

# 2125 O'NEIL DR

SAN JOSE, CA

110,669 SF R&D/OFFICE BUILDING  
UNDER NEW OWNERSHIP!



**CBRE**



# OVERVIEW

2125 O'Nel is a two-story, 110,669 SF office/ R&D building situated within the North First Street corridor in the heart of Silicon Valley's "Golden Triangle."

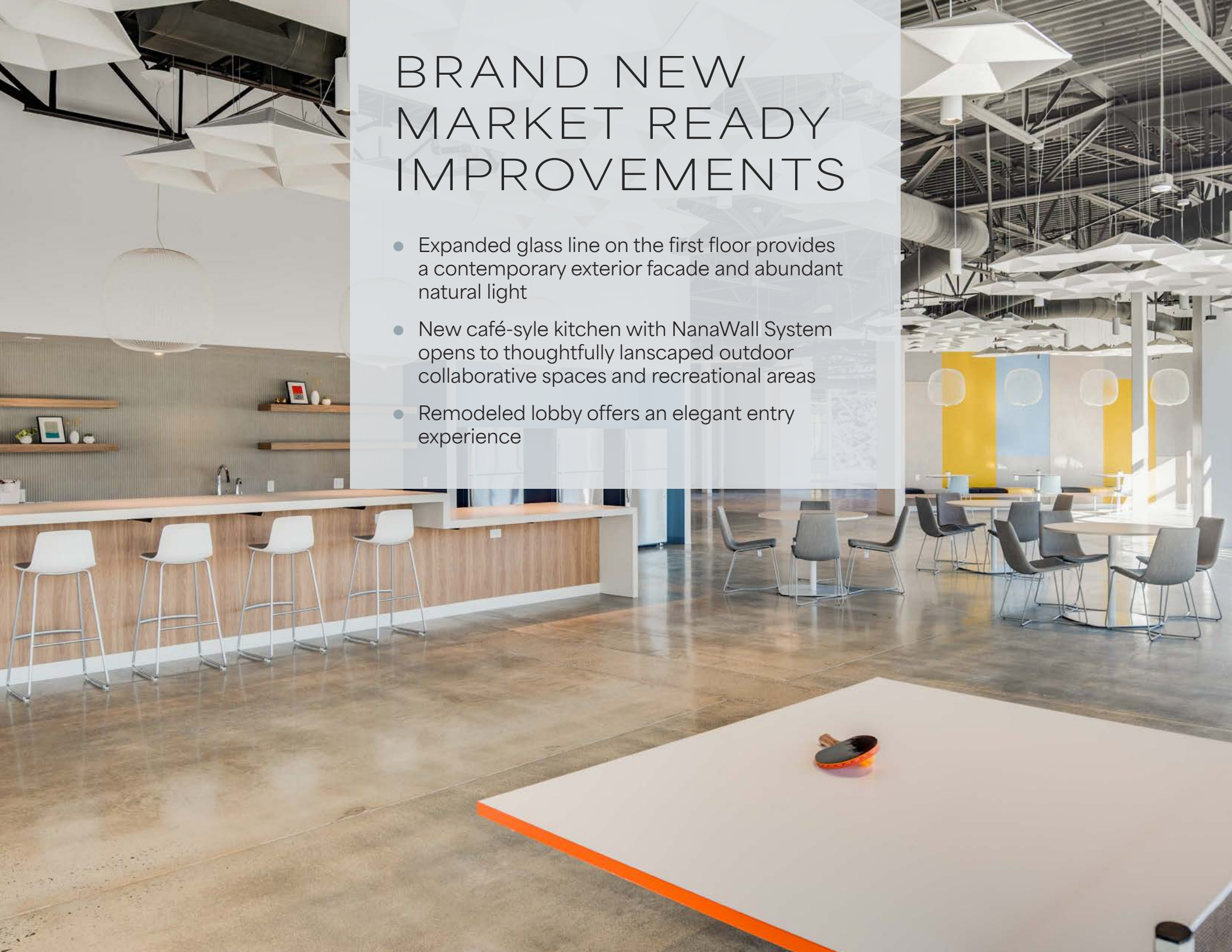
Centrally located with neighboring tech companies such as Google and PayPal, the property is also proximate to a number of high-density residential developments, hotels and retail amenities.

A short walk from the Karina Court VTA light rail station and within one mile of Mineta San Jose International Airport, 2125 O'Nel Drive benefits from outstanding access to transportation infrastructure.

With 500 feet of frontage along Highway 101, the property also offers tenants excellent freeway visibility and signage opportunities.

# BRAND NEW MARKET READY IMPROVEMENTS

- Expanded glass line on the first floor provides a contemporary exterior facade and abundant natural light
- New café-style kitchen with NanaWall System opens to thoughtfully landscaped outdoor collaborative spaces and recreational areas
- Remodeled lobby offers an elegant entry experience



# HIGHLIGHTS




- Desirable location adjacent to Highway 101, within one block of the Highway 87 interchange
- Tremendous opportunities for tenant signage, including prominent identity along Highway 101
- Two-story building offers a mix of creative office and R&D space, ideal for technology users
- 2 dock-high and 1 grade-level loading doors
- Recently renovated break room/all-hands area
- New and inviting outdoor collaboration areas
- Exterior balconies provide opportunities for outdoor dining and gathering places
- Uniquely positioned for expansion up to 210,000 SF
- Generous on-site parking ratio: 3.3/1,000
- 2,000 Amps @ 277/480V Power (Upgradeable)
- 10 EV chargers

# PROPERTY IMAGES




# EXCELLENT FREEWAY VISIBILITY

- 2125 O'Nel Drive has direct freeway frontage on US Highway 101
- The property offers tenants excellent freeway visibility



**198,500**  
DAILY TRAFFIC COUNTS



**SIGNAGE**  
OPPORTUNITIES

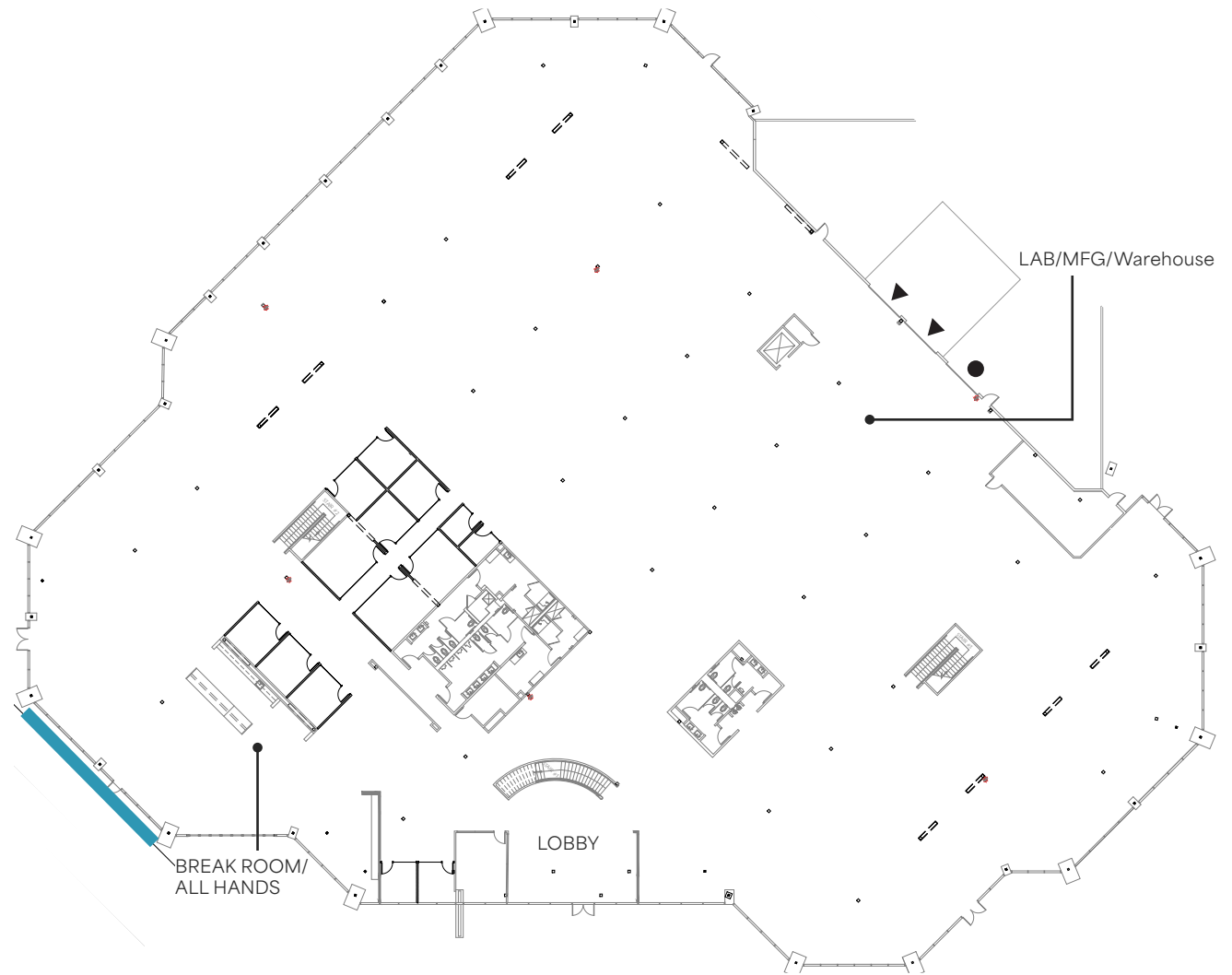


# 1ST FLOOR

## AS-BUILT PLAN

**56,046 SF**

- Modern Lobby featuring Floor-to-Ceiling Glass
- Efficient Office/Lab/MFG Configuration with Dock High & Grade Level Loading
- Expansive Glass-line with Treescape Views
- Folding Glass Nano Door for Indoor/Outdoor Seating & Meeting Areas
- New Kitchenette, Restroom Cores, Offices & Conference Rooms



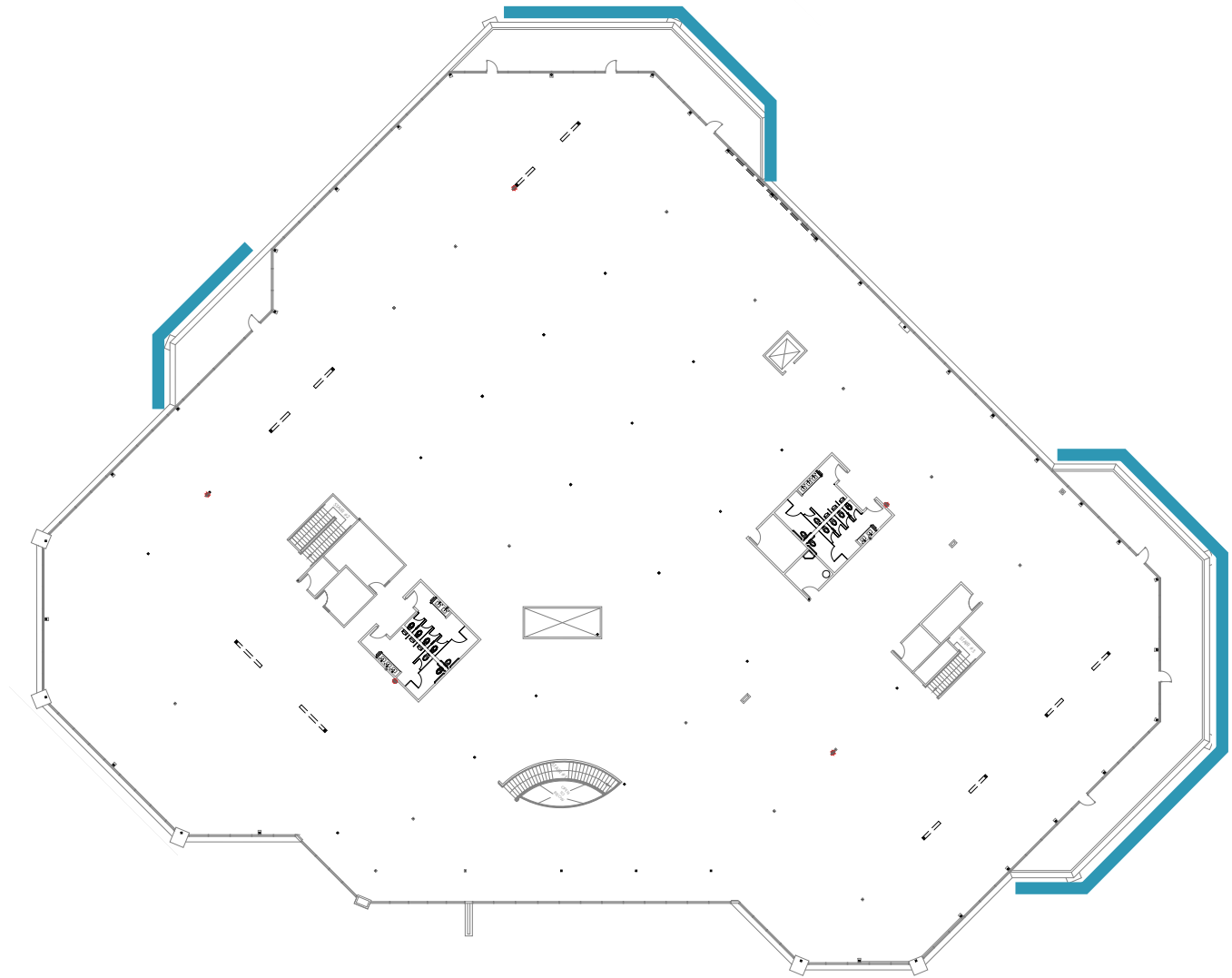
- EXTERIOR AMENITY PATIO
- GRADE LEVEL LOADING
- ▲ DOCK HIGH DOORS

# 2ND FLOOR

## AS-BUILT PLAN

**54,623 SF**

- Efficient Office/Lab Configuration with Voluminous Exposed Ceilings
- Expansive Glass-line with Treescape Views
- Exterior Balcony/Patio Amenity Areas
- New Restroom Cores



EXTERIOR AMENITY PATIO

# TRANSPORTATION

## EXCELLENT HIGHWAY ACCESS + VISIBILITY

2125 O'Nel Drive is conveniently located in the "Golden Triangle" of Silicon Valley one block from North First Street with easy access to Highway 101 and Interstate 880. The property has 500 feet of frontage along Highway 101 and offers tenants excellent freeway visibility and signage opportunities.



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# LOCAL AMENITIES

## RESTAURANTS

1. Thai Orchid
2. Dish n Dash
3. Bobaholics
4. Chipotle Mexican Grill
5. Peet's Coffee
6. MOD Pizza  
Oby Ramen  
Habit Burger Grill
7. Wingstop
8. Casino M8trix
9. Starbucks
10. Grill Em Pizza
11. The Province
12. Vitality Bowls  
Rubio's Coastal Grill  
MOD Pizza  
KoJa Kitchen  
Five Guys  
Panda Express  
Baja FreshHouse of Genji
13. Smoking Pig BBQ
14. Bill's Café

## HEALTH CLUBS

15. City Sports
16. 24 Hour Fitness
17. BMU Fitness
18. Orangetheory
19. Punch King Fitness

## HOTELS

20. Hyatt Place SJ Airport
21. Extended Stay America
22. Staybridge Suites SJ
23. Fairfield Inn & Suites
24. Courtyard Marriott
25. Springhill Suites Marriott
26. Residence Inn
27. Four Points Sheraton
28. La Quinta Inn & Suites

## BANKS

29. Chase Bank
30. Comerica Bank
31. Wells Fargo

## SHOPPING

32. Westfield Valley Fair
33. Santana Row
34. Trader Joe's
35. San Jose Market Center
36. Target
37. Safeway
38. Costco

## SERVICES

39. FedEx Office Ship Center
40. US Post Office





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