

# ROSE | ORCHARD

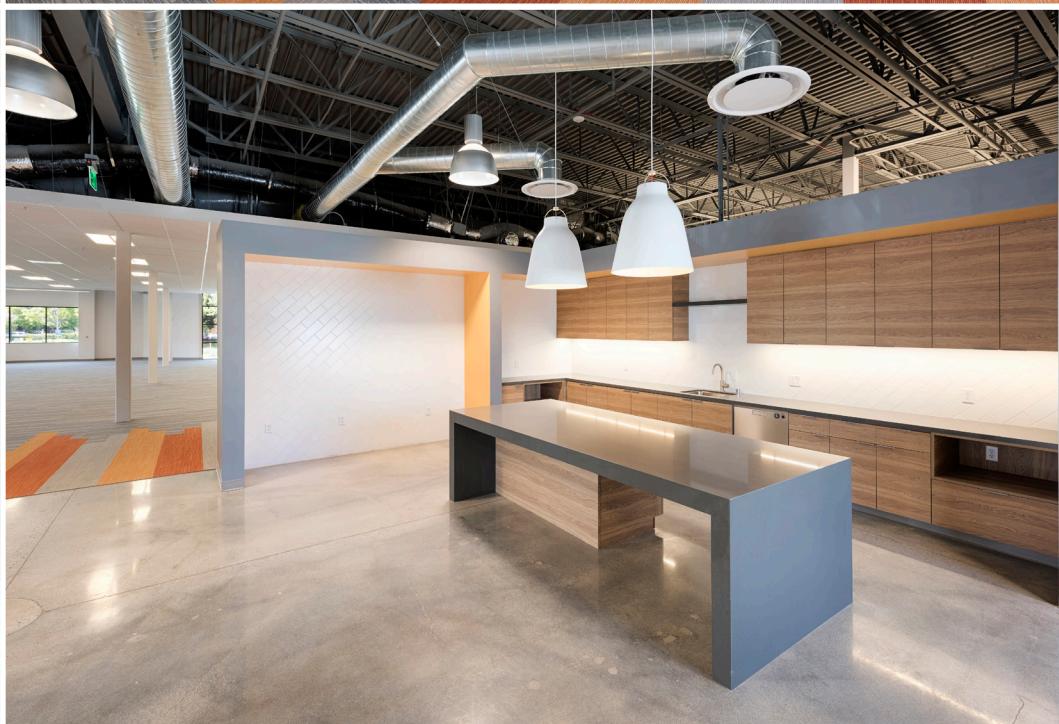
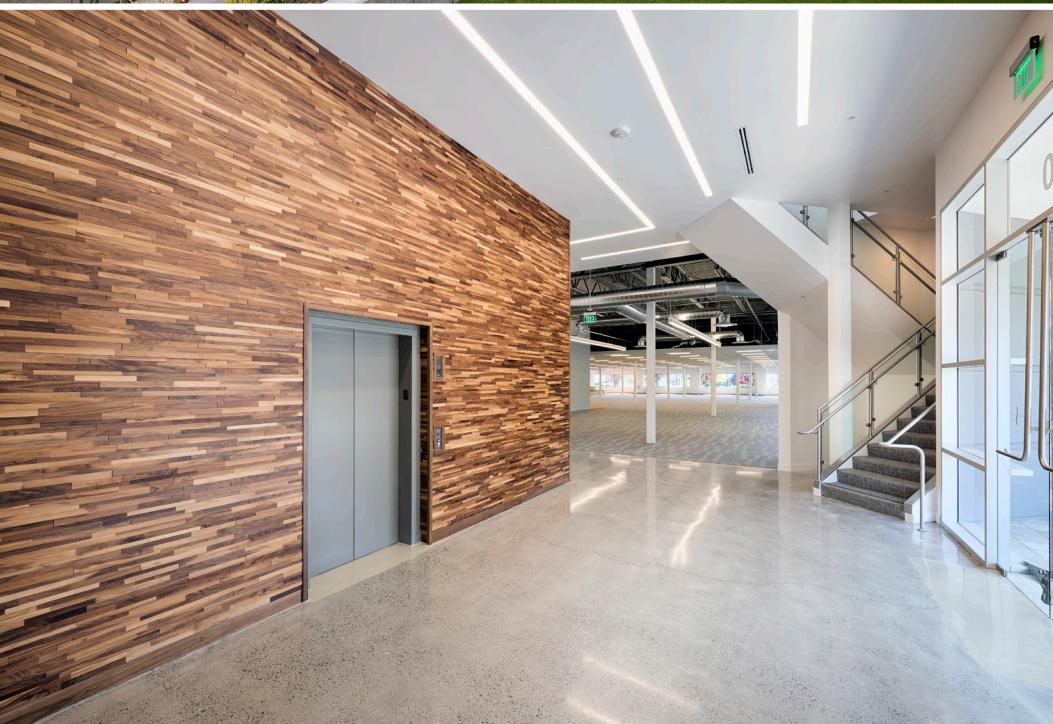
180 ROSE ORCHARD WAY, SAN JOSE  
±57,745 SF



CBRE

CUSHMAN &  
WAKEFIELD

DRAWBRIDGE  
REALTY



# ROSE | ORCHARD

## HIGHLIGHTS

### 180 ROSE ORCHARD WAY

±57,745 SF

- 2 Story Class 'A' R&D Building
- Move In Condition - Modern Interiors
- Prominent Building Signage and Identity
- Grade Level and Dock High Loading
- Large Outdoor Amenity Area
- ±3.6/1,000 Parking
- 1,600 Amps at 277/480 Volts
- Walking Distance to @First, featuring Retail Amenities, Restaurants, and Hotels
- Available September 1, 2026



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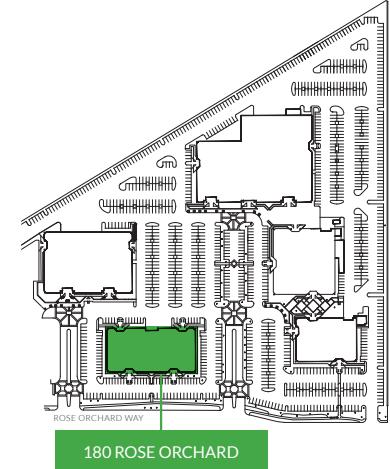
OUTDOOR PATIO

# ROSE|ORCHARD

## EXISTING FLOOR PLAN

### FIRST FLOOR

- Break Room
- 9 Conference Rooms
- Restrooms with Showers

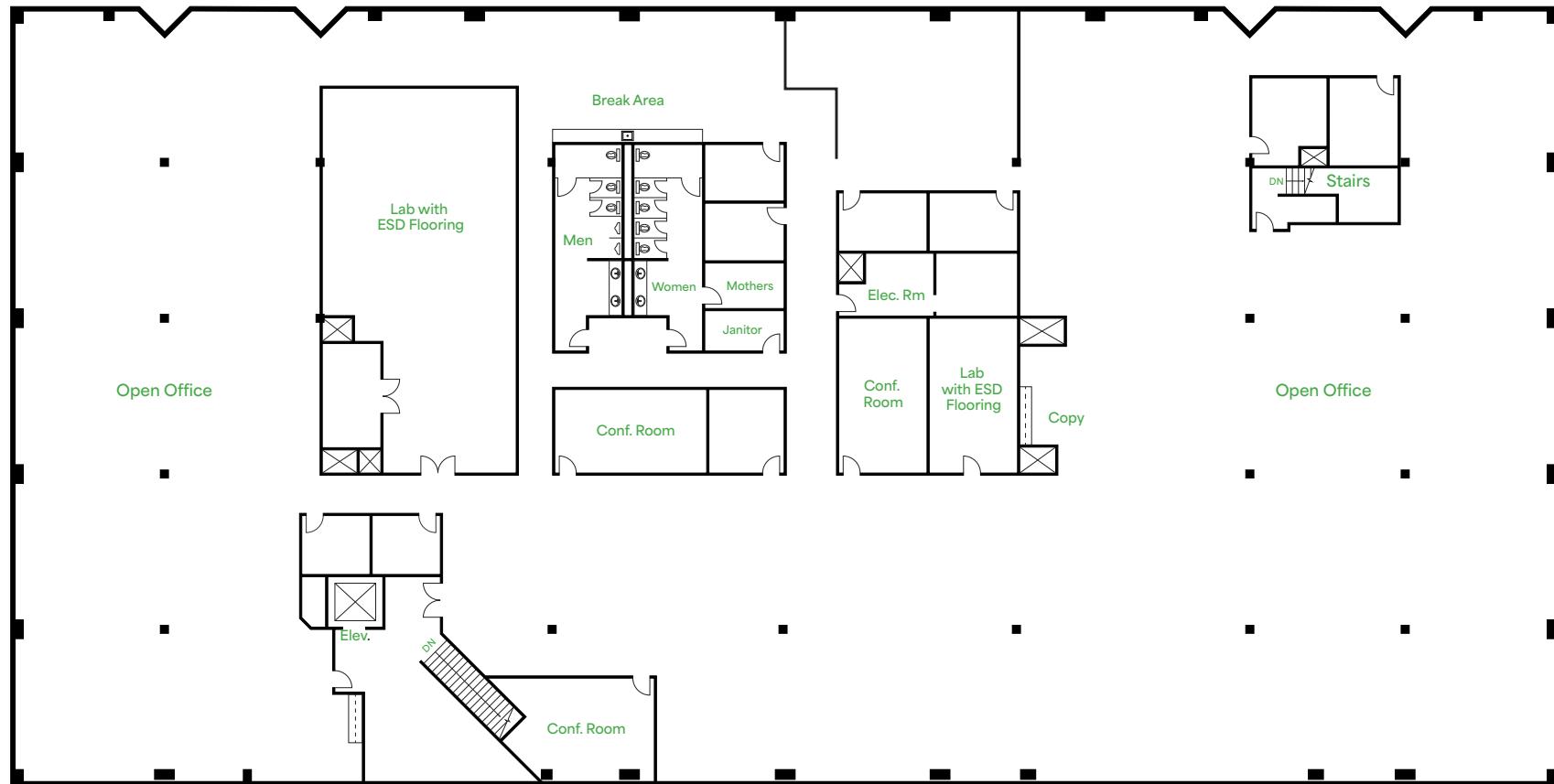
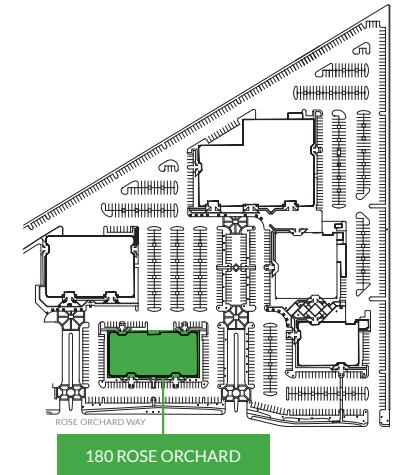


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## EXISTING FLOOR PLAN

### SECOND FLOOR

- 11 Conference Rooms
- Mother's Room



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## AMENITIES

- 1 Hyatt Regency & Convention Center  
Truya Sushi  
Evolution Café & Bar  
Peet's Coffee
- 2 Chicken Meets Rice  
Bistro Siam  
Pho Khang  
Bawarchi Indian Cuisine  
Mikayla's Café
- 3 @FIRST  
Chick-fil-A  
Blue Water Seafood & Crab  
Fish's Wild  
Chipotle  
Panera Bread  
Starbucks  
Shan Tandoori Pizza  
SAJJ Mediterranean  
Rok Steakhouse & Grill  
Target  
CVS  
Five Guy's  
Panda Express
- 4 First Café @ Samsung  
Caffe Bene  
Faz Restaurants  
Cherry's Cakes  
The UPS Store
- 5 First Market  
Halal Gyro  
Mina's Korean BBQ  
Subway  
Sri's Kitchen  
Sendo Sushi  
La Catalana
- 6 The Market @ North Park  
Quizno's
- 7 Starbucks  
Pokeworks  
Salad Farm  
Blast & Brew  
Inchin's Bamboo Garden  
A2B Indian Vegetarian  
Restaurant  
Corepower Yoga
- 8 RIVERMARK VILLAGE  
Poke House  
Premier Pizza  
Red Robin  
The Kebab Shop  
Piatti Ristorante & Bar  
Jersey Mike's Subs  
Easterly Hunan Cuisine  
Chipotle  
Bellyrub  
Fantasia Tea Café  
Peet's Coffee  
Safeway  
Cold Stone Creamery

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