

MONTAGUE EXCHANGE

CLASS A MULTI-TENANT FLEX/OFFICE | TOTAL 95,317 SF

780



MANAGEMENT
COMPANY



CUSHMAN &
WAKEFIELD

AVAILABILITIES

AUGUST 2026 EDITION

CURRENT AVAILABILITIES (<3 MONTHS)

SUITE	AVAILABLE	SIZE	SUITE NOTES
SUITE 606	NOW	1,440 SF	MARKET READY
SUITE 607	NOW	1,440 SF	MARKET READY
SUITE 304		1,680 SF	LEASED
SUITE 601	NEW	2,160 SF	
SUITE 701	NOW	2,160 SF	MARKET READY

FUTURE AVAILABILITIES (3+ MONTHS)

SUITE	AVAILABLE	SIZE	SUITE NOTES
SUITE 501-503	10/26	5,040 SF	



REQUEST FLOOR PLANS
CLICK TO EMAIL REQUIREMENT DETAILS AND
RECEIVE MATCHING FLOOR PLANS



LEGEND

GRADE LEVEL DOORS

BOB SIMPSON
408.406.4334
bob.simpson@cushwake.com
Lic. 01240540

MIKE BAKER
408.615.3406
mike.baker@cushwake.com
Lic. 01884037

RESOURCES

MONTAGUE EXCHANGE

RESOURCE DOWNLOADS

-  AVAILABILITY UPDATE
-  PROJECT HIGHLIGHTS
-  AMENITIES MAP
-  HI-RESOLUTION PHOTOS (ZIP FILE)

RESOURCE LINKS

-  PROPERTY WEBSITE
-  GOOGLE MAP / AERIAL
-  HILTON HOTEL BOOKING
-  VTA SCHEDULE
-  CITY OF SAN JOSE WEBSITE



NEED MORE INFORMATION?

SCAN OR CLICK THIS QR CODE TO
ACCESS THE PROPERTY RESOURCES



HIGHLIGHTS

MONTAGUE EXCHANGE



FLEXIBILITY

WIDE VARIETY OF SUITE SIZES RANGING FROM 1,440 SF TO 7,200 SF



CONNECTIVITY

PROJECT-WIDE COMCAST HIGH-SPEED INTERNET ACCESS AVAILABLE



MODERN UPGRADES

NEWLY IMPROVED INTERIORS WITH HIGH-IMAGE FINISHES



GRADE-LEVEL LOADING

VARIABLE CONFIGURATIONS OF OFFICE, LAB, AND WAREHOUSE/SHIPPING



OPTIMAL ACCESS

EXCELLENT ACCESS TO INTERSTATE 880 AND OTHER MAJOR HIGHWAYS



ABUNDANT PARKING

EXCELLENT PARKING CAPACITY WITH 3.0/1,000 PARKING RATIO



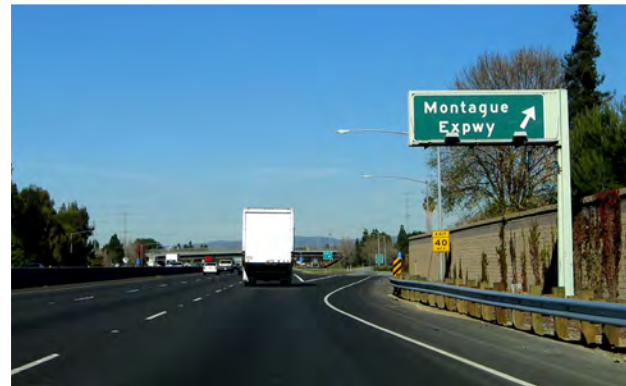
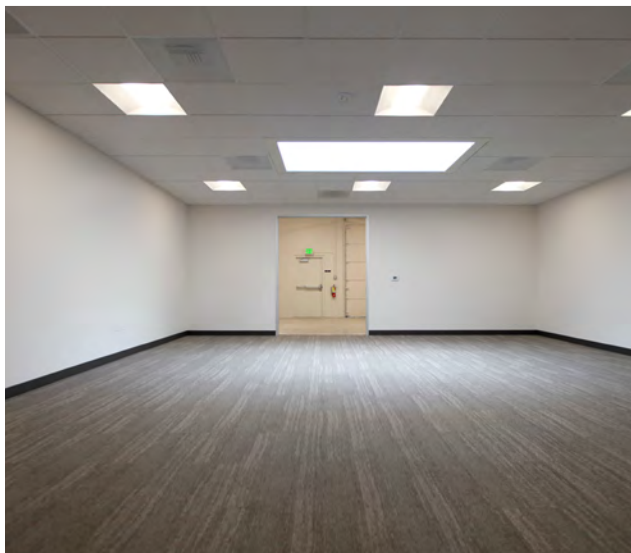
PROFESSIONAL OWNERSHIP

OWNED AND PROFESSIONALLY MANAGED BY BKM



NEED MORE INFORMATION?

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AMENITIES MAP

MONTAGUE EXCHANGE



8+
FINE DINING



25+
CASUAL DINING



4+
CAFES



5+
BARS & SOCIAL VENUES



7+
PRIVATE FITNESS STUDIOS



4+
HEALTH & BEAUTY SALONS



5+
RETAIL STORES



5+
HOTELS

