

ROSE | ORCHARD



NEW INTERIOR AND EXTERIOR MARKET READY IMPROVEMENTS



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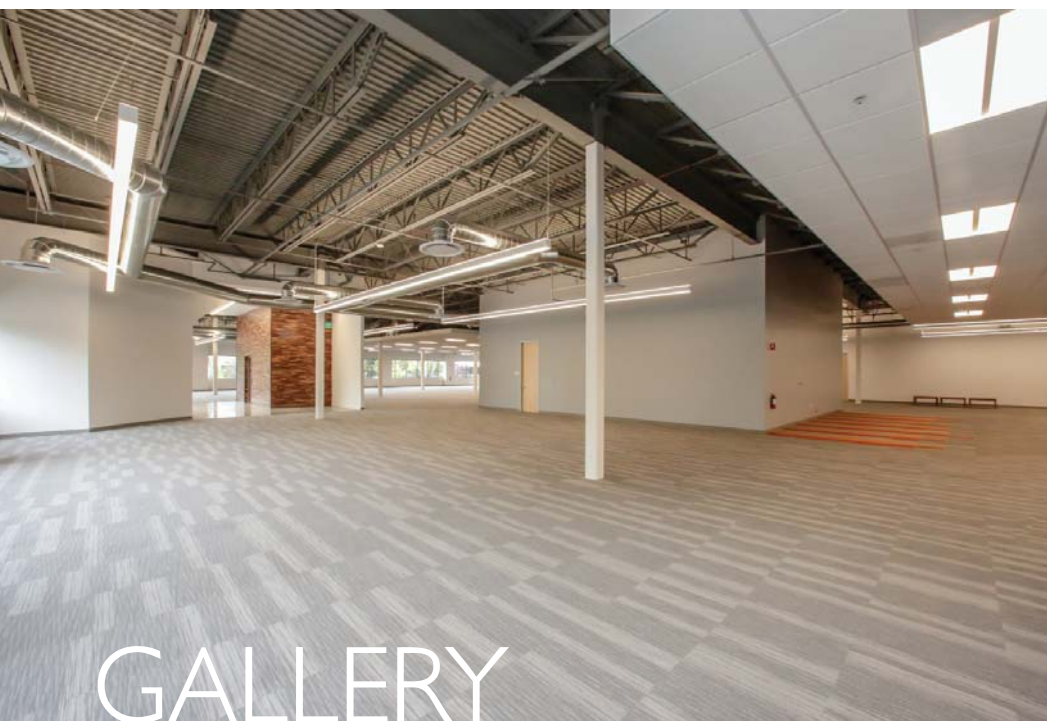


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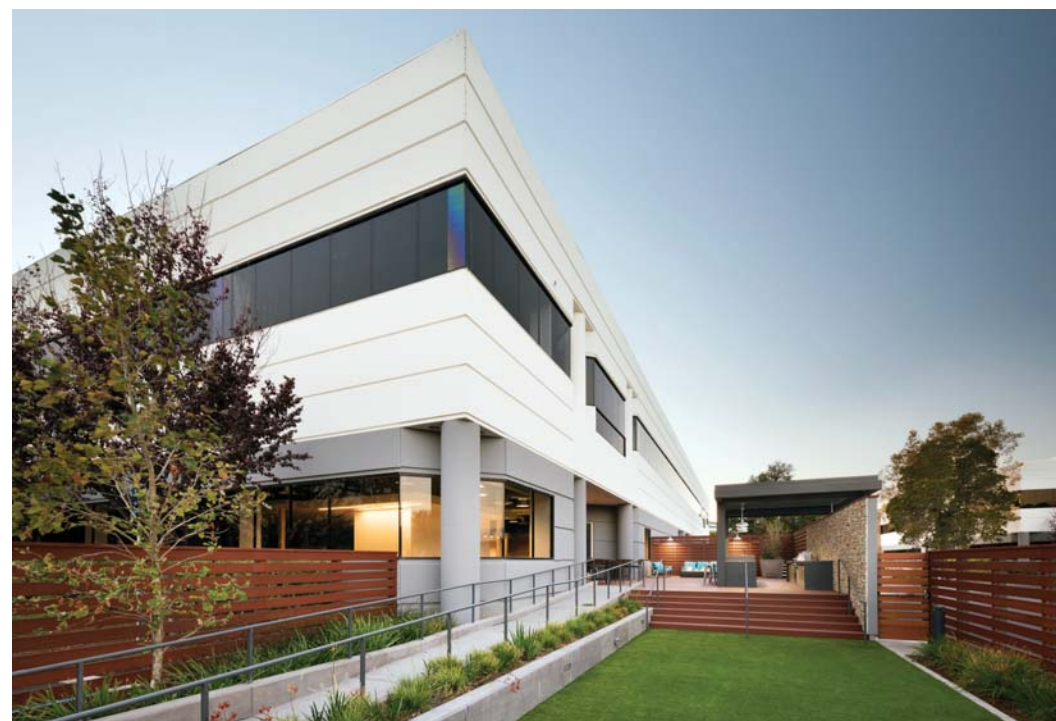
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GALLERY



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**CUSHMAN &
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ROSE | ORCHARD

UP TO ±120,719 SF AVAILABLE FOR LEASE

PROPERTY FEATURES

±18 ACRE, 5 BUILDING
CLASS A / R&D PROJECT,
TOTALING ±314,455 SQUARE FEET

NEW MARKET READY
IMPROVEMENTS

NEW OUTDOOR AMENITY AREAS

EXTENSIVE GLASSLINE

±3.6/1,000 PARKING

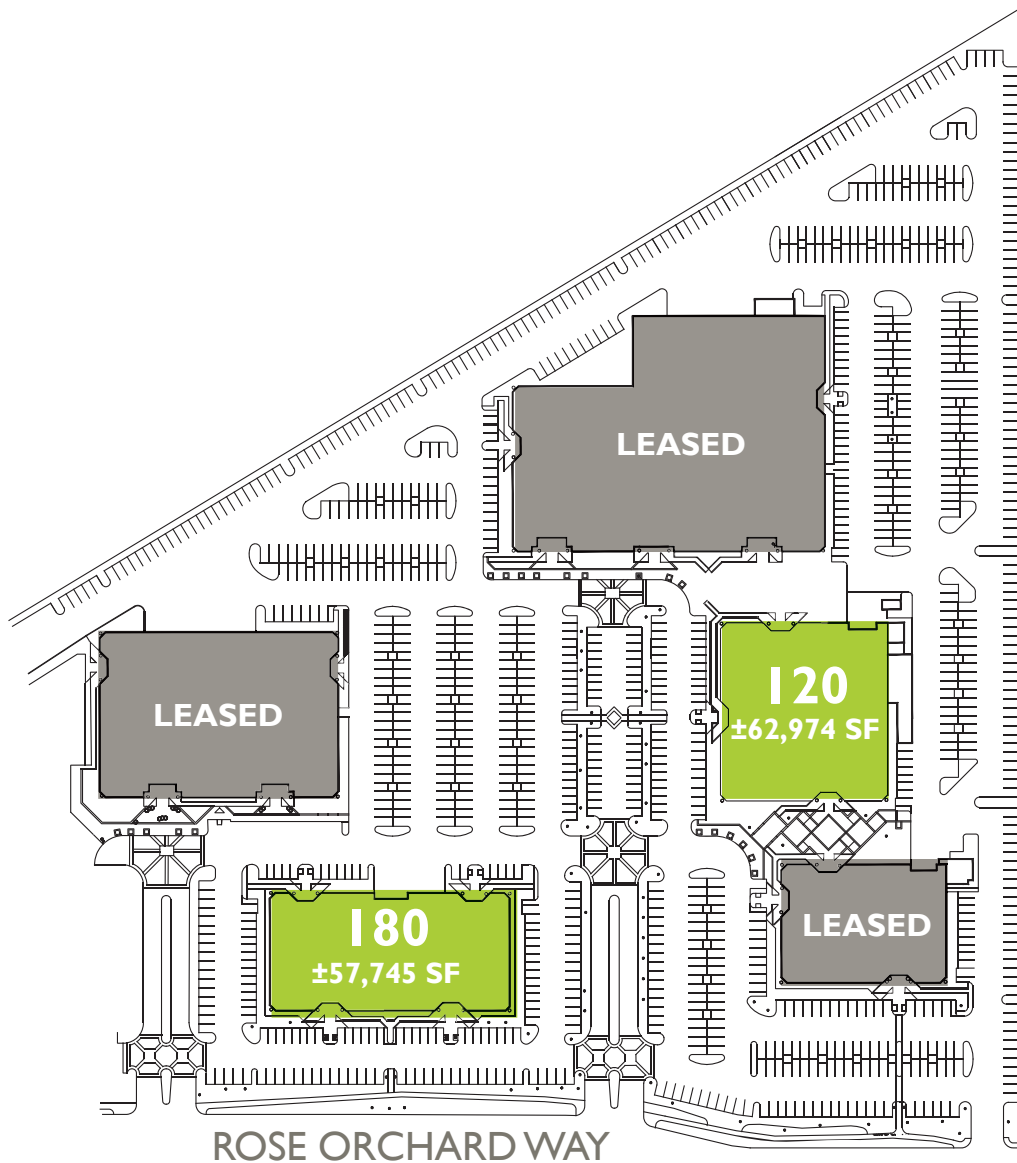
GRADE / DOCK LOADING

PRESTIGIOUS NORTH FIRST
STREET CORRIDOR

EASY ACCESS TO HIGHWAYS 237,
880 & 101

LESS THAN 1 MILE FROM VTA
LIGHT RAIL (CHAMPION STATION)

STEPS AWAY FROM @FIRST RETAIL:
RESTAURANTS, HOTELS, BANKS &
COFFEE



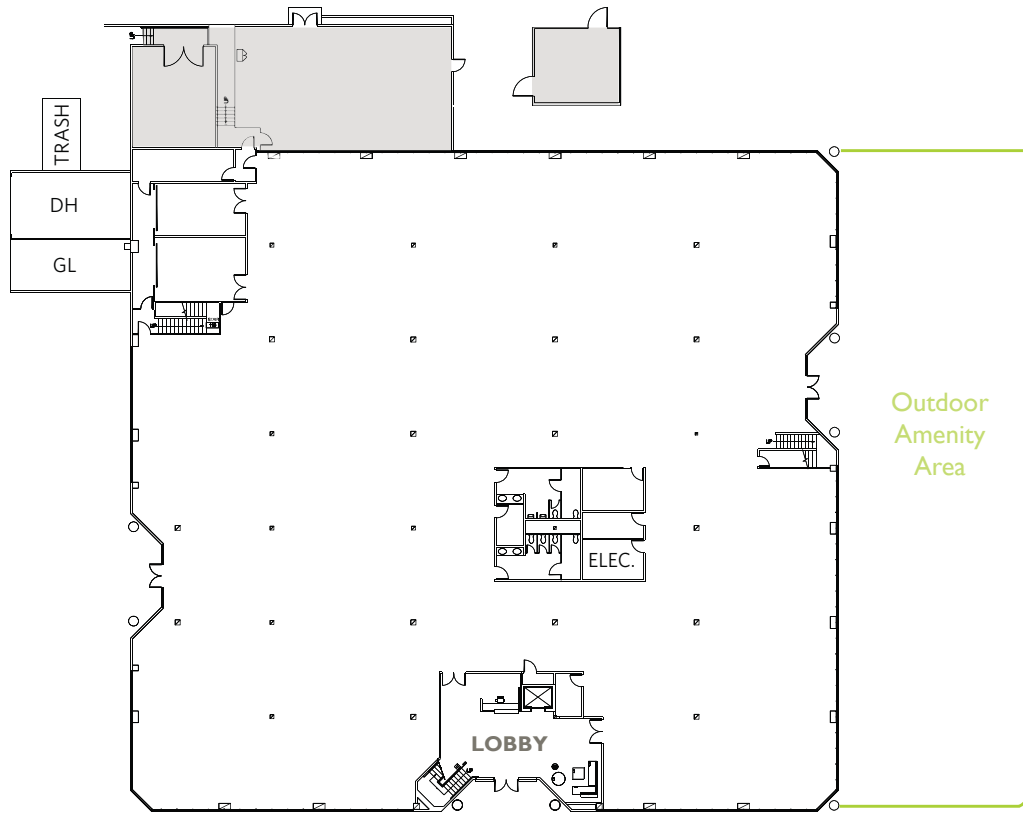
SITE PLAN

ROSE | ORCHARD



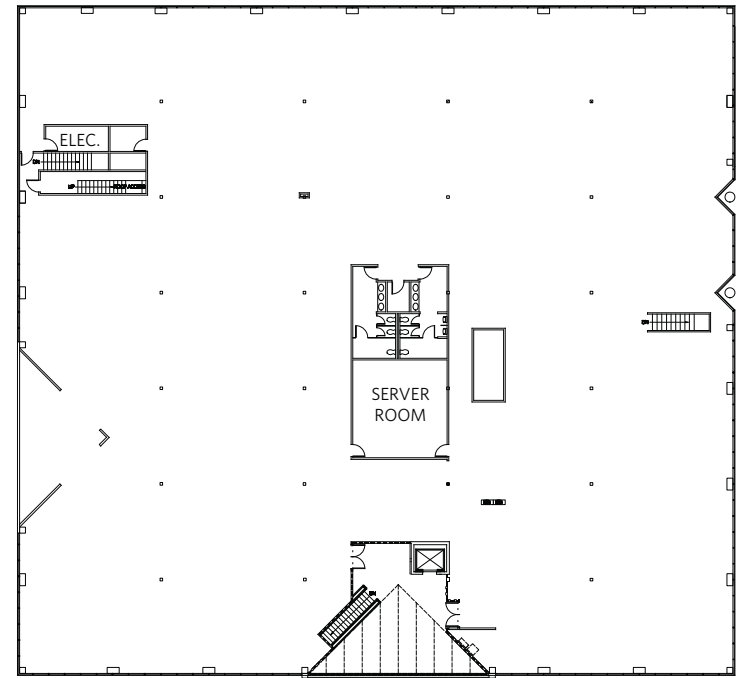
4 MINUTE WALK TO @FIRST

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As-Built Floor Plan
First Floor • ±32,707 SF

Outdoor Enclosures



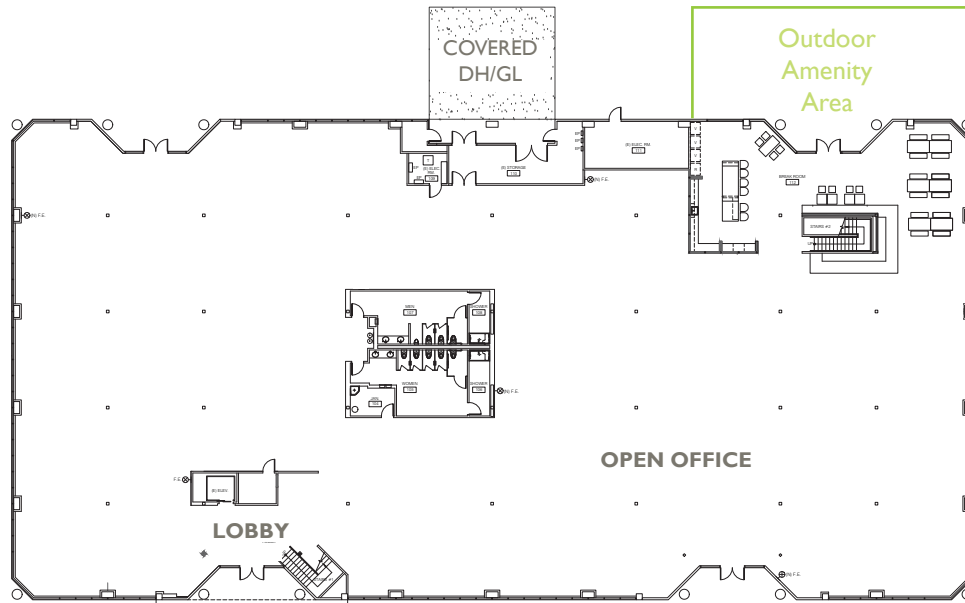
As-Built Floor Plan
Second Floor • ±30,267 SF

Number of Stories	2
Electrical	1600-amp, 480-volt, 3-phase, 4-wire service
Restrooms	Showers
Loading	1 Dock & 1 Grade
First Floor Clear Height	±13'9"

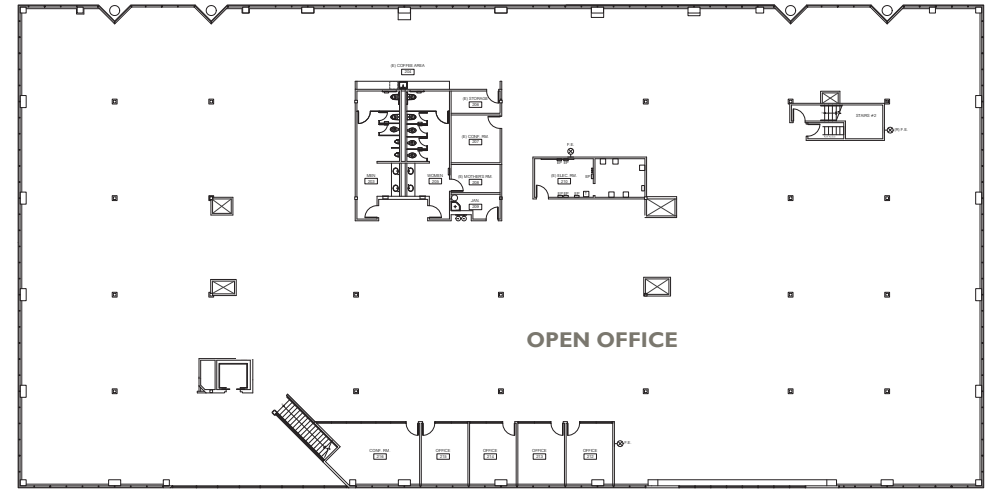


120 ROSE ORCHARD • ±62,974 SF

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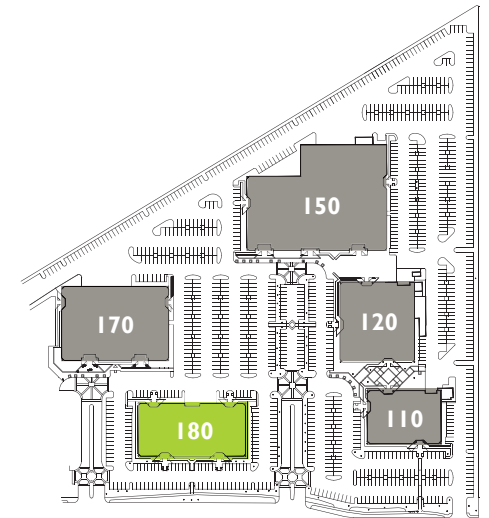
Market Ready Floor Plan
First Floor • ±28,848 SF



Market Ready Floor Plan
Second Floor • ±28,897 SF

Number of Stories	2
Electrical	1 600-amp, 480-volt, 3-phase, 4-wire service
Loading	1 Dock & 1 Grade
First Floor Clear Height	±15'7"

180 ROSE ORCHARD • ±57,745 SF



ROSE | ORCHARD



Light Rail

- Tasman Station (3 minute drive or 14 minute walk)

Bus

- Headquarters / Rose Orchard Station (2 minute walk)

Retail

- Crescent Village (4 minute drive)
- River Oaks Village (5 minute drive)
- Rivermark Plaza (5 minute drive)
- @First (4 minute walk)

AMENITIES

ROSE | ORCHARD



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