LAS PLUMAS
BUSINESS CENTER

CUSHMAN & WAKEFIELD | BLUE RISE VENTURES | DRA ADVISORS



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

LAS PLUMAS
BUSINESS CENTER

±213,634
TOTAL SQUARE FEET

VARIOUS CONFIGURATIONS OF INDUSTRIAL/R&D WAREHOUSE

±18' - 24' CLEAR HEIGHT

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

±2.83 / 1,000 SF PARKING RATIO

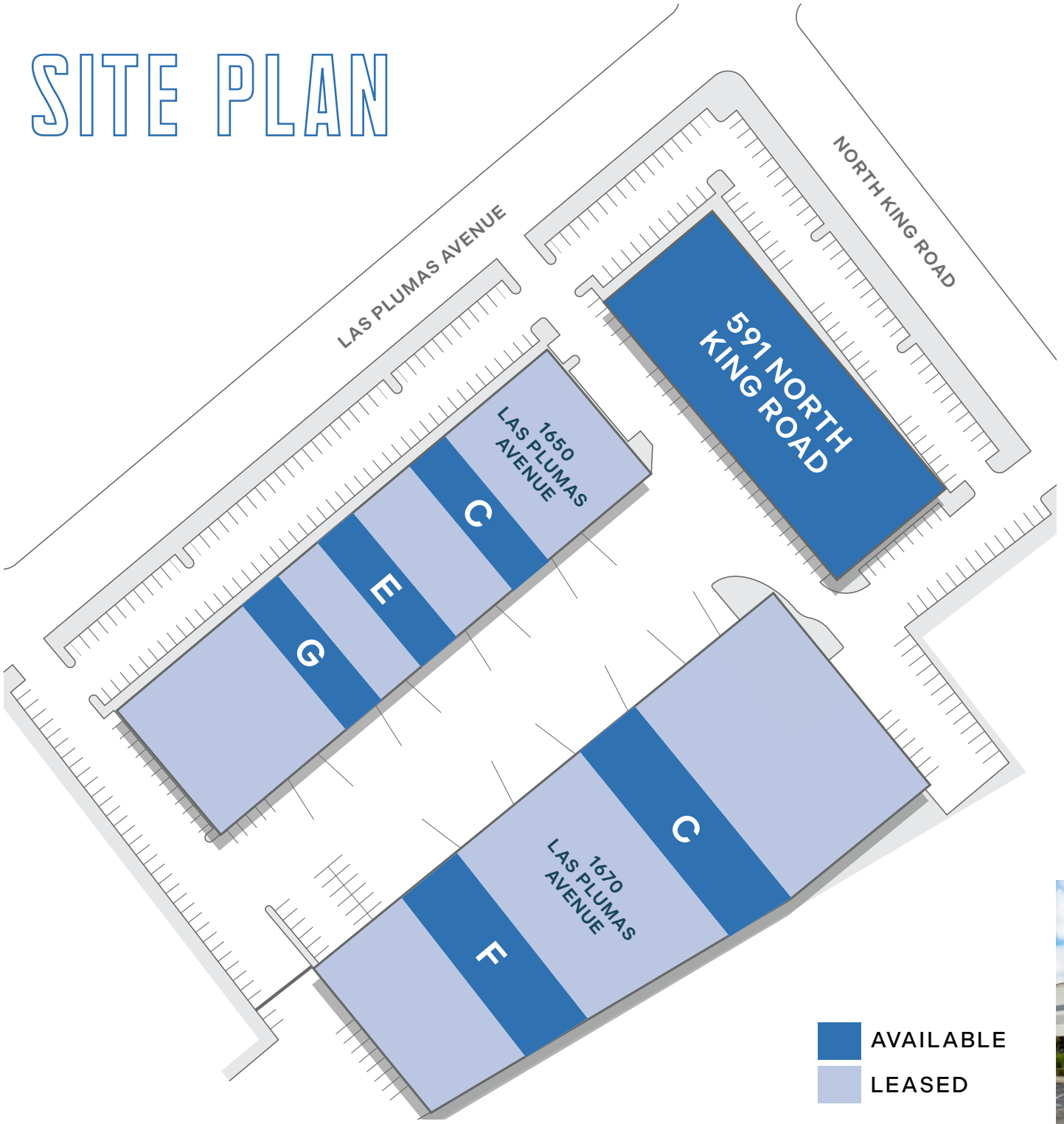
AMPLE STAGING AREA

FULLY SPRINKLERED

As the new listing team, we're excited to reintroduce Las Plumas Business Center to the market with a renewed leasing strategy focused on flexible manufacturing, industrial and R&D opportunities in one of North San Jose's premier industrial locations!



SITE PLAN



591 NORTH KING ROAD

FULL BUILDING	±37,800 SF

1650 LAS PLUMAS AVE

SUITE E	±7,200 SF
SUITE C	±7,200 SF
SUITE G	±7,488 SF

1670 LAS PLUMAS AVE

SUITE F	±12,048 SF
SUITE C	±13,688 SF



SUMMARY

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BUILDING SUITE	SIZE	OFFICE	POWER	LOADING	CLEAR HEIGHT	HVAC	VIEW FLOOR PLAN
591 NORTH KING RD	±37,800 SF	~100%	800A/277/480V	POTENTIAL GL	±10'-16'	100%	VIEW >
1650 - SUITE E	±7,200 SF	~20%	100A/277/480V	1 GRADE LEVEL 1 DOCK HIGH	±18'	15%	VIEW >
1650 - SUITE C	±7,200 SF	~20%	540A/277/480V	1 GRADE LEVEL 1 DOCK HIGH	±18'	15%	VIEW >
1650 - SUITE G	±7,488 SF	~20%	200A/277/480V	1 GRADE LEVEL 1 DOCK HIGH	±18'	15%	VIEW >
1670 - SUITE F	±12,048	~10%	100A/120/208V 40A/277/480V *Additional 800A can be made available*	1 GRADE LEVEL 2 DOCK HIGH	±24'	15%	VIEW >
1670 - SUITE C	±13,688 SF	~20%	200A/277/480V *Additional 800A can be made available*	2 DOCK HIGH ONLY	±24'	20%	VIEW >

LAS PLUMAS
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FULL BULDING

591 NORTH KING ROAD

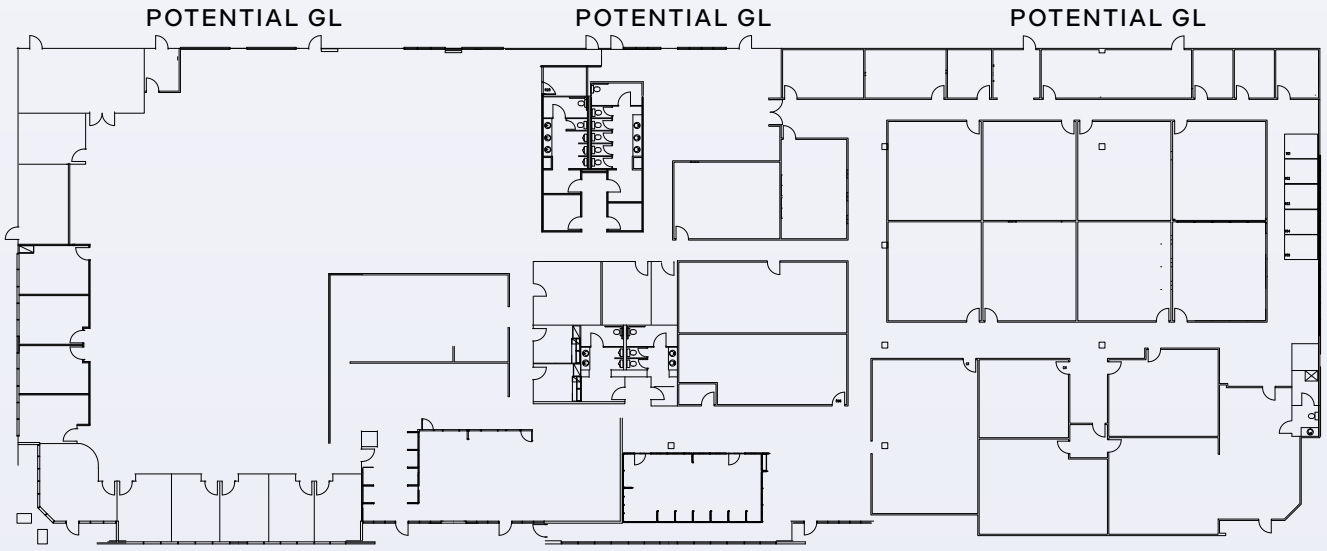
±37,800 SF

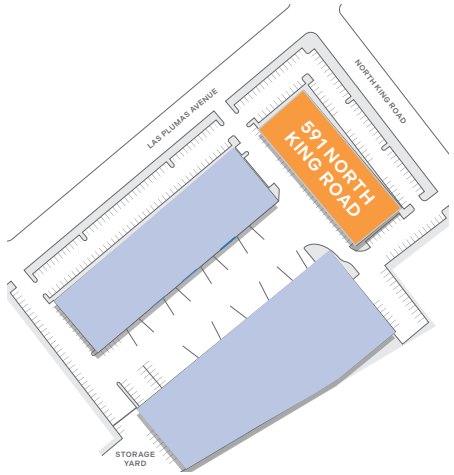
MONUMENT SIGNAGE

POWER: 800 AMPS, 277/480 VOLTS

±10’-16’ CLEAR HEIGHT

100% HVAC

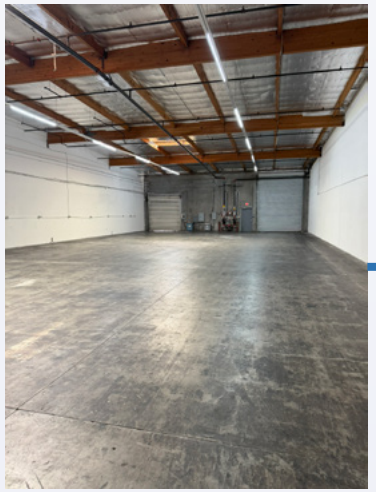




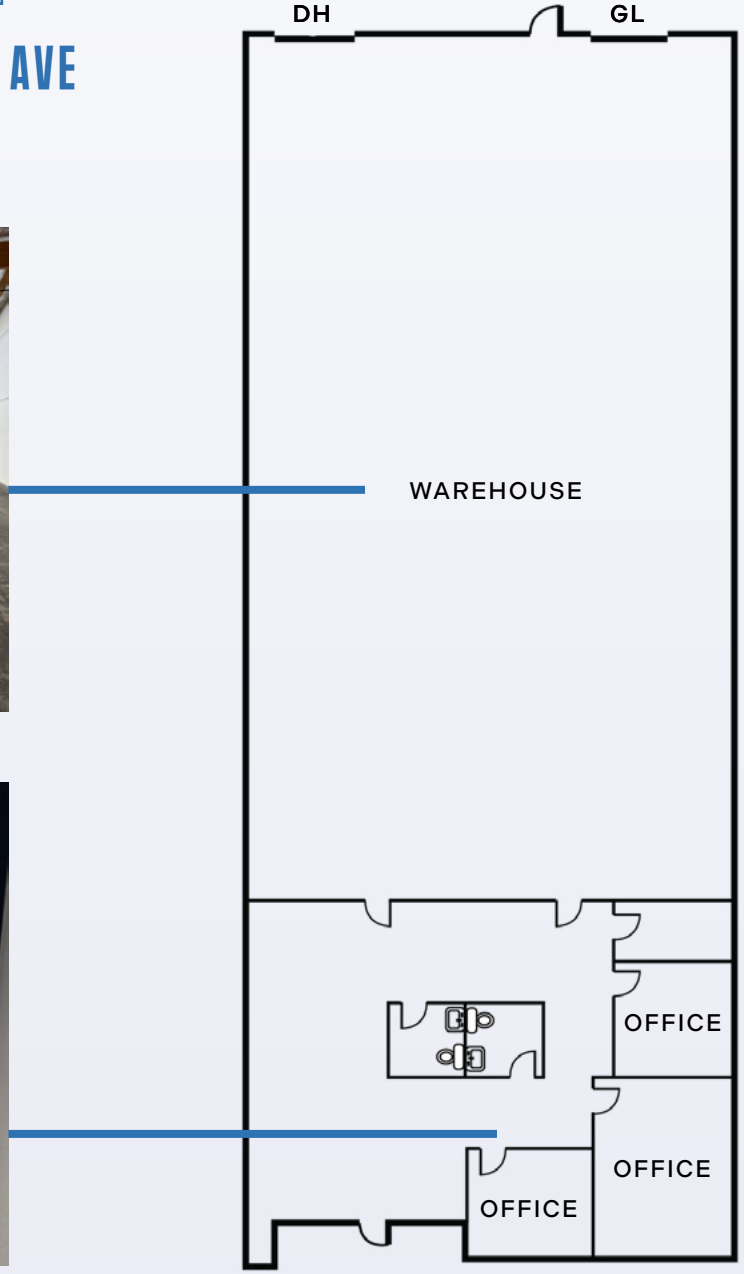
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SUITE E

1650 LAS PLUMAS AVE







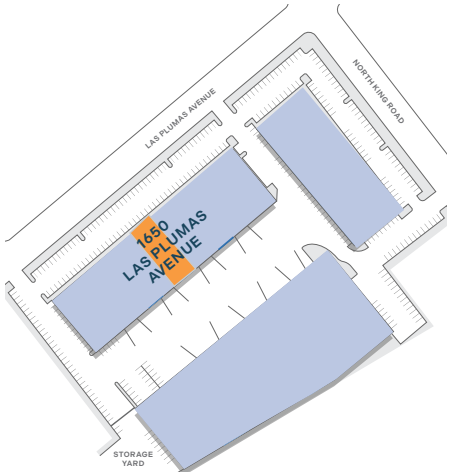
±7,200 SF

APPROXIMATELY 15% OFFICE

POWER: 100 AMPS, 277/480 VOLTS, 3-PHASE

1 GRADE LEVEL DOOR, 1 DOCK HIGH DOOR

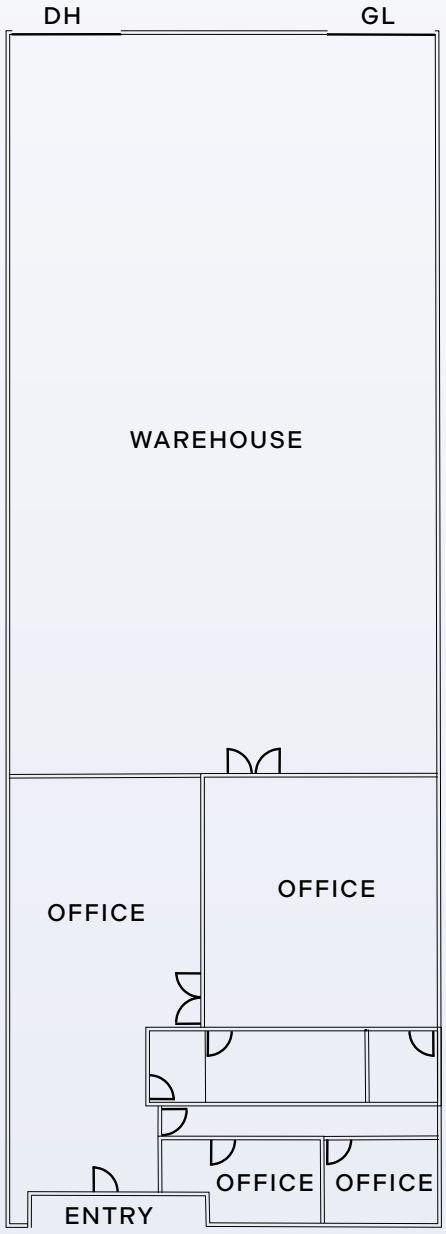
±18' CLEAR HEIGHT



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SUITE C

1650 LAS PLUMAS AVE



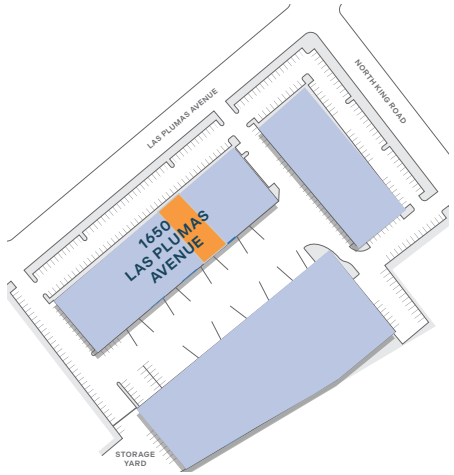
±7,200 SF

APPROXIMATELY 15% OFFICE

POWER: 540 AMPS, 277/480 VOLTS, 3-PHASE

1 GRADE LEVEL DOOR, 1 DOCK HIGH DOOR

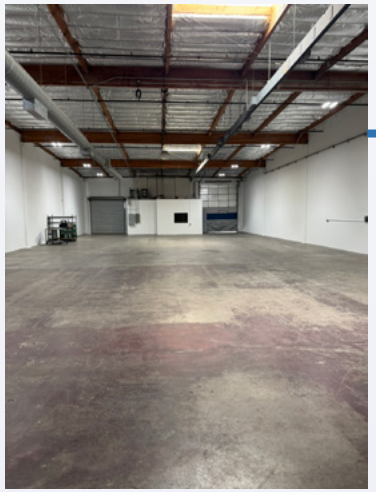
±18' CLEAR HEIGHT



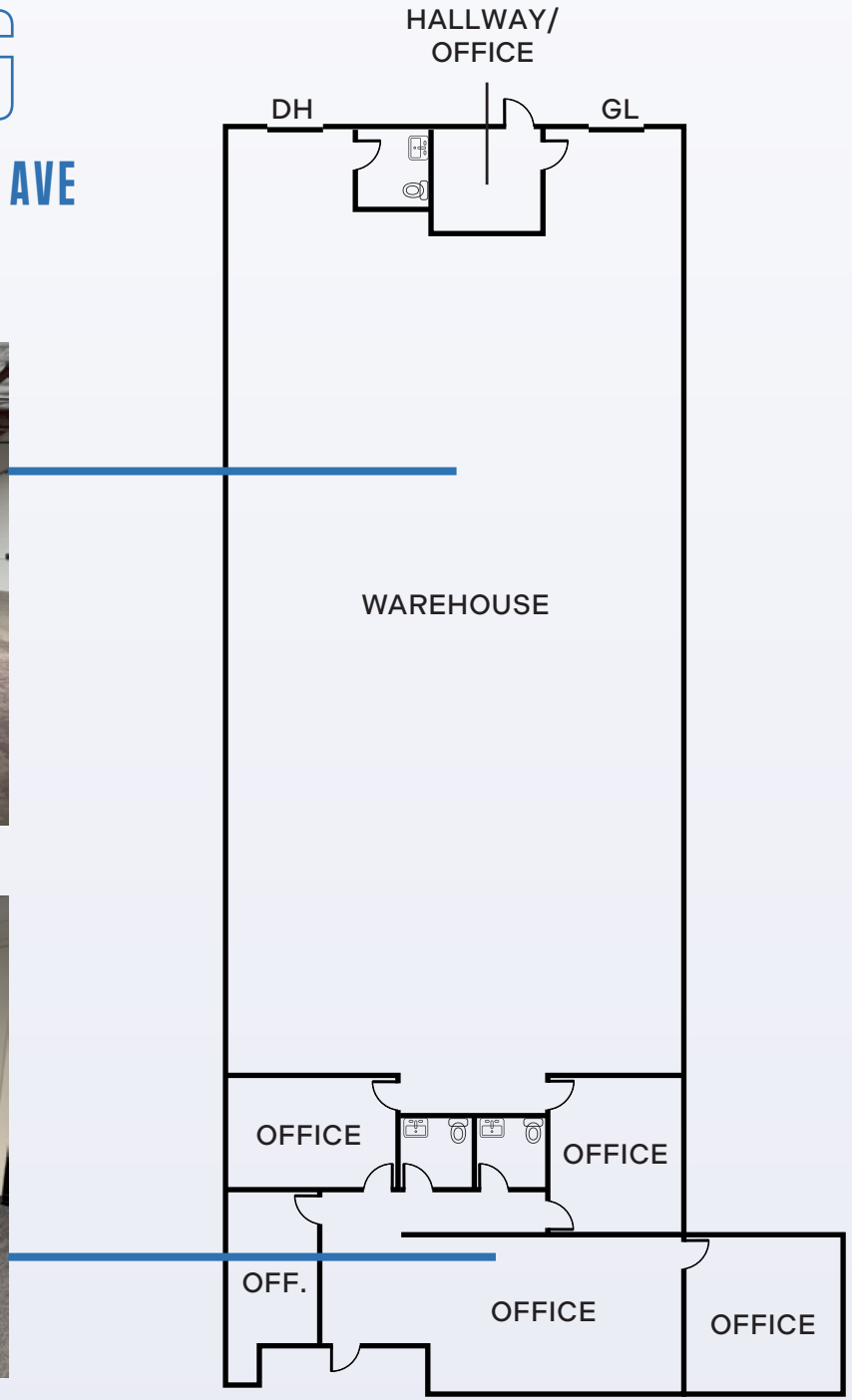
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SUITE G

1650 LAS PLUMAS AVE







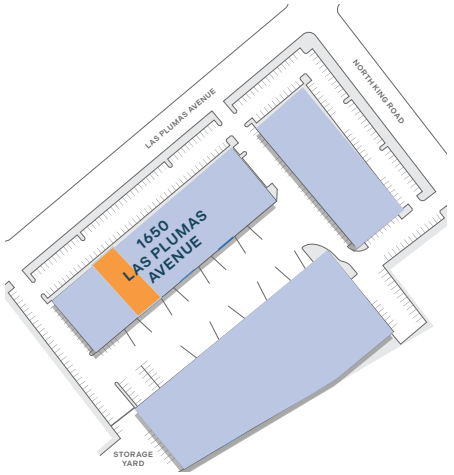
±7,488 SF

APPROXIMATELY 15% OFFICE

POWER: 200 AMPS, 277/480 VOLTS, 3-PHASE

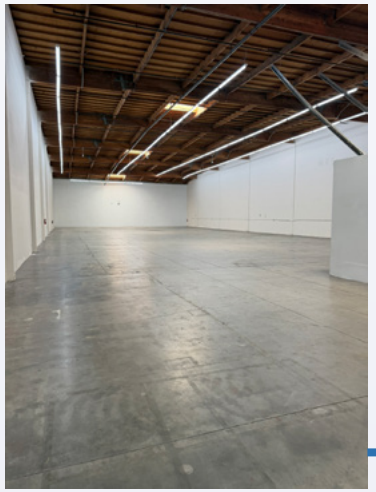
1 GRADE LEVEL DOOR, 1 DOCK HIGH DOOR

±18' CLEAR HEIGHT

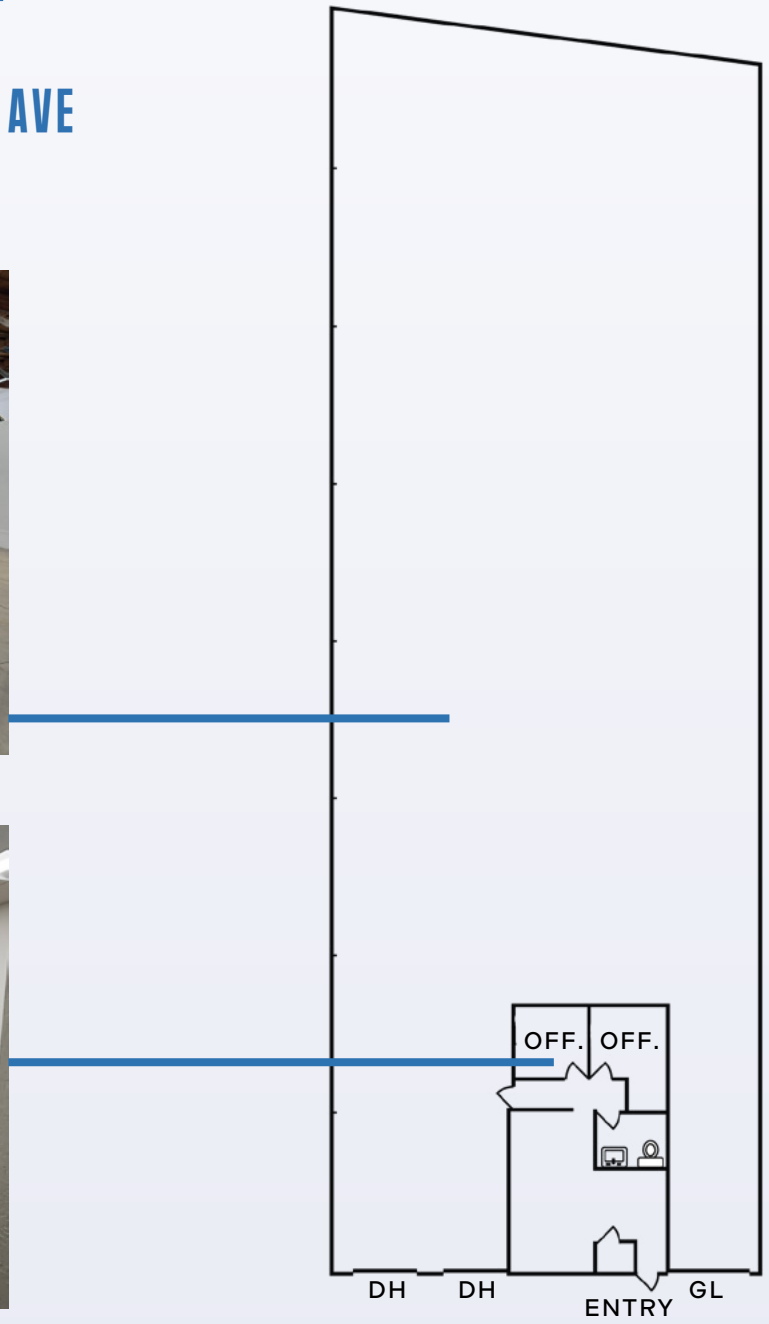


SUITE F

1670 LAS PLUMAS AVE







±12,048 SF

APPROXIMATELY 15% OFFICE

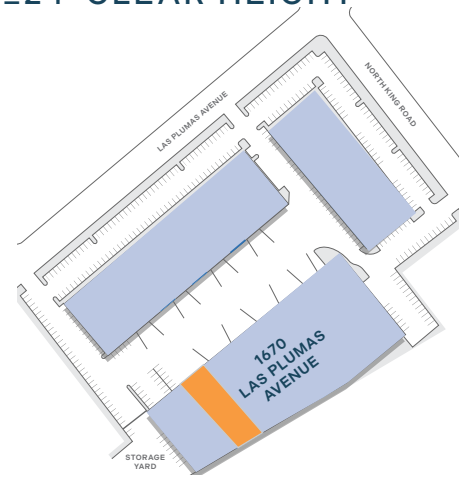
POWER: 100 AMPS, 120/208 VOLTS, 40 AMPS, 277/480 VOLTS, 3-PHASE

Additional 800A can be made available

DOCK AND GRADE LEVEL LOADING

1 GRADE LEVEL DOOR, 2 DOCK HIGH DOORS

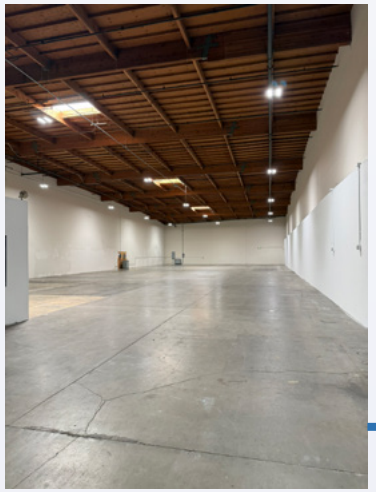
±24' CLEAR HEIGHT

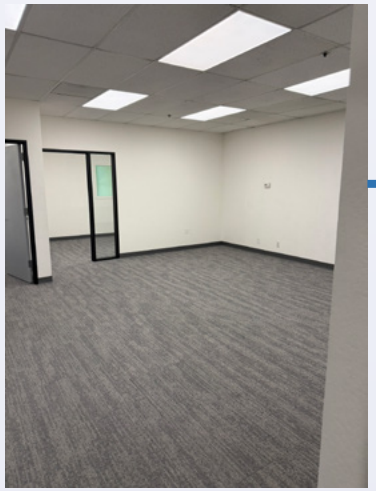


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SUITE C

1670 LAS PLUMAS AVE







±13,688 SF

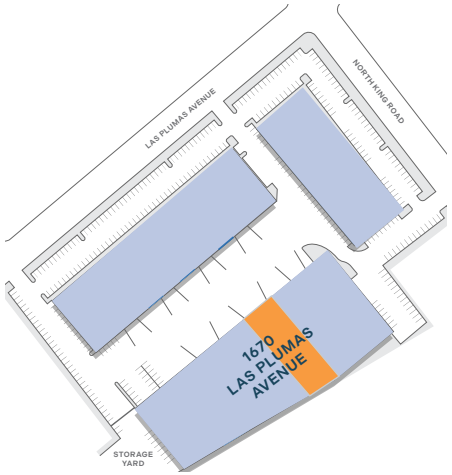
APPROXIMATELY 20% OFFICE

POWER: 200 AMPS, 277/480 VOLTS, 3-PHASE

Additional 800A can be made available

2 DOCK HIGH DOORS

±24' CLEAR HEIGHT



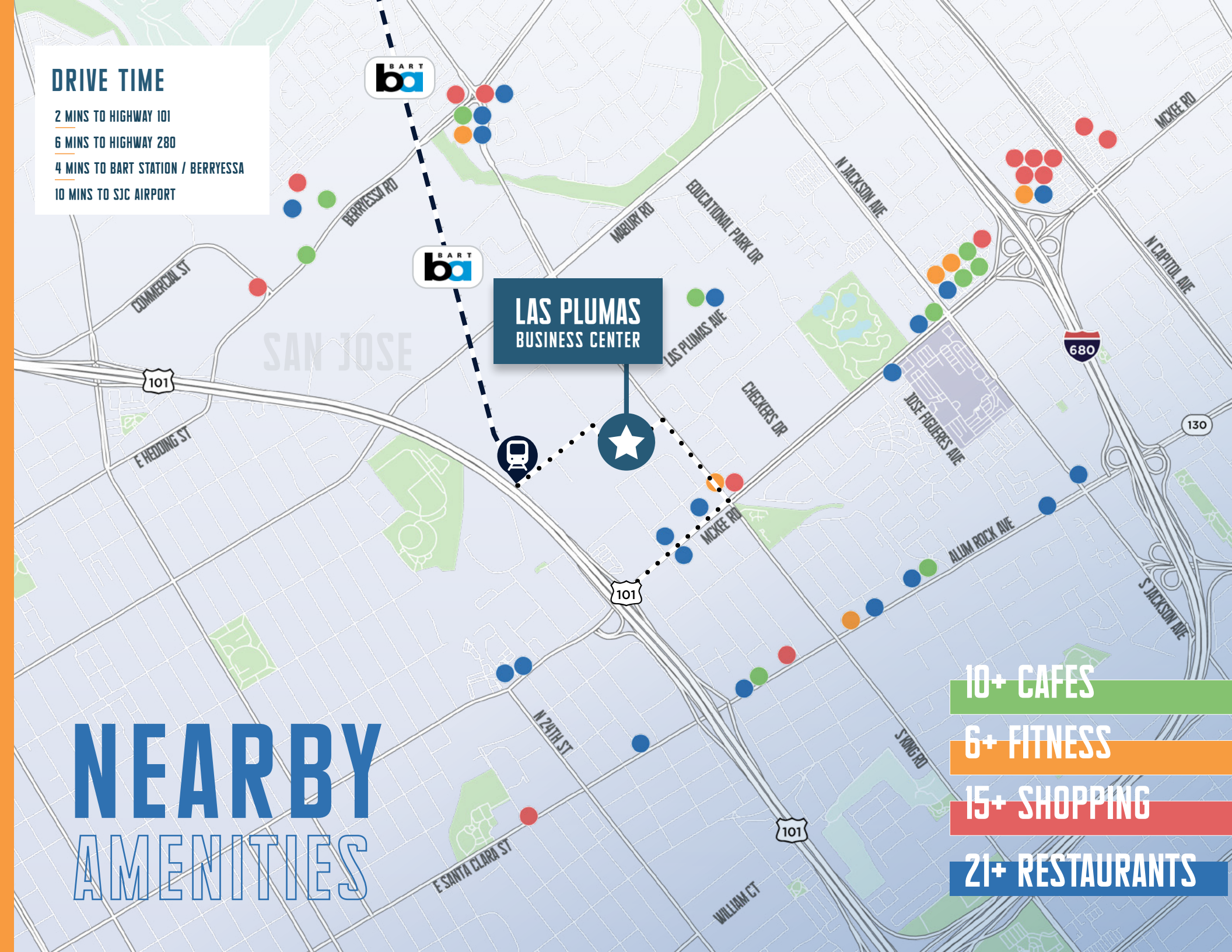
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DRIVE TIME
2 MINS TO HIGHWAY 101
6 MINS TO HIGHWAY 280
4 MINS TO BART STATION / BERRYESSA
10 MINS TO SJC AIRPORT
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SAN JOSE
BART
BART
BERRYESSA RD
COMMERCIAL ST
E HEDDING ST
101
MABURY RD
EDUCATIONAL PARK DR
LAS PLUMAS AVE
CHECKERS DR
MCKEE RD
101
N JACKSON AVE
JOSE FIGUERES AVE
680
MCKEE RD
N CAPITOL AVE
130
ALUM ROCK AVE
S JACKSON AVE
N 24TH ST
S 10TH RD
101
E SANTA CLARA ST
WILLIAM CT
NEARBY
AMENITIES
10+ CAFES
6+ FITNESS
15+ SHOPPING
21+ RESTAURANTS

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