

Concourse Technology Park



1965 CONCOURSE DRIVE, SAN JOSE, CA

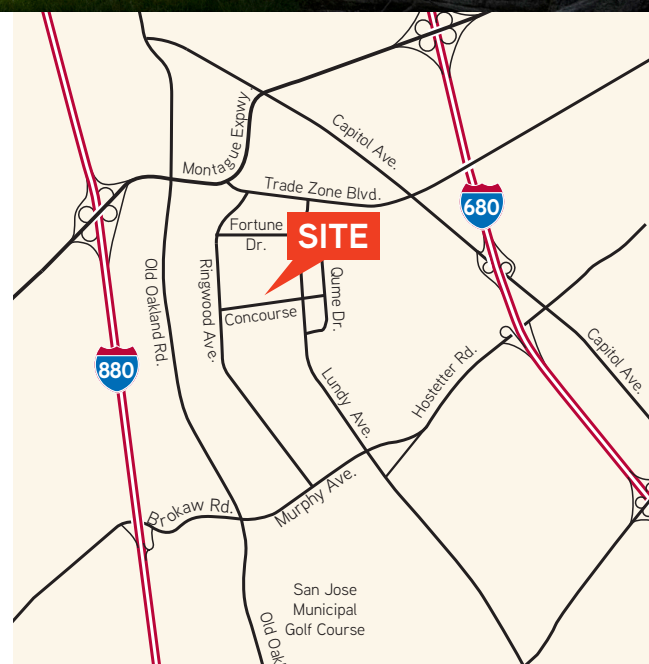


SHORT TERM SUBLEASE



32,801 SF R&D Sublease

- Available with 90 days notice
- LED September 30, 2019
 - Ability to deal direct for longer term
- Close Proximity to Highways 880, 680 and San Jose International Airport
- Nearby Milpitas  Station
-  Light Rail Stop on Capitol Avenue
- Efficient R&D Floor Plan
- 3.81/1,000 Parking
- Abundant Amenities Nearby



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Site Plan



Drawings not exact/not to scale. The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers International has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange, or execution of legal documents. © 2017 Colliers International

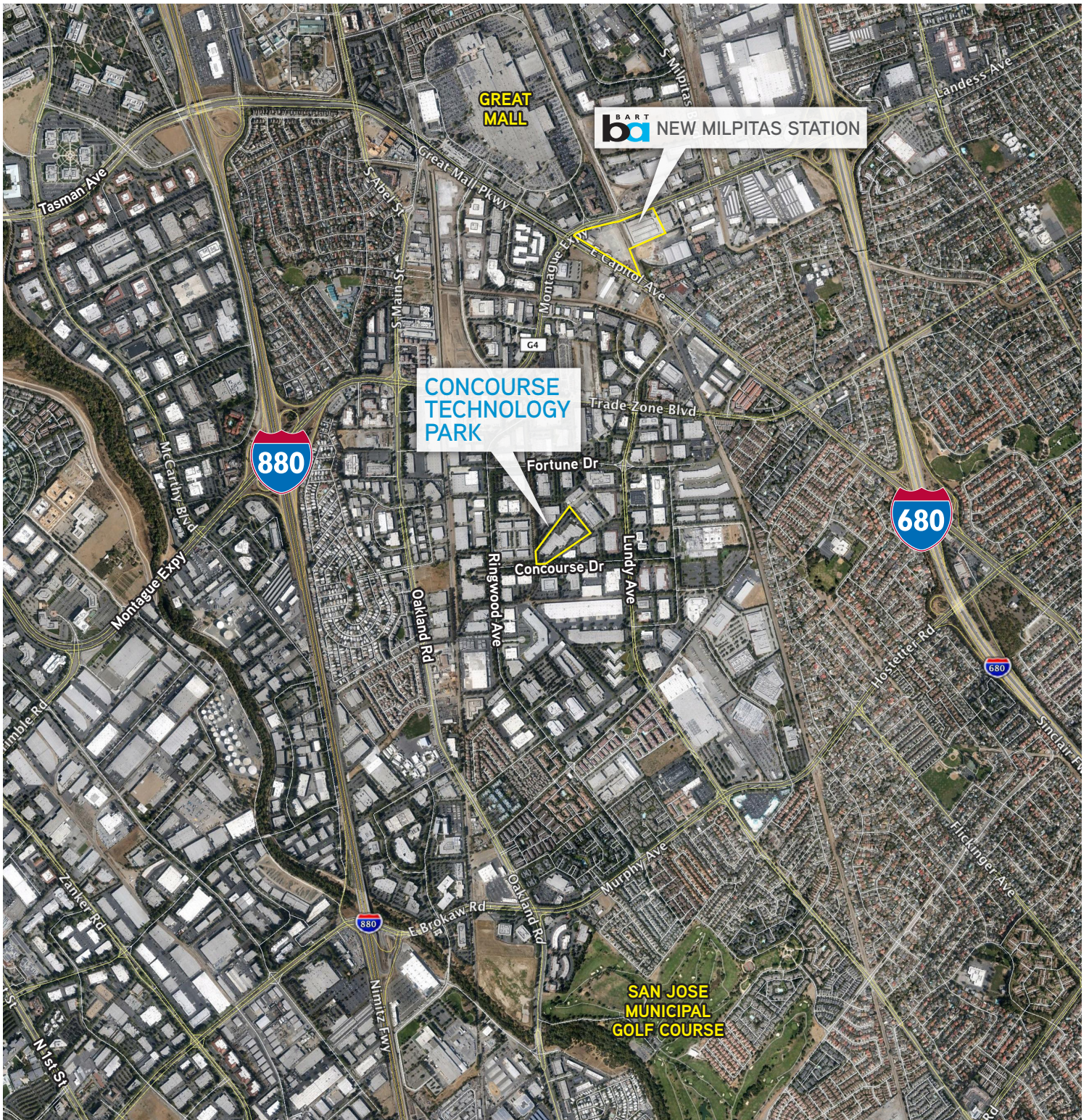
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Aerial



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1965 CONCOURSE DRIVE:

±32,801 SF

AVAILABLE WITH 90 DAYS NOTICE

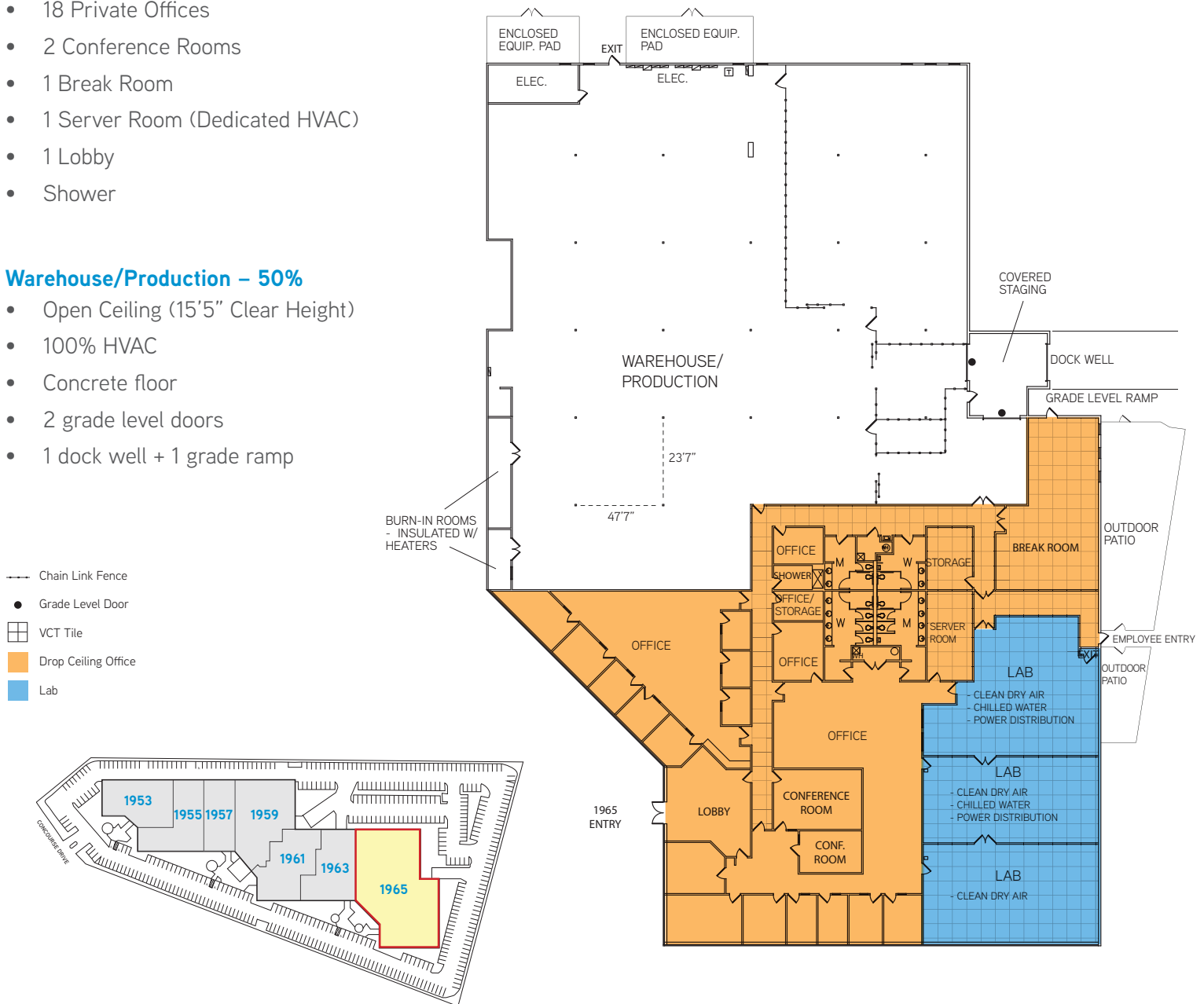
3,000 Amps @ 208/120 Volts, 3-Phase Power
128 tons HVAC

Office – 50%

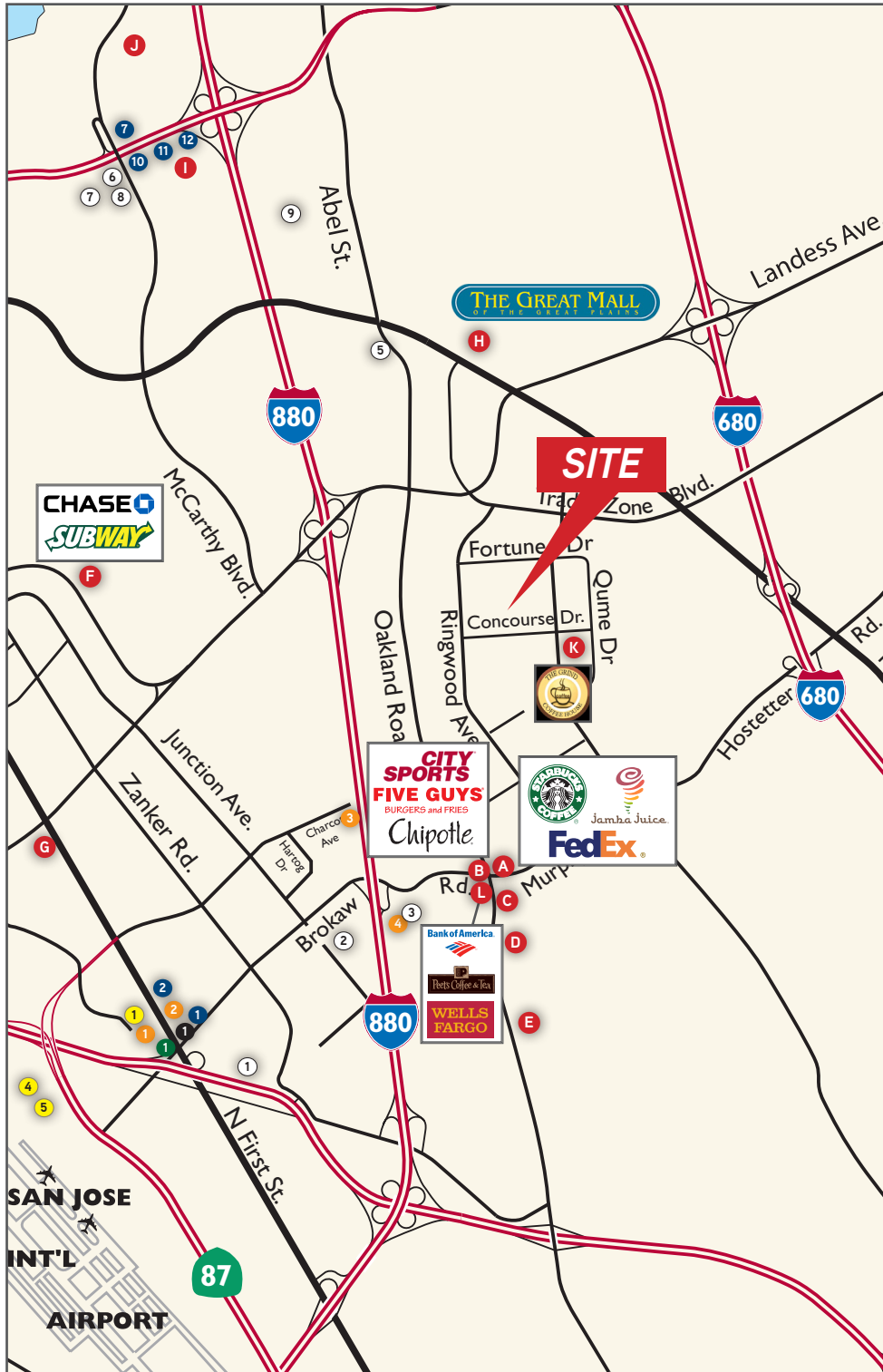
- 18 Private Offices
- 2 Conference Rooms
- 1 Break Room
- 1 Server Room (Dedicated HVAC)
- 1 Lobby
- Shower

Warehouse/Production – 50%

- Open Ceiling (15'5" Clear Height)
- 100% HVAC
- Concrete floor
- 2 grade level doors
- 1 dock well + 1 grade ramp



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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

NEW AMENITY CENTER

- Peet's Coffee
- The Habit Burger Grill
- Wells Fargo
- Bank of America
- Sprouts Farmers Market

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SNAPSHOT:

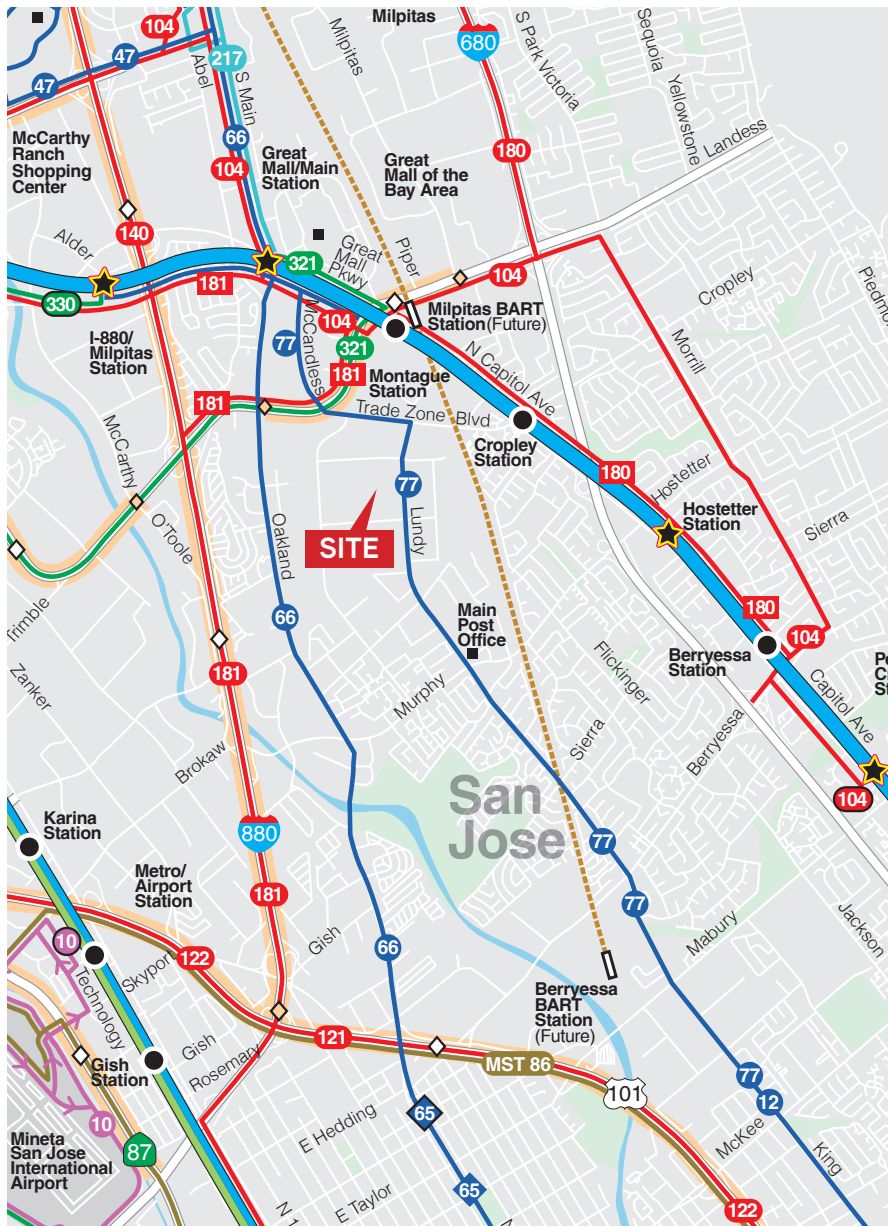
	DISTANCE	TIME
 VTA Light Rail "Cropley Station"	1.5 Miles	3 Minute Drive
 Bus – Lines 77 & 831	0.2 miles	5 min walk
 Highways – 880/17, 680 & Montague Expressway	within 1.5 miles	5 min drive
 Mineta San Jose International Airport	3.7 miles	13 min drive















New Milpitas BART Station scheduled to open in Fall of 2017
(1.6 miles - 5 minute drive)



NEW MILPITAS STATION



-  Local Bus Routes
-  Community Bus Routes
-  Limited Stop Bus Routes
-  Express Bus Routes
-  Route Terminus
(final destination of specific route)
-  Light Rail: Alum Rock – Santa Teresa
-  Free  **VTA SJC AIRPORT FLYER**
-  BART Line & Stations - Future
-  Active Carpool Lane
-  Start/End of Carpool Lane
-  AC Transit Bus Routes

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High-Speed Broadband Internet Services	Available	Notes
Uverse, DSL	Yes	Supports DSL and VDSL2 services, from ATT / SBC ,Covad and affiliated carriers (CLECs, resellers), such as Verizon, XO, Sprint, Megapath, Telepacific, Sonic.net, etc. Speeds vary, up to 6MBs download and up to 512KBs upload (fastest Uverse speeds not available in this area).
T1, DS1 (1,500Kbps, 1.5Mbps)	Yes	From ATT / SBC and affiliated carriers (CLECs, ISPs, resellers). T1 shelves in MPOE.
Fiber Optics Required Circuits – DS3, OC3, OC12, etc. (5Mbps – 10GigE)	Yes	AT&T fiber infrastructure installed into building. Terrific selection of fiber providers in direct neighborhood, including top-ranked network carriers such as Verizon, Comcast, XO, Zayo (AboveNet) and Level 3.
Fixed Wireless Circuits (1 Mbps – GigE)	Can Be Available	Within service area for Wiline and Telepacific (former Covad / NextWeb). Good line of sight for satellite and radio links (secured transmission) to other buildings and ridgetops.
Other Broadband Services	Yes	Ethernet over Copper (EoC), IP Gateways, Point to Point circuits, MPLS and bonded copper (serial).
Incoming Copper Pairs/Lines for Voice, DSL and T1 Services	600 Pairs AT&T	From AT&T, providing more than adequate capacity for T1, DSL / Uverse and regular phone lines.
TV Services	In-Building	Notes
Rooftop, Dish Satellite and Antennae	Yes	Line of sight clear to install.
Cable Internet / TV / Phone	Not at this time	Comcast business class coax-based services NOT available at this time, but Comcast Enterprise commercial fiber services in direct neighborhood.
Communications Infrastructure	In-Building Notes	
Network and Voice Wiring Infrastructure: Multi-Tenant Broadband Ready	Building provides excellent telecom capacity from primary AT&T copper and fiber optic infrastructure, with additional capacity from prior AT&T fiber service.	
Primary Data or Telecom Rooms	Main Point of Entry (MPOE) area located inside main Electrical Room.	
Campus or Building Link Notes	MPOE telecom services fed via two 4" underground conduits to street / telecom services.	