

# PLUG & PLAY R&D/LAB SPACE

±26,820 SF Class A  
Amenity-Rich Opportunity

FOR SUBLEASE



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# TURNKEY R&D/LAB SOLUTION

700 Tasman Drive offers ±26,820 square feet of plug-and-play R&D and lab space available immediately for sublease through August 31, 2031. This prominent Tasman Tech Center location features newly built, fully equipped interiors with lab facilities, offering a turnkey solution for companies seeking operational efficiency and flexibility. Exceptional visibility, direct highway access, and proximity to BART and VTA light rail provide convenient connectivity for employees and clients. This is a rare opportunity to secure state-of-the-art, market-ready space at below-market rates with a strong credit sublessor.



# OFFERING HIGHLIGHTS



**Plug & Play:** Brand-new, fully equipped interiors with built-out lab facilities – never occupied and ready for immediate occupancy



**Turnkey Solution:** Complete build-out including lab infrastructure, office areas, and all-hands spaces



**Grade Level Loading Door:** Convenient logistics and delivery access



**Prominent Location:** High-visibility monument signage on Tasman Drive



**Excellent Connectivity:** Direct access to VTA light rail, BART, and Highway 880, 237, 101, and 680



**Sublease Through:** August 31, 2031





700 Tasman Drive offers a fully plug-and-play solution with workstations, offices and conference room furniture in place allowing a tenant to immediately commence business with the time and cost of typical office set up items.

# PROPERTY AMENITIES



**Large Break Area:** Spacious breakroom with exposed ceilings and Nana folding doors opening to outdoor sitting areas



**Fitness Center:** State-of-the-art gym and fitness facility on-site and exclusive to tenants



**Showers:** On-site shower facilities for employee convenience



**Outdoor Amenity Area:** Private outdoor spaces perfect for collaboration and relaxation



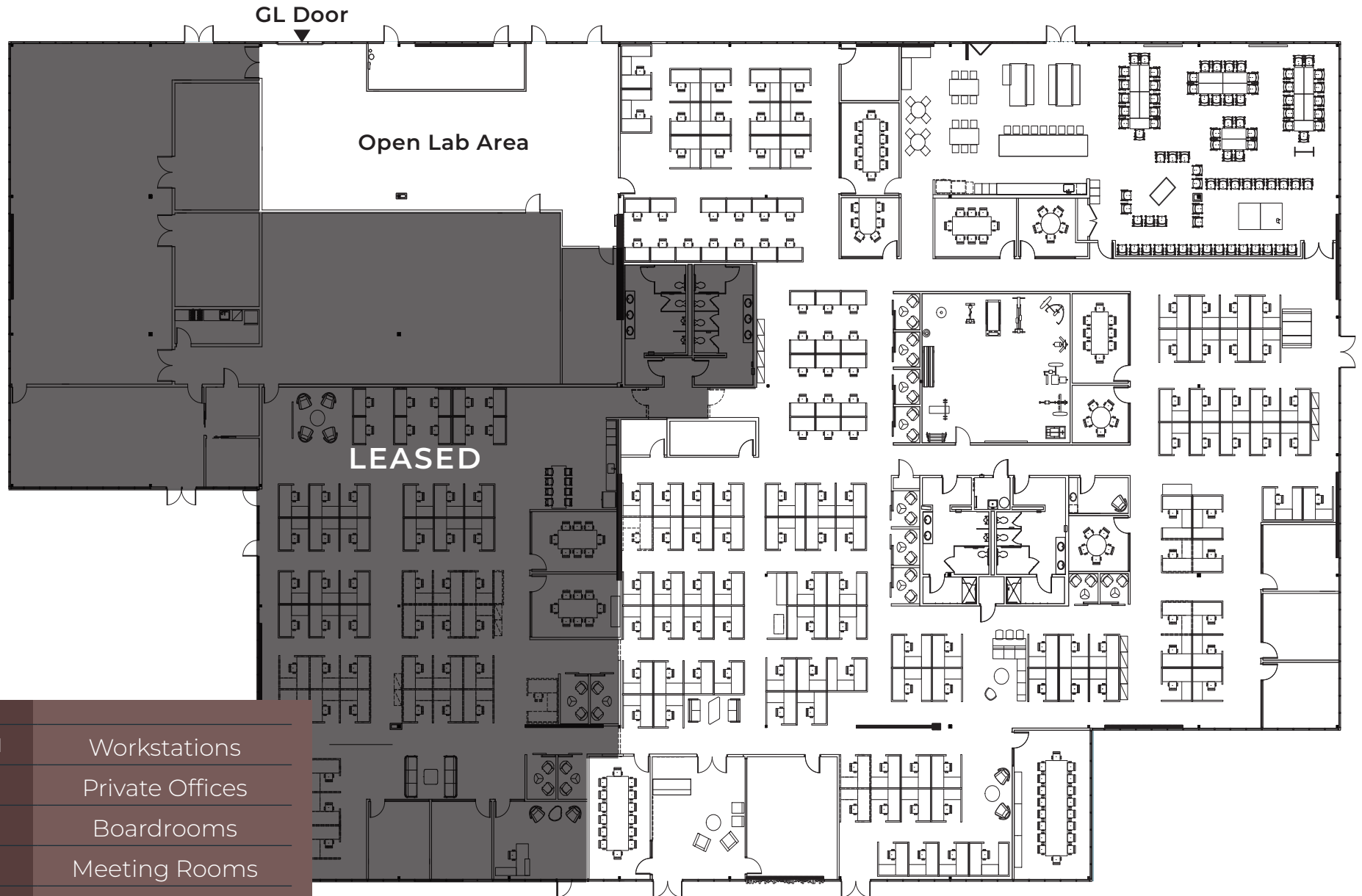
**Park-Like Campus Setting:** Professional environment with nearby amenities and three new on-site restaurants





A large all hand area and break area combine to allow for large meetings and collaborative sessions. Leading to an outdoor patio area with nana-door provides for an indoor/outdoor experience.

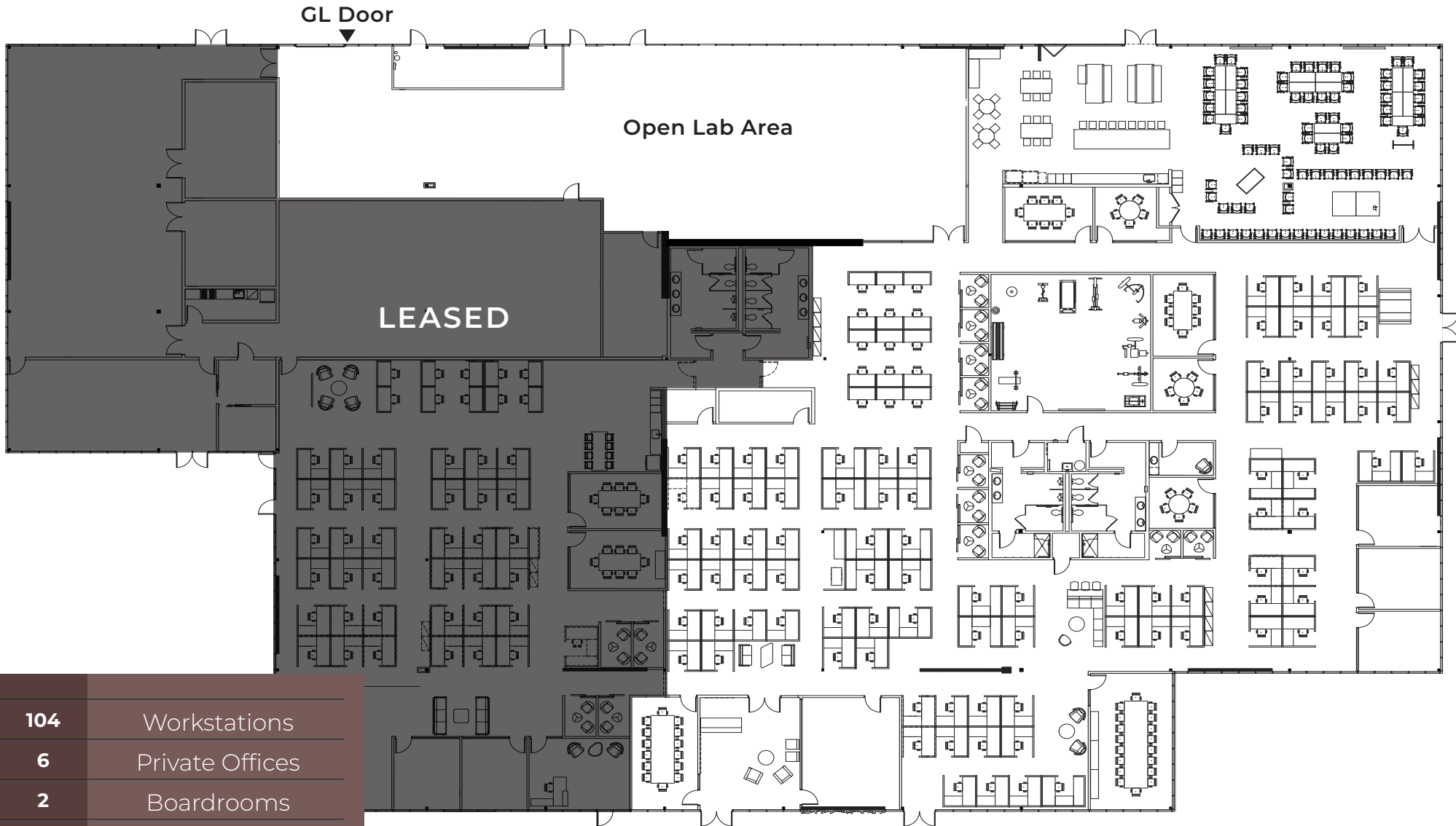
# FLOOR PLAN | 26,820 SF



|     |                  |
|-----|------------------|
| 131 | Workstations     |
| 7   | Private Offices  |
| 2   | Boardrooms       |
| 9   | Meeting Rooms    |
| 11  | Call Rooms       |
| 1   | Large Break Room |

# FLOOR PLAN | 26,820 SF

HYPOTHETICAL EXPANDED LAB



|     |                  |
|-----|------------------|
| 104 | Workstations     |
| 6   | Private Offices  |
| 2   | Boardrooms       |
| 7   | Meeting Rooms    |
| 11  | Call Rooms       |
| 1   | Large Break Room |

# AREA MAP



**MCCARTHY RANCH**  
6 MIN DRIVE | 20+ RETAIL SHOPS

Walmart \* ROSS PETSMART BEST BUY  
IN-N-OUT BURGER Michaels planet fitness

THE HOME DEPOT TRADER JOE'S NIKE  
CHIPOTLE KOHL'S Jollibee

**SHOP@FIRST**  
8 MIN DRIVE | 15+ RETAIL SHOPS

CVS Panera SAJJ MEDITERRANEAN  
TARGET FIVE GUYS Chick-fil-ee

**MILPITAS SQUARE**  
3 MIN DRIVE | 15+ RETAIL SHOPS

**GREAT MALL**  
5 MIN DRIVE | 200+ RETAIL SHOPS

**700 TASMAN DRIVE, MILPITAS**

**MILPITAS TRANSIT CENTER**  
6 MIN DRIVE  
BART VTA

**SAN JOSE INTERNATIONAL AIRPORT**  
15 MIN DRIVE





**700 TASMAN DRIVE | MILPITAS, CA 95035**  
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