

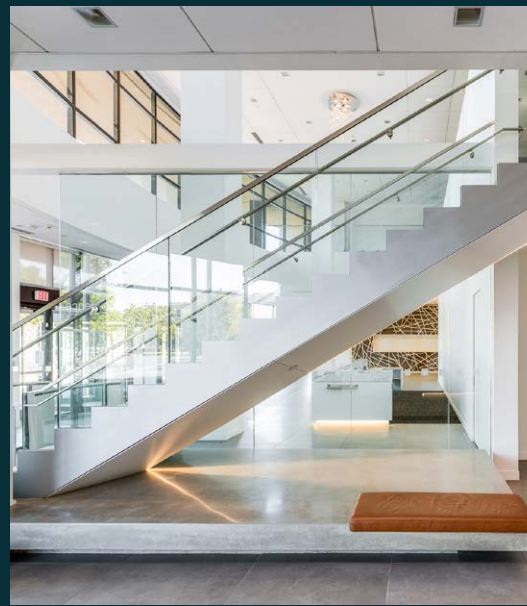
APEX AT TASMAN

±149,439 TO ±569,728 SF
AVAILABLE FOR LEASE OR SALE

**THE PEAK OF
PERFORMANCE**

DEFINING THE NEXT ERA

Making its market debut, Apex at Tasman introduces a rare, integrated headquarters and R&D platform positioned in the heart of Silicon Valley's Golden Triangle. The three-building campus delivers the scale, control and infrastructure required to drive generation-defining advancement.

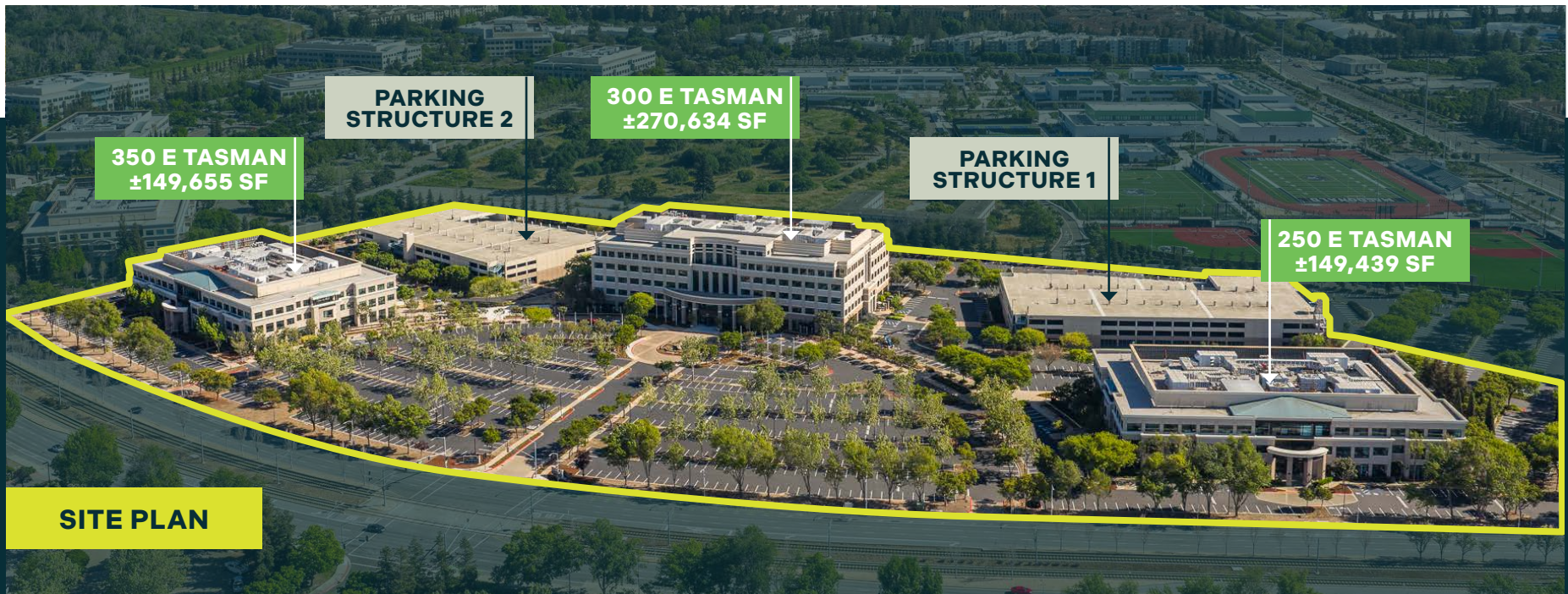


Campus Highlights

- ▶ Scalable from ±149,439 to ±569,728 SF (Divisible by building for lease or sale)
- ▶ Three-building complex on expansive ±25-acre site
- ▶ Extensive interior and exterior repositioning planned
- ▶ 4,000 amps per building (upgradable to 8,000 amps) or up to 24,000 amps to the site
- ▶ Dock and grade loading in each building
- ▶ 5.1/1,000 parking ratio with two structured garages and on-grade parking
- ▶ VTA Orange Line station directly in front of the campus

ENGINEERED FOR PERFORMANCE

Across three purpose-built buildings, Apex at Tasman delivers structured, efficient space, with superior power, designed for advanced operations and R&D environments. Optimized layouts and embedded infrastructure systems provide the foundation for precision-driven work, enabling organizations to operate with control and long-term flexibility.



300 E TASMAN



- ▶ ±270,634 SF, 5-story Office/R&D building
- ▶ Prominent entrance off Tasman Drive leading to a dramatic double-volume lobby
- ▶ Efficient ±54,000 SF floor plates with highly functional layouts
- ▶ Executive Briefing Center (EBC) with independent access from the main lobby
- ▶ Interstitial stairwell connecting the 4th and 5th floors
- ▶ Usable balconies
- ▶ Dock-high and grade-level loading
- ▶ Power supply of 4,000 amps (upgradable to 8,000 amps) at 277/480v
- ▶ Floor heights:
 - ▶ 1st Floor - Deck height: 17'-6" / Clear height: 15'4"
 - ▶ Upper Floors – Deck height: 14'-6" / Clear height: 12'-4"

> VIEW FLOOR PLANS

5' Benching Conceptual Space Plans
6'x7' Workstation Conceptual Space Plans
As Built Floorplans

350 E TASMAN



- ▶ ±149,665 SF 3-story Office/R&D building
- ▶ Direct access off of Tasman Drive to prominent double volume lobby
- ▶ Efficient ±50K SF floorplates with functional layouts
- ▶ Executive Briefing Center (EBC) off main lobby
- ▶ Dock and grade loading
- ▶ Cafeteria connected to expansive all hands breakroom
- ▶ Power supply of 4,000 amps (upgradable to 8,000 amps) at 277/480v
- ▶ Floor heights:
 - ▶ 1st Floor: Deck height 17'-6" / Clear height 15'4"
 - ▶ Upper Floors: Deck height 14'-6" / Clear height 12'-4"

> VIEW FLOOR PLANS

5' Benching Conceptual Space Plans
6'x7' Workstation Conceptual Space Plans
As Built Floorplans

250 E TASMAN



- ▶ ±149,439 SF 3-story Office/R&D building
- ▶ Direct access off of Tasman Drive to prominent double volume lobby
- ▶ Efficient ±50K SF floorplates with functional layouts
- ▶ Existing 1st floor labs with electrical distribution
- ▶ Dock and grade loading
- ▶ Power supply of 4,000 amps (upgradable to 8,000 amps) at 277/480v
- ▶ Floor heights:
 - ▶ 1st Floor: Deck height 17'-6" / Clear height 15'4"
 - ▶ Upper Floors: Deck height 14'-6" / Clear height 12'-4"

> VIEW FLOOR PLANS

As Built Floorplans



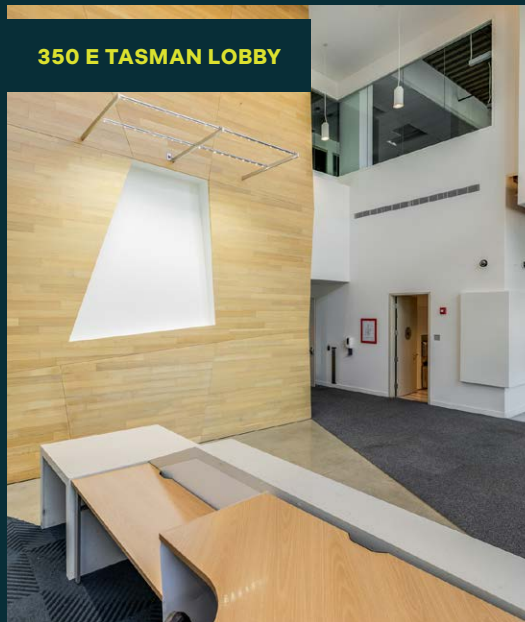
300 E TASMAN LOBBY



300 E TASMAN OFFICE WITH INTERSTITIAL STAIRWELL



350 E TASMAN ALL HANDS AREA



350 E TASMAN LOBBY



300 E TASMAN EBC



350 E TASMAN FULL SERVICE CAFETERIA

PLANNED OUTDOOR AMENITY AREA

Planned new outdoor amenity area located between 300 E Tasman and 350 E Tasman designed for single-tenant use, or divisible to independent areas for split-tenancy. The outdoor amenities are designed to interact with the breakroom and fitness center rooms in the connected buildings for a true indoor/outdoor experience



AMENITY AREA CONNECTING THE BUILDINGS



VARIETY OF SEATING AREAS FOR VARYING MEETING SIZES



INDOOR-OUTDOOR BREAKROOM WITH OPTION TO BE ENCLOSED



EXPANSIVE COLLABORATION AREAS



ENTERTAINMENT AREAS



OUTDOOR FITNESS ZONE ADJACENT TO 300 E TASMAN PLANNED FITNESS CENTER

LIVE, WORK, CONNECT

Apex at Tasman places tenants within a district where daily essentials, dining and hospitality are integrated into the neighborhood fabric. Grab lunch nearby, run errands after work and welcome visitors to hotels just minutes from the office.

Surrounded by established residential communities and served by the Santa Clara Unified School District, the campus is part of a vibrant, active district that extends beyond business hours. Nearby recreation and open space provide balance, reinforcing an address that supports productivity during the day and connection well into the evening.



@FIRST
Chick-fil-A
Blue Water Seafood & Crab
Fish's Wild
Chipotle
Panera Bread
Starbucks
Shan Tandoori Pizza
SAJJ Mediterranean
Rok Steakhouse & Grill
Target
CVS
Five Guys
Panda Express

MILPITAS SQUARE
99 Ranch Market
Mayflower Seafood
Tasty Pot
Loving Hut
Extended Stay America
Hampton Inn
Staybridge Suites

MCCARTHY RANCH MARKETPLACE
Cajun Crack'n
Dish N' Dash
In-N-Out Burger
McDonald's
Planet Fitness
Shabuya
Starbucks
Taco Bell
Taqueria Los Cuñados
Walmart
The Sandwich Spot
Hilton Garden Inn
Larkspur Landing

GREAT MALL
McDonalds
Outback Steakhouse
Kelly's Cajun Grill
Olive Garden
Chipotle
Pho 90 Degree
Villa Fresh Italian Kitchen
Popeyes
Charleys Cheesesteaks
Chinese Gourmet Express
Burger King
Great Khan's Magnolian
Jamba Juice
Cold Stone
TownPlace Suites by Marriott Milpitas
Courtyard by Marriott Milpitas Silicon Valley

85°C Bakery Café
Café
Koi Palace
The Rice House
Top Café
FT BBQ

Trader Joe's
Starbucks
Slice House

Element Hotel

CRUST Sourdough Deli
Asian Bowl
Annapoorna Authentic Indian Cuisine

Poke Xpress
Juban Ramen & Tapas
Pho Ha Noi
World of Leaders
Tirupathi Bhimas
Zen Haven Spa

Sonesta Silicon Valley
Manzanita Table & Bar
Sheraton San Jose
Hotel Bistro Restaurant

CorePower Yoga
Starbucks
B3Boyz Dhaba
Blast & Brew
Inchin's Bamboo Garden
A2B Indian

CONNECTED WITHOUT COMPROMISE

Apex at Tasman delivers seamless connectivity across Silicon Valley, whether commuting daily or welcoming partners from across the region at the San Jose Mineta International Airport. With direct VTA Orange Line service at the campus entrance and immediate access to Interstate 880, the property supports efficient movement throughout the Bay Area.



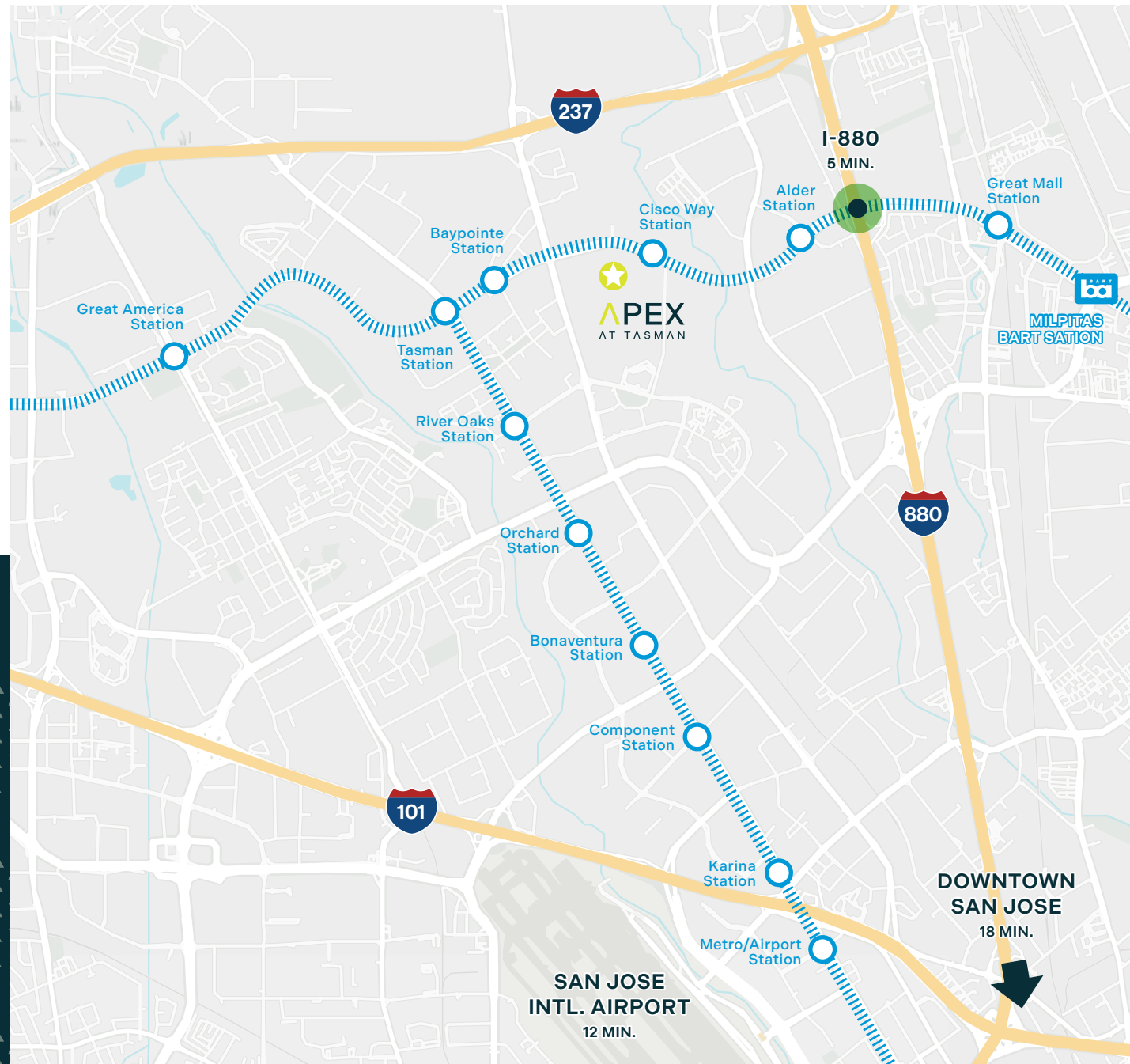
3 MINUTE WALK
to Cisco Way VTA
Light Rail Station



±12 MINUTE RIDE
on VTA Light Rail from
Alder Light Rail Station to
Milpitas Bart Station



±1 HOUR
from Milpitas BART station
to Embarcadero Station SF



THE EPICENTER OF INNOVATION

Located within the Golden Triangle, Apex at Tasman sits at the center of Silicon Valley's most established innovation corridor. This district is defined by sustained corporate investment, advanced industry presence and the infrastructure that has supported decades of growth. With direct access to a renowned, regional talent pool and great proximity to industry-leading institutions, the campus offers a strategic foothold within one of the world's most influential technology markets.

Silicon Valley by the Numbers...



Total Workforce

1.7 MILLION

28%

work in the tech sector

56%

are between ages 18-34

73%

hold a bachelor's degree or higher

27%

possess graduate degrees or higher

31%

of private companies in the U.S. valued at \$1 billion+ reside in Silicon Valley

220%

increase in generative AI investments in 2024

57%

of America's VC funding in 2024 went to Silicon Valley startups

\$90 BILLION

in venture capital funding in 2024



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SOUTH BAY
DEVELOPMENT CO.

**CUSHMAN &
WAKEFIELD**

APEX AT TASMAN

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