

FOR LEASE

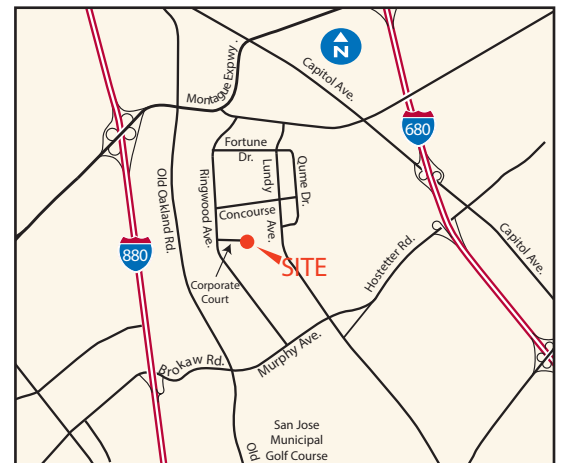
±19,151 Square Feet

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
- 600 amps @ 277/480 volts
- Available May 1, 2018
- Call to tour

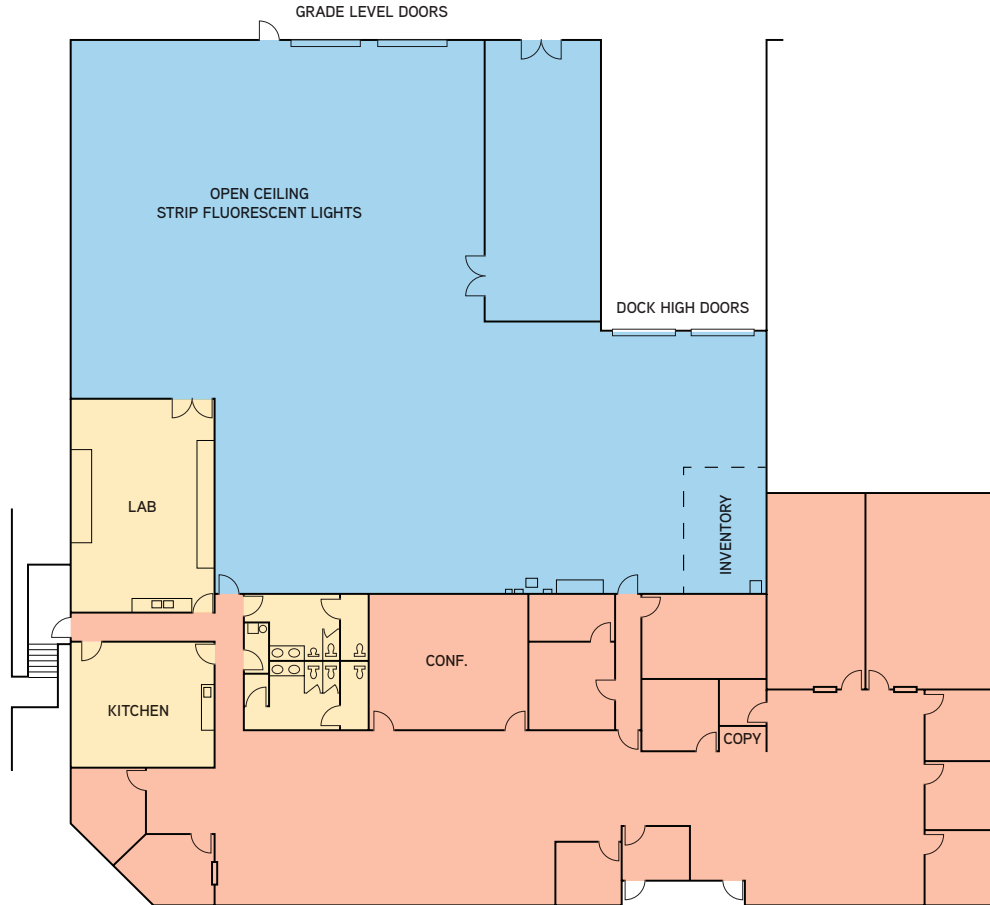





DAVE SCHMIDT, SIOR
+1 408 282 3814
david.schmidt@colliers.com
CA License No. 00821451

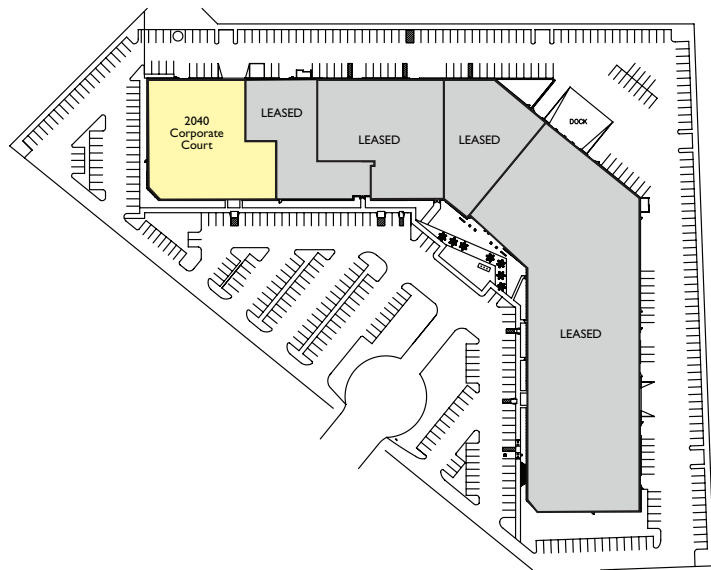
ED HOFER, SIOR
+1 408 282 3819
ed.hofer@colliers.com
CA License No. 00923494

COLLIERS INTERNATIONAL
450 West Santa Clara Street
San Jose, CA 95113
+1 408 282 8100 Main
+1 408 295 8100 Fax
www.colliers.com

2040 Corporate Court, San Jose, CA



-  = CONCRETE
-  = TILE
-  = CARPET

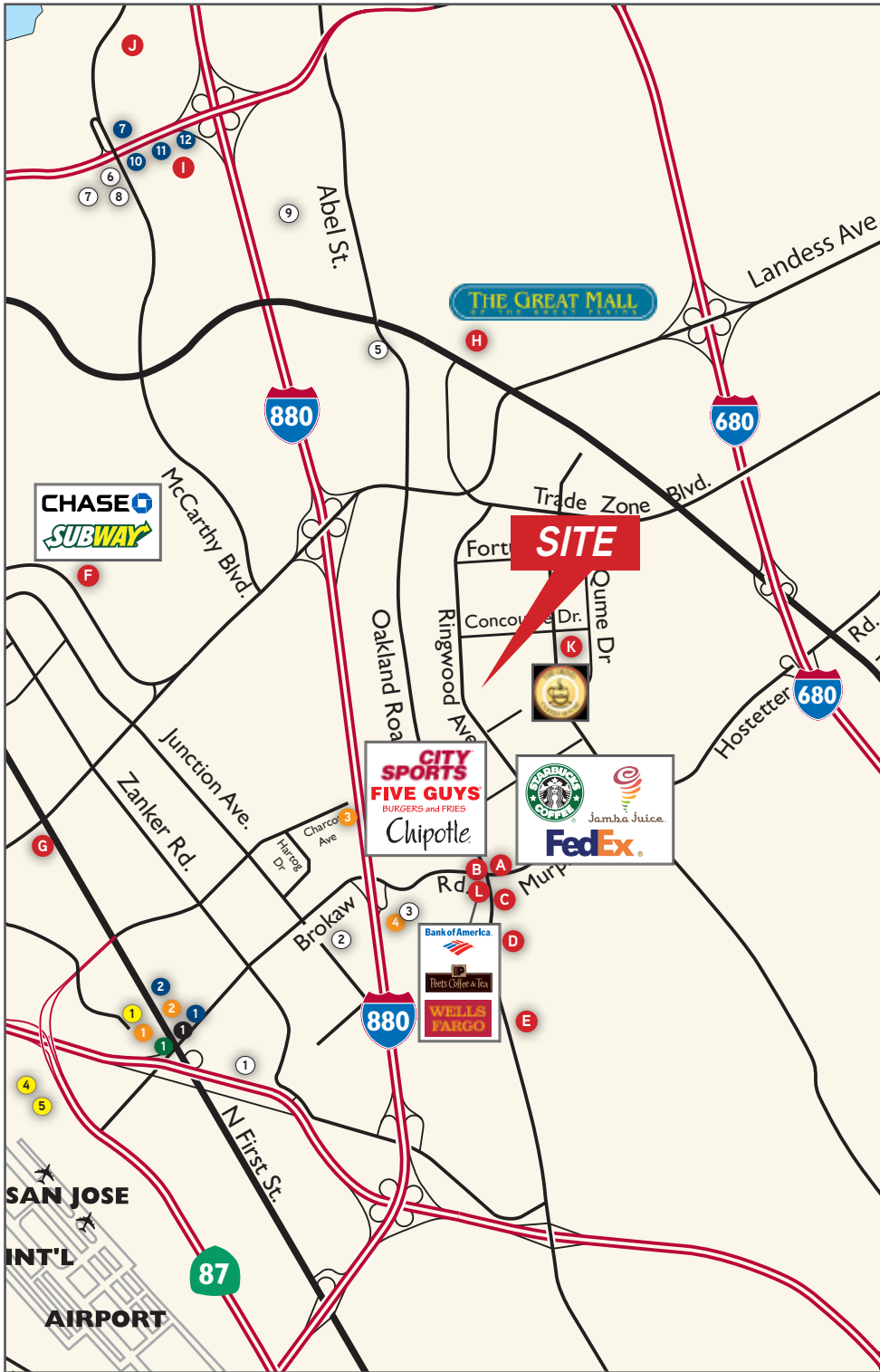


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- FOOD & DINING**
 - 1. Denny's
 - 2. McDonald's
 - 3. De La Cruz Deli
 - 4. Wing Stop
- HOTELS**
 - 1. Extended Stay Deluxe
 - 2. E-Z 8 Motel
 - 3. Hilton Garden Inn
 - 4. Staybridge Suites
 - Chevron
 - Starbuck's Coffee
 - 5. Extended Stay America
 - 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
- A NORTH PARK PLAZA**
 - Panera Bread
 - Baja Fresh
 - Fantastic Sam's Hair Salon
 - Togo's Sandwiches
 - Cathay Bank
 - Pizza California
 - Main St. Bagel
 - Starbuck's Coffee
 - Verizon Wireless
 - Jamba Juice
 - Panda Express
 - McDonald's
 - SF Supermarket
 - FedEx Office
- B BROKAW COMMONS**
 - City Sports Club
 - Five Guys Burgers and Fries
 - Chipotle
 - AAA Car Care Plus
 - Noah's Bagels
 - Great Clips
 - Pleology Pizzeria
 - Subway
 - AZ Dental
 - Chase Bank
 - TMobile
 - Extreme Pita
 - Active Nutrition
 - Whispers Creperie
 - VN Grill
 - Fish's Wild
 - Keypoint Credit Union
 - The UPS Store
- C 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 Ano
 - Metroside Insurance Services
 - Mart Cleaners
- D SAN JOSE MUNICIPAL GOLF COURSE**
- E STRIP CENTER**
 - Easy Mart
 - El Rincon Taqueria y Mariscos
 - Mariscos Restaurant & Bar
 - Monica Hair & Nails
 - Pho Lien Noodle House
 - Barber Shop
- F RIVER OAKS MARKET PLACE**
 - Premier Pizza
 - Professional Cut
 - Dry Clean U.S.
 - Falafels N' More
 - Starbuck's Coffee
 - Meriwest Credit Union
 - River Oaks Dental
 - River Oaks Chiropractic
 - Acupuncture
 - Subway
 - Kaati Fresh
 - Hobee's Restaurant
 - Chase Bank
- G 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
 - Starbuck's Coffee
 - Honba Sushi
 - Premier Pizza
 - Thai Orchid
 - UME Chinese Food
- H THE GREAT MALL**
 - Dave & Buster's
 - Century 20 Movie Theater
- I 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
- J 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
- K 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
- L SPROUTS @ BROKAW**
 - Peet's Coffee
 - The Habit Burger Grill
 - Wells Fargo
 - Bank of America
 - Sprouts Farmers Market
 - Starbird Chicken
 - HomeGoods
 - Ulta Beauty



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