

475, 501 & 525 SYCAMORE

MILPITAS, CA

501

±35,509 - ±215,170 SF AVAILABLE



CUSHMAN &
WAKEFIELD



VERTICAL
ENTURES

PROJECT HIGHLIGHTS

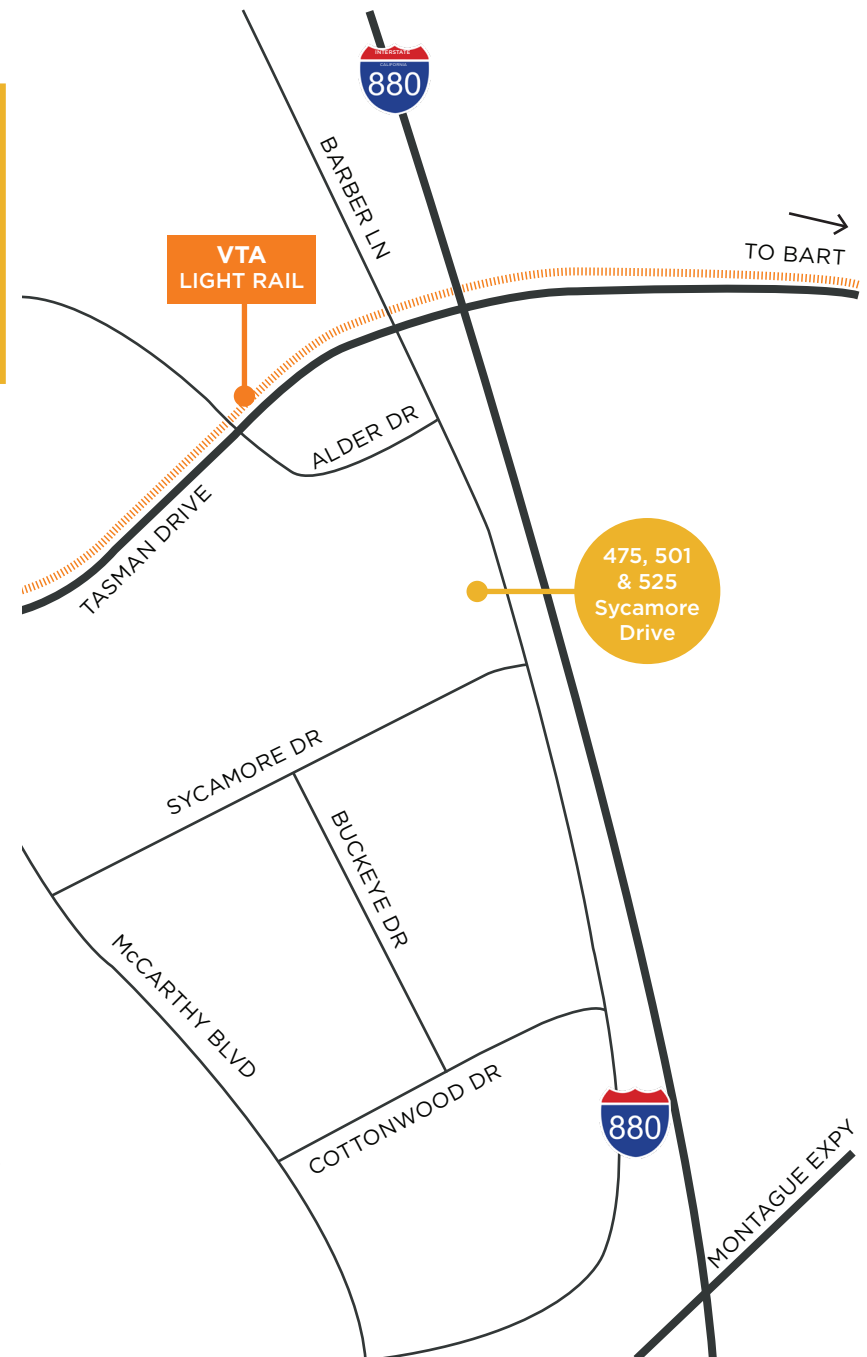
475 SYCAMORE DRIVE: ±50,374 SF

501 SYCAMORE DRIVE: ±71,472 SF

525 SYCAMORE DRIVE: ±93,324 SF

BUILDINGS CAN COMBINE FOR A TOTAL OF ±215,170 SF

- 3-Building R&D/Office/Lab Project in Prestigious Oak Creek Business Park
- Buildings Available Individually or as a 3-Building Campus
- Frontage & Visibility on I-880; Building & Monument Signage Potential
- Dock & Grade Level Loading + Additional Expansion Potential
- New Outdoor Amenities include Patios, Collaboration Areas, and Sand Volleyball Court
- ±3.7/1000 Parking
- Less than ½ Mile from VTA Light Rail with 1-Stop Connection to Great Mall (Milpitas) & BART Station
- ±60 Minute BART Ride to Embarcadero Station, San Francisco



BUILDING HIGHLIGHTS



475 SYCAMORE

±50,374 SF

- Single Story Free Standing Building
- 2,000 Amps @ 277/480V, 3-Phase
- ±13 - ±16'6" Clear Heights
- ±230 Tons of HVAC Cooling Capacity
- VCT Lab with ±50 Tons of Dedicated HVAC
- Grade and Dock Level Loading



501 SYCAMORE

±71,472 SF

- 2 Story Free Standing Building
- Market Ready Improvements Complete
- New Interior Finishes:
 - New Carpet, Ceiling Systems, ADA Compliant Restrooms, Updated Lighting On the 1st Floor (LED/Title 24)
- New Class "A" 2-Story Glass Lobby
- Power:
 - 1,000 Amps @ 277/480V, 3-Phase (For 1st Floor)
 - 2,000 Amps @ 277/480V (for Full Building)
- ±14' Ground Floor Deck to Deck Height
- 100% Drop Ceiling / HVAC Upgrades
- Potential Grade and Dock Level Loading



525 SYCAMORE

±93,324 SF

- Single Story Free Standing Building
- Plug & Play Potential
- 4,000 Amps @ 277/480V
- ±14' Clear Height in Warehouse
- Grade and Dock Level Loading

SITE PLAN





501 SYCAMORE - BREAKROOM ADJACENT TO
OUTDOOR AMENITY AREA



MULTIPLE SEATING AREAS



SAND VOLLEYBALL COURT



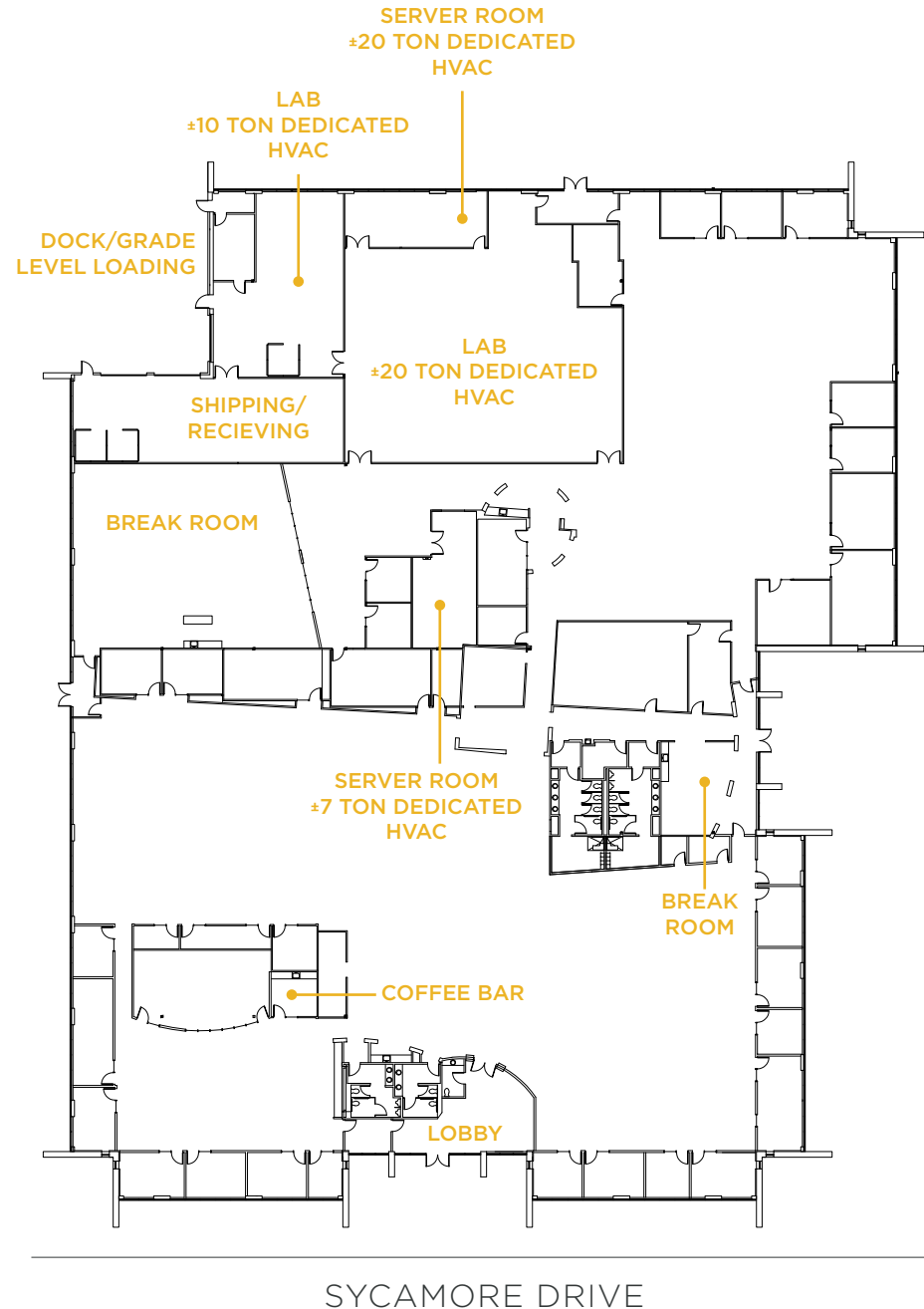
501 SYCAMORE - NEW OPEN BREAKROOM

475 SYCAMORE DRIVE

±50,374 SF

AS-BUILT FLOOR PLAN

- 28 Offices
- 7 Conference Rooms
- 2 Break Rooms
- Coffee Bar
- Dock/Grade Level Loading
- Showers
- 2,000 Amps @ 277/480V
- Hardware/Software Labs with Dedicated HVAC

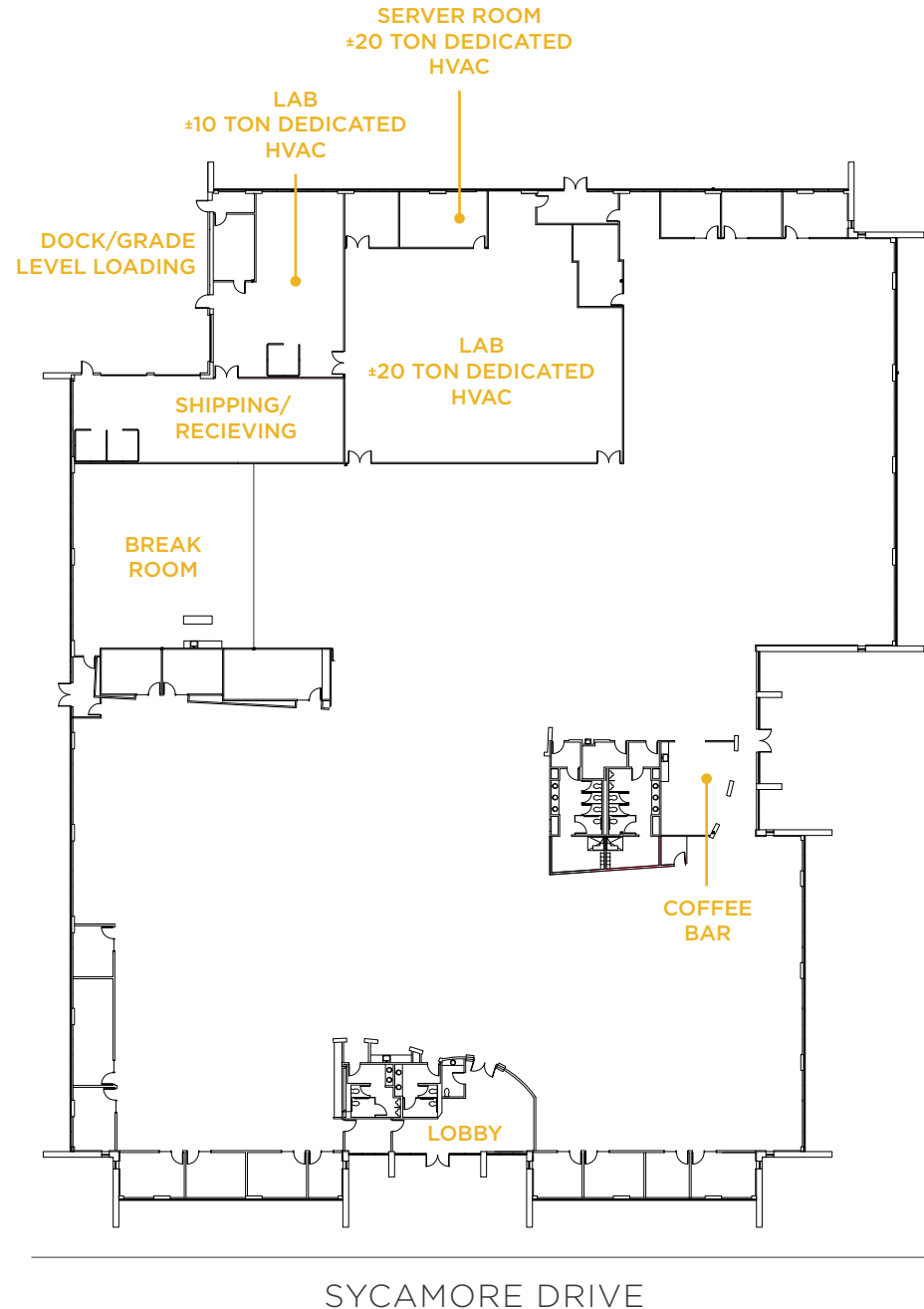


475 SYCAMORE DRIVE

±50,374 SF

HYPOTHETICAL PLAN

- 14 Offices
- 3 Conference Rooms
- Break Room
- Coffee Bar
- Dock/Grade Level Loading
- Showers

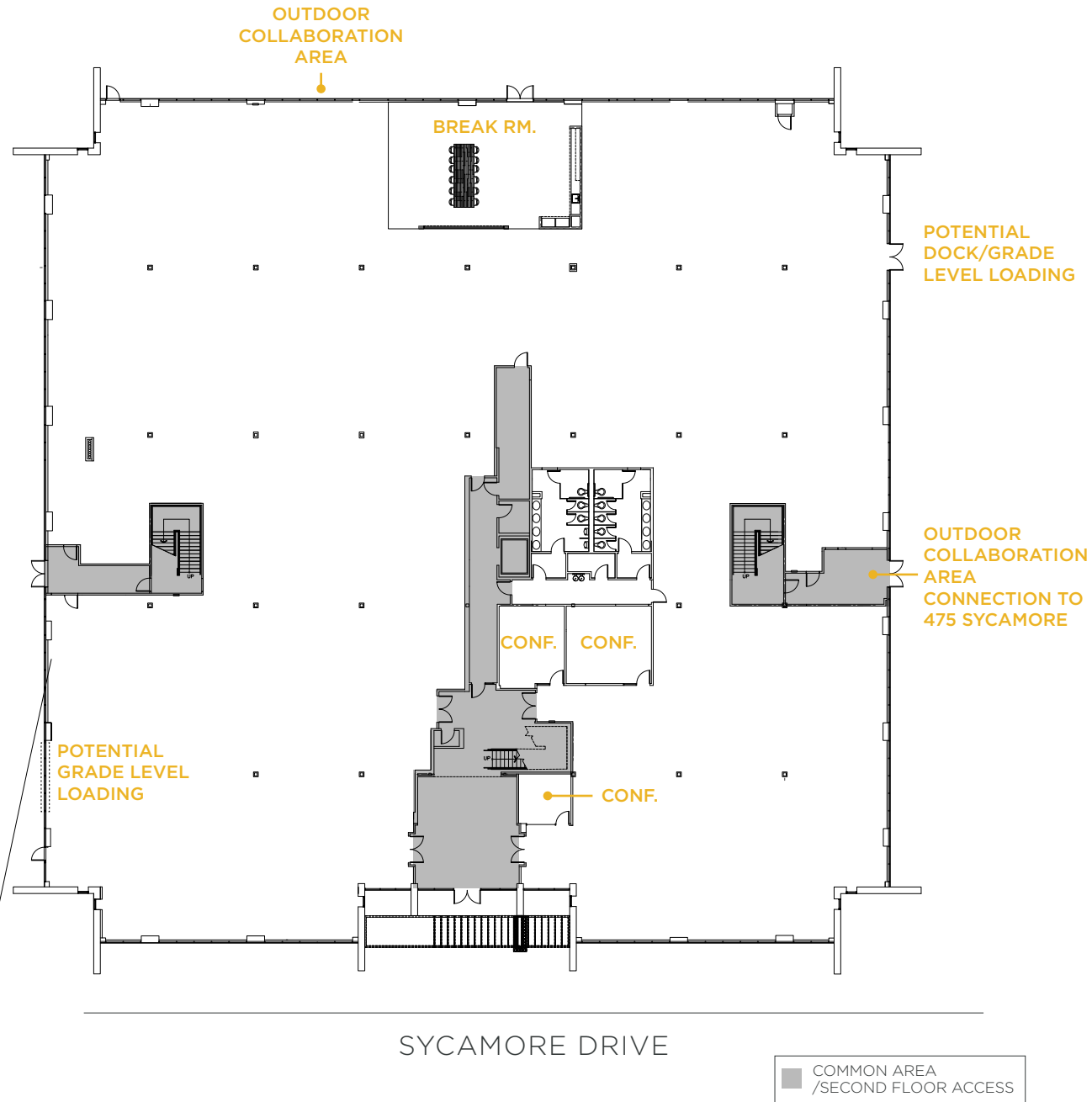


501 SYCAMORE DRIVE

FIRST FLOOR ±35,509 SF

AS-BUILT FLOOR PLAN
±71,472 SF FULL BUILDING

- 3 Conference Rooms
- Break Room
- Outdoor Collaboration Area
- Potential Dock/Grade Level Loading
- 1,000 Amps @ 277/480V on First Floor
- 2,000 Amps @277/480 for Full Building

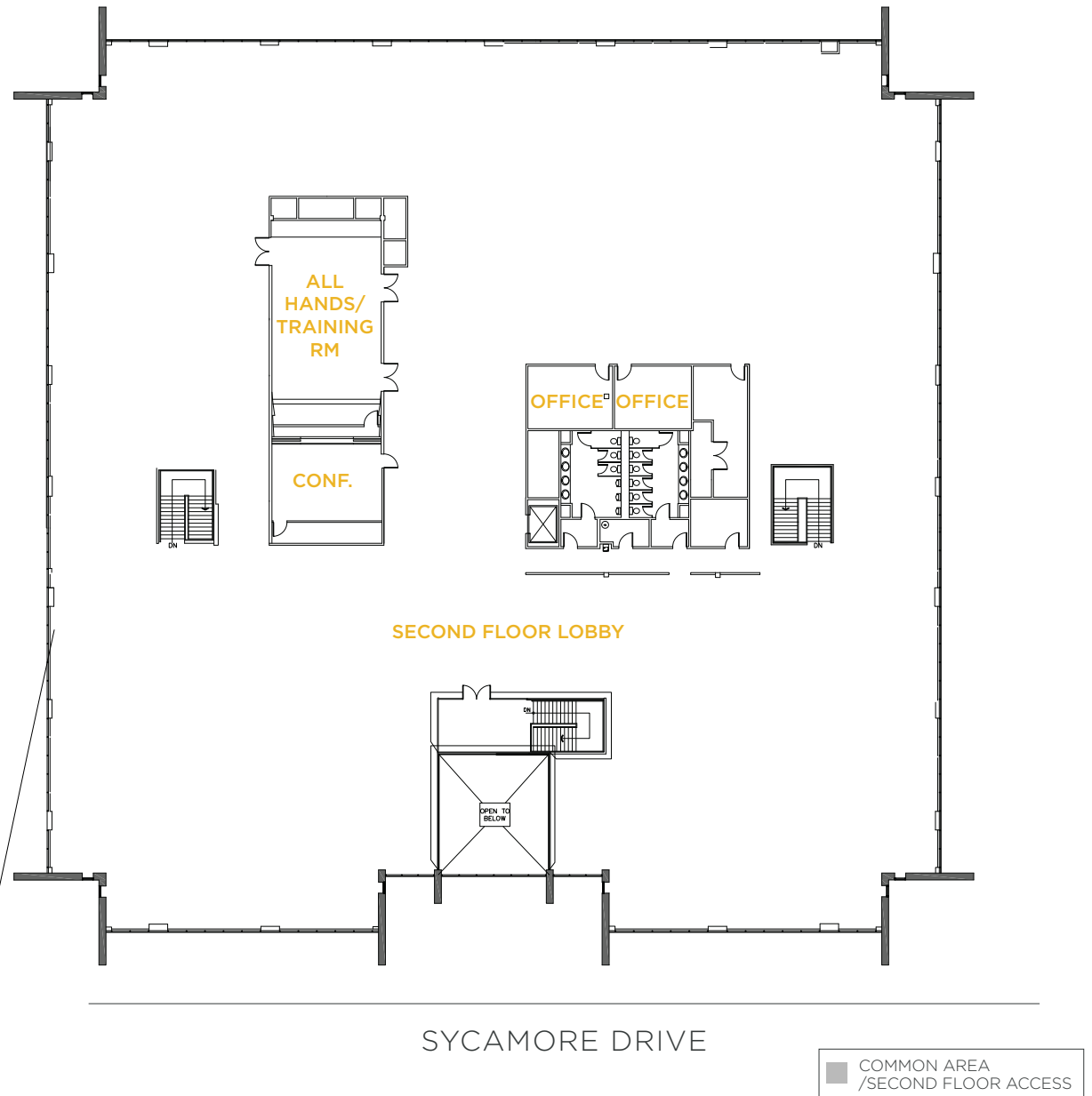


501 SYCAMORE DRIVE

SECOND FLOOR ±35,963 SF

AS-BUILT FLOOR PLAN
±71,472 SF FULL BUILDING

- 2 Offices
- 1 Conference Room
- 1 All-Hands Room
- 2,000 Amps @ 277/480V for Full Building

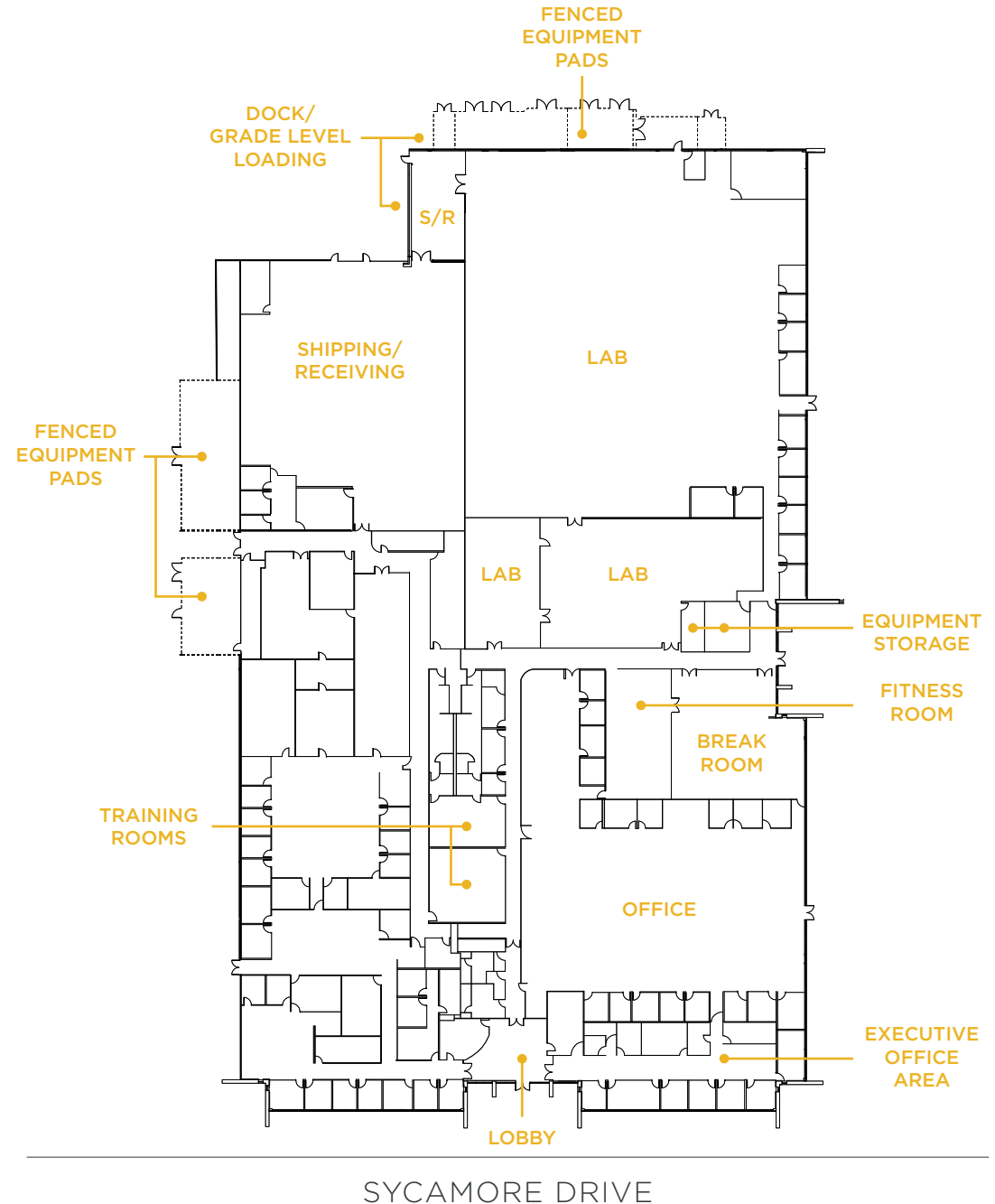


525 SYCAMORE DRIVE

93,324 SF

AS-BUILT FLOOR PLAN

- 61 Offices
- 13 Conference Rooms
- Break Room
- 3 Labs
- 4,000 Amps @ 277/480V
- Dock/Grade Level Loading



AMENITIES

1 @FIRST

Chick-fil-A
Blue Water Seafood & Crab
Fish's Wild
Chipotle
Panera Bread
Starbucks
Shan Tandoori Pizza
SAJJ Mediterranean
Rok Steakhouse & Grill
Target
CVS
Five Guy's
Panda Express

2 First Market
Halal Gyro
Mina's Korean BBQ
Subway
Siri's Kitchen
Sendo Sushi
La Catalana

3 The Market @ North First
Quiznos

4 Starbucks
Pokeworks
Salad Farm
Blast & Brew
Inchin's Bamboo Garden
A2B Indian Vegetarian Restaurant
CorePower Yoga

5 RIVERMARK VILLAGE

Poke House
Premier Pizza
Red Robin
The Kebab Shop
Piatti Ristorante & Bar
Jersey Mike's Subs
Easterly Hunan Cuisine
Chipotle
Bellyrub
Fantasia Tea Café
Peet's Coffee
Safeway
Cold Stone Creamery

6 MCCARTHY RANCH

Black Angus
Dishdash Grill
On the Border
Taqueria Los Cunados
The Green Barn
Starbucks
Konaseema Xpress
Banana Leaf
Dindigul Thalappakatti
The Sandwich Stop
Aria Dining & Banquets
Aroma Dining & Banquets
Sushi King
Mirch Masala
Tea Top
Shabuya
Romano's Macaroni Grill
Best Buy
PetSmart
Dollar Tree
Hilton Garden Inn
Larkspur Landing

7 MILPITAS SQUARE

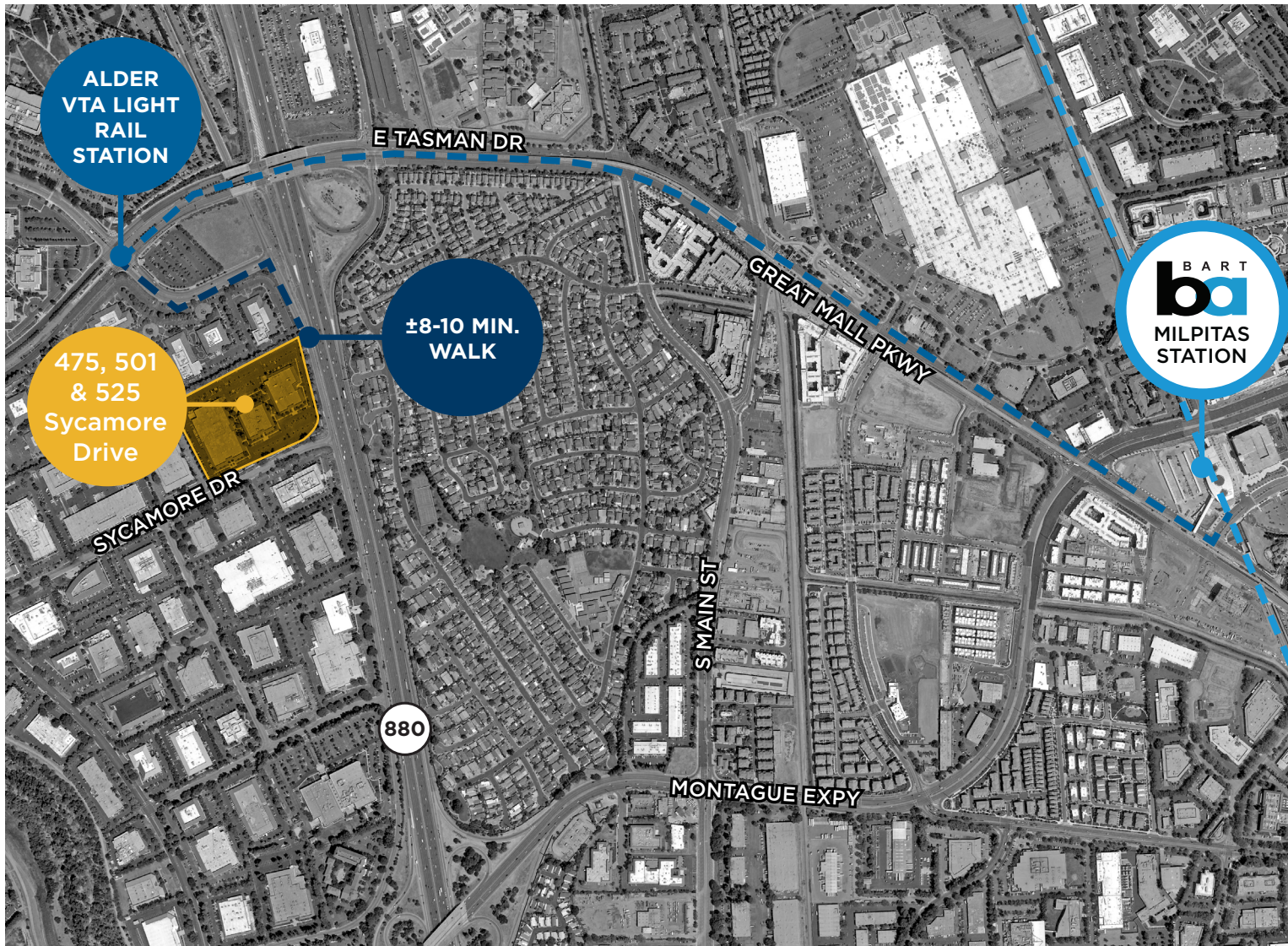
99 Ranch
Won Kee BBQ
Chili Garden
Shanghai Delight
Tasty Pot
The Bento Box
Kung Fu Noodles
Shancheng Lameizi
SweetHoney Dessert
Jia Xiang
Darda Seafood
Xian Kitchen
Sheng Kee Bakery
Yummy Yummy Bao
Pepper Lunch
QQ Noodle
Mayflower Seafood
Nutrition House
Gen Korean BBQ
Sizzling Stone
Loving Hut
Udon Factory & Kitchen
Tea for U
Classic Guilin Rice Noodle
Crown Plaza
Extended Stay America
Hampton Inn

8 Crust Sourdough Deli
Annapoorna Authentic Indian
Star Anise
Element San Jose Milpitas

9 THE GREAT MALL
Over 30 Restaurants/
Eateries



TRANSPORTATION MAP



±8-10 MINUTE WALK
TO ALDER LIGHT RAIL
STATION

±5 MINUTE RIDE
ON VTA LIGHT RAIL
FROM ALDER LIGHT
RAIL STATION TO
MILPITAS BART
STATION

±1 HOUR FROM
MILPITAS BART
STATION TO
EMBARCADERO
STATION
SAN FRANCISCO

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