



# PARK POINT

135 N MCCARTHY BLVD | MILPITAS. CA



PROPERTY VIDEO

EMBARCADERO  
CAPITAL PARTNERS





## ±106,559 SF Available For Lease

Divisible to ±60,000 SF

Park Point is a premier ±471,877 SF campus set across 30 acres in the heart of Silicon Valley, offering a rare combination of scale, flexibility, and a fully integrated campus environment. The current availability of ±106,559 SF at 135 N. McCarthy Boulevard provides an exceptional opportunity for office or R&D users to establish a high-identity presence within a thoughtfully designed, amenity-rich setting. With ownership actively investing capital to upgrade and position available space, Park Point delivers a forward-thinking solution tailored to today's workplace demands.

Strategically located at the intersection of Highways 237 and 880, the project offers unparalleled regional accessibility, with immediate proximity to VTA Light Rail and the Milpitas BART Station—providing seamless connectivity across the South Bay, Peninsula, and East Bay. The campus is also walkable to the extensive retail and dining amenities at McCarthy Ranch, placing employees within steps of over 50 restaurants, services, and hospitality options that enhance the daily experience and support talent attraction and retention.

Park Point distinguishes itself through its robust, lifestyle-driven amenity package, designed to foster collaboration, wellness, and productivity. Tenants benefit from a state-of-the-art fitness center, full-service onsite café, and expansive outdoor environments featuring landscaped courtyards, social gathering areas, and sport courts including basketball, pickleball, and volleyball. Complemented by walking trails, outdoor workspaces, and modernized building interiors, the campus creates a dynamic, work-life integrated environment that minimizes the need to leave the property while maximizing employee engagement.



## The Epicenter

- **MASSIVE SCALE:** ±106,559 SF of available prime real estate nestled in a 30-acre campus.
- **THE JUNCTION:** Positioned perfectly at the high-velocity interchange of Highways 237 & 880.
- **ELITE COMPANY:** Surround your brand with the world's most influential tech and corporate giants.
- **BRAND VISIBILITY:** Prominent monument and building signage opportunities elevate identity across the campus.

## The Workspace

- **INFINITE LAYOUTS:** ±32,000 SF floorplates designed for hyper-efficient workflows and open-concept collaboration.
- **THE GREAT OUTDOORS:** A 30-acre park featuring rolling parklands and scenic, winding trails for mid-day breaks or active commutes.
- **SEAMLESS FLOW:** Reimagined entries and sun-drenched, two-story lobbies create an effortless transition from the outdoors to the office.

## The Infrastructure

- **ADAPTIVE INFRASTRUCTURE:** A versatile shell engineered for Life Science, R&D, advanced manufacturing, or traditional office use.
- **ROBUST POWER CAPACITY:** Equipped with 3,200 Amps @ 277/480V (3-Phase) fully rated for high-demand equipment.
- **FULL-SCALE LOGISTICS:** Seamless shipping and receiving via both dock-high and grade-level loading.

## The Backbone

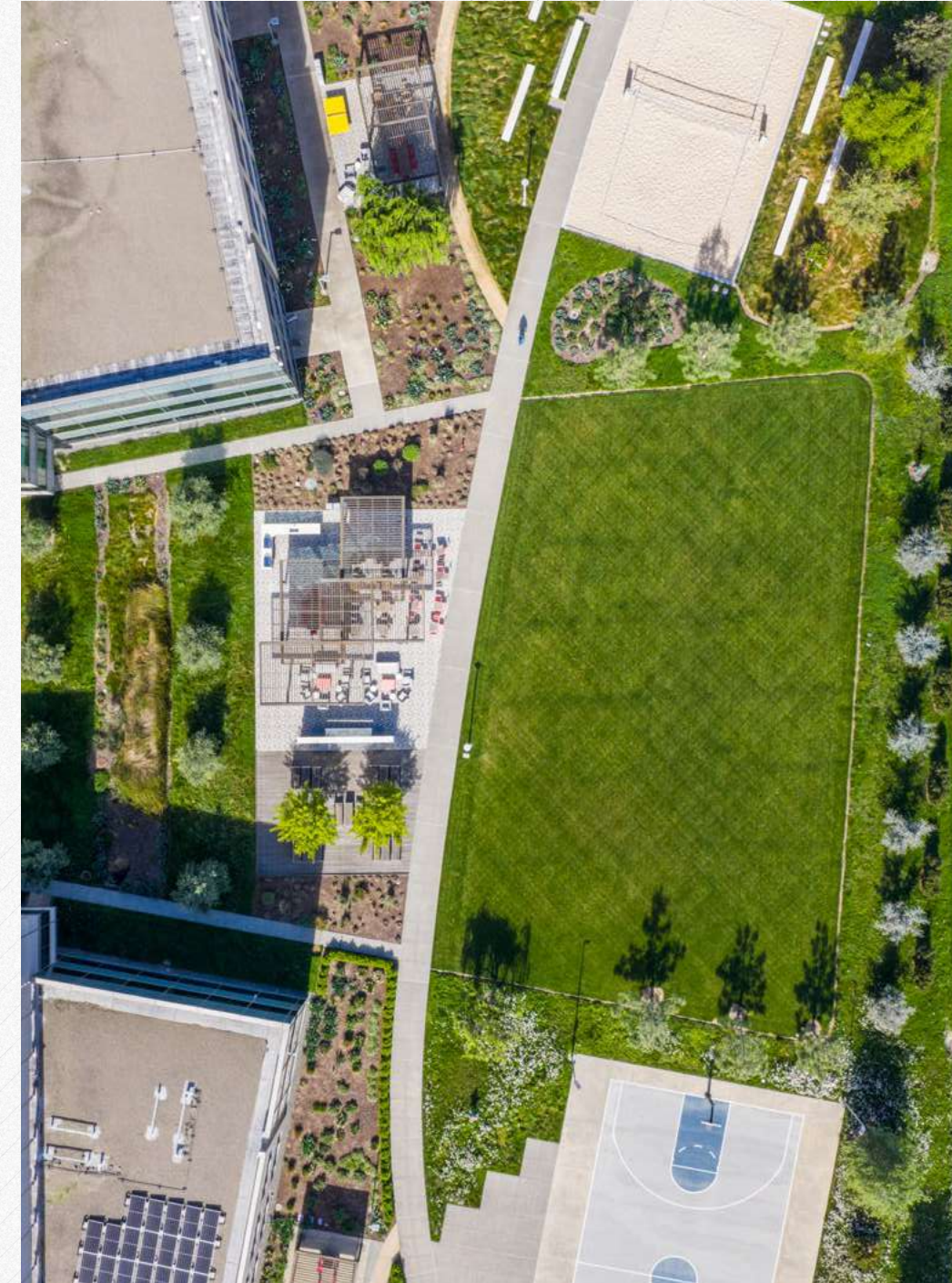
- **DYNAMIC LOBBIES:** Recently upgraded double-height spaces that pair modern art with natural views.
- **SLEEK EXTERIOR:** A contemporary architectural profile built with glass and steel.

## The Green Standard

- **EV POWERED:** A generous 3.3/1,000 parking ratio with EV charging stations on-site.
- **NATURAL WELLNESS:** Plentiful natural light throughout, reducing energy footprints while boosting team morale.
- **DROUGHT TOLERANT CAMPUS LANDSCAPING.**
- **BIKE-FRIENDLY:** Convenient on-site storage for cyclists.

## The Lifestyle

- **ELITE WELLNESS:** Elevate your routine at the Flow Fitness Studio, featuring premium equipment, spacious lockers, and private showers.
- **CAMPUS COMPETITION:** Blow off steam or build team chemistry on our private Pickleball, Basketball, and Volleyball courts.
- **REFUEL & RECHARGE:** Enjoy artisan eats at the new Creekside Café, offering floor-to-ceiling views of the surrounding parklands.
- **AL FRESCO SOCIALS:** Fully-loaded outdoor lounges featuring Ping Pong, BBQ zones, and picnic patios for effortless team hangouts.
- **THE "FRESH AIR" OFFICE:** Take the meeting outside to trellised workrooms or unwind in the Redwood Grove around the social fire pits. Fully enabled with WIFI.
- **UNRIVALED ACCESS:** Step off campus and into the action with over 50 dining, retail, and hotel destinations just a short stroll away.





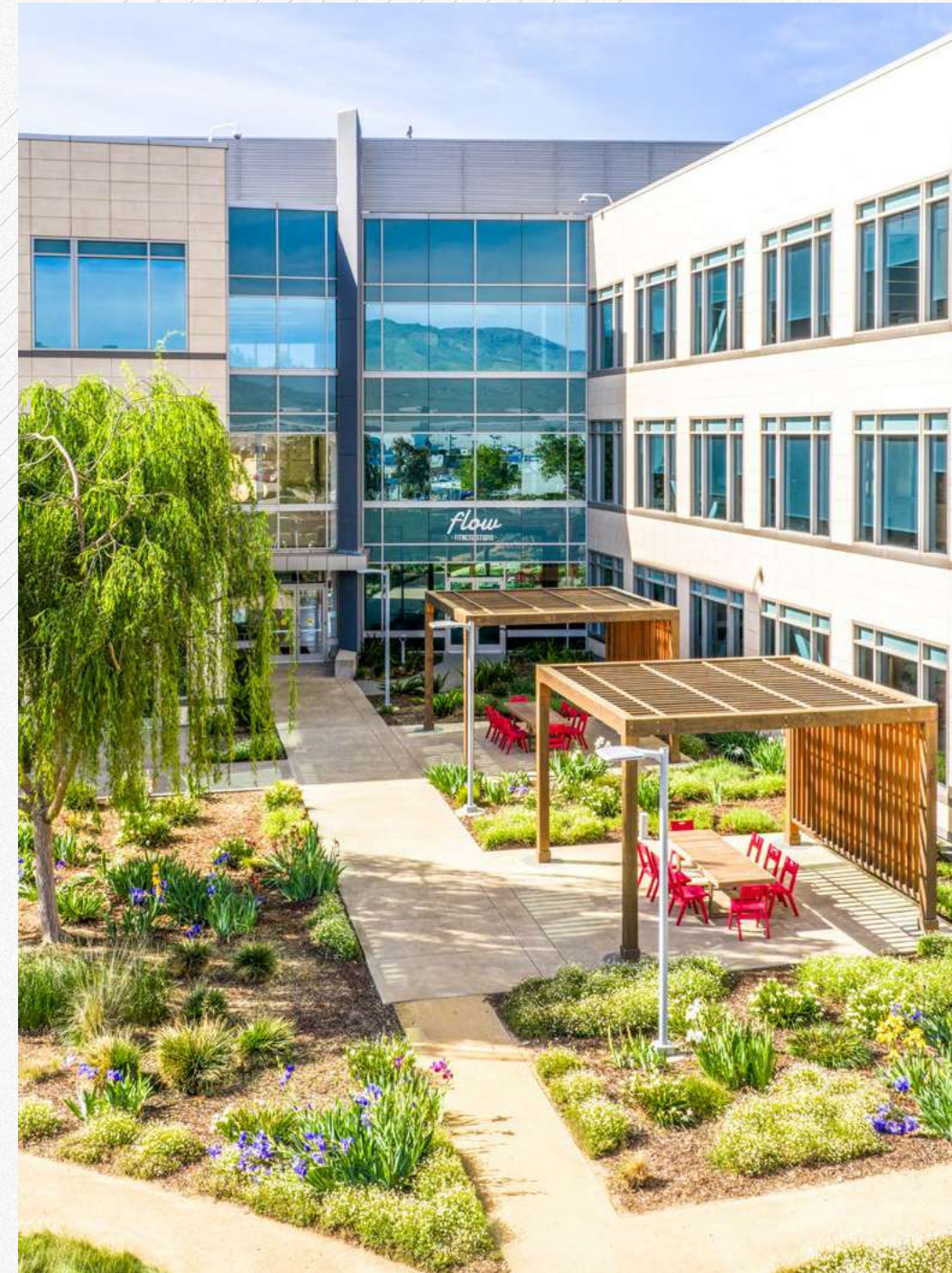
**Modernized**  
Entrances

**New Lobby**  
Renovations





**Over 4 Acres**  
of Open-Air Work Zones and a  
Fully Equipped Park Retreat

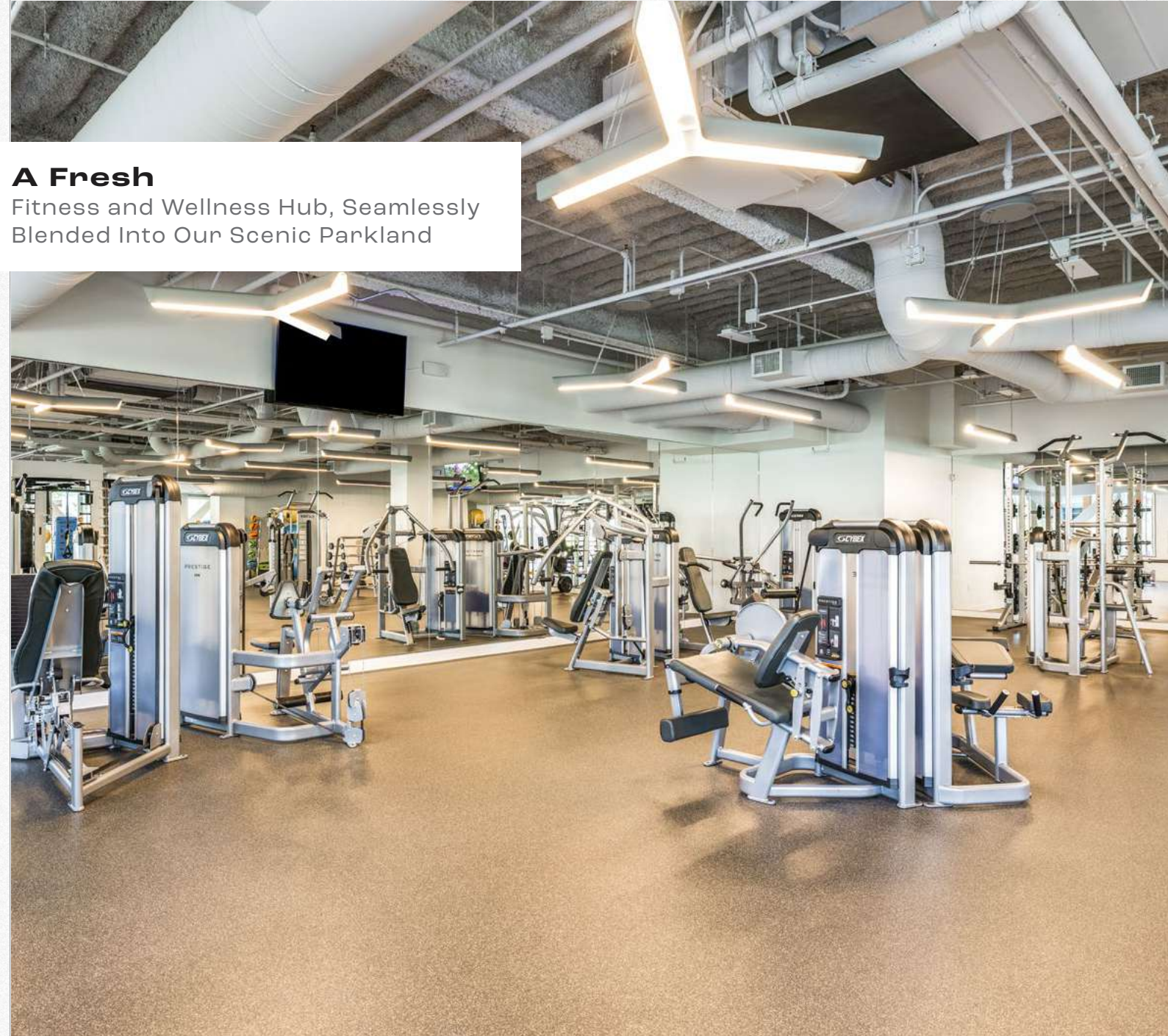




**Generous**

Outdoor Spaces Designed to Harmonize Professional Productivity and Personal Well-Being





**A Fresh**

Fitness and Wellness Hub, Seamlessly  
Blended Into Our Scenic Parkland



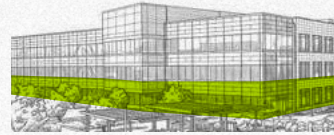


**Full Service Cafe**

offering wide array of food and beverage options



# FIRST FLOOR



## **NORTH SIDE**

**±10,815 RSF**

Currently in shell condition

[Click to View  
Hypothetical Floor Plan](#)

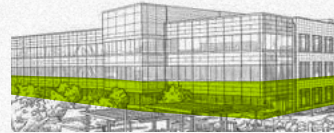


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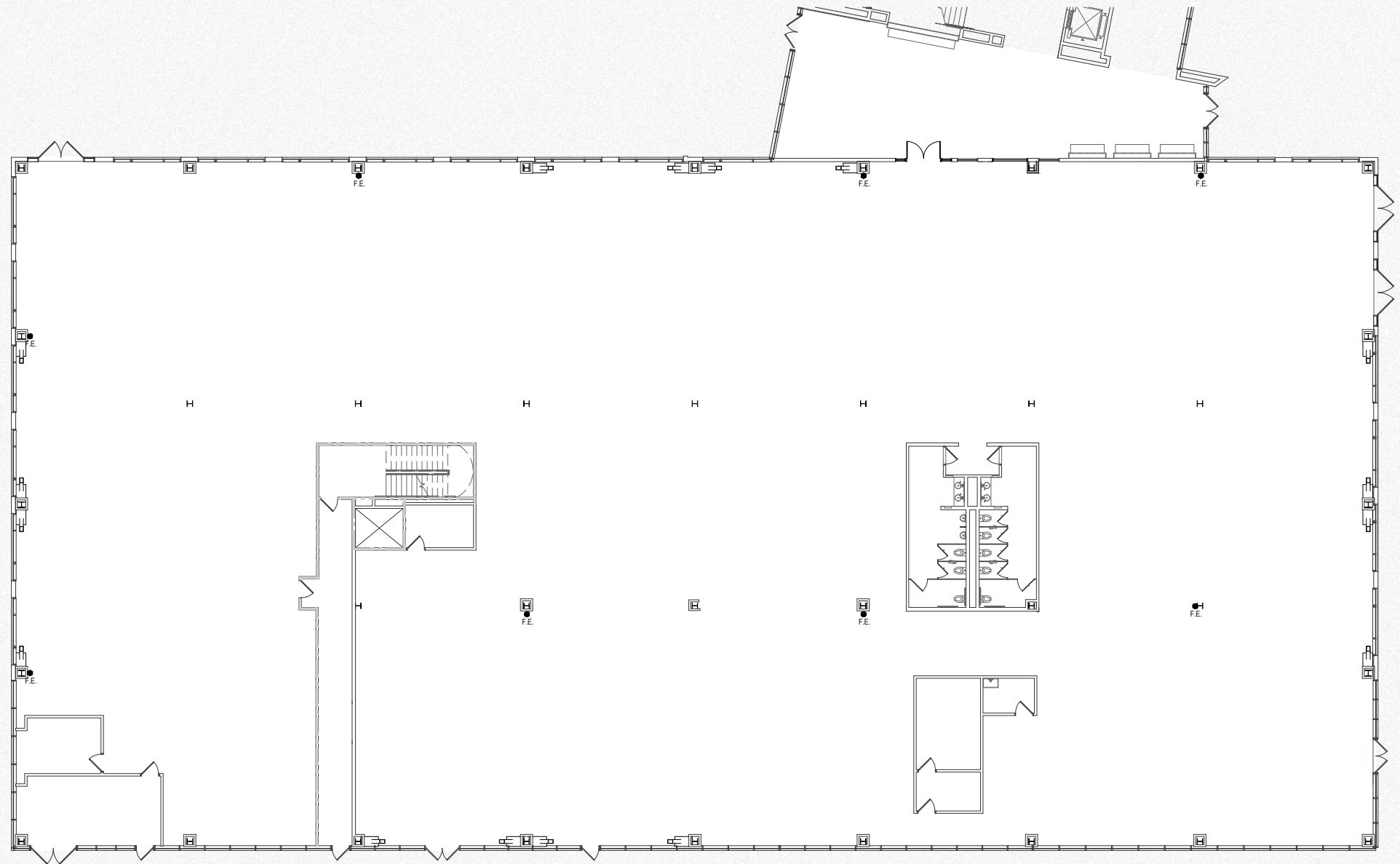


## SOUTH SIDE

±30,960 RSF

Currently in shell condition

[Click to View  
Hypothetical Floor Plan](#)



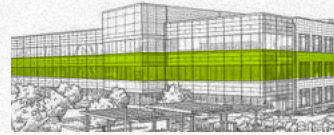
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# SECOND FLOOR

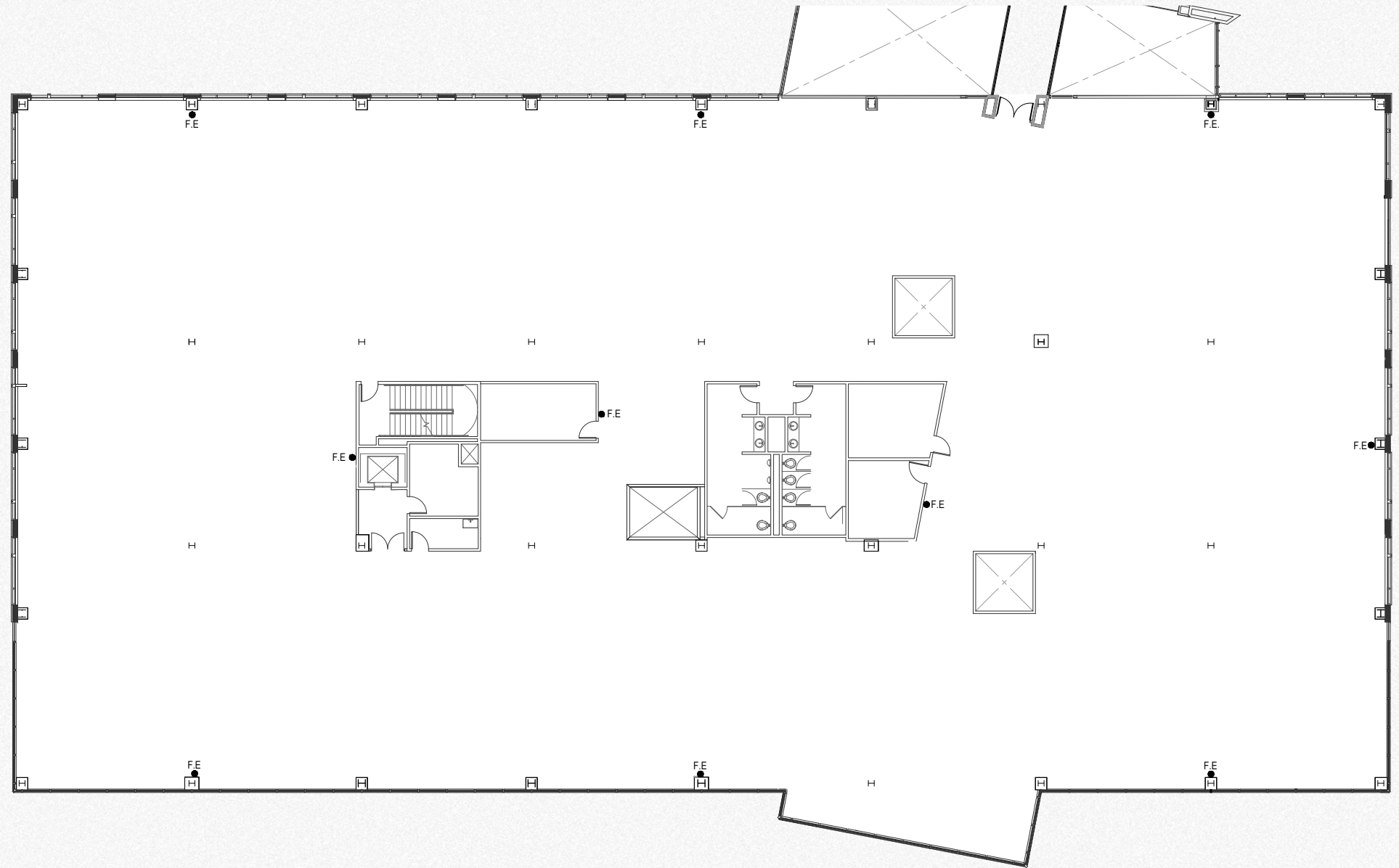


## SOUTH SIDE

±32,515 RSF

Currently in shell condition

[Click to View  
Hypothetical Floor Plan](#)

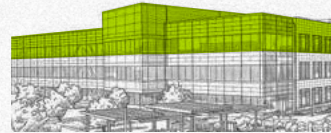


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## SOUTH SIDE

±32,269 RSF

Market Ready Work Underway

[Click to View  
Hypothetical Floor Plan](#)



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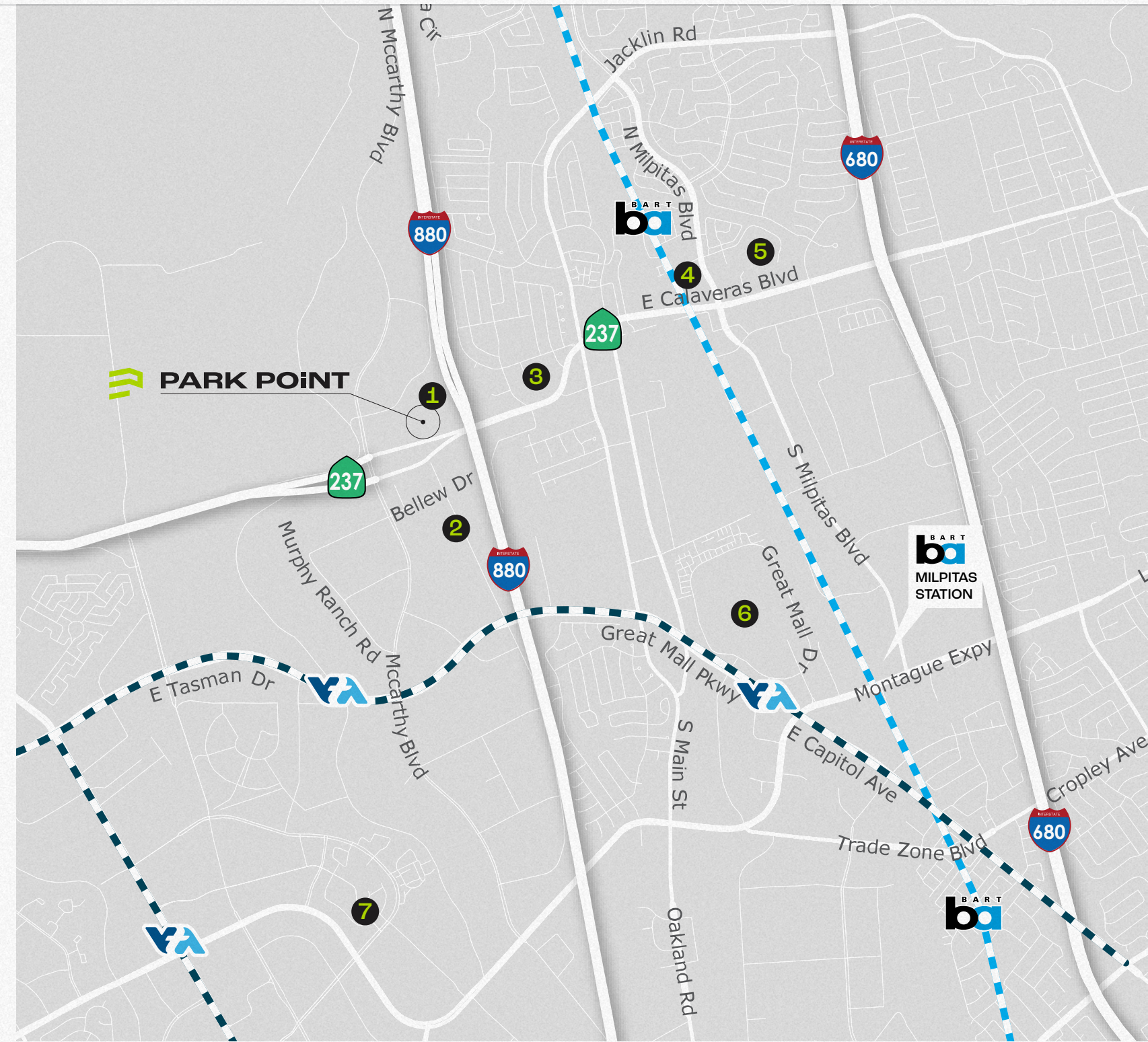
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# AMENITIES



- 1. McCarthy Ranch**  
Best Buy, PetSmart, Ross Dress for Less, Dollar Tree, Black Angus, Starbucks, Red Kwali, On The Border, HomeTown Buffet, Romano's Macaroni Grill, Applebee's, In-N-Out Burger, Mirch Masala, Michael's, Larkspur Landing, Hilton Garden Inn, Bank of America, Banana Leaf, Sushi King
- 2. Milpitas Square**  
Dragon Gate BBQ, Chili Garden, Falafel Bite, Aasna, Darda Seafood, Wangs, My Dumpling, Kee Wah Bakery, Liang's Kitchen, Pepper Lunch USA, Mayflower, Anjappar Chettinad Indian, Hot Pot City, Sizzling Stone, Loving Hut, Fantasia, Thai Town, East West Bank, Crowne Plaza, Hampton Inn, Staybridge Suites, Extended Stay America, Chevron, Technology Credit Union, 85C Bakery, Thai Cafe, 99 Ranch Market
- 3. Calaveras Plaza**  
Chili Palace, Uotomo Sushi, L&L, Lee's Sandwiches, Paris Baquette, Rasoi, Jang Su Jang, 76, ARCO
- 4. Beresford Square**  
CVS Pharmacy, Chase Bank, Mountain Mike's Pizza, Honey Thai, Marina Grocery, GNC, Bento Xpress, Citibank, La Milpa, Orchard Supply
- 5. Milpitas Town Center**  
Erik's DeliCafe, Cheese Steak Shop, KeyPoint Credit Union, Safeway, Peet's, Commonwealth Central Credit Union, Jamba Juice, Sushi Maru, Staples, Giorgio's, Patelco Credit Union, Red Lobster, El Torito
- 6. Great Mall**  
Cinemark 20, Dave & Buster's, Outback Steakhouse, Kohl's, Bed Bath & Beyond, Jollibee, Starbucks, BevMo!, Nike Factory, Andersen Bakery, Red Robin, Chipotle, Olive Garden, Chevron, Subway, Little Tokyo, Mayflower
- 7. Park Town Plaza**  
Falafels N More, Premier Pizza, Starbucks, Kaati Fresh, Hobee's, Chase Bank





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