

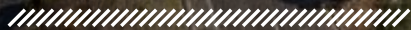
2740, 2720, 2700, 2680 & 2660 ZANKER RD
2585 & 2595 JUNCTION AVE

SAN JOSE, CA



Genesis Point

Origin of
What's Next



FOR SALE OR LEASE

±18,327 SF TO 245,504 SF AVAILABLE



genesispointsj.com



From Spark to Scale

Genesis Point introduces a flexible R&D campus with lab infrastructure

in the heart of Silicon Valley's Golden Triangle, designed for companies at every stage of growth. With a range of suite sizes and existing wet lab, electronic lab, and clean room infrastructure, the seven-building campus creates a clearer path from early momentum to long-term expansion.

Positioned along Zanker Road, E. Trimble Drive and Junction Ave with direct access to transit, dining, hotels and major regional corridors, Genesis Point offers a connected setting for teams establishing themselves within Silicon Valley's world-leading ecosystem of innovators.

Campus Highlights

± 465,000 SF TOTAL

SEVEN BLDG. CAMPUS

- //// Mix of high-quality office, lab and clean room spaces
- //// Variety of suite sizes with room for future expansion
- //// Dock-high and grade-level loading to each building
- //// Exceptional power: 2,000-4,000 amps at 277/480v per building
- //// 3.6/1,000 Parking
- //// Enhanced landscaping and project signage
- //// Surrounded by dining, hotels, retail and everyday amenities
- //// On-site amenities include lounge, conference room and fitness center
- //// Quick access to VTA light rail, bus routes, BART connections and I-880
- //// Signage and branding opportunities on Zanker Rd., E. Trimble Dr., and Junction Ave.



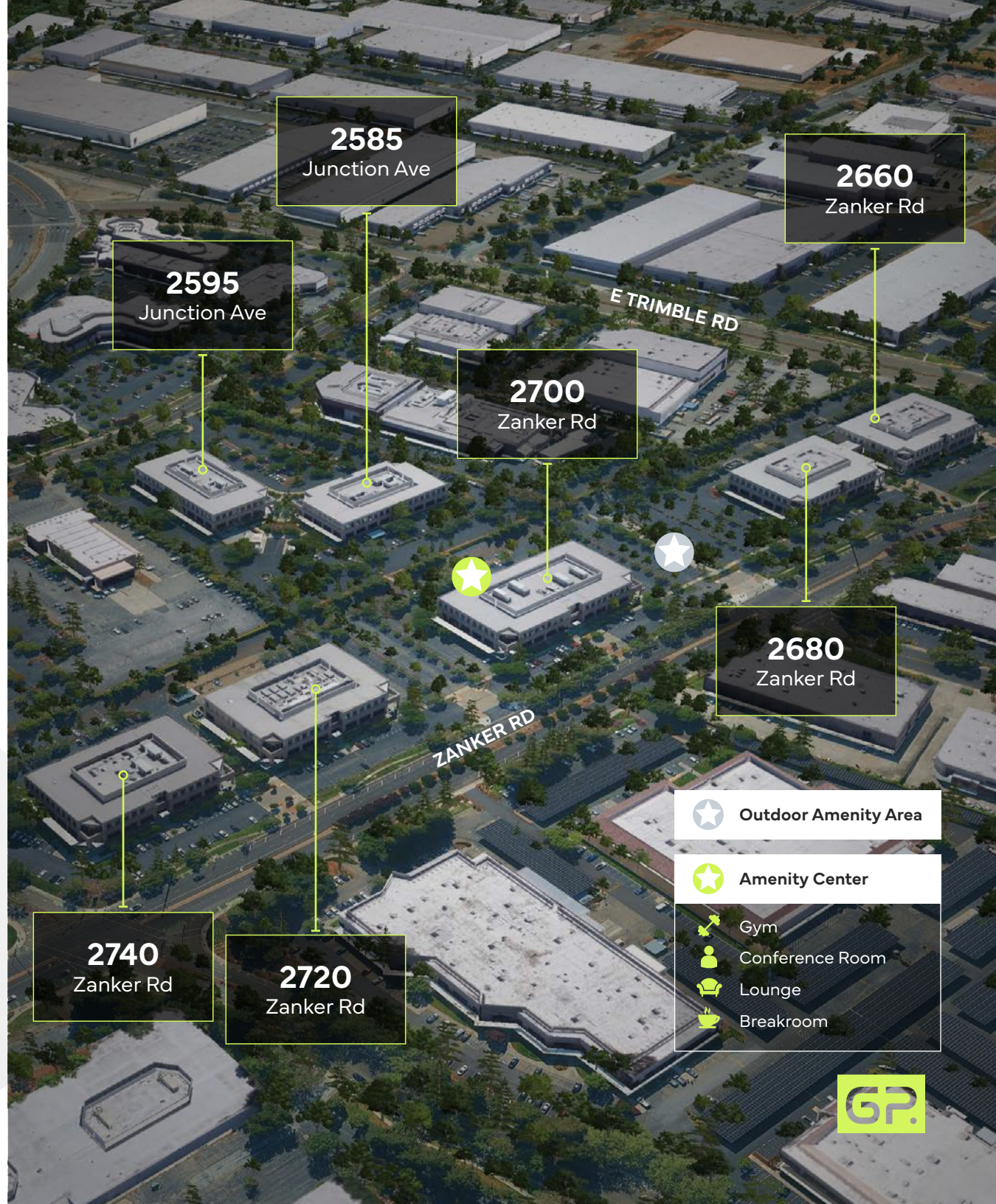
Flexible by Design

Genesis Point spans seven buildings and 465,000 SF

creating a flexible campus for innovative companies in motion. With existing lab infrastructure, varied suite sizes and room for future expansion, the campus is built to support growth at every stage.

2740 Zanker	FULLY LEASED
2720 Zanker	FULLY LEASED
2700 Zanker	18,327 – 57,600 SF Available
2680 Zanker*	49,466 – 67,001 SF Available
2660 Zanker*	27,023 – 68,075 SF Available
2585 Junction	FULLY LEASED
2595 Junction	52,295 SF Available

* 2660 & 2680 connected for total 135,076 SF



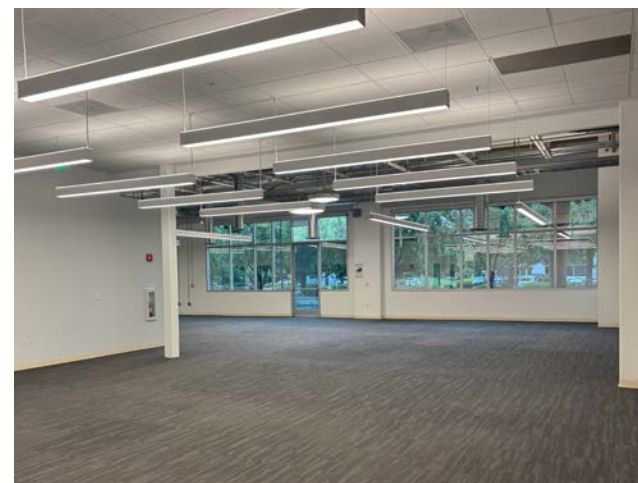
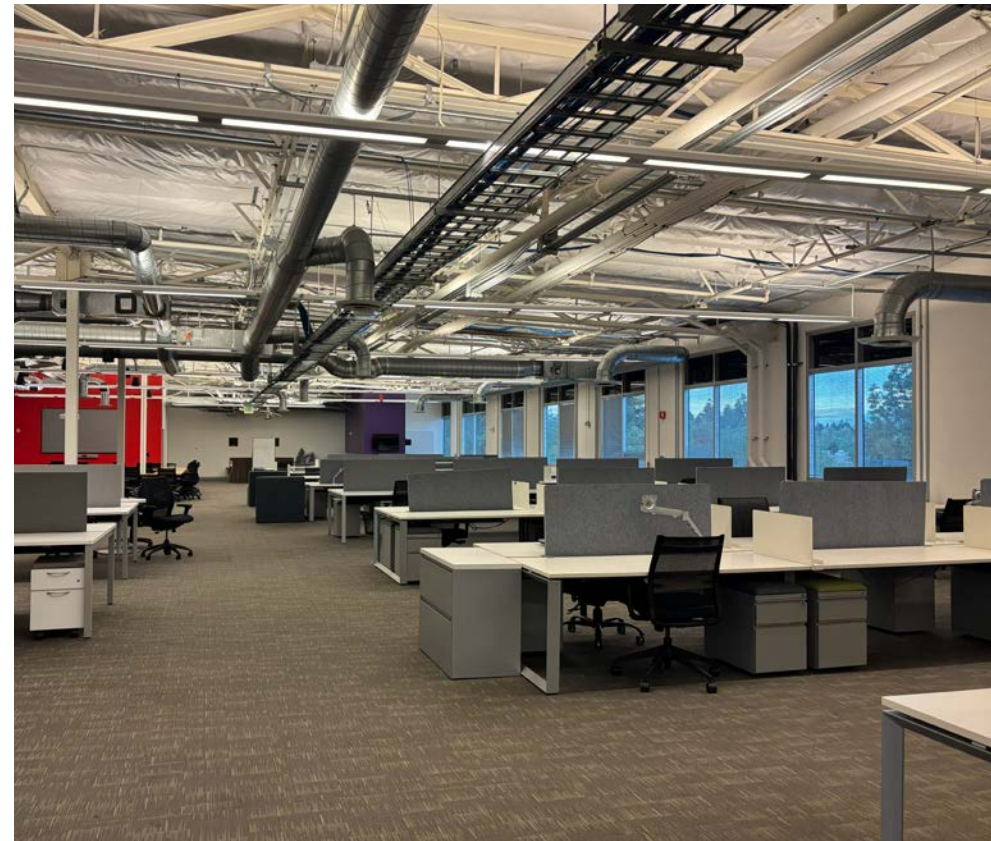
2700 Zanker

±84,409 RSF Freestanding Multi-Tenant Building

DIVISIBLE TO ±18,327 SF, ±38,375 SF OR ±57,600 SF

- ////// Amenity center in building with fitness center and tenant lounge.
- ////// Power supply of 2,000 amps at 277/480v
- ////// 100 tons of dedicated HVAC to Labs
- ////// Numerous electronic labs with dedicated HVAC, power distribution and ESD flooring
- ////// Dock-high and grade-level loading
- ////// Floor heights:
 - ////// 1st Floor – Deck height: 17'6" / Clear height: 14'10"
 - ////// 2nd Floor – Deck height: 14'8" / Clear height: 13'6"

VIEW FLOOR PLANS



2680 Zanker

±67,001 SF Freestanding Building

DIVISIBLE TO ±49,466 SF

- //// Connected covered and 2nd floor walkway to 2660 Zanker for up to 135,076 SF
- //// Market-ready plan in process to mix office/lab R&D building
- //// High-end interiors throughout
- //// Power supply of 4,000 amps at 277/480v
- //// 1MW backup generator servicing building
- //// Various wet labs convertible to electronic labs
- //// Dock-high and grade-level loading with shipping receiving area.
- //// Quality breakroom area connected to outdoor patio amenity
- //// Interstitial stairs connecting the floors
- //// Floor heights:
 - //// 1st Floor – Deck height: 17'6" / Clear height: 14'10"
 - //// 2nd Floor – Deck height: 14'8" / Clear height: 13'6"

VIEW FLOOR PLANS



2660 Zanker

±68,075 SF Freestanding Building

DIVISIBLE TO ±27,023 SF OR ±46,408 SF

- //// Connected covered and 2nd floor walkway to 2680 Zanker for up to 135,076 SF
- //// Highly improved office and wet lab areas, convertible to electronic labs
- //// Power supply of 2,000 amps at 277/480v
 - //// Permitted to upgrade to 4,000 amps at 277/480v
- //// 1MW backup generator servicing building
- //// Dock-high and grade-level loading with shipping receiving area.
- //// Quality breakroom area connected to outdoor patio amenity
- //// Floor heights:
 - //// 1st Floor – Deck height: 17'6" / Clear height: 14'10"
 - //// 2nd Floor – Deck height: 14'8" / Clear height: 13'6"

VIEW FLOOR PLANS



2595 Junction

±52,295 SF Freestanding Building

1ST FLOOR: MARKET READY SPACE

2ND FLOOR: CLEAN SHELL SPACE

//// First floor features a finished lobby, breakroom, and open office area

//// Power supply of 2,000 amps at 277/480v

//// Permitted to upgrade to 4,000 amps at 277/480v

//// Dock-high and grade-level loading with shipping receiving area.

//// Quality breakroom area connected to outdoor patio amenity

//// Interstitial stairs connecting the floors

//// Floor heights:

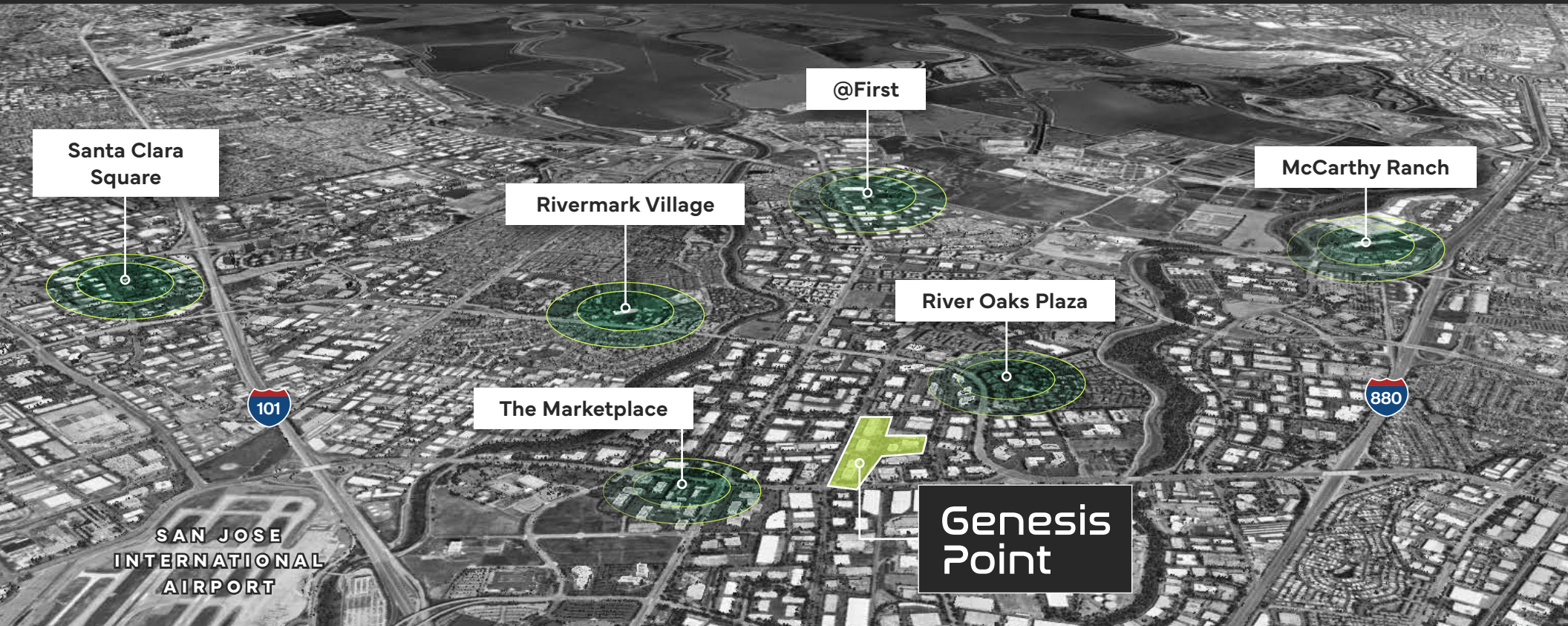
//// 1st Floor – Deck height: 17'6" / Clear height: 14'10"

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VIEW FLOOR PLANS



The Neighborhood Advantage



Genesis Point sits within a vibrant North San Jose district characterized by established residential communities and access to the Santa Clara Unified School District. The surrounding neighborhood supports a stable, family-friendly environment that benefits both tenants and visitors.

Surrounded by prominent shopping destinations such as Santa Clara Square, The Shops @ First, and McCarthy Ranch, Genesis Point is positioned within a highly amenitized setting offering convenient access to dining, fitness, hospitality, and everyday necessities.

200+ RESTAURANTS & CAFÉS

50+ FITNESS

30+ HOTELS

15+ GROCERY STORES



Where Growth Takes Shape

Genesis Point is rooted in the Golden Triangle

where innovation, talent and industry help shape Silicon Valley's next wave of growth. Positioned in North San Jose and connected to the region's broader ecosystem, the campus offers growing companies a strategic home to build momentum alongside the companies, institutions and talent that shape this renowned tech and innovation market.

\$45.4B

IN VC FUNDING IN Q1 2026

//// 1.7 MILLION total workforce

//// 28% work in the tech sector

//// 73% hold a bachelor's degree or higher

//// 27% possess graduate degrees or higher

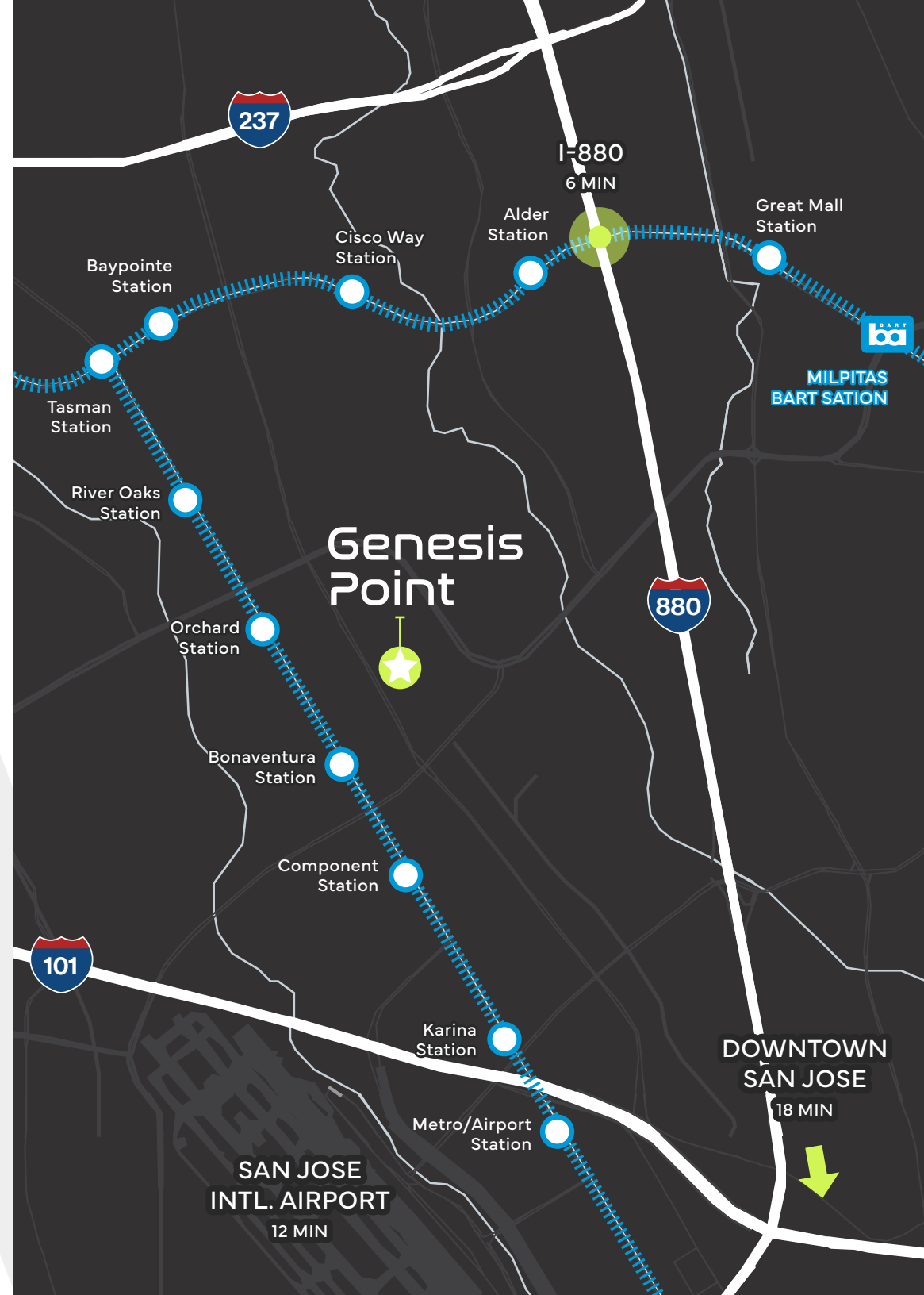
A Gateway to the Bay Area

Genesis Point offers convenient regional access with nearby VTA light rail, bus routes, and

BART connections, along with easy access to Interstate 880. Whether commuting daily or welcoming clients and visitors, the campus is well positioned for smooth travel across North San Jose and the broader Bay Area.

//// Drive Times

INTERSTATE 800	6 MINS
SJ MINETA INT'L AIRPORT	7 MINS
US-101	8 MINS
DOWNTOWN SAN JOSE	18 MINS





Genesis Point

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SOUTH BAY
DEVELOPMENT CO.

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