



MONTAGUE SQUARE

3047 ORCHARD PKWY, SAN JOSE

±17,434 SF AVAILABLE

3047

CLASS 'A' SINGLE-STORY R&D SPACE FOR LEASE

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MONTAGUESQUARESC.COM

NEWMARK

WASHINGTON HOLDINGS

PROJECT OVERVIEW

6 Class 'A' R&D buildings with power, loading and clear height.

1,200-2,000 amps of power per building

18' clear height

Grade level and dock-high loading

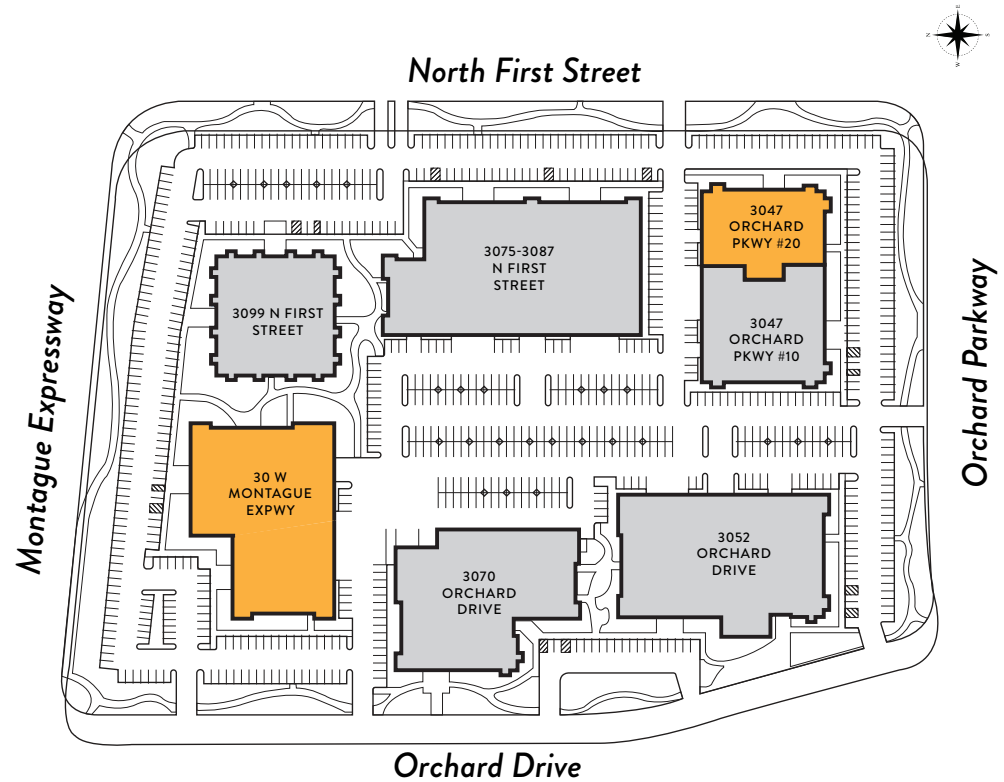
Outdoor amenity areas

Exclusive signage and branding opportunities

Easy access to transportation (Hwy 101, 237, 87, i880 and VTA light rail)

6 BUILDINGS 3.3/1K PARKING

±237,000 SF



PROPERTY	AVAILABILITY	SQUARE FOOTAGE
3047 ORCHARD PARKWAY	AVAILABLE	±17,434 SF
30 W MONTAGUE EXPWY	AVAILABLE	±36,622 SF

EXISTING PLAN

SUITE 20
±17,434 SF

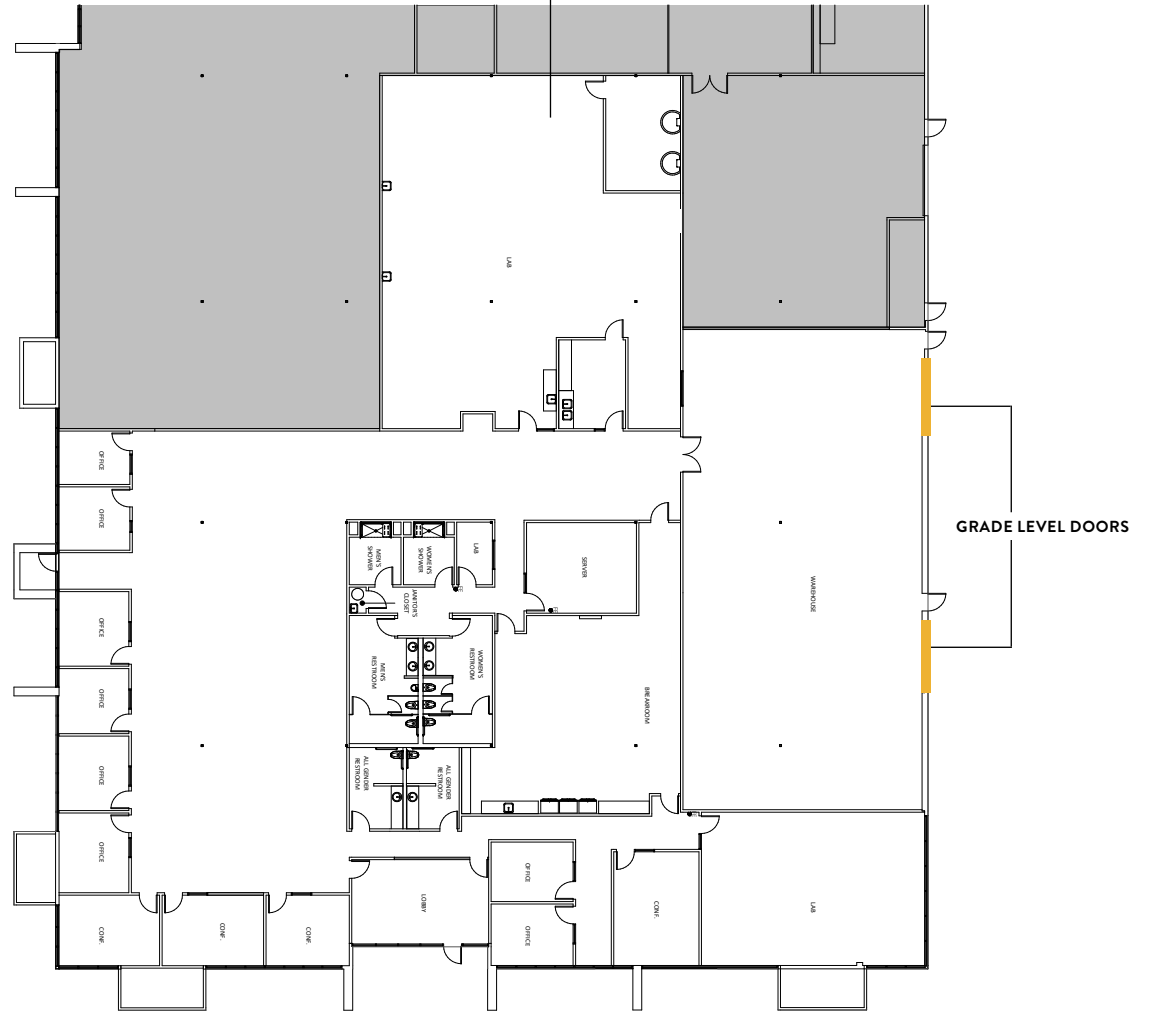
BUILDING DETAILS

OFFICES	8
LOBBY/RECEPTION	1
CONFERENCE	1
BREAK ROOM	1
LAB(S)	3 Class 100K Clean Room
WAREHOUSE	1

±18' CLEAR HEIGHT
GRADE LOADING

400 AMPS
277/480 VOLTS

CLASS 100K
CLEAN ROOM



HYPOTHETICAL PLAN

SUITE 20
±17,434 SF

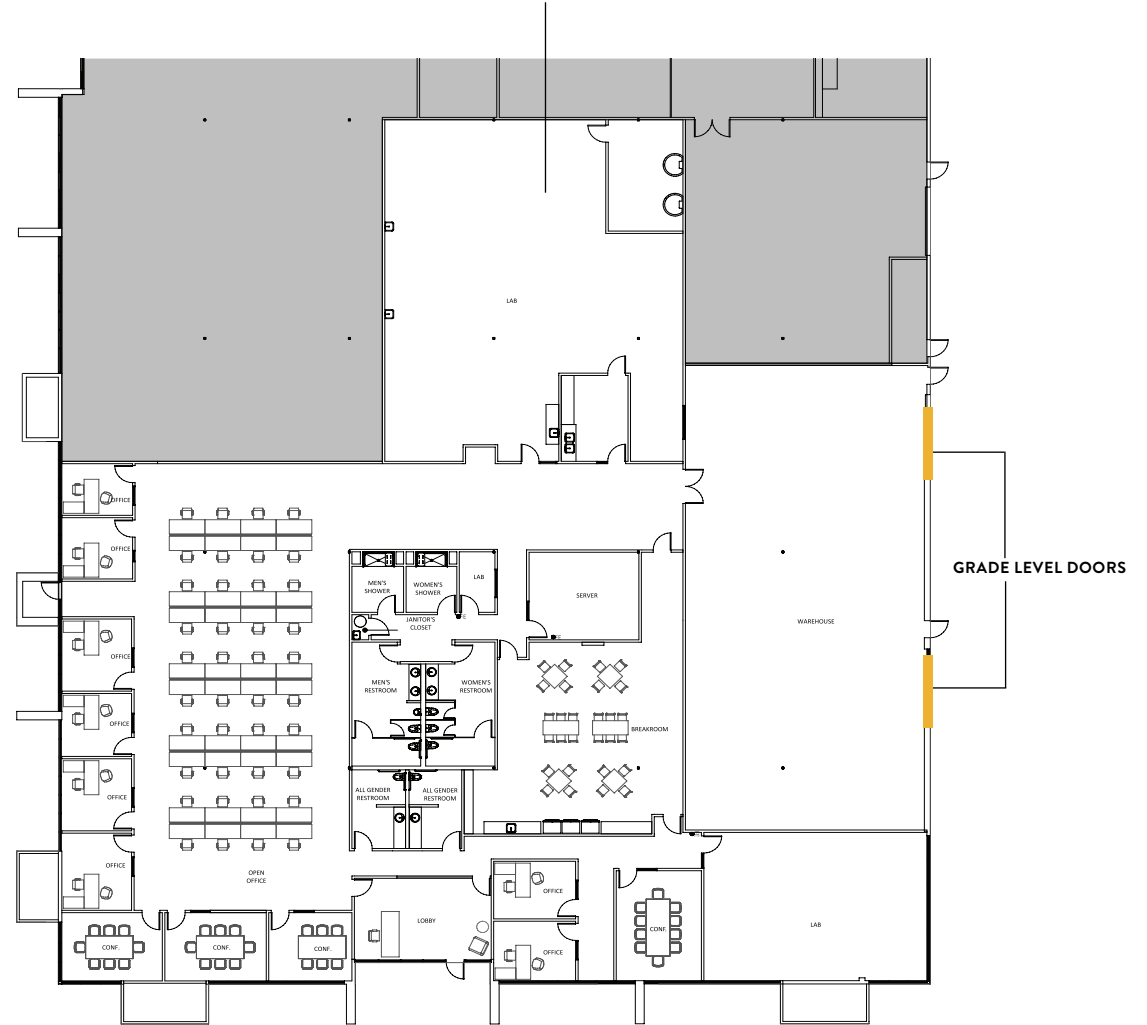
BUILDING DETAILS

WORKSTATIONS	40
OFFICES	8
LOBBY/RECEPTION	1
CONFERENCE	1
BREAK ROOM	1
LAB(S)	3 Class 100K Clean Room
WAREHOUSE	1

±18' CLEAR HEIGHT
GRADE LOADING

400 AMPS
277/480 VOLTS

CLASS 100K
CLEAN ROOM





TRANSPORTATION & AMENITIES MAP

WITHIN 2 MILES

25+
RESTAURANTS

15+
RETAIL

5+
HOTELS

5+
FITNESS



@First

Panera Bread, Rok, CVS pharmacy, FIVE GUYS, Chick-fil-A, Chipotle, Target

Round Table Pizzeria, MINA'S Korean BBQ, ExtremePita, SUBWAY, eatviet

TOGO'S TRUE TO SANDWICH, BANARCHI INDIAN CUISINE, TACO BELL

Round Table Pizzeria, MINA'S Korean BBQ, La Catalana, SENDO SUSHI, Sri's Kitchen, eatviet

BOURBON STEAK SANTA CLARA, LEVI'S STADIUM

SAMSUNG CAFETERIA (OPEN TO PUBLIC), Peets Coffee & Tea, Honeyberry

PATXI'S PIZZA

River Oaks Marketplace, SUBWAY, CHASE, Five Spice Indian Grocery, Starbucks, bibimbowl, HEY CHICKEN

Rivermark Village, SAFEWAY, COLD STONE, HYATT, Red Robin, Peets Coffee & Tea, THE KEBAB SHOP

SANTA CLARA SQUARE

MONTAGUE SQUARE

The Market Place, SUBWAY, iJAMAS!, Biryani, THAI ORCHID, PHO VIET, dishdash, PHILLY'S CHEESESTEAKS & WINGS, OLIVE'S GREEK GARDEN

5 MINS TO SAN JOSE INTERNATIONAL AIRPORT

10 MINS TO NEW MILPITAS BART STATION

10 MINS TO DOWNTOWN SAN JOSE

TRAVEL TIMES

7

MINUTE DRIVE TO
SJC AIRPORT

40

MINUTE DRIVE TO
SFO AIRPORT

20

MINUTE DRIVE TO
PALO ALTO

45

MILE DRIVE TO
SAN FRANCISCO



ROUTE LEGEND	
	VTA Routes & Stations
	CalTrain Lines & Stations
	Bart Line & Stations

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FOR LEASING INFO

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