

6377 SAN IGNACIO AVENUE

AND

6480 VIA DEL ORO

SAN JOSE, CALIFORNIA

POTENTIAL PLUG & PLAY

6377 SAN IGNACIO AVENUE

6480 VIA DEL ORO

LEASED

LEASED

LEASED



CLICK TO VIEW
VIRTUAL TOUR

CBRE

±184,713 SF 2-BUILDING R&D CAMPUS
WITH 6,000 AMPS | LAB FOR SUBLEASE
(DIVISIBLE TO ±82,574 SF)

OPPORTUNITY HIGHLIGHTS



2- Standalone Two-Story Buildings
Totaling 184,713 SF



3,000 KVA to Each Building



Close proximity to Hwy 101, Hwy 85,
Monterey Road & Retail



Trane Tracer Building Management System



Existing Data Center



1st Fl. 16'6" Slab to Deck Height



3.5/1,000 Parking Ratio



Dock & Grade Level Loading



Combination of Open & Dropped-Ceiling



Significant Power Savings via Bloom Box Micro-Grid Energy System



1 block to VTA Light Rail Station



Highway 85 Signage Visibility



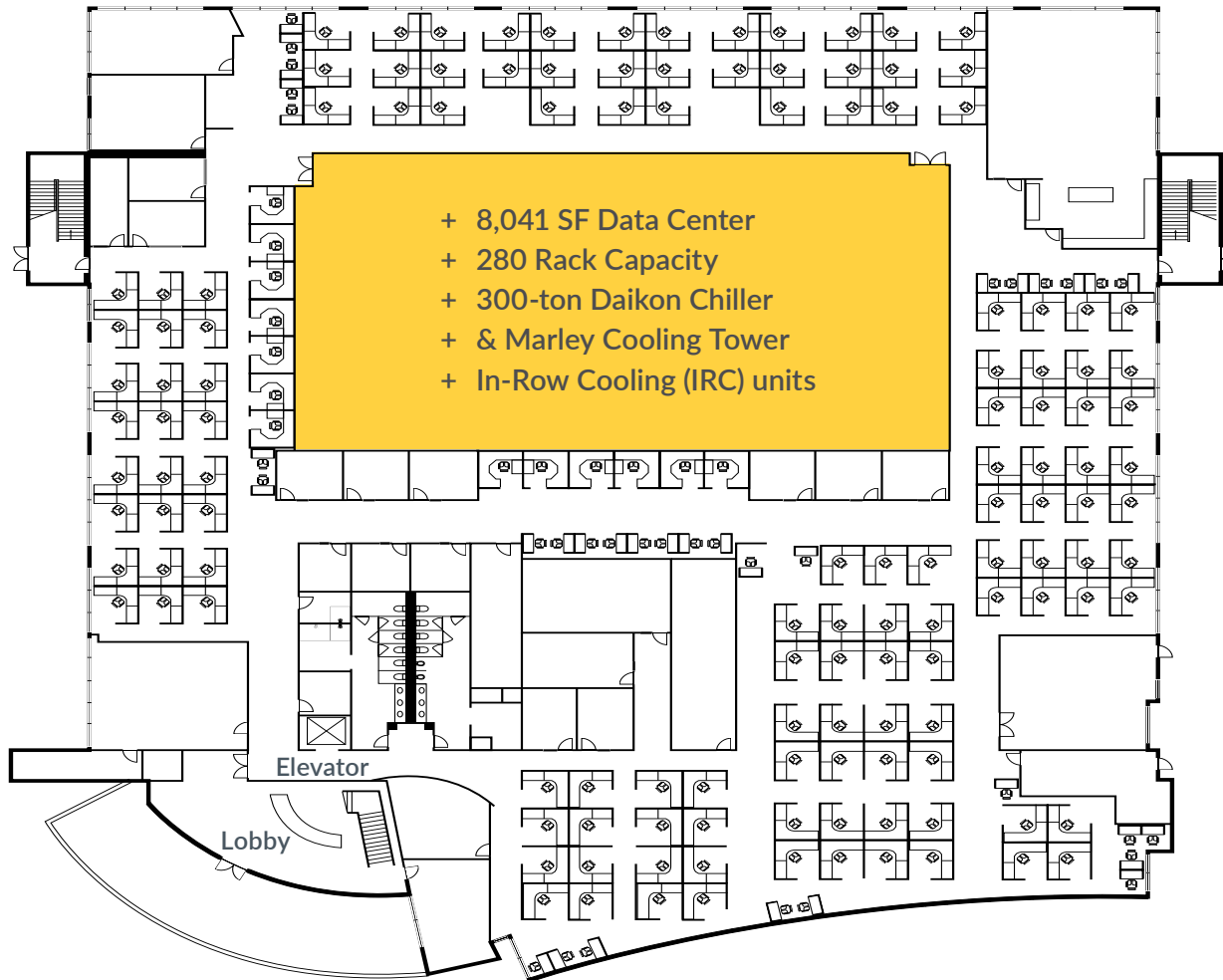
KEY
 AVAILABLE

6480 Via Del Oro: 5.29 Acres (APN 706-09-109)

6377 San Ignacio: 4.41 Acres (APN 706-09-113)

6377 SAN IGNACIO AVENUE

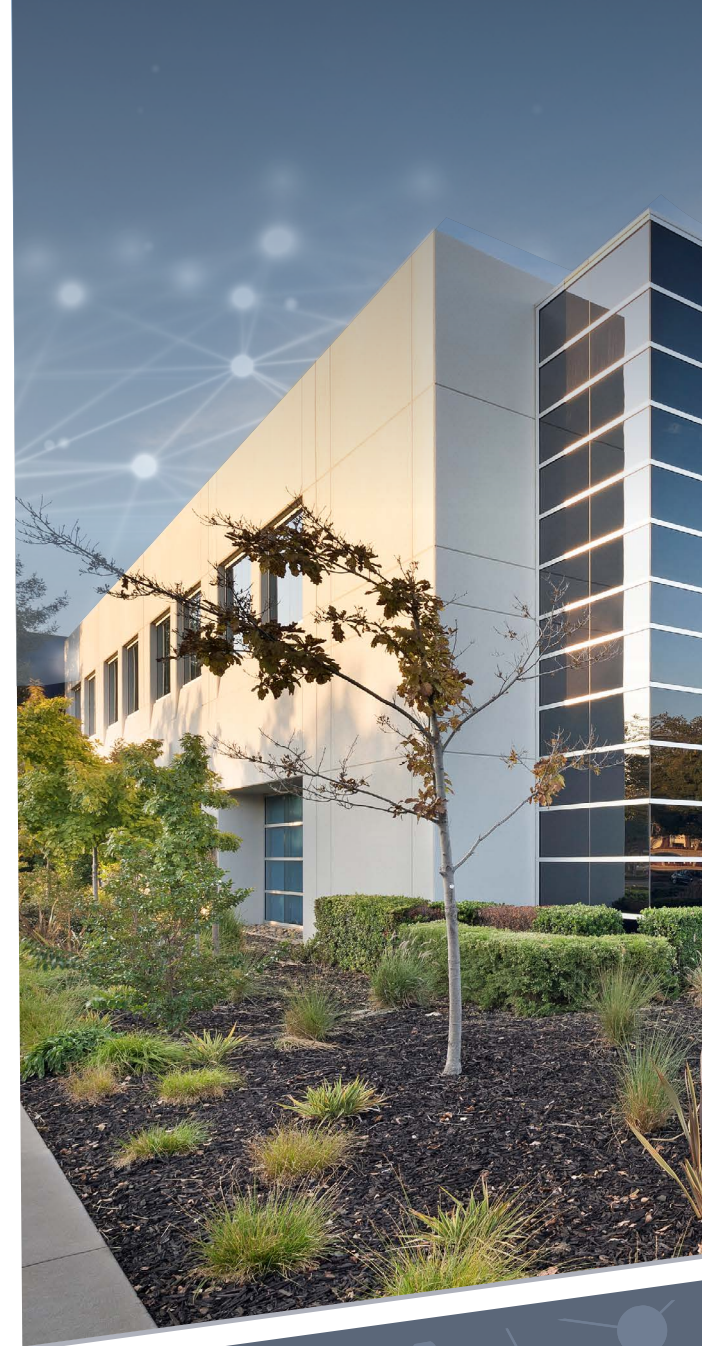
1ST FLOOR / ±41,318 SF / AS BUILT



WORKSTATION & OFFICE TOTAL

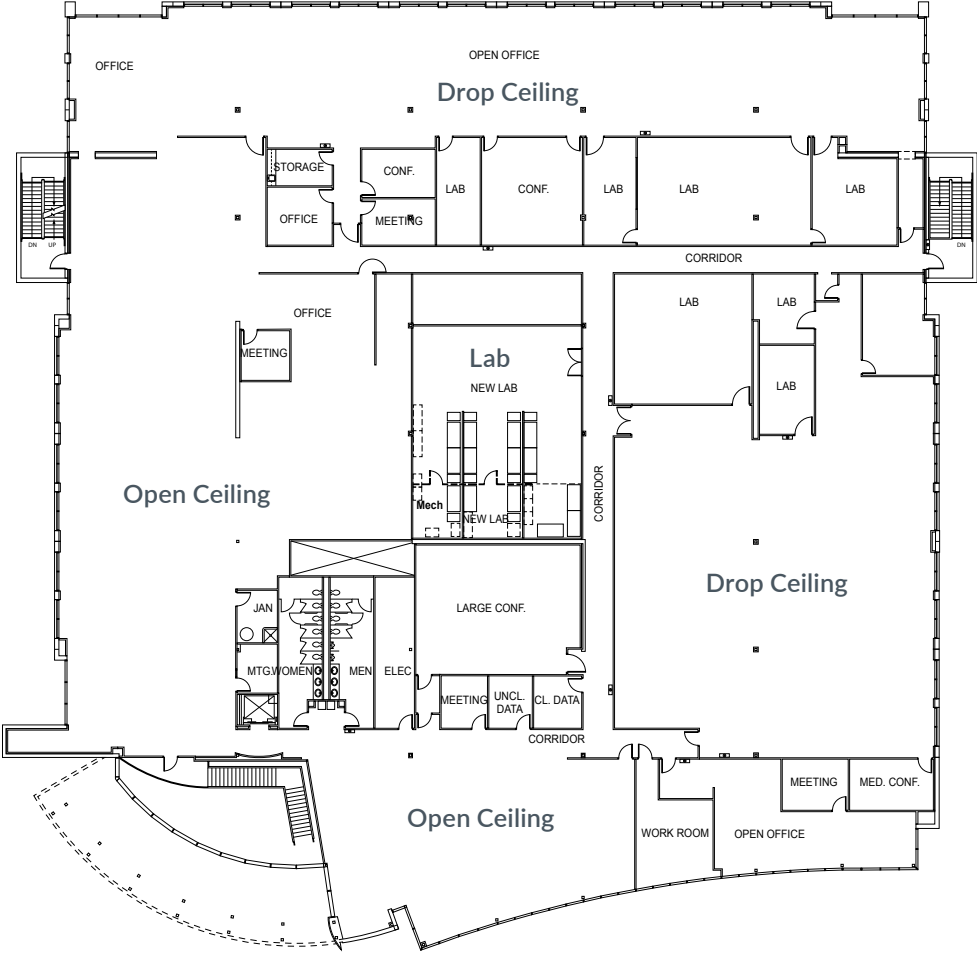
Workstations (8' x 8')	174
Workstations (6' x 6')	28
Offices	6

 Data Center / ESD Flooring



6377 SAN IGNACIO AVENUE

2ND FLOOR / ±41,256 SF / AS BUILT



6377 SAN IGNACIO AVENUE

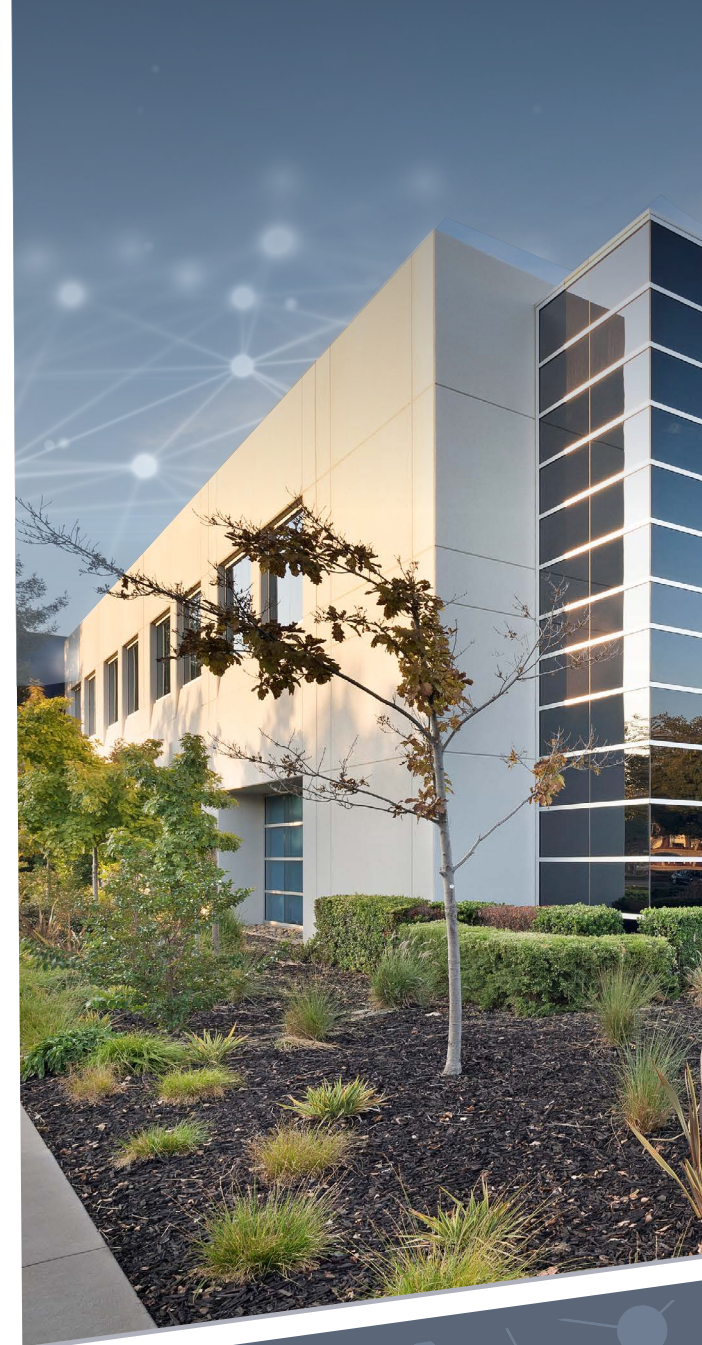
2ND FLOOR / ±41,256 SF / CONCEPTUAL OFFICE SPACE PLAN



PROGRAM COLOR KEY	
SPACE DESCRIPTION	QTY
OFFICE	3
WORKSTATION 6'X6'	354
CONFERENCE/ HUDDLE	12
BREAK	2
LOBBY	1
LAB/ IT	3
COPY/ STORAGE	-
RESTROOMS	2
TOTAL FLOOR SQUARE FOOTAGE: 41,000	

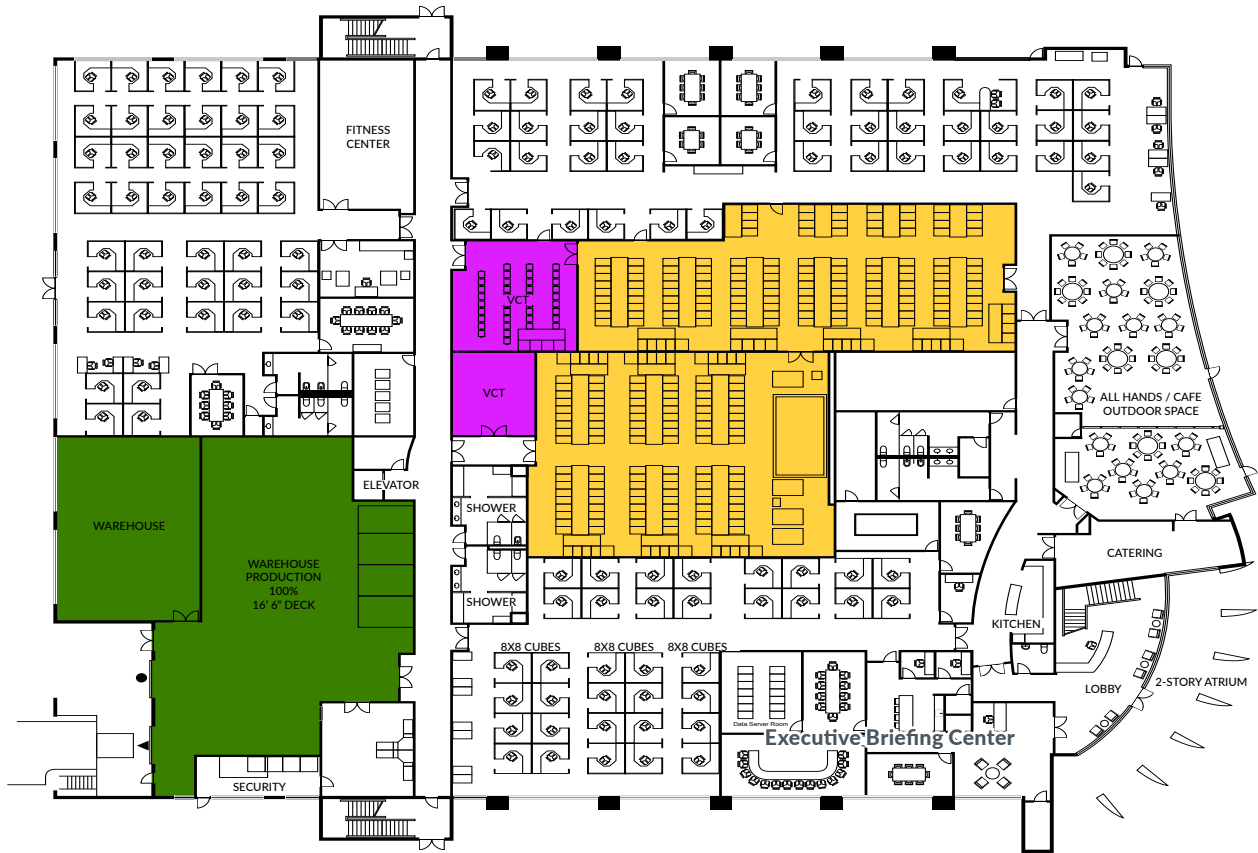
WORKSTATION & OFFICE TOTAL

Workstations (6' x 6')	354
Offices	3



6480 VIA DEL ORO

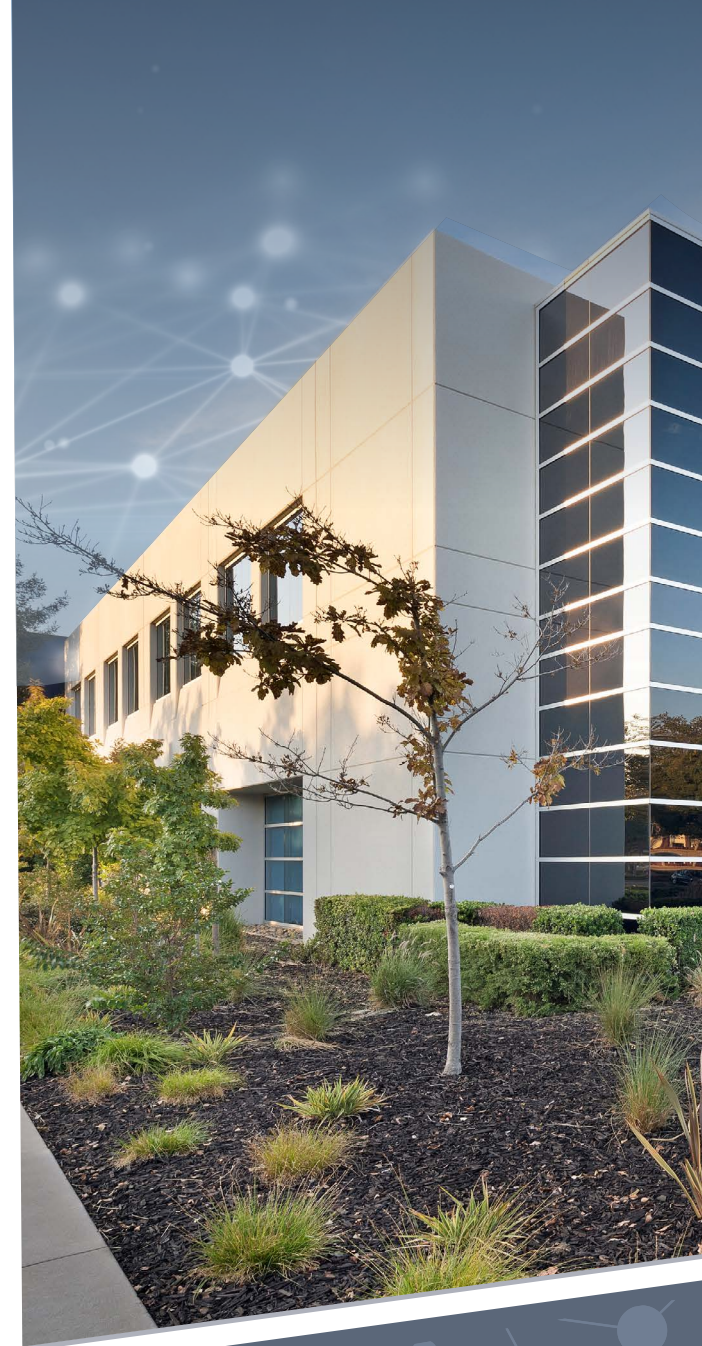
1ST FLOOR / ±51,070 SF / AS BUILT



- 100% HVAC
- 3,000 Amps @ 277/400v Power
- Floor To Ceiling Glass
- 6 EV 2 Head Chargers
- 16' 6" Slab To Deck
- 10' Dropped Ceiling



Data Center



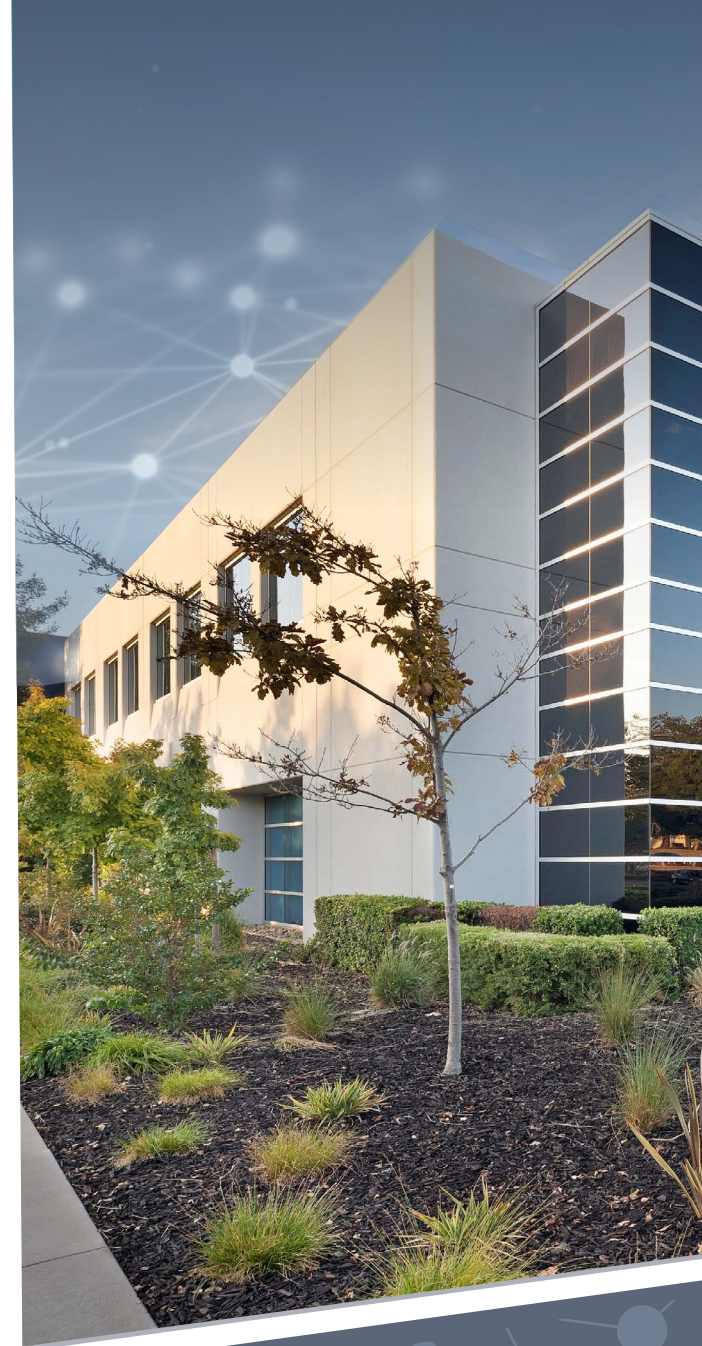
6480 VIA DEL ORO

2ND FLOOR / ±51,070 SF / AS BUILT



- 100% Hvac
- 10' Drop Ceiling
- 10' - 16' Deck to Deck

■ LAB/VCT





VILLAGE OAKS
TARGET
STARBUCKS
SAFEWAY

LOWE'S

COTTLE TRANSIT VILLAGE

NEW RESIDENTIAL

MONTEREY PLAZA

SILVER CREEK SPORTSPLEX

COBHAM

KAISER PERMANENTE
SAN JOSE
MEDICAL CENTER
KAISER PERMANENTE

NEW RESIDENTIAL

Cottle Rd

Caltrain BLOSSOM HILL
CALTRAIN STATION

Hospira

Velodyne LIDAR

Barracuda

PLAZA DE SANTA TERESA
SHOPPING CENTER

WD Western Digital

bioCube

IDT

Cognilytics

24 FITNESS

UNDER CONSTRUCTION
RESIDENTIAL
PULTE HOMES

SAN JOSE POLICE
TRAINING CENTER

Roche

Silver Creek Valley Rd

JABIL

stryker

VTA SANTA TERESA
LIGHT RAIL STATION

OSE
Orchard Supply Hardware

COSTCO
WHOLESALE

orbotech

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EQUINIX

101

85

Santa Teresa Blvd

San Ignacio Ave

Via Del Oro

EQUINIX

Great Oaks Blvd

EQUINIX

CALTRAIN

Bernal Rd

EL CAMINO HOSPITAL
El Camino Hospital
THE HOSPITAL OF SILICON VALLEY

JABIL

AMENITY RICH SURROUNDING AREA



BLOSSOM HILL
Caltrain

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VILLAGE OAKS

TARGET	Chase	MOD
SAFeway	JUST FALAFEL	T-Mobile
FedEx	SENERO SUSHI	GNC
at&t	Bank of America	Starbucks
Yogurtland	FIVE GUYS	Applebee's
	BURGERS and FRIES	

SANTA TERESA LIGHT RAIL STATION
VTA

HOTELS
Residence Inn
Marrriott
EXTENDED STAY AMERICA

BERNAL PLAZA

BANA FRESH	Jack	Jamba Juice
Starbucks	McDonald's	Lucky
Sweet Tomatoes	STAPLES	TOGO'S

SANTA TERESA & BERNAL CENTER

BERNAL BAGELS & DONUTS	SOUTHWIDE CAFE
Carib's Jr.	SUBWAY
EL AMIGO MEXICAN FLAMES	SUSHI BOAT TOWN
TACO BELL	EMPERIOR NORTON'S
Baskin Robbins	STARBUCKS
	GOLDEN HOUSE

SANTA TERESA COUNTY PARK



25.4 MILES / 35 MIN
TO FREMONT AUTO MALL PARKWAY



23.7 MILES / 26 MIN
TO DOWNTOWN MOUNTAINVIEW



22.4 MILES / 28 MIN
TO DOWNTOWN SUNNYVALE



14 MILES / 16 MIN
TO MINETA SAN JOSE
INTERNATIONAL AIRPORT



11.5 MILES / 14 MIN
TO DOWNTOWN SAN JOSE



**REVERSE
COMMUTE LOCATION
WITH EASY ACCESS
TO HIGHWAYS 85, 101 &
MONTEREY ROAD**



14.2 MILES / 20 MIN
TO DOWNTOWN CAMPBELL

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LOCATION OVERVIEW

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