

# 1504 | 1530 MCCARTHY BOULEVARD

MILPITAS, CA



**±36,669 TO ±73,423 SF OF R&D SPACE + CLEAN ROOM AND HEAVY POWER**



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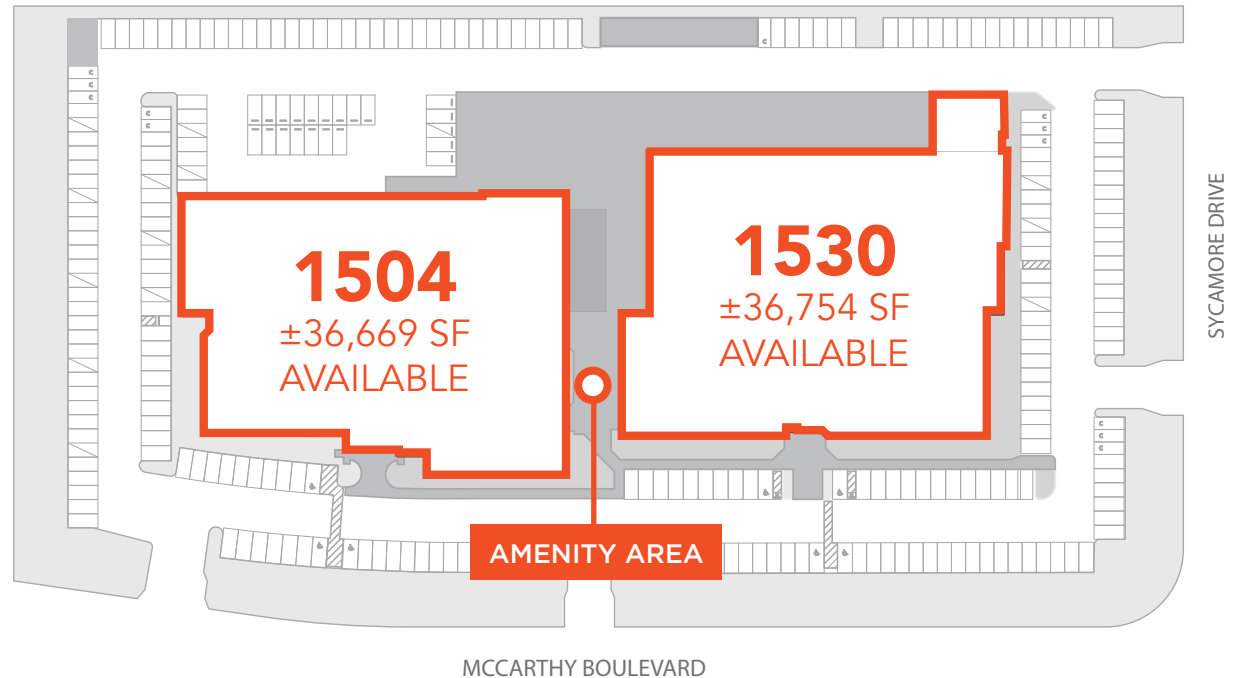
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## PROPERTY HIGHLIGHTS

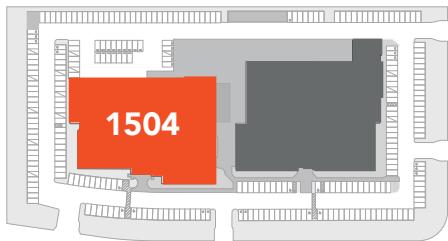
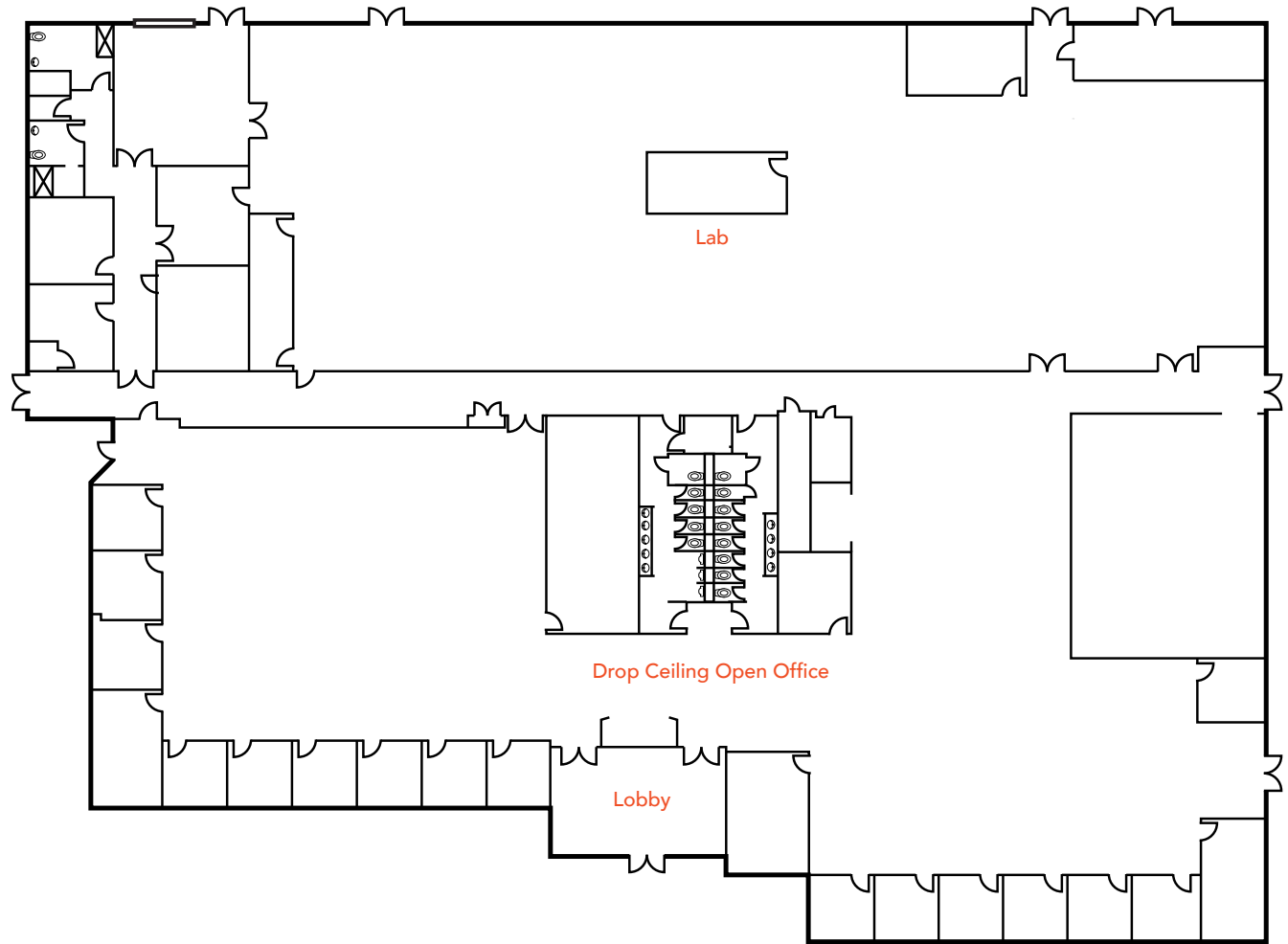
- ±36,669 to 73,423 SF Office/R&D Space
- Building & Monument Signage
- 100% Drop Ceiling / HVAC (units ± 3-6 yrs Old)
- 1504: 2,500 Amps @ 277/480 Volts, 3-Phase; 440 Tons of HVAC
- 1530: 4,500 Amps @ 277/480 Volts, 3-Phase; 475 Tons of HVAC
- ±22,000 SF of Class 10,000 Clean Room
- Diesel Powered Back-up Generator (Manufacturer: Onan) rated at 250-kW
- Grade Level Loading
- Outdoor Amenities
  - Outdoor Collaboration Areas
  - Nearby Jogging Trails
- Numerous Nearby Shops, Restaurants & Hotels
- ±3.5/1,000 Parking Ratio (±251 spaces)
- Less than ½ Mile from VTA Light Rail with 1-Stop Connection to Great Mall (Milpitas) & BART Station (Under construction; scheduled opening 2018)
- Excellent Access to Highways 880, 237 & 101



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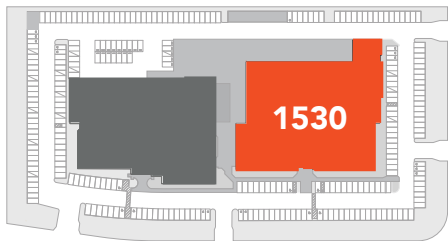
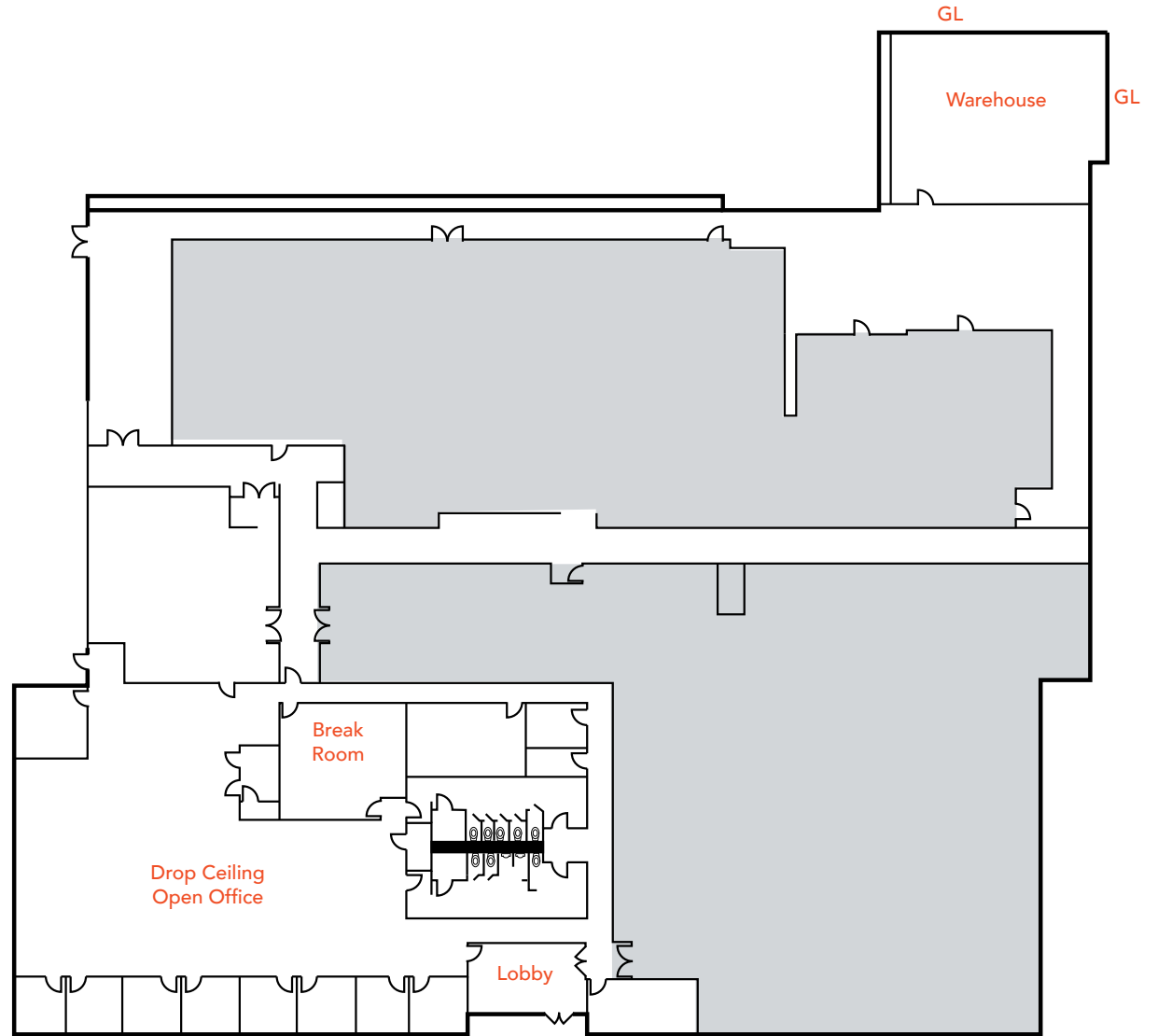
±36,669 SF



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## 1530 MCCARTHY BOULEVARD

±36,754 SF



■ Clean Room Areas

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## AMENITY / TRANSPORTATION MAP

### McCarthy Ranch

- Taco Bell
- Jamba Juice
- Gentle Dental
- On The Border Mexican Grill
- Bank of America
- Walmart
- Best Buy
- Starbucks
- Petsmart
- In & Out Burger
- Black Angus
- Ross
- AT&T
- Applebee's
- Michael's
- David's Bridal
- Banana Leaf Restaurant

**±3 MINUTE DRIVE**  
**±1.5 MILE WALK**

### @First

- Chase
- CVS
- Panda Express
- Target
- Chipotle
- Chickfil-A
- Panera
- Five Guys Burgers & Fries
- Fresh & Easy
- Union Bank
- Sweet Tomatoes
- Hyatt House
- The Coffee Bean & Tea Leaf

**±5 MINUTE DRIVE**

### Milpitas Square

- Starbucks
- Chevron
- Extended Stay America
- Verizon
- Crowne Plaza
- Tech CU
- 99 Ranch Market
- East West Bank
- Scottrade
- Hampton Inn
- Staybridge Suites

**±5 MINUTE DRIVE**

### Rivermark Village

- Chipotle Mexican Grill
- Cold Stone Creamery
- Fantasia Coffee & Tea
- Jamba Juice
- Jersey Mike's
- McDonald's
- Mezbaan Indian Cuisine
- Peet's Coffee & Tea
- Piatti Ristorante & Bar
- The Posh Bagel
- Premier Pizza
- Prolific Oven Bakery & Cafe
- Red Robin Burgers
- Safeway
- Smashburger
- Yan Can Asian Bistro
- Yo Yo Sushi

**±10 MINUTE DRIVE**

### The Great Mall

Over 30 Restaurants / Eateries

**±5 MINUTE DRIVE**



--- ACE TRAIN

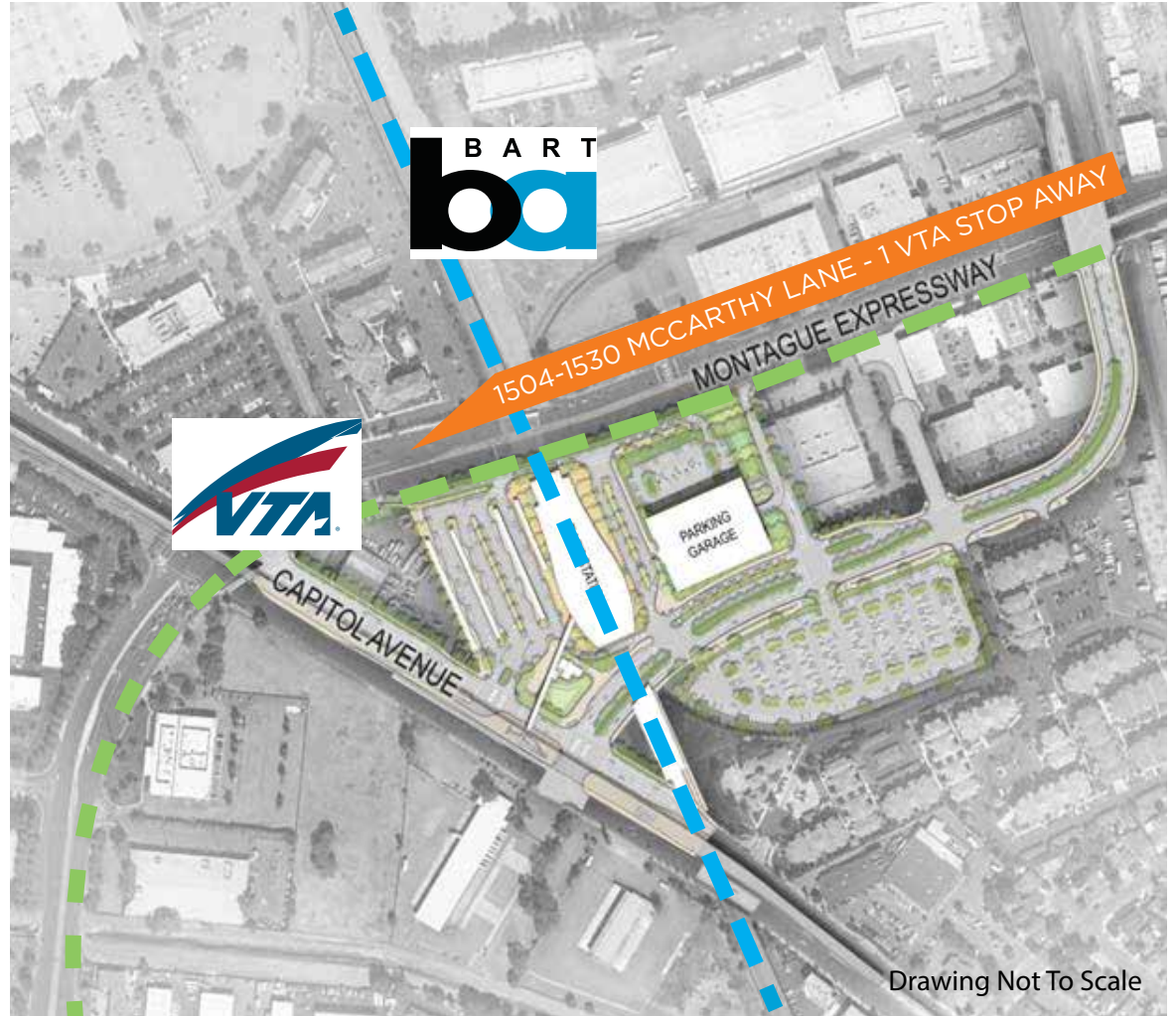
--- BART

--- ACE TRAIN SHUTTLE

--- VTA LIGHT RAIL

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FUTURE MILPITAS BART STATION OPENING 2018



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## ACE TRAIN SCHEDULE

Stockton to San Jose	1	3	5	7	4:20	4:39	4:51	5:20	5:25	5:33	5:55	6:13	6:20	6:32
<b>A.M. Westbound</b> →	1	3	5	7	4:20	4:39	4:51	5:20	5:25	5:33	5:55	6:13	6:20	6:32
					5:35	5:54	6:06	6:35	6:40	6:48	7:10	7:28	7:35	7:47
					6:40	6:59	7:11	7:40	7:45	7:53	8:15	8:33	8:40	8:52
					7:05	7:24	7:36	8:05	8:10	8:18	8:40	8:58	9:05	9:17

**STATIONS:**

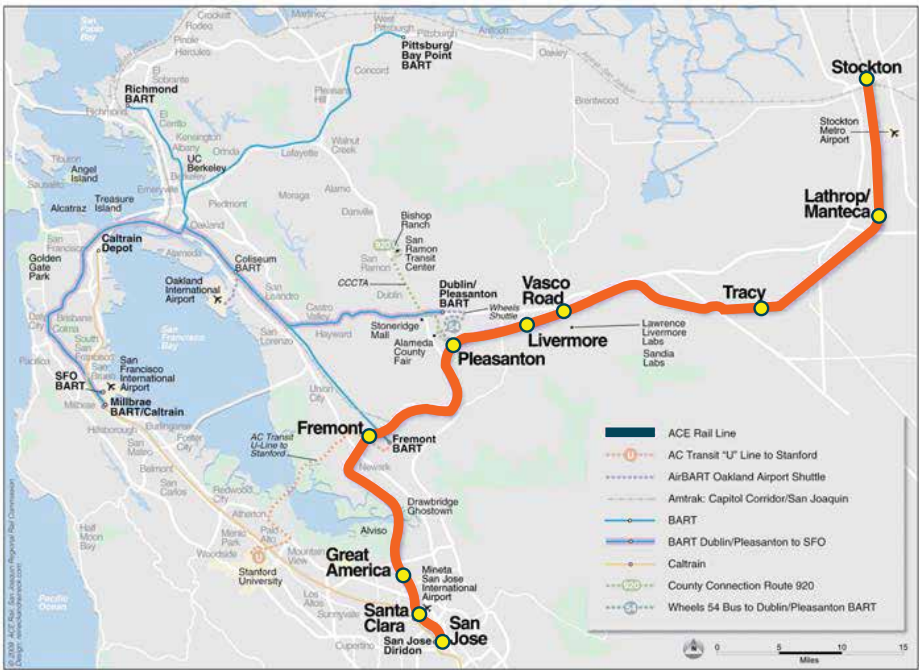
San Jose to Stockton	4	6	8	10	5:47	5:23	5:11	4:42	4:37	4:28	4:05	3:49	3:40	3:35
<b>P.M. Eastbound</b> ←	4	6	8	10	5:47	5:23	5:11	4:42	4:37	4:28	4:05	3:49	3:40	3:35
					6:47	6:23	6:11	5:42	5:37	5:28	5:05	4:49	4:40	4:35
					7:47	7:23	7:11	6:42	6:37	6:28	6:05	5:49	5:40	5:35
					8:50	8:26	8:14	7:45	7:40	7:31	7:08	6:52	6:43	6:38

### West Milpitas

A.M.	ACE Train	Great America Station	Tasman / Champion	Tasman / Baypointe	Tasman / Cisco	Alder / Tasman	Ranch / McCarthy
1	6:16	6:22	6:26	6:30	6:34	6:39	
3	7:31	7:37	7:41	7:45	7:49	7:54	
5	8:36	8:42	8:46	8:50	8:54	8:59	
7	9:20	9:26	9:30	9:34	9:38	9:43	

P.M.	ACE Train	Ranch / McCarthy	Tasman / Alder	Tasman / Cisco	Tasman / Baypointe	Tasman / Champion	Great America Station
4	3:18	3:23	3:25	3:28	3:32	3:39	
6	4:16	4:22	4:24	4:28	4:32	4:39	
8	5:15	5:21	5:24	5:28	5:32	5:39	
10	6:15	6:21	6:23	6:28	6:32	6:39	

- Shuttle Stops:**
- Tasman Dr / Lick Mill Blvd \*
  - Tasman Dr / Vista Montana
  - Tasman Dr / Champion Ct \*
  - Tasman Dr / Rio Robles
  - Tasman Dr / N 1st St \*
  - Tasman Dr / Baypointe Pkwy \*
  - Tasman Dr / Zanker Rd
  - Tasman Dr / Morgridge Wy
  - Tasman Dr / Cisco Wy \*
  - Alder Dr / Tasman Dr \*
  - McCarthy Blvd / Alder
  - McCarthy Blvd / Bellew Dr
  - McCarthy Blvd / Ranch Dr
  - Ranch Dr / McCarthy Blvd
- (< 1/2 Mile from Property)



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