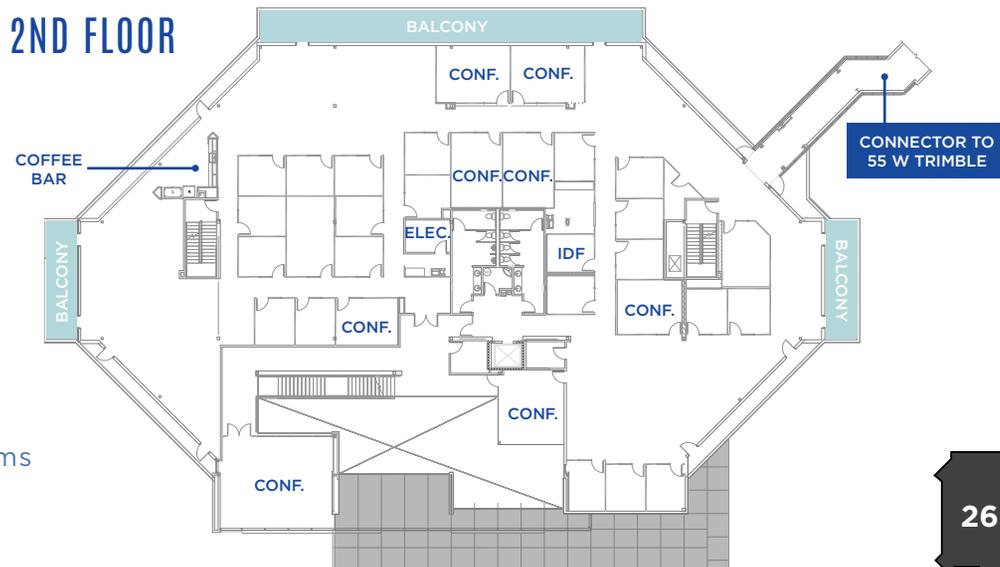
1ST FLOOR:

- > 26 Offices
- > 5 Conference Rooms
- > 1 Board Room
- > 1 Break Room
- > 1 Coffee Bar
- > 2 Copy/Print

2ND FLOOR:

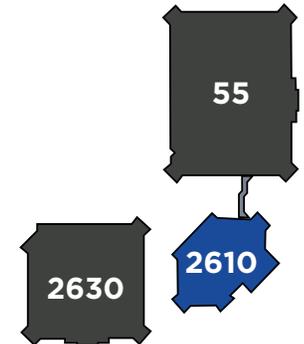
- > 21 Offices
- > 9 Conference Rooms
- > 1 Coffee Bar
- > 1 Copy/Print

2ND FLOOR



3RD FLOOR:

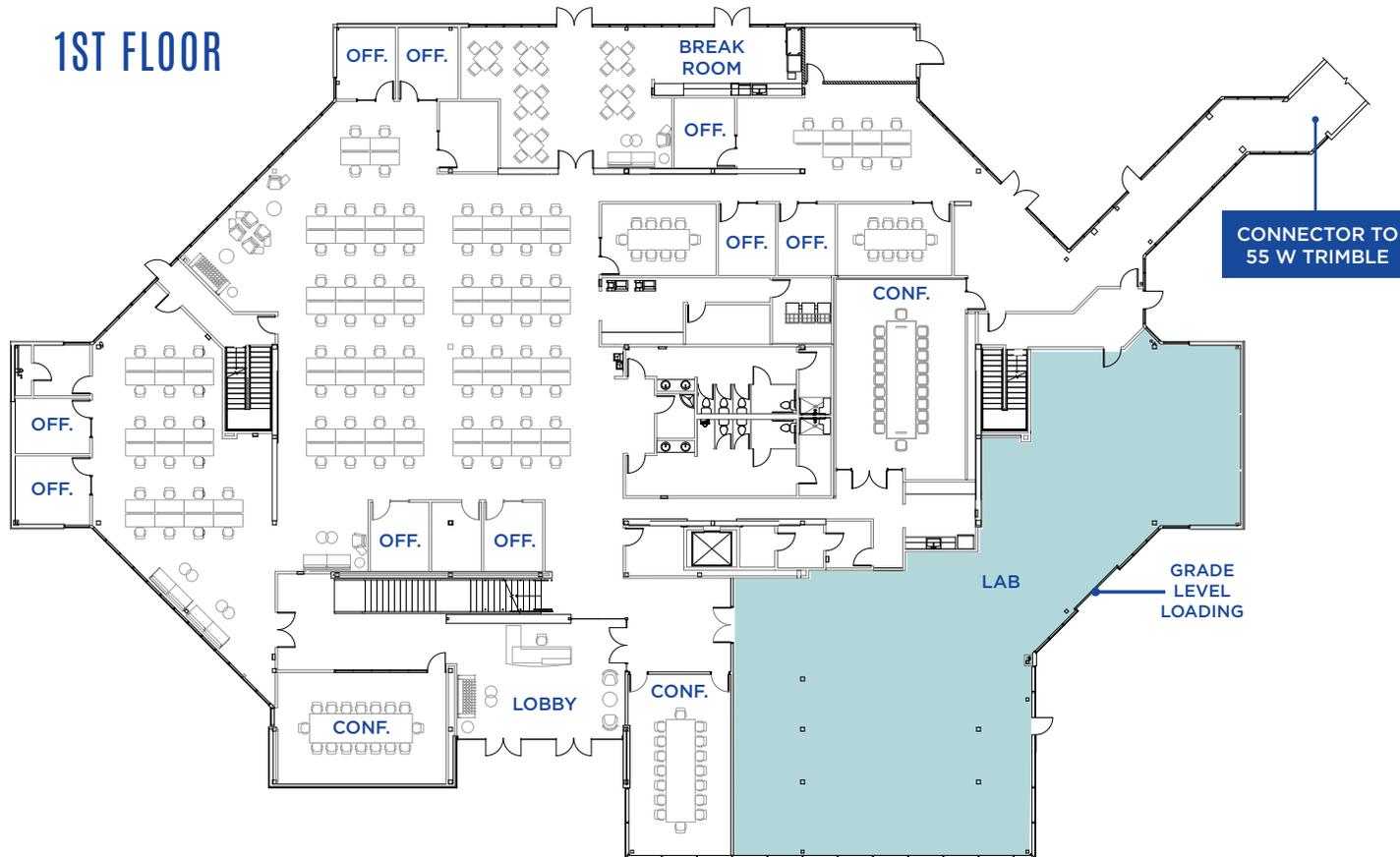
- > 26 Offices
- > 8 Conference Rooms
- > 1 Coffee Bar
- > 1 Copy/Print



2610 ORCHARD PARKWAY: ±63,936 SF

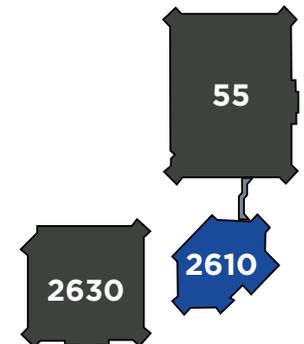
HYPOTHETICAL LAB FLOOR PLAN

ORCHARD
TRIMBLE



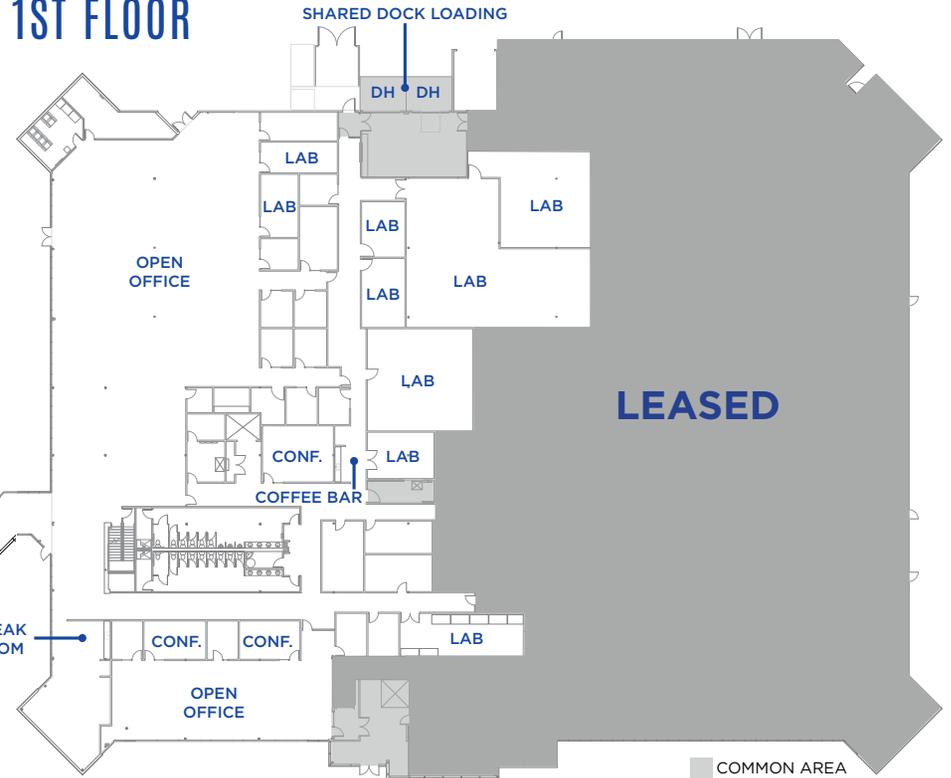
1ST FLOOR:

- > 6 Conference Rooms
- > 10 Offices
- > 1 Break Room
- > 1 Coffee Bar
- > Grade Level Loading

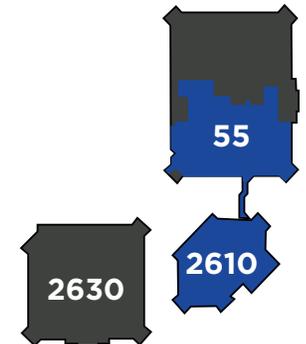
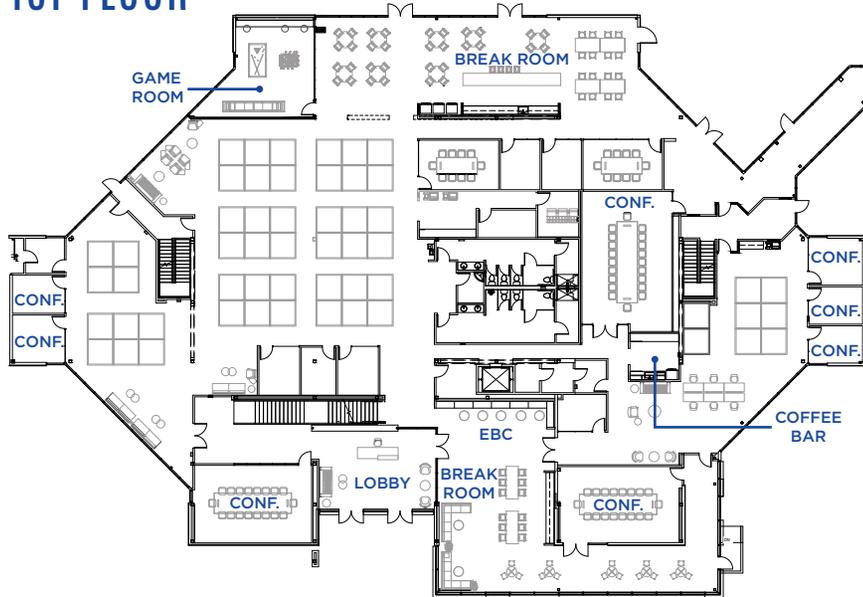


55 WEST TRIMBLE & 2610 ORCHARD BUILDINGS

55 W TRIMBLE 1ST FLOOR



2610 ORCHARD 1ST FLOOR



OUTDOOR AMENITY SPACE HYPOTHETICAL PLANS



NEARBY AMENITIES

ORCHARD TRIMBLE



@FIRST

- | | |
|-----------------------------|------------------------|
| Blue Water Seafood | Panera Bread |
| Chick-fil-A | Rok Steakhouse & Grill |
| Chiptole | SAJJ |
| CVS | Shan Restaurant |
| Fish's Wild Fish Grill | Shan Tandoori Pizza |
| Five Guys Burgers and Fries | Starbucks |
| Panda Express | |

- First Mart
- Sendo Sushi
- Sri's Kitchen
- Round Table Pizza
- Mina's Korean BBQ
- Halal Gyro
- La Catalana
- Co Ba Dessert Tea & Coffee

- Caffe Bene
- Mac Park BBQ
- Faz

- Starbucks
- Mortar & Pestle Bar
- Curry Up Now
- Laksana

iJava Café

RIVER OAKS PLAZA

- Mountain Mike's Pizza
- Starbucks
- Tortilla House Mexican Grill
- Subway
- Bibimbowl

Sheraton San Jose
Sonesta Silicon Valley

RIVERMARK VILLAGE

- | | |
|-----------------------|--------------------|
| Starbucks | Easterly |
| Safeway | Hyatt House |
| Fantasia Coffee & Tea | The Kebab Shop |
| Red Robin | Poke House |
| Peet's Coffee | Meet Fresh |
| Premier Pizza | Dave's Hot Chicken |
| Chipotle | Cold Stone |
| Jersey Mike's Subs | EggHead Sando |

ORCHARD TRIMBLE

THE MARKETPLACE

- | | |
|------------------|---------------------------|
| Starbucks | Una Mas Mexican Grill |
| Okayama Express | Pho Viet |
| Thai Orchid | Dish n' Dash |
| Ume Chinese Food | Annas Curry Point |
| T&T Fusion | Homewood Suites by Hilton |



HOMEWOOD SUITES by Hilton

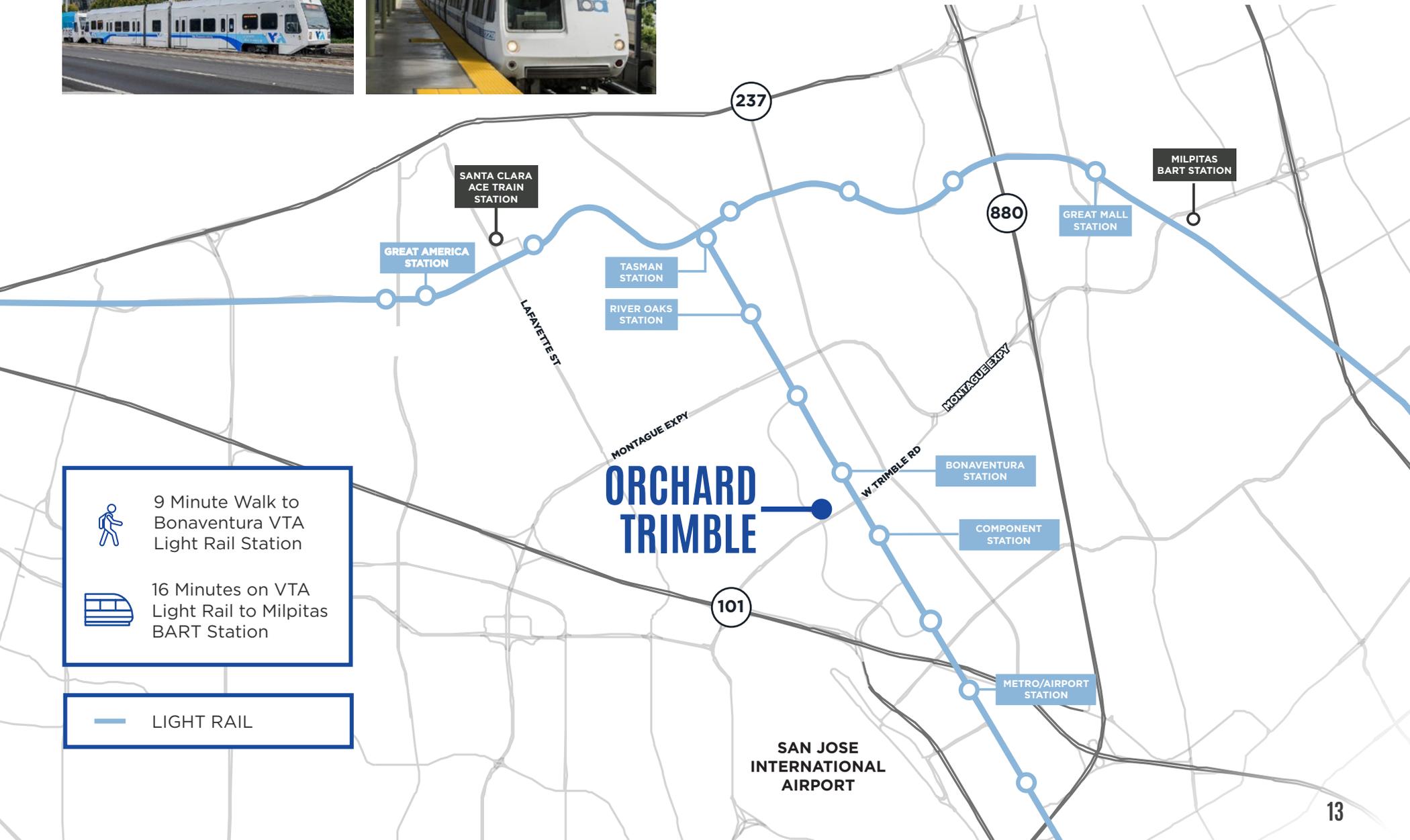
SANTA CLARA SQUARE MARKETPLACE

- | | |
|----------------------------|-----------------------|
| Barebottle Brewing Company | Jaks Authentic Indian |
| Chiptole | Lee's Sandwiches |
| Club Pilates | Mountain Mike's Pizza |
| CorePower Yoga | Opal |
| Eureka! | Pacific Catch |
| Fleming's Prime Steakhouse | Puesto |
| Gong Cha | Starbucks |
| The Halal Guys | Whole Foods Market |
| Il Fornaio | |

SAN JOSE INTERNATIONAL AIRPORT

TRANSPORTATION MAP

ORCHARD TRIMBLE



 9 Minute Walk to Bonaventura VTA Light Rail Station

 16 Minutes on VTA Light Rail to Milpitas BART Station

 LIGHT RAIL

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2610 ORCHARD ±63,936 SF
55 WEST TRIMBLE ±31,968 SF

EXPERTLY LEASED BY:



PROUDLY OWNED BY:



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