

FOR LEASE - Single-Story "School Ready" R&D Building

191 - 195 BAYPOINTE PARKWAY

SAN JOSE, CA



±45,848 SF | Available April 1, 2026
Do Not Disturb Tenant

 CUSHMAN &
WAKEFIELD

191 - 195 BAYPOINTE PARKWAY

San Jose, CA

LEASING OPPORTUNITY - FREESTANDING SCHOOL-READY R&D BUILDING

BUILDING AMENITIES



Prime North
San Jose Location



CUP in Place for
School Occupancy



±3.0-Acre Site |
172 Parking Stalls



Seismically Upgraded to
Occupancy Risk Category III



100% HVAC |
18'-20' Clear Height



Immediate Access
to Hwy 237 & I-880



Two Dock-High &
Two Grade-Level Doors



Nearby Retail, Hotel &
Corporate Housing Amenities

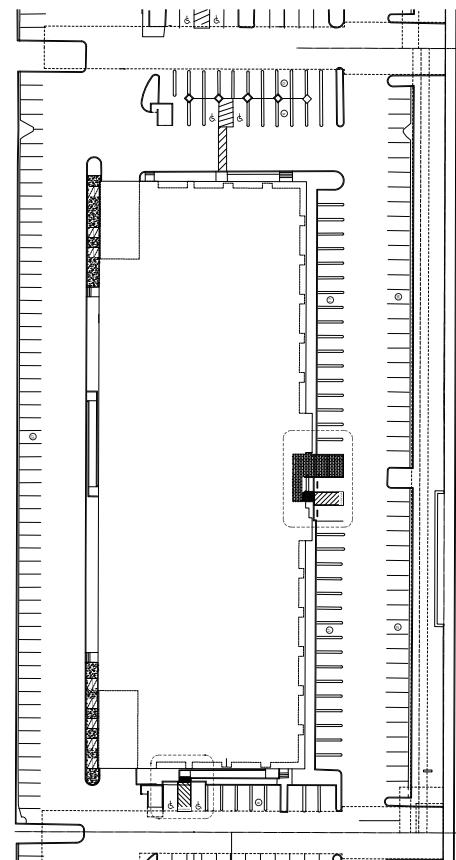


Heavy Power:
2,000 Amps at 277/480V



Steps to Baypointe Light
Rail, VTA & ACE Shuttles

SITE PLAN



POSSESSION: Available April 1, 2026
(currently occupied - do not disturb tenant)

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FLOOR PLAN

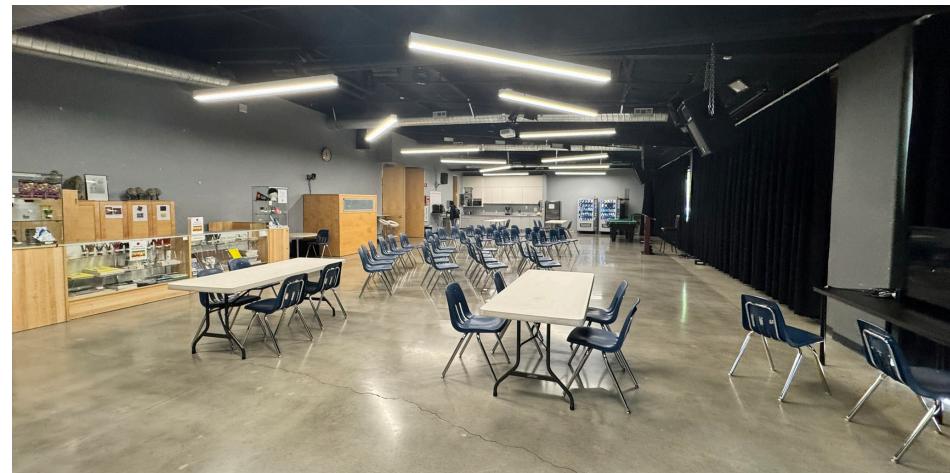
±45,848 SF | AVAILABLE APRIL 1, 2026



191 - 195 BAYPOINTE PARKWAY

San Jose, CA

INTERIOR PHOTOS



FOR LEASE

191 - 195 Baypointe Parkway | San Jose, CA

HEALTH CLUBS/GYMS

1. Cisco LifeConnections

Fitness Center

2. Planet Fitness

3. Relentless Boxing

RESTAURANTS

4. Blue Water Seafood and Crab

5. Cajun Crack'n

6. Chic Fil A

7. Chicken Meets Rice

8. Daeho Kalbi Jjim & Beef Soup

9. Dish N Dash - Milpitas

10. Faz Restaurants & Catering

11. Fish's Wild

12. FOTILE Milpitas

13. Great Indian Cuisine

14. Halal Gyro Express

15. Jang Su Jang

16. Jun Bistro

17. Koi Palace - Milpitas

18. La Catalana

19. Layang Layang

20. Mala Town

21. Meat Time

22. Mina's Korean BBQ

23. Mortar & Pestle Bar

24. Namma Restaurant

25. Noodle Express

26. Panera

27. Pre-Hispanic MX Cuisine

28. Rise Woodfire Pizza & Rotisserie

29. Rok Steakhouse & Grill

30. Round Table Pizza

31. SAJJ Mediterranean

32. Sendo Sushi

33. Shabuya - Milpitas

34. Shihlin Taiwan Street Snacks

35. Special Noodle

36. Taishoken - Milpitas

37. Tayyibaat Meat & Grill

SHOPPING

38. 99 Ranch Market

39. Banana Leaf Restaurant

40. Best Buy

41. CVS

42. Michaels

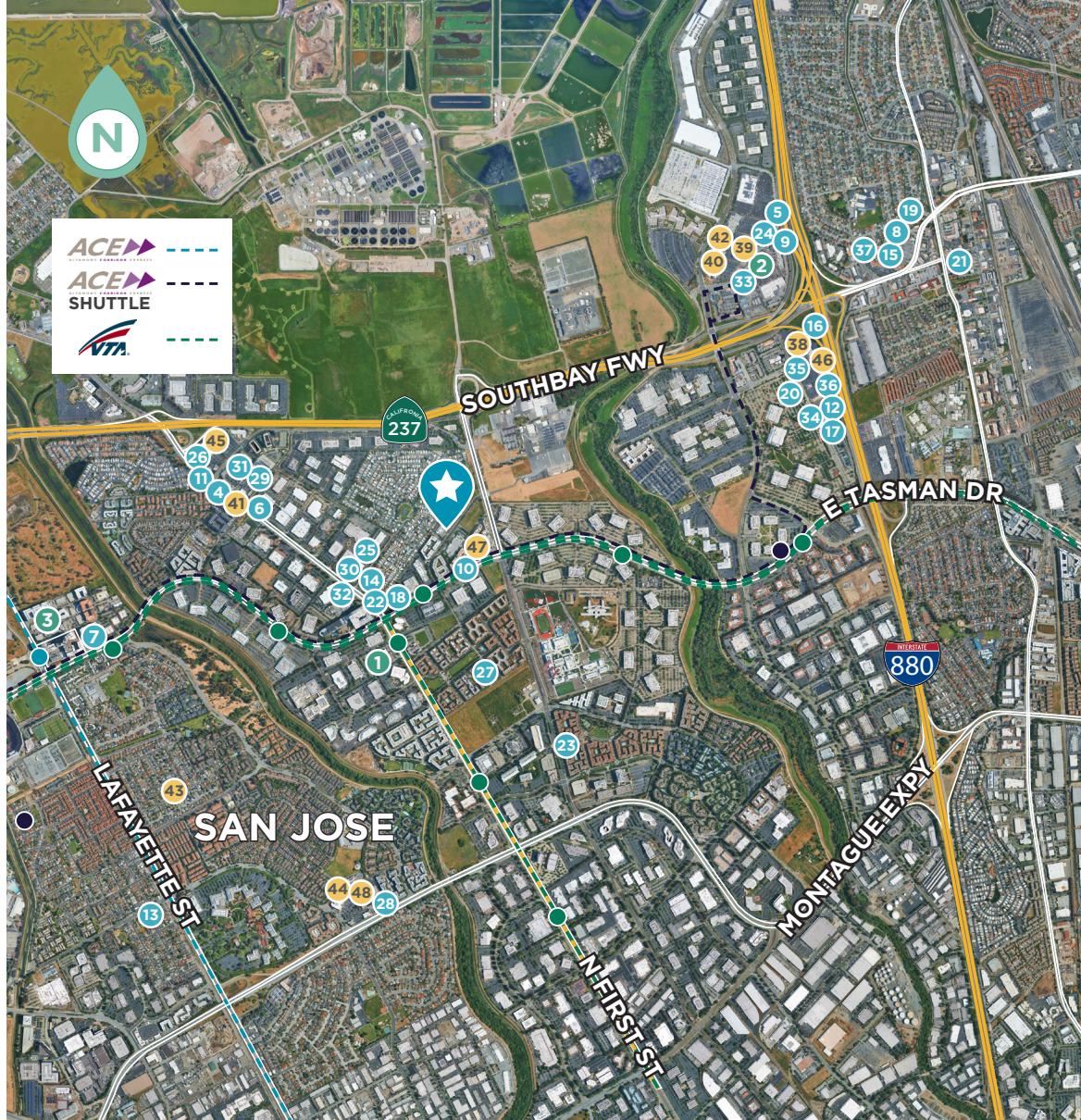
43. NorCal Furniture

44. Safeway

45. Target

46. TokTok Beauty

47. UPS Store



FOR MORE INFORMATION, CONTACT:

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