

# LAS PLUMAS BUSINESS CENTER



MARKET READY IMPROVEMENTS TO BE COMPLETED IN Q2

*Big Enough To Serve You. Small Enough To Know You...*

591 KING ROAD, 1650 LAS PLUMAS AVENUE, 1670 LAS PLUMAS AVENUE - SAN JOSE, CA 95133

**±213,634**

**TOTAL SQUARE FEET**

VARIOUS CONFIGURATIONS  
OF R&D/MANUFACTURING  
WAREHOUSE

±18' - 24'  
CLEAR HEIGHT

SUITE SIZES RANGE FROM  
±7,200 SF - ±37,800 SF

±2.83 / 1,000 SF  
PARKING RATIO

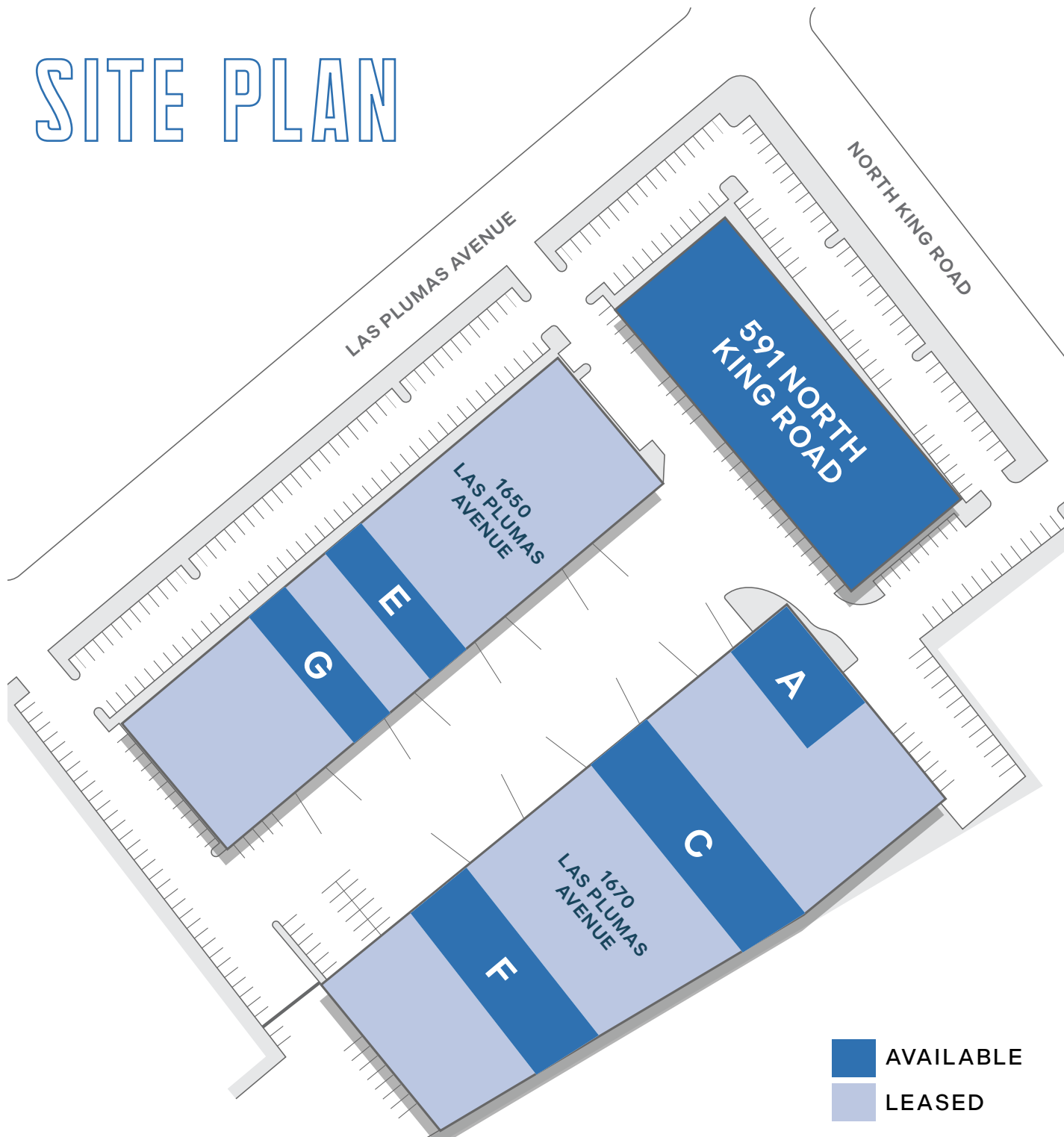
AMPLE STAGING AREA

FULLY SPRINKLERED



# SITE PLAN

LAS PLUMAS  
BUSINESS CENTER



## 591 NORTH KING ROAD

FULL BUILDING ±37,800 SF

## 1650 LAS PLUMAS AVE

SUITE E ±7,200 SF

SUITE G ±7,488 SF

## 1670 LAS PLUMAS AVE

SUITE A ±7,684 SF

SUITE F ±12,048 SF

SUITE C ±13,688 SF

 AVAILABLE  
 LEASED



# SUMMARY

BUILDING SUITE	SIZE	OFFICE	POWER	LOADING	CLEAR HEIGHT	HVAC	VIEW FLOOR PLAN
591 NORTH KING RD	±37,800 SF	~100%	TBD	NONE	±10'-16'	100%	<a href="#">VIEW &gt;</a>
1650 - SUITE E	±7,200 SF	~15%	400A/277/480V	1 GRADE LEVEL 1 DOCK HIGH	±18'	15%	<a href="#">VIEW &gt;</a>
1650 - SUITE G	±7,488 SF	~15%	400A/277/480V	1 GRADE LEVEL 1 DOCK HIGH	±18'	15%	<a href="#">VIEW &gt;</a>
1670 - SUITE A	±7,684 SF	~20%	200A/277/480V	1 GRADE LEVEL 2 DOCK HIGH	±23'	100%	<a href="#">VIEW &gt;</a>
1670 - SUITE C	±13,688 SF	~20%	200A/277/480V	2 DOCK HIGH ONLY	±24'	20%	<a href="#">VIEW &gt;</a>
1670 - SUITE F	±12,048	~15%	400A/277/480V	1 GRADE LEVEL 2 DOCK HIGH	±24'	15%	<a href="#">VIEW &gt;</a>

POWER SUBJECT TO VERIFICATION

# FULL BUILDING

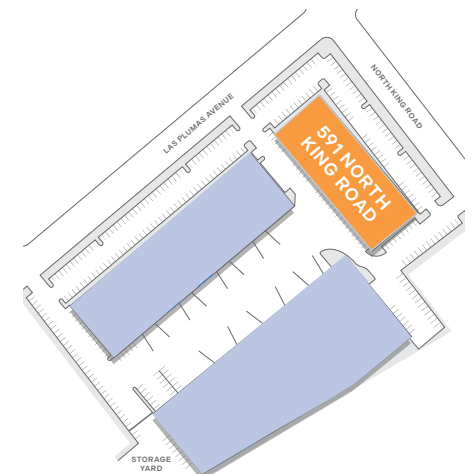
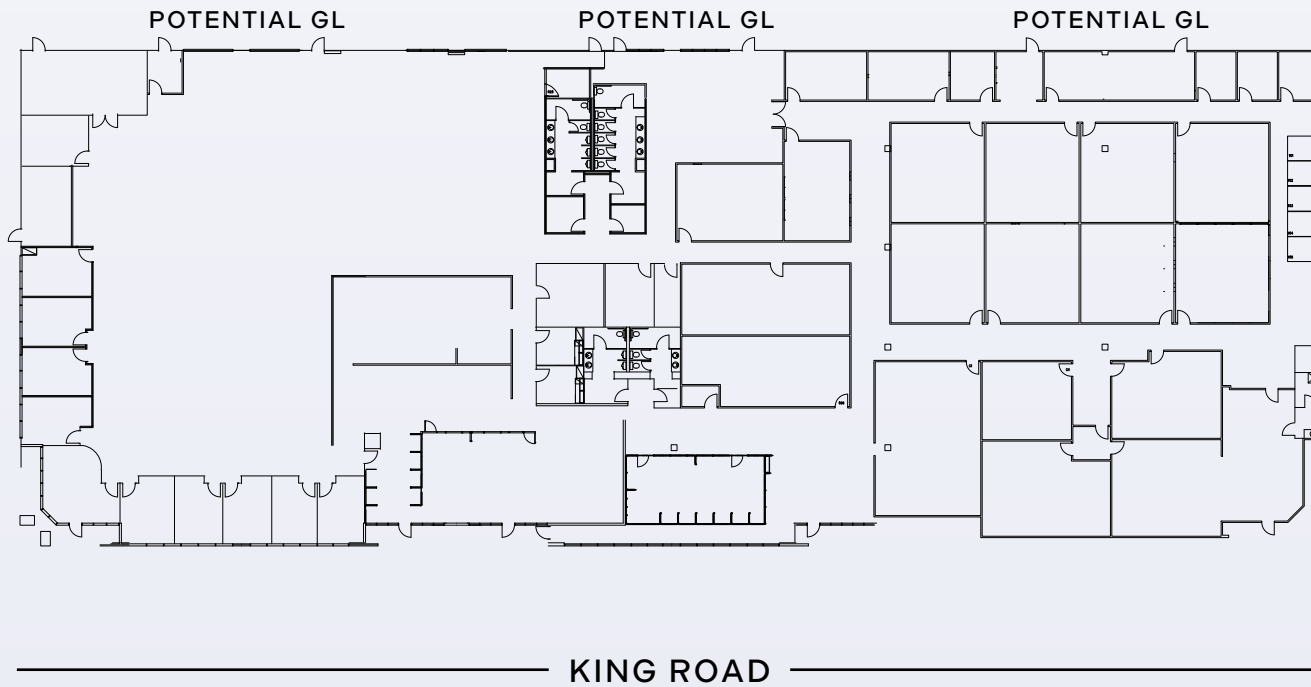
591 NORTH KING ROAD

±37,800 SF

MONUMENT SIGNAGE

±10'-16' CLEAR HEIGHT

100% HVAC



# SUITE E

1650 LAS PLUMAS AVE

LAS PLUMAS  
BUSINESS CENTER



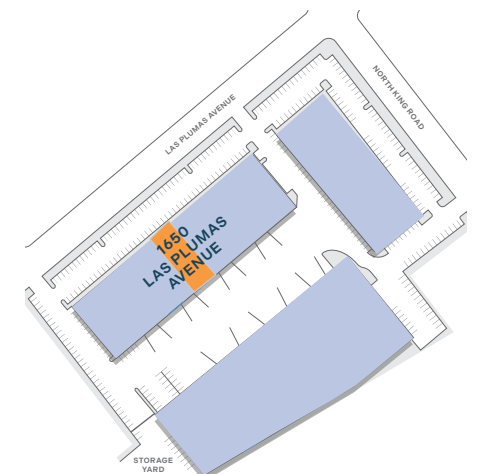
**±7,200 SF**

APPROXIMATELY 15%  
OFFICE

POWER: 400 AMPS,  
277/480 VOLTS,  
3-PHASE (SUBJECT TO  
VERIFICATION)

1 GRADE LEVEL DOOR, 1  
DOCK HIGH DOOR

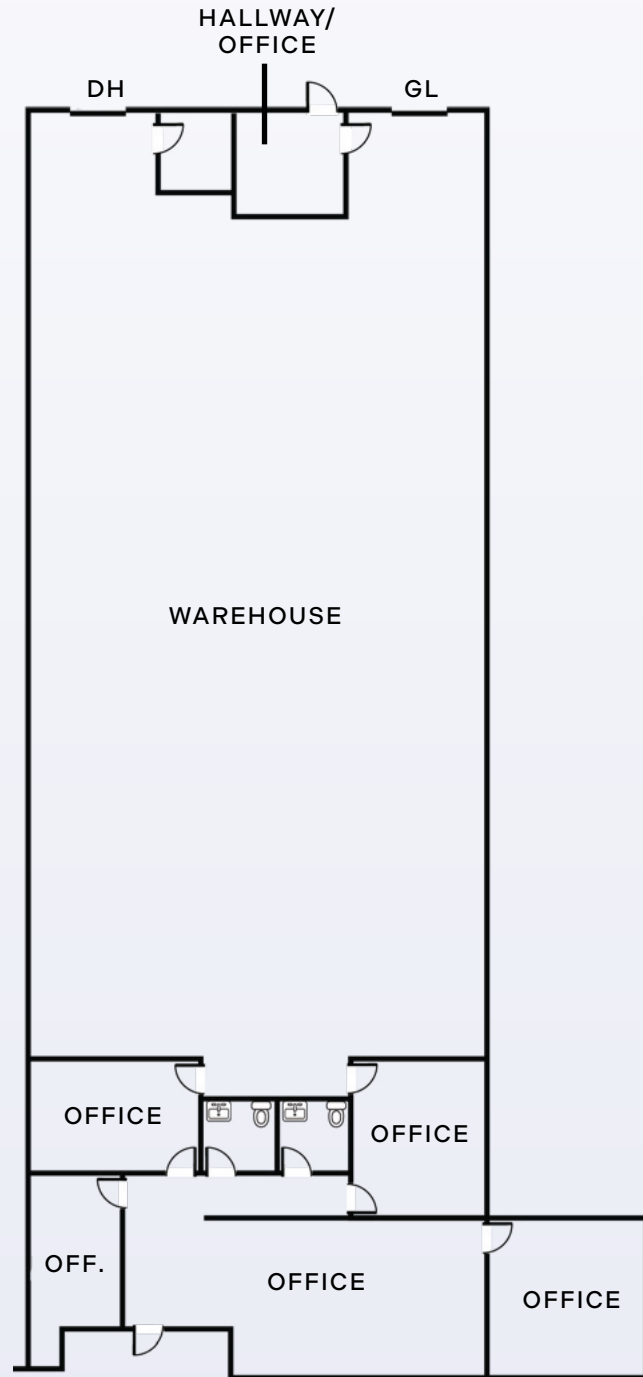
±18' CLEAR HEIGHT



# SUITE G

1650 LAS PLUMAS AVE

LAS PLUMAS  
BUSINESS CENTER



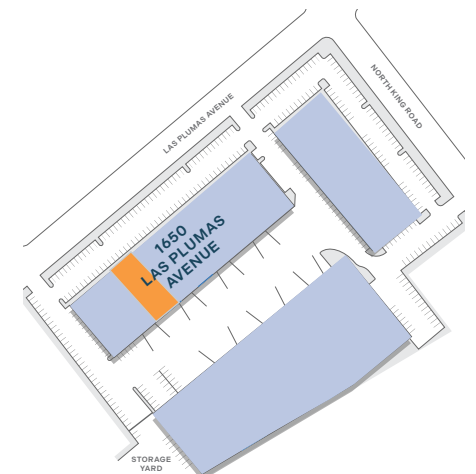
**±7,488 SF**

APPROXIMATELY 15%  
OFFICE

POWER: 400 AMPS,  
277/480 VOLTS,  
3-PHASE (SUBJECT TO  
VERIFICATION)

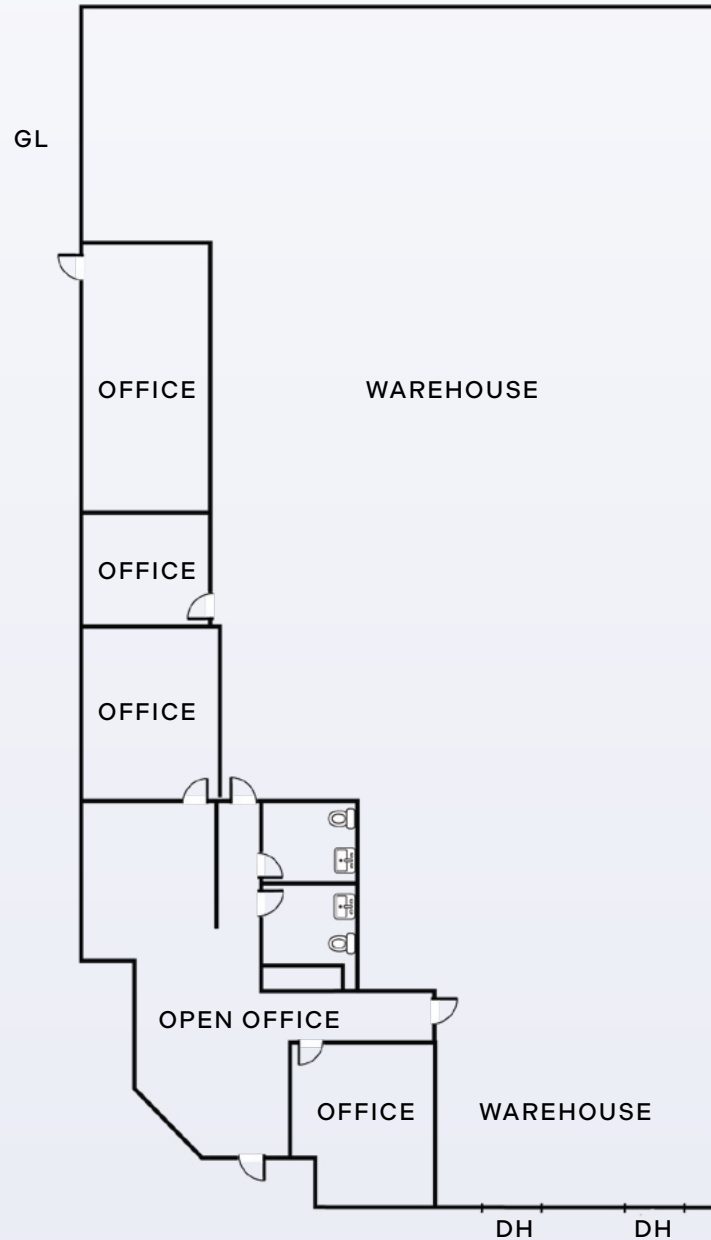
1 GRADE LEVEL DOOR, 1  
DOCK HIGH DOOR

±18' CLEAR HEIGHT



# SUITE A

1670 LAS PLUMAS AVE



**±7,684 SF**

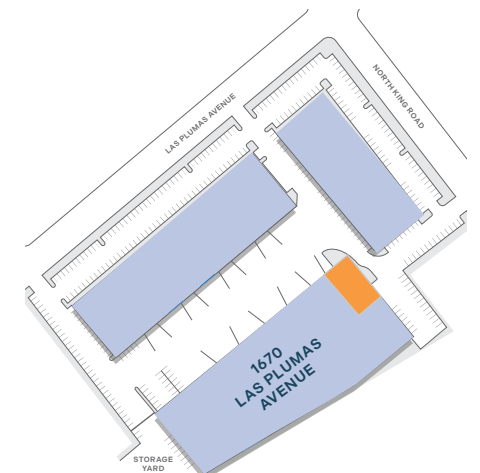
APPROXIMATELY 20%  
OFFICE

POWER: 200 AMPS,  
277/480 VOLTS,  
3-PHASE (SUBJECT TO  
VERIFICATION)

1 GRADE LEVEL DOOR, 2  
DOCK HIGH DOORS

±23' CLEAR HEIGHT

100% HVAC



# SUITE F

1670 LAS PLUMAS AVE



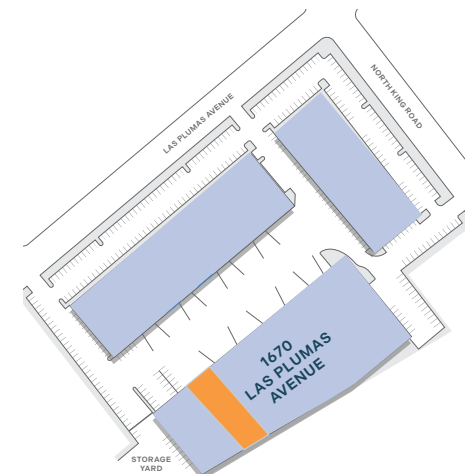
**±12,048 SF**

APPROXIMATELY 15%  
OFFICE

POWER: 400 AMPS,  
277/480 VOLTS,  
3-PHASE (SUBJECT TO  
VERIFICATION) DOCK AND  
GRADE LEVEL LOADING

1 GRADE LEVEL DOOR, 2  
DOCK HIGH DOORS

±24' CLEAR HEIGHT



# SUITE C

1670 LAS PLUMAS AVE

LAS PLUMAS  
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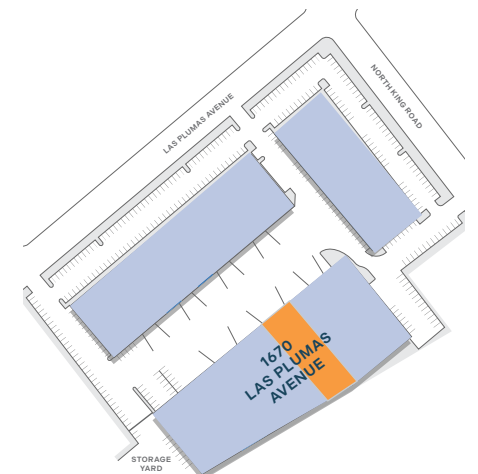
**±13,688 SF**

APPROXIMATELY 20%  
OFFICE

POWER: 200 AMPS,  
277/480 VOLTS,  
3-PHASE (SUBJECT TO  
VERIFICATION)

2 DOCK HIGH DOORS

±24' CLEAR HEIGHT



**LAS PLUMAS  
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## DRIVE TIME

2 MINS TO HIGHWAY 101

6 MINS TO HIGHWAY 280

4 MINS TO BART STATION / BERRYESSA

10 MINS TO SJC AIRPORT



**LAS PLUMAS  
BUSINESS CENTER**



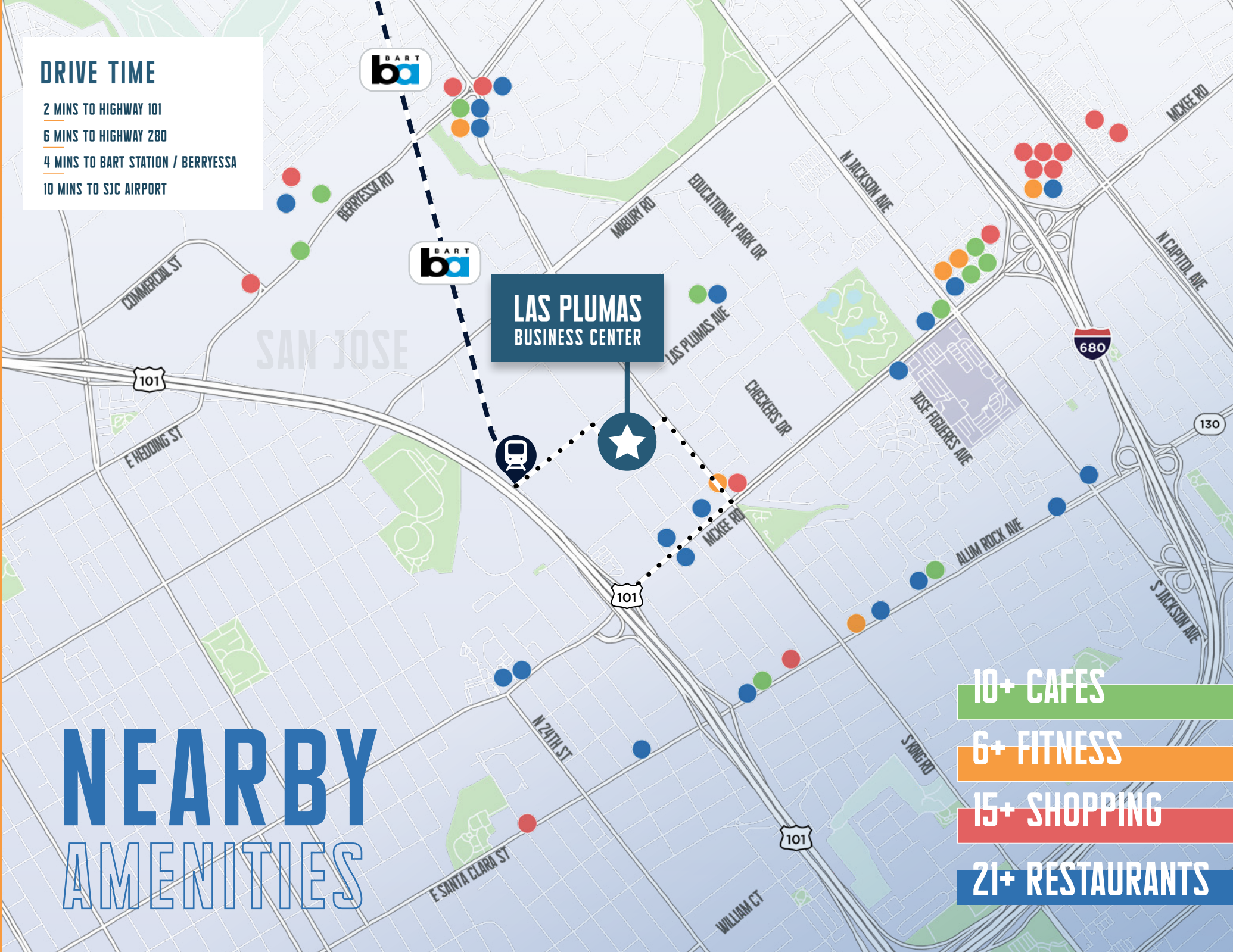
# NEARBY AMENITIES

10+ CAFES

6+ FITNESS

15+ SHOPPING

21+ RESTAURANTS



# LAS PLUMAS BUSINESS CENTER

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