



Sample Tour Report

Prepared For: Joe Client
Prepared By: Devin Gardner
BuildingSearch.com

Tour Report



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[View Map](#)

October 19, 2007

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1 2880 Stevens Creek Blvd.

350

West San Jose

San Jose

MinSq ft. Available 6,543

Max Sq ft. Available 6,543

For Lease

Major Property Use: Class A Professional Office
 Asking Terms: Lease Rate: \$ 3.25 Full Service

Broker / Owner Contacts:

Company Name: Cornish & Carey
 Agent(s): Jon Condrey 408-987-4109

Property Description:

Partial Plug & Play - cubes for aprox. 25 people; large balcony area; great location, numerous amenities within walking distance; all CAT 5e Wiring; dedicated HVAC in server area. Combo lockbox in parking garage on pillar. White lockbox # 4927.

**2 101 Metro Drive**

100

Airport

San Jose

MinSq ft. Available 8,575

Max Sq ft. Available 8,575

For Sublease

Major Property Use: Class A Professional Office
 Asking Terms: Lease Rate: \$ 2.00 Full Service

Broker / Owner Contacts:

Company Name: Cornish & Carey
 Agent(s): Todd Shaffer 408-987-4144
 Tracey Solari 408-987-4148

Property Description:

Class A Building; Plug & Play includes cubicles; wiring & phone system; 24 hr on-site security; Easy access to Hwy 87, 101, 17/880 & San Jose Airport; walk to amenities; Available now-call to tour.

**3 5300 Stevens Creek Blvd**

Suite 3rd Floor

The Triangle Building

San Jose

MinSq ft. Available 12,106

Max Sq ft. Available 12,106

For Lease

Major Property Use: Office
 Asking Terms: Lease rate: \$3.25 FS

Broker / Owner Contacts:

Company Name: Colliers International
 Agent(s): Craig Fordyce 408-282-3911

Property Description:

3rd Floor space. ASVB Sentrilock lockbox on the door to the left as you enter the main building lobby.

**4 2645 Zanker Rd**

North San Jose

San Jose

MinSq ft. Available 12,625

Max Sq ft. Available 26,304

For Lease

Major Property Use: Office / R&D
 Asking Terms: Quoted rate to be determined.

Broker / Owner Contacts:

Company Name: Peery/Arrillaga
 Agent(s): Jason Peery 408-980-0130
 Dave Peery 408-980-0130

Property Description:

About 53,000 sf. available for lease. This space has a great mix of private offices, conference rooms, lab and open area. Includes a shipping and receiving area with roll-up door as well. Location: Excellent Silicon Valley location only 1 mile from Hwys. 101 and 280.





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5 55 Almaden Blvd

Suite 500

Legacy Almaden Plaza

San Jose

MinSq ft. Available 17,639

Max Sq ft. Available 17,639

Major Property Use:

Asking Terms:

For Lease

Office

Lease rate: \$2.50 FS

Broker / Owner Contacts:

Company Name: Colliers International

Agent(s): Craig Fordyce 408-282-3911

Michael Rosendin 408-282-3900

Property Description:

After hours HVAC @\$55.00 per hour. Parking \$110.00 per stall unreserved/\$150.00 per stall reserved
Ste 500. High identity downtown location. Dramatic full-floor suite with extensive glassline on all sides, restrooms and storage rooms. Landlord will build improvements to suite. Space is divisible. Guttled shell, ready for TIs. Call to show.



6 6680 Via Del Oro

San Jose

MinSq ft. Available 18,000

Max Sq ft. Available 18,000

Major Property Use:

Asking Terms:

For Lease

Office / R&D

Lease rate: \$0.99 NNN

Broker / Owner Contacts:

Company Name: Colliers International

Agent(s): David Mein 408-282-3828

Property Description:

FAR: 37%
Freestanding building. 5,500sf office and 12,500sf HVAC, drop ceiling tiled flooring. Three restroom cores. Corner location. Call to show. Co-listed with Cornish and Carey Jeff Ramirez 408-982-8423.



7 2515 N 1st St 3

Lincoln Technology Centre

San Jose

MinSq ft. Available 25,210

Max Sq ft. Available 25,210

Major Property Use:

Asking Terms:

For Sublease

Office / R&D

Lease rate: \$2.10 FS

Broker / Owner Contacts:

Company Name: Colliers International

Agent(s): Parker Jones 408-282-3847

Mike Burke 408-282-4003

Property Description:

Four building project. 2525 North 1st Street Building 1 has 49,000sf, 2535 North 1st Street Building 2 has 75,432sf, 2525 North 1st Street Building 3 has 62,000sf, and 2525 North 1st Street Building 4 has 75,000sf.
Outstanding Plug & Play space. 80 privates, 4 conference rooms, large computer labs, break area and extensive perimeter glass. Potential building signage. Call to show.





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8 2811 Orchard Parkway 2811

North San Jose
San Jose

MinSq ft. Available 34,560

Max Sq ft. Available 84,560

For Lease
Major Property Use: Office / R&D
Asking Terms: Lease Rate: \$ 1.50 NNN

Broker / Owner Contacts:

Company Name: Cornish & Carey
Agent(s): Chris Shaffer 408-982-8451
Kurt Heinrich 408-982-8462

Property Description:

TI's available; Prestigious Golden Triangle location; Close to Light Rail; Major Renovations Underway, Completion Expected in May; Call to show.



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9 6620 Via Del Oro

South San Jose
San Jose

MinSq ft. Available 37,392

Max Sq ft. Available 37,392

For Sale
Major Property Use: Office / R&D
Asking Terms: Sale Price: \$ 10,806,288.00

Broker / Owner Contacts:

Company Name: Cornish & Carey
Agent(s): Fred Pilster 408-982-8425

Property Description:

Being sold as a leased investment w/6640 Via Del Oro for 65,552sf; Bearing Point (BE on NYSE) is tenant thru 2014 at 8% CAP rate.



10 6375 San Ignacio Avenue

South San Jose
San Jose

MinSq ft. Available 51,000

Max Sq ft. Available 102,114

For Sublease
Major Property Use: Office / R&D
Asking Terms: Lease Rate: \$ 0.95 NNN

Broker / Owner Contacts:

Company Name: Cornish & Carey
Agent(s): Jeff Arrillaga 408-982-8478
Jim Beeger 408-982-8415

Property Description:

Call agent. 100% HVAC. Great Highway 85 visibility. Call to tour. Sublease through 7/14/2011.



11 4400 N 1st St

San Jose

MinSq ft. Available 63,793

Max Sq ft. Available 252,125

For Lease
Major Property Use: Office / R&D
Asking Terms: Lease rate: \$2.50 NNN

Broker / Owner Contacts:

Company Name: Colliers International
Agent(s): Craig Fordyce 408-282-3911
Michael Rosendin 408-282-3900

Property Description:

3rd floor space. Can combine 4300 N. 1st St. for a total of 252,125 SF. Call to show.





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12 4300 N 1st St

For Lease

Major Property Use: Office / R&D
Asking Terms: Lease rate: \$2.50 NNN

Broker / Owner Contacts:

San Jose

MinSq ft. Available 188,332

Max Sq ft. Available 252,125

Company Name: Colliers International

Agent(s): Craig Fordyce 408-282-3911

Michael Rosendin 408-282-3900

Property Description:

Freestanding 3-story Office/Office building. Can combine 4400 N. 1st St. for a total 252,125 SF. Call to show.



The information contained herein has been provided by sources deemed reliable. We have no reason to doubt its accuracy but cannot guarantee it. All information should be verified prior to lease or purchase.