

FOR SALE OR LEASE

VALLEY RESEARCH CENTER

2560 - 2590 Orchard Parkway :: San Jose, California

MAJOR MARKET-READY IMPROVEMENTS COMPLETE 64,512 - 258,048 S.F. AVAILABLE NOW 2580 ORCHARD PKWY - DIVISIBLE TO 15,000 SF

TA Realty

CBRE

BUILDING FEATURES

BUILDING SPECIFICS:

- › ±258,048 S.F. Divisible to ±64,512 S.F.
- › 4 Buildings of ±64,512 each
- › **2580 Orchard Divisible to ±15,000 SF**

PROPERTY HIGHLIGHTS:

- › Institutional Ownership
- › New Collaborative/Creative Improvements
- › New Outdoor Amenities Area
- › Prominent Signage on Trimble Road
- › Expansive Window Line
- › Expansion Available to four Buildings in the complex - Total S.F. ±258,048

BUILDING SPECIFICATIONS:

- › Power: 2,000 Amps 277/480 Volts
- › 3.4/1,000 Parking Ratio
- › Dock Level Loading

LOCATION:

- › Golden Triangle Location – Bounded by Silicon Valley’s Main Freeways (Highways 101 and 237 and Interstate 880)
- › Minutes from San Jose International Airport
- › Convenient Walk to North First Street Light Rail Stop
- › Adjacent to North First Amenities



2590 NEW LOBBY



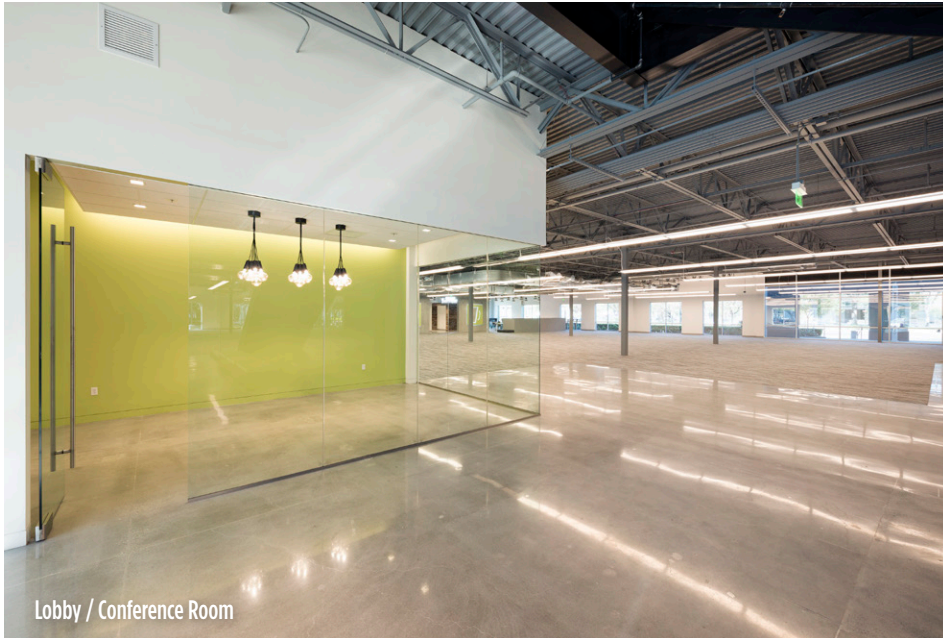
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2590 NEW BREAK AREA



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2590 PHOTO GALLERY



Lobby / Conference Room



Open Ceiling Office

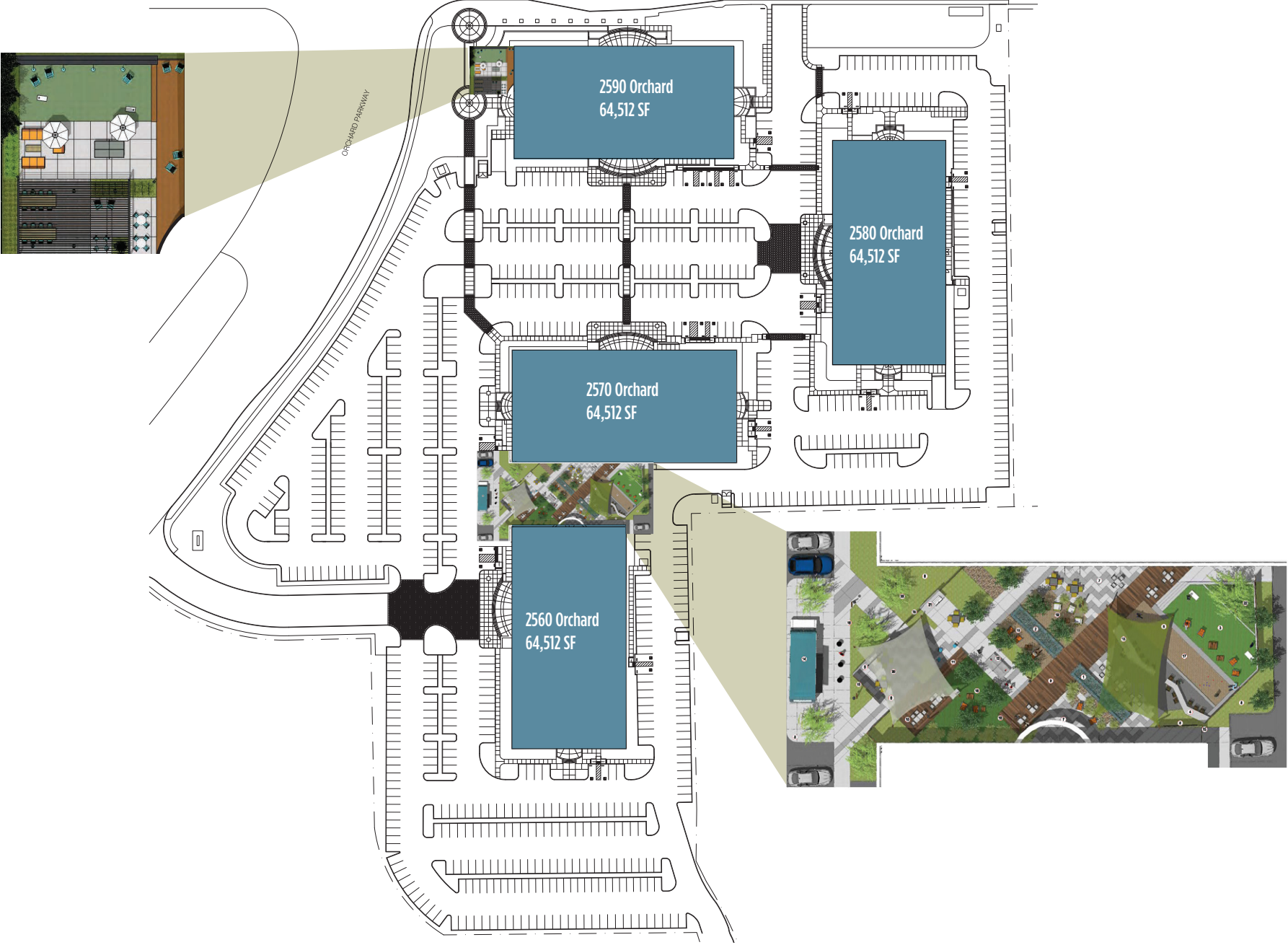


New Stairway from Lobby



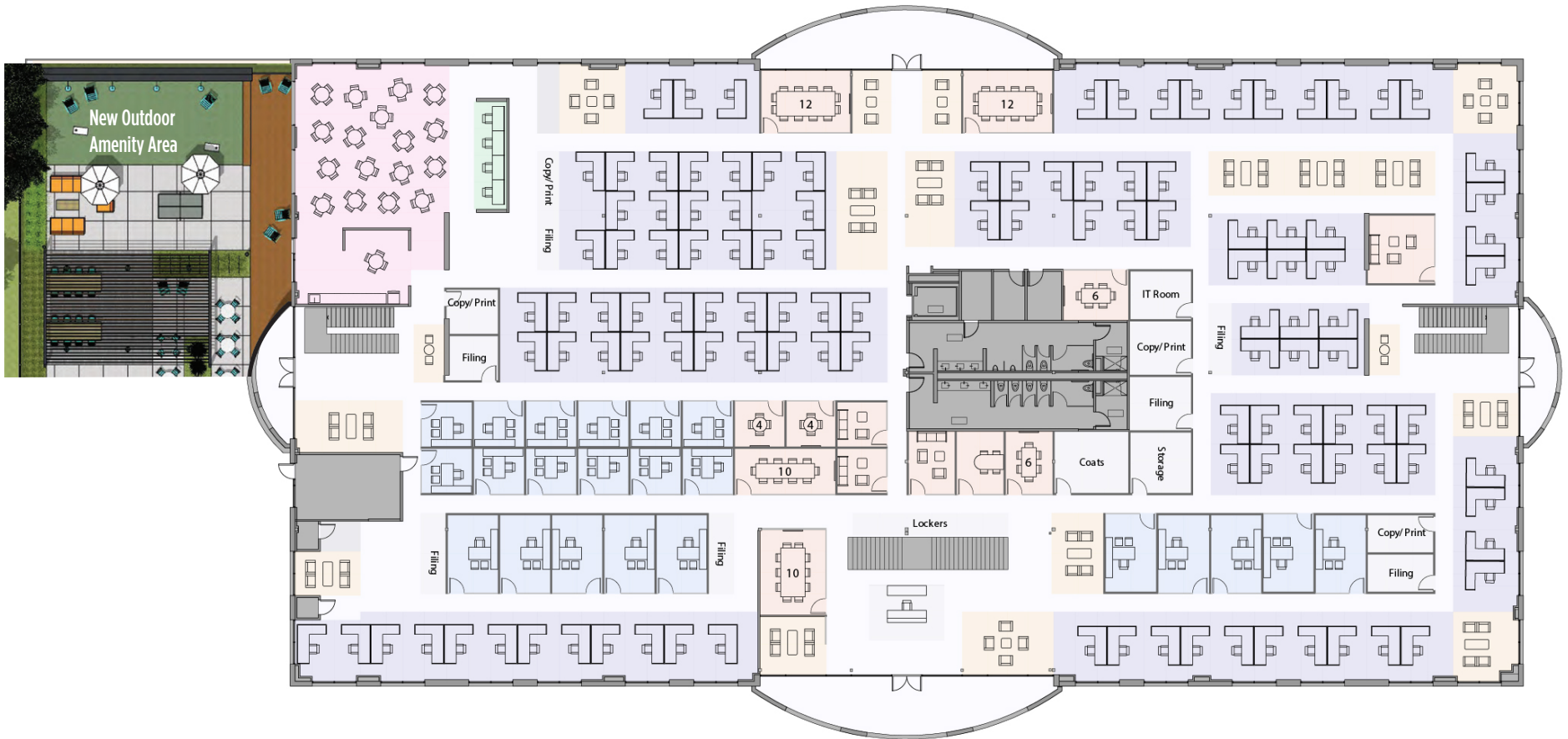
Outdoor Amenity Area

SITE PLAN



2590 FIRST FLOOR PLAN

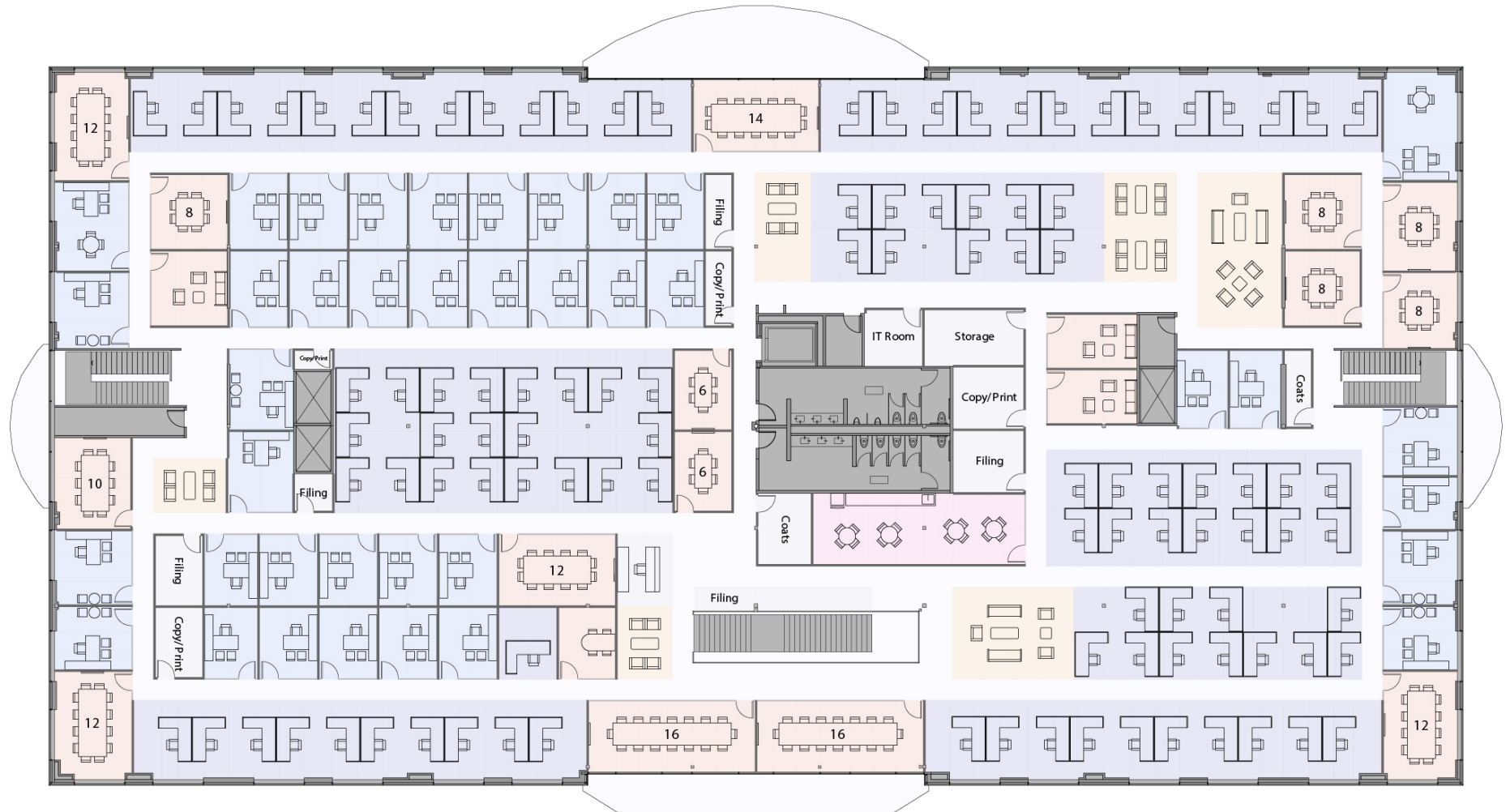
HYPOTHETICAL PLAN



(NOT TO SCALE)

2590 SECOND FLOOR PLAN

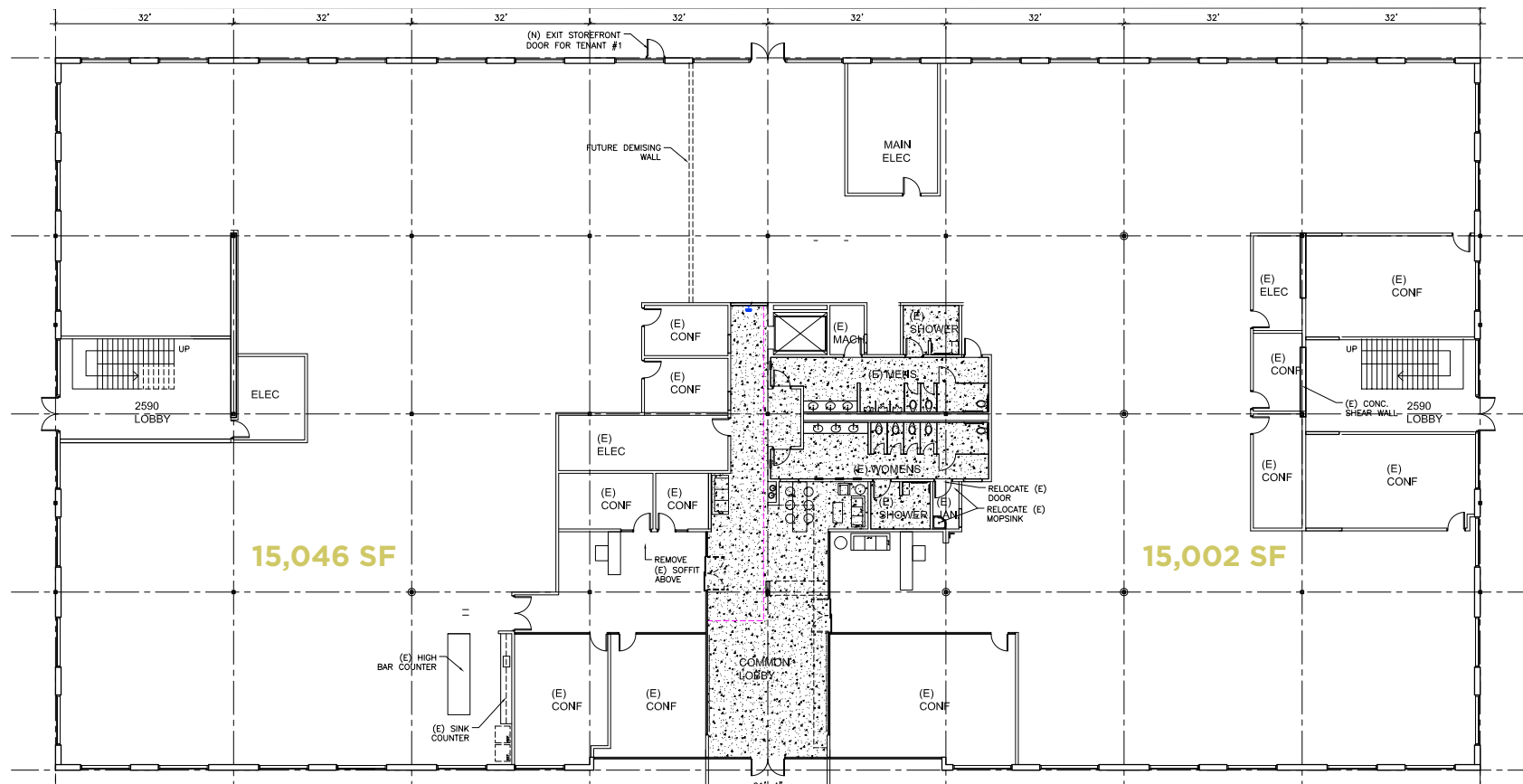
HYPOTHETICAL PLAN



(NOT TO SCALE)

2580 FIRST FLOOR PLAN

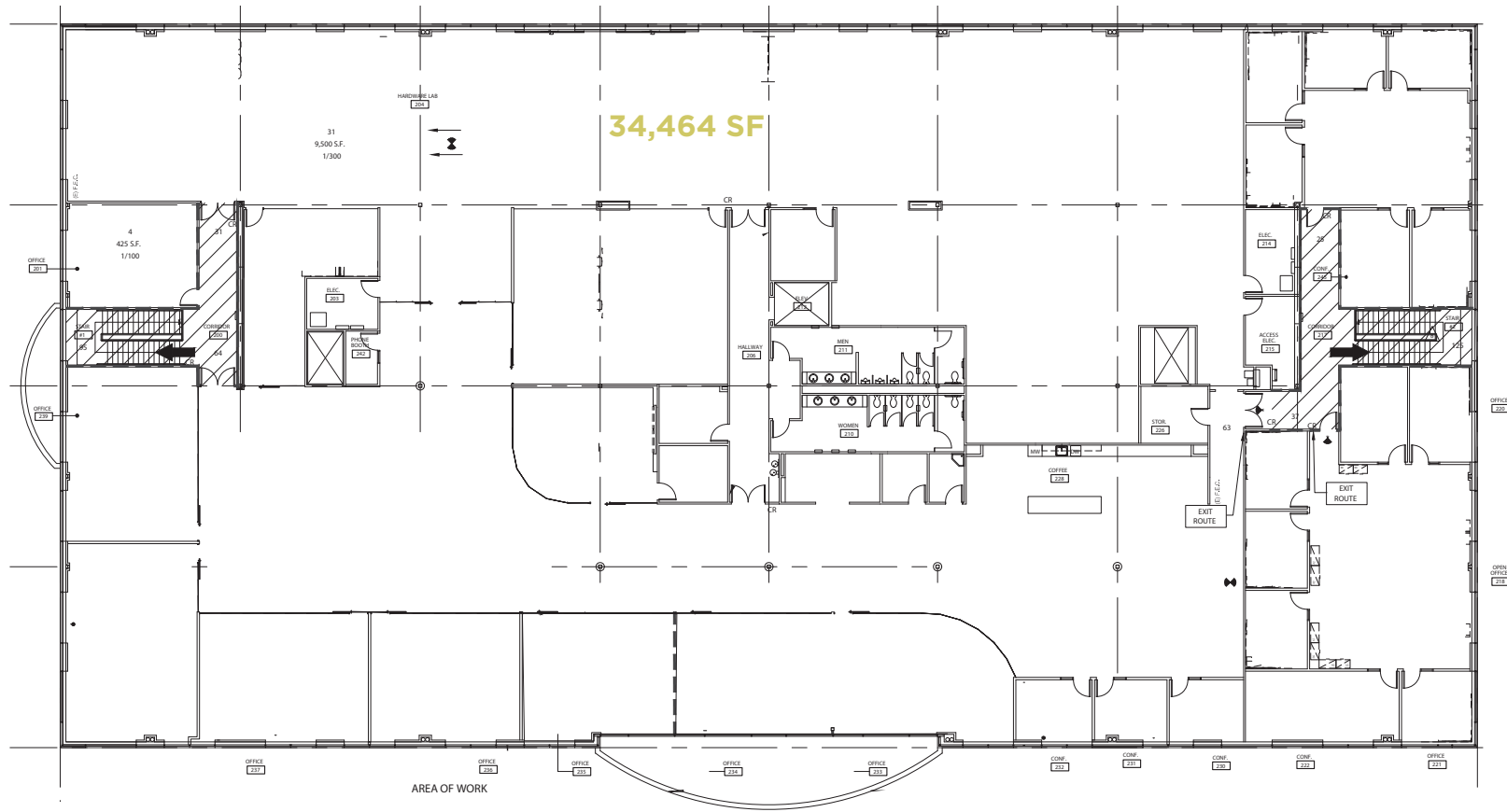
DIVISION PLAN



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2580 SECOND FLOOR PLAN

AS-BUILT PLAN



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2570 FIRST FLOOR PLAN

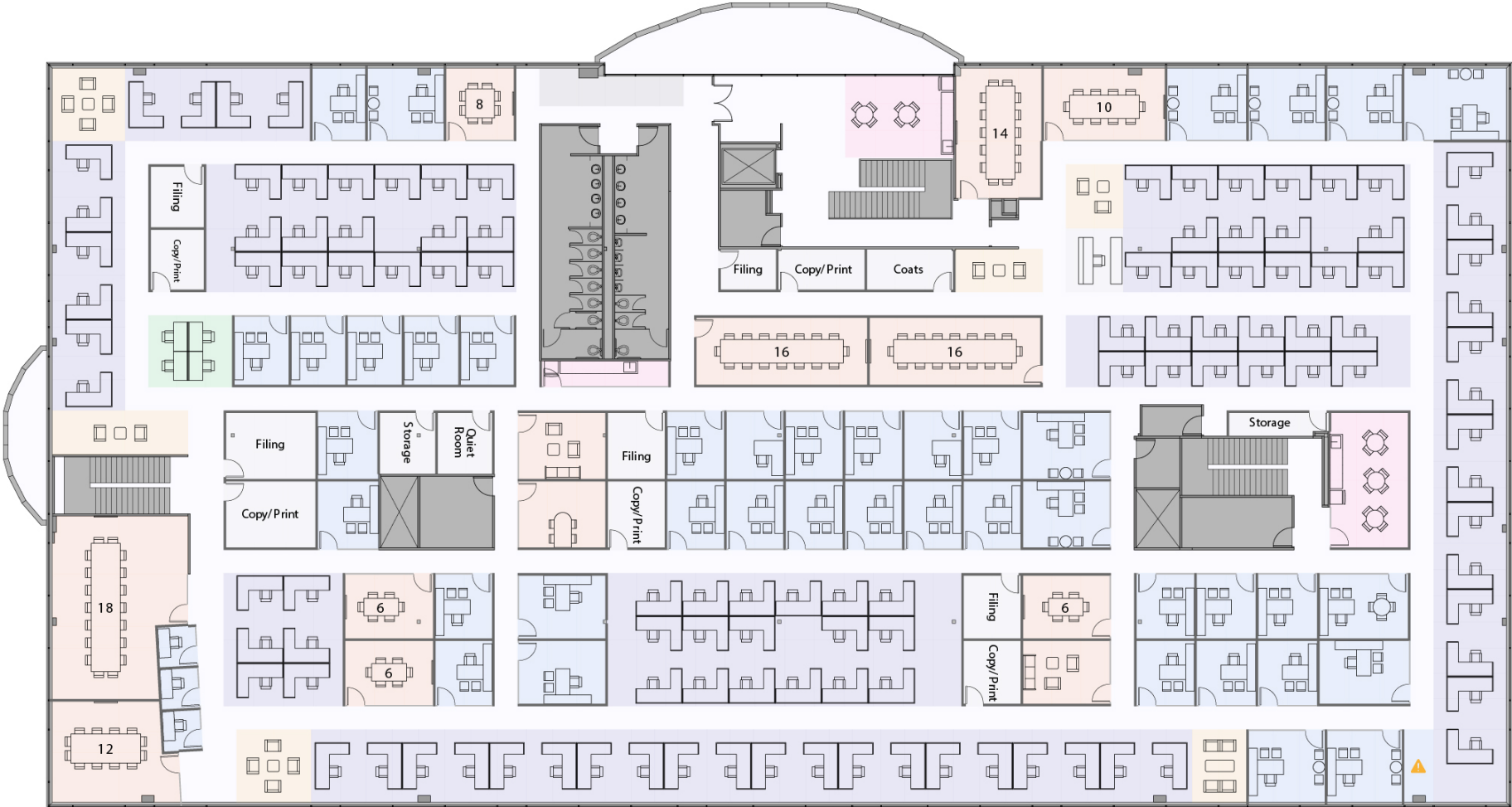
HYPOTHETICAL PLAN



(NOT TO SCALE)

2570 SECOND FLOOR PLAN

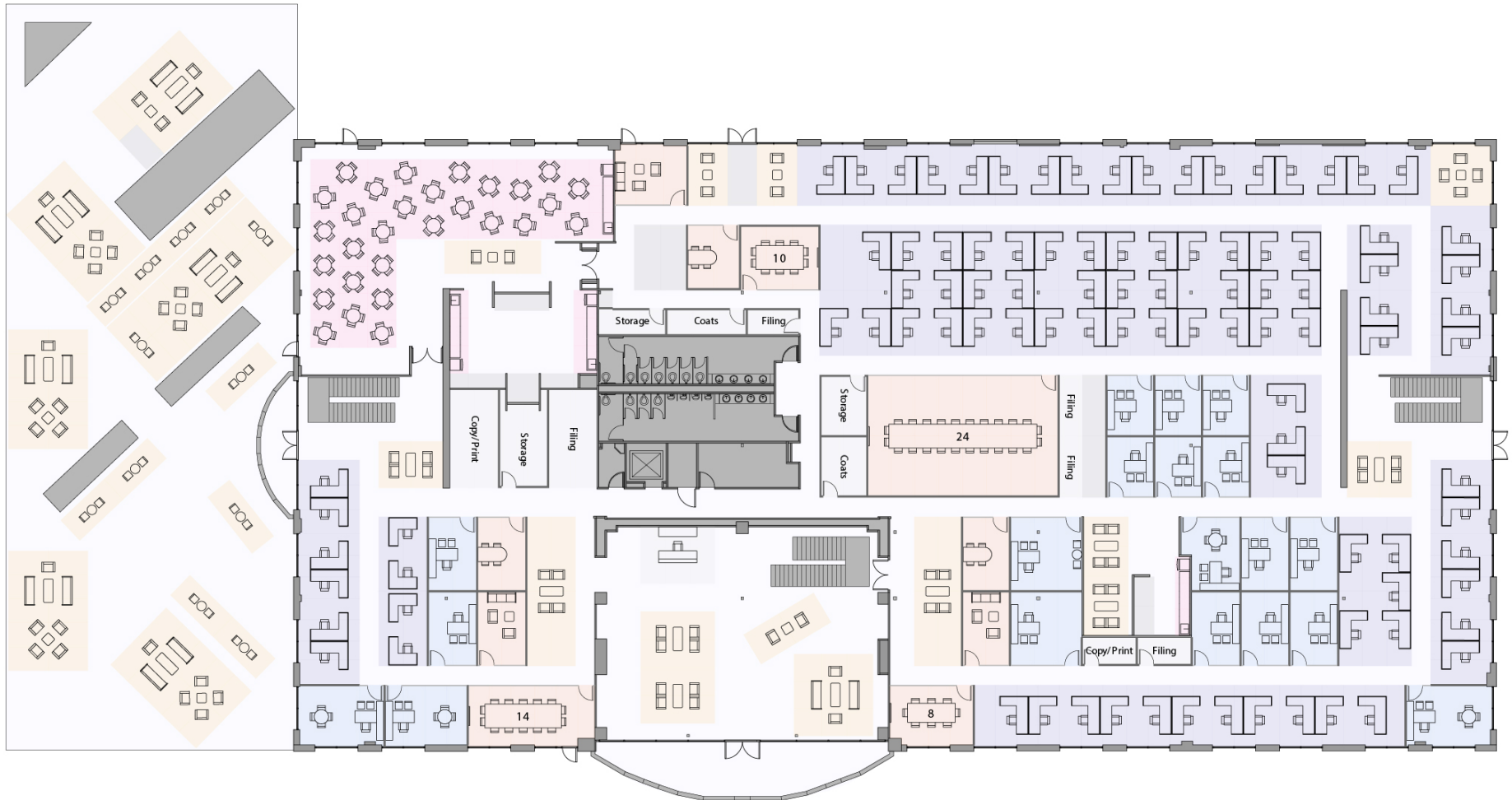
HYPOTHETICAL PLAN



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2560 FIRST FLOOR PLAN

HYPOTHETICAL PLAN



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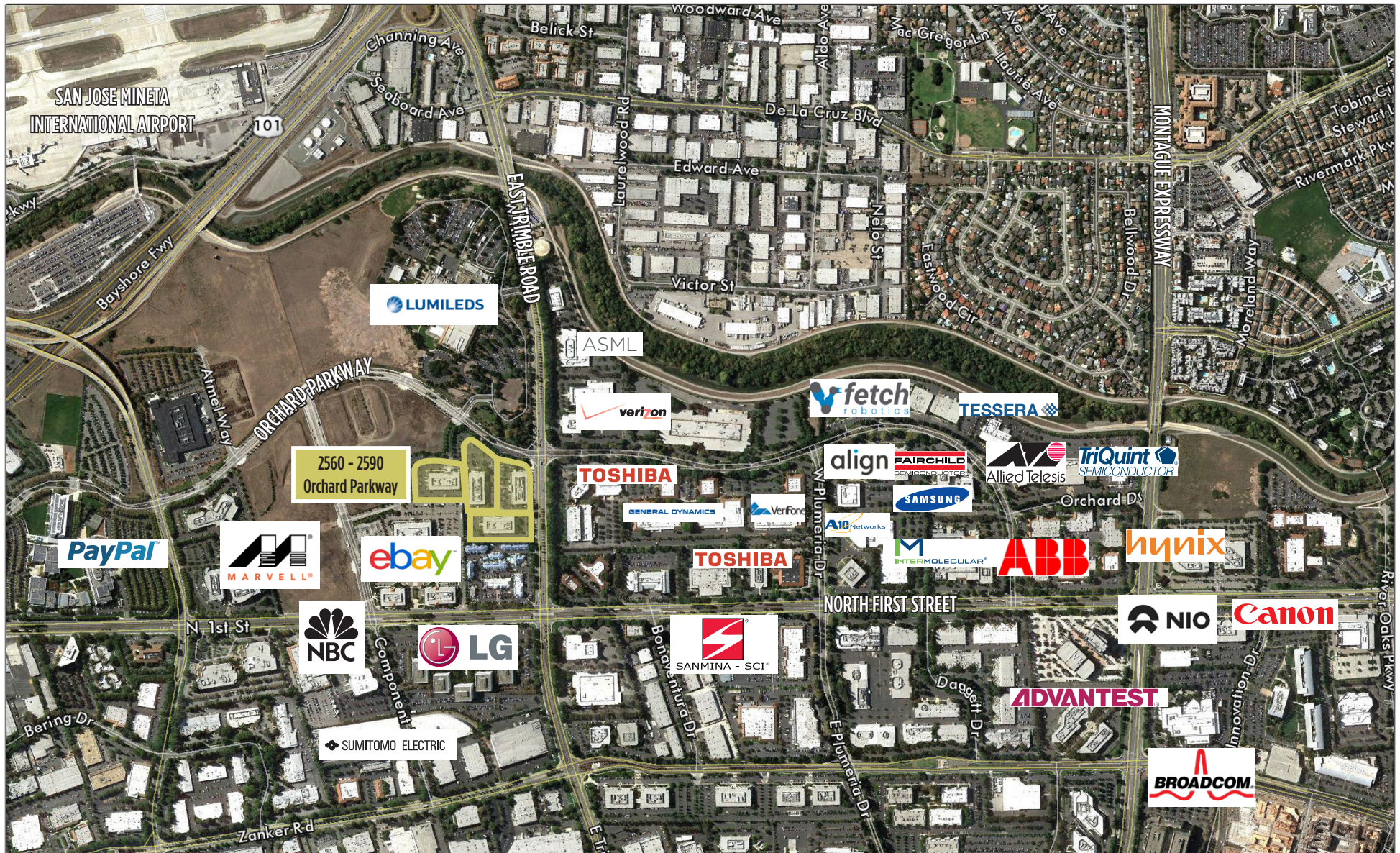
2560 SECOND FLOOR PLAN

HYPOTHETICAL PLAN



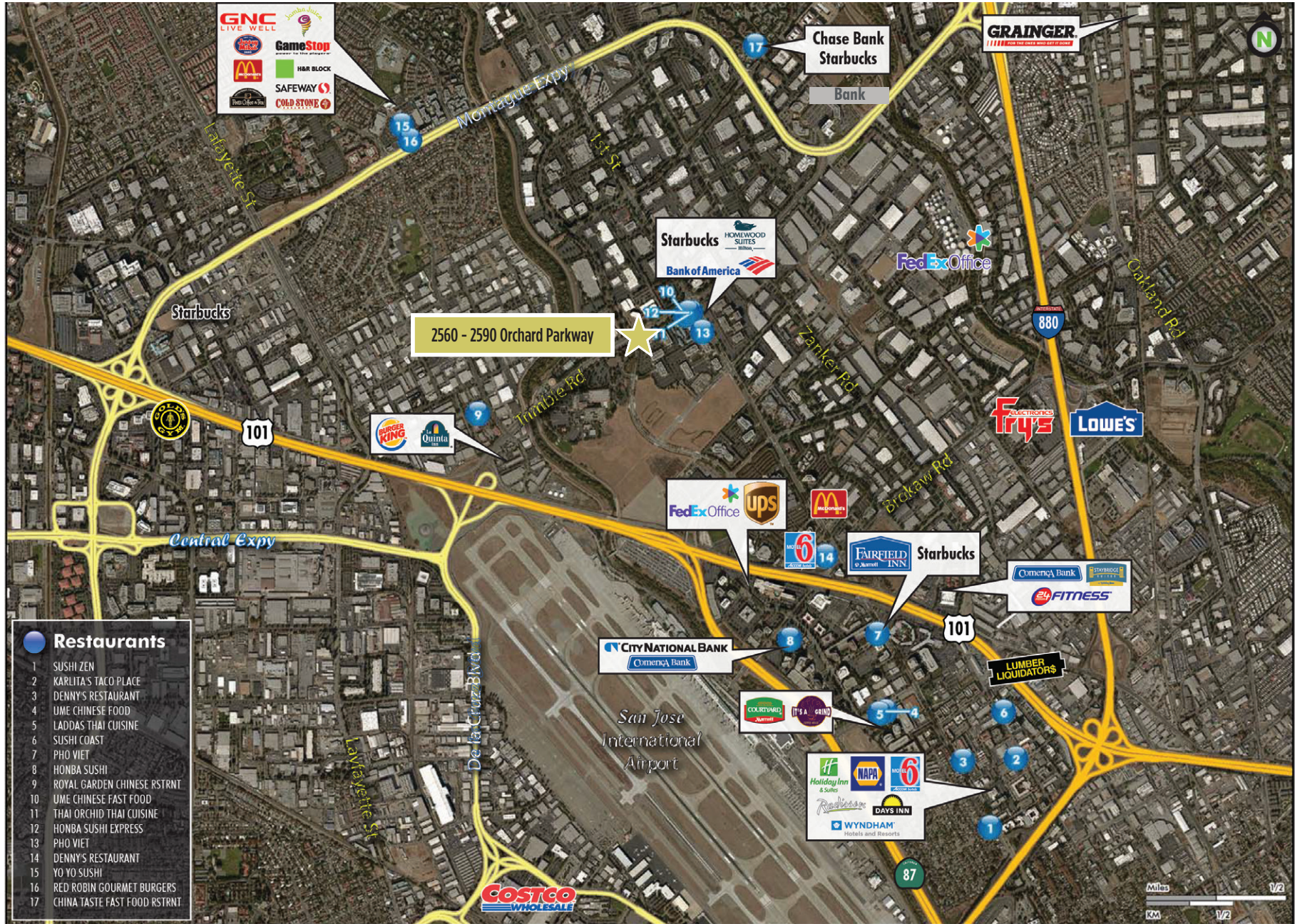
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CORPORATE NEIGHBORS



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AMENITIES MAP



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