

ROSE | ORCHARD

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

CLASS A R&D HQ BUILDING WITH
EXTENSIVE LABS

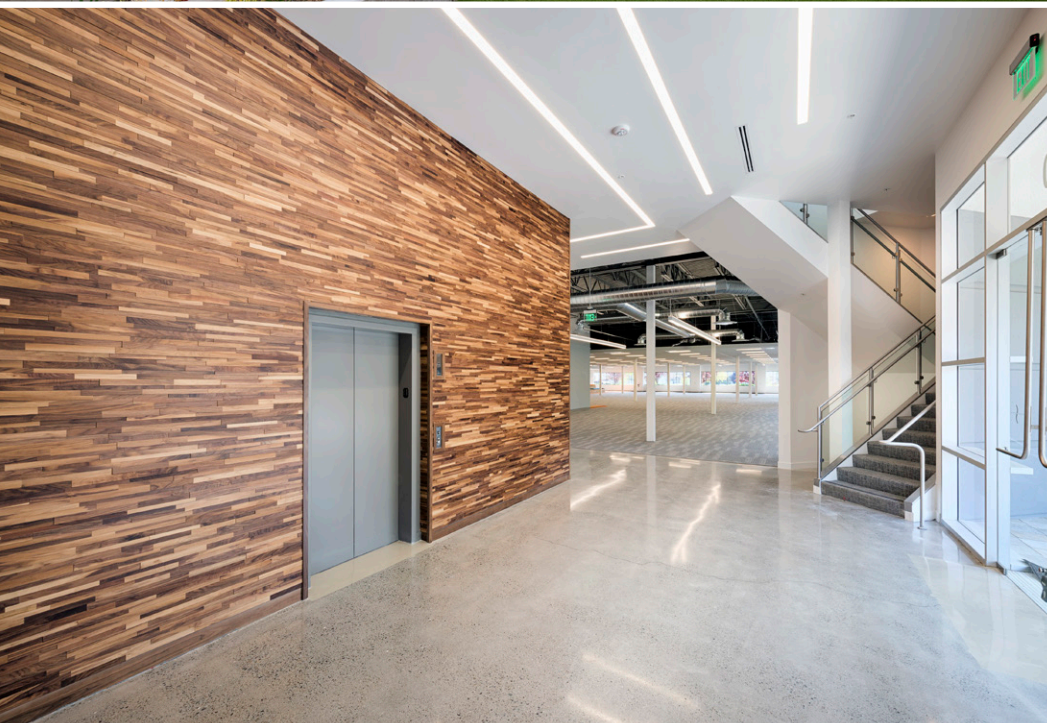
MOVE IN READY!



CBRE

 **CUSHMAN &
WAKEFIELD**

 **DRAWBRIDGE
REALTY**



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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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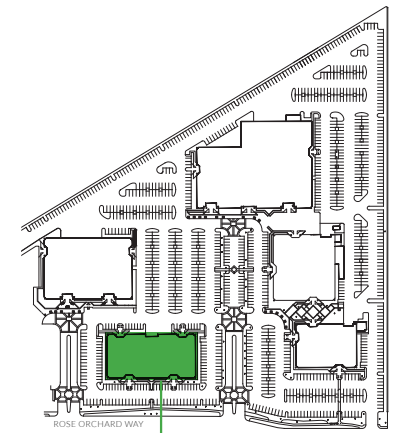
OUTDOOR PATIO

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EXISTING FLOOR PLAN

FIRST FLOOR

- Break Room
- 9 Conference Rooms
- Restrooms with Showers



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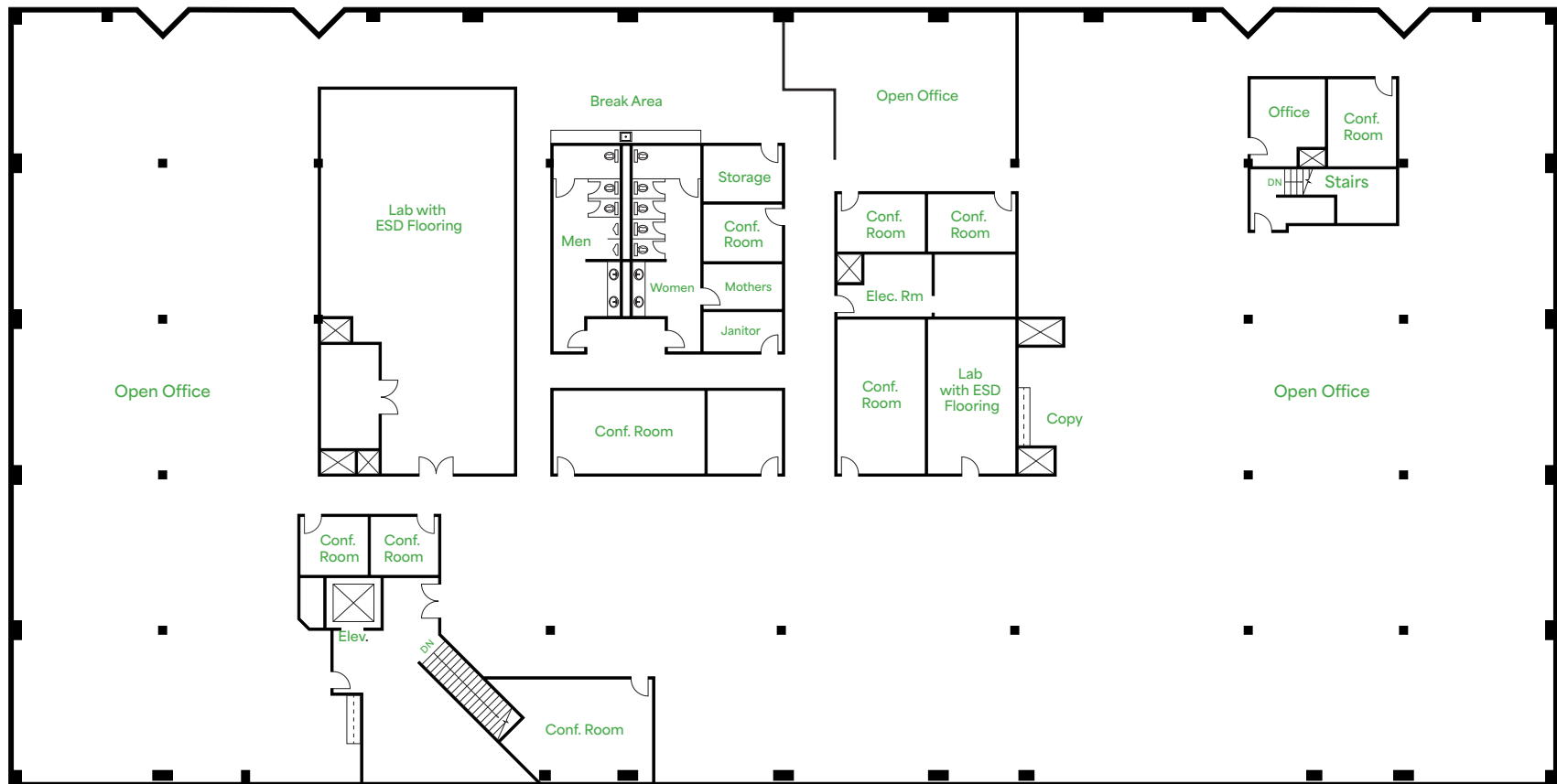
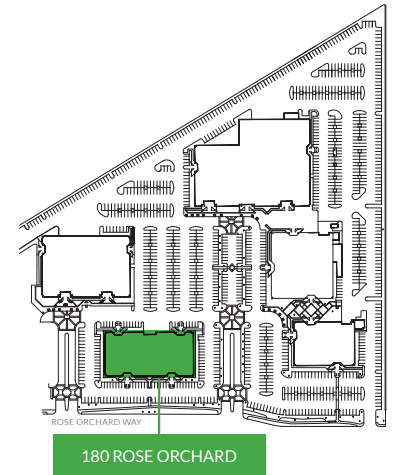
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EXISTING FLOOR PLAN

SECOND FLOOR - 10' DROP CEILING

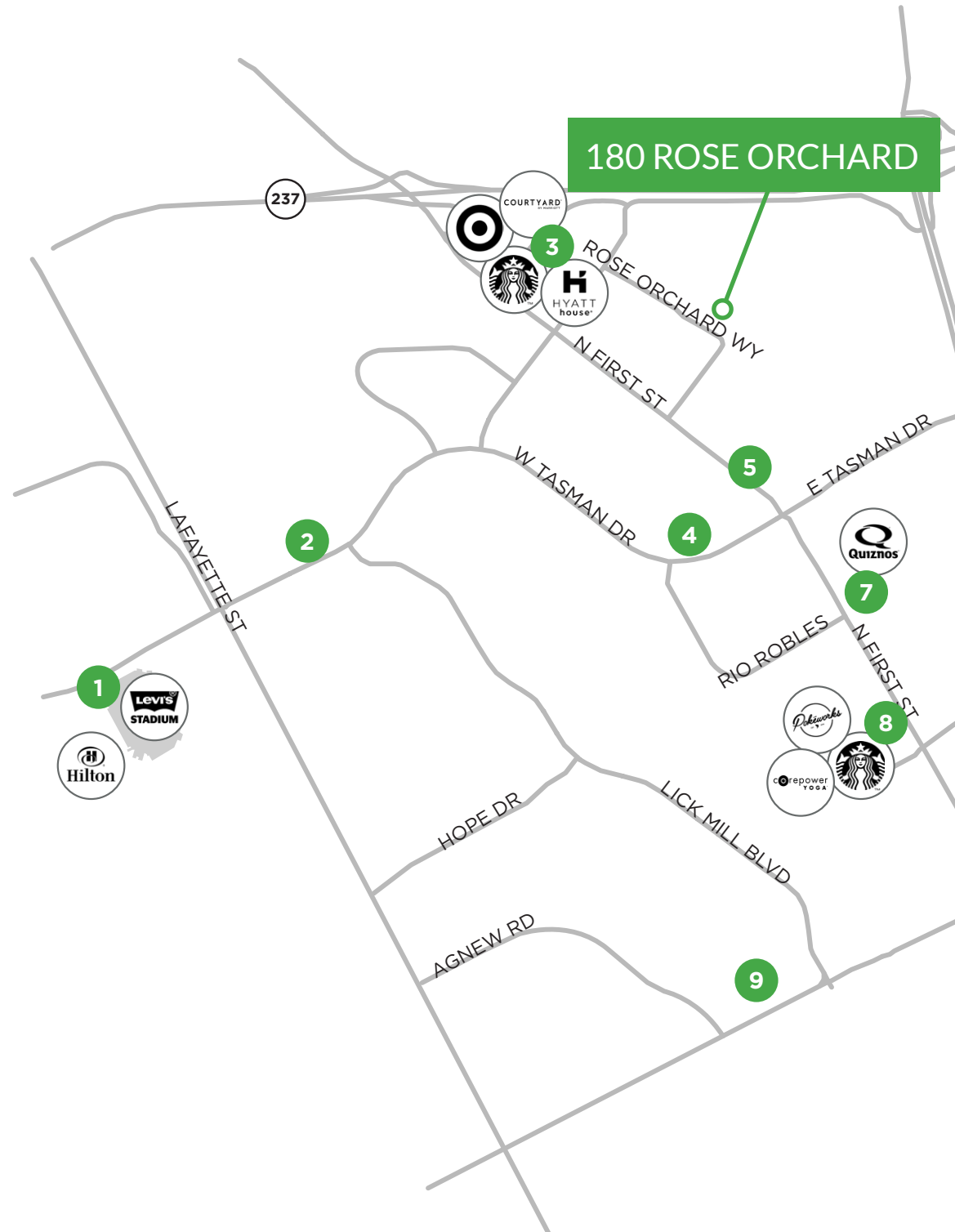
- 11 Conference Rooms
- Mother's Room



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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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