



park point

±64,784 - ±107,000 SF

AVAILABLE FOR LEASE

NEWMARK

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park point

is a **30-acre premier R&D campus** located in the heart of the Silicon Valley. Conveniently situated adjacent to Highways 237 and 880, VTA light rail and the new Milpitas Bart Station, Park Point offers an optimal location for companies looking to **recruit and retain top Bay Area talent** from the East Bay, Peninsula, and South Bay markets.

Park Point comprises **±471,877 SF** in one two-story and two three-story steel-framed buildings designed to provide an **elegant solution to today's creative workplace needs** and can **accommodate additional tenancy of ±107,000 SF**. The remaining space at 135 N. McCarthy Boulevard is suitable for a variety of life science, office, lab, manufacturing, and warehouse functions, and ideally positioned in the middle of the campus with convenient access to the park's numerous onsite amenities. The project can also be expanded by ±100,000 to ±250,000 SF in a new building constructed to accommodate a business's specific needs.

Park Point's **light-filled interiors, expansive outdoor amenity areas, exclusive Flow Fitness Studio, and new onsite café** promote on-campus **work-life balance** with an emphasis on **creativity, collaboration, community, and wellness**, and eliminate the need for employees to leave the park. The project's **efficient and flexible floor plans, thoughtfully amenitized common areas, picturesque campus setting, and excellent location** make it a remarkable headquarters **opportunity and just a few reasons why opportunity abounds at Park Point.**



CORSAIR

AVAILABLE FOR LEASE

135 N. McCarthy Blvd.

±64,784 - ±107,000 SF



BD

Biosciences

MODERNIZED ENTRANCES



NEW LOBBY RENOVATIONS





PROPERTY HIGHLIGHTS



Presence

- ±64,784 - ±107,000 SF Available for Lease within ±30-Acre Campus
- Conveniently Located at the Intersection of Highways 237 & 880
- World Class Corporate Neighbors



Efficiency

- Large ±59,000 SF Floorplates for Optimized Utilization
- Expansive Outdoor Collaboration and Amenity Areas
- Sinuous Walking/Jogging/Biking Trails Weave Through 30 Acres of Rolling Parklands



Identity

- Reimagined Building Entries Promote Intuitive Wayfinding
- Recently Renovated Two-Story Lobbies Provide a Connection to the Outdoors & Feature Inspiring Contemporary Design
- Prominent Building Signage and Branding Opportunities
- Modern Steel & Glass Building Construction Profile



Functionality

- Highly Flexible for Life Science, Office, R&D and Manufacturing Uses
- 3,200 amps @ 277/480 Volt 3 Phase Power for 135 N. McCarthy
- 3.3/1,000 On-Site Parking
- Dock and Grade Level Loading



Sustainability

- New EV Charging Stations
- Drought Tolerant Campus Landscaping
- Plentiful Natural Light
- Onsite Bike Parking



Amenities

- State-of-the-Art Flow Fitness Studio with Spacious Locker Rooms & Showers
- Onsite Basketball, Pickleball & Volleyball Courts
- New Onsite Café with Lush Park Views
- Outdoor Café & Lounge Seating, Ping Pong, BBQ & Picnic Patios
- Trellised Outdoor Workrooms & Redwood Grove with Social Fire Pit Terraces
- Walking Distance to Over 50 Restaurants, Retail, Service and Hotel Amenities



**4+ ACRE FRESH AIR WORKSPACE AND
AMENITIZED PARK ENVIRONMENT**



EXPANSIVE OUTDOOR AMENITIES ENRICH WORK AND LIFE CONNECTIVITY

A wide-angle photograph of a modern fitness center. The room has a high ceiling with exposed concrete beams, white pipes, and large, illuminated, Y-shaped light fixtures. The floor is a dark, polished material. On the left, there is a large piece of Cybex gym equipment. In the center, there are various exercise balls and a small table. On the right, there is a row of treadmills and a large piece of StairMaster equipment. Large windows on the right side of the room provide natural light and a view of the outdoors.

NEW FITNESS + WELLNESS CENTER INTEGRATED WITH CAMPUS PARK

135 N. MCCARTHY
FIRST FLOOR | NORTH SIDE
±10,815 RSF



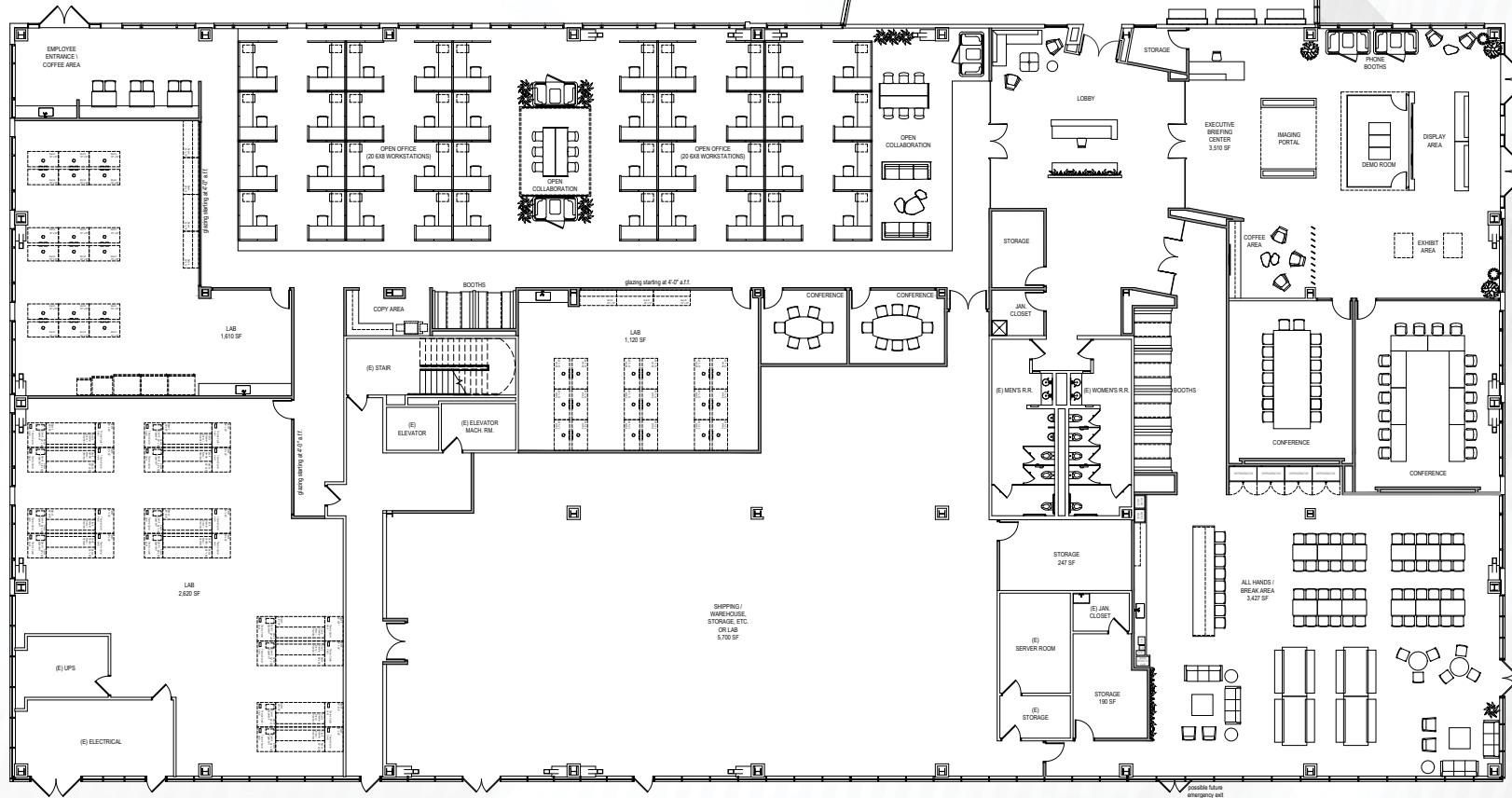
HYPOTHETICAL TEST FIT SUMMARY

20	6'X8' Workstations	4	Conference Rooms	6	Furniture Phone Booths	1	Storage Rooms
66	Benching Workstations	3	Open Collaboration Areas	1	Coffee Area	1	Copy Area

135 N. MCCARTHY

FIRST FLOOR | SOUTH SIDE

±30,960 RSF



HYPOTHETICAL TEST FIT SUMMARY

OFFICE AREA

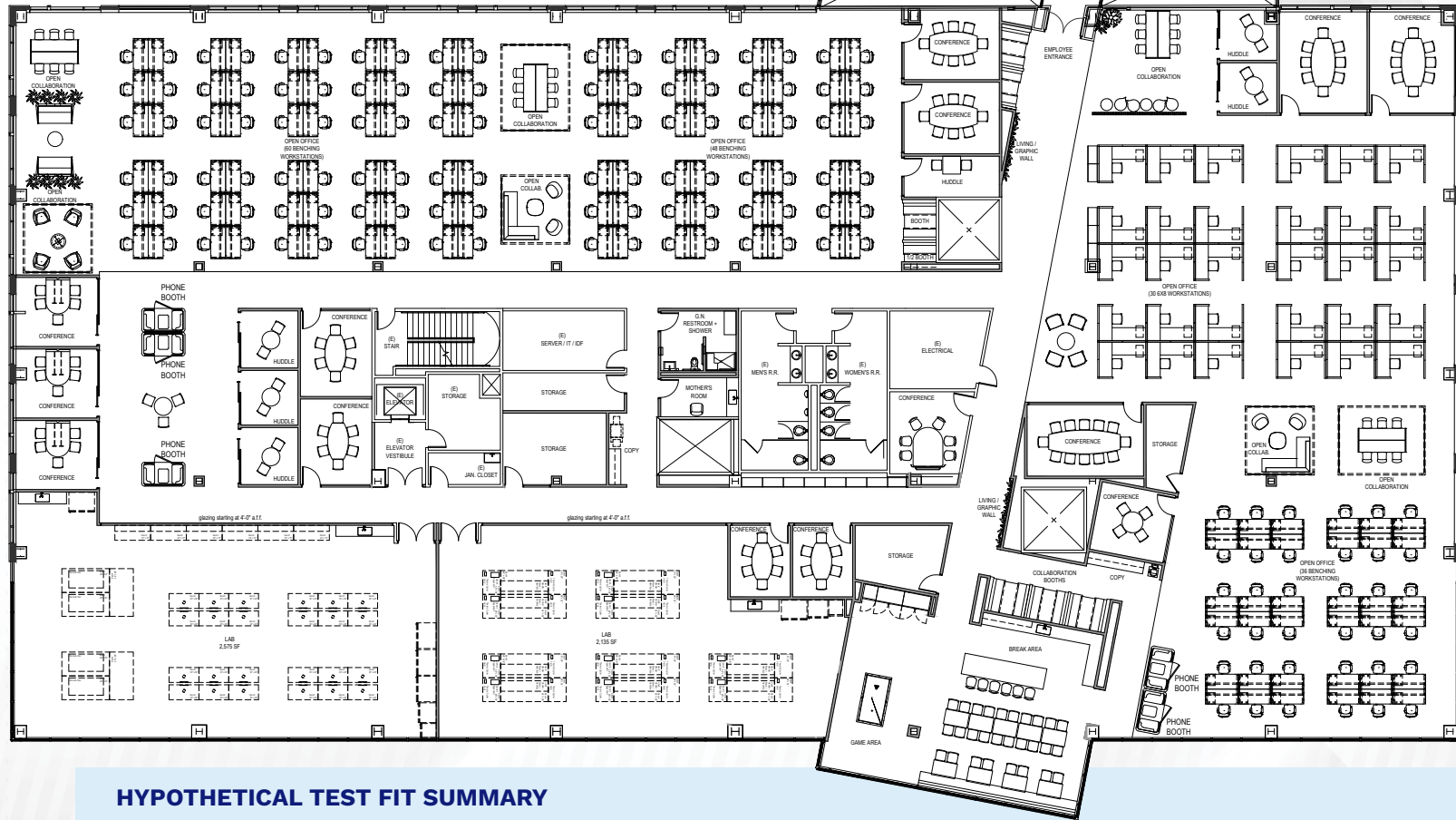
40	6'X8' Workstations
2	Conference Rooms
2	Open Collaboration Areas
1	Copy Area
1	Employee Entrance / Coffee Area

3	Labs
1	Shipping / Warehouse / Storage, etc
1	Server Room
4	Storage Rooms

EXECUTIVE BRIEFING AREA

2	Conference Rooms	1	Display Area
2	Furniture Phone Booths	1	Exhibit Area
1	Coffee Area	1	All Hands Break Area

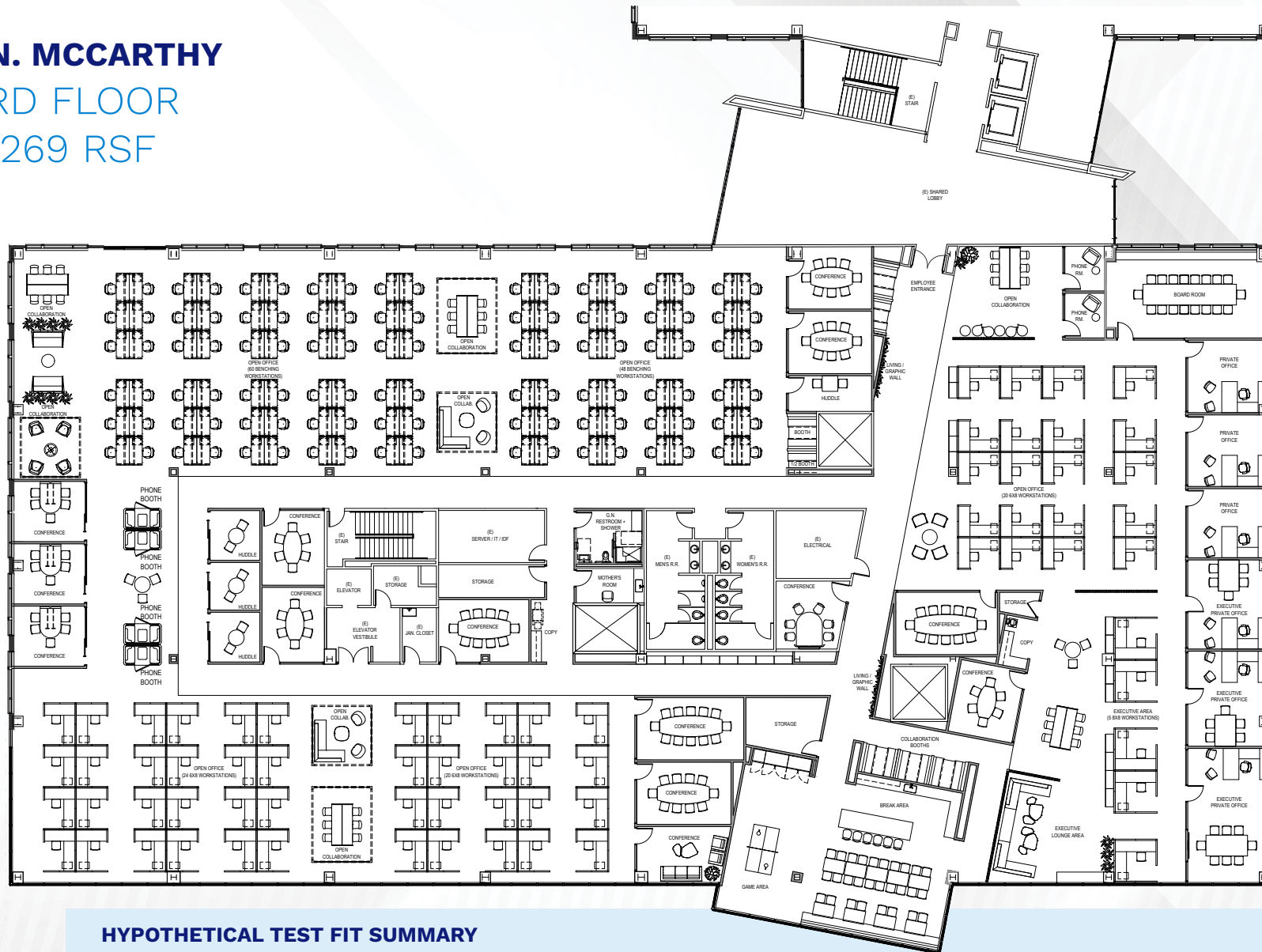
135 N. MCCARTHY
SECOND FLOOR
±32,515 RSF



HYPOTHETICAL TEST FIT SUMMARY

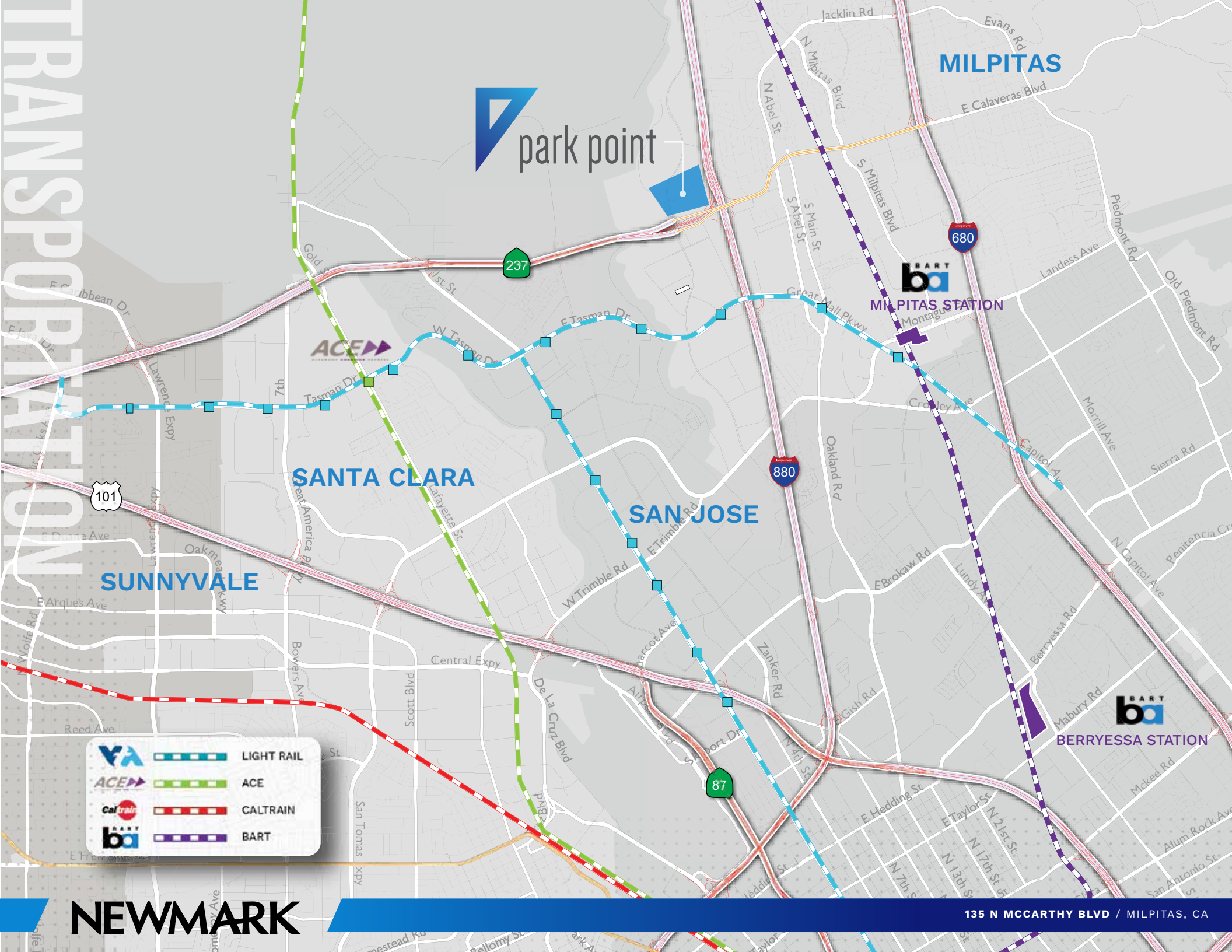
30	6'X8' Workstations	1	Break Room / Game Area	1	Mother's Room
144	Benching Workstations	2	Labs	1	All Gender + Shower
14	Conference Rooms	5	Storage Rooms	5	Open Collaboration Areas
6	Huddle Rooms	2	Copy Areas		
5	Furniture Phone Booths	1	MDF		


$\pm 32,269$ RSF



HYPOTHETICAL TEST FIT SUMMARY

5	8'X8' Workstations	1	Board Room	4	Furniture Phone Booths	1	MDF
60	6'X8' Workstations	13	Conference Rooms	1	Break Room / Game Area	1	Mother's Room
108	Benching Workstations	4	Huddle Rooms	4	Storage Rooms	1	All Gender + Shower
3	Executive Private Offices	2	Phone Rooms	2	Copy Area	7	Open Collaboration Areas
3	Standard Private Offices						



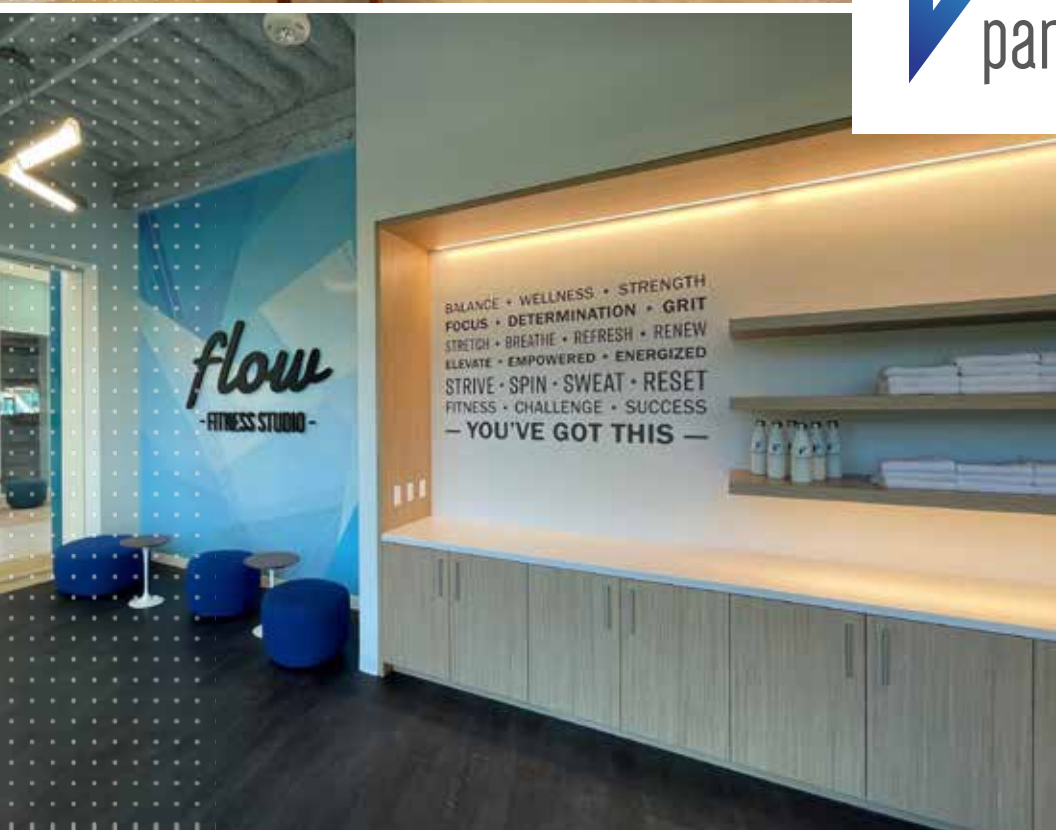


 LIGHT RAIL

 ACE

 CALTRAIN

 BART



AMENITIES

MILPITAS SQUARE

RESTAURANTS & CAFES

85c Bakery Cafe
Anjappar Chettinad Indian
Fantasia Coffee & Tea
Loving Hut
Mayflower Seafood
Pepper Lunch USA
QQ Noodle
Sizzling Stone
Thai Café Restaurant

HOTELS

Crowne Plaza San Jose
Hampton Inn Milpitas

BANKS

CTBC Bank
East West Bank
EverTrust Bank

MCCARTHY RANCH

RESTAURANTS & CAFES

Banana Leaf
Blank Angus Steakhouse
Dishdash Grill
In-N-Out Burger
McDonald's
Starbucks
Shabuya
Sushi King
The Green Barn
Togo's

HOTELS

Extended Stay America
Hilton Garden Inn
Larkspur Landing

RETAIL

Ashley Home Store
AT&T, Verizon, T-Mobile
Best Buy
Dollar Tree
Mattress Firm
PetSmart
Ross Dress for Less
Wal-Mart

BANKS

Bank of America
Charles Schwab
Wells Fargo

@first

RESTAURANTS & CAFES

Coffee Bean & Tea Leaf
Chick-fil-A
Chipotle Mexican Grill
Fish's Wild Fish Grill
Five Guys
Panda Express
Panera Bread
Premier Pizza
Rok Steakhouse & Grill
SAJJ Falafel

HOTEL

Courtyard San Jose

RETAIL

CVS
Target

BANKS

Chase
Fidelity
Union Bank





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