



FULL BUILDING AVAILABILITY WITH TREMENDOUS I-880 SIGNAGE



840 N. McCarthy Blvd.

MILPITAS, CA

STAND-ALONE R&D BUILDING | ±62,874 SF

 IRVINE COMPANY | **CBRE**

Building Features

WORKPLACE OVERVIEW

- ±1.1 M SF, 19-building office, R&D and lab campus
- 68-acre campus-style setting
- The Commons: WiFi-enabled, open-air gathering areas with barbecue stations and shaded seating
- Kinetic: Private fitness center with state-of-the-art equipment and group classes
- Venue: Three tech-enabled conference rooms with pre-function lounge and kitchenette
- Electric Vehicle charging stations
- Convenient access to Highway 237 and Interstate 880
- McCarthy Ranch Marketplace nearby

BUILDING SPECIFICATIONS

- ±62,874 SF
- Existing lab space with extensive electrical distribution
- 2,000 Amps @ 277/480 Volts
- 180 tons of house air
- 45 tons of supplemental air
- Grade-level loading



Premium Signage Opportunity



**PROMINENT
BRAND EXPOSURE**



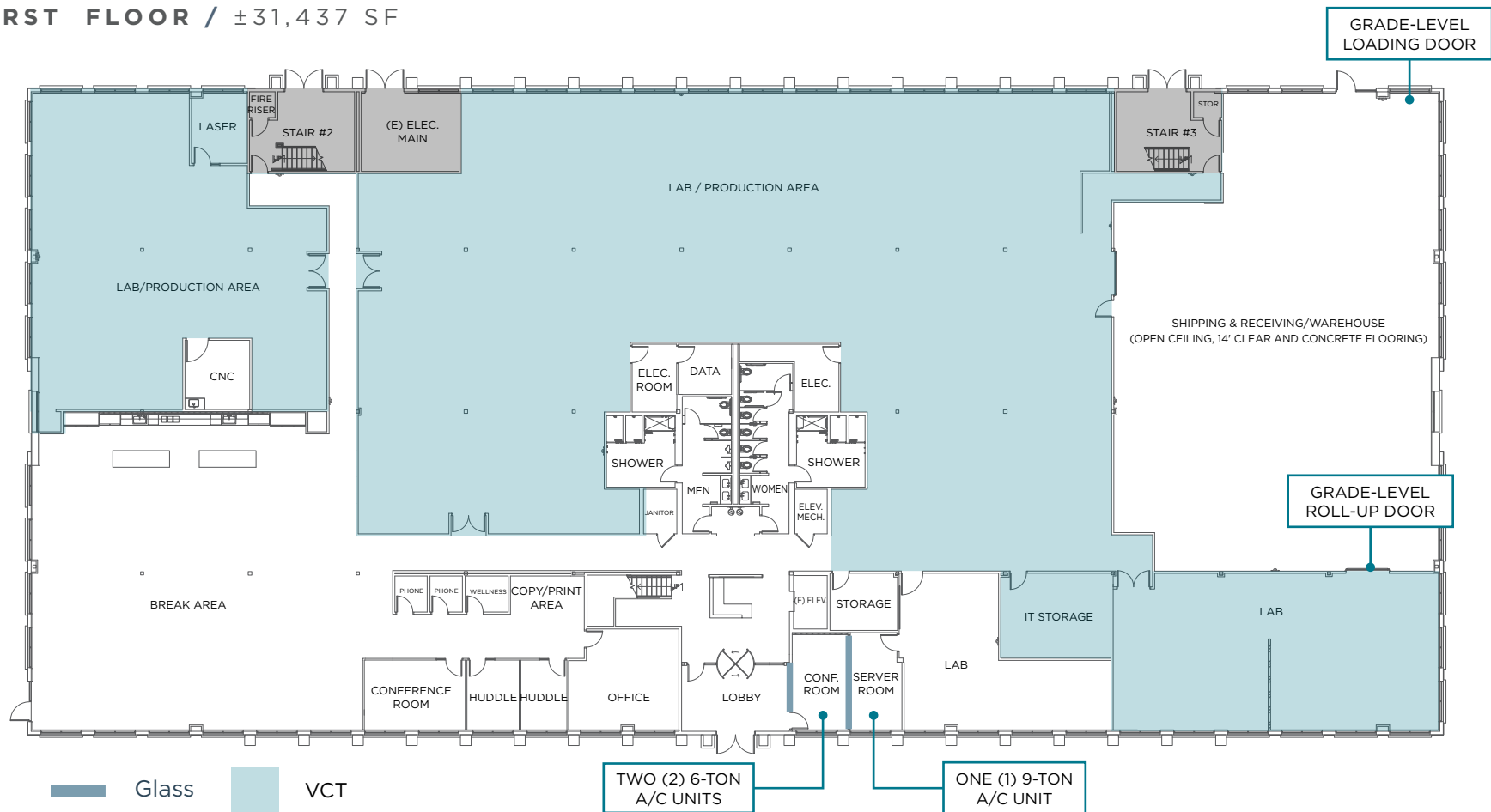
Warehouse with Roll-up Door



Floor Plan

840 N. MCCARTHY BLVD., MILPITAS

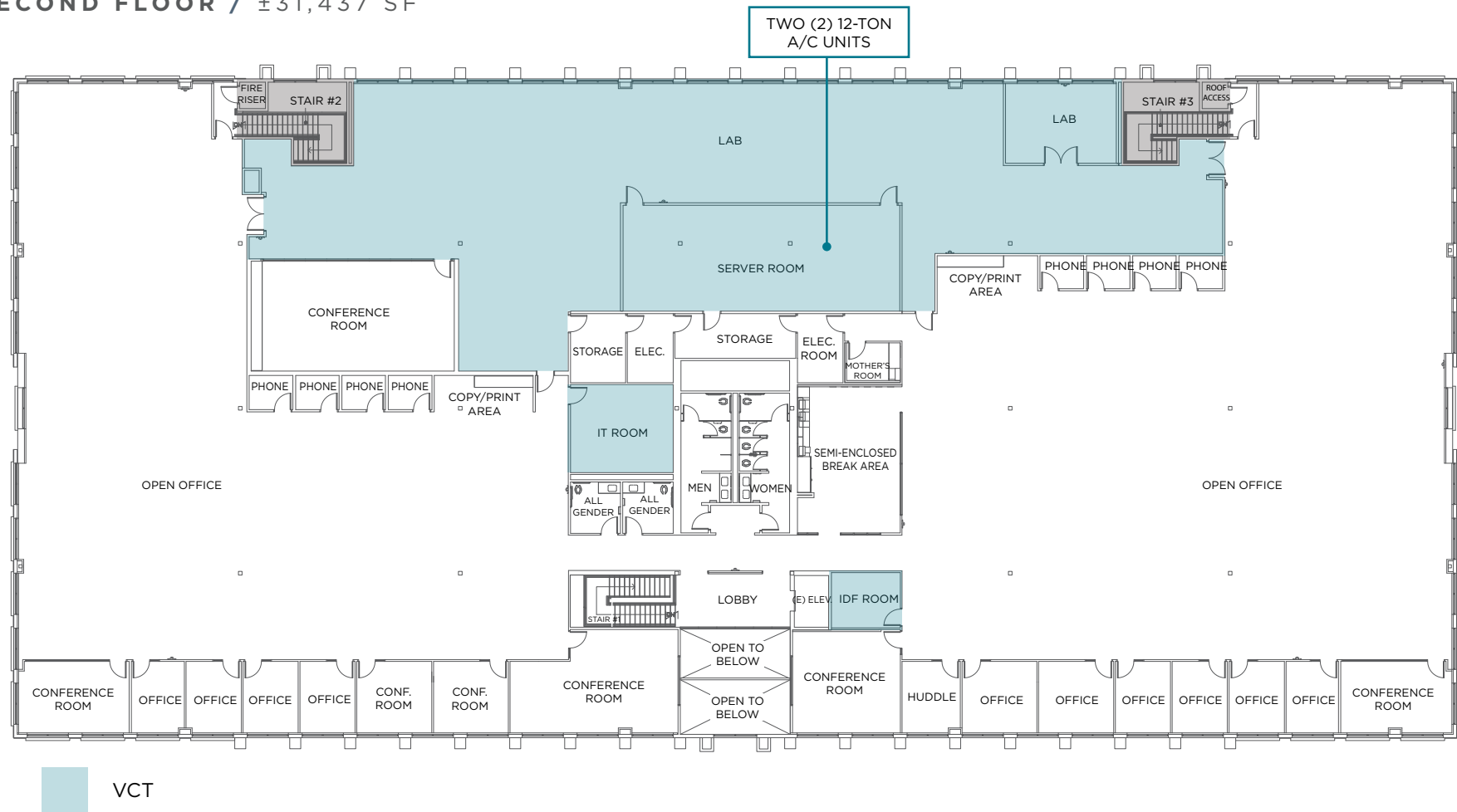
FIRST FLOOR / ±31,437 SF



- Large Private Office
- Break Area
- Large Lab with 1 Data and 2 Electrical Rooms
- Shipping & Receiving/Warehouse with Grade-Level Loading Capacity
- 2 Conference Rooms
- Wellness Room
- 1 Lab with Storage Room and Private Room with Sink
- Open Workspace (Semi-Enclosed)
- Lobby Area
- Server Room
- Set of Restrooms with Showers
- Direct Access to Exterior Furnished Patio
- 2 Huddle Rooms
- 2 Storage Rooms
- 2 Phone Rooms
- Copy Area

Floor Plan

840 N. MCCARTHY BLVD., MILPITAS
SECOND FLOOR / ±31,437 SF



- 10 Private Offices
- 7 Conference Rooms
- Lobby Area
- Semi-Enclosed Break Room
- 8 Phone Rooms
- Huddle Room
- Enclosed Lab Workspace with 1 Interior Lab and 1 Server Room
- Mother's Room
- 2 Storage Rooms
- 2 IT Rooms
- 2 Electrical Rooms
- Set of Restrooms
- Set of Gender Neutral Restrooms
- Open Workspace

Workplace Amenities

WORKDAY DINING

- The Eatery: On-site dining featuring fresh made-to-order options for breakfast or lunch, plus coffee from award-winning craft roaster Verve Coffee
- McCarthy Ranch Marketplace: Steps from a variety of dining, retail and entertainment offerings

THE COMMONS

- Dynamic, open-air gathering areas with complimentary WiFi and plush soft seating
- Bocce ball court
- BBQ stations

KINETIC FITNESS

- State-of-the-art private fitness center with group classes
- Basketball league
- Volleyball court
- Walking trails

CONVENIENCES

- EV charging stations
- UPS and FedEx drop boxes



Local Area

840 N. MCCARTHY BLVD., MILPITAS



DRIVING TIMES

- 5 MINS Hilton Garden Inn
- 10 MINS Great Mall
- 10 MINS California's Great America
- 10 MINS Levi's Stadium
- 15 MINS San Jose International Airport
- 15 MINS Mountain View
- 20 MINS Sunnyvale
- 20 MINS Palo Alto

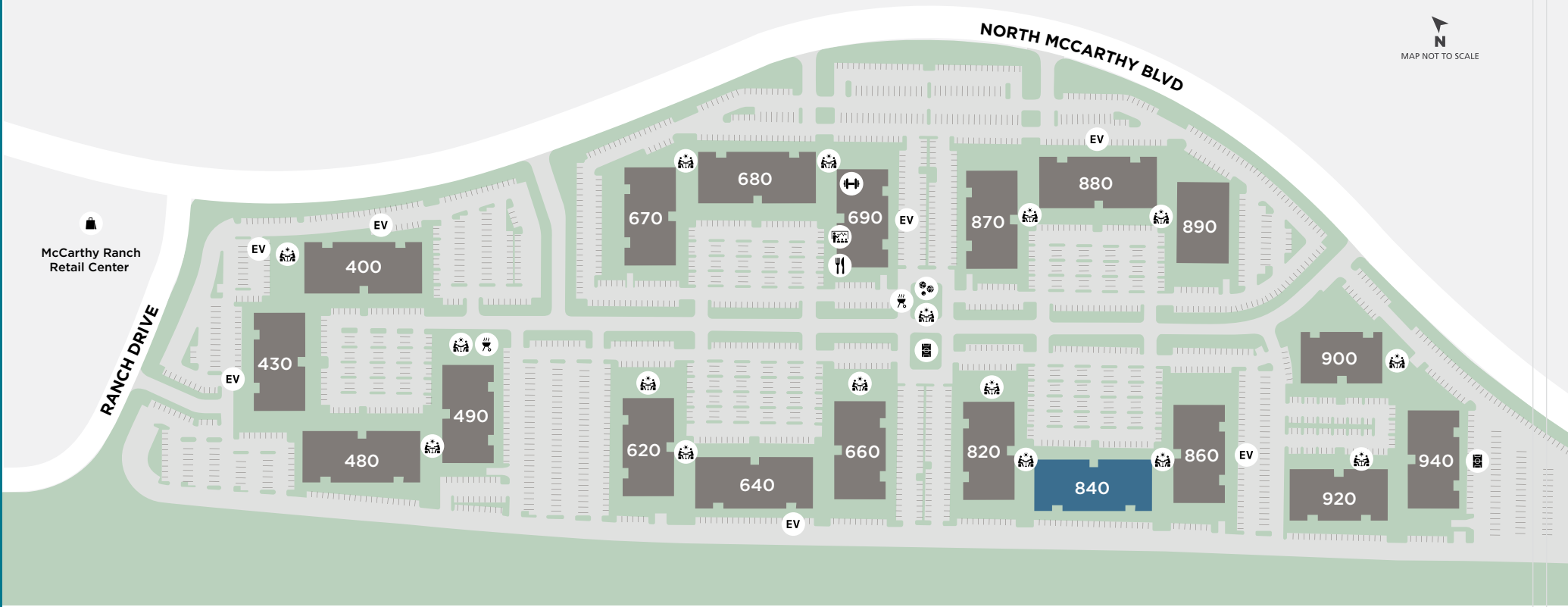
840 N. MCCARTHY BLVD.
FULL BUILDING | ±62,874 SF

**ED R. LEVIN
COUNTY PARK**

**MCCARTHY RANCH
RETAIL CENTER**

880

237



BBQ



BOCCE BALL



CAFE/
RESTAURANT



CONFERENCE
CENTER



EV
CHARGING



FITNESS



OUTDOOR
WORKSPACE
(WIFI-ENABLED)



RETAIL



SPORTS
COURT

OWNED AND MANAGED BY



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