

T E N

10200 S DE ANZA BLVD. CUPERTINO, CA.

Rare 161,000 SF single tenant opportunity with over 1 acre of exclusive outdoor space.

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RUBICON POINT
PARTNERS

NEWMARK



RARE SINGLE TENANT OPPORTUNITY

161,000 square feet of
immediately available
Class A office space

- Ability to circulate 100% outside air
- Nanawalls to private indoor/outdoor work area
- 36,000 - 45,000 square foot floorplates
- Building top signage along major thoroughfares
- 763 spaces in attached garage (4.8/1,000 ratio)
- Over \$20M invested in infrastructure over past 10 years
- Open collaborative spaces
- High ceilings with abundant natural light and pleasant view corridors
- Up to ±17,000 square feet of ground floor lab space
- Dock high loading
- 3,000 Amp 480/277 Volt 3-Phase 4-Wire switchgear provides 15.5 watts PSF power





HEALTHY BUILDING ATTRIBUTES

Over *1 acre* of outdoor workspaces immersed in lush, drought-tolerant plantings

- 1 acre of private outdoor area
- Full control: single tenant low-rise
- Outdoor meeting rooms and workspaces
- Ample walkable amenities: restaurants, hotels, & retail
- Nanawalls open to private outdoor workspace
- Potential indoor/outdoor fitness area





±211 RSF PER PERSON

Collaborative Space Plan - Hypothetical



±150 RSF PER PERSON

Traditional Space Plan - Hypothetical

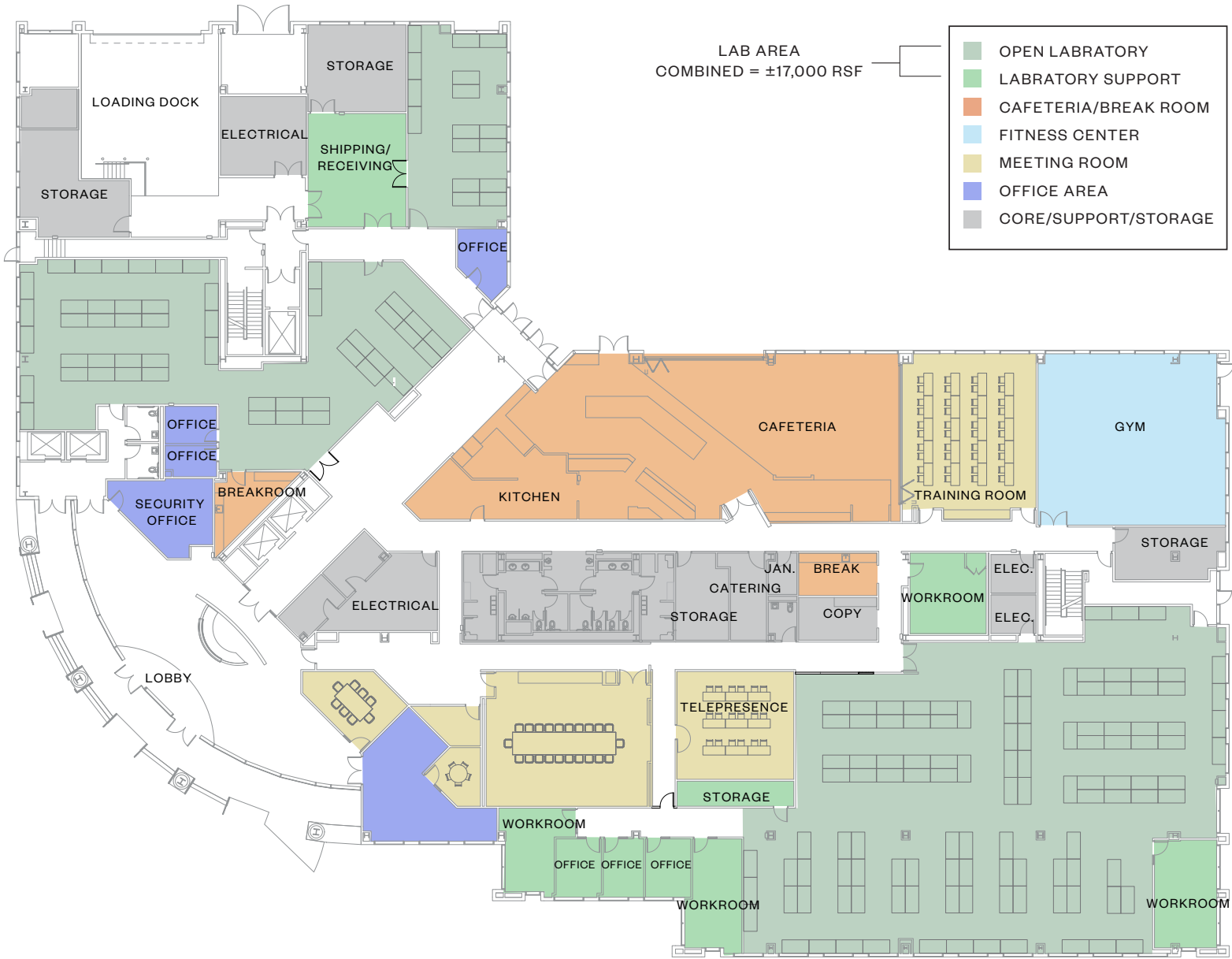


- CONFERENCE ROOMS (17)
- PRIVATE OFFICES (5)
- PHONE ROOMS (7)
- DESKS (271)



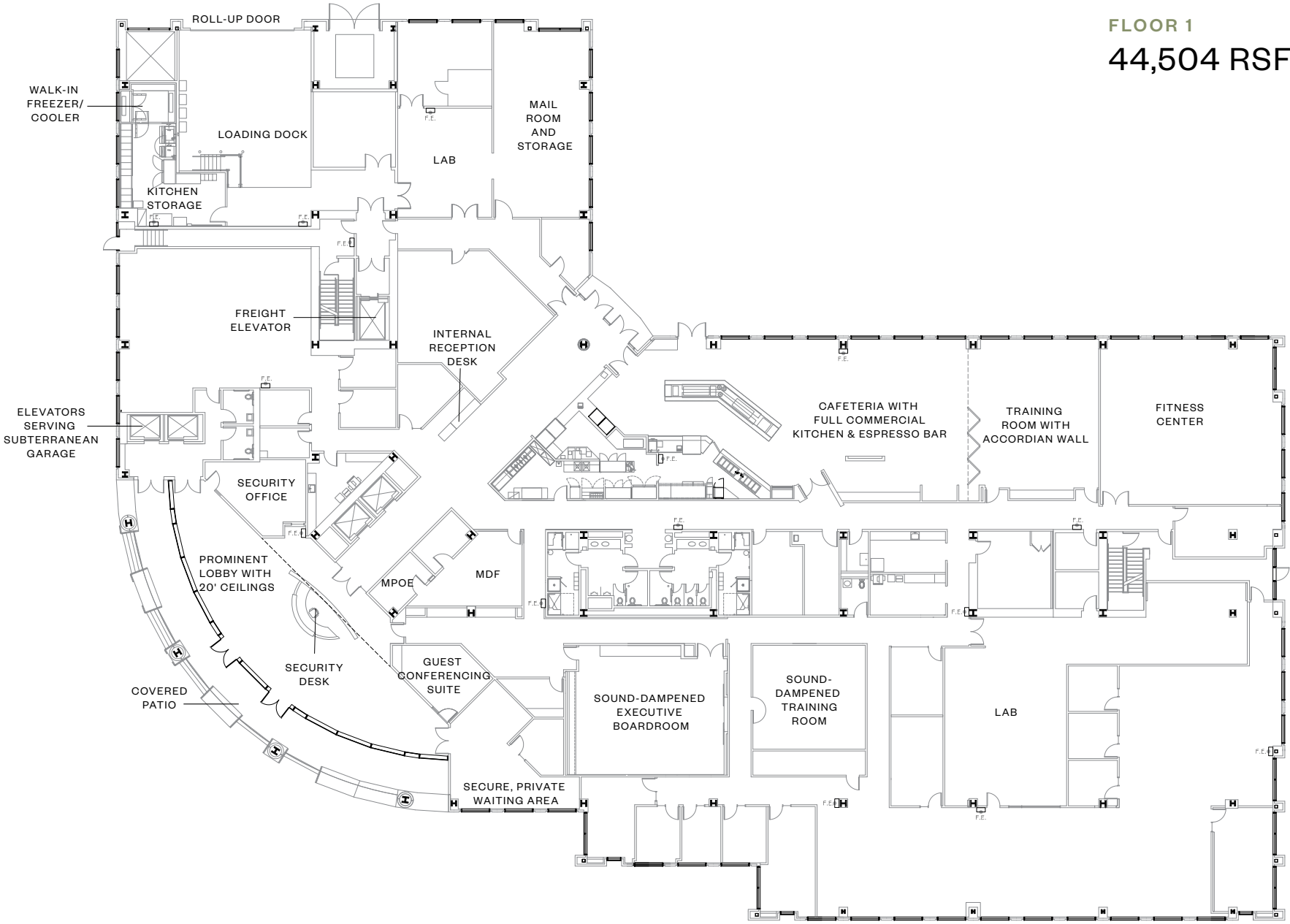
Ground Floor R&D + Lab Layout - Hypothetical

3,000 Amp 480/277 Volt 3-Phase 4-Wire switchgear provides 15.5 watts PSF power

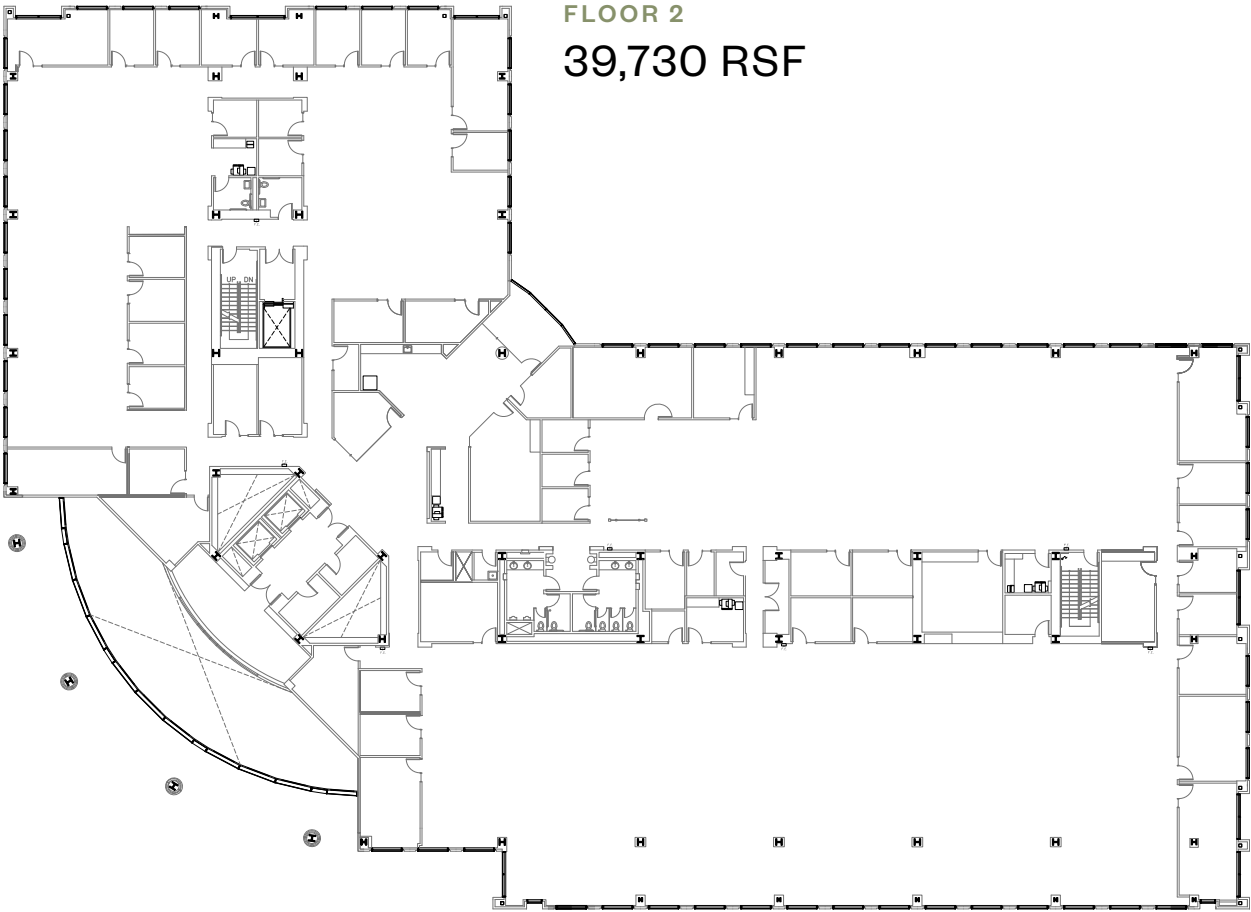


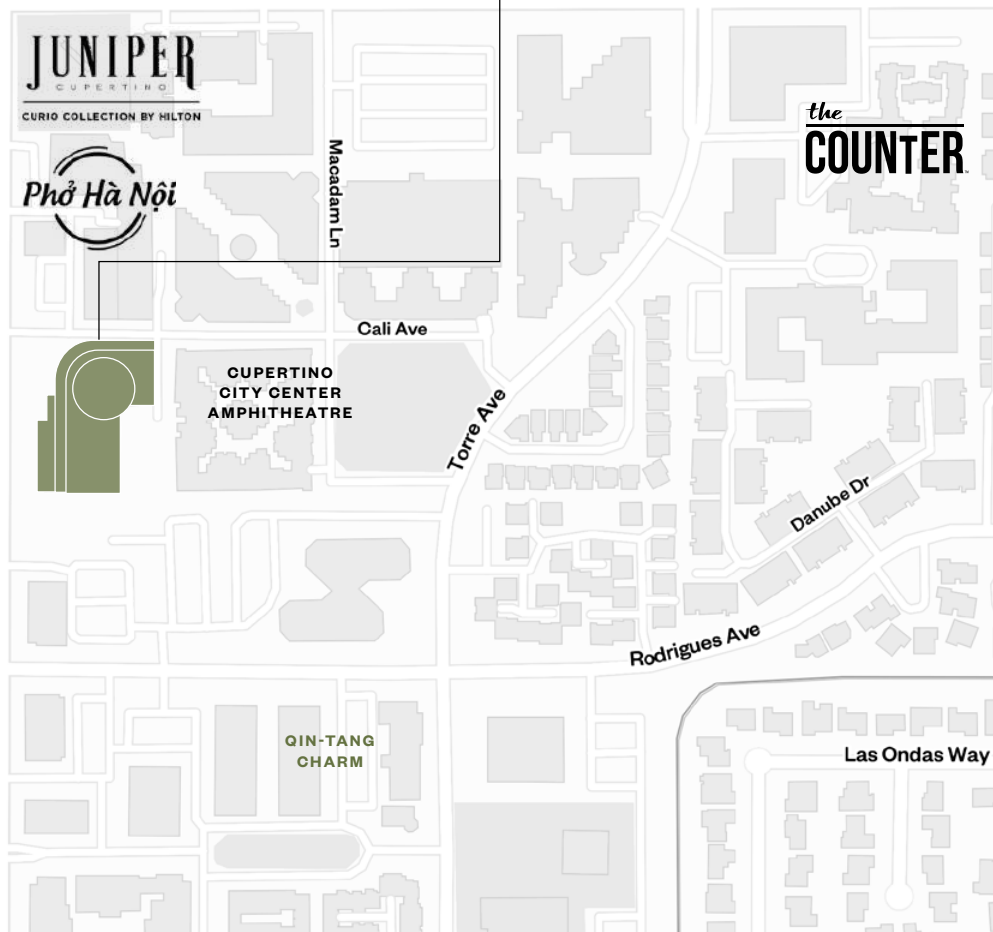
Existing Buildout: *Ground Floor*

FLOOR 1
44,504 RSF



Existing Buildout: *Floors 2-4*





CITY OF CUPERTINO HIGHLIGHTS

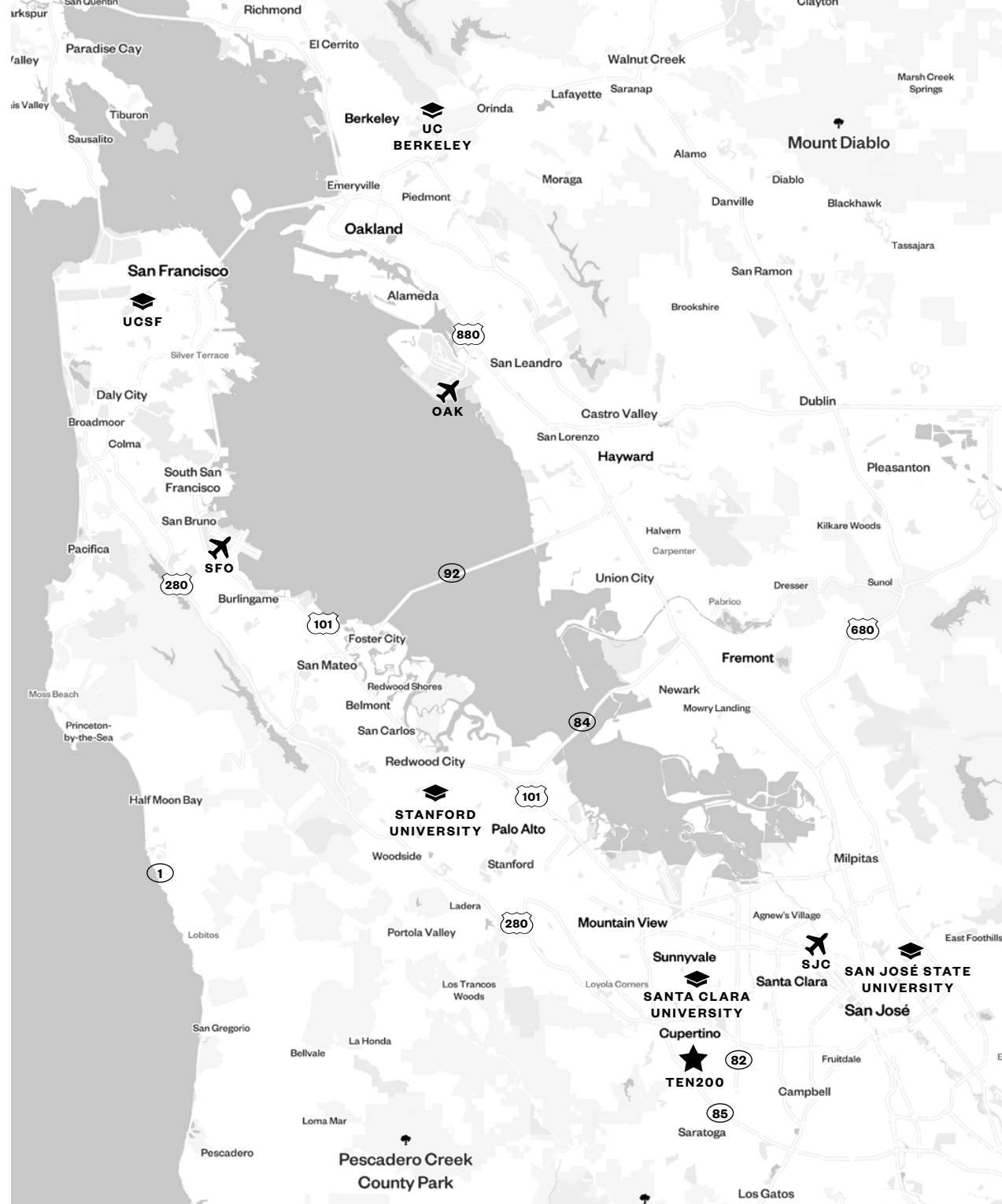
- 64,000 residents
- 70% of residents hold a bachelor's degree or higher

CONVENIENT ACCESS TO THREE AIRPORTS

- Mineta San Jose International Airport SJC: 13 minutes
- San Francisco International Airport SFO: 36 minutes
- Oakland International Airport OAK: 45 minutes

50 BAY AREA UNIVERSITIES, INCLUDING:

- Stanford
- UC Berkeley
- UCSF
- Santa Clara University
- San Jose State



Over \$20 million invested in infrastructure over the past 10 years.

BUILDING HIGHLIGHTS

- HVAC with ability to circulate 100% outside air
- Gas line for BBQ
- EV charging stations
- Kitchen remodel
- Walk-in freezer/cooler room
- Sound-attenuated boardroom and training room
- Ground floor lab
- 600 kW emergency generator
- Air-cooled chiller replacement
- Irrigation controller
- Cooling tower epoxy coating & media replacement
- New roll-up door at loading dock
- Private adjacent outdoor area: ±1 AC
- Plus: Energy savings of approximately \$120,000 per year over PG&E costs

SPECIFICATIONS

- Year Built: 1998
- Year Renovated: Renovation underway, immaculately maintained by owner-users to date
- Zoning: P - Planned Development
- Security: Full camera system in place
- Roofing system: Bitumen membrane

MEASUREMENTS

- Total: 160,837 RSF
- Ground: 44,504 SF
- 2nd: 39,730 SF
- 3rd: 40,567 SF
- 4th: 36,036 SF

CEILING HEIGHTS

- Lobby: 20'
- Floor to drop ceilings: 9-11'
- Deck to deck: Approx. 13' 6"

UTILITY SERVICE PROVIDERS

- Electricity: Constellation Energy
- Water: City of Cupertino
- Sanitary: Cupertino Sanitary District
- Gas: PG&E
- Trash: Recology
- Telephone: AT&T
- Cable: Comcast

ACCESS

- I-280 3 minutes, 0.9 mi
- SR-85 4 minutes, 1.1 mi

PARKING

- 763 stalls; 4.8/1,000 RSF
- 5 EV charging stations
- Secure underground garage
- Direct interior access

OUTDOOR AMENITIES

- Refresh planned
- Mature landscaping with drought-tolerant plantings underway
- Neighboring amphitheatre for outdoor all-hands gatherings
- Located in a walkable community with a wide array of retail and dining options

INDOOR AMENITIES

- Nanawalls enable the largest available private indoor/outdoor workspace in Silicon Valley
- Sound dampened executive board room
- Ample conferencing and training facilities, including sound dampened training room
- Expansive wraparound windowline provides abundant natural light and sweeping views
- Ground-floor lab
- Dual lobby structure for improved security
- Ground floor locker rooms contain six showers
- Full commercial kitchen with adjacent support areas
- Walk-in deep freeze and cooler room off loading dock

FIRE & LIFE SAFETY

- Fully sprinklered, including stairwells and garage
- Fire Lite MS-9600-UDLS addressable fire alarm system

ELEVATORS

- 1 freight at loading dock
- 2 serving garage to first floor
- 2 serving office floors

ELECTRICAL POWER

- 15.5 watts per RSF
- 3,000 Amp 480/277 Volt 3-Phase 4-Wire switchgear
- 2 electrical rooms per floor

HVAC

- Ability to “free cool” with 100% outside air
- 470 total tons of cooling capacity: 2 water-cooled centrifugal air chillers (190 and 280 tons) circulate to 2 built-up air handling units serving interior and perimeter VAV boxes
- 3 40-ton roof-mounted air-cooled chillers can support 24/7 operations

LIGHTING

- Office and garage: T8 motion sensed fixtures
- Daylight harvesting system

RESTROOMS

- 4 fixtures per gender per floor
- 9 gender-neutral restrooms: At least two gender-neutral restrooms per floor
- Two secure garage-accessible gender-neutral restrooms on ground floor
- Showers and locker room on first floor

LOADING DOCK

- Dock high loading platform
- New at-grade overhead roll-up door measuring 24'x14'
- Leveler and bumpers

EMERGENCY POWER

- Caterpillar 600 kW diesel-powered emergency generator (2011)
- Adjacent ground-mounted 650-gallon diesel storage tank
- Essential systems and entire third floor supported





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