

**±128,767 SF**

Class A Office building



**LINCOLN  
COURT**

2105 SOUTH BASCOM AVENUE  
CAMPBELL, CALIFORNIA







	Suite	SF	
1	154	1,728	
	160	2,539	
2	220	14,466	
	230	3,032	Contiguous w/ 240 for 7,448 SF
	240	4,416	Contiguous w/ 230 for 7,448 SF
3	310	7,460	Contiguous w/ 330 for 11,145 SF
	315	2,207	 VIRTUAL TOUR
	318	3,255	Contiguous w/ 340 for 8,879 SF
	330	3,685	Contiguous w/ 310 for 11,145 SF
	340	5,624	Contiguous w/ 318 for 8,879 SF  VIRTUAL TOUR
	376	1,018	Plug & Play
	390	4,797	



# FEATURES

- Three-story, ±123,849 SF Class A Office building
- New Common Area Conference Center and Fitness Center
- Building Amenities include Extensive Glassline, Recently Renovated Courtyard, Lobby and Corridors with Extensive Seating Areas, Shower with Locker Rooms
- 50% Covered Parking with 4/1,000 Square Foot Parking Ratio
- Walking Distance to Restaurants, Lodging and Retail Services
- Strategically located minutes from Mineta/San Jose International Airport, Interstates 280 and 880, and Highways 17 and 85





# COMMON AREA

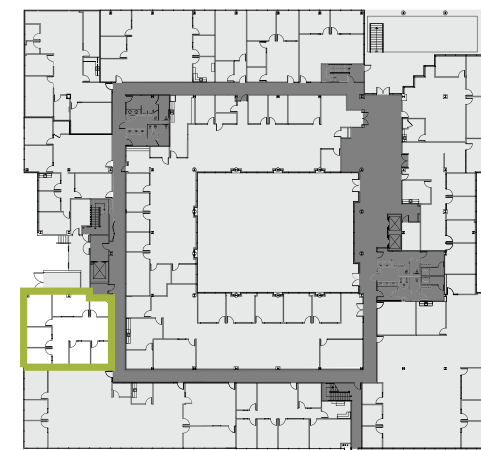
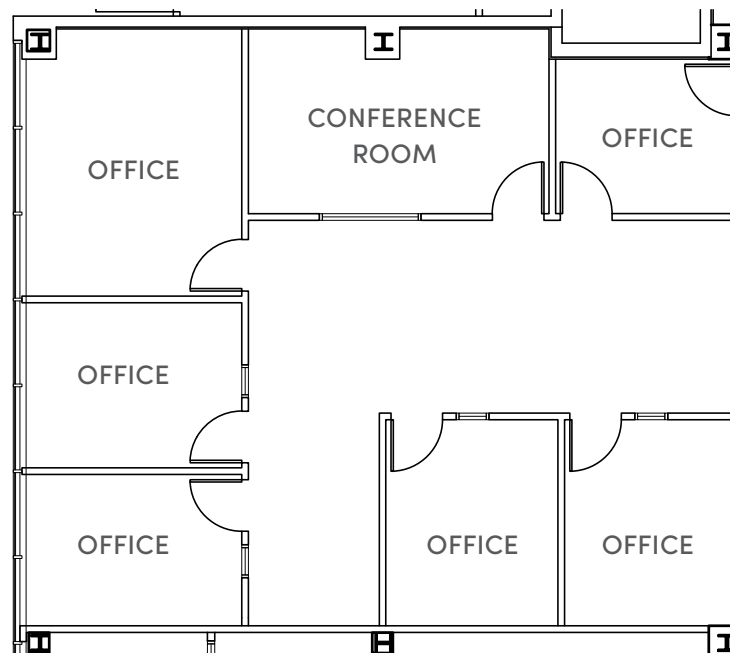


1

# Suite 154 / **±1,728 SF**

6 PRIVATE OFFICES | CONFERENCE ROOM

## FLOOR PLAN

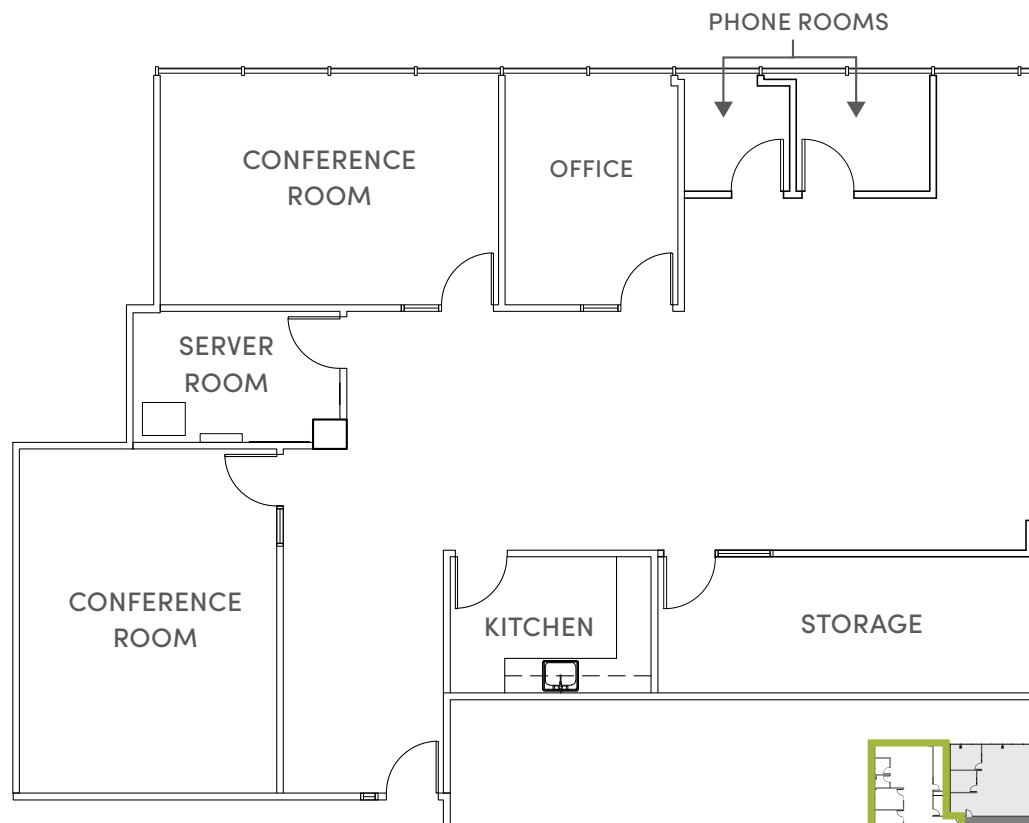


1

# Suite 160 / **±2,539 SF**

1 PRIVATE OFFICE | 2 CONFERENCE ROOMS | 2 PHONE ROOMS | STORAGE |  
SERVER ROOM | KITCHEN

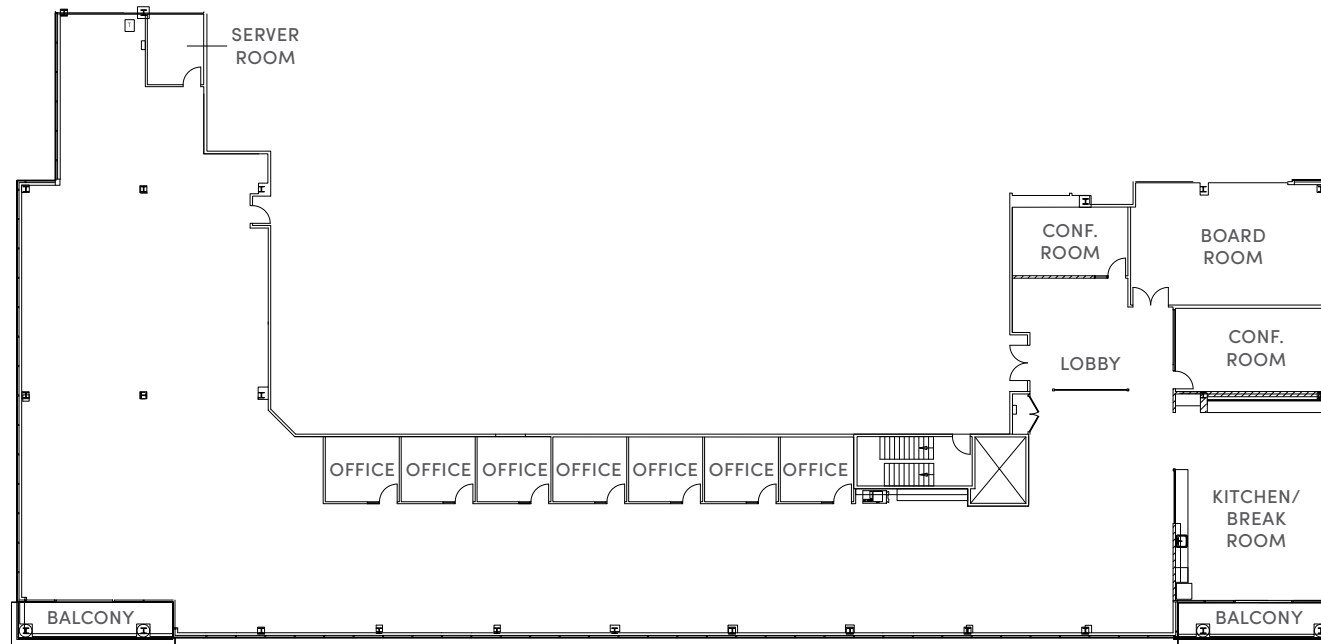
## FLOOR PLAN





# Suite 220 / **±14,466 SF**

7 PRIVATE OFFICES | 2 CONFERENCE ROOMS | 1 BOARD ROOM |  
KITCHEN | SERVER ROOM | 2 BALCONIES

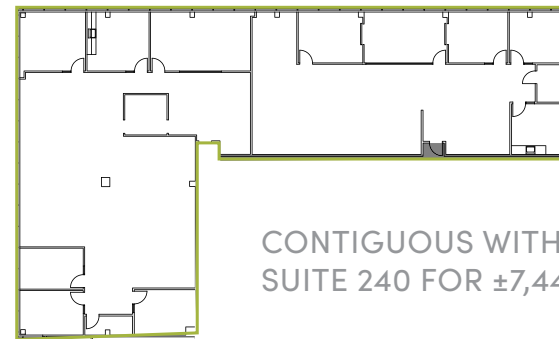
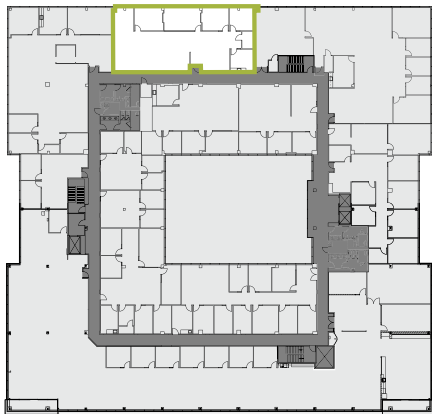
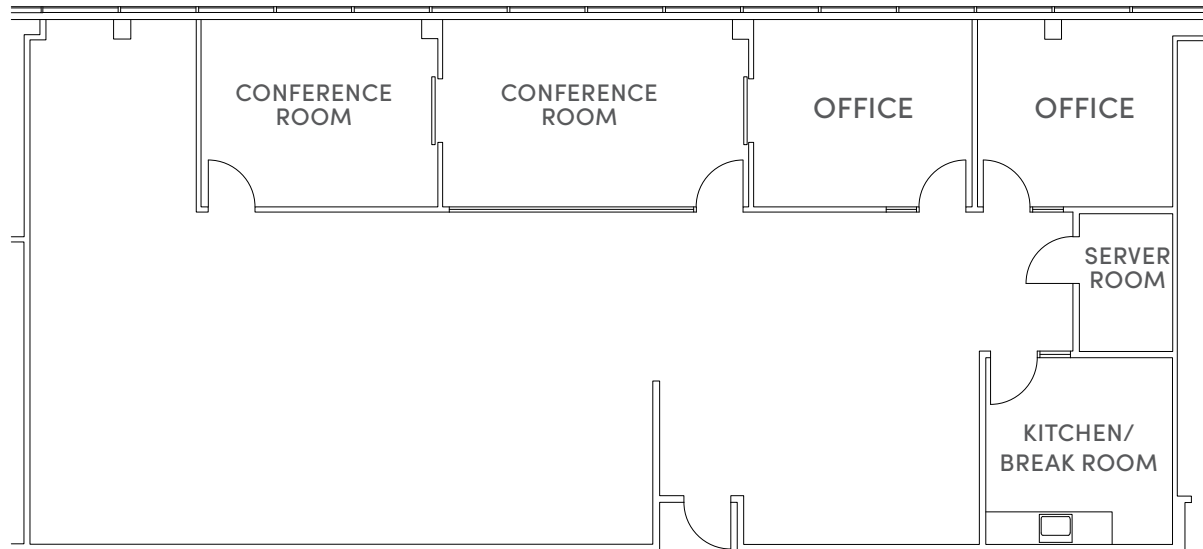


## FLOOR PLAN



# Suite 230 / **±3,032 SF**

2 PRIVATE OFFICES | 2 CONFERENCE ROOMS | KITCHEN/BREAK ROOM |  
SERVER ROOM | SPLIT HVAC SYSTEM 2 TON UNIT



CONTIGUOUS WITH  
SUITE 240 FOR ±7,448 SF

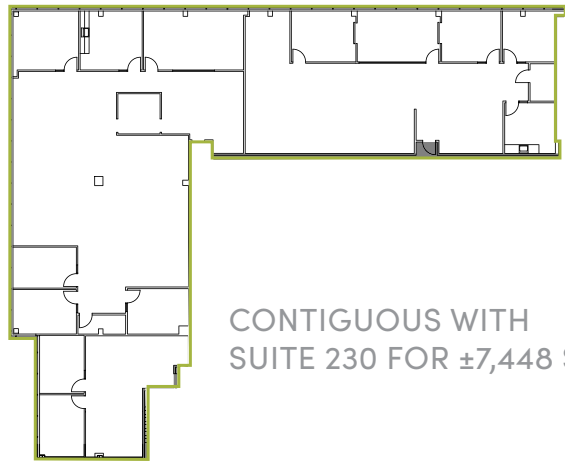
## FLOOR PLAN

# 2

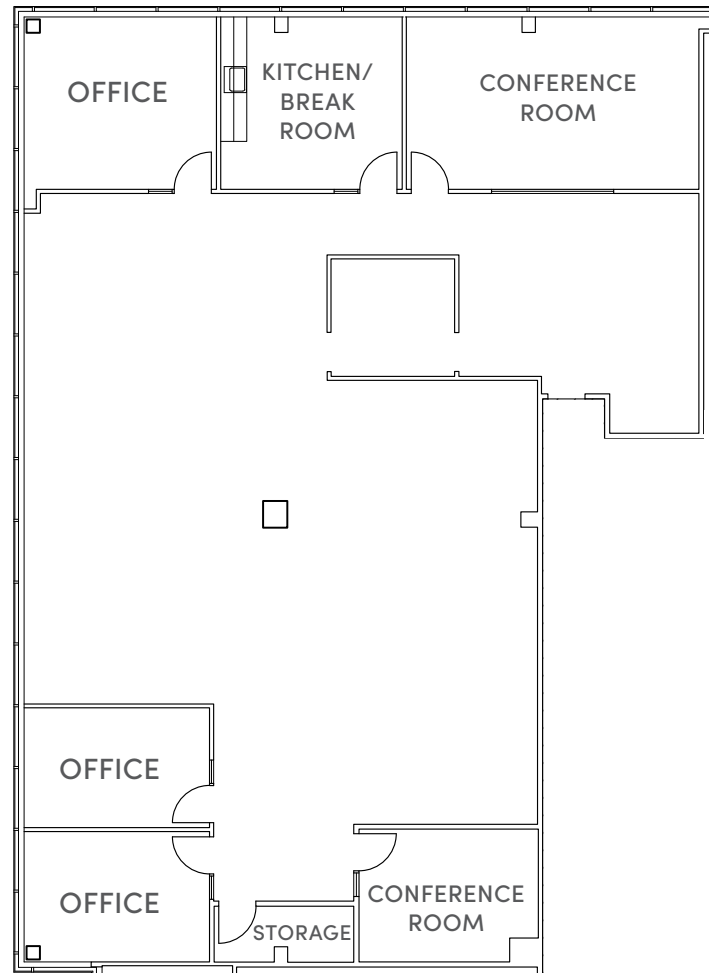


# Suite 240 / **±4,416 SF**

3 PRIVATE OFFICES | 2 CONFERENCE ROOMS | KITCHEN/BREAK ROOM | STORAGE



CONTIGUOUS WITH  
SUITE 230 FOR ±7,448 SF



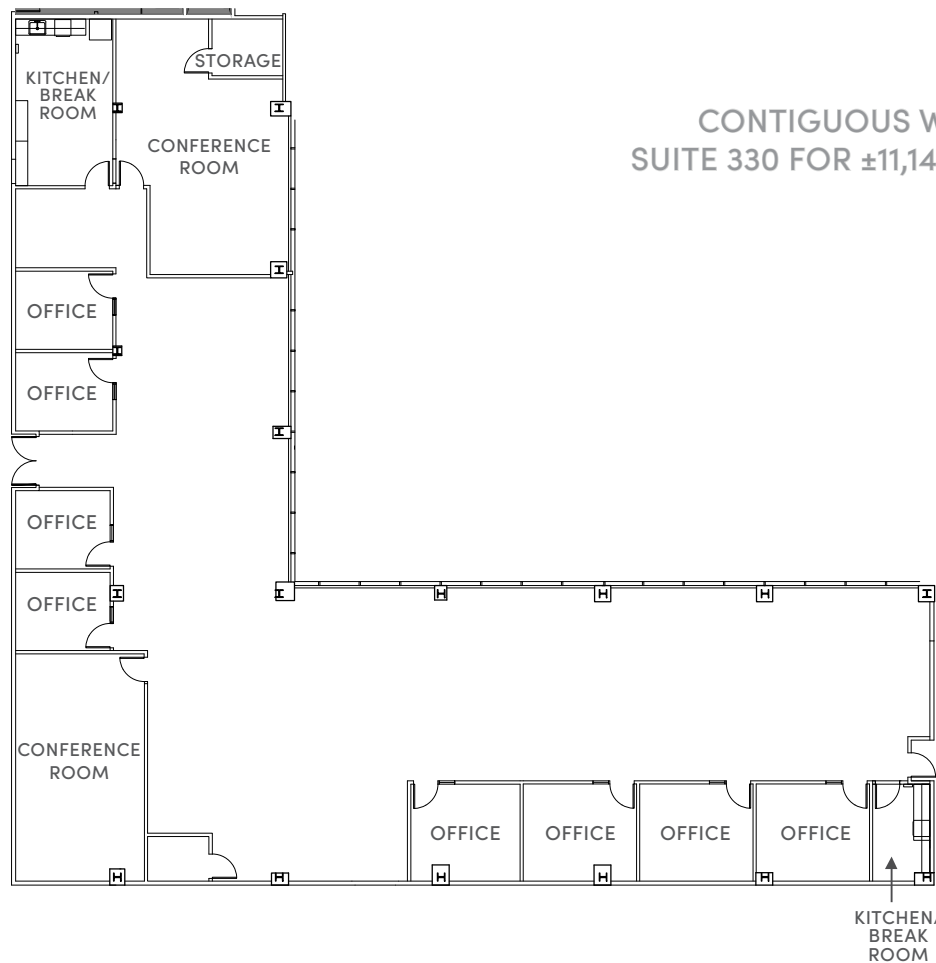
## FLOOR PLAN

# 3

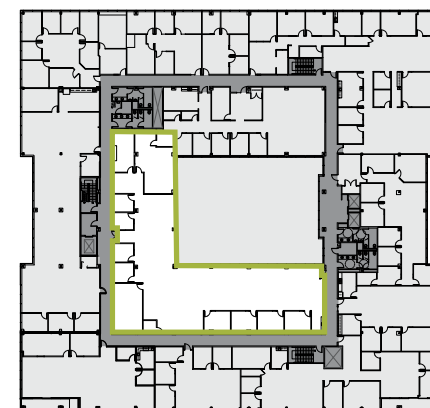
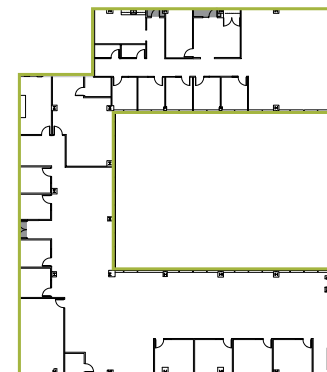
## FLOOR PLAN

### Suite 310 / **±7,460 SF**

8 PRIVATE OFFICES | 2 CONFERENCE ROOMS | 2 KITCHEN/BREAK ROOMS | STORAGE



CONTIGUOUS WITH  
SUITE 330 FOR ±11,145 SF





# 3

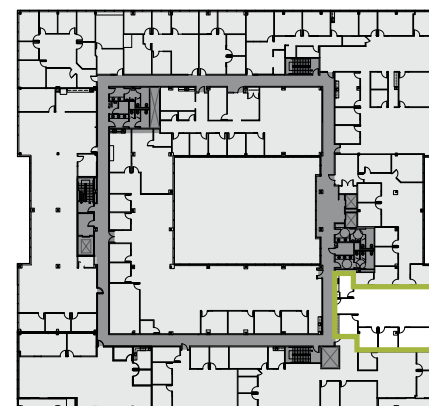
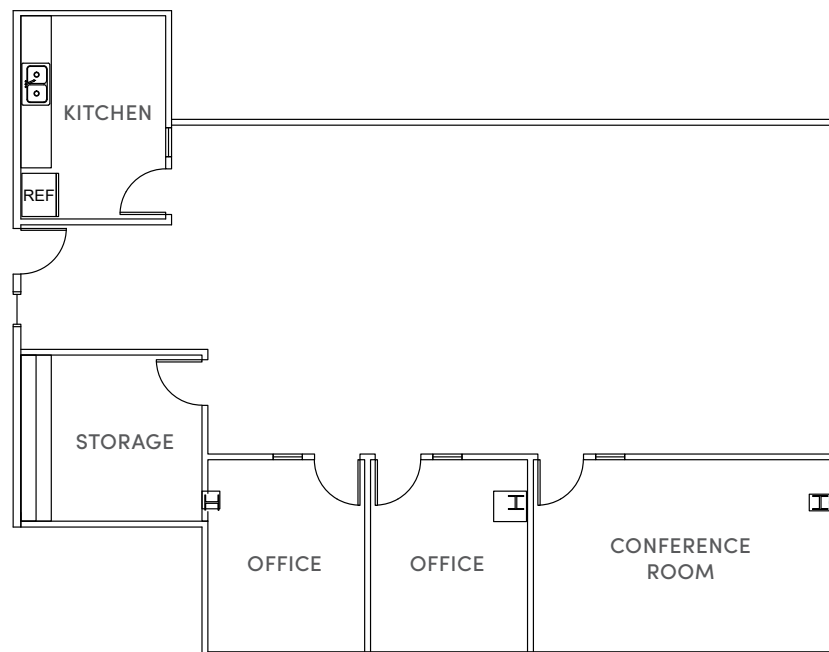
## FLOOR PLAN

### Suite 315 / **±2,207 SF**

2 PRIVATE OFFICES | 1 CONFERENCE ROOM | KITCHEN | STORAGE



**VIRTUAL TOUR**

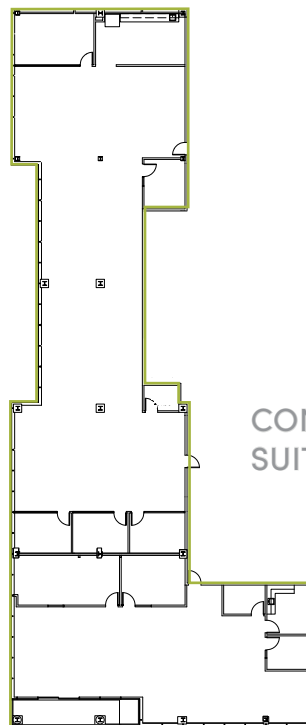
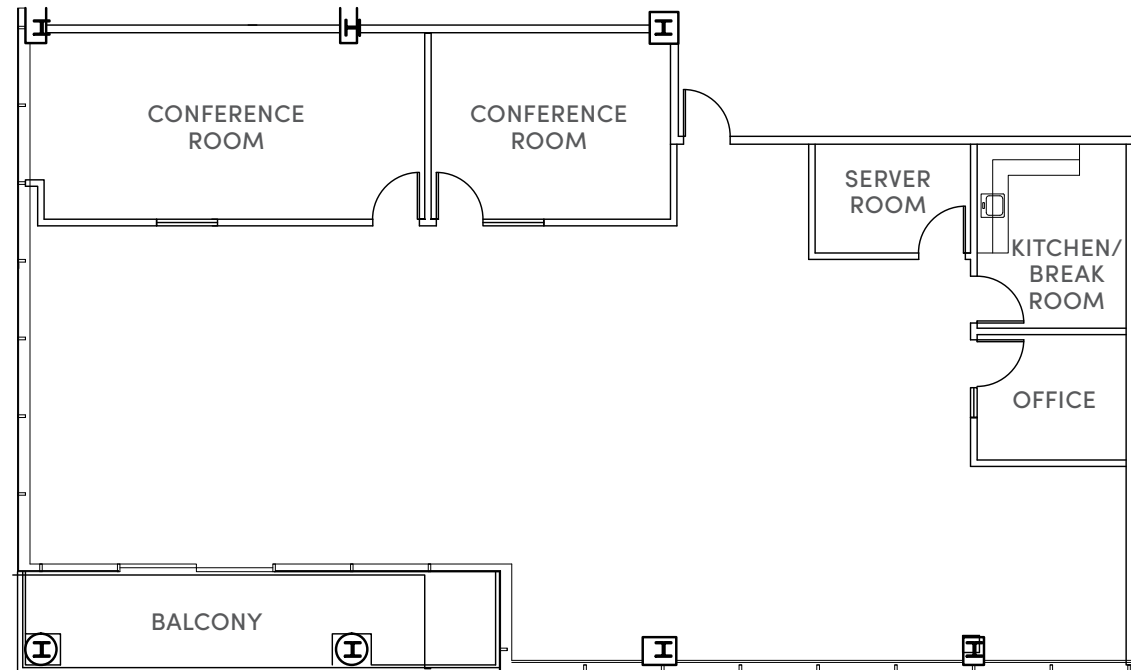


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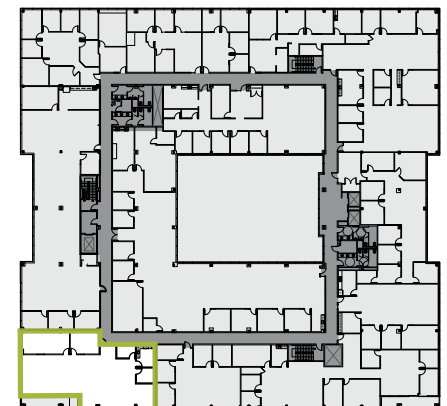
## FLOOR PLAN

### Suite 318 / **±3,255 SF**

1 PRIVATE OFFICE | 2 CONFERENCE ROOMS |  
KITCHEN/BREAK ROOM | SERVER ROOM | BALCONY



CONTIGUOUS WITH  
SUITE 340 FOR ±8,879 SF



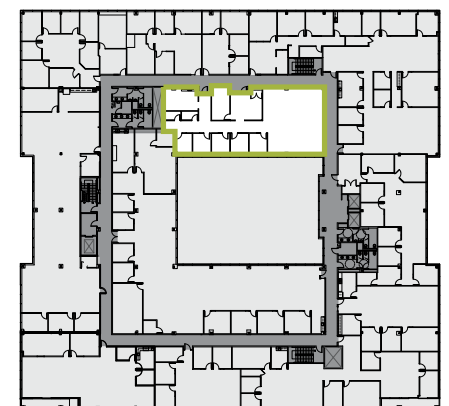
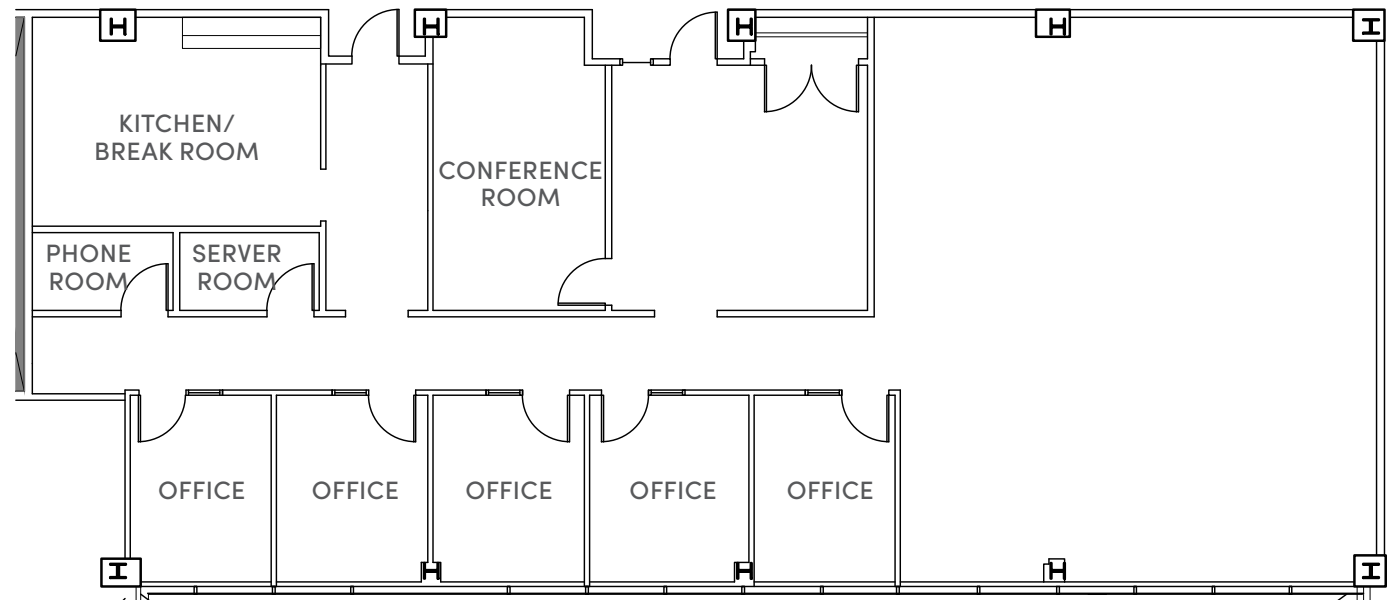


# 3

## FLOOR PLAN

### Suite 330 / **±3,685 SF**

5 PRIVATE OFFICES | CONFERENCE ROOM | RECEPTION AREA  
| KITCHEN/BREAK ROOM | PHONE ROOM | SERVER ROOM



# 3

## FLOOR PLAN

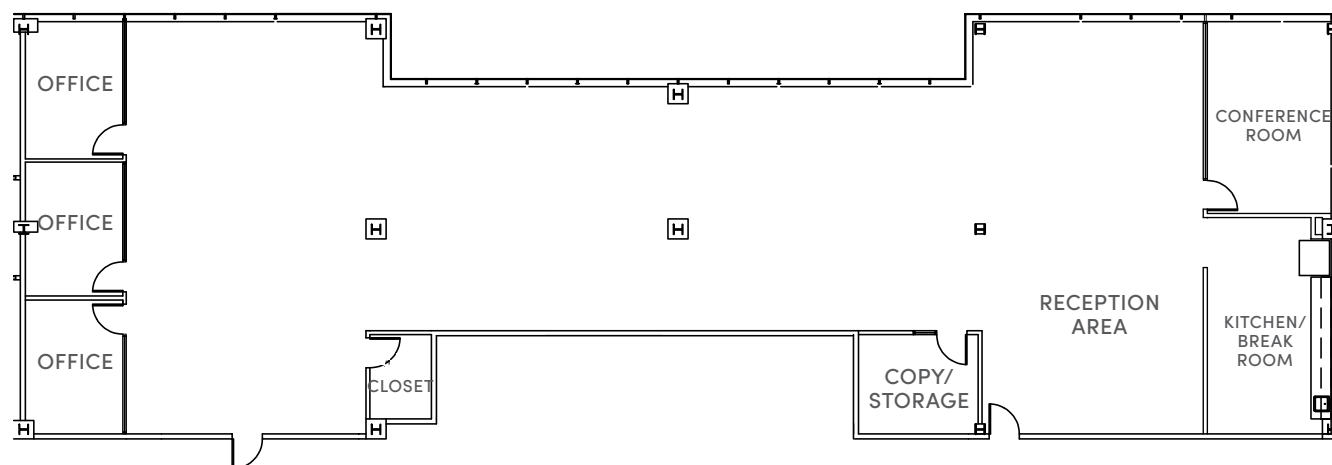
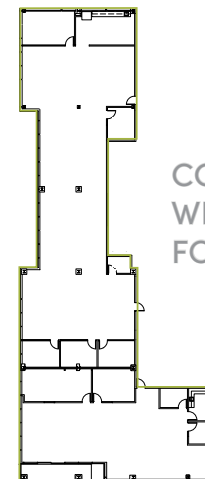
### Suite 340 / **±5,624 SF**

3 PRIVATE OFFICES | CONFERENCE ROOM | RECEPTION AREA |  
KITCHEN/ BREAK ROOM | COPY/STORAGE ROOM | CLOSET

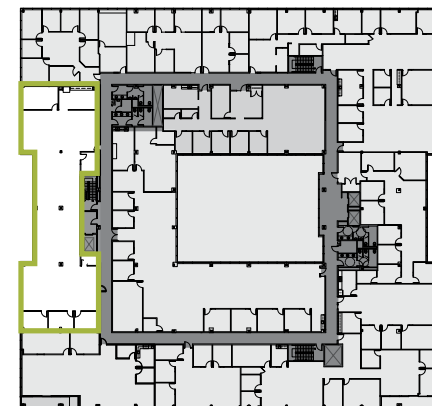
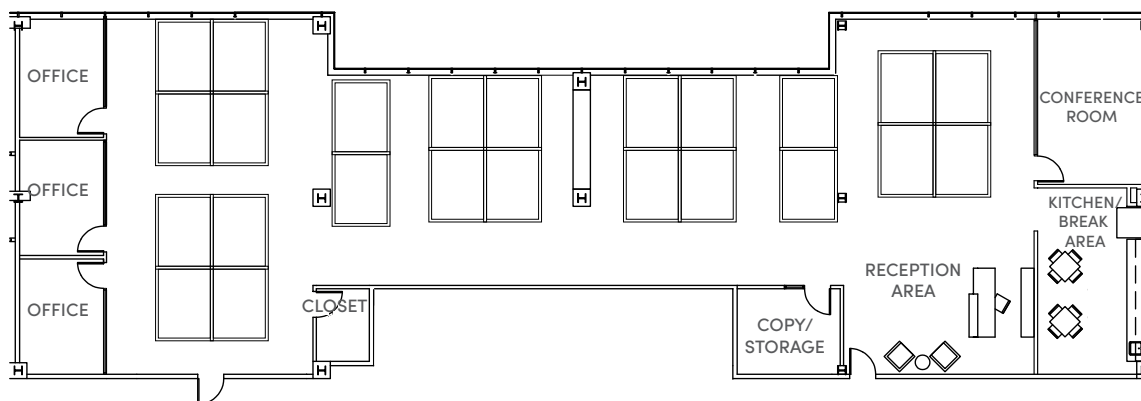


VIRTUAL TOUR

CONTIGUOUS  
WITH SUITE 318  
FOR ±8,879 SF



### HYPOTHETICAL FURNITURE PLAN





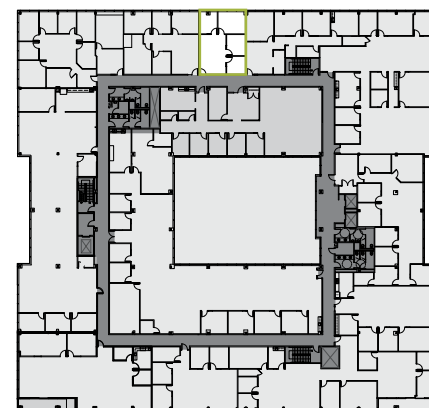
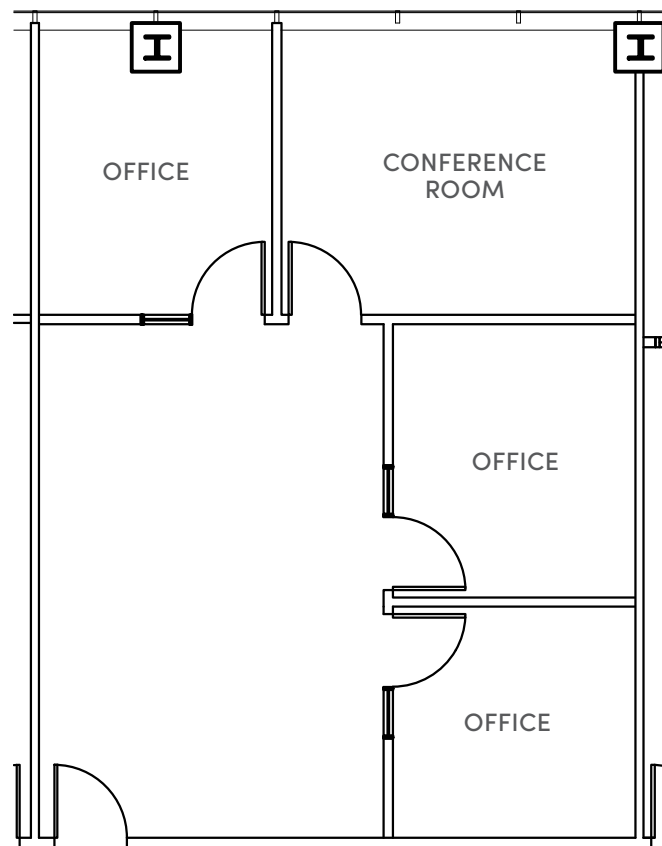
3

# Suite 376 / **±1,018 SF**

3 PRIVATE OFFICES | CONFERENCE ROOM

**PLUG & PLAY**

## FLOOR PLAN

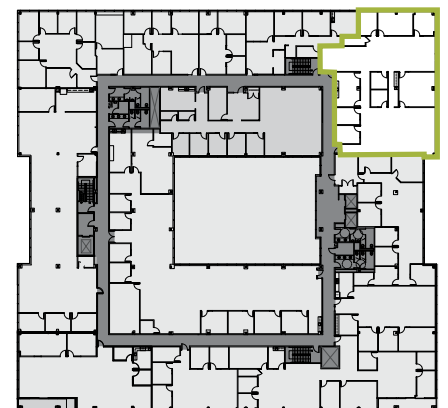
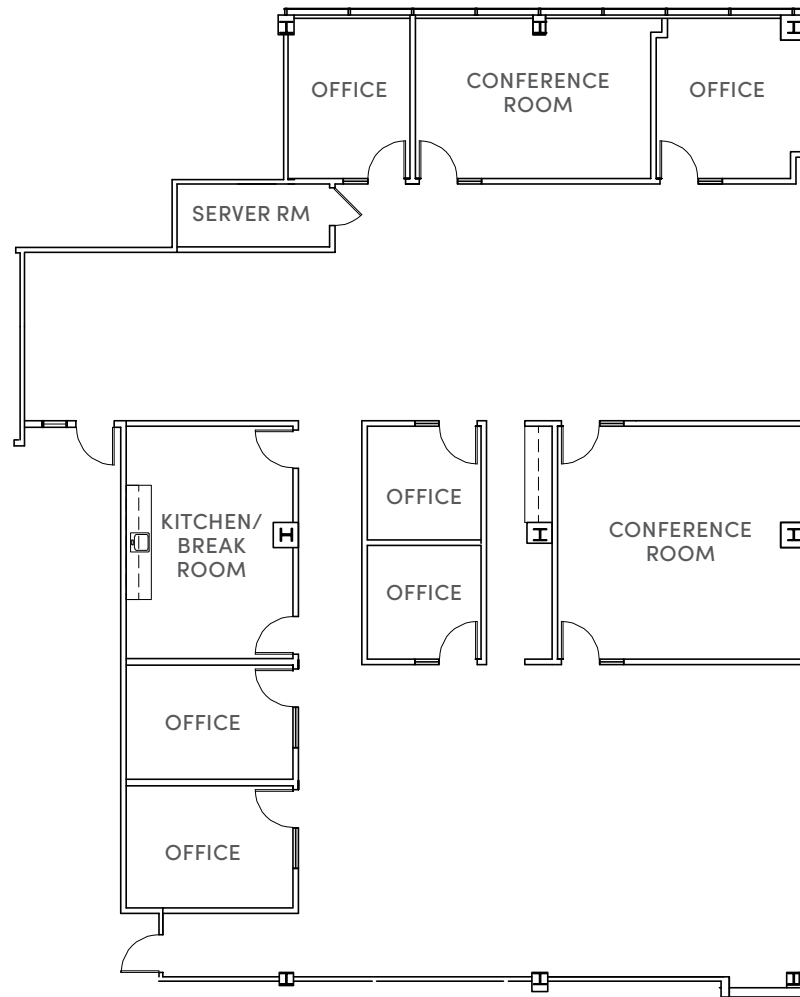


3

## Suite 390 / **±4,797 SF**

6 PRIVATE OFFICES | 2 CONFERENCE ROOMS |  
KITCHEN/BREAK ROOM | SERVER ROOM

### FLOOR PLAN





# AMENITIES



## Downtown Amenities

1. Stacks
2. Locanda Sorrento
3. One Fish Raw Bar
4. Breaktime Tea
5. Aqui Campbell
6. Wild Rose Eatery and Bar
7. Sushi Confidential
8. Tessoro's Barra di Vino
9. Cardiff & Cocktails
10. el guapo's
11. Campbell Creamery
12. Willard Hicks
13. Orchard Valley Coffee
14. Trattoria 360
15. Water Tower Kitchen
16. A Bellagio Italian
17. Katie Bloom's
18. La Pizzeria Italian Pizza & Bar
19. Distrito Federal
20. Blue Line Pizza
21. FLIGHTS Restaurant
22. Naschmarkt Restaurant
23. The Vesper

## Bascom Avenue Amenities

1. Jamba Juice
2. Noah's Bagels
3. See's Candies
4. House of Bagels
5. Local Kitchens
6. Whole Foods
7. CVS
8. Jack in the Box
9. The Garret
10. Erik's DeliCafe

## E Campbell Avenue Amenities

1. Mango Crazy
2. Evolving Palate Inc.
3. Desi on Demand
4. Desi Contemporary
5. Best Artisan Empanadas
6. Bagel Bar
7. Jalisco Mexican Food

## Pruneyard Amenities

1. Pacific Catch
2. PY Kitchen + Wine Garden
3. Rock Bottom Restaurant
4. Kyoto Palace Steakhouse
5. Marshalls
6. LUNA Mexican Kitchen
7. Out of the Barrel
8. Burger Lounge
9. Pasta Armellino
10. Peet's Coffee
11. Asian Box
12. Orchard City Kitchen
13. Teaspoon
14. Buca di Beppo
15. Humphry Slocombe
16. Patxi's Pizza
17. Mendocino Farms
18. Trader Joe's
19. Pruneyard Cinemas
20. Sports Basement
21. Cedar Room
22. Starbird Chicken
23. Togo's Sandwiches
24. BE.STEAK.A

## Hotels


1. Courtyard by Marriott
2. DoubleTree by Hilton
3. Campbell Inn
4. Towne Plaza Suites by Marriott

## Fitness Centers

1. Orangetheory Fitness
2. Norcal Functional Fitness
3. Maxfit Campbell
4. Fitness 19



 = Hamilton Light Rail Station

 = VTA Light Rail



## Airports

To Norman Y. Mineta/San Jose International Airport Via I-880:	6.6 Miles / 11 minutes
To San Francisco International Airport Via US-101:	38.6 Miles / 44 minutes
To San Francisco International Airport Via I-280:	42.5 Miles / 48 minutes
To Oakland International Airport Via I-880:	39.0 Miles / 46 minutes



ENTRY



COURTYARD



PARKING GARAGE



CONFERENCE ROOM



GYM



# TELECOMMUNICATIONS

Incoming Building Services	Available	Notes
Connectivity		
Fiber Ethernet - 1Mbps to 1000Mbps	Custom Speed configurations available - Symmetrical or Asymmetrical	Provided by Global Voice and Data within 48 hours
Fiber Ethernet - 1Mbps to 1000Mbps	Standard Speed configurations available	Provided by AT&T within 30 days
Coax Cable - Asymmetrical Only	Standard Speed configurations available	Provided by Global Voice and Data within 48 hours, and Comcast within 30 days
Voice		
Hosted VoIP Solution	Yes	Provided by Global Voice and Data within 48 hours
Hosted VoIP Solution	Yes	Provided by Comcast within 30 days
POTS Lines	Yes, 800 Pairs of existing copper available	Provided by AT&T within 30 days
Other		
ISDN, Analog	Yes, 800 pairs of existing copper available	Provided by AT&T within 30 days
Internal Infrastructure	Notes	
Building Riser System Layout	The building has adequate incoming telecom capacity. Both a fiber and copper backbone riser originates in a secure MPOE and is distributed throughout the building via telecommunication closets, two per floor. The building has ample vertical conduit/sleeve capacity.	
MPOE and Building Phone Rooms	Landlord's riser management company controls all access to the telecommunication infrastructure at this building. All closets are locked and secure. The primary riser system consists of 300 pairs of copper per floor with a secondary closet on each floor that ties back to the main phone room with 50 pairs of cable. These phone rooms provide communications for tenant's utilizing full or multiple suite layouts.	
Additional Data or Telecom Resources	There is an abandoned Wiline wireless antenna on the roof that may be able to be re-activated in the event wireless services were needed. This dish is currently aimed at 1900 S. Bascom where Wiline does have an active network.	
Campus or Building Link Notes	The building has (4) 4" conduits that feed the building from the street. There is adequate capacity for future voice/data services.	





# LINCOLN COURT

2105 SOUTH BASCOM AVENUE  
CAMPBELL, CALIFORNIA



FOR MORE INFORMATION:

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