the cannery

CUSHMAN & WAKEFIELD

BH PROPERTIES

300 ORCHARD CITY DR | CAMPBELL, CA

the Cannery

ROOTED IN THE PAST

GROWING FOR THE FUTURE

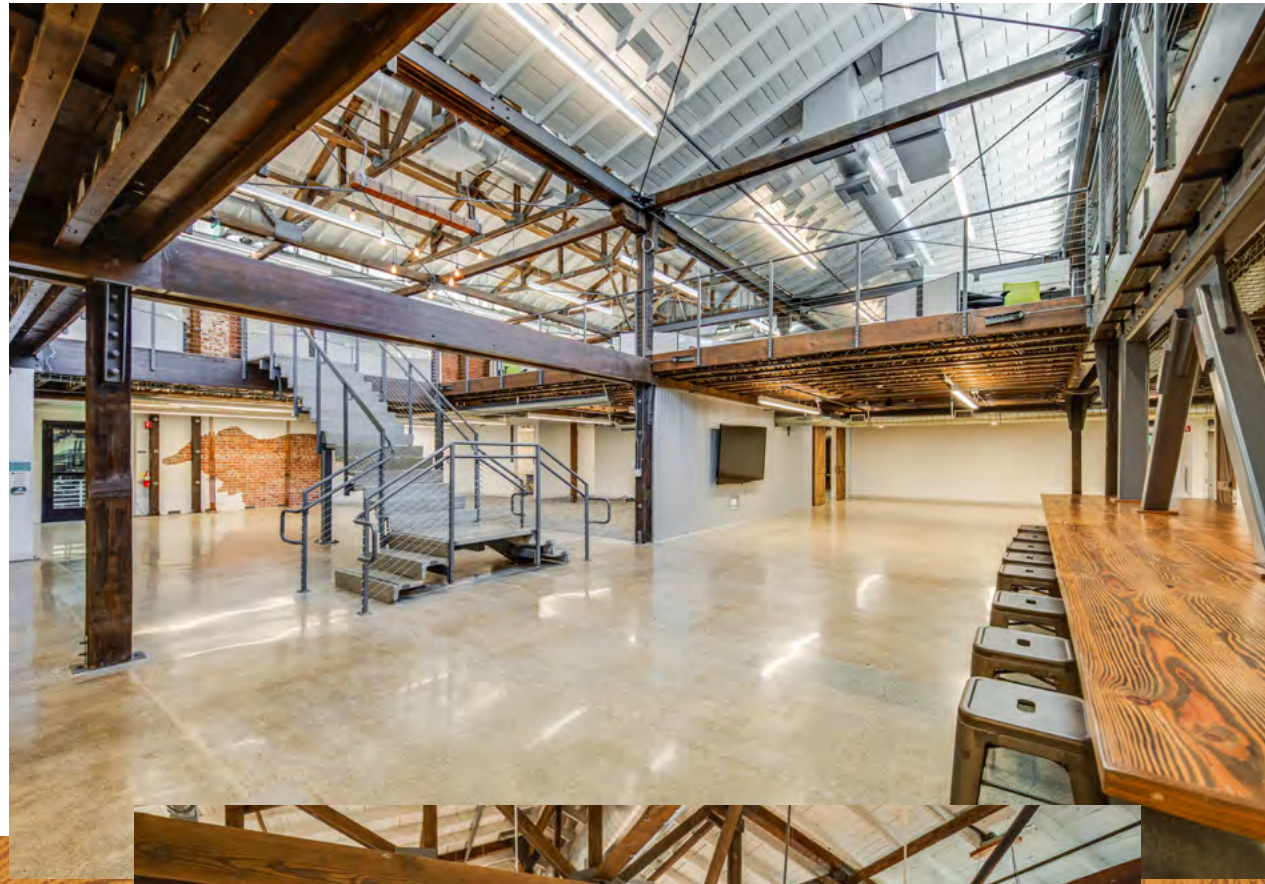
UNPARALLELED *location*

The Cannery at 300 Orchard offers a unique creative office space featuring charming brick and timber elements, a true rarity in Silicon Valley. Nestled in the heart of Downtown Campbell, it provides easy access to a wealth of amenities. On the property, you can enjoy a park-like amphitheater, outdoor collaboration spaces, and intimate gathering areas, all designed to inspire and connect. Your workday will be the perfect blend of historic charm and modern convenience.

- Fully furnish and move in ready
- Interior spaces with modern brick & timber look and feel
- Easy access to VTA Lightrail serving Diridon Station, Highways 85/17 and Interstate 280
- Ample parking is provided in the immediately adjacent surface area parking lot and 280+ parking garage
- New roof and HVAC including MERV-13 filters; HVAC: 2 main air handling units and multiple roof top package units. Cooling is provided at a rate of approximately 343 SF per ton

ROOTED *revival*

Once a thriving fruit canning plant, The Cannery has been thoughtfully revived into a loft-style workplace that honors its industrial heritage while embracing modern functionality. With soaring ceilings, exposed textures, and flexible layouts, the space fosters connection, creativity, and growth—offering today's businesses a setting where history takes root and innovation flourishes.



The Cannery

WORKSPACE *reimagined*

CURRENT AVAILABLITY

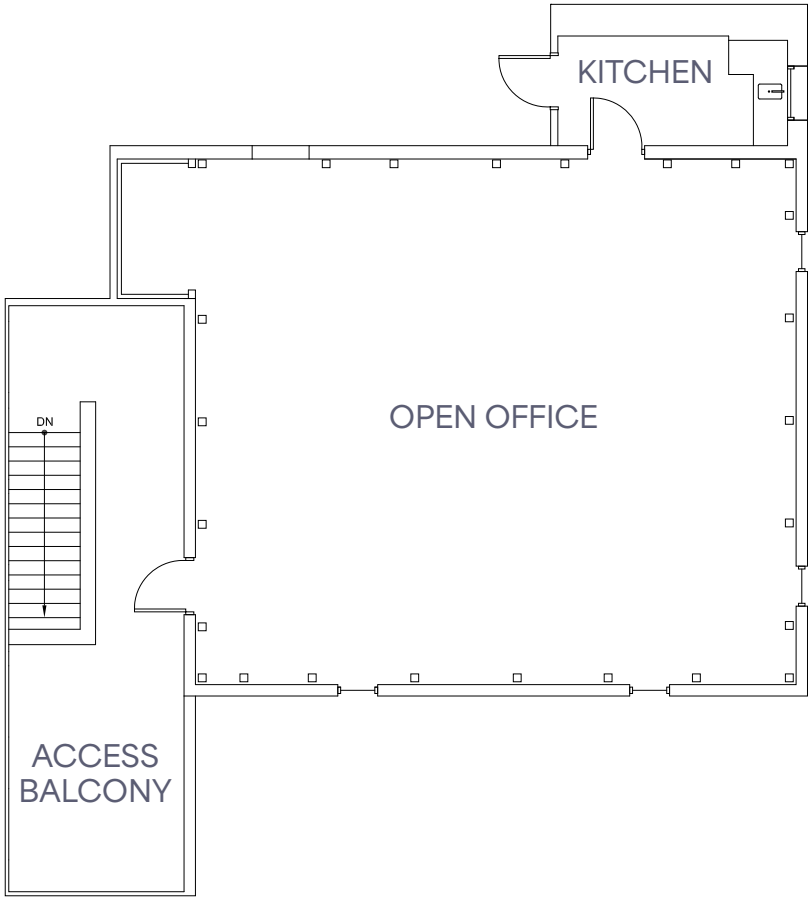
See broker for details about specific spaces

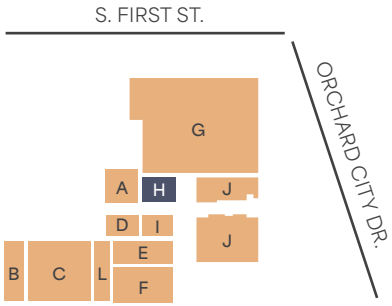
BLDG	SUITE	SIZE (SF)	NOTES
H	SUITE 227	1,717	MARKET READY
D	SUITE 232	5,083	MARKET READY
BUILDING C		16,566	
BUILDING G		34,000	DEMISED
BUILDING G		40,175	MARKET READY

SUITE 227

BUILDING H
1,717 RSF

- Second Level
- Open Office Space
- Kitchen





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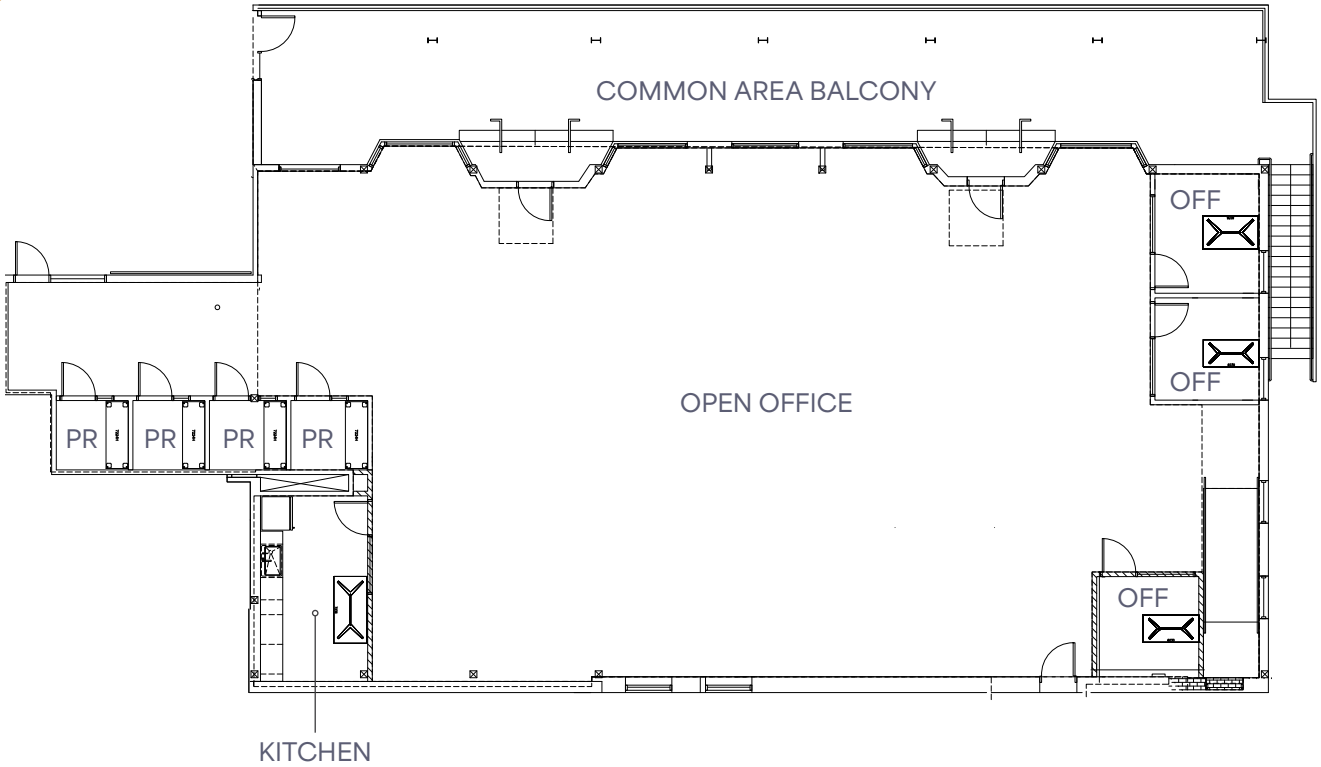
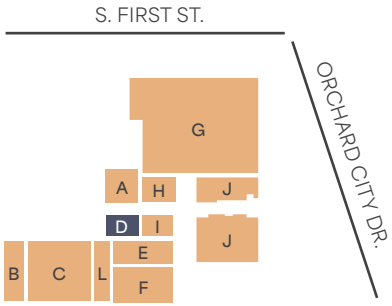
300 ORCHARD CITY DR.
CAMPBELL, CA

SUITE 232

BUILDING D
5,083 RSF

- Direct Access to Balcony
- 4 Phone Rooms (PR)
- 3 Offices
- Kitchen
- IDF Room





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300 ORCHARD CITY DR.
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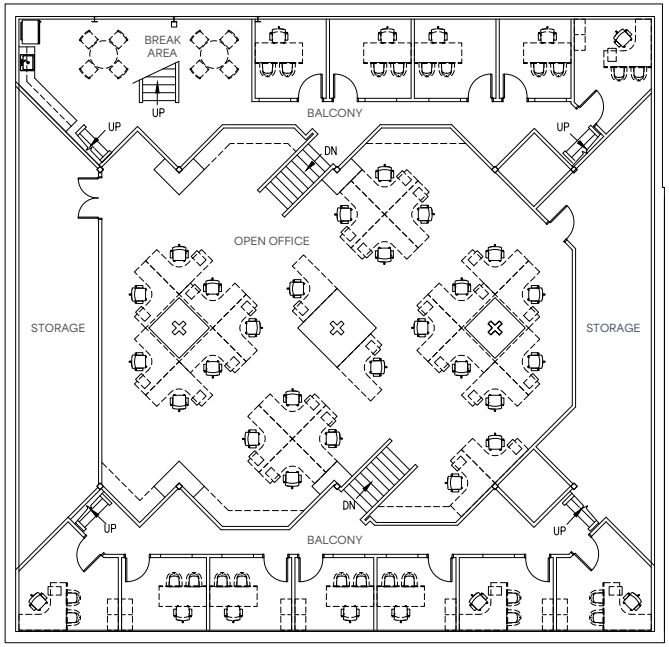
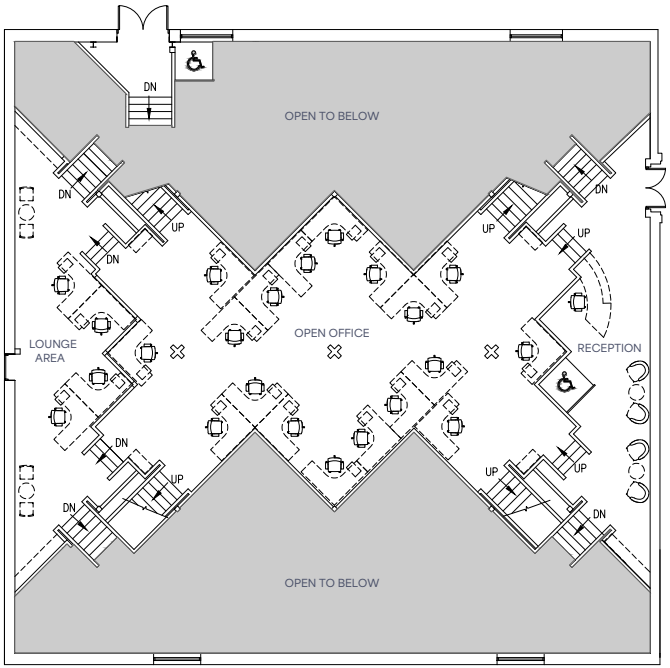
BUILDING C

16,566 RSF

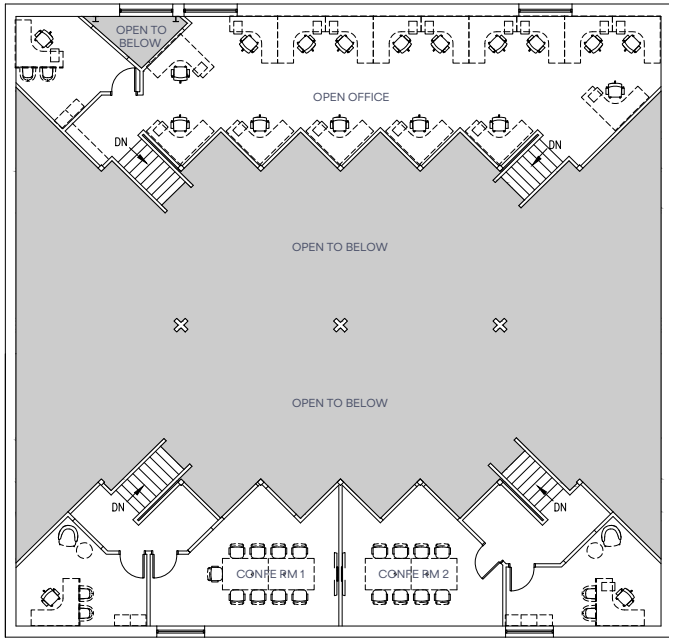
BASEMENT LEVEL

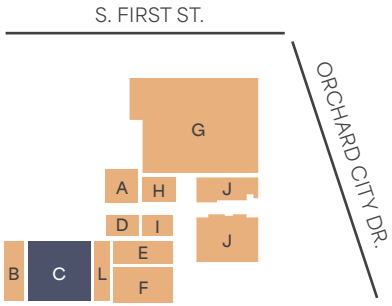


GROUND LEVEL



MEZZANINE LEVEL





Building includes 80 Workstations and Offices

BASEMENT LEVEL:

- *Workstations: 27*
- *Offices: 12*
- *Break Area*

GROUND LEVEL:

- *Workstations: 22*
- *Lounge Area*

MEZZANINE LEVEL:

- *Workstations: 16*
- *Conference Rooms: 2*
- *Offices: 3*

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300 ORCHARD CITY DR.
CAMPBELL, CA

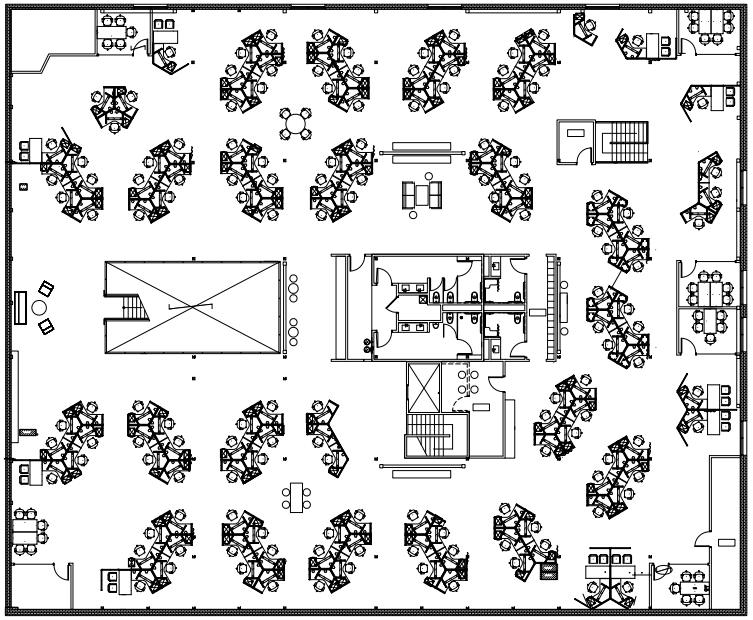
BUILDING G

34,000 - 40,175 RSF

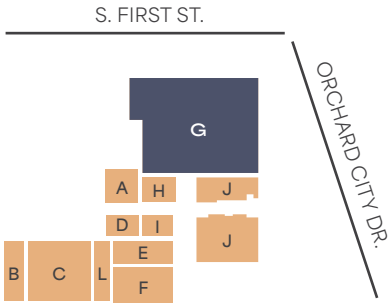
FIRST FLOOR

FIRST FLOOR (DEMISED)
34,000 RSF

SECOND FLOOR



TO SUITE 232 (POSSIBLE EXPANSION SPACE)



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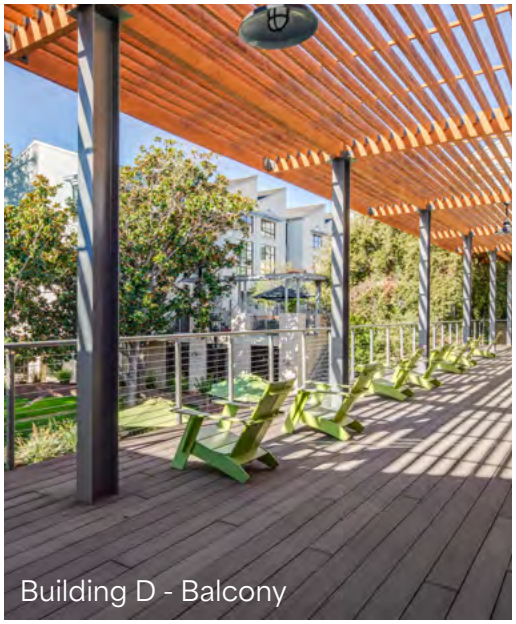
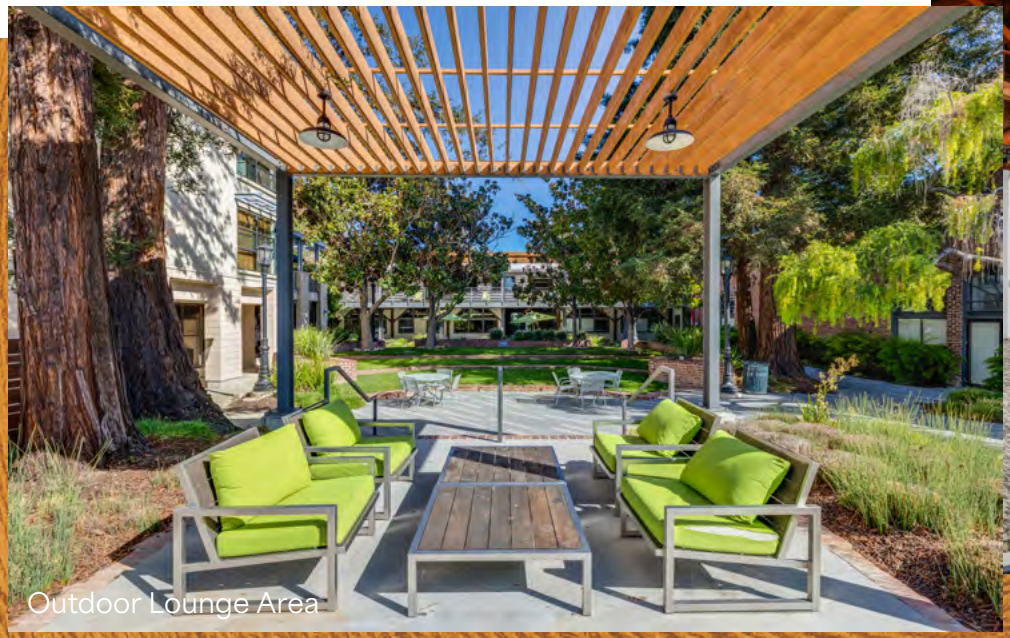
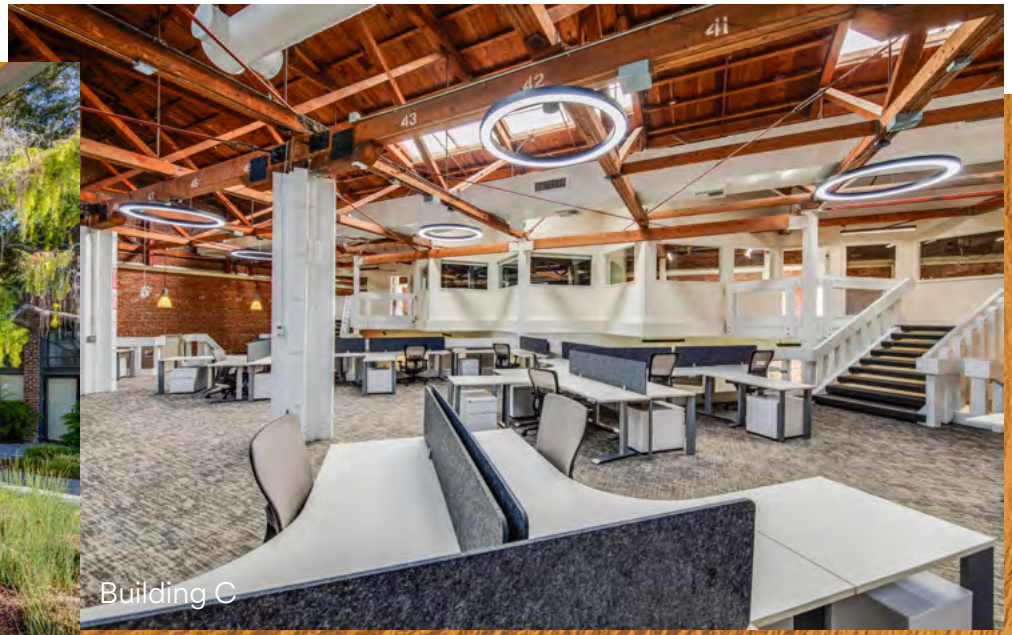
Building D - Suite 232

Building C


Building D - Balcony


Outdoor Lounge Area


Building C

NEIGHBORING *essentials*

EAT

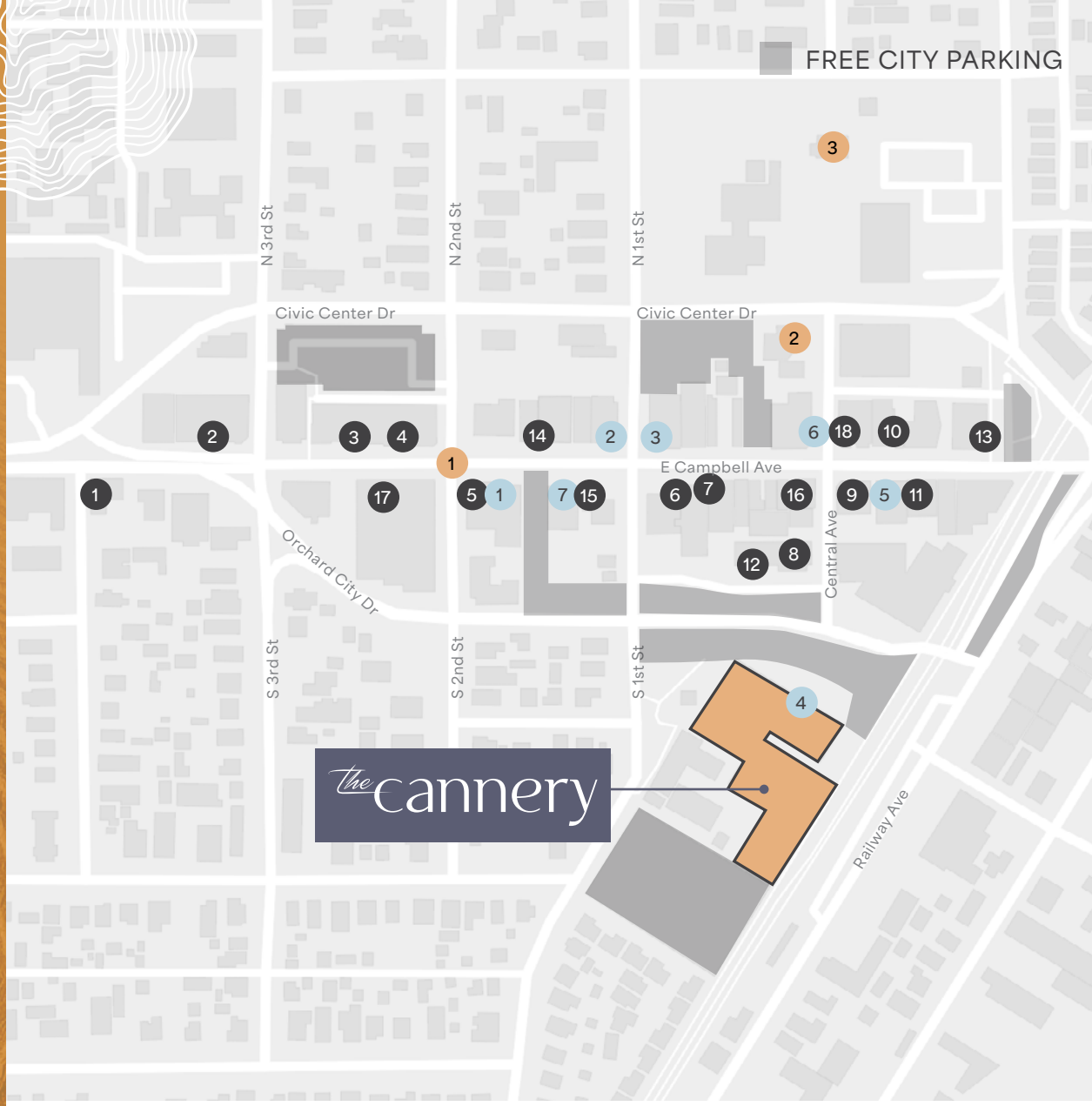
1. Locanda Sorrento
2. Stacks
3. Manresa Bread
4. Aqui's
5. Doppio Zero
6. Mo's Breakfast and Burger Joint
7. Willard Hicks
8. A Bellagio Italian
9. Lira
10. La Pizzeria Italian
11. Nashmarkt
12. Water Tower Kitchen
13. Blueline Pizza
14. Sushi Confidential
15. El Guapo's
16. Trattoria 360
17. Wild Rose Eatery & Bar
18. Distrito Federal

SEE

1. Downtown Campbell Farmer's Market
2. Campbell Historical Museum
3. Ainsley House

PLAY

1. Tessora's Barra De Vino
2. Starbucks
3. Recycled Bookstore
4. Khartoum
5. The Vesper
6. Orchard Valley Coffee
7. Cardiff



5+ Private Fitness Studios

11+ Health & Beauty Salons

20+ Retail Stores

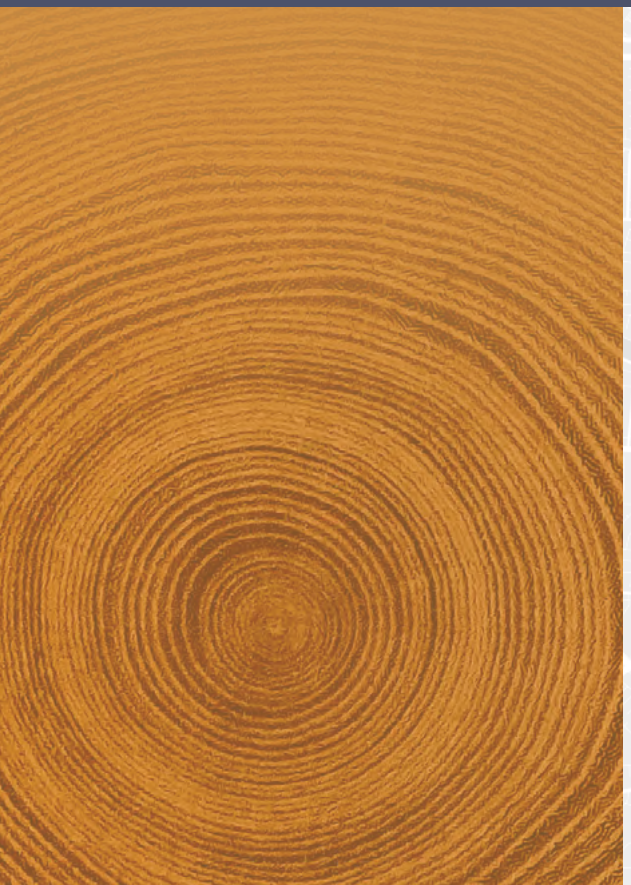
260+ Hilton & Marriott Hotel Rooms

STREAMLINED *parking*

The Cannery offers 459 on-site parking stalls across five surface lots, providing convenient access for employees, clients, and visitors. Ample availability ensures a smooth arrival experience every time.

EFFORTLESS *connection*

Perfectly positioned along the light rail line and just minutes from Highway 17, The Cannery offers seamless access to the entire South Bay. With direct links to Highways 87, 280, and 101, as well as San Jose International Airport, your business stays effortlessly connected to clients, talent, and opportunity.



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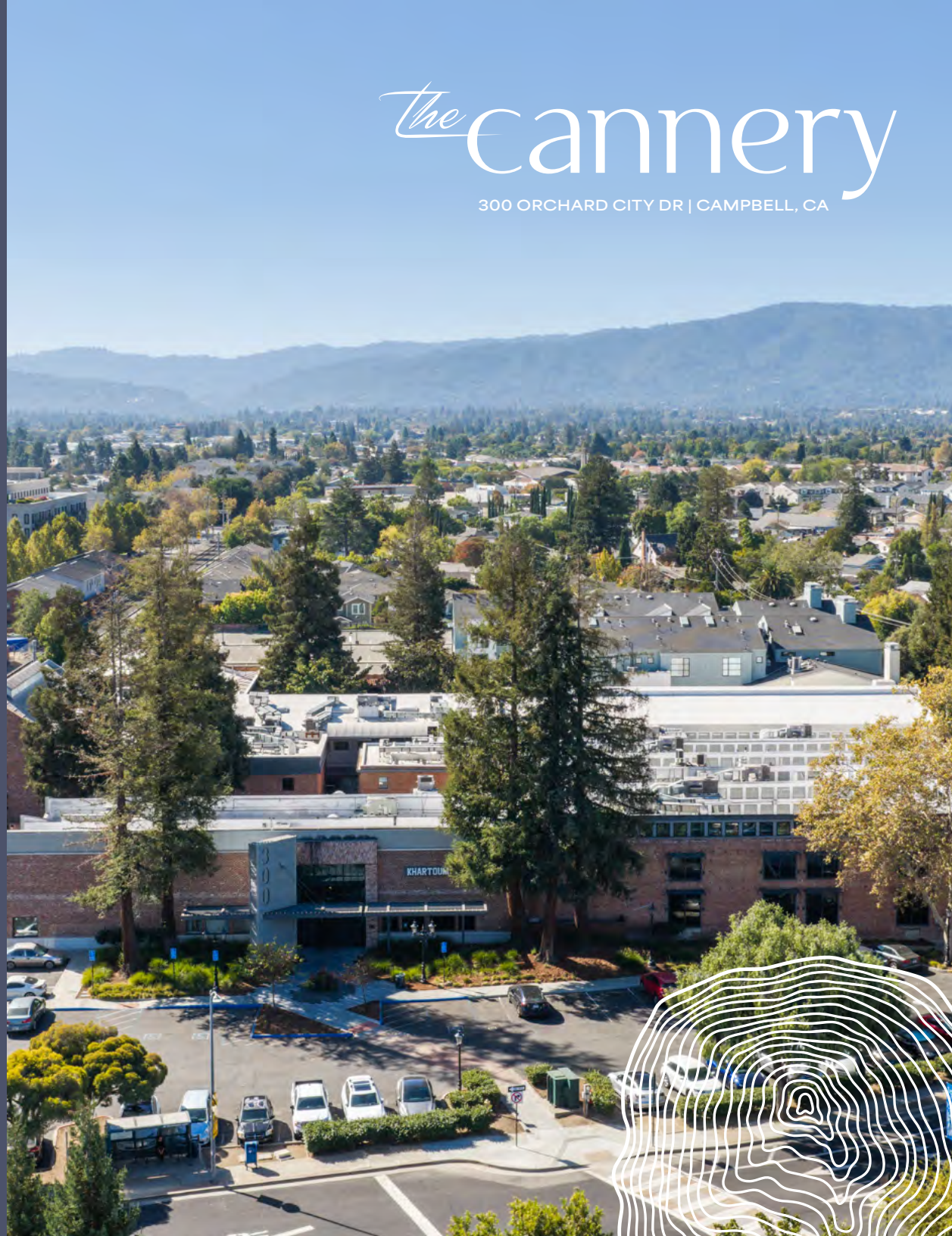

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