

NEW INTERIOR AND EXTERIOR MARKET READY IMPROVEMENTS

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## **LEASED** лителии) 180 ±57,745 SF **ROSE ORCHARD WAY**

### 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











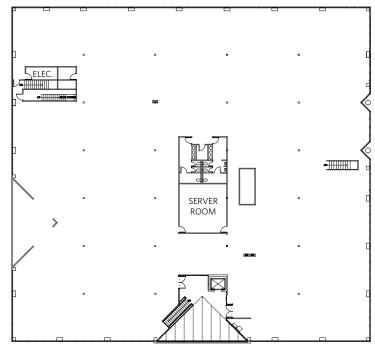


4 MINUTE WALK TO @ FIRST

# TRASH DH GL Amenity Area As-Built Floor Plan Outdoor Enclosures

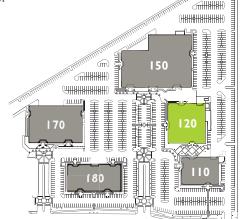
First Floor • ±32,707 SF

## ROSE ORCHARD



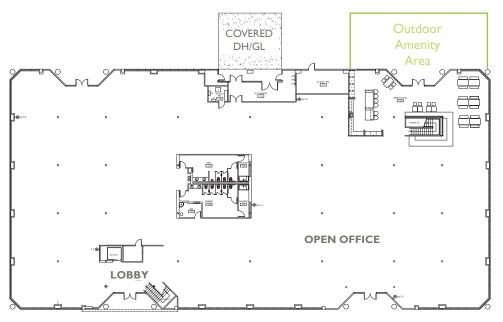
As-Built Floor Plan Second Floor • ±30,267 SF

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

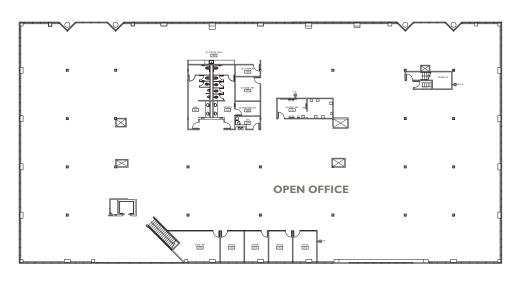


120 ROSE ORCHARD • ±62.974 SF

# ROSE ORCHARD

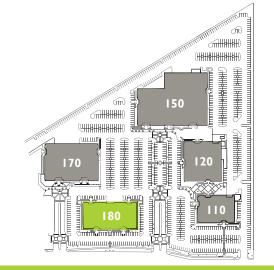


Market Ready Floor Plan First Floor • ±28,848 SF



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

Number of Stories	2
Electrical	1600-amp, 480-volt, 3-phase, 4-wire service
Loading	I Dock & I 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)

• Headquarters / Rose Orchard Station (2 minute walk)

### Retail

- Crescent Village
- · River Oaks Village
- · Rivermark Plaza
- @First

(4 minute walk)

(4 minute drive)

(5 minute drive)

(5 minute drive)

# ROSE | ORCHARD

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