



E TRIMBLE RD
SAN JOSE



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FOR SUBLEASE

±95,667 SF AVAILABLE

PROPERTY HIGHLIGHTS



Complete Plug 'n Play and Interior Renovations



Indoor Bike Racks, Personal Lockers and Showers



Power: 2,500 Amps @ 277/480V



500KW Back-up Generator



Parking: 3.5/1000



EV Charging Station



Outdoor Amenity Area



Potential GL Loading



Dock Height Platform



Contiguous with 2600 N First
for 173,992 SF



Game Room



LED: 12/31/28

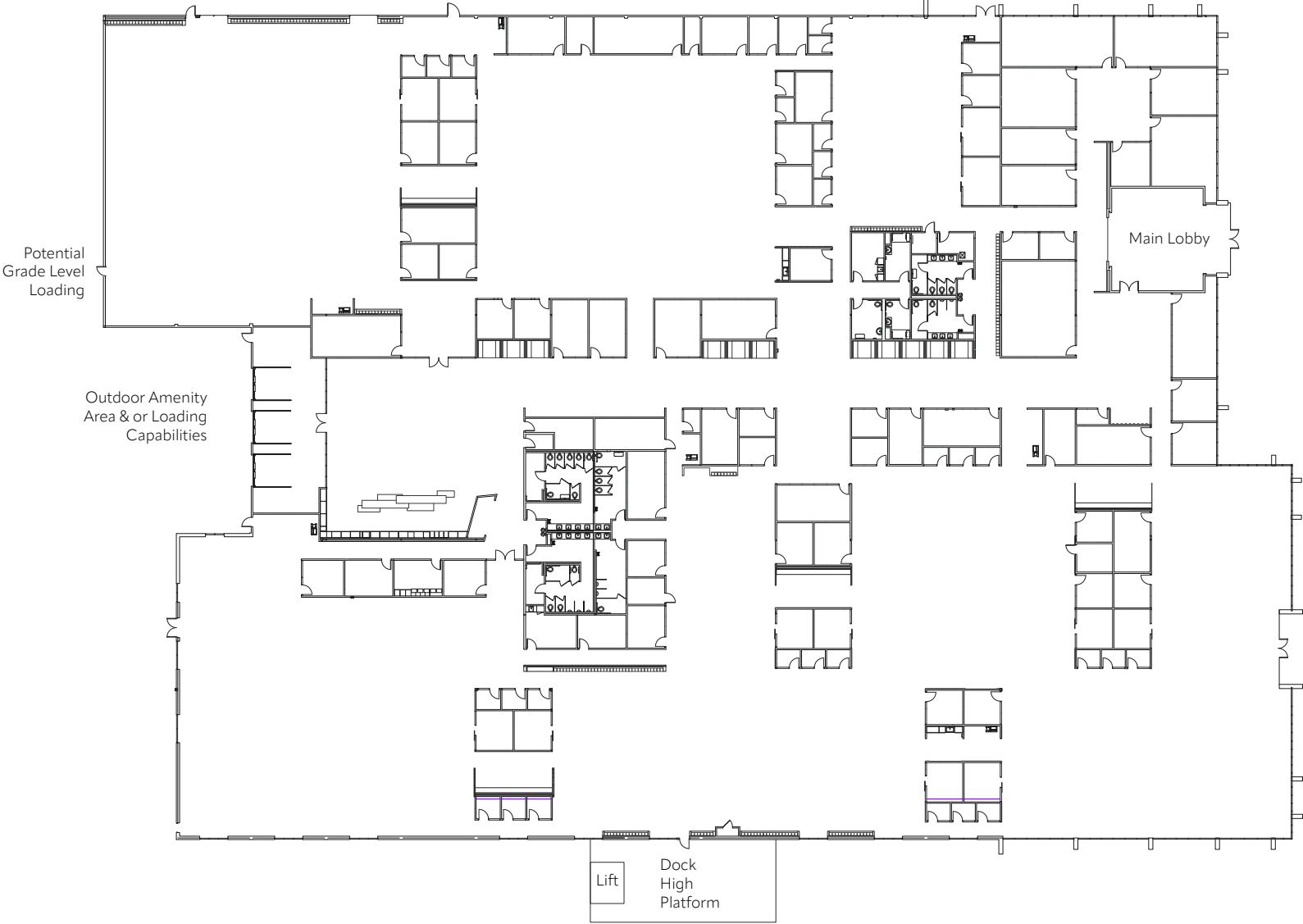


FLOORPLAN

Without Furniture



E TRIMBLE RD



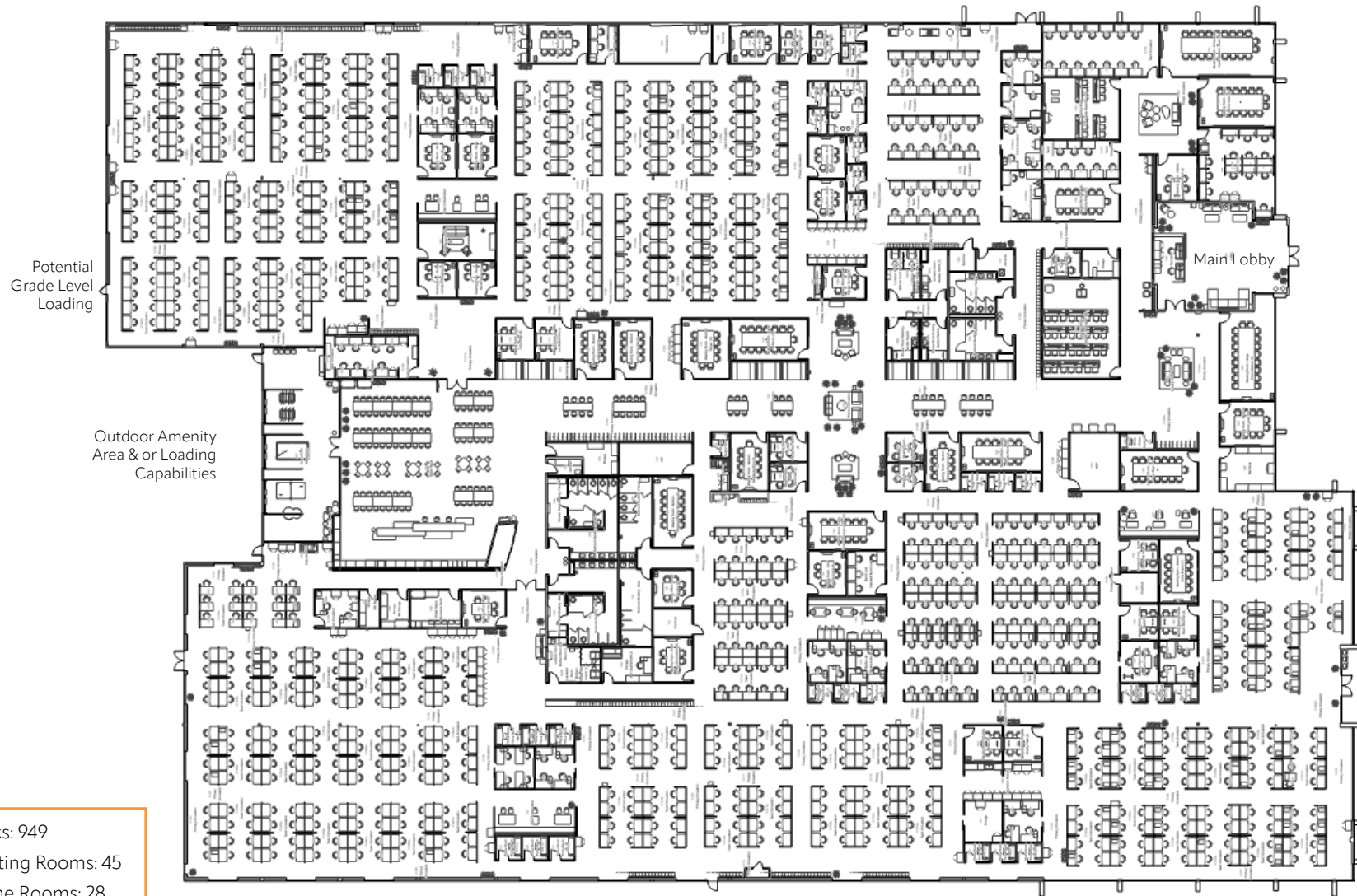
E Trimble Road

FLOORPLAN

Existing Furniture Plan

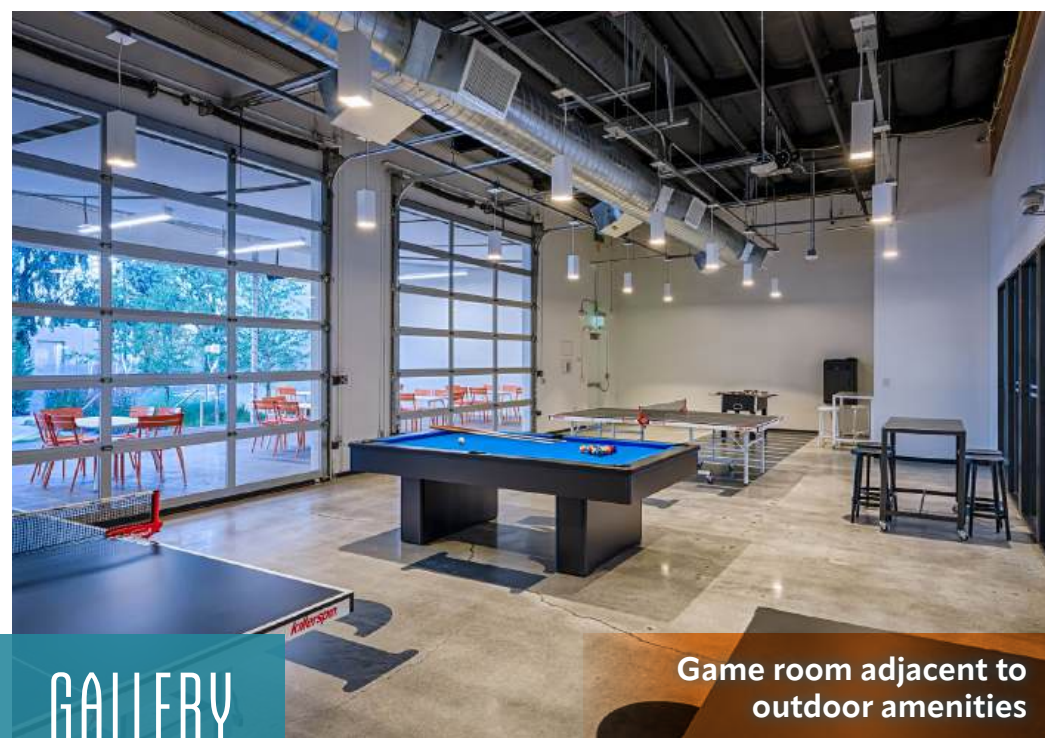
75

E TRIMBLE RD



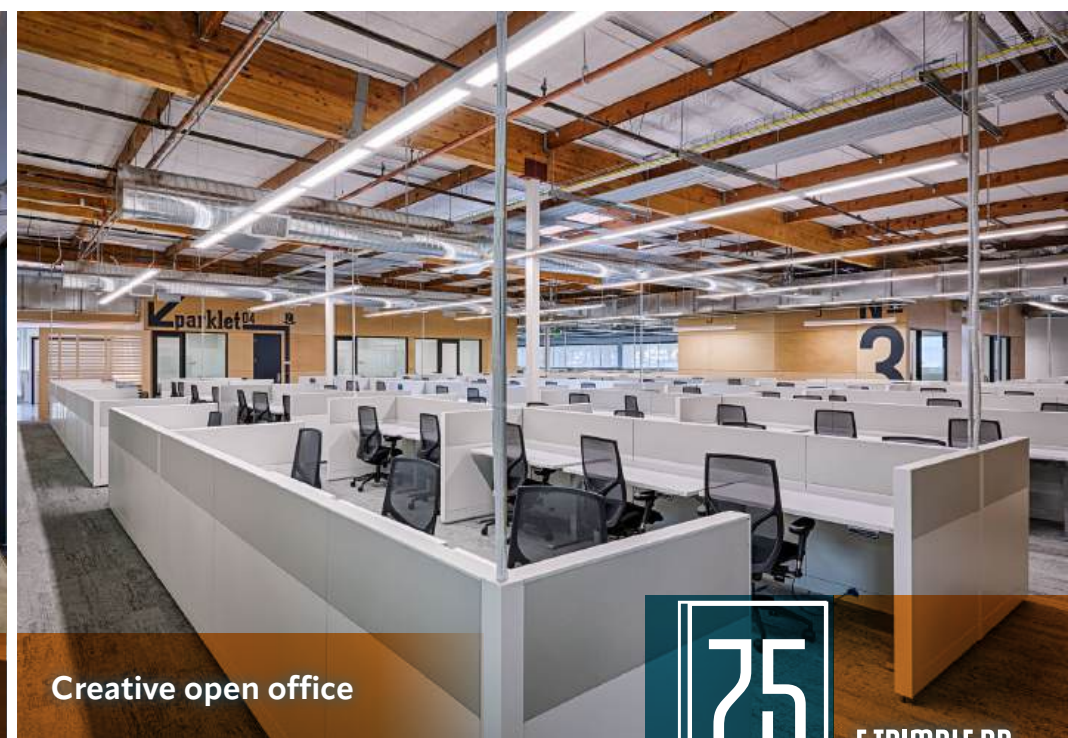
Desks: 949
Meeting Rooms: 45
Phone Rooms: 28
Offices: 75
Mothers Room: 3
Break Area: 2

E Trimble Road



GALLERY

Game room adjacent to outdoor amenities



Creative open office



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Break room/
all-hands area

OUTDOOR AMENITIES AREA



GALLERY



75

E TRIMBLE RD



AMENITIES



1. @First

Target
The Coffee Bean & Tea Leaf
PPanera Bread
Five Guys
CVS
Chick-fil-A
Rok Steakhouse & Grill
Supercut
Chase Back
Courtyard by Marriott San Jose
Hyatt House San Jose

2. Rivermark Village

Chipotle Mexican Grill
T-Mobile
Peet's Coffee
Easterly
Piatti Santa Clara
Red Robin Gourmet Burgers

Well's Fargo Bank
Safeway
Starbucks
Cerulean Dental Spa
Fantasia Coffee & Tea

3. The Marketplace

Starbucks
SUBWAY
Okayama Express
Ume Chinese Fast Food
Light Health Center
Philly's Cheesesteck's & Wings
Pho Viet
20/20 Cryotherapy
Dish n Dash
Homewood Suites by Hilton

4. River Oak Plaza

Hobee's
SUBWAY
Starbucks
Premier Pizza
Go Fish Poke Bar
Falafels N More
Chase Bank
AAA San Jose
Yogurtland
Chase Bank
T-Mobile
Noah's Bagels
Koja Kitchen
Five Guys
Chipotle Mexican Grill

5. Brokaw Commons

City Sports Club
Gobi
AAA San Jose
Yogurtland
Chase Bank
T-Mobile
Noah's Bagels
Koja Kitchen
Five Guys
Chipotle Mexican Grill

6. North Park Plaza

Molly Magees
McDonald's
H Mart
Fedex Office Print & Ship Center
Pizza California
TOGO's
Baja Fresh Mexican Grill
Starbucks
Jamba Juice
Panda Express

7. Sprouts @ Brokaw

Sprouts Farmers Market
HomeGoods
Ross
Bank of America
MOD Pizza
Asian Box
The Habit Burger Grill

Vitality Bowls
Jersey Mike's Subs
Peet's Coffee
Banfield Pet Hospital

8. Great Mall

Century 20
Outback Steakhouse
The Home Depot
Starbucks
Bed Bath & Beyond
BevMo!
H&M
Chevron
Marshalls
Chipotle
Red Robin Gourmet Burgers
Bose Factory Store
Burlington
SUBWAY

Sears Outlet
Wells Fargo Bank
Dave & Buster's
Kohl's
Jollibee

9. Milpitas Square

Gen Korean BBQ
85C Bakery
China Palace Restaurant
Anjappar Chettinad
Pepper Lunch USA
Mayflower Seafood
T4
Sheng Kee Bakery
99 Ranch Market
Darda Seafood
Kung Fu Noodle

10. McCarthy N Bellew

Staybridge Suites
Starbucks
Chevron
Crown Plaza
Sevens Bar and Grill
Hampton Inn
Extended Stay America

11. McCarthy Ranch Marketplace

Walmart Supercenter
Black Angus Steakhouse
Dishdash Grill
Well's Fargo Bank
Starbucks
Petsmart
Ross
Best Buy
Banana Leaf

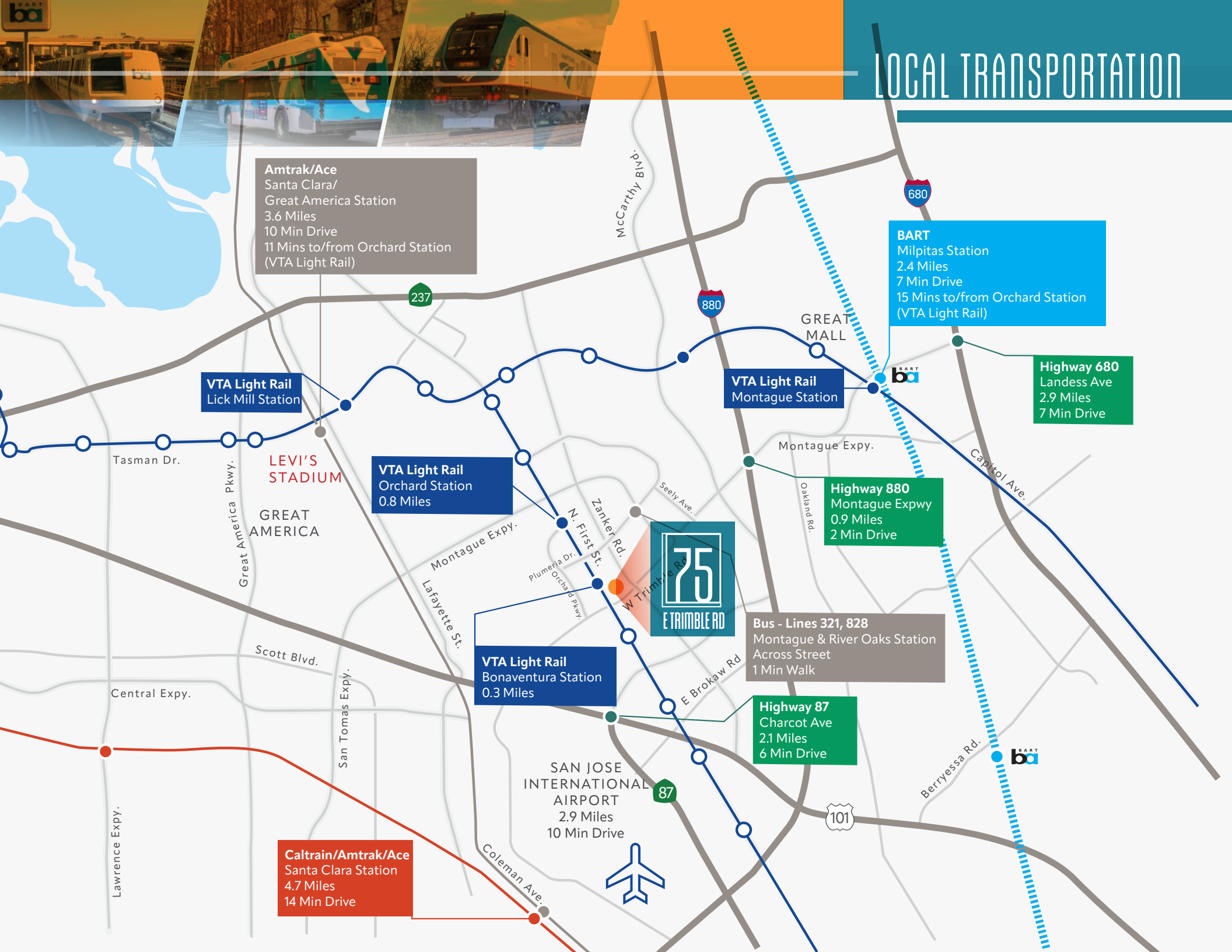
Taco Bell
McDonald's
Applebee Grill + Bar
In-N-Out Burger
Bank of America
Ashley HomeStore
Michaels
Hilton Garden Inn

BE IN GOOD COMPANY





LOCAL TRANSPORTATION





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