

CLASS A OFFICE/R&D CAMPUS FOR LEASE



the orchards

3000 & 3030 Orchard Parkway, San Jose

+53,172 SF to +130,944 SF

Up to +144,944 SF with Planned Building Expansion
adding +14K SF of 30' Clear Height Single-Story High Bay Space



NEWMARK

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3000 ORCHARD PKWY

±53,172 square feet
2-story office/R&D building
AVAILABLE FOR DIRECT LEASE

3030 ORCHARD PKWY

±77,822 square feet
3-story office/R&D building
LEASED through June 30, 2029
AVAILABLE FOR SUBLEASE
OR DIRECT LEASE

THE ORCHARDS OVERVIEW



±53,172 SF Class A Office/R&D building
for lease



Planned 14K SF single-story high bay
building expansion with 30' clear height



Up to ± 130,994 SF of market ready
space available



State-of-the-art needlepoint bipolar
ionization HVAC purification



Touch-less Building Entry



Recently upgraded outdoor
amenity area



A+ Silicon Valley location with
convenient access to US 101,
680/880 corridor



One block to VTA light rail station
with connectivity to downtown
San Jose



Abundant nearby amenities
and restaurants



3.5/1000 parking ratio



Modern steel frame construction



Dog-friendly campus

3000 ORCHARD PARKWAY

±53,172 SQUARE FEET

HIGHLIGHTS



Impressive 2-story lobby with floor to ceiling glass



Ultramodern concrete floors with wood accents



A striking blend of open and drop ceilings



Health & wellness upgrades including touchless features



Roll-up doors providing indoor-outdoor connectivity



Customizable private outdoor amenity area with Wi-Fi accessibility



Prominent signage opportunity



15ft 2in first floor clear height



Grade level roll-up door



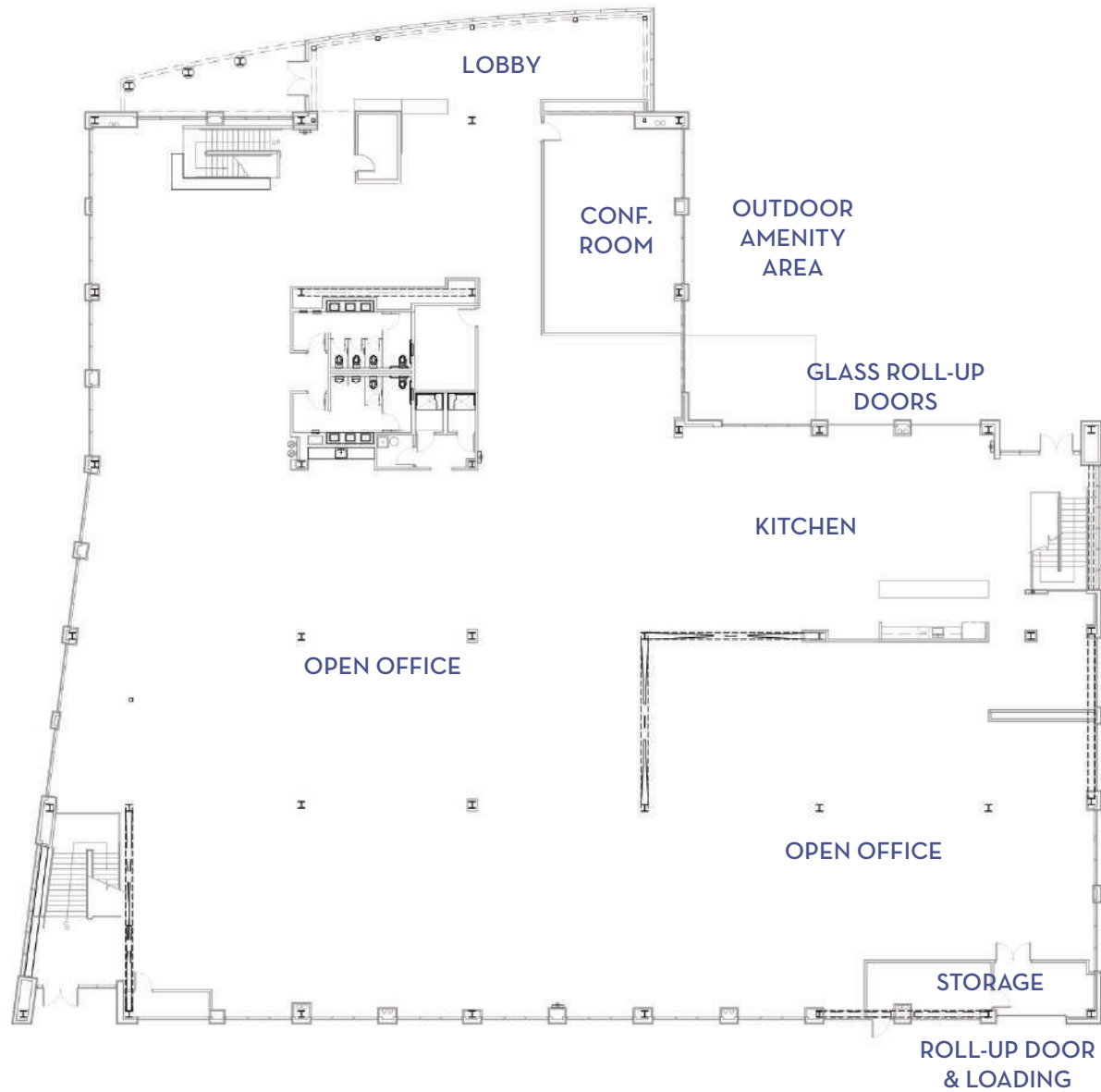
Building Power: 2000 amps
@277/480 volts



New market-ready interior



the orchards

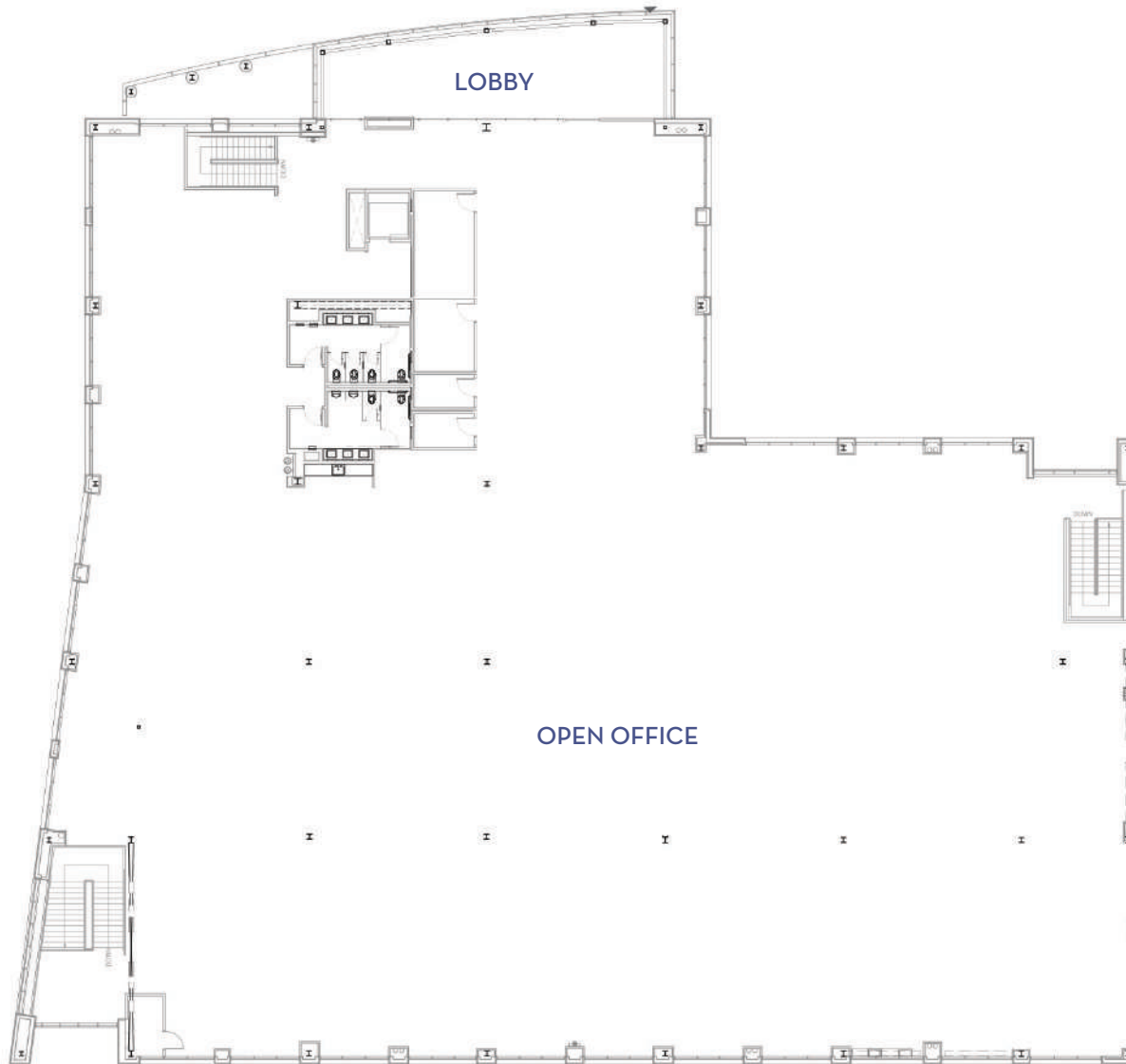


3000 ORCHARD PARKWAY
± 53,172 SQUARE FEET
FLOOR 1

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the orchards

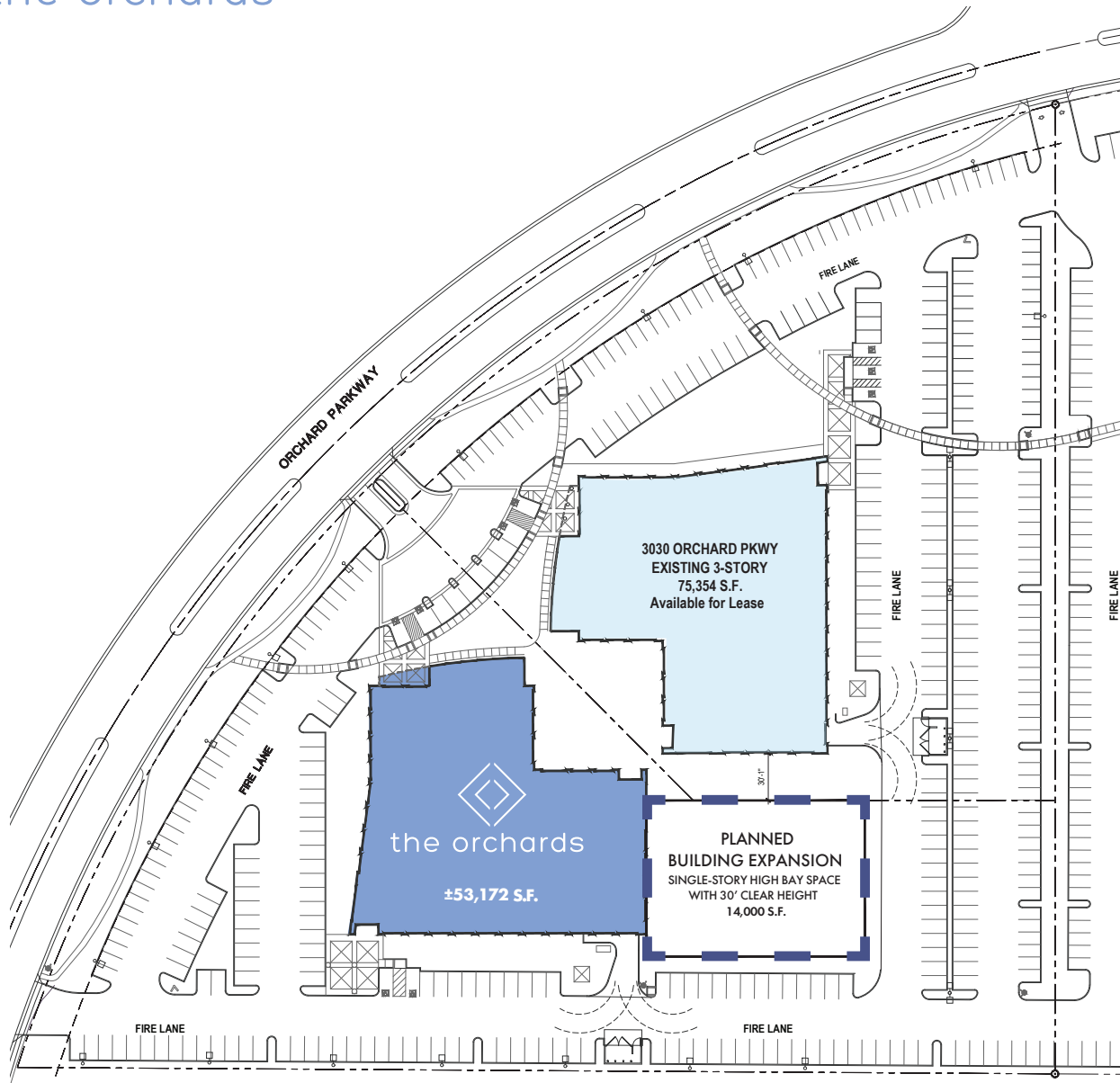


**3000 ORCHARD
PARKWAY**
±53,172 SQUARE FEET
FLOOR 2

NEWMARK



the orchards



3000 ORCHARD PARKWAY
±14,000 SQUARE FEET

PLANNED BUILDING EXPANSION

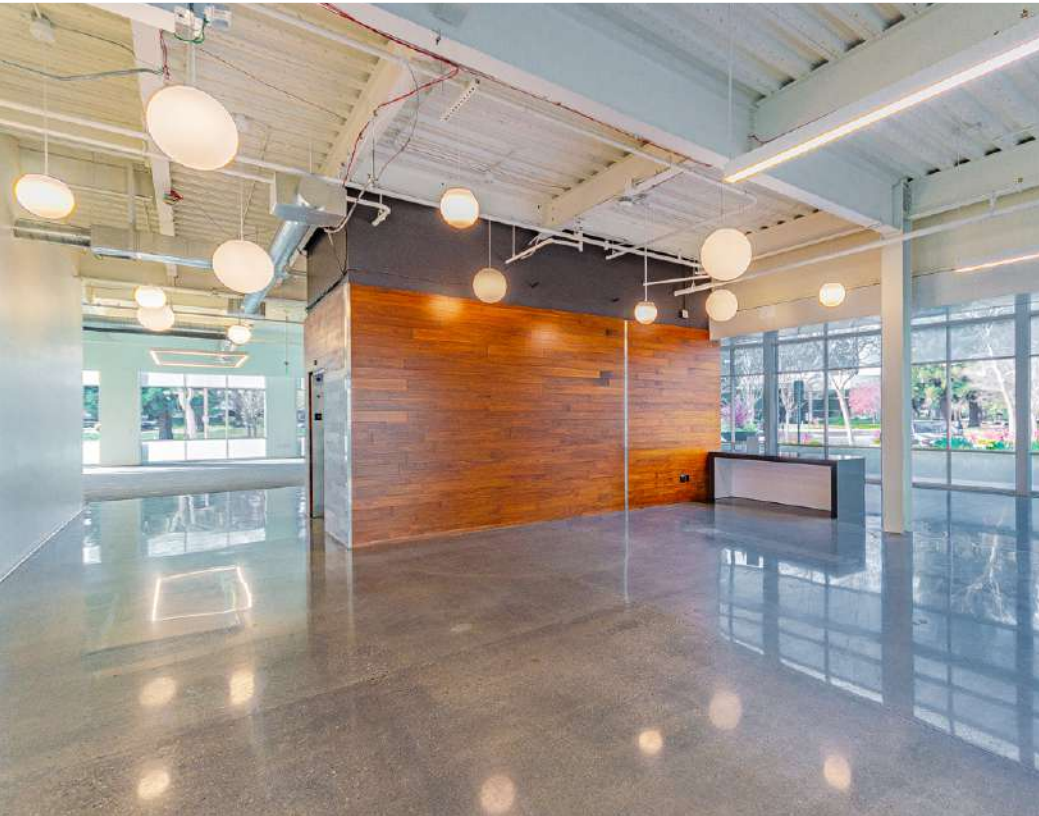
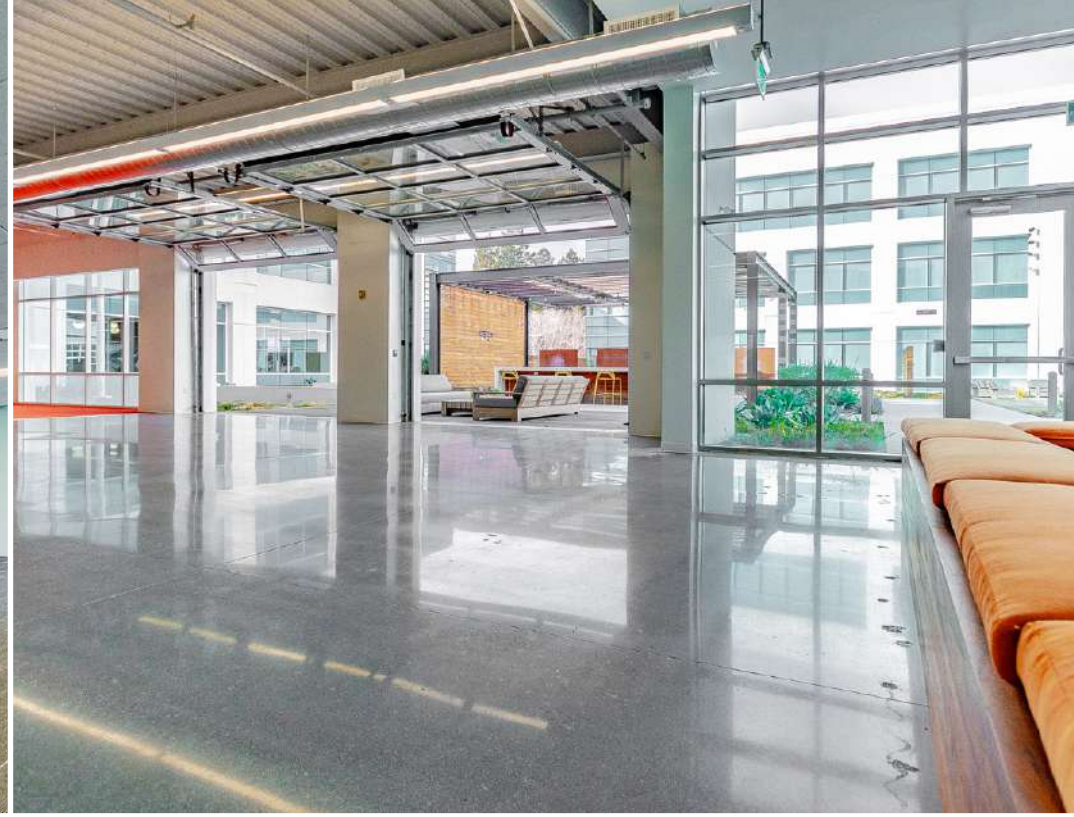
SINGLE-STORY HIGH BAY SPACE WITH 30' CLEAR HEIGHT

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3000 ORCHARD PARKWAY FIRST FLOOR





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3030 ORCHARD PARKWAY

±77,822 SQUARE FEET

HIGHLIGHTS



Leased through June 30, 2029 but available direct or sublease



Fully furnished and wired with capacity for 300+ employees



All social distancing re-occupancy preparation complete



Large training room, board room and various sized meeting rooms throughout



Dramatic two-story lobby



All hands ground floor café with open air grade door connectivity to courtyard

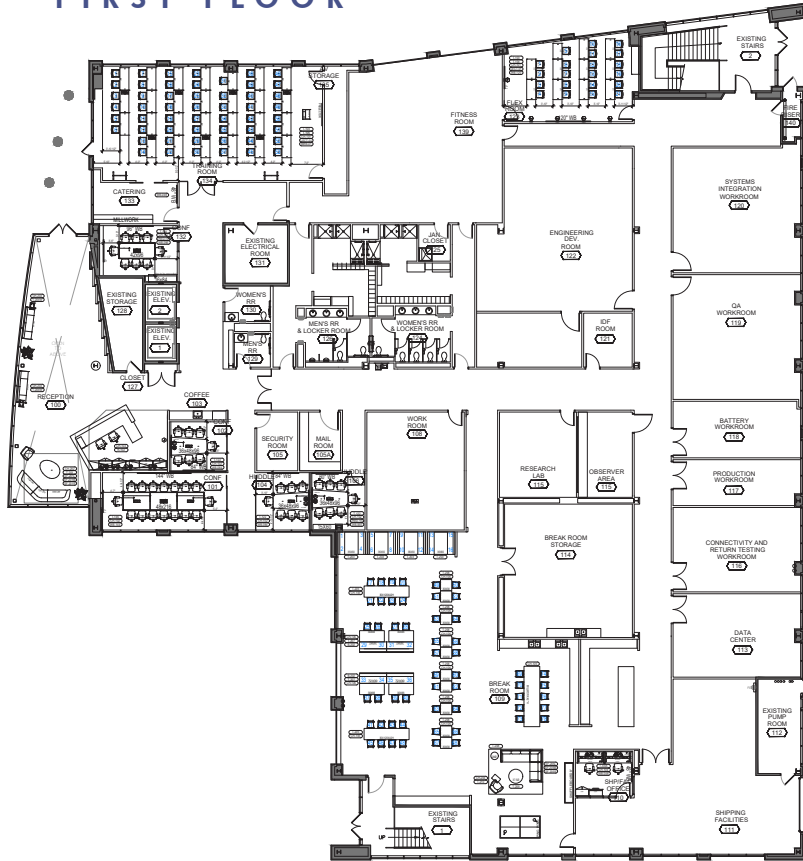


Fitness center, exercise classroom and locker rooms with showers in place

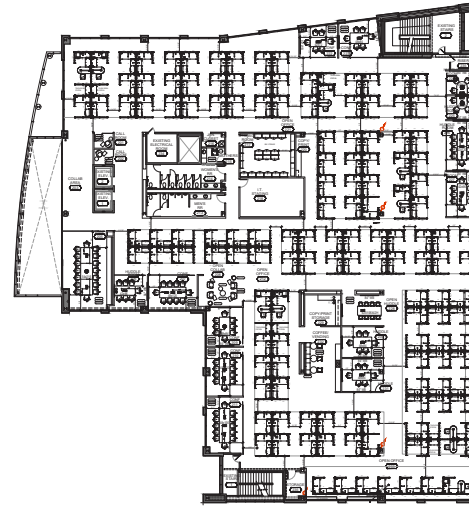


15ft 2in first floor clear height

FIRST FLOOR



SECOND FLOOR



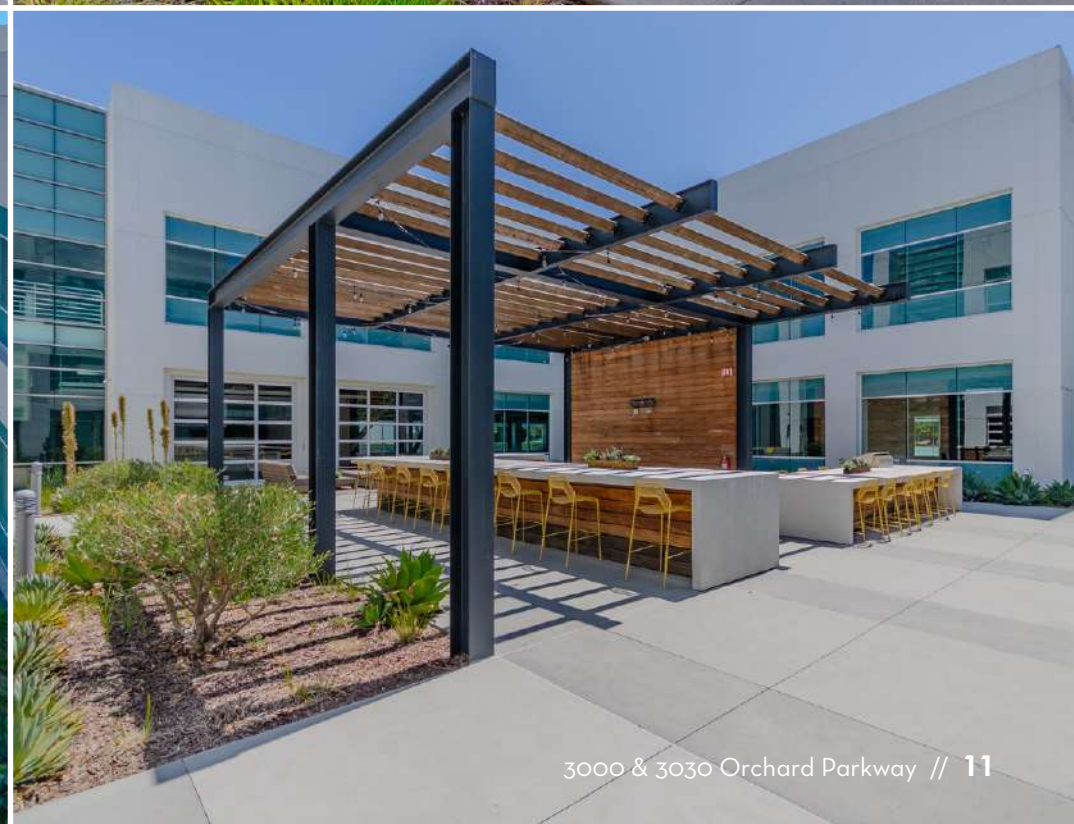
THIRD FLOOR



3030 ORCHARD PARKWAY
77,822 SQUARE FEET
 Available for Sublease or
 Direct Lease

FLOORS 1-3





AMENITIES



@first
Panera
CVS pharmacy
Five Guys
Chick-fil-A
Rok
Chipotle
Target
The Coffee Bean & Tea Leaf

Round Table
EXTREME Pita
eatviet
MINA'S
SUBWAY
KoreanBBQ

Faz

eatviet
von
Sri's Kitchen
Mina's Korean BBQ
La Catalana
SUBWAY
SENDU SUSHI
Round Table

VTA BAYPOINTE STATION

SAMSUNG CAFETERIA (OPEN TO PUBLIC)
Peets Coffee & Tea
Honeyberry

PATXI'S PIZZA

RIVER OAKS MARKETPLACE
SUBWAY
Starbucks
CHASE
GO FISH
HOBBS
Premier Pizza

Starbucks
PATXI'S PIZZA

NEW MILPITAS BART STATION

RIVERMARK
SAFeway
HYATT
RED ROBIN
PIATTI
SMASH BURGER
COLD STONE
Jaxon Mike's
Peets Coffee & Tea
Premier Pizza

VTA ORCHARD STATION

THE MARKET PLACE
SUBWAY
Starbucks
dighdash
PHO VIET
Biryani
UNAMAS!
OKAYAMA
THAI ORCHID
Olive's Greek Garden
PHILLY'S CHEESESTEAKS & WINGS

the orchards

Pedro's
BIRK'S
Marriott Hotels & Resorts

SANTA CLARA SQUARE
Fleming's
CHASE
Lula's
WHOLE FOODS
COMEBUY
Peets Coffee
Il Fornaio
Pasta

10 MINS TO DOWNTOWN SAN JOSE

5 MINS TO SAN JOSE INTERNATIONAL AIRPORT

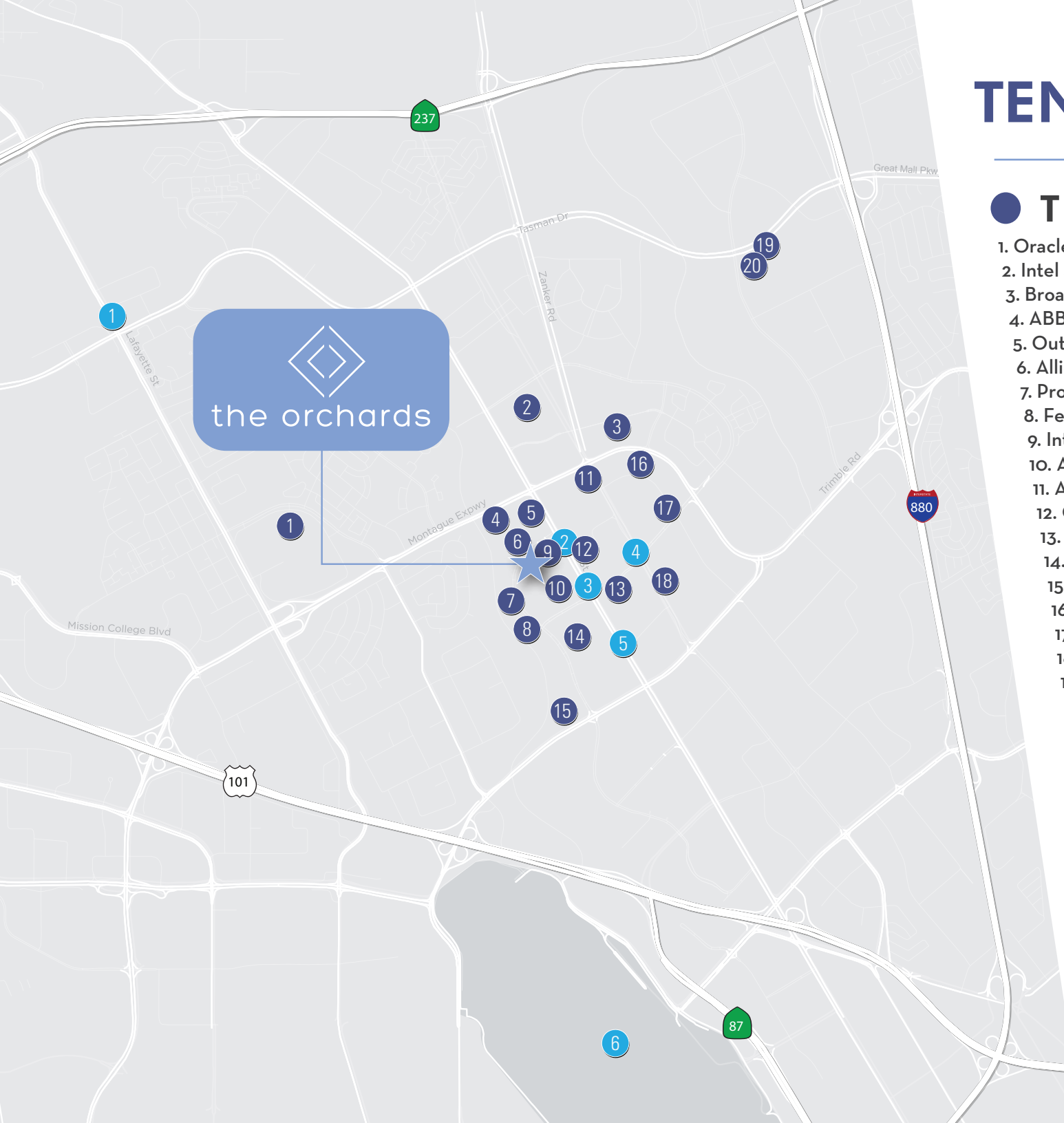
TENANTS MAP

● TECHNOLOGY

1. Oracle
2. Intel San Jose campus
3. Broadcom
4. ABB Inc.
5. Outset Medical
6. Allied Telesis, Inc.
7. ProteinSimple
8. Fetch Robotics, Inc
9. Intermolecular Inc
10. Align Technology
11. Advantest Inc.
12. Cepton Technologies Inc.
13. Sanmina Corporation
14. RIVIAN
15. Verizon Development Center
16. TSMC Technology Inc.
17. NETGEAR Inc.
18. Pulse Secure
19. Advanced Energy
20. Arevo Inc.

● TRANSIT

1. Great America Station - Amtrak
2. 1st & Orchard - Light Rail
3. 1st & Plumeria - Light Rail
4. Plumeria & Zanker - Light Rail
5. Bonaventura Station - Light Rail
6. San Jose International Airport
7. Electrical Vehicle Charging Stations





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NEWMARK

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