



**210 E. HACIENDA AVE. | ±40,000 SF**

**VASONA** Technology Park  
Campbell, CA



**CRAIG FORDYCE, SIOR, CCIM**  
+1 408 282 3911  
craig.fordyce@colliers.com  
CA License No. 00872812

**MICHAEL ROSENDIN, SIOR, CCIM**  
+1 408 282 3900  
michael.rosendin@colliers.com  
CA License No. 00826095

**SHANE MINNIS, LEED AP**  
+1 408 282 3901  
shane.minnis@colliers.com  
CA License No. 01708656

Colliers International  
450 West Santa Clara Street  
San Jose, CA 95113  
www.colliers.com



## THE CAMPUS

The campus totals approximately 314,256 square feet in seven office/R&D buildings offering room for expansion and is comprised of 200–254 E. Hacienda Avenue, 1315 & 1353-1359 Dell Avenue, Campbell, CA.

## EXTERIOR RENOVATIONS FOR THE CAMPUS INCLUDE:

- › New standing seam metal roofs
- › New building entrances with glass curtain walls
- › New exterior building paint
- › Enhanced landscaping

## AVAILABILITY

- › 210 E. Hacienda Ave. 40,000 SF

## PROPERTY HIGHLIGHTS

- › 314,256 SF office/R&D campus
- › 7 free-standing, one and two-story office/R&D buildings in a campus environment
- › Building signage available for full building users
- › Efficient open floor plans with extensive glass line
- › 3.5 parking spaces per 1,000 SF leased
- › Excellent visibility at corner of Winchester Boulevard and Hacienda Avenue
- › Close proximity to San Tomas Expressway, highways 85 and 17, I-280 and the VTA Light Rail
- › Easy access to Los Gatos Creek County Park, Los Gatos Creek Trail, Courtside Athletic Club, Vasona Park, restaurants and retail
- › Call to tour





# 210 E. HACIENDA AVENUE

±40,000 SF

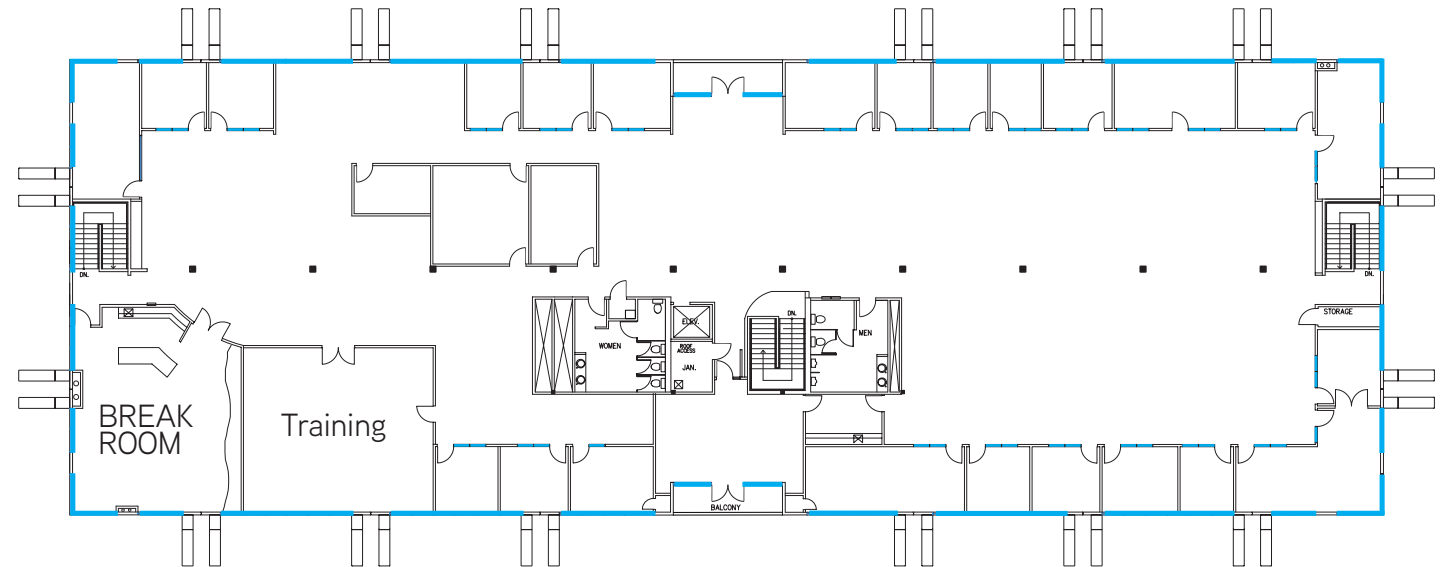


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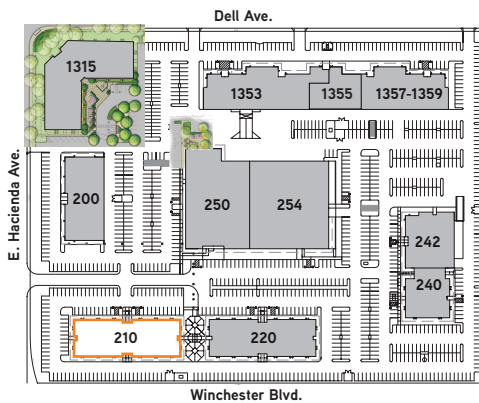
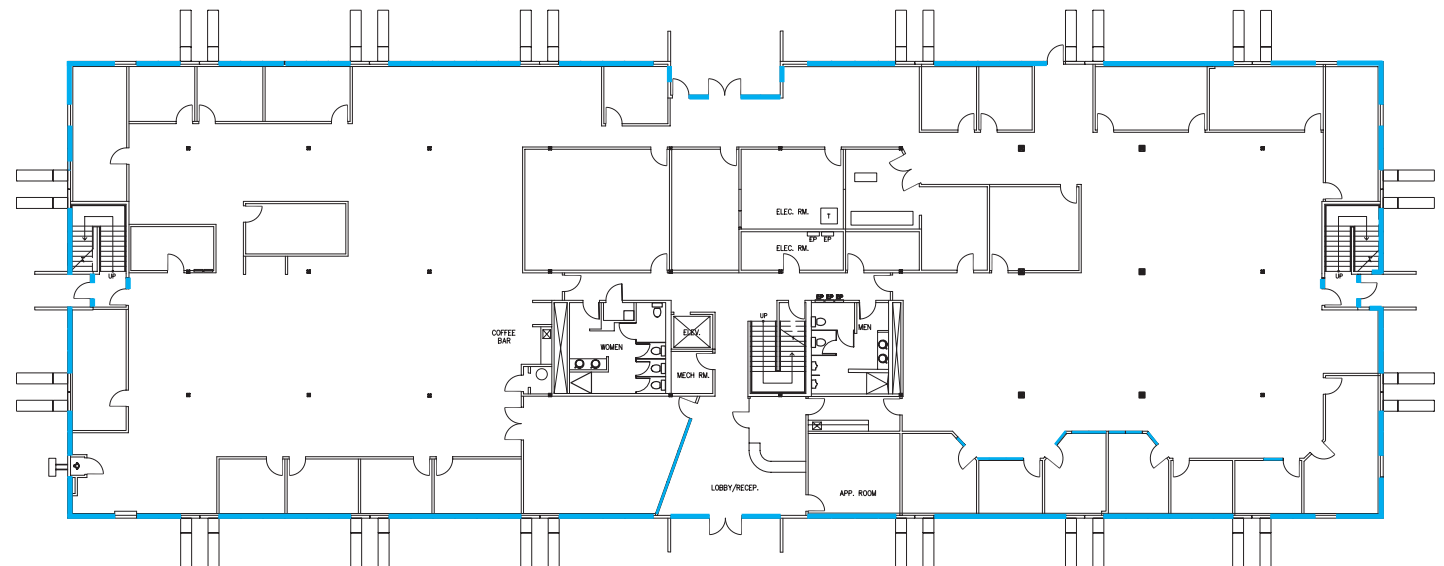
## ±40,000 SF

- Available 9/1/2018 (or Sooner)
- Tenant Signage Available
  - Building Signage
  - Monument Signage
  - Storefront Glazing Signage
- Call to Tour

### 2ND FLOOR








### 1ST FLOOR

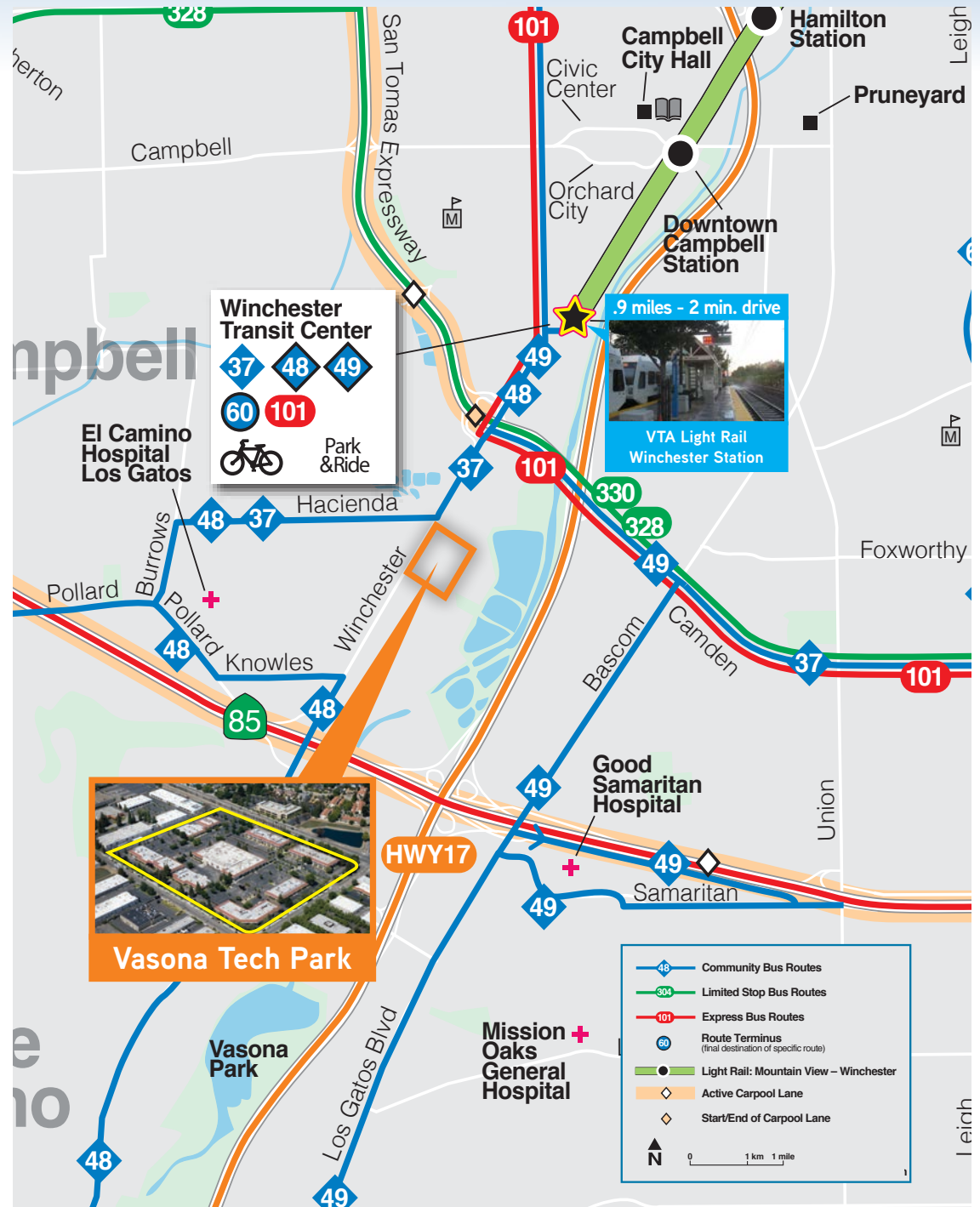


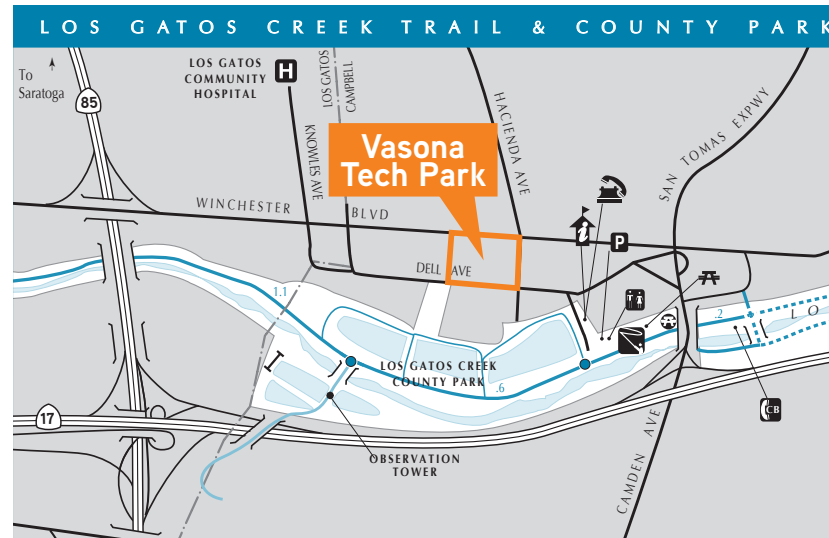
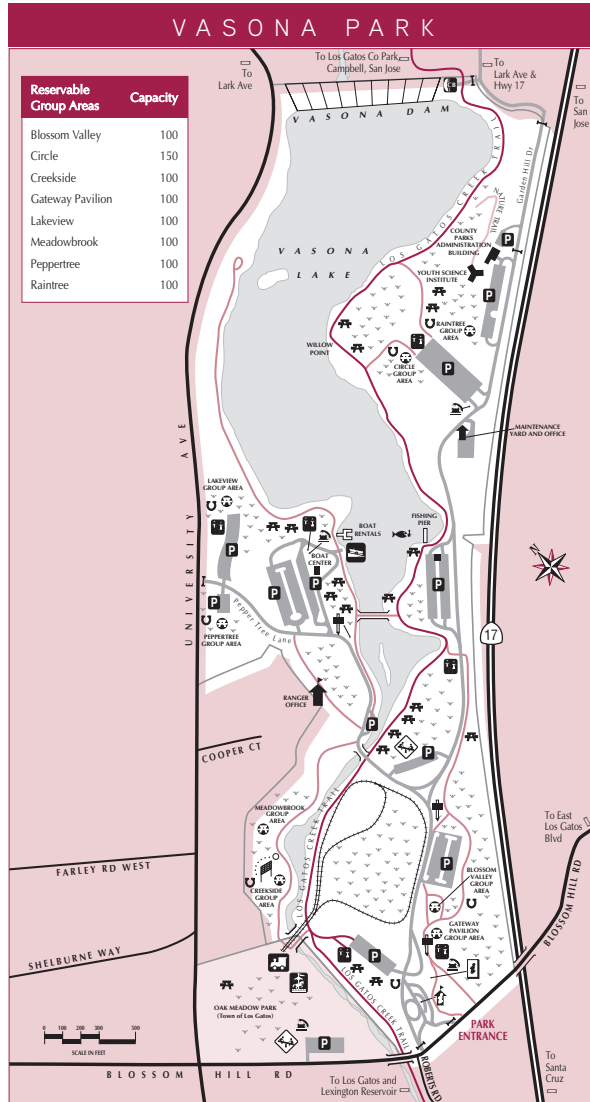


Located at the intersection of Winchester Boulevard and Dell Avenue, Vasona Technology Park is easily accessible to both employees and customers.

## SNAPSHOT

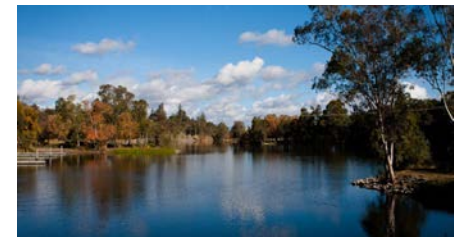
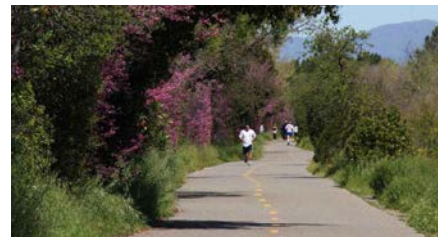
Snapshot	Distance	Time
 VTA Light Rail "Hacienda Ave Station"	Across street	1 minute walk
 VTA Light Rail "Winchester Station"	0.9 miles	2 minute drive
 Bus "Hacienda & Winchester Station" - lines 37 & 48	Across street	1 minute walk
 Highways - 17, 85, San Tomas Expwy	Within 1 mile	2 minute drive
 Mineta San Jose International Airport	8.7 miles	15 minute drive





**LEGEND**

	Ranger Station See "Important Numbers" for telephone numbers		Two Lane Paved Road
	Park Entrance Kiosk/Information		Paved Multiple Use Trail
	Restrooms		Paved Path
	Public Telephone		Footpath (Nature Trail)
	Call Box		PAR Course
	Parking/Trail Access		Trail Distance (miles)
	Information Board		Creek
	Picnic Area		Private Property
	Children's Playground		Other Public Lands
	Boat Launch		Gate
	Carousel		Railroad
	Fishing		Railroad Station
	Casting Pond		Fire Station
	Boat Rentals		Hospital
			Reserved Group Area





Being located in Campbell with direct access to Winchester Boulevard and easy access to Highways 17, 85 and San Tomas Expressway there are many amenities **within a 5 minute drive** from the campus including downtown Campbell and downtown Los Gatos offering employees extensive dining options – nearby amenity rich retail centers consist of Camden Plaza and Cambrian Park Plaza Shopping Center. **Across the street from Vasona Tech Park off of Dell Avenue are both the Los Gatos Creek Trail and County Park!** The Los Gatos Creek Trail offers great recreational opportunities for employees who enjoy walking, jogging, bicycling, skating and being outdoors to enjoy the area's beautiful nature setting.

Location	Distance	Time
1 Los Gatos Creek Trail and County Park	Across Street	1 minute walk
2 Vasona Station Shopping Center	0.5 miles	10 minute walk
3 Courtside Athletic Club	1.1 miles	3 minute drive
4 24 Hour Fitness	2.7 miles	8 minute drive
5 Vasona Park	2 miles	5 minute drive
6 La Rinconada Country Club and Golf Course	1.9 miles	5 minute drive
7 Downtown Campbell	1.7 miles	4 minute drive
8 Downtown Los Gatos	2.7 miles	6 minute drive
9 Camden Plaza and Cambrian Park Plaza Shopping Center	1.9 miles	4 minute drive







CAMPBELL

SAN JOSE

W. HACIENDA AVE



85

KNOWLES DR

WINCHESTER BLVD

DEELL AVE

Vasona Tech Park

S. BASCOM AVE  
CAMDEN AVE



LOS GATOS

LARK AVE

LOS GATOS BLVD



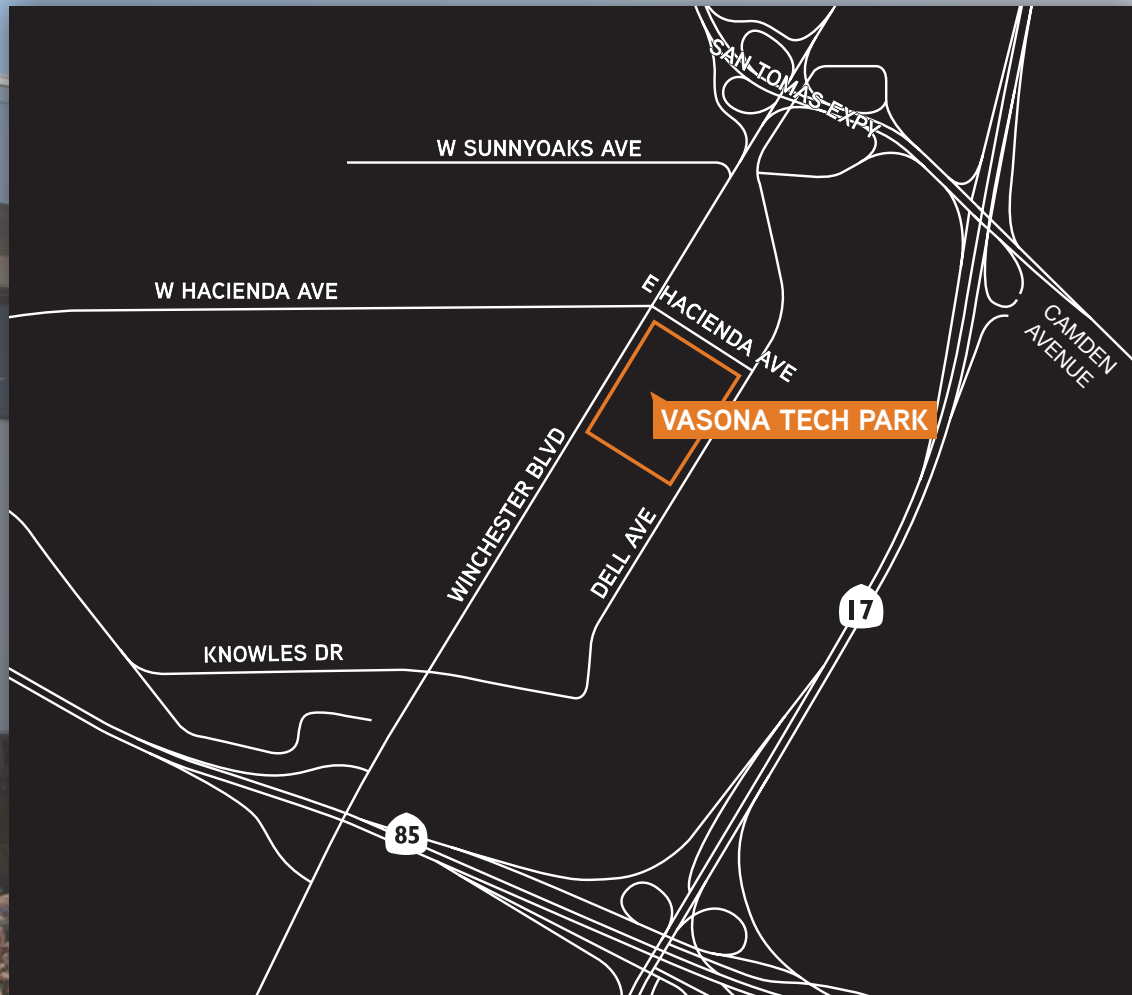
85



17

LOS GATOS ALMADEN RD





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