

# 275 S. HILLVIEW DRIVE

MILPITAS | CALIFORNIA

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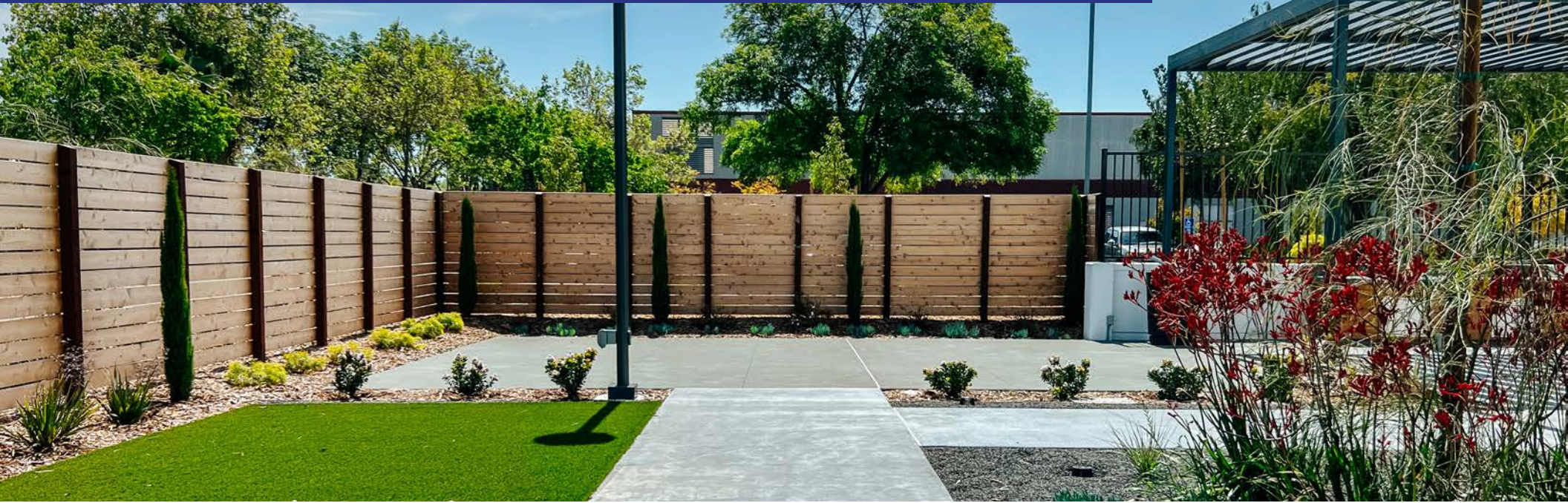
**10 MEGAWATTS OF POWER** | NEW MARKET READY IMPROVEMENTS

**±127,574 SQUARE FEET**

CANNAE PARTNERS



# NEW MARKET READY IMPROVEMENTS



# 275 S. HILLVIEW DRIVE

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S MILPITAS BLVD

S HILLVIEW

# HIGHLIGHTS

## BUILDING

±127,574 SF  
Partial 2-Story Building  
Secured Equipment Pads

## MARKET READY IMPROVEMENTS

Extensive Market Ready Work Underway

## PARKING

±258 Parking Spaces

## ZONING

M2 - Industrial

## EV CHARGING

2 Dual-Headed Stations  
6 EV Parking Spaces

## POWER

10 Megawatts  
Dual 21 KV Feeds

## PROCESS UTILITIES

Clean Dry Air  
Instrument Vacuum  
Process Cooling Water  
Acid Waste Neutralization  
Scrubbers  
DI Water

## CLEANROOM & SUBFLOOR

±35,862 SF Bay and Chase Class  
10 Cleanroom and Service Area  
with ±7,669 SF Subfloor Area  
and Isolated Mezzanine for  
MEPS

## CONTROLS & ELECTRONICS

Functioning Access Control/CCTV  
BMS  
Gas Alarms  
Fire/Life/Safety

## CLEAR HEIGHT

22' 8" - 23' 10"

## HVAC

2,400 Tons of Chiller Capacity

## TELECOMMUNICATIONS

AT&T Fiber

## LOADING

9 Grade Level Doors  
1 Dock High Door

## GENERATOR

1250 kVA

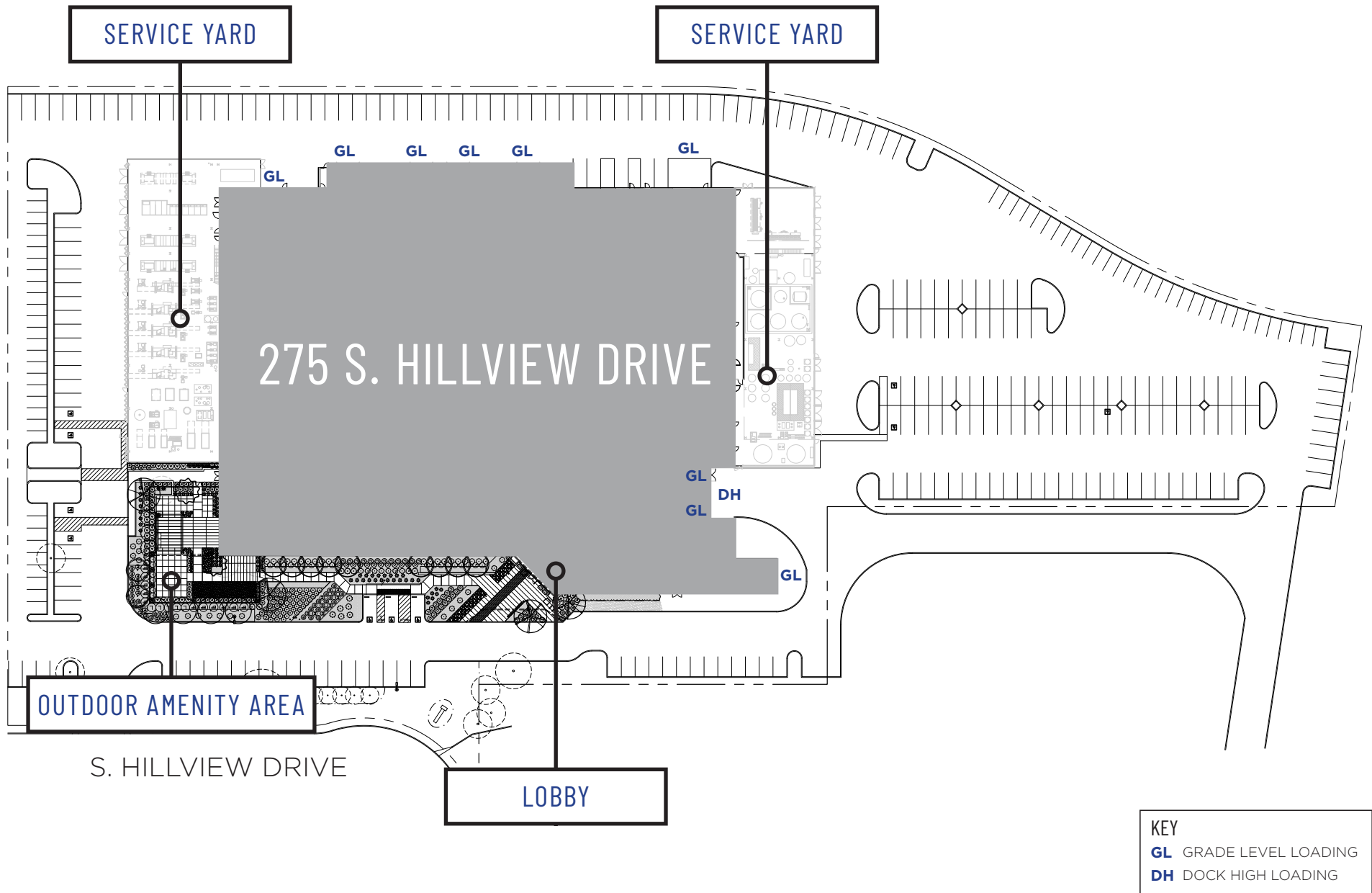
## CONSTRUCTION TYPE

Concrete Tilt Up

## COST SAVING EQUIPMENT

STEM Energy Storage System

# SITE PLAN

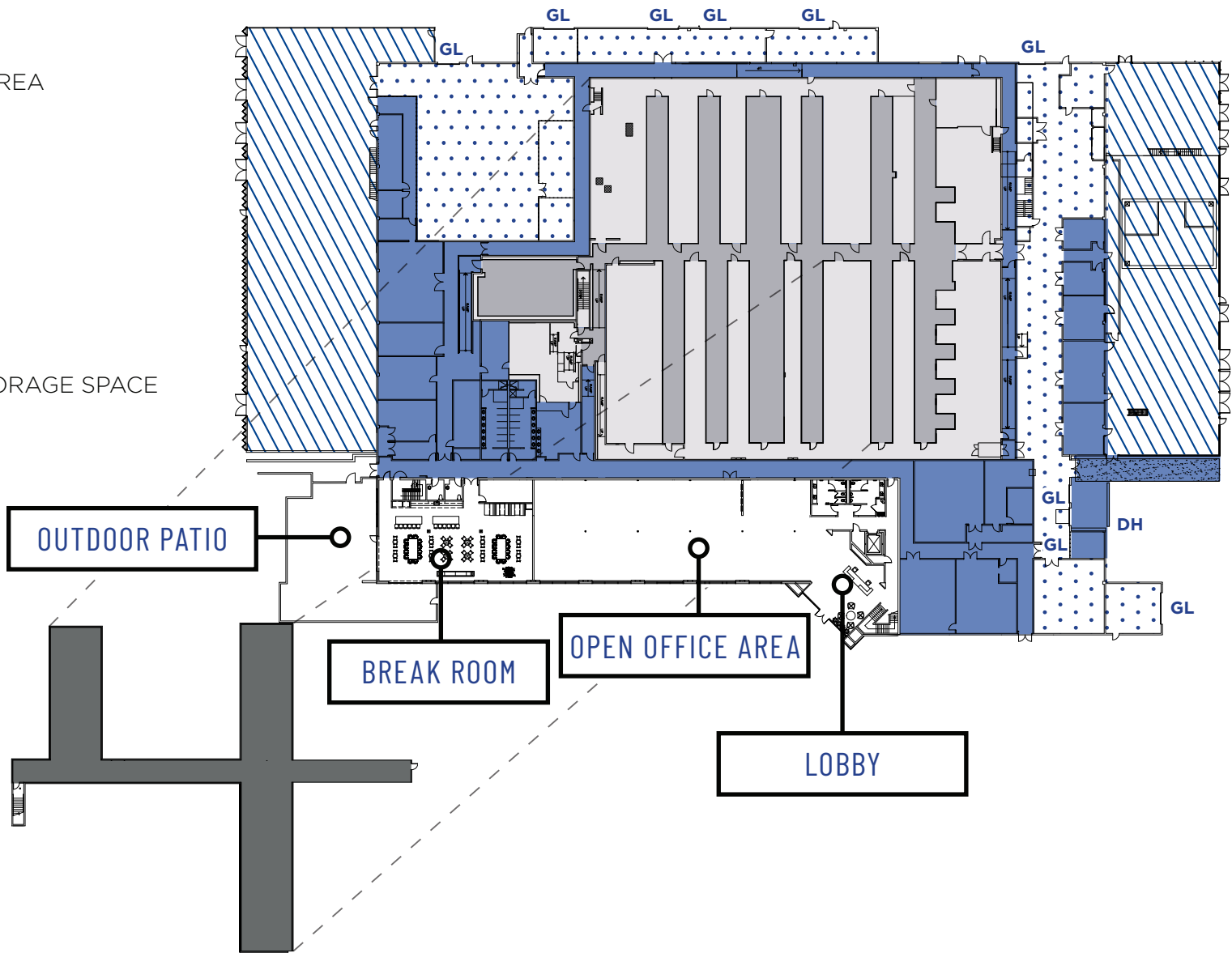


# FLOOR PLAN

## FIRST FLOOR

- CLEANROOM SERVICE AREA  
±22,584 SF
- CLASS 10 CLEANROOM  
±13,278 SF
- SUBFLOOR AREA  
±7,669 SF
- OFFICE SPACE  
±4,734 SF
- LAB, ASSEMBLY, AND STORAGE SPACE
- EQUIPMENT PAD
- WAREHOUSE AND STORAGE SPACE

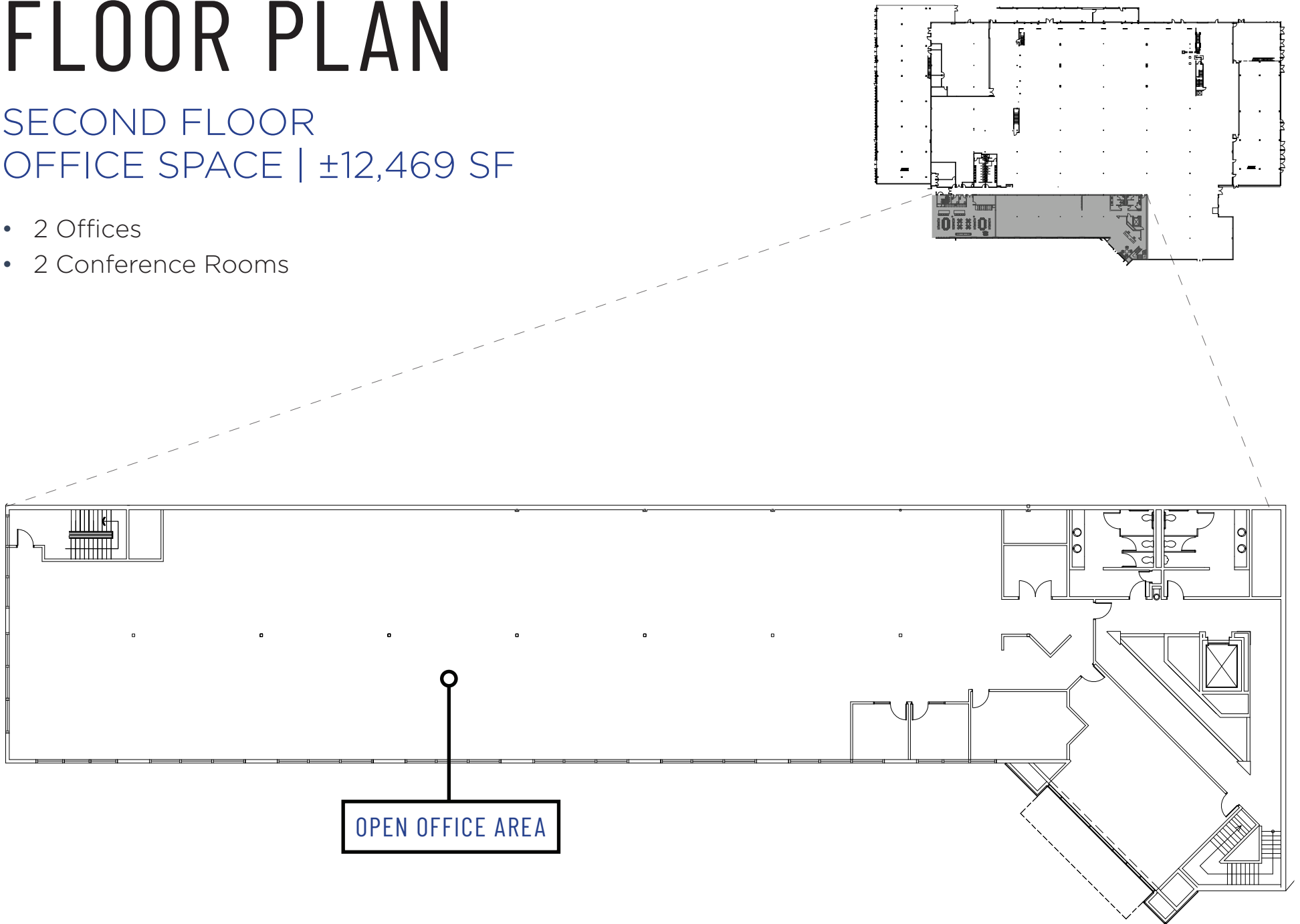
KEY  
**GL** GRADE LEVEL LOADING  
**DH** DOCK HIGH LOADING



# FLOOR PLAN

SECOND FLOOR  
OFFICE SPACE | ±12,469 SF

- 2 Offices
- 2 Conference Rooms





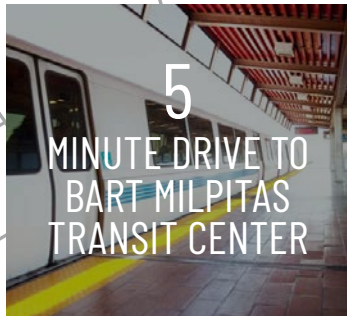
# BUILDING INFRASTRUCTURE

POWER	(4) 2,500 KVA SUBSTATIONS PROVIDE 10 MEGAWATTS
EMERGENCY GENERATOR	1,000 KW/1,250 KVA
UPS	(1) 150 KW, (1) 24 KW
CHILLERS	2,450 TONS, (4) TRANE 550 TON, (1) 250 TON
COOLING	2,450 TONS, (4) TRANE EVAPCO 550 TON, (1) EVAPCO 250 TON
HOT WATER	(4) 3,760 OUTPUT GAS FIRED BOILERS
MAKEUP AIR HANDLERS (MAH)	(2) 45,000 CFM-TOTAL 90K CFM
RECIRCULATION AIR HANDLERS (RAH)	(80) VARIOUS SIZES 1,999,833 CFM CAPACITY
EMERGENCY SMOKE PURGE FANS	(6) 55,000 CFM
OFFICE AND SUPPORT AREAS AHU AND AC UNITS	(10) CHILLED WATER AND (1) AC UNIT
RO WATER	135 GPM
DI WATER	628,105 GAL/WEEK

# BUILDING INFRASTRUCTURE

AWN TREATMENT SYSTEM	500 GPM
HF TREATMENT SYSTEM	58 GPH
RECLAIMED WATER SYSTEM	30,000 GAL
PROCESS COOLING WATER (PCW)	1,600 GPM
CLEAN DRY AIR & DRYERS	1,884 ACFM
PROCESS VACUUM SYSTEMS	1,832 ACFM
BULK O2 STORAGE	3,000 GAL
BULK AR STORAGE	158,160 CF
SCRUBBED PROCESS EXHAUST	(3) 55,000 CFM
THERMAL OXIDIZER VOC EXHAUST	12,000 CFM
VESDA EARLY SMOKE DETECTION SYSTEM	22 UNITS

# AMENITY MAP



**MCCARTHY RANCH**  
DishDash Grill  
TOGO's  
Starbucks  
Big Al's  
The Green Barn  
The Sandwich Spot  
Bank of America

**MILPITAS TOWN CENTER**  
Bevmo!  
Safeway  
iHOP  
Red Lobster  
Peet's Coffee  
Starbucks  
Noah's Bagel's  
WingStop  
Giorgio's  
Mikonos Grill  
Bank of America  
U.S. Bank  
CommonWealth  
Central Credit Union  
Embassy Suites  
Extended Stay

Black Bear Diner  
Starbucks  
Subway  
Baymont Inn and Suites

Ocean Supermarket  
Milpitas Halal Market  
Pizza Hut  
Starbucks  
Subway  
Round Table Pizza  
Executive Inn

**CALAVERAS PLAZA SHOPPING CENTER**  
Mil's Diner  
Pho Ngyen  
Happy Lemon  
Kokoro Ramen  
Paris Baguette  
Green Lettuce

Marina Grocery  
CVS  
Poki Run  
Subway  
Mountain Mike's  
Chase Bank  
Citi Bank

**275 S. HILLVIEW DRIVE**

The Great Mall

880

680

Lazio Bar  
Sheraton

Manzanita  
Sonesta

MONTAGUE EXPY

GREAT MALL PKWY

LANDESS AVE



# TRANSPORTATION MAP



ACE TRAIN



BART



VTA BUS ROUTE 217



LIGHT RAIL

# 275 S. HILLVIEW DRIVE

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±127,574 SQUARE FEET

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CANNAE PARTNERS



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WAKEFIELD**