

FOR LEASE

# STANDALONE WET LAB/OFFICE BUILDING | <sup>TM</sup>42,039 SF (DIVISIBLE)

155 South Milpitas Blvd. Milpitas



**RICO CHEUNG**

rico.cheung@colliers.com  
415.519.1749  
License # 01067557

**KYLE HIPPLE**

kyle.hipple@colliers.com  
415.259.7928  
License # 02032124

**ALFONSO PINTOR**

alfonso.pintor@colliers.com  
714.721.5097  
License # 02241623

# PROJECT HIGHLIGHTS

Available Immediately  
±42,039 SF (Divisible)  
2 Story Building  
Corner Building Identity  
Power: 2000A (Tenant to Verify)  
Emergency Backup Generator:  
125 KVA (Tenant to Verify)  
1st Floor – Lab and Office Space  
2nd Floor – Office Space  
Parking Ratio: 3.52/1000  
New Roof

Five (5) Chemical Fume Hoods  
Five (5) Tissue Culture Hoods  
Five (5) Lab Sinks  
Hazardous Materials Storage  
Carousel Cold Room (-20 Degrees)  
Warehouse with 2 GL Doors  
Glasswash/Autoclave Room  
House Utilities: CO<sub>2</sub>, Compressed Air,  
Vacuum, DI Water Milli-Q systems  
Additional equipment available  
(inquire for more info)



155 SOUTH MILPITAS BLVD.  
MILPITAS

# PHOTO GALLERY



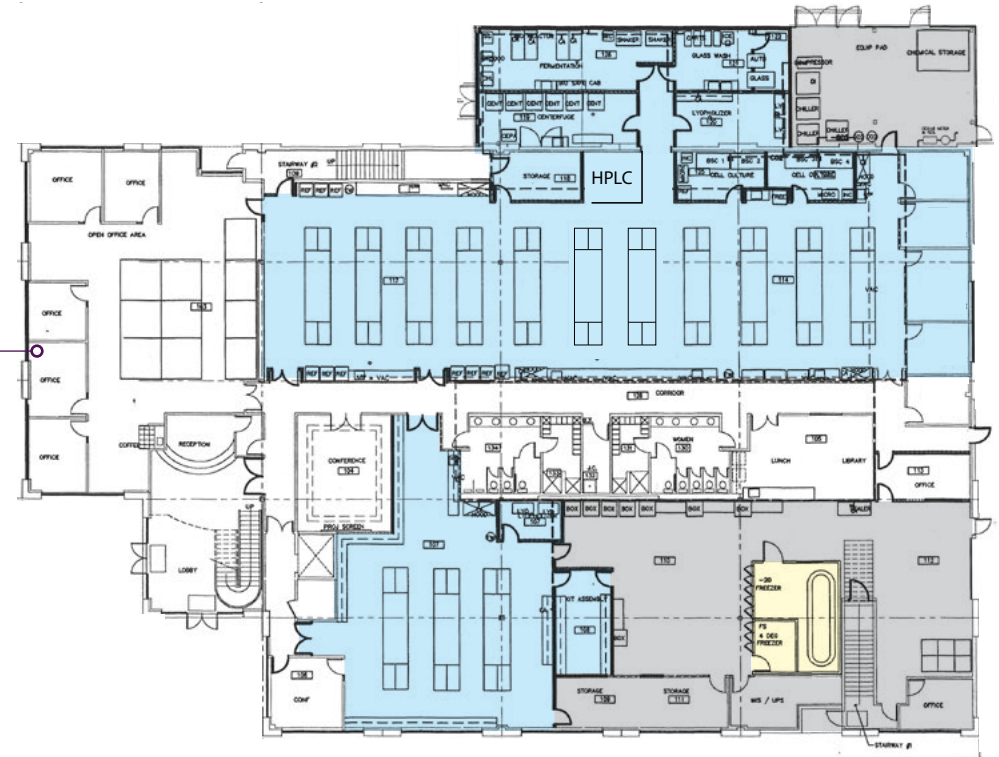
155 SOUTH MILPITAS BLVD.  
MILPITAS

# FLOORPLANS

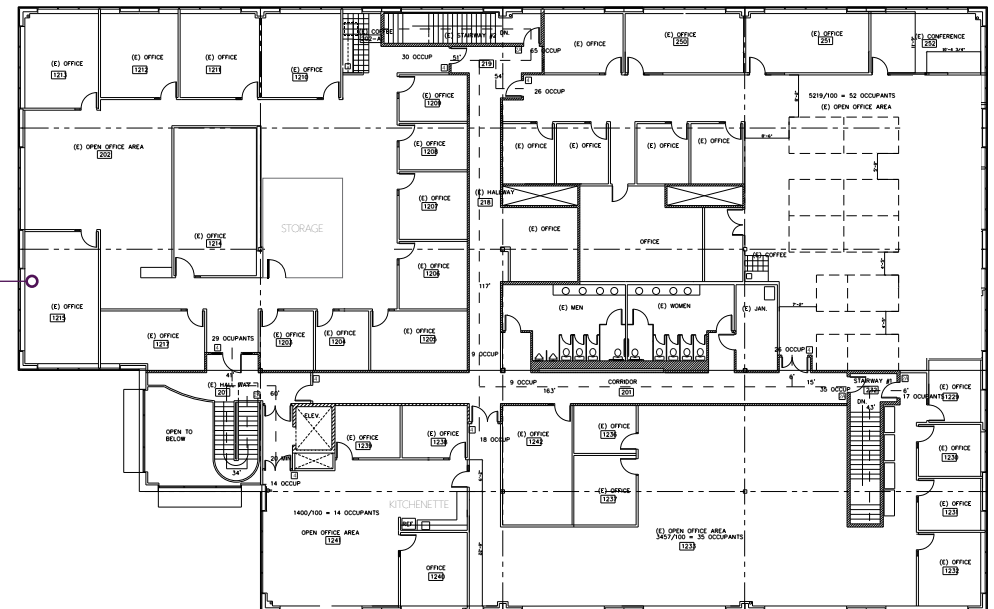
## 1<sup>ST</sup> FLOOR ±22,081 SF

### LEGEND

- Labs
- Cold storage
- Warehouse & Support



## 2<sup>ND</sup> FLOOR ±19,958 SF



# MULTI-TENANT FLOORPLANS



## 1<sup>ST</sup> FLOOR ±22,081 SF

### LEGEND (OPTION 1)

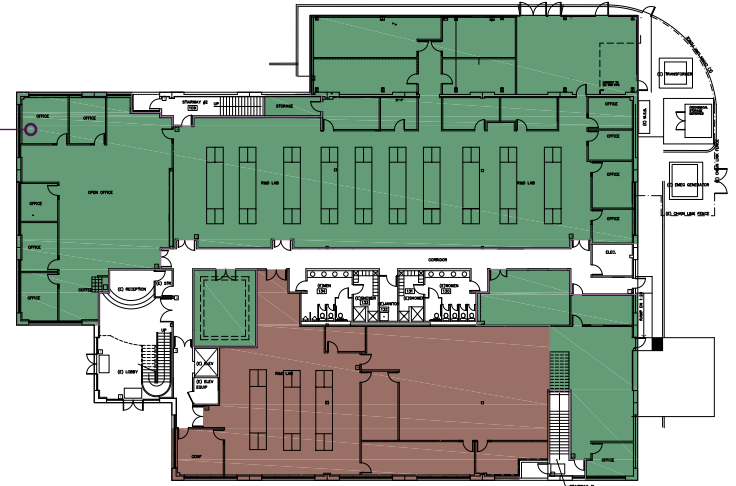
- Tenant A: ±13,603 SF
- Tenant B: ±8,478 SF



## 1<sup>ST</sup> FLOOR ±22,081 SF

### LEGEND (OPTION 2)

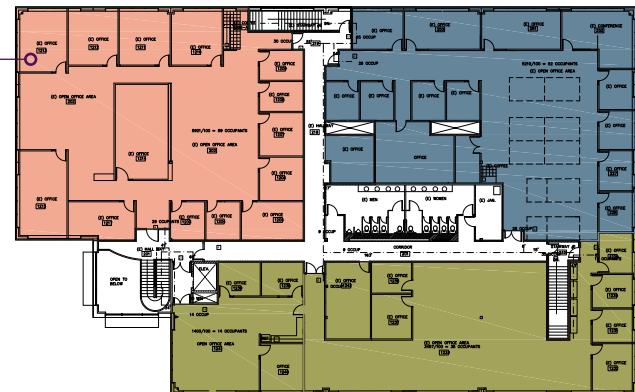
- Tenant A: ±16,138 SF
- Tenant B: ±5,943 SF



## 2<sup>ND</sup> FLOOR ±19,958 SF

### LEGEND

- Tenant C: ±7,075 SF
- Tenant D: ±6,422 SF
- Tenant E: ±6,461 SF



# NEARBY AMENITIES

- Walgreens
- Kalesa
- CathayBank
- Barzaga
- Chick & Tea
- 3catea
- New Hwong Kok
- My No.1 Sushi & Tofu
- Sunright Tea Studio
- RAW Superfood Cafe

- Domino's Pizza
- Raw ASF - Superfoods Health Bar
- McDonald's

## SUNNYHILLS SHOPPING CENTER

- GoldenSun Palace
- Ichika
- Obaitori
- Thousand Tasty
- ShengKee Bakery
- Lion Supermarket
- New Dynasty
- Ten Ren Tea Co of Milpitas
- Yin Ji Change Fen
- Beijing Chef
- Highland Noodles
- LivingWaterFountain
- Taiwan Porridge
- Le Moulin
- Blue Sky Cuisine
- TapiocaExpress
- New China Foods
- Mian Boa House
- Spicy Way
- VungTaul
- The Original Luisa and Son Bakeshop

- 7-Eleven
- Subway
- Shanghai
- Annapoorna
- Tai Chi Kung Fu

## MCCARTHY RANCH MARKETPLACE

- BestBuy
- Walmart
- McDonald's
- TacoBell
- Starbucks
- Aria Dining & Banquets
- TOGO's
- WellsFargo
- AT&T
- Dishn' dash Grill
- Big Al's
- Cajun Crack'n
- Taqueria Los Cunados
- Dollar Tree
- KokoLo Donburi
- H.L Peninsula Restaurant
- BananaLeaf
- TheSandwichSpot@ Milpitas
- MoneyGram
- Shabuya
- Tea Top
- SH Hones Design Gallery
- TagWorks
- V Sushi
- In-N-OutBurger
- CharlesSchwab
- Yoshi Express
- HiltonGardenInn
- Mancini's Sleepworld
- Mattress Firm
- Larkspur Landing

## BERESFORD SQUARE SHOPPING CENTER

- Hansang Tofu
- La Milpa
- Supercuts
- Koong's Chinese
- McDonald's
- MountainMike's Pizza
- Teasociety
- CVS
- Chase Bank
- MarinaGrocery
- BentoExpress
- TerraceGardensHotel
- Citibank
- Beck's Shoes
- Poki Run
- Subway

## 155 SOUTH MILPITAS BLVD MILPITAS

## MILPITAS TOWN CENTER

- Starbucks
- Chick-Fil-A
- Wingstop
- Crumbl Cookies
- Feng Cha Teahouse
- El Torito
- Red Lobster
- LunNewTungKee Noodle
- Erik's DeliCafe
- The UPS Store
- AAA
- Cathay Bank
- Peet's Coffee
- JambaJuice
- Safeway
- Staples
- KeyPointCreditUnion
- Yoshi Sushi
- PatelcoCreditUnion
- The Cheese Steak Shop
- Nothing Bundt Cakes
- Giorgio's Italian Food
- Massage Envy
- Sutter Health
- Poppy Bank

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Executive Vice President  
rico.cheung@colliers.com  
415.519.1749  
License # 01067557

**KYLE HIPPLE**  
Vice President  
kyle.hipple@colliers.com  
415.259.7928  
License # 02032124

**ALFONSO PINTOR**  
Associate  
alfonso.pintor@colliers.com  
714.721.5097  
License # 02241623

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