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# MONTAGUE EXCHANGE

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CLASS A MULTI-TENANT FLEX/OFFICE | TOTAL 95,317 SF

780

# AVAILABILITIES

APRIL 2026 EDITION



## CURRENT AVAILABILITIES (<3 MONTHS)

SUITE	AVAILABLE	SIZE	SUITE NOTES
SUITE 606	05/26	1,440 SF	MARKET READY
SUITE 607	06/26	1,440 SF	MARKET READY
SUITE 304	NEW	1,680 SF	MARKET READY
SUITE 701	06/26	2,160 SF	MARKET READY



**LEGEND**  
 GRADE LEVEL DOORS



### REQUEST FLOOR PLANS

CLICK TO EMAIL REQUIREMENT DETAILS AND RECEIVE MATCHING FLOOR PLANS

**BOB SIMPSON**  
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# RESOURCES

MONTAGUE EXCHANGE

## RESOURCE DOWNLOADS

-  AVAILABILITY UPDATE
-  PROJECT HIGHLIGHTS
-  AMENITIES MAP
-  HI-RESOLUTION PHOTOS (ZIP FILE)

## RESOURCE LINKS

-  PROPERTY WEBSITE
-  GOOGLE MAP / AERIAL
-  HILTON HOTEL BOOKING
-  VTA SCHEDULE
-  CITY OF SAN JOSE WEBSITE



### NEED MORE INFORMATION?

SCAN OR CLICK THIS QR CODE TO ACCESS THE PROPERTY RESOURCES



# HIGHLIGHTS

## MONTAGUE EXCHANGE



### FLEXIBILITY

WIDE VARIETY OF SUITE SIZES RANGING FROM 1,440 SF TO 7,200 SF



### CONNECTIVITY

PROJECT-WIDE COMCAST HIGH-SPEED INTERNET ACCESS AVAILABLE



### MODERN UPGRADES

NEWLY IMPROVED INTERIORS WITH HIGH-IMAGE FINISHES



### GRADE-LEVEL LOADING

VARIABLE CONFIGURATIONS OF OFFICE, LAB, AND WAREHOUSE/SHIPPING



### OPTIMAL ACCESS

EXCELLENT ACCESS TO INTERSTATE 880 AND OTHER MAJOR HIGHWAYS



### ABUNDANT PARKING

EXCELLENT PARKING CAPACITY WITH 3.0/1,000 PARKING RATIO



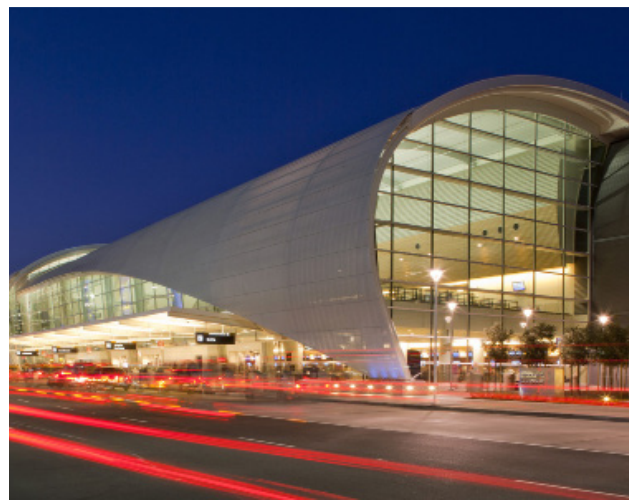
### PROFESSIONAL OWNERSHIP

OWNED AND PROFESSIONALLY MANAGED BY BKM



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# AMENITIES MAP

## MONTAGUE EXCHANGE



8+  
FINE DINING



25+  
CASUAL DINING



4+  
CAFES



5+  
BARS & SOCIAL VENUES



7+  
PRIVATE FITNESS STUDIOS



4+  
HEALTH & BEAUTY SALONS



5+  
RETAIL STORES



5+  
HOTELS

