

ORCHARD TRIMBLE

SAN JOSE, CALIFORNIA



±31,968 SF - ±95,904 SF

EXPERTLY LEASED BY:



CUSHMAN &
WAKEFIELD

PROUDLY OWNED BY:



GROSVENOR

PROJECT HIGHLIGHTS

PREMIUM FEATURES:

2610 Orchard
±63,936 SF

55 W Trimble
±31,968 SF

- › 2610 Orchard & 55 W Trimble can combine for ±95,904 SF
- › Move in Ready Interiors with Exceptional Glassline
- › Recently Installed Solar (Estimated to Reduce Monthly Electricity Costs by \$0.15 PSF)
- › ±3.25/1,000 Parking
- › Dock & Grade Level Loading

AMENITIES:

- › Common Fitness Center with Showers & Lockers at 2630 Orchard Parkway
- › Expansive Private Outdoor Collaboration Space with BBQ, Bocce Court, and Multiple Seating Areas

PROXIMITY:

- › 9 Minute Walk to Bonaventura/N First Street VTA Light Rail Station
- › 16 Minutes on VTA Light Rail to Milpitas BART Station Across the Street from The Marketplace Restaurants on N First Street & W Trimble Road
- › Excellent Access to Highways 101, 237, 880 & San Jose International Airport

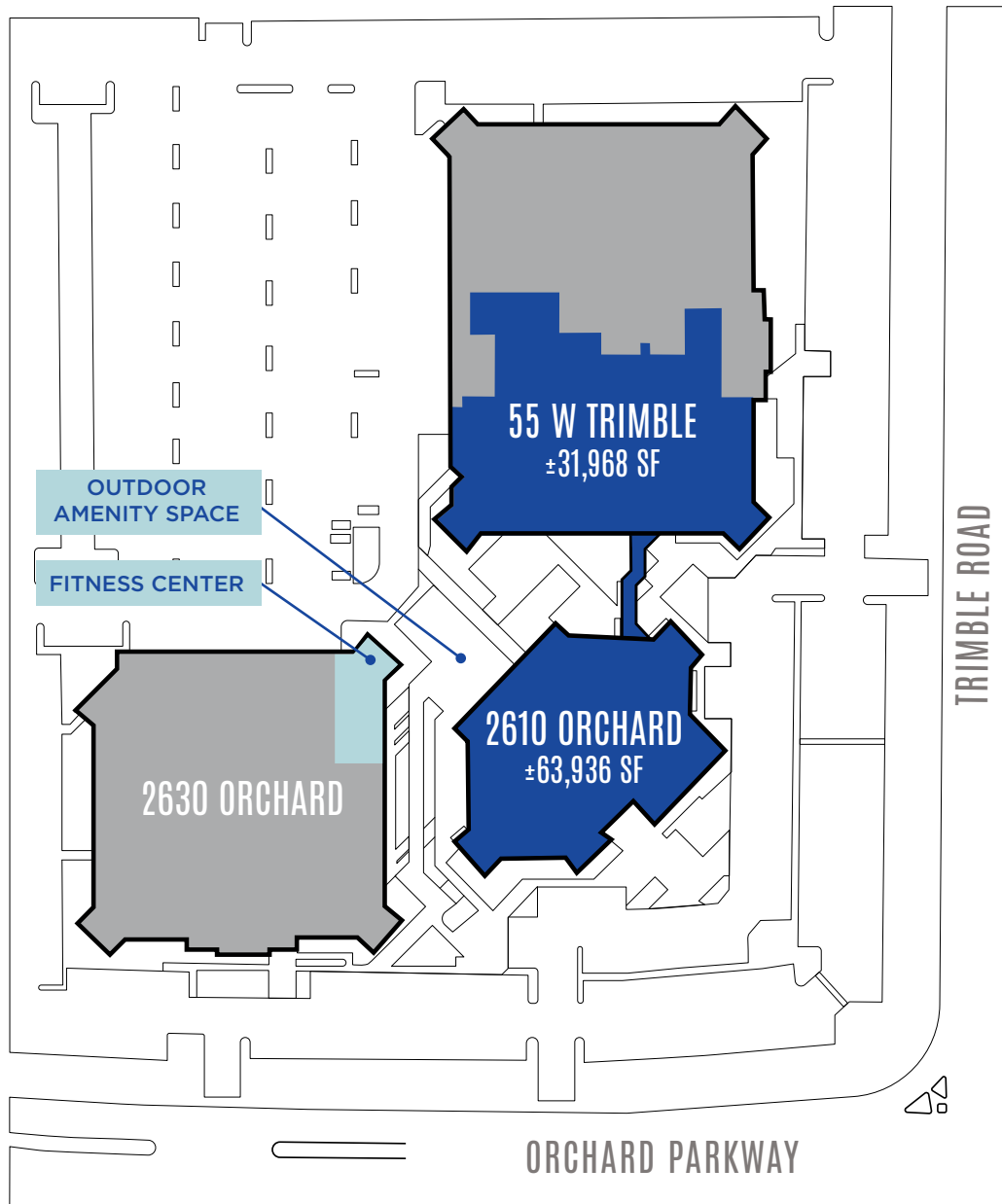
ORCHARD TRIMBLE



ORCHARD TRIMBLE



SITE PLAN



ORCHARD TRIMBLE



BUILDING SPECS

2610 ORCHARD PARKWAY: ±63,936 SF

› 3 STORIES

› **POWER:** 1,600 Amps @ 277/480V

› **FLOOR-TO-FLOOR HEIGHTS:**

1st Floor - ±15'; 2nd Floor - ±15'; 3rd Floor - ±14'

› **COLUMN SPACING:** 30' x 30'

› **ELEVATOR:** Single 2,500 lb Hydraulic Passenger / Freight

55 WEST TRIMBLE ROAD: ±31,968 SF GROUND FLOOR SPACE

› **PARTIAL 2 STORY**

› **LOADING:** (1) Dock and (1) Shared Dock

› **POWER:** 1,200 Amps @ 277/480V

› **FLOOR-TO-FLOOR HEIGHTS:** ±15'

› **COLUMN SPACING:** 48' x 23' (Single Story); 24' x 23' (Two Story)

› **ELEVATOR:** Single 2,500 lb Capacity Hydraulic Passenger/Freight

ORCHARD TRIMBLE

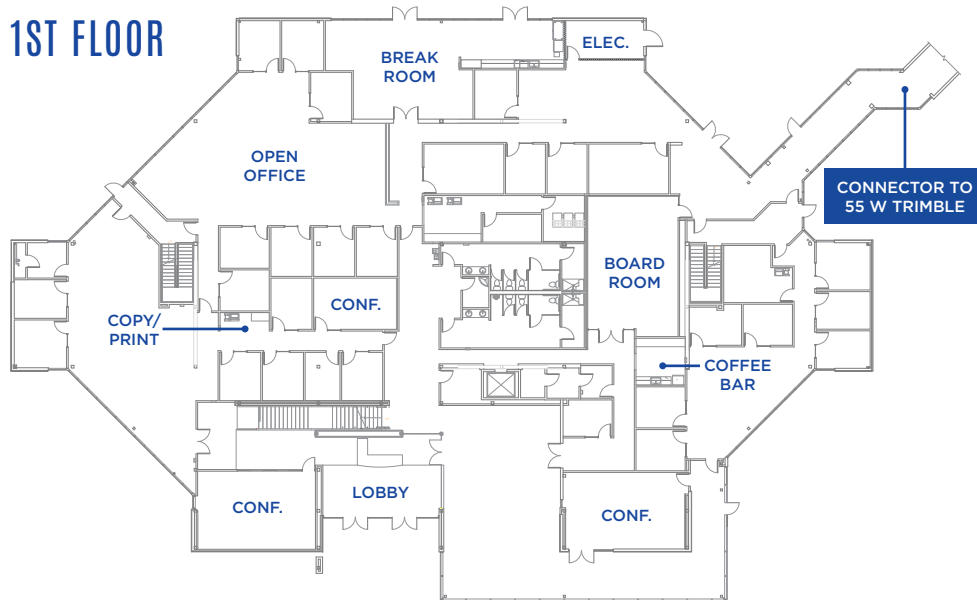


2610 ORCHARD PARKWAY: ±63,936 SF

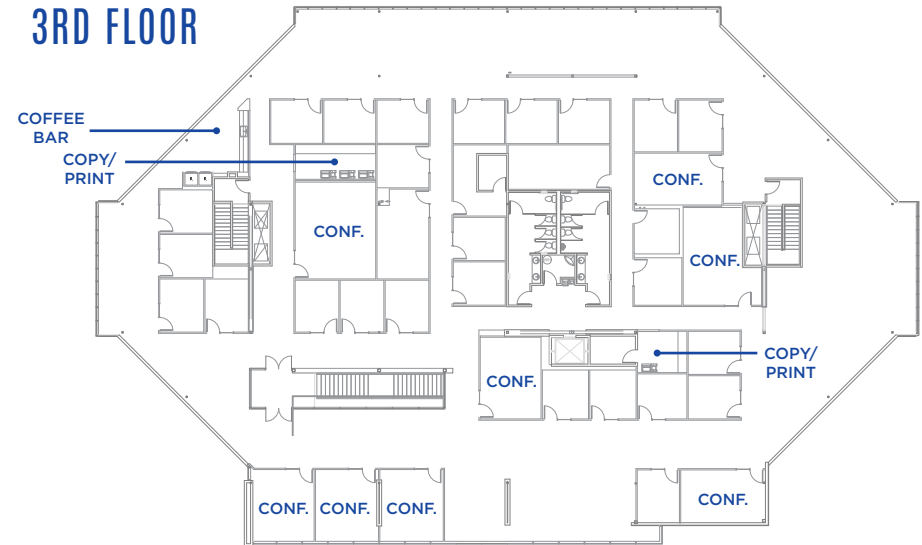
ORCHARD
TRIMBLE

EXISTING FLOOR PLAN

1ST FLOOR



3RD FLOOR



1ST FLOOR:

- > 26 Offices
- > 5 Conference Rooms
- > 1 Board Room
- > 1 Break Room
- > 1 Coffee Bar
- > 2 Copy/Print

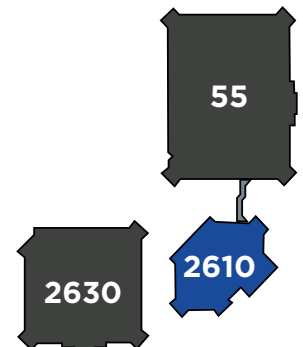
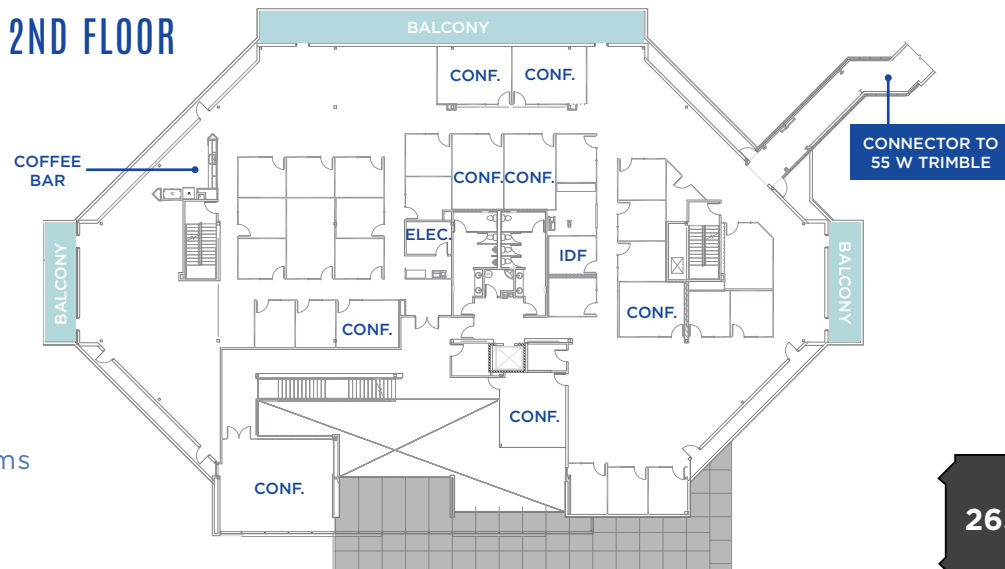
2ND FLOOR:

- > 21 Offices
- > 9 Conference Rooms
- > 1 Coffee Bar
- > 1 Copy/Print

3RD FLOOR:

- > 26 Offices
- > 8 Conference Rooms
- > 1 Coffee Bar
- > 1 Copy/Print

2ND FLOOR

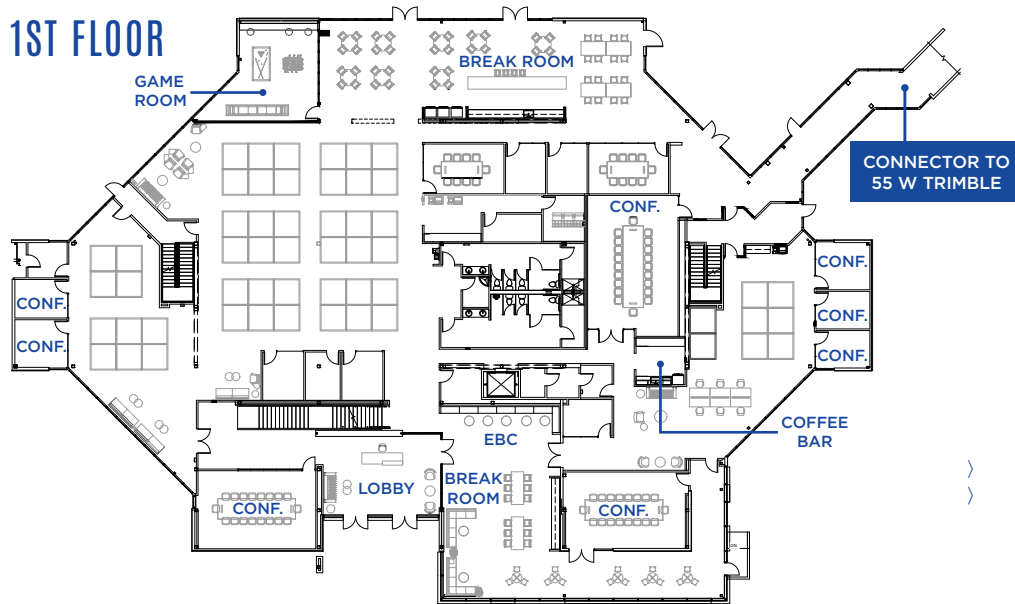


2610 ORCHARD PARKWAY: ±63,936 SF

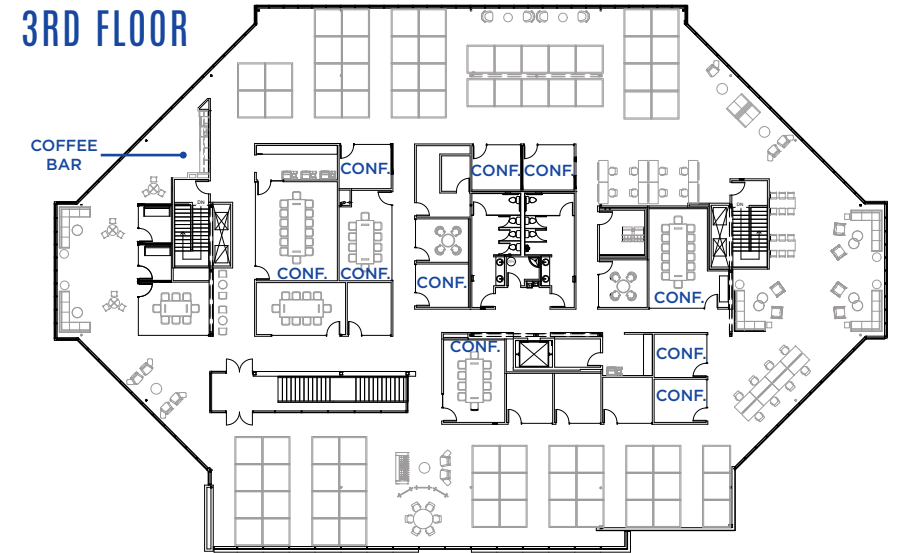
HYPOTHETICAL FLOOR PLAN

ORCHARD
TRIMBLE

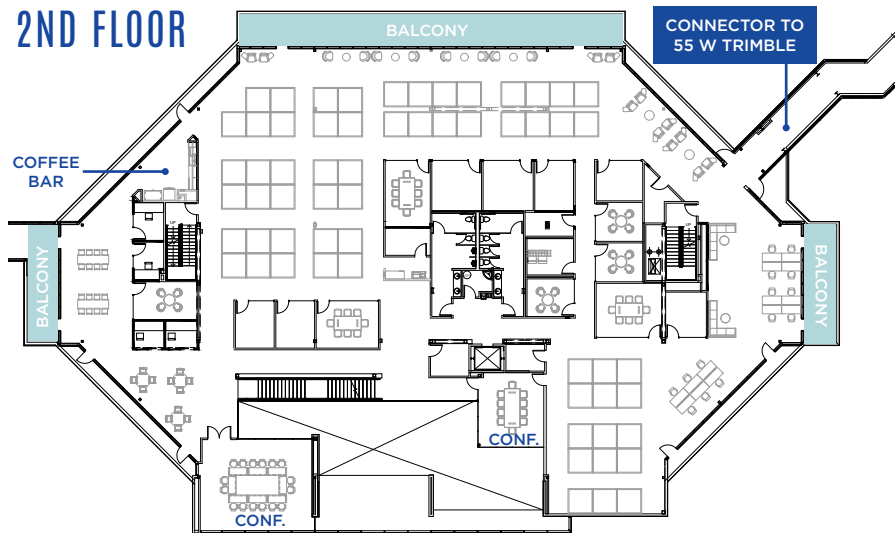
1ST FLOOR



3RD FLOOR



2ND FLOOR



1ST FLOOR:

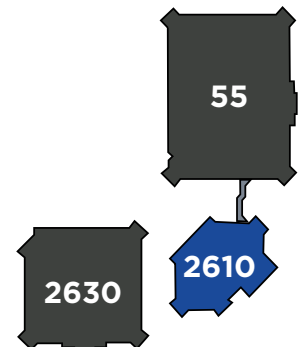
- › 7 Conference Rooms
- › 8 Offices
- › 1 Break Room
- › 1 Game Room
- › 1 Coffee Bar
- › 1 Copy/Print

2ND FLOOR:

- › 15 Conference Rooms
- › 1 Coffee Bar
- › 1 Copy/Print

3RD FLOOR:

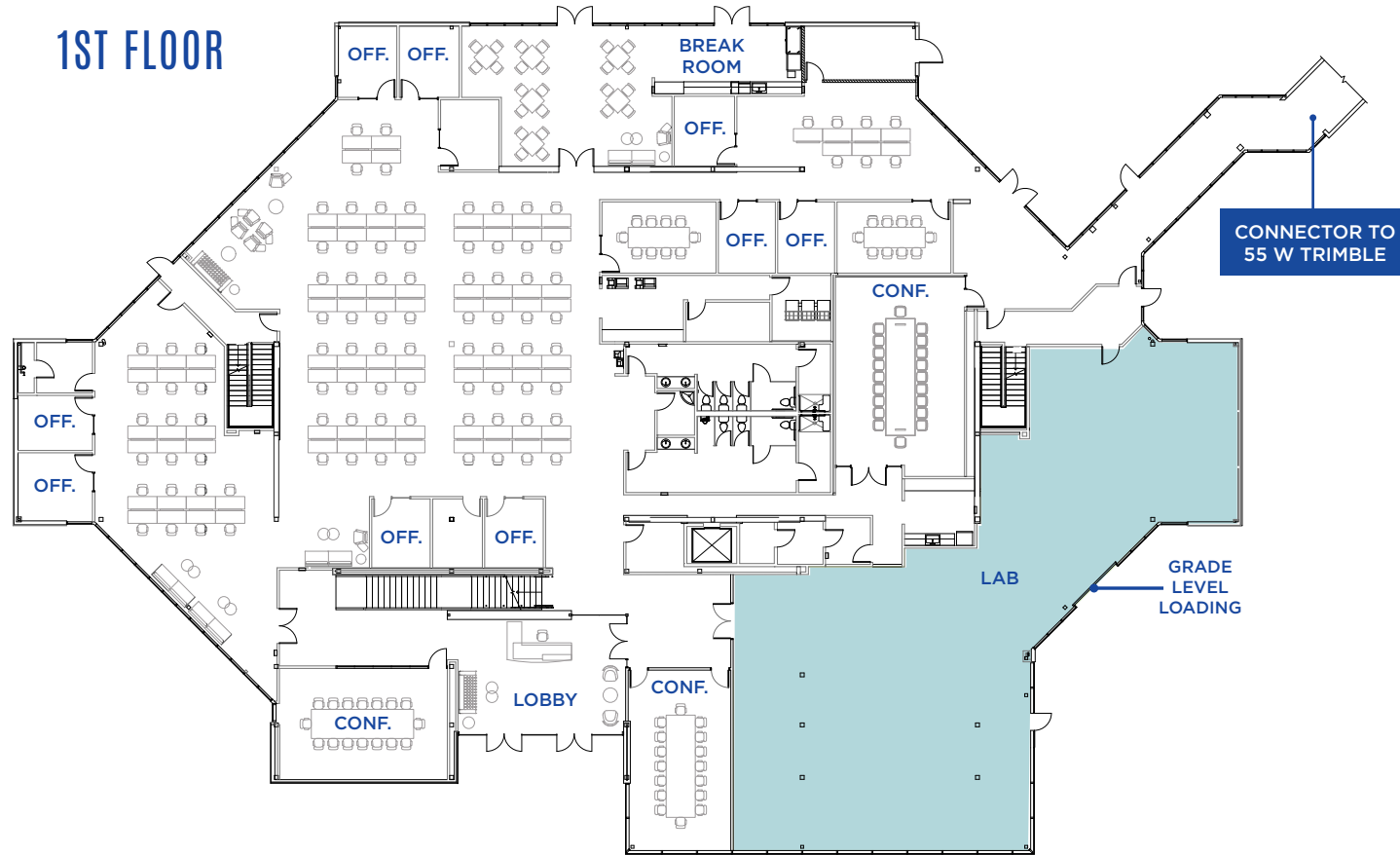
- › 18 Conference Rooms
- › 1 Coffee Bar
- › 1 Copy/Print



2610 ORCHARD PARKWAY: ±63,936 SF

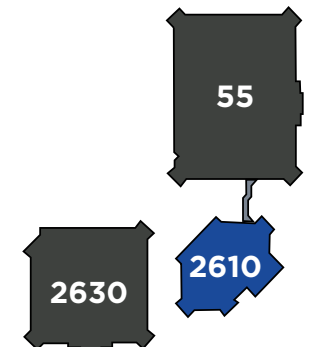
HYPOTHETICAL LAB FLOOR PLAN

ORCHARD
TRIMBLE



1ST FLOOR:

- › 6 Conference Rooms
- › 10 Offices
- › 1 Break Room
- › 1 Coffee Bar
- › Grade Level Loading

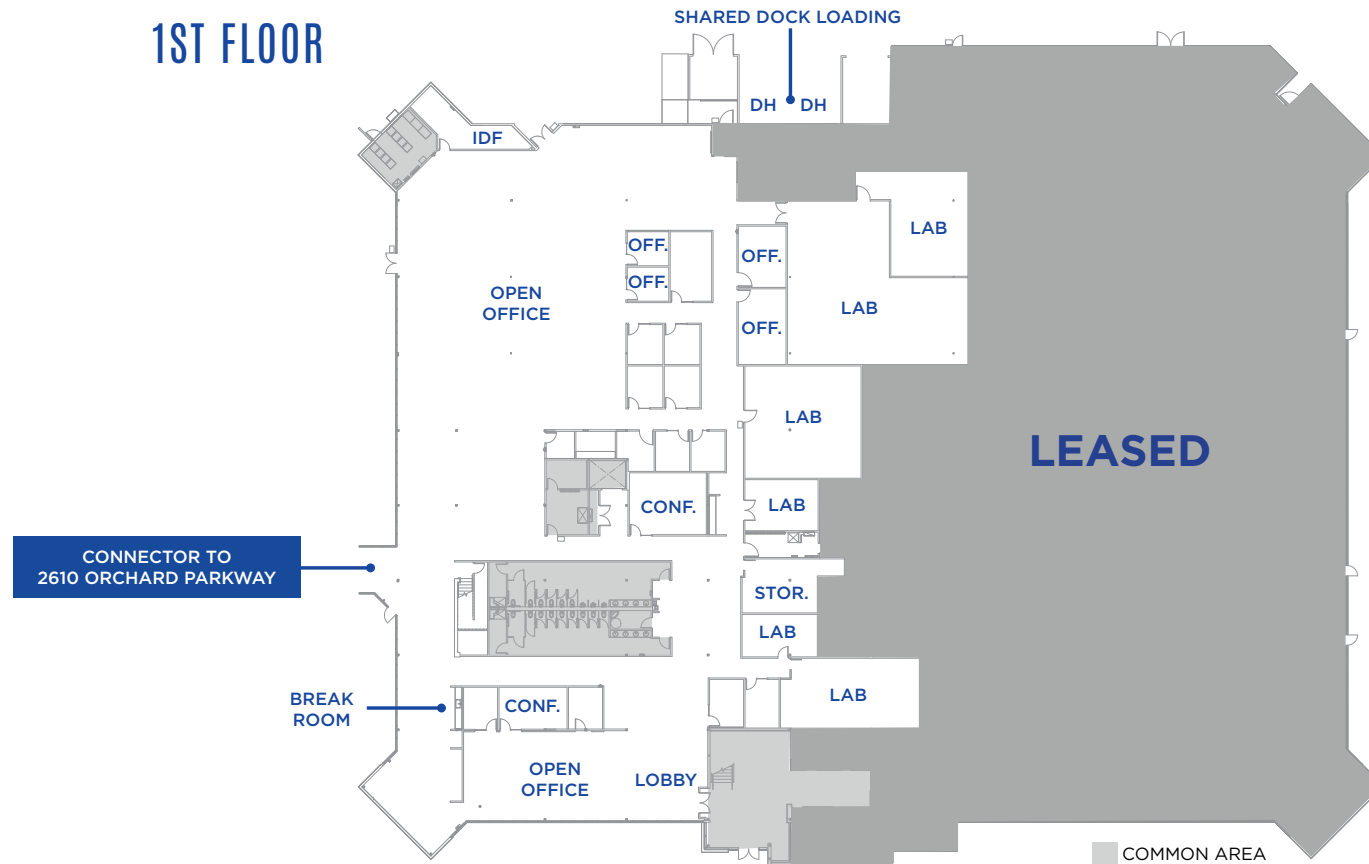


55 WEST TRIMBLE ROAD: ±31,968 SF

CAN BE COMBINED WITH 2610 ORCHARD FOR A TOTAL OF ±95,904 SF

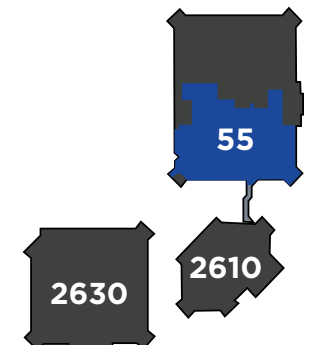
ORCHARD
TRIMBLE

1ST FLOOR



1ST FLOOR:

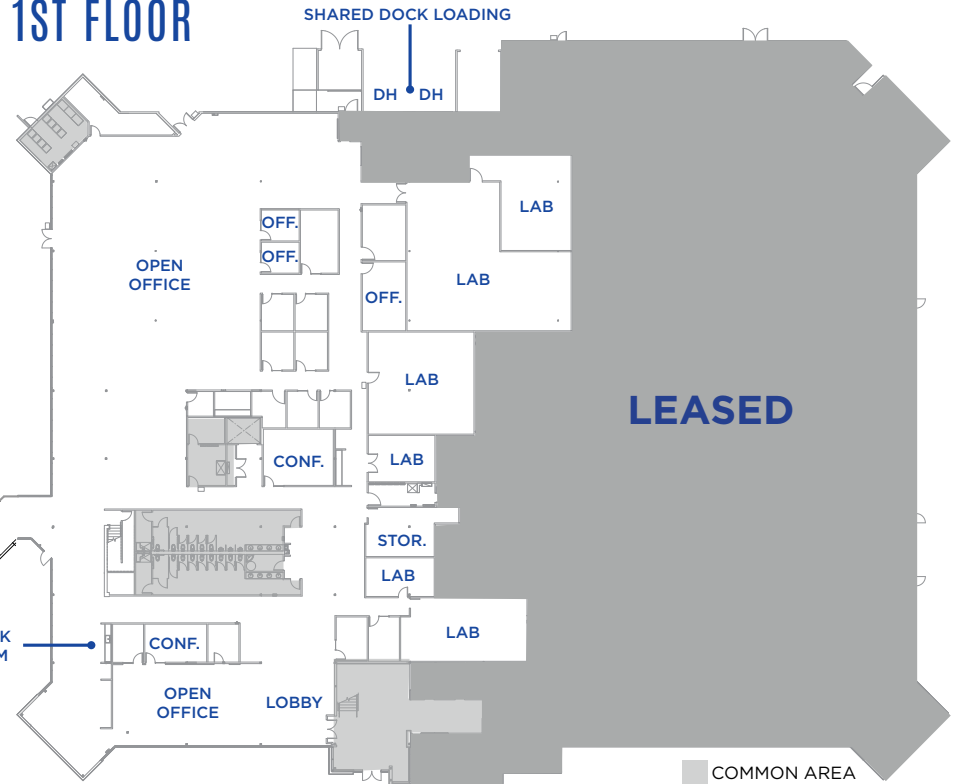
- > 12 Offices
- > 3 Conference Rooms
- > Multiple Labs
- > 1 Break Room
- > Copy/Print
- > 2 Shared Docks



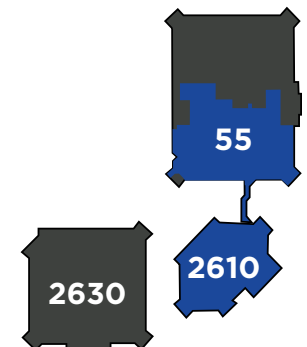
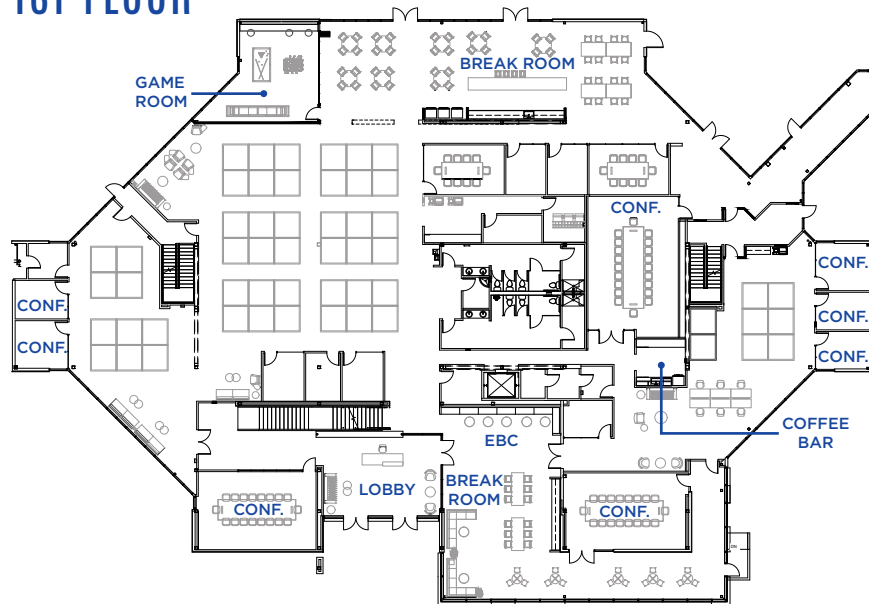
55 WEST TRIMBLE & 2610 ORCHARD BUILDINGS

ORCHARD
TRIMBLE

55 W TRIMBLE 1ST FLOOR



2610 ORCHARD 1ST FLOOR



OUTDOOR AMENITY SPACE HYPOTHETICAL PLANS

ORCHARD
TRIMBLE



NEARBY AMENITIES

ORCHARD TRIMBLE



@FIRST

Blue Water Seafood	Panera Bread
Chick-fil-A	Rok Steakhouse & Grill
Chiptole	SAJJ
CVS	Shan Restaurant
Fish's Wild Fish Grill	Shan Tandoori Pizza
Five Guys Burgers and Fries	Starbucks
Panda Express	

RIVERMARK VILLAGE

Starbucks	Easterly
Safeway	Hyatt House
Fantasia Coffee & Tea	The Kebab Shop
Red Robin	Poke House
Peet's Coffee	Meet Fresh
Premier Pizza	Dave's Hot Chicken
Chipotle	Cold Stone
Jersey Mike's Subs	EggHead Sando

SANTA CLARA SQUARE MARKETPLACE

Barebottle Brewing Company	Jaks Authentic Indian
Chiptole	Lee's Sandwiches
Club Pilates	Mountain Mike's Pizza
CorePower Yoga	Opa!
Eureka!	Pacific Catch
Fleming's Prime Steakhouse	Puesto
Gong Cha	Starbucks
The Halal Guys	Whole Foods Market
Il Fornaio	

First Mart
Sendo Sushi
Sri's Kitchen
Round Table Pizza
Mina's Korean BBQ
Halal Gyro
La Catalana
Co Ba Dessert Tea & Coffee

Caffe Bene
Mac Park BBQ
Faz

Starbucks
Mortar & Pestle Bar
Curry Up Now
Laksana

iJava Café

RIVER OAKS PLAZA

Mountain Mike's Pizza
Starbucks
Tortilla House Mexican Grill
Subway
Bibimbowl

Sheraton San Jose
Sonesta Silicon Valley

THE MARKETPLACE

Starbucks	Una Mas Mexican Grill
Okayama Express	Pho Viet
Thai Orchid	Dish n' Dash
Ume Chinese Food	Annas Curry Point
T&T Fusion	Homewood Suites by Hilton



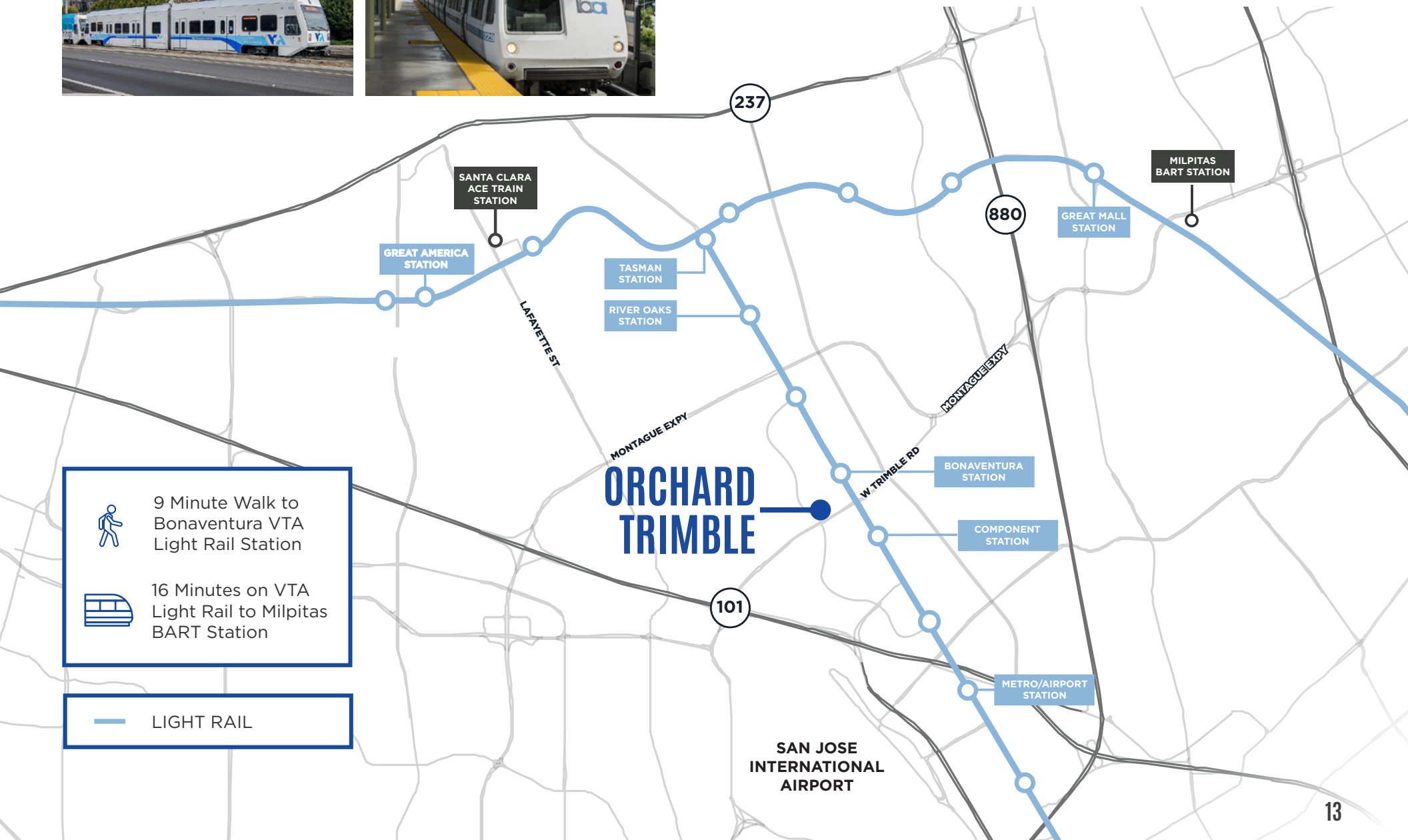
HOMESWOOD
SUITES by Hilton

SAN JOSE
INTERNATIONAL
AIRPORT

TRANSPORTATION MAP



ORCHARD TRIMBLE



ORCHARD TRIMBLE

SAN JOSE, CALIFORNIA

2610 ORCHARD ±63,936 SF
55 WEST TRIMBLE ±31,968 SF

EXPERTLY LEASED BY:



PROUDLY OWNED BY:



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