

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



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

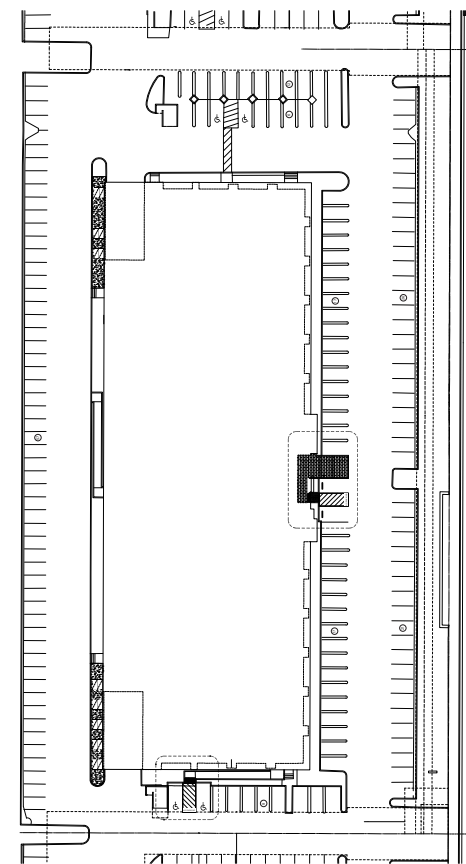


Heavy Power:
2,000 Amps at 277/480V



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



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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

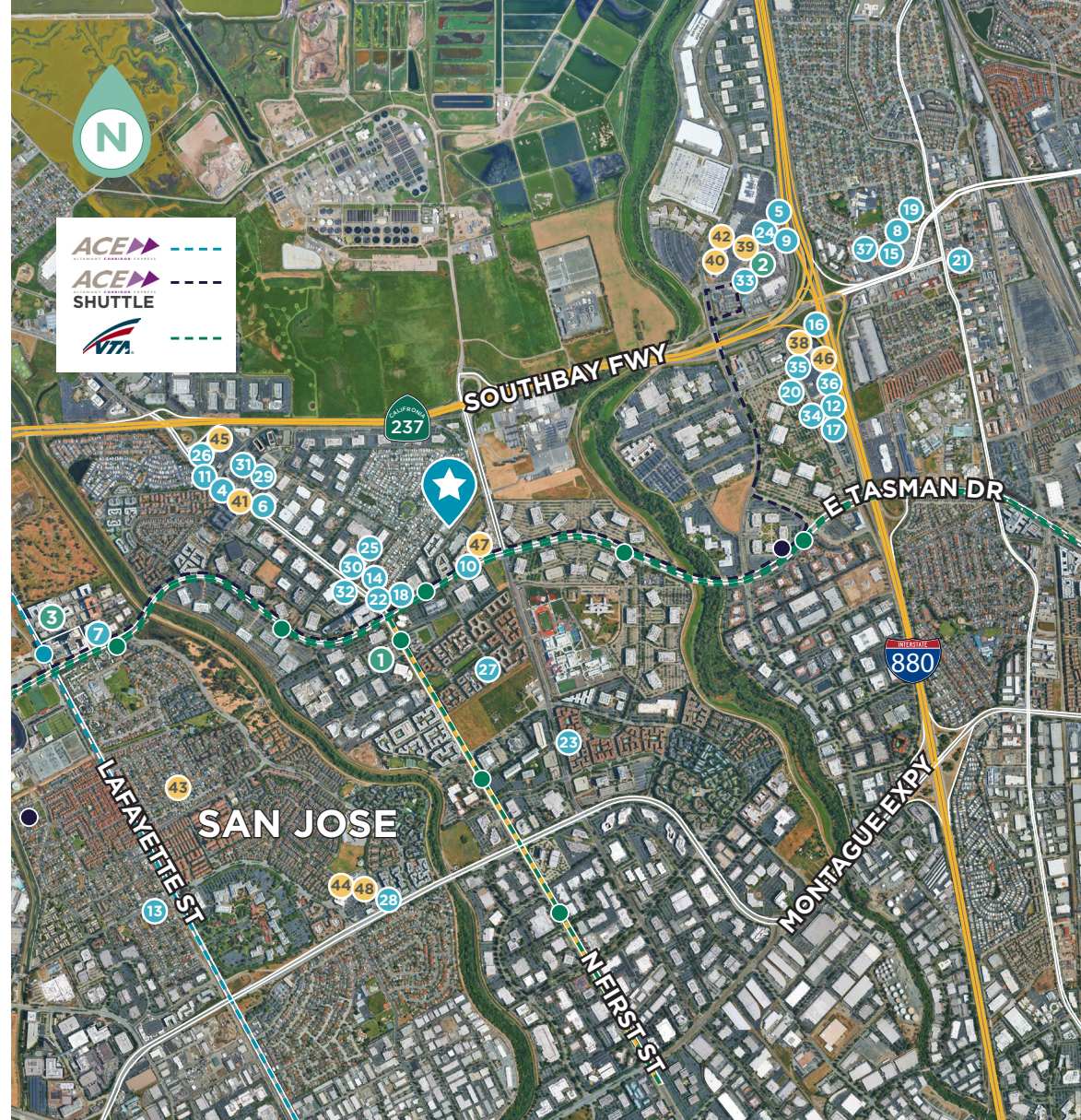
RESTAURANTS

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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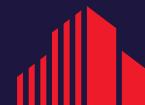
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