

# MONTAGUE EXCHANGE

780 MONTAGUE EXPRESSWAY • SAN JOSE, CA 95131



- Prime Silicon Valley location with unmatched access to Hwy-101, I-880, SR-237, and major transit.
- Seven-buildings totaling 95,317 SF situated on 7.3 acres
- 53 grade-level loading doors and clear heights ranging from 15.1'-15.3'
- 3.0/1,000 SF parking ratio

## Property Summary

|               |                    |
|---------------|--------------------|
| AVAILABLE SF  | 1,440-5,040 SF     |
| BUILDING SIZE | 95,317 SF          |
| RENOVATED     | 2025               |
| MARKET        | Oakland / East Bay |

**For more information, please contact:**

### JANET YIN

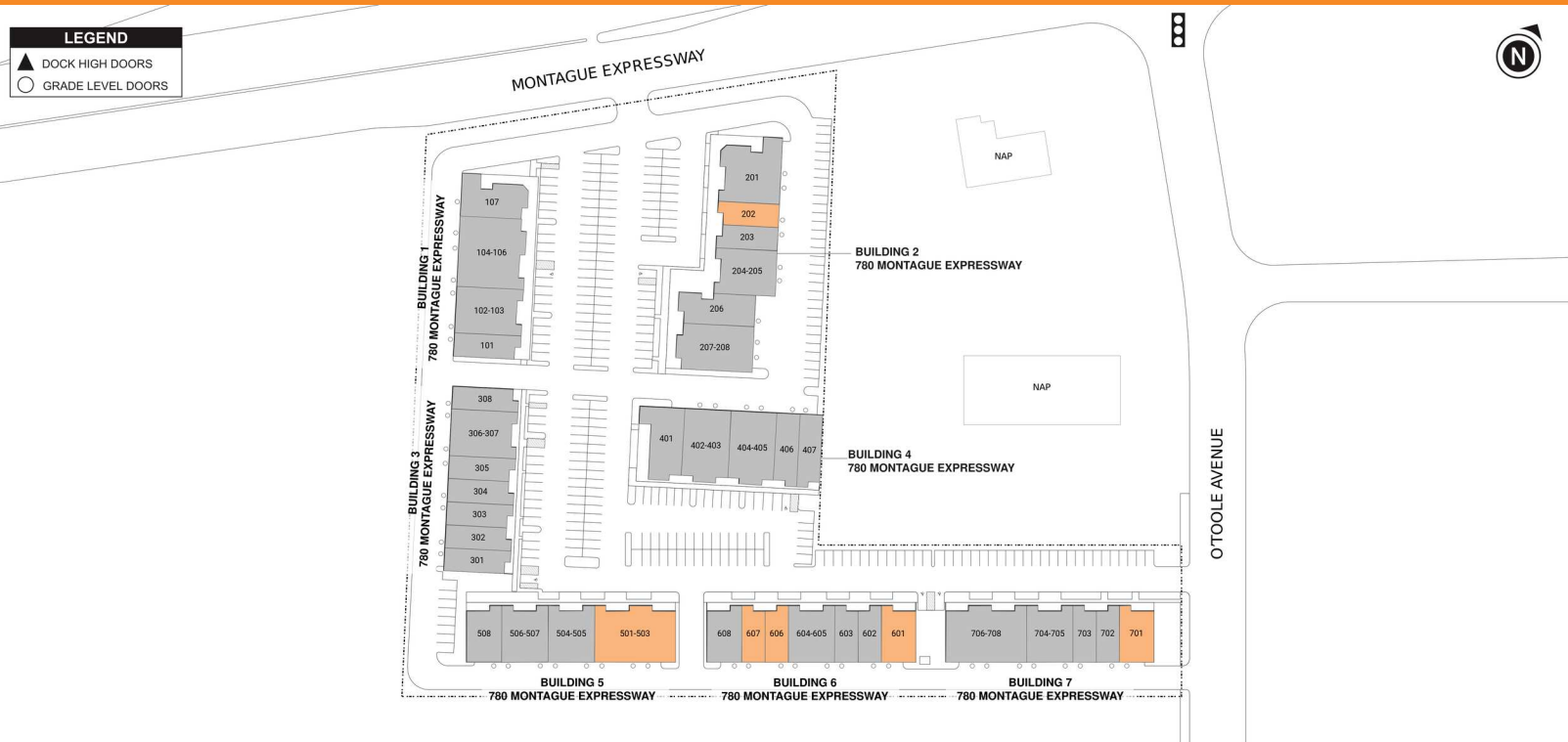
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AVAILABLE OCCUPIED

## Current Availabilities

| BUILDING | SUITE   | TOTAL SIZE | OFFICE SIZE | OFFICE % | TYPE | CLEAR HT | GL  | DL |
|----------|---------|------------|-------------|----------|------|----------|-----|----|
| 2        | 202     | 1,560      | 1,059       | 68       | IND  | 1        | 0   |    |
| 5        | 501-503 | 5,040      | 0           | 0        | IND  | N/A      | N/A |    |
| 6        | 601     | 2,160      | 1,722       | 80       | IND  | 1        | 0   |    |
| 6        | 606     | 1,440      | 1,181       | 82       | IND  | 1        | 0   |    |
| 6        | 607     | 1,440      | 1,124       | 78       | IND  | 1        | 0   |    |
| 7        | 701     | 2,160      | 1,589       | 74       | IND  | 1        | 0   |    |

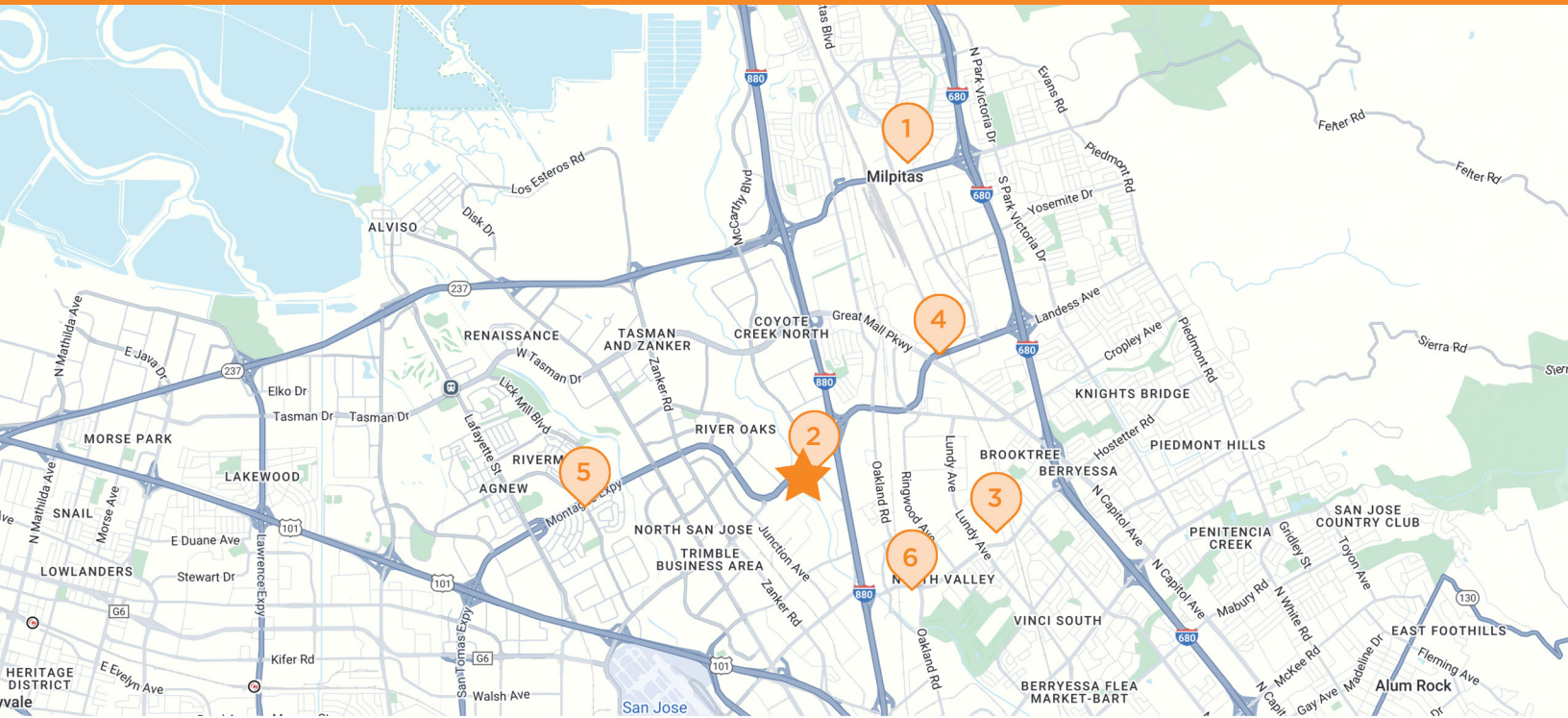
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## MONTAGUE EXCHANGE

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### SAFEWAY

555 E Calaveras Blvd  
Milpitas, CA



### CHEVRON

790 Montague Expy STE 209  
San Jose, CA



### COSTCO

1709 Automation Pkwy  
San Jose, CA



### COURTYARD BY MARRIOTT

1480 Falcon Dr  
Milpitas, CA



### WELLS FARGO

3920 Rivermark Plaza  
Santa Clara, CA



### PHILZ COFFEE

1085 E Brokaw Rd #70  
San Jose, CA