

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 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

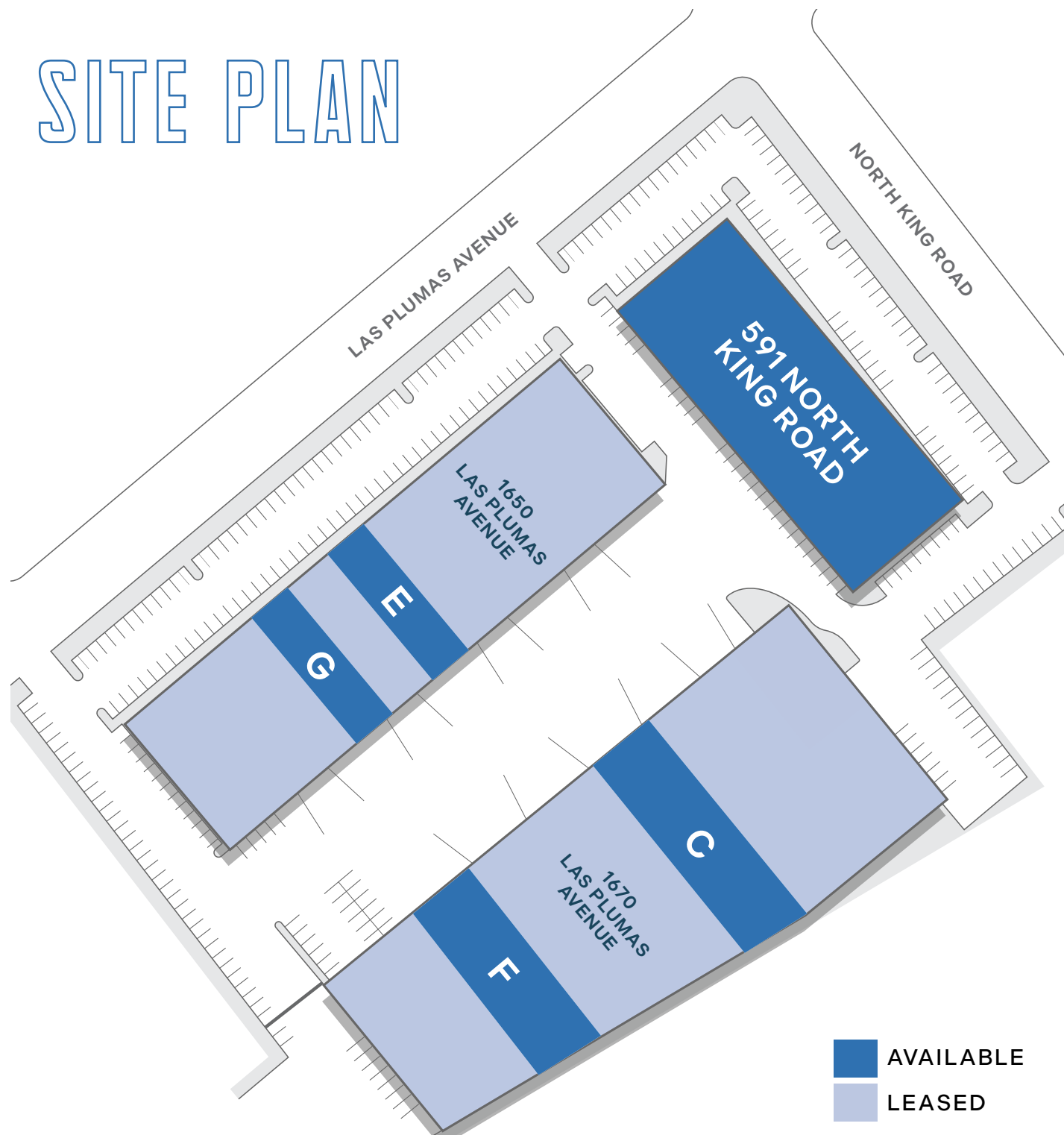
As the new listing team, we're excited to reintroduce Las Plumas Business Center to the market with a renewed leasing strategy focused on flexible manufacturing, industrial and R&D opportunities in one of North San Jose's premier industrial locations!

LAS PLUMAS
BUSINESS CENTER



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 F ±12,048 SF

SUITE C ±13,688 SF



SUMMARY

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 G	±7,488 SF	~20%	200A/277/480V	1 GRADE LEVEL 1 DOCK HIGH	±18'	15%	VIEW >
1670 - SUITE C	±13,688 SF	~20%	200A/277/480V <i>Additional 800A can be made available</i>	2 DOCK HIGH ONLY	±24'	20%	VIEW >
1670 - SUITE F	±12,048	~10%	100A/120/208V 40A/277/480V <i>Additional 800A can be made available</i>	1 GRADE LEVEL 2 DOCK HIGH	±24'	15%	VIEW >

FULL BUILDING

591 NORTH KING ROAD

LAS PLUMAS
BUSINESS CENTER

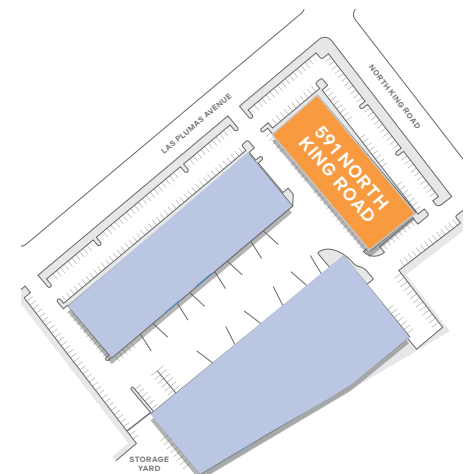
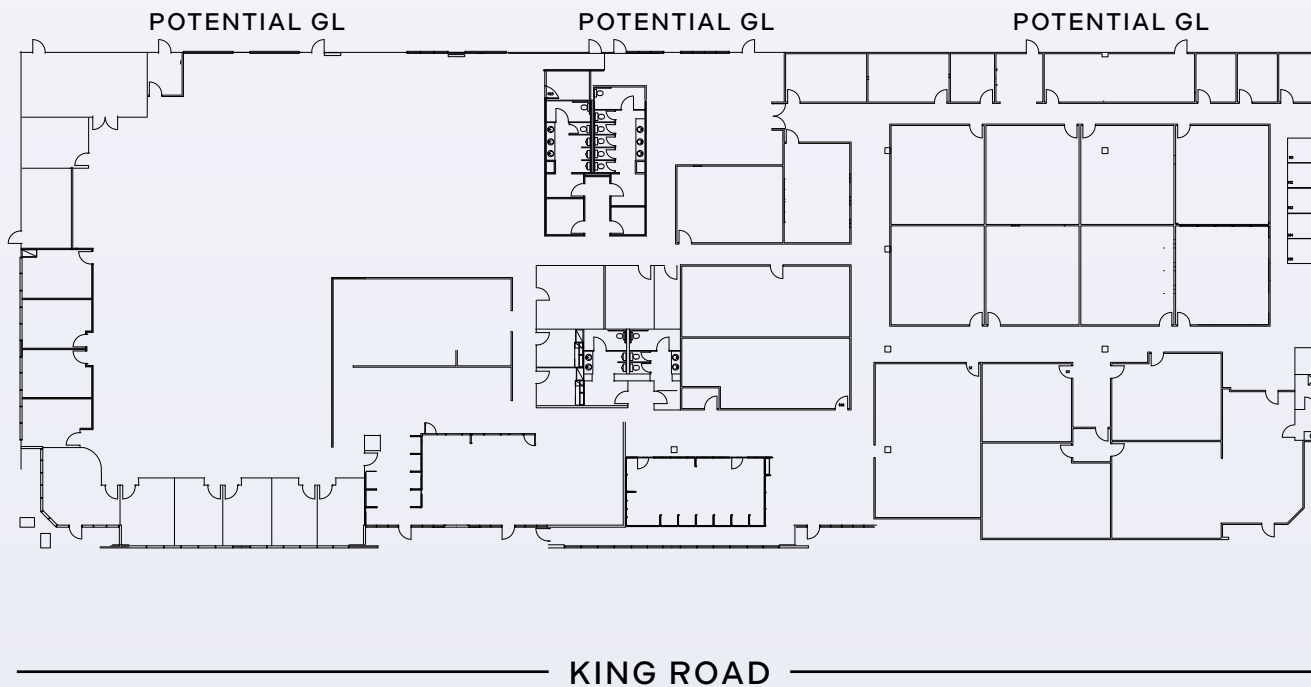
±37,800 SF

MONUMENT SIGNAGE

POWER: 800 AMPS,
277/480 VOLTS

±10'-16' CLEAR HEIGHT

100% HVAC



SUITE E

1650 LAS PLUMAS AVE

LAS PLUMAS
BUSINESS CENTER



WAREHOUSE



OFFICE

OFFICE

OFFICE

DH

GL

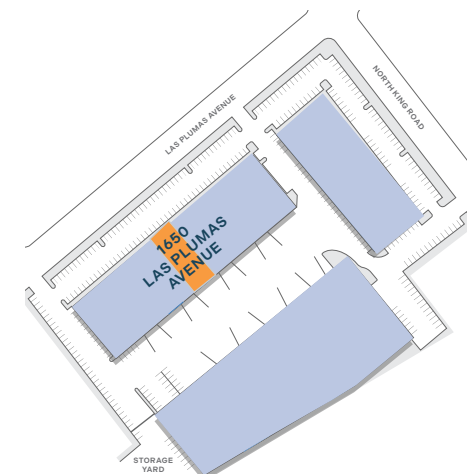
±7,200 SF

APPROXIMATELY 15%
OFFICE

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

1 GRADE LEVEL DOOR, 1
DOCK HIGH DOOR

±18' CLEAR HEIGHT



SUITE G

1650 LAS PLUMAS AVE

LAS PLUMAS
BUSINESS CENTER

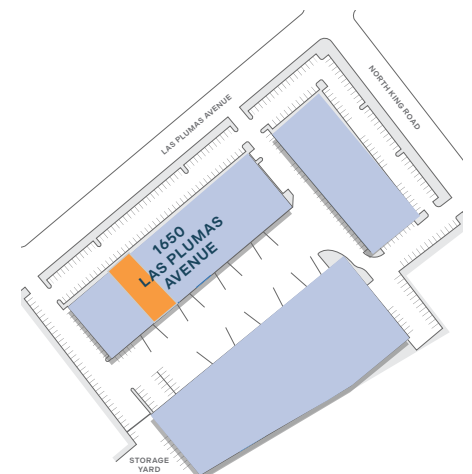
±7,488 SF

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

LAS PLUMAS
BUSINESS CENTER

±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



SUITE C

1670 LAS PLUMAS AVE

LAS PLUMAS
BUSINESS CENTER

±13,688 SF

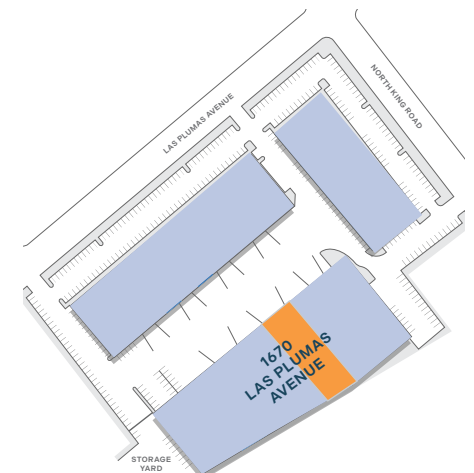
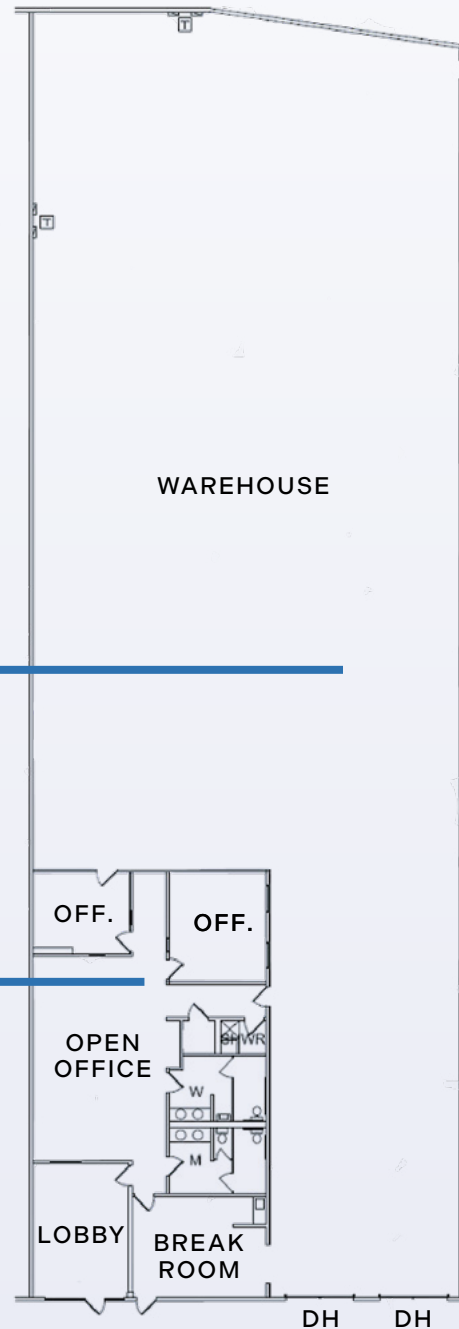
APPROXIMATELY 20%
OFFICE

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

Additional 800A can be made available

2 DOCK HIGH DOORS

±24' CLEAR HEIGHT



LAS PLUMAS BUSINESS CENTER



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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