



# METRO CORPORATE CENTER

OFFICE/R&D CAMPUS REPRESENTING | ±395,335 SQUARE FEET | FOR LEASE



 **Newmark  
Knight Frank**

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## UNIQUE FEATURES



**POWER**  
21,000 amps



**BART & VTA LIGHT RAIL**  
with >200 shops & restaurants  
within walking distance



**RETAIL AMENITIES**  
with >200 shops & restaurants  
within walking distance



**OUTDOOR**  
unique and expansive  
amenities area

## ENERGIZING YOUR WORKDAY

## PROPERTY HIGHLIGHTS

- Extensive Exterior Upgrades Complete
- A True Campus Opportunity
- Unmatched Access to Public Transit
- Short walk to Milpitas' new BART and existing light rail station
- Less than an hour to Downtown San Francisco
- Open Floorplans with Flexible Interiors
- 3.42/1,000 Parking Ratio





ENERGIZING

THE FUTURE OF WORK





- 1**  
Central Pavilion

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- 2**  
Main Receiving Entry Plaza

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- 3**  
Pavilion Plaza with Elevated Deck, Outdoor Dining, and Fire Table

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- 4**  
Volleyball Court

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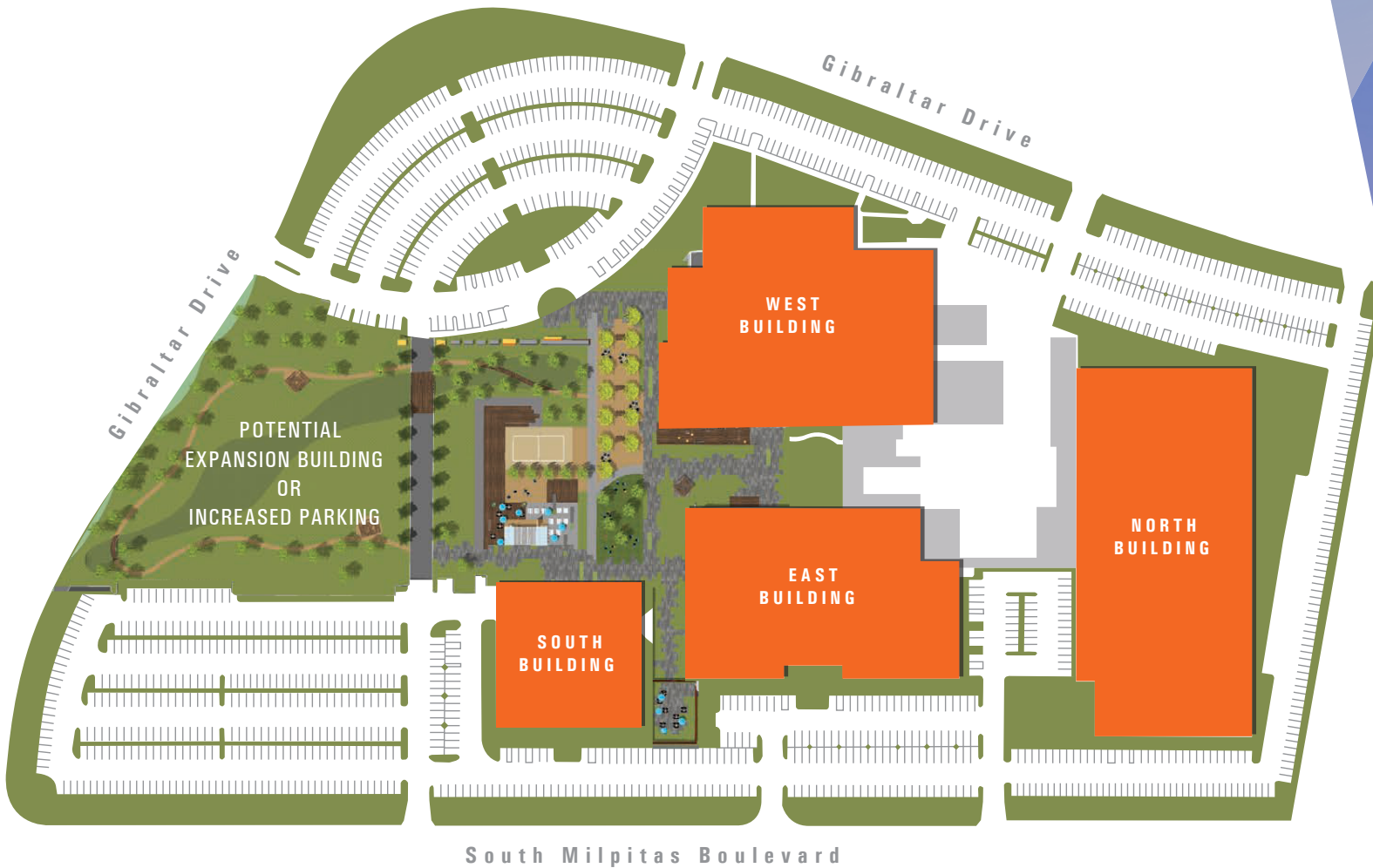
- 5**  
Outdoor Conference /Meeting Areas

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- 6**  
Indoor/Outdoor Fitness Center

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**WEST BUILDING**

1000 GIBRALTAR DR  
2 Stor y | 153,372 SF

**NORTH BUILDING**

909 S MILPITAS BLVD  
2 Stor y | 121,719 SF

**EAST BUILDING**

1001 S MILPITAS BLVD  
1 Stor y | 65,643 SF

**SOUTH BUILDING**

1051 S MILPITAS BLVD  
2 Stor y | 54,601 SF

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**909 S MILPITAS BLVD**  
**NORTH BUILDING**

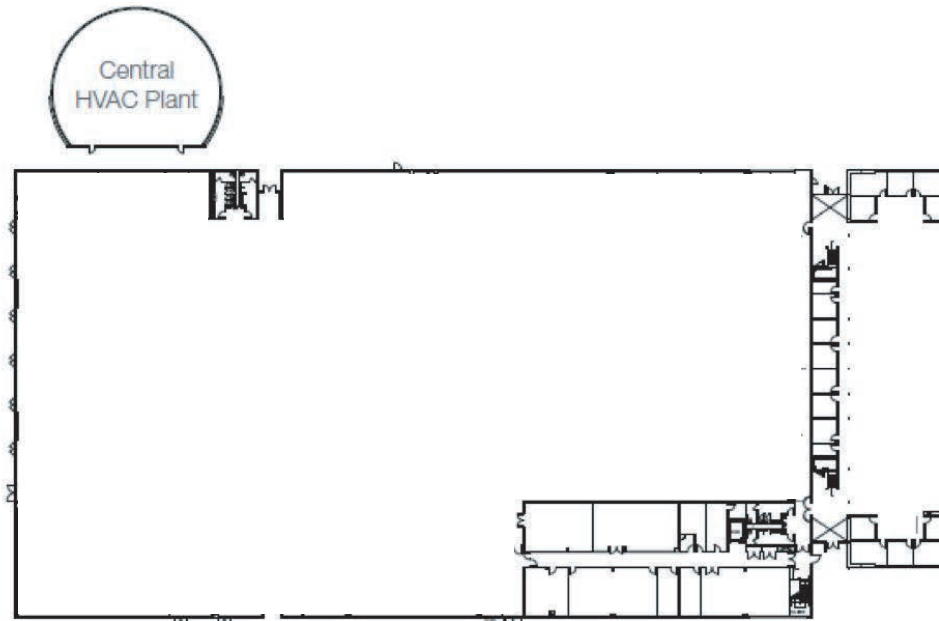
**SF AVAILABLE**  
121,719

**PARKING**  
3.42/1,000  
(can be increased)

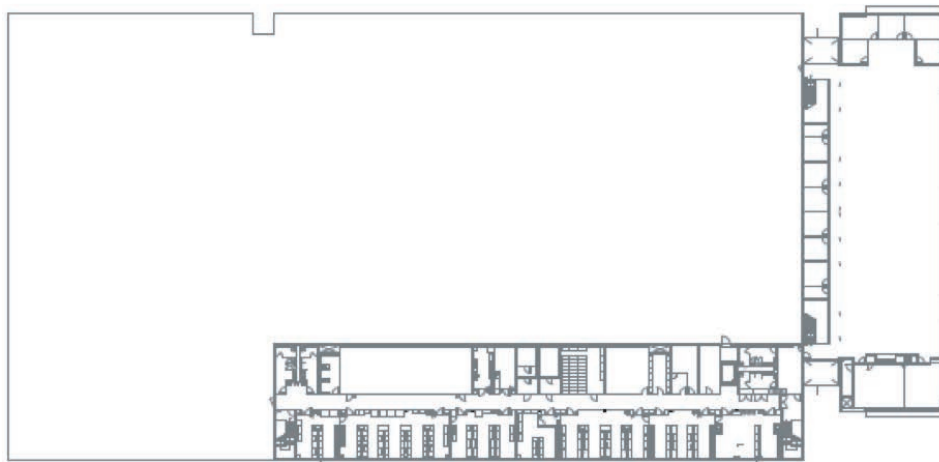
**POWER**  
8,000 AMPS  
(21,000 to Campus)

**LOADING**  
Private Central  
Shipping court

**PUBLIC TRANSIT**  
Walking To Bart  
& Light Rail



**1 ST FLOOR** || 95,195 SF



**2 ND FLOOR** || 26,524 SF

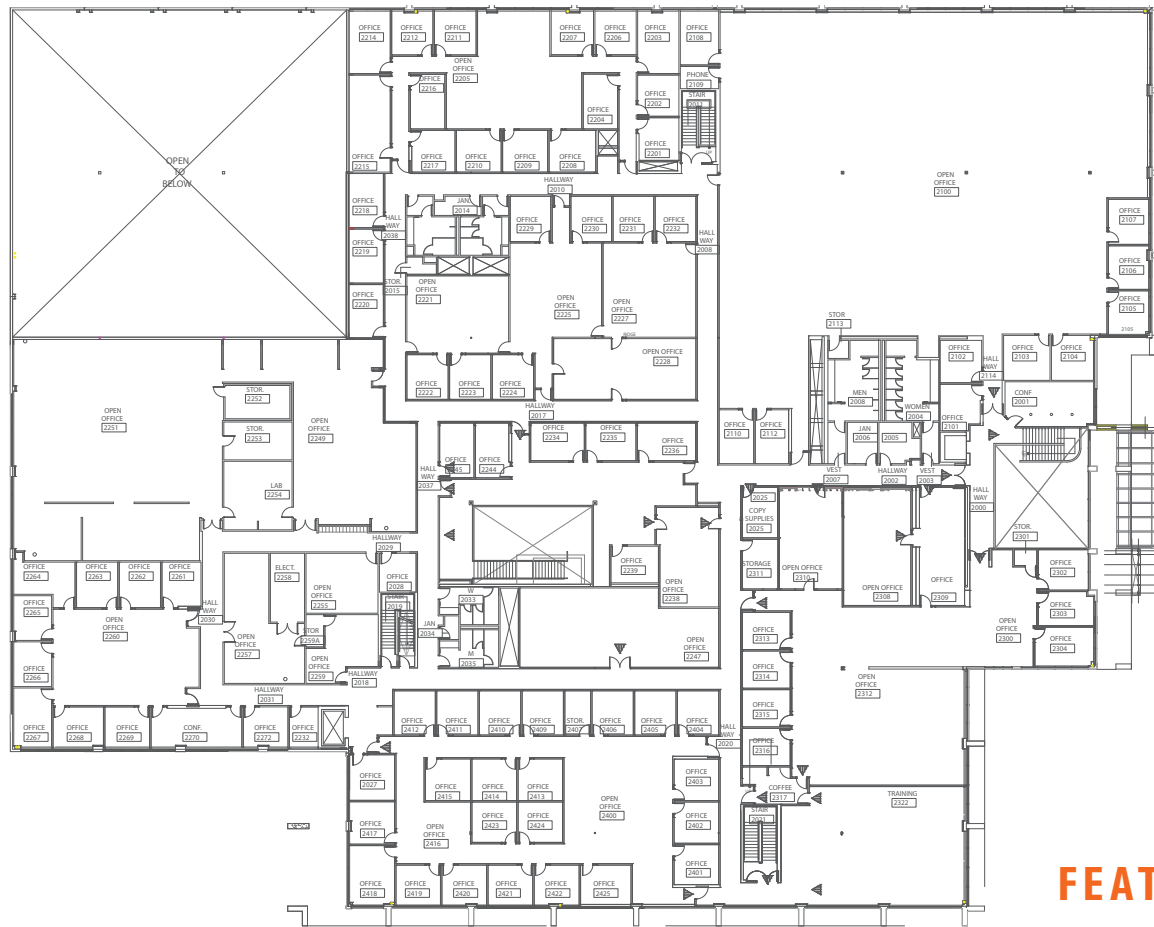
**FEATURES**

- Significant existing infrastructure
- Huge amenities/campus setting, significant investment by ownership
- Upcoming area, significant development
- Walking distance to new BART station
- Up to 500,000 SF available at campus

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**1000 GIBRALTAR DR  
WEST BUILDING**



**SF AVAILABLE**  
153, 372

**PARKING**  
3.42/1,000  
(can be increased)

**POWER**  
4,000 AMPS  
(21,000 to Campus)

**LOADING**  
Private Central  
Shipping court

**PUBLIC TRANSIT**  
Walking To Bart  
& Light Rail

**1 ST FLOOR || 76,686 SF & 2 ND FLOOR || 76,686 SF**

**FEATURES**

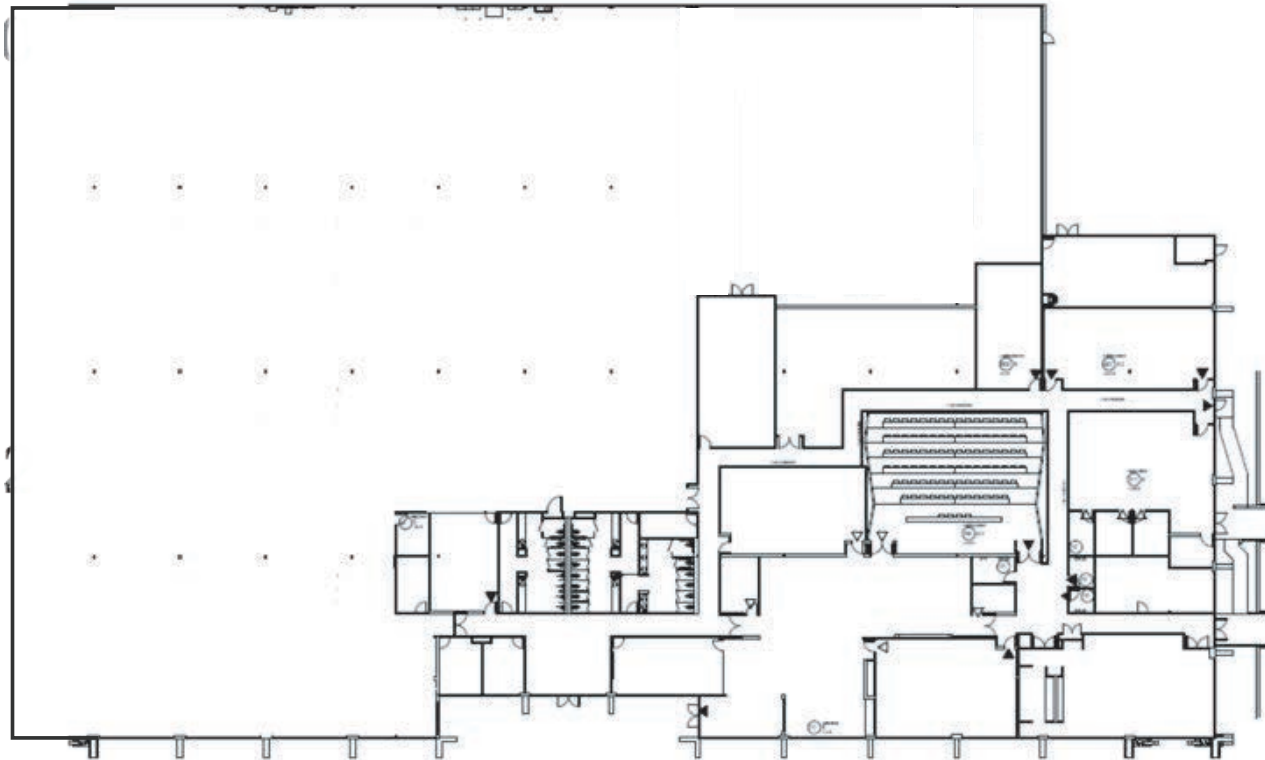
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**1001 S MILPITAS BLVD**

**EAST BUILDING**



**1 ST FLOOR** || 65,643 SF

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**SF AVAILABLE**  
65,643

**PARKING**  
3.42/1,000  
(can be increased)

**POWER**  
3,000 AMPS  
(21,000 to Campus)

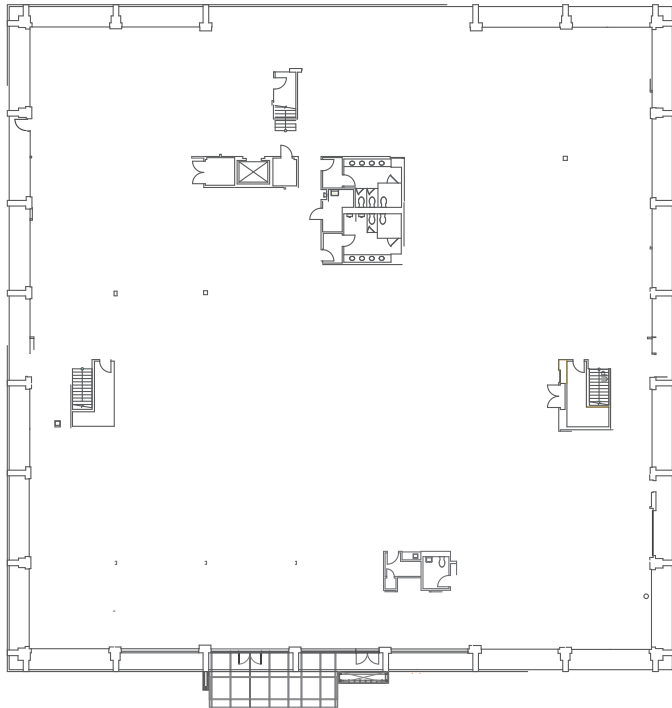
**LOADING**  
Private Central  
Shipping court

**PUBLIC TRANSIT**  
Walking To Bart  
& Light Rail

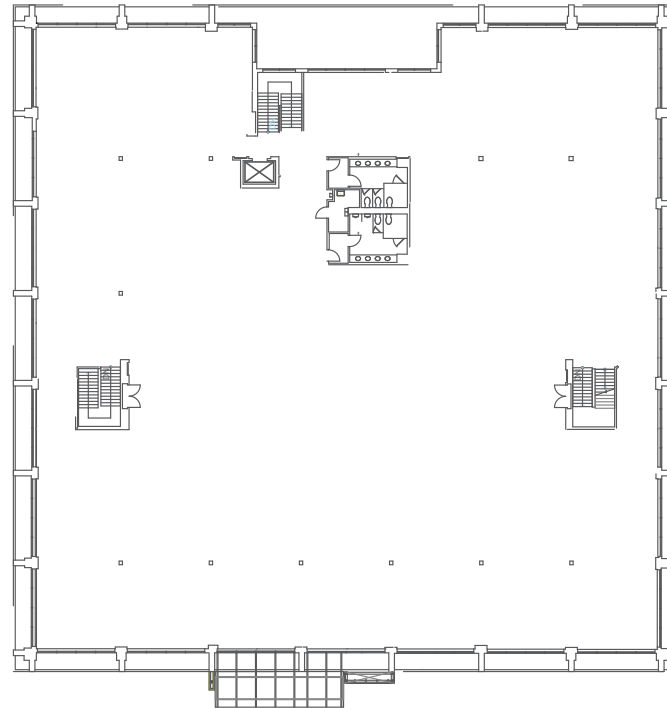
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**1 ST FLOOR** || 54,601 SF



**2 ND FLOOR** || 54,601 SF

## FEATURES

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**SF AVAILABLE**  
54,601

**PARKING**  
3.42/1,000  
(can be increased)

**POWER**  
7,000 AMPS  
(21,000 to Campus)

**LOADING**  
Private Central  
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**PUBLIC TRANSIT**  
Walking To Bart  
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# AERIAL/AMENITIES MAP



FUTURE RETAIL  
AMENITIES

GREAT MALL

 METRO CORPORATE CENTER

NEW RESIDENTIAL DEVELOPMENTS

(793 UNITS APPROVED  
/ UNDER CONSTRUCTION)



880

680

# NEW DEVELOPMENTS

**METRO CORPORATE CENTER**



**THE DISTRICT**  
371 UNIT  
364 UNITS  
218 UNITS

**CENTRE POINTE**

**CITY PARK**

**ELEMENTARY SCHOOL**  
800 STUDENTS

72 CONDOS

207 TOWNHOMES

203 UNITS

720 UNITS

489 UNITS

**HOURET**

134 UNITS

207 TOWNHOMES

**MONTAGUE EXPRESSWAY**



## ESTIMATED BART TIMES

MILPITAS > DOWNTOWN SAN FRANCISCO	58 MINUTES
SUNNYVALE > DOWNTOWN SAN FRANCISCO	54 MINUTES
SAN JOSE > DOWNTOWN SAN FRANCISCO	64 MINUTES
MILPITAS > SAN JOSE INTERNATIONAL AIRPORT	24 MINUTES
MILPITAS > SAN FRANCISCO INTERNATIONAL AIRPORT	60 MINUTES

- EXISTING
- UNDER CONSTRUCTION
- APPROVED
- PROPOSED





# METRO CORPORATE CENTER

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