



CBRE

±40,050 SF

110 ROSE ORCHARD WAY, SAN JOSE

PROPERTY HIGHLIGHTS



2 Story Class 'A'
R&D Building



Move In Condition -
New Modern Interiors
Recently Completed

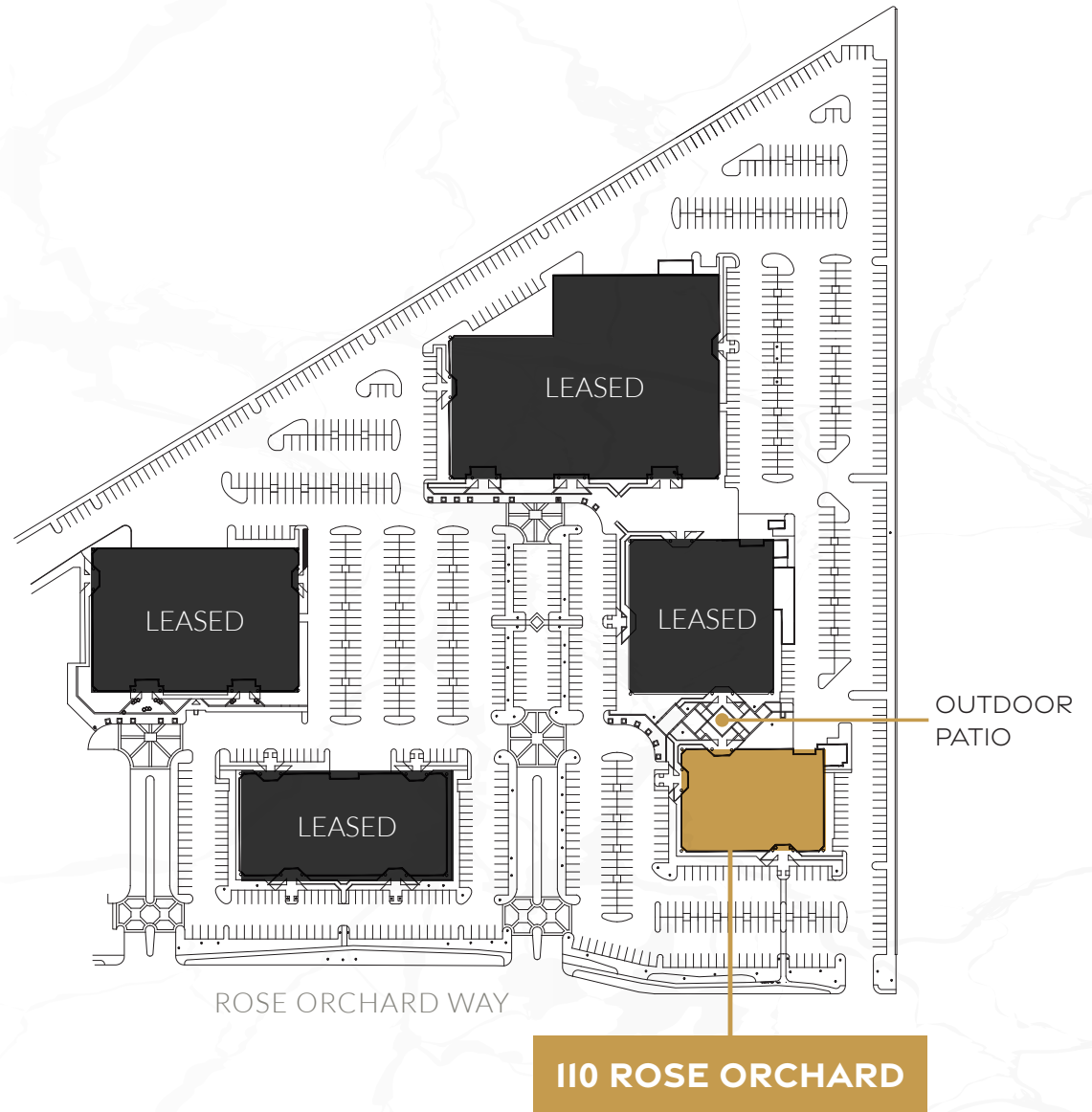


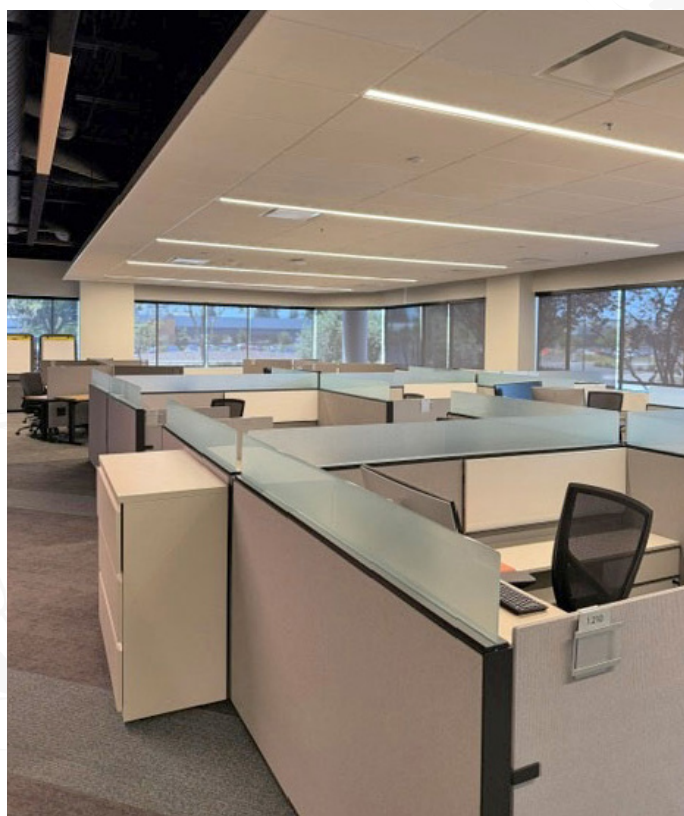
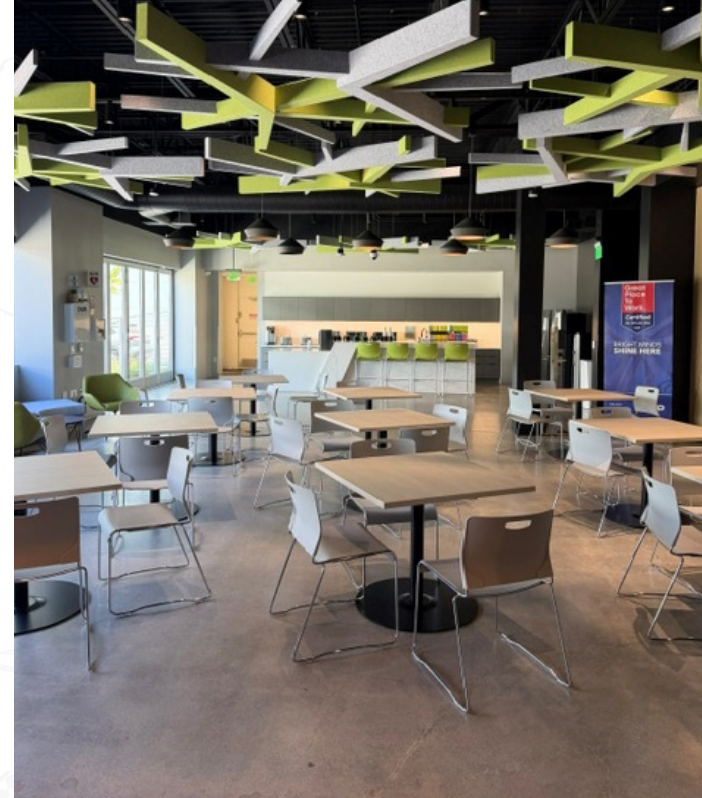
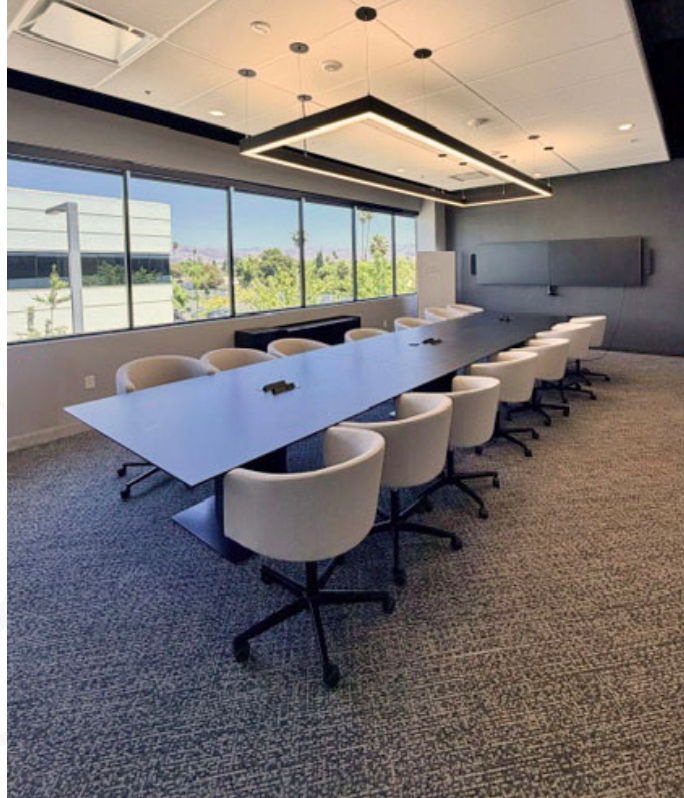
Plug & Play
Opportunity



Prominent Building-Top
Signage and Identity

- Grade Level and Covered Dock Loading
- Showers
- Large Outdoor Secured Amenity Area
- $\pm 3.6/1,000$ Parking
- Sublease until 10/31/2034
- 1,200 Amps at 277/480 Volts
- EV Charging Stations
- Available October 1, 2026
- Walking Distance to @ First, Featuring Retail Amenities, Restaurants, and Hotels
- Adjacent Building at 180 Rose Orchard Way is Available Direct by Landlord Consisting of 57,745 SF, Making a Total of 97,795 SF Available

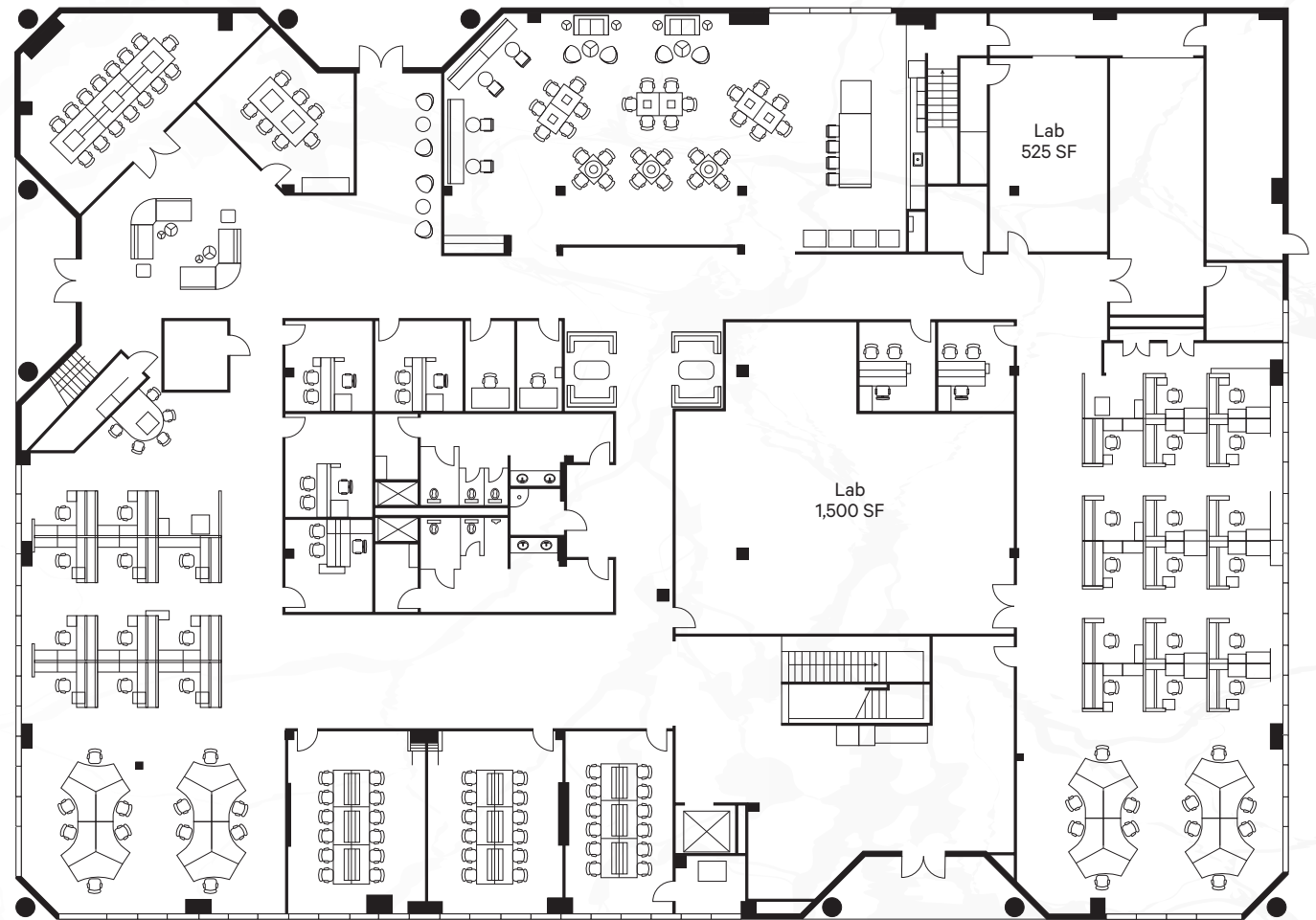




EXISTING FLOOR PLAN

FIRST FLOOR

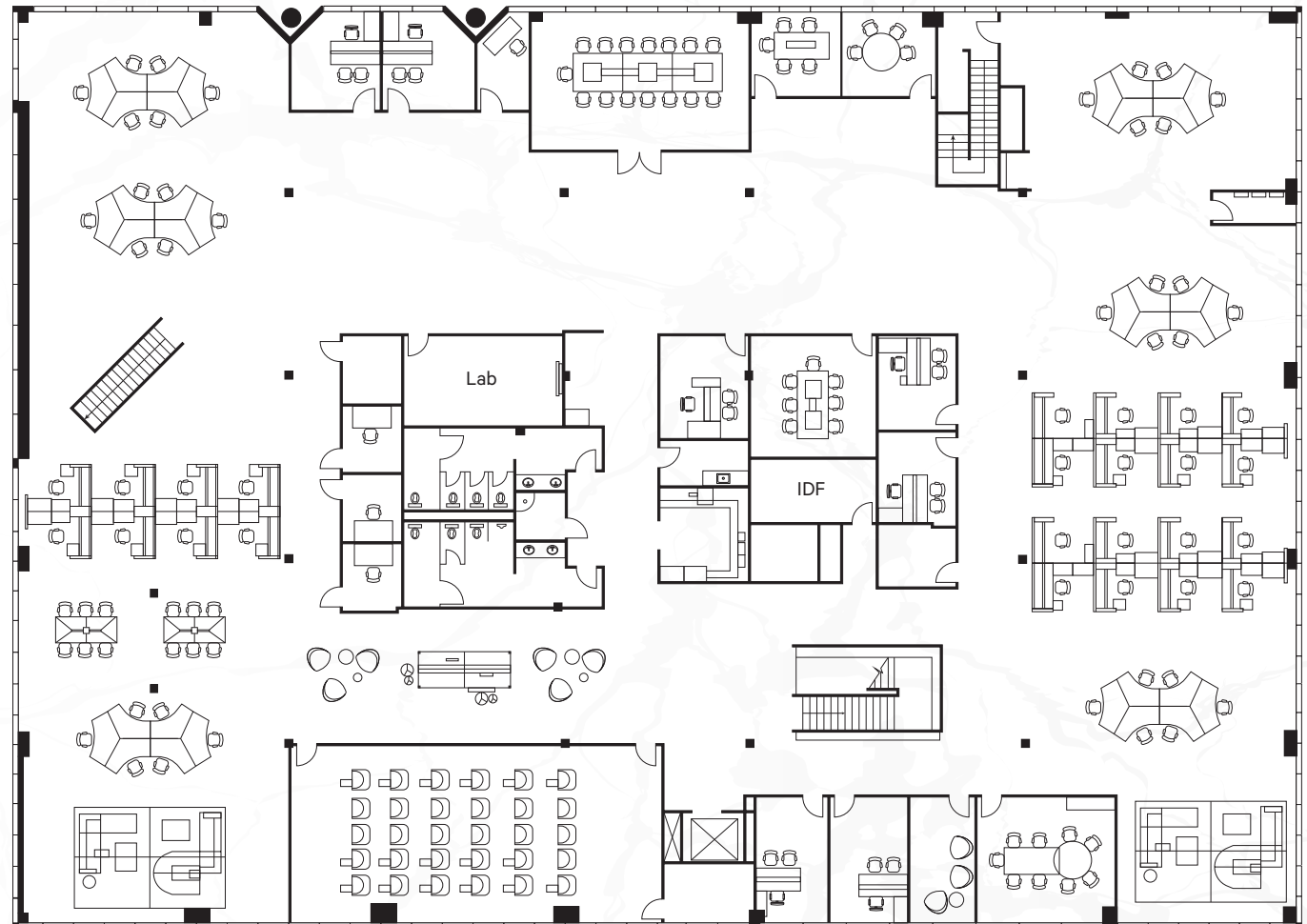
- 2 Conference Rooms
- 6 Private Offices
- 2 Phone Rooms
- Large Training/
Conference Center
- Large Break Room
- Secured Outdoor Patio
- Two Lab Rooms
- Grade Level Loading and
Covered Dock Loading
- Shipping/Receiving Area
- Elevator



EXISTING FLOOR PLAN

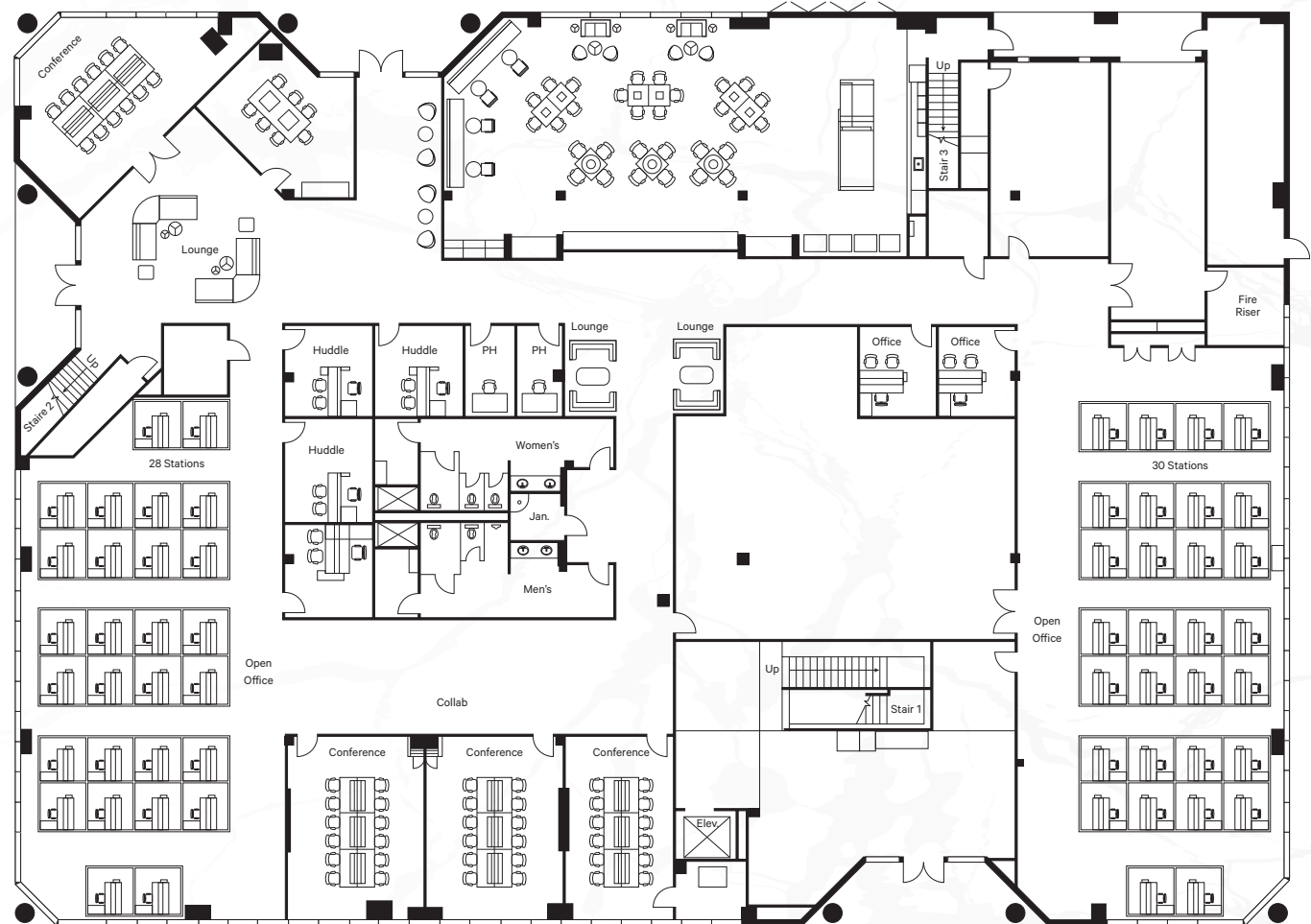
SECOND FLOOR

- 3 Conference Rooms
- 12 Offices
- 1 Phone Room
- Large Conference/ Training Room
- Coffee Bar Area
- Mother's Room
- Storage Rooms
- Elevator



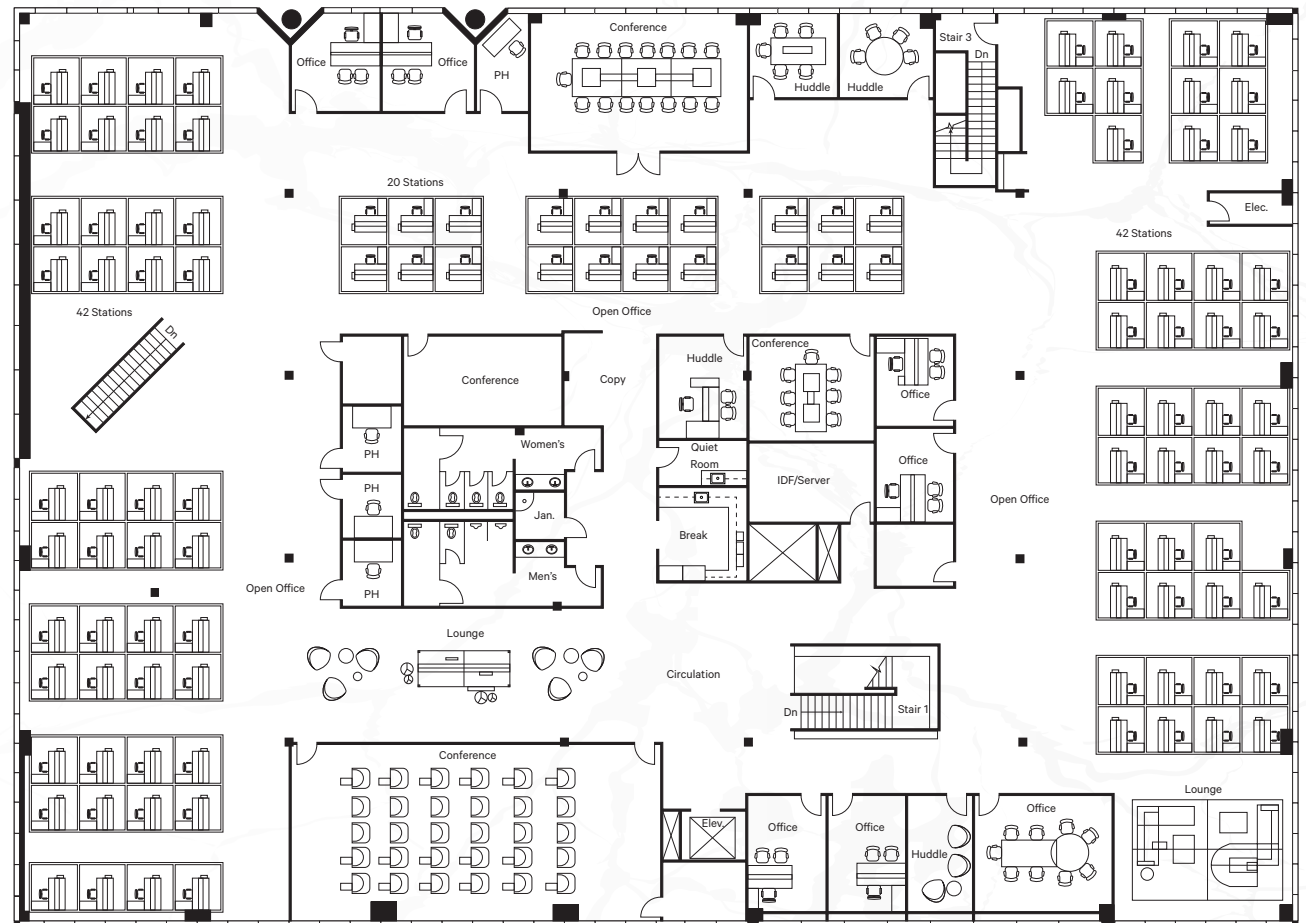
CONCEPTUAL FLOOR PLAN WITH 6'X6' CUBICLE LAYOUT FIRST FLOOR

- 58 Cubicles

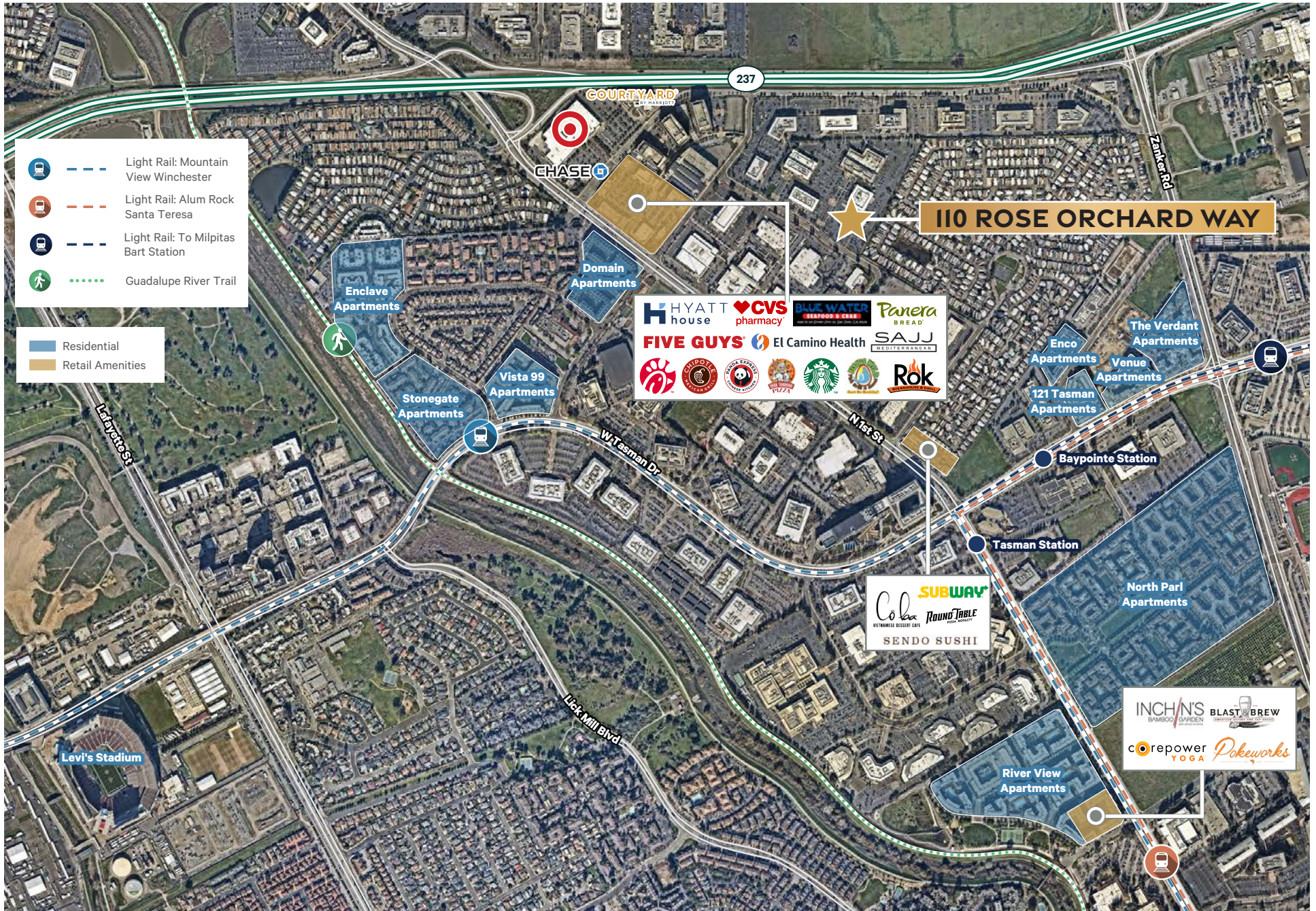


CONCEPTUAL FLOOR PLAN WITH 6'X6' CUBICLE LAYOUT SECOND FLOOR

- 106 Cubicles

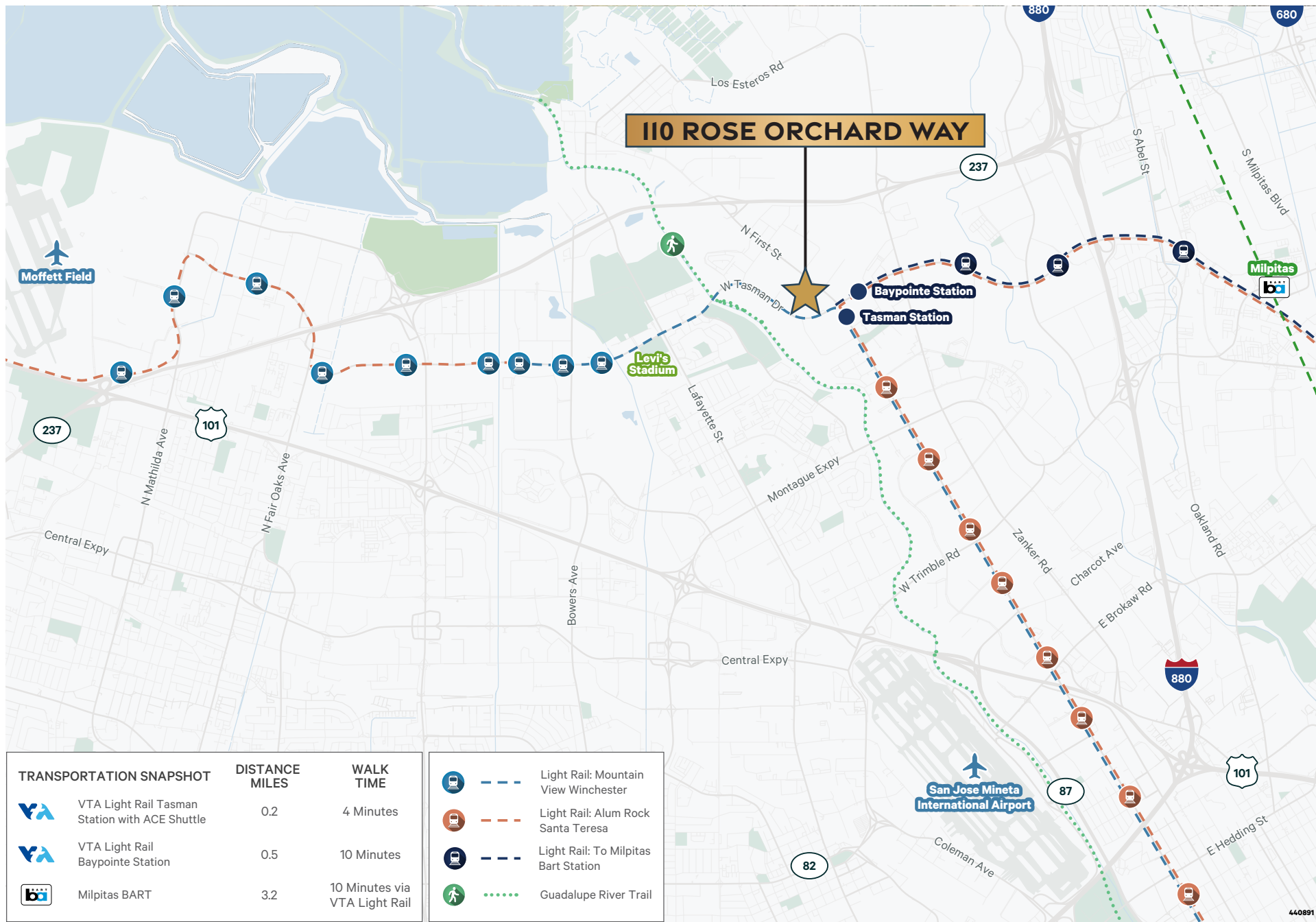


AMENITIES MAP



[illegible]

TRANSPORTATION MAP



±40,050 SF

110 ROSE ORCHARD WAY, SAN JOSE

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