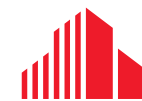


# 2595 JUNCTION AVENUE

SAN JOSE, CA



**Flexible Class A Office Sublease Availability:**  
±28,180 SF Single Floor, ±56,359 SF Full Building



**CUSHMAN &  
WAKEFIELD**



**COLIN FEICHTMEIR**

Lic. 01298061

+1 408 615 3443

[colin.feichtmeir@cushwake.com](mailto:colin.feichtmeir@cushwake.com)

**ERIK HALLGRIMSON CCIM**

Lic. 01274540

+1 408 615 3435

[erik.hallgrimson@cushwake.com](mailto:erik.hallgrimson@cushwake.com)



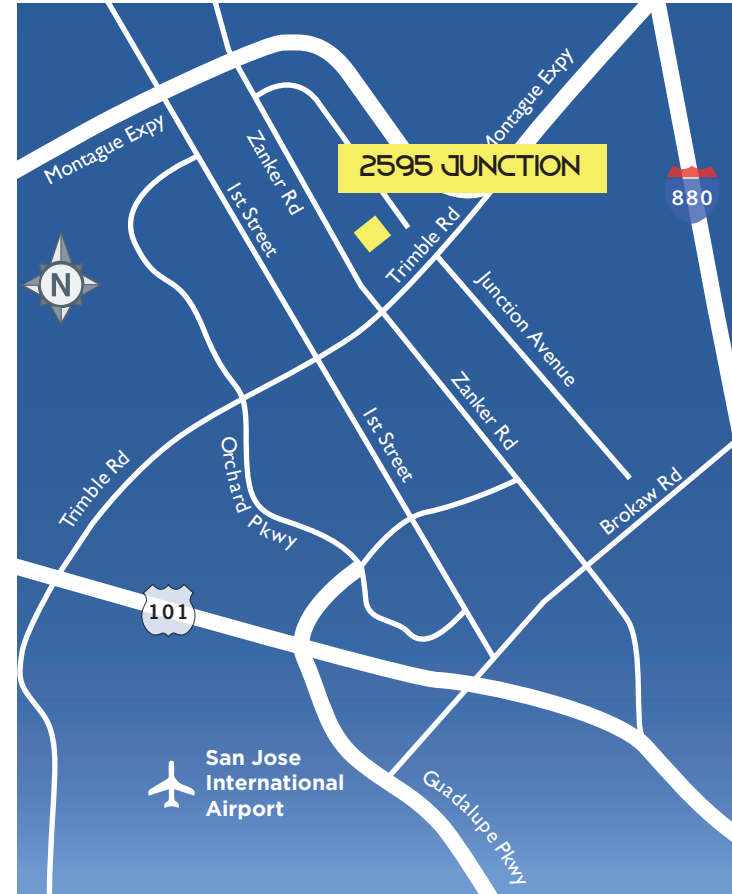
**CUSHMAN &  
WAKEFIELD**

# PROPERTY HIGHLIGHTS

- Premier 2-Story Office Building: ±56,359 SF
- Divisible to: ±28,180 SF Floorplates
- Available for Sublease Through 12/31/2018 with Potential for Direct Lease
- Extensive Glassline
- Flexible Floor Plan
- Multiple Labs, Server Rooms, and Training Rooms
- Break Rooms
- Showers
- Identity on Junction Ave - Building and Monument Signage
- 5 Minute Walk to VTA Light Rail
- Easy Access to Highways 101, 237, 85, and 880

## 2595 JUNCTION AVENUE

Total Rentable SF	±56,359	Back-up Generator	350 kW
Number of Stories	2	Elevators	1
Construction	Concrete Tilt	Power	2,000 Amps
Ceiling Heights	11' & 10'	HVAC	10 Ton
Stairs	3 Sets	Card Access	AMAG Semetry
Security	Stanley Security		



### COLIN FEICHTMEIR

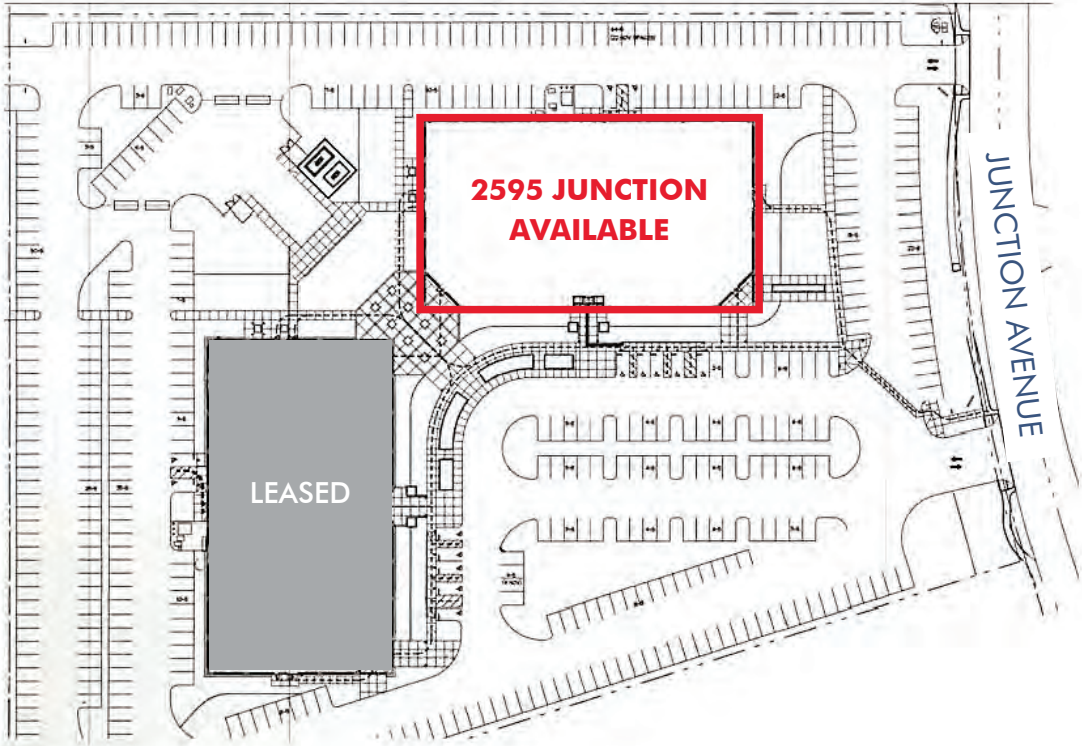
Lic. 01298061  
+1 408 615 3443  
colin.feichtmeir@cushwake.com

### ERIK HALLGRIMSON CCIM

Lic. 01274540  
+1 408 615 3435  
erik.hallgrimson@cushwake.com



# SITE PLAN & CONFERENCE ROOM



**COLIN FEICHTMEIR**

Lic. 01298061

+1 408 615 3443

colin.feichtmeir@cushwake.com

**ERIK HALLGRIMSON CCIM**

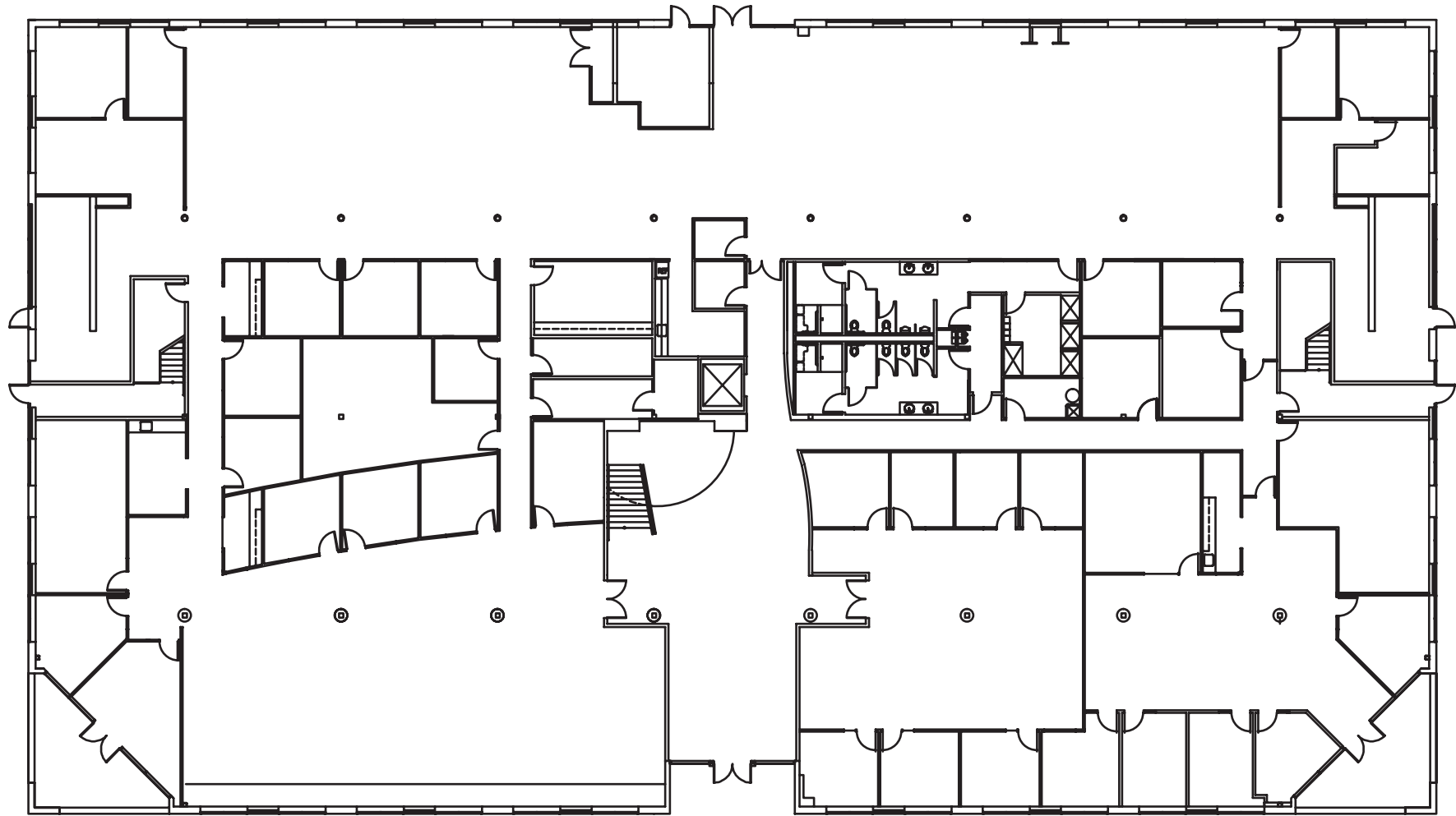
Lic. 01274540

+1 408 615 3435

erik.hallgrimson@cushwake.com



# 2595 JUNCTION FLOOR PLAN



First Floor: ±28,180 SF

**COLIN FEICHTMEIR**

Lic. 01298061

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colin.feichtmeir@cushwake.com

**ERIK HALLGRIMSON CCIM**

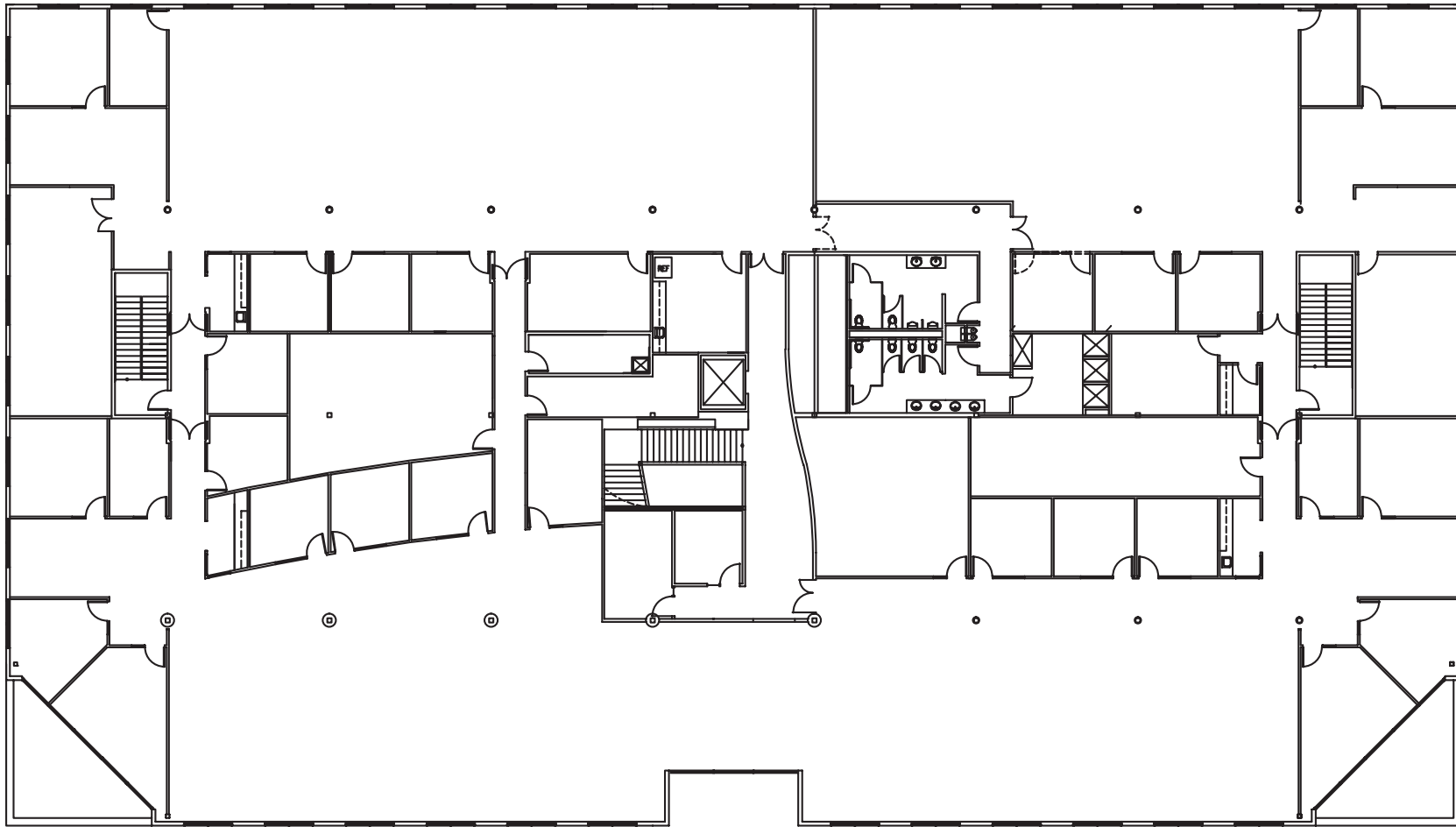
Lic. 01274540

+1 408 615 3435

erik.hallgrimson@cushwake.com



# 2595 JUNCTION FLOOR PLAN



Second Floor: ±28,180 SF

**COLIN FEICHTMEIR**

Lic. 01298061

+1 408 615 3443

colin.feichtmeir@cushwake.com

**ERIK HALLGRIMSON CCIM**

Lic. 01274540

+1 408 615 3435

erik.hallgrimson@cushwake.com



# LIVE · WORK · PLAY



**COLIN FEICHTMEIR**  
Lic. 01298061  
+1 408 615 3443  
colin.feichtmeir@cushwake.com

**ERIK HALLGRIMSON CCIM**  
Lic. 01274540  
+1 408 615 3435  
erik.hallgrimson@cushwake.com

