

FOR LEASE

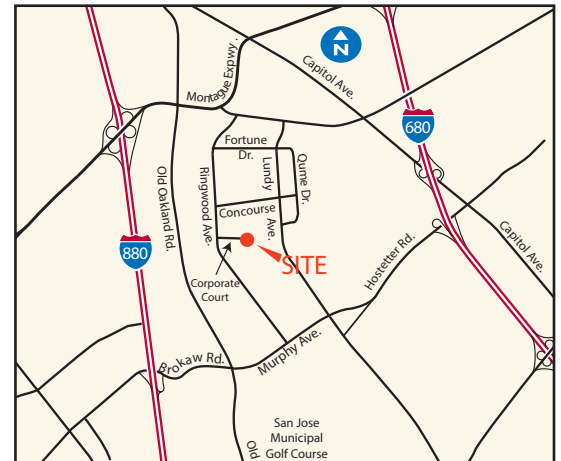
±19,151 Square Feet

2040 CORPORATE COURT, SAN JOSE, CALIFORNIA



Property Highlights

- ±19,151 SF
- 40% office
- 60% open ceiling warehouse/manufacturing
- 3.8/1,000 parking
- 18' - 22' clear height
- Two grade level loading doors
- Two dock high doors
- 400 amps @ 277/480 volts
- Available May 1, 2018
- Call to tour

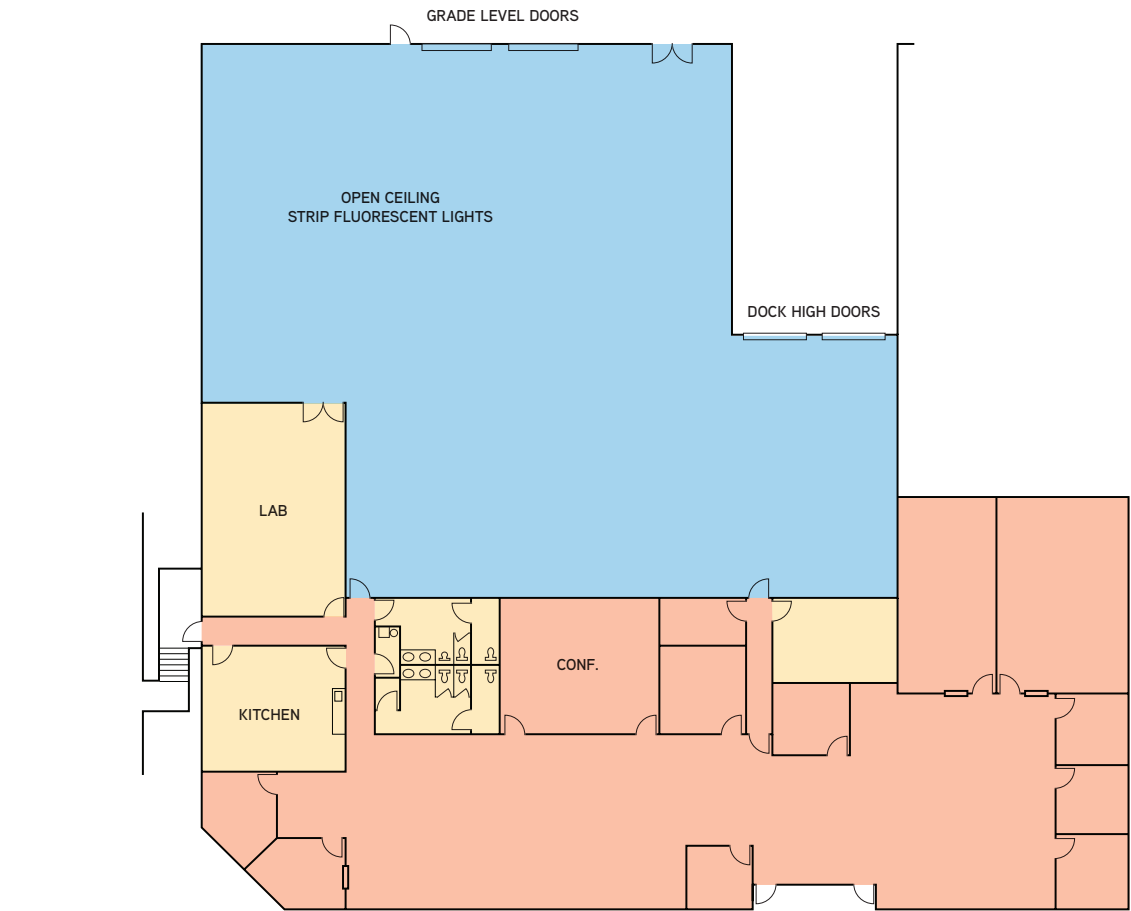





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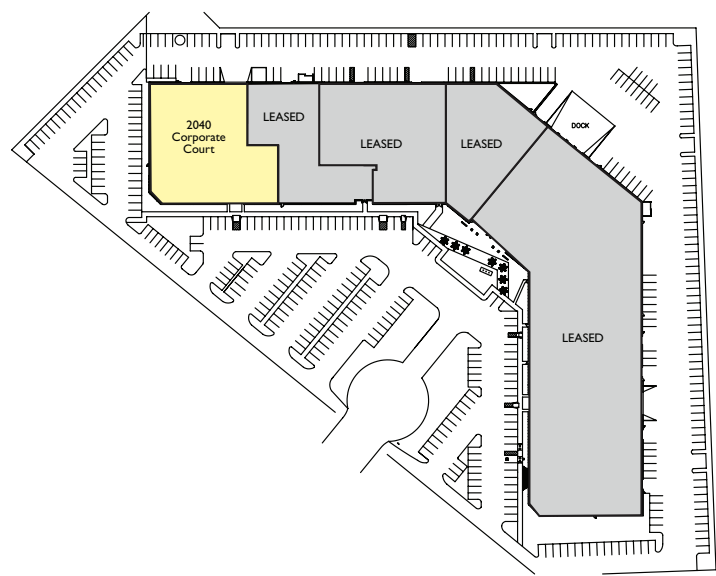
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2040 Corporate Court, San Jose, CA



-  = CONCRETE
-  = TILE
-  = CARPET



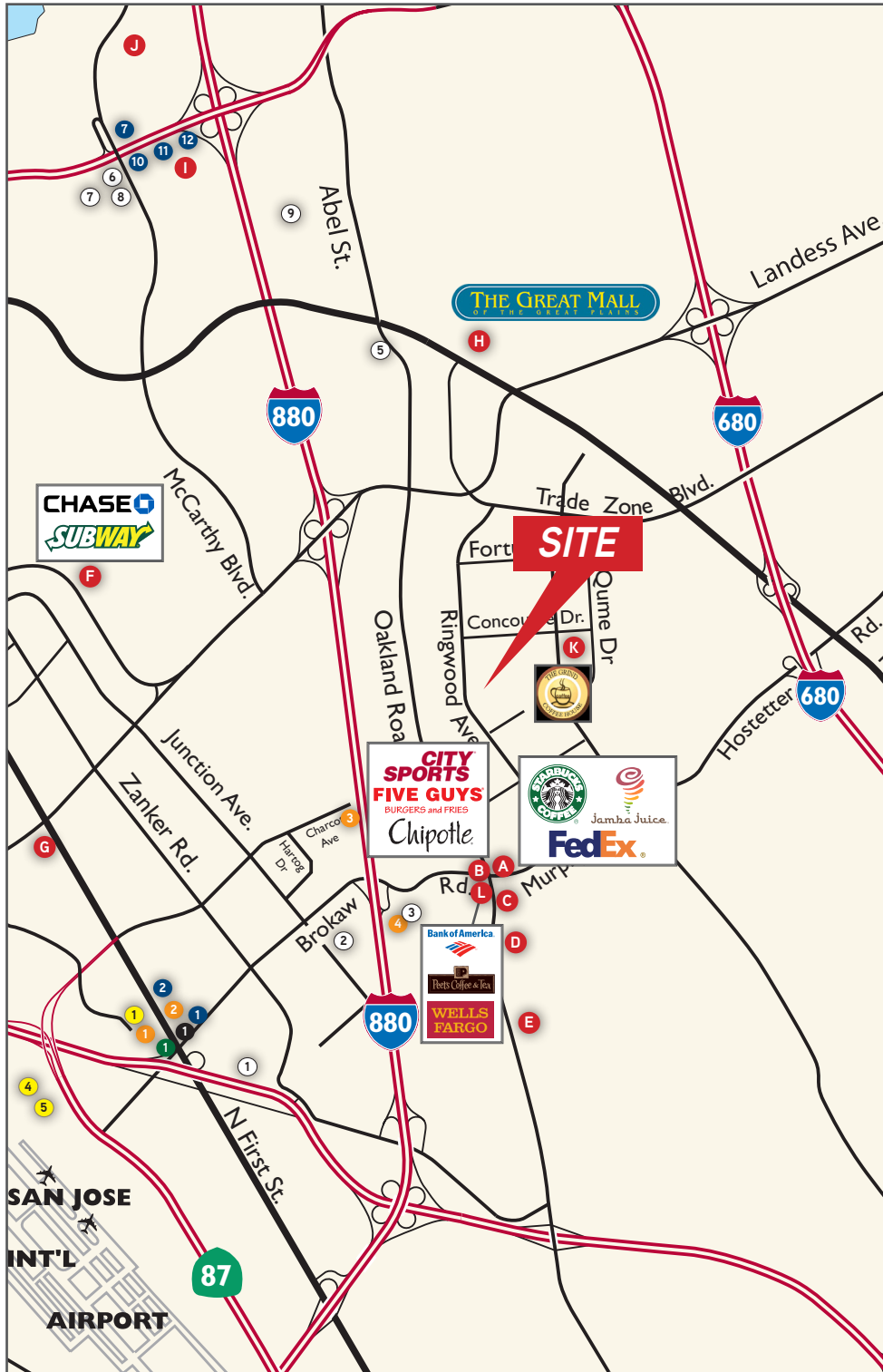
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FOOD & DINING

1. Denny's
2. McDonald's
3. De La Cruz Deli
4. Wing Stop

HOTELS

1. Extended Stay Deluxe
2. E-Z 8 Motel
3. Hilton Garden Inn
4. Staybridge Suites
 - Chevron
 - Starbucks Coffee
5. Extended Stay America
6. Crowne Plaza Hotel

GAS STATIONS

1. 76 Gas Station

BANKS

1. Technology Credit Union
2. Bank of America

ADDITIONAL SERVICES

1. Bay 101
2. Fry's Electronics
3. Lowe's
4. Gold's Gym
5. South Bay Athletic Club
6. Planet Beach
7. Supercuts
8. Pure Beauty
9. Save Mart Supermarkets
10. Target

CAR RENTAL

1. Avis Rent A Car
2. National Car Rental
3. Alamo

NORTH PARK PLAZA

- Panera Bread
- Baja Fresh
- Fantastic Sam's Hair Salon
- Togo's Sandwiches
- Cathay Bank
- Pizza California
- Main St. Bagel
- Starbucks Coffee
- Verizon Wireless
- Jamba Juice
- Panda Express
- McDonald's
- SF Supermarket
- FedEx Office

BROKAW COMMONS

- City Sports Club
- Five Guys Burgers and Fries
- Chipotle
- AAA Car Care Plus
- Noah's Bagels
- Great Clips
- Picology Pizzeria
- Subway
- AZ Dental
- Chase Bank
- TMobile
- Extreme Pita
- Active Nutrition
- Whispers Creperie
- VN Grill
- Fish's Wild
- Keypoint Credit Union
- The UPS Store

PS BUSINESS PARKS

- AJ Acupuncture
- Bill S. Bains, CPA
- Nguyen & Associates Ins. Agency
- Hongwei Acupuncture Center
- Belle Skin Care
- Lord's Insurance Agency
- Living Room Acupuncture
- Abest Tax Services, Inc.
- Chiropractic Anco
- Metroside Insurance Services
- Mart Cleaners

SAN JOSE MUNICIPAL GOLF COURSE

STRIP CENTER

- Easy Mart
- El Rincon Taqueria y Mariscos
- Mariscos Restaurant & Bar
- Monica Hair & Nails
- Pho Lien Noodle House
- Barber Shop

RIVER OAKS MARKET PLACE

- Premier Pizza
- Professional Cut
- Dry Clean U.S.
- Falafels N' More
- Starbucks Coffee
- Meriwether Credit Union
- River Oaks Dental
- River Oaks Chiropractic
- Acupuncture
- Subway
- Kaati Fresh
- Hobee's Restaurant
- Chase Bank

THE MARKET PLACE

- 11 RESTAURANTS
- Carl's Jr.
- 20/20 Optometry
- Pho Viet
- Una Mas Mexican Grill
- Philly's Cheesesteaks & Wings
- Sangam Indian Cuisine
- Olives Greek & Middle Eastern Cafe
- A&D Food Mart
- Dentistry
- Subway
- Family & Cosmetic Dentistry
- Starbucks Coffee
- Honba Sushi
- Premier Pizza
- Thai Orchid
- UME Chinese Food

THE GREAT MALL

- Dave & Buster's
- Century 20 Movie Theater

MILPITAS SQUARE

- Gourmet Hut
- Thai Town Restaurant
- Fantasia Tea Cafe
- Kelly's Cleaners
- Loving Hut Vegan Cuisine
- Sizzling Stone Korean Bistro
- D&G BBQ
- Mayflower Restaurant
- QQ Noodle
- I Love Pepper Lunch
- Kee Wah Bakery
- Ranch Market
- Sushi Factory
- My Dumpling
- Sheng Kee Bakery
- Golden Island Chinese Cuisine
- Penang Garden
- Cafe Won Kee

MCCARTHY RANCH MARKETPLACE

- Togo's Eatery
- Best Buy
- Banana Leaf
- Romano's Macaroni Grill
- Applebee's
- In-N-Out Burger
- Bank of America
- Black Angus
- Cinnamon Club Asian Grill
- Green Cafe
- Hometown Buffet
- Specialty's Cafe & Bakery
- Sushi King

LUNDY PLAZA

- The Grind Coffee House
- Pho Y #1 Noodle House
- Salon Ming
- SJ Vegetarian House
- Explosion Fitness
- Lundy Dental Care
- Insight Optometry
- Happy 9 Wellness

SPROUTS @ BROKAW

- Peet's Coffee
- The Habit Burger Grill
- Wells Fargo
- Bank of America
- Sprouts Farmers Market
- Starbird Chicken
- HomeGoods
- Ultra Beauty



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