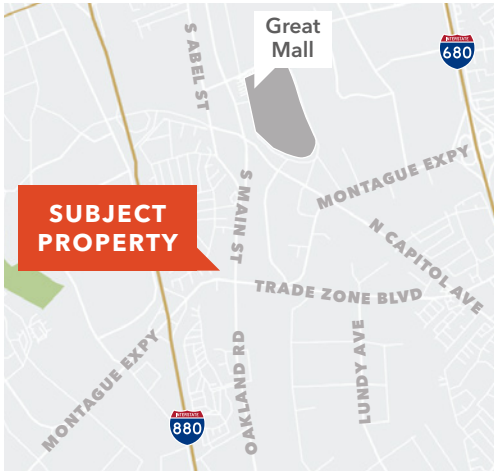


FOR LEASE

South Bay Tech Center

MONTAGUE EXPY @ SOUTH MAIN ST, MILPITAS, CA



FOR LEASE

South Bay Tech Center

MONTAGUE EXPY @ SOUTH MAIN ST, MILPITAS, CA

PROPERTY FEATURES

Office & Flex units available

Possible expansion within park

Parking 3/1,000

Zoning C2 commercial

High visibility project

Access Hwys 880 & 680

Call to tour

CURRENT AVAILABILITIES

Address	Bldg	SF	Type	Price	Comments
1765 S Main St #117	6	±6,668	Flex	\$1.95 Gross	Available 12.31.21, will be vacating early
1745 S Main St	3	±6,070	Flex	\$1.95 Gross	Private offices, open office, kitchen, GL door
1759 S Main St #108	5	±3,422	Office	\$1.95 Gross	Office, warehouse, grade level loading. Available 9/30/2021
1639-A S Main St	2	±2,562	Office (Upstairs)	\$1.85 Gross	
1709 S Main St	3	±2,500	Flex	\$1.95 Gross	
1649-A Main St	2	±2,012	Office (Upstairs)	\$1.85 Gross	3 offices, conference room, coffee bar, and balcony
1647 S Main St #200	2	±1,446	Office (Upstairs)	\$2.25 Full Service	
1645 S Main St #200	2	±1,285	Office (Upstairs)	\$2.25 Full Service	
1643-A S Main St	2	±1,281	Office (Upstairs)	\$1.85 Gross	
1637-A S Main St	2	±1,281	Office (Upstairs)	\$1.85 Gross	
1613-A S Main St	1	±1,278	Office (Upstairs)	\$2.25 Gross	
1611-A S Main St	1	±1,278	Office (Upstairs)	\$2.25 Gross	
1609-A S Main St	1	±1,278	Office (Upstairs)	\$2.25 Gross	Available 11.30.21
1603-A S Main St	1	±1,278	Office (Upstairs)	\$2.25 Gross	



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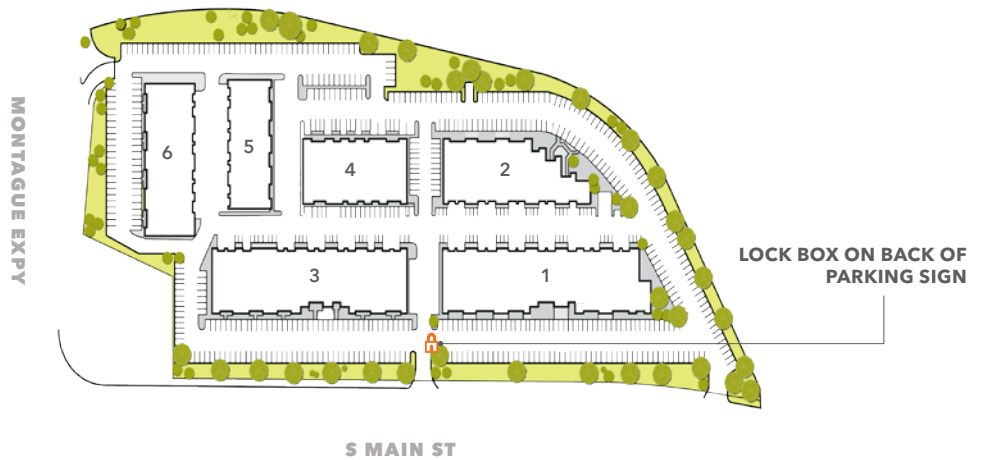
Call to tour

EXECUTIVE SUITES - CURRENT AVAILABILITIES

Address	Bldg	SF	Type	Price	Comments
1645 S Main St #212	2	±600	Office (Upstairs)	\$2.75 Full Service	* Available 10.31.21
1613 S Main St #102	1	±551	Office	\$2.75 Full Service	*
1613 S Main St #103	1	±415	Office	\$2.75 Full Service	*
1645 S Main St #208	2	±335	Office (Upstairs)	\$2.75 Full Service	* 2nd Floor Office Space
1605 S Main St #124	1	±327	Office	\$2.75 Full Service	* Available 8/1/2021
1605 S Main St #125	1	±322	Office	\$2.75 Full Service	*
1605 S Main St #109	1	±211	Office	\$2.75 Full Service	*
1613 S Main St #107	1	±204	Office	\$2.75 Full Service	* Available 10.31.21
1619 S Main St #103	1	±166	Office	\$2.75 Full Service	* Available 10.31.21
1649 S Main St #106	2	±139	Office	\$2.75 Full Service	* Available 10.31.21

Shared Conference Rooms Available

* Suites under 1,000 SF do not include janitorial



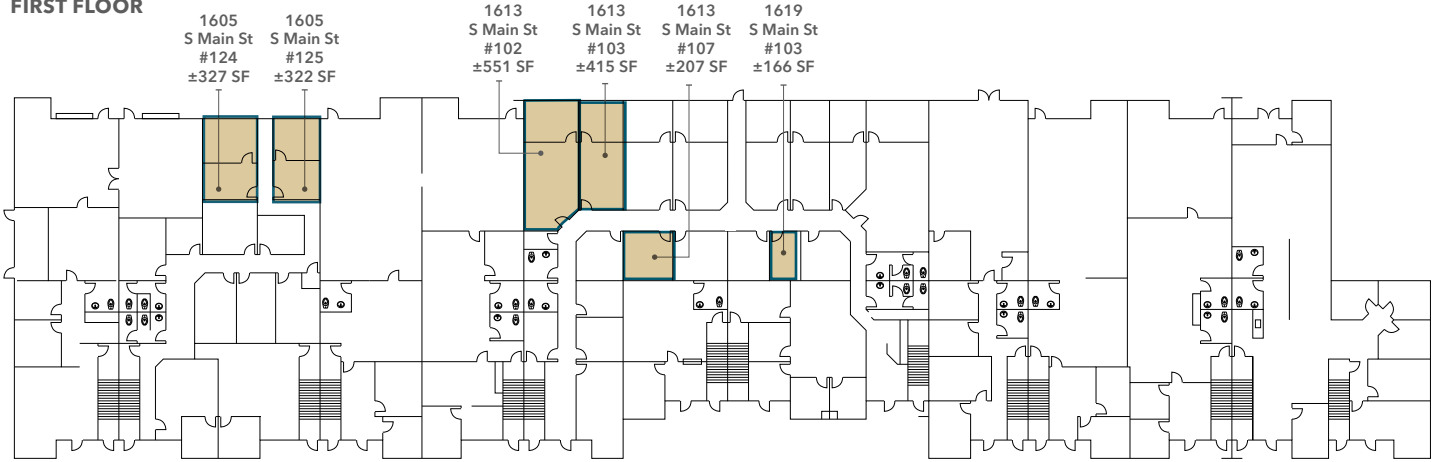
FOR LEASE

South Bay Tech Center

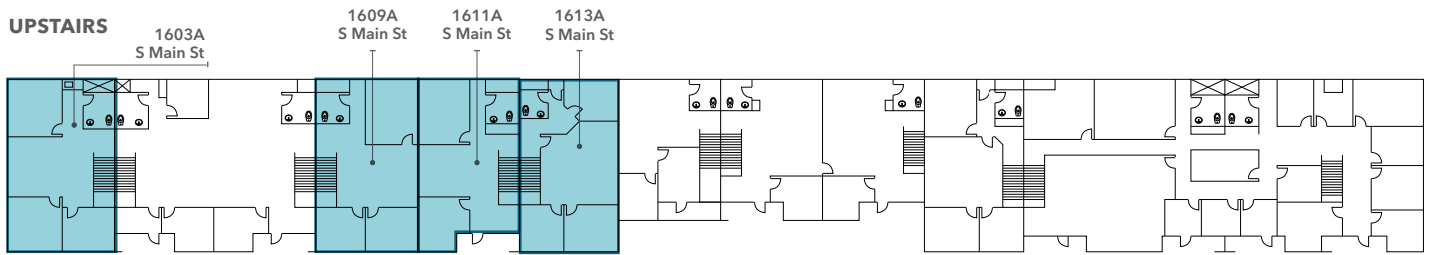
MONTAGUE EXPY @ SOUTH MAIN ST, MILPITAS, CA

Building 1

FIRST FLOOR



UPSTAIRS



AVAILABILITIES

Address	Bldg	SF	Type	Price	Comment
1613-A S Main St	1	±1,278	Office (Upstairs)	\$2.25 Gross	
1611-A S Main St	1	±1,278	Office (Upstairs)	\$2.25 Gross	
1609-A S Main St	1	±1,278	Office (Upstairs)	\$2.25 Gross	Available 11.30.21
1603-A S Main St	1	±1,278	Office (Upstairs)	\$2.25 Gross	
1613 S Main St #102	1	±551	Office	\$2.75 Full Service	*
1613 S Main St #103	1	±415	Office	\$2.75 Full Service	*
1605 S Main St #124	1	±327	Office	\$2.75 Full Service	*
1605 S Main St #125	1	±322	Office	\$2.75 Full Service	*
1613 S Main St #107	1	±204	Office	\$2.75 Full Service	* Available 10.31.21
1619 S Main St #103	1	±166	Office	\$2.75 Full Service	* Available 10.31.21



*FLOOR PLANS ARE NOT TO SCALE AND DO NOT NECESSARILY REFLECT THE MOST CURRENT IMPROVEMENTS

* Suites under 1,000 SF do not include janitorial

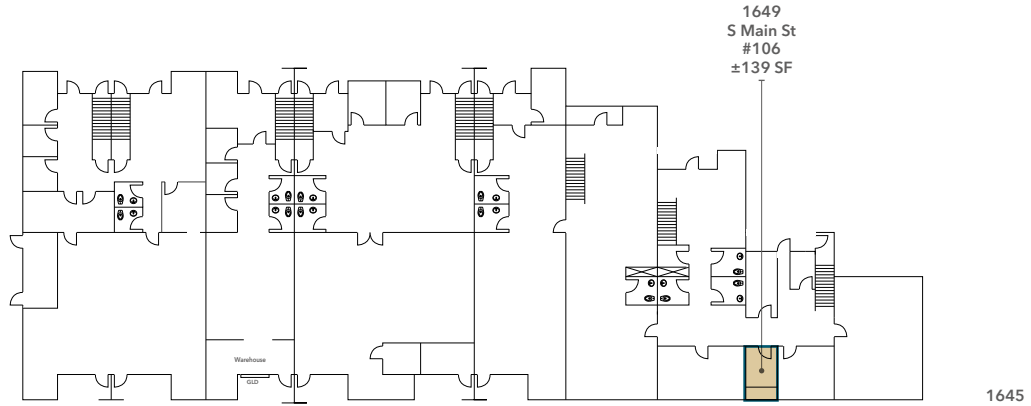
FOR LEASE

South Bay Tech Center

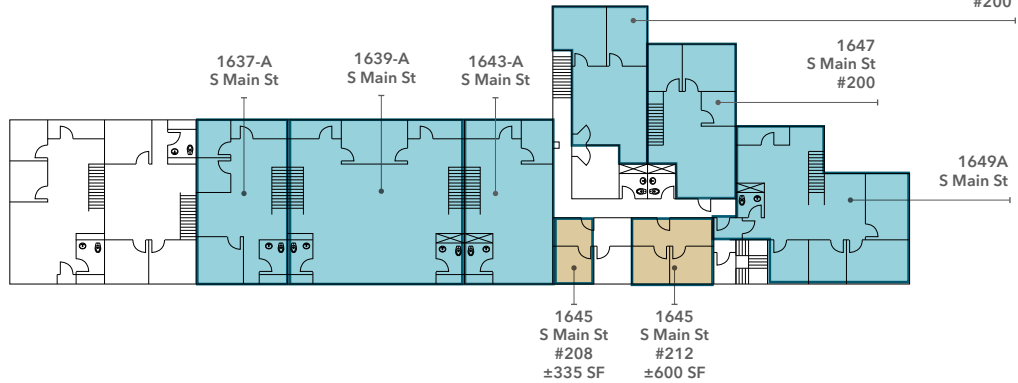
MONTAGUE EXPY @ SOUTH MAIN ST, MILPITAS, CA

Building 2

FIRST FLOOR

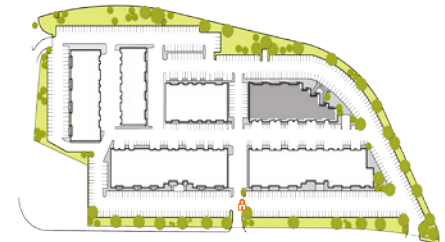


UPSTAIRS



AVAILABILITIES

Address	Bldg	SF	Type	Price	Comment
1639-A S Main St	2	±2,562	Office (Upstairs)	\$1.85 Gross	
1649-A Main St	2	±2,012	Office (Upstairs)	\$1.85 Gross	3 offices, conference room, coffee bar, and balcony
1647 S Main St #200	2	±1,446	Office (Upstairs)	\$2.25 Full Service	
1645 S Main St #200	2	±1,285	Office (Upstairs)	\$2.25 Full Service	
1643-A S Main St	2	±1,281	Office (Upstairs)	\$1.85 Gross	
1637-A S Main St	2	±1,281	Office (Upstairs)	\$1.85 Gross	
1645 S Main St #212	2	±600	Office (Upstairs)	\$2.75 Full Service	* Available 10.31.21
1645 S Main St #208	2	±335	Office (Upstairs)	\$2.75 Full Service	*
1649 S Main St #106	2	±139	Office	\$2.75 Full Service	* Available 10.31.21



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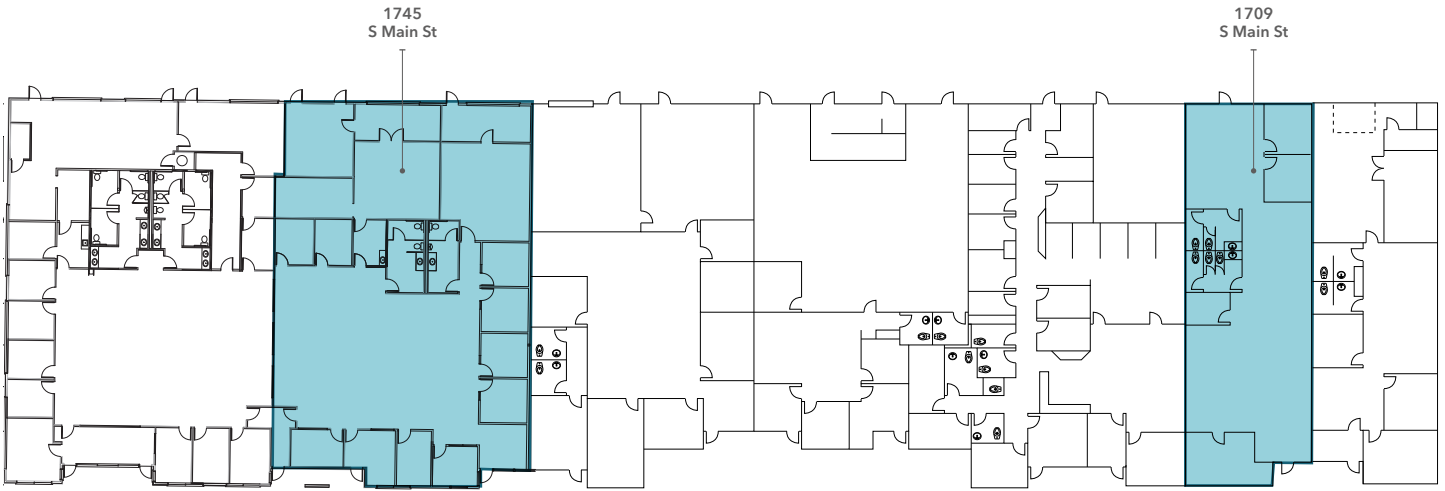
* Suites under 1,000 SF do not include janitorial

FOR LEASE

South Bay Tech Center

MONTAGUE EXPY @ SOUTH MAIN ST, MILPITAS, CA

Building 3



AVAILABILITIES

Address	Bldg	SF	Type	Price	Comments
1745 S Main St	3	±6,070	Flex	\$1.95 Gross	Private offices, open office, kitchen, one GL door
1709 S Main St	3	±2,500	Flex	\$1.95 Gross	



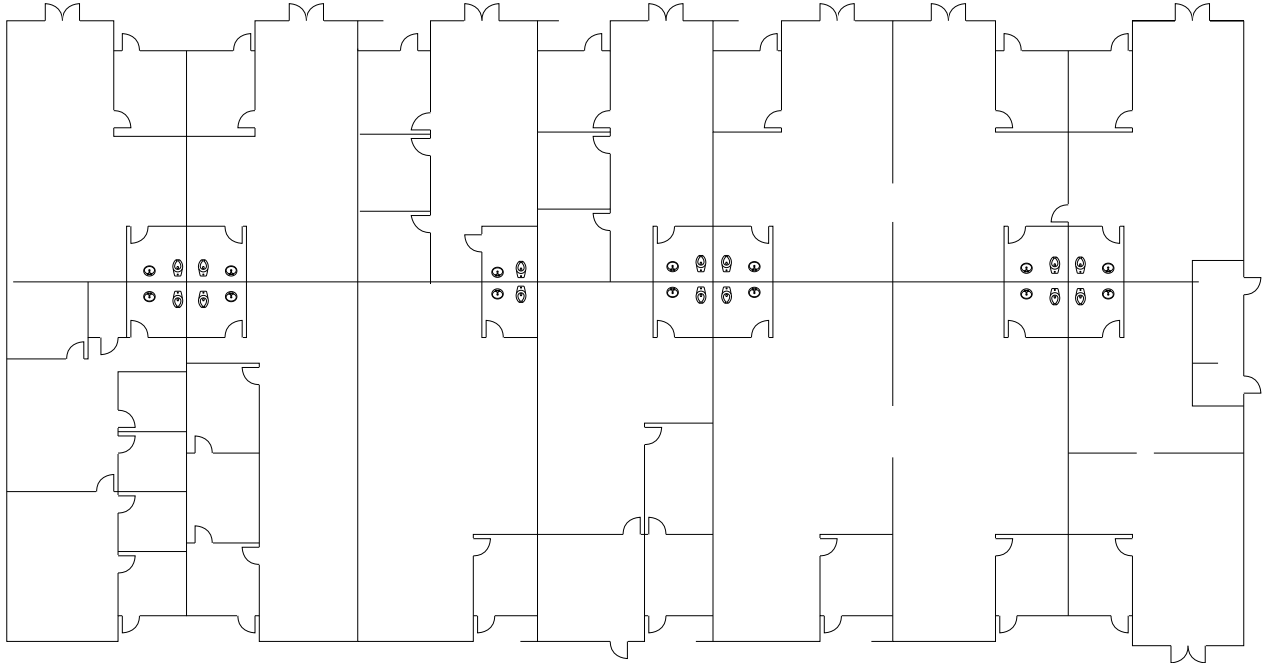
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FOR LEASE

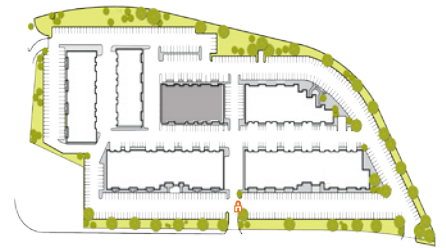
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MONTAGUE EXPY @ SOUTH MAIN ST, MILPITAS, CA

Building 4



NO CURRENT AVAILABILITIES



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FOR LEASE

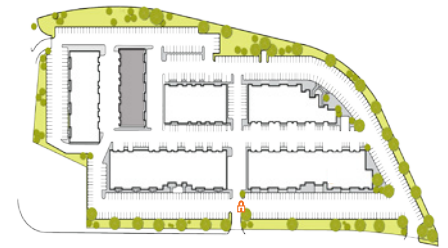
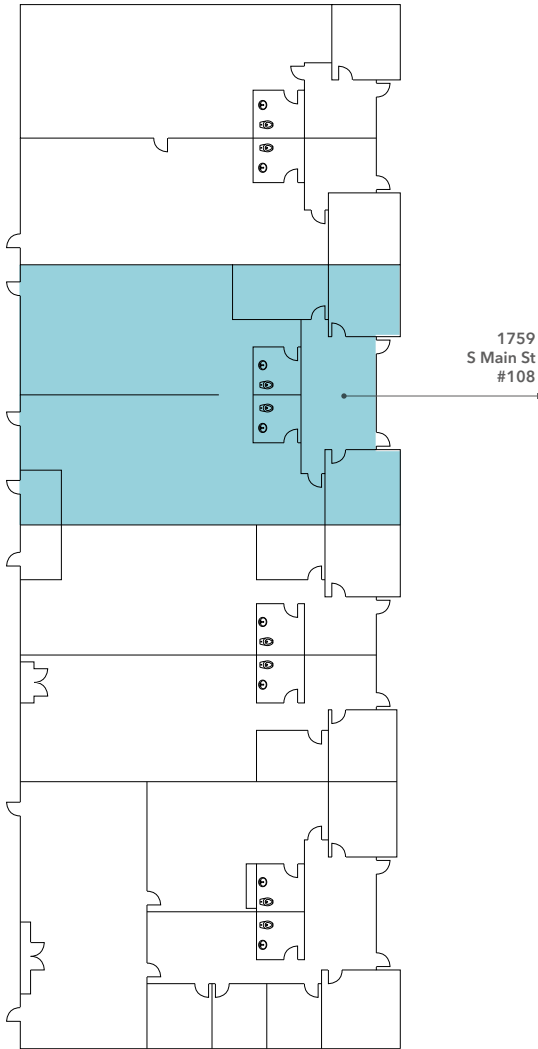
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MONTAGUE EXPY @ SOUTH MAIN ST, MILPITAS, CA

Building 5

AVAILABILITIES

Address	Bldg	SF	Type	Price	Comments
1759 S Main St #108	5	±3,422	Office	\$1.95 Gross	Office, warehouse, grade level loading. Available 9/30/2021



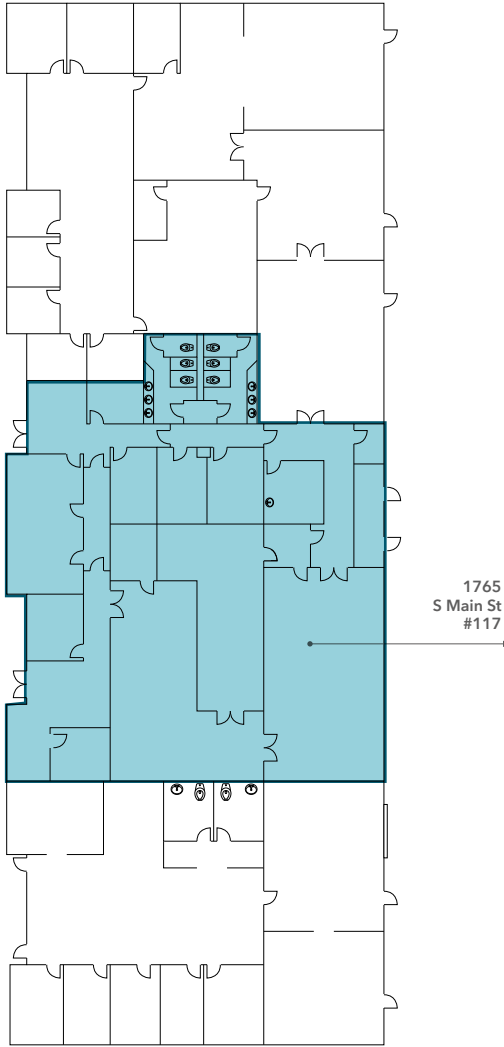
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FOR LEASE

South Bay Tech Center

MONTAGUE EXPY @ SOUTH MAIN ST, MILPITAS, CA

Building 6



AVAILABILITIES

Address	Bldg	SF	Type	Price	Comments
1765 S Main St #117	6	±6,668	Flex	\$1.95 Gross	* Available 12.31.21, will be vacating early



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