

GOLD STREET TECH CENTER

SAN JOSE, CA



2100, 2130 & 2150 GOLD STREET
FULL BUILDING & FULL FLOOR OPPORTUNITIES
±9,653 SF - ±71,498 SF

BUILDING FEATURES



Class "A" two story R&D project in the heart of Silicon Valley



Highly efficient open floor plans with outstanding glass line



All new interiors including tech lobby, open ceiling workspace, vibrant breakroom, and multiple collaboration areas



Fully refurbished restroom core, with showers



3.4/1,000 parking ratio



2,000 to 3,000 amps @ 480/277 volts per building



Dock Platform and Grade Level Loading



Amenity area enhancement and expansion planned



Volleyball & basketball courts on-site



Future expansion capabilities



7 min walk to new Top Golf San Jose



Building signage on Highway 237 available



Minutes from San Jose International Airport



SITE PLAN | AVAILABLE SPACE

2100 GOLD STREET

FULL BUILDING: ±71,498 SF

FIRST FLOOR:

- ±34,353 SF

SECOND FLOOR: ±37,145 SF

Divisible to:

- ±21,665 SF - Suite 200
- ±15,480 SF - Suite 250

2130 GOLD STREET

FIRST FLOOR: ±26,090 SF

Full Floor, Divisible to:

- ±16,437 SF - Suite 100
- ±9,653 SF - Suite 150

SECOND FLOOR:

- ±14,067 SF - Suite 200

2150 GOLD STREET

FIRST FLOOR:

- ±25,407 SF - Full Floor

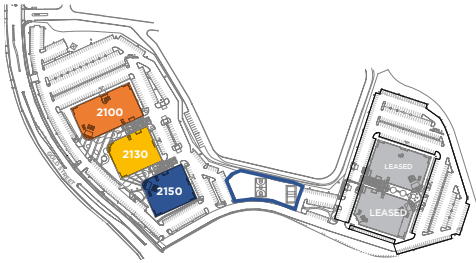
SECOND FLOOR:

- ±10,253 SF - Suite 250



*not to scale

PLANNED AMENITY AREA ENHANCEMENT



2100 GOLD STREET
ALL NEW INTERIOR IMPROVEMENTS



RECEPTION AREA WITH OPEN
CEILING ELEMENT



OPEN OFFICE WITH ABUNDANT
NATURAL LIGHTING

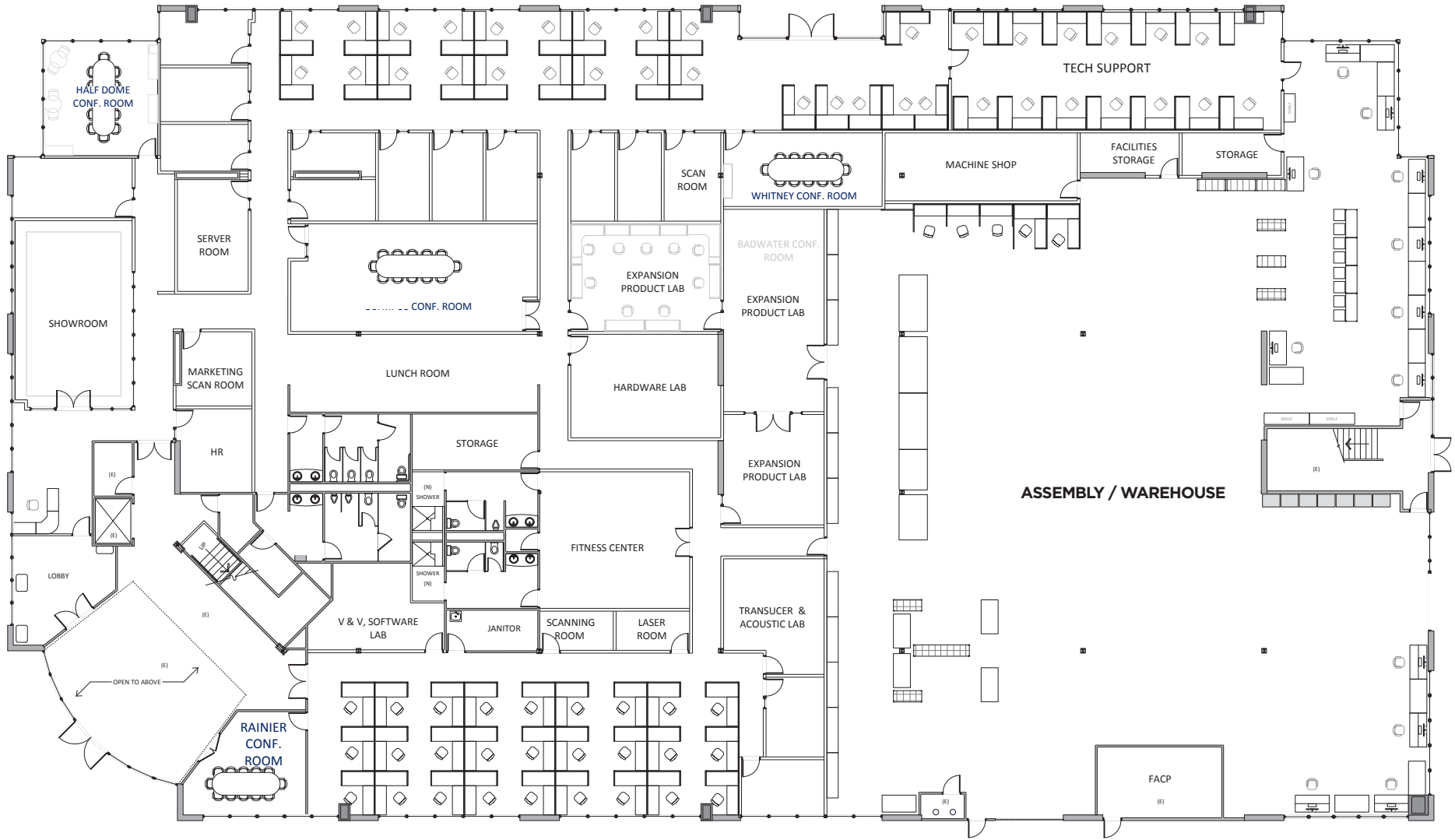


CONTEMPORARY ALL HANDS BREAKROOM

2100 GOLD STREET

FIRST FLOOR | FULL FLOOR: **±34,353 SF - EXISTING LAB**

FULL BUILDING - CAN BE COMBINED WITH SECOND FLOOR **±71,498 SF**



DOCK PLATFORM AND GRADE LOADING

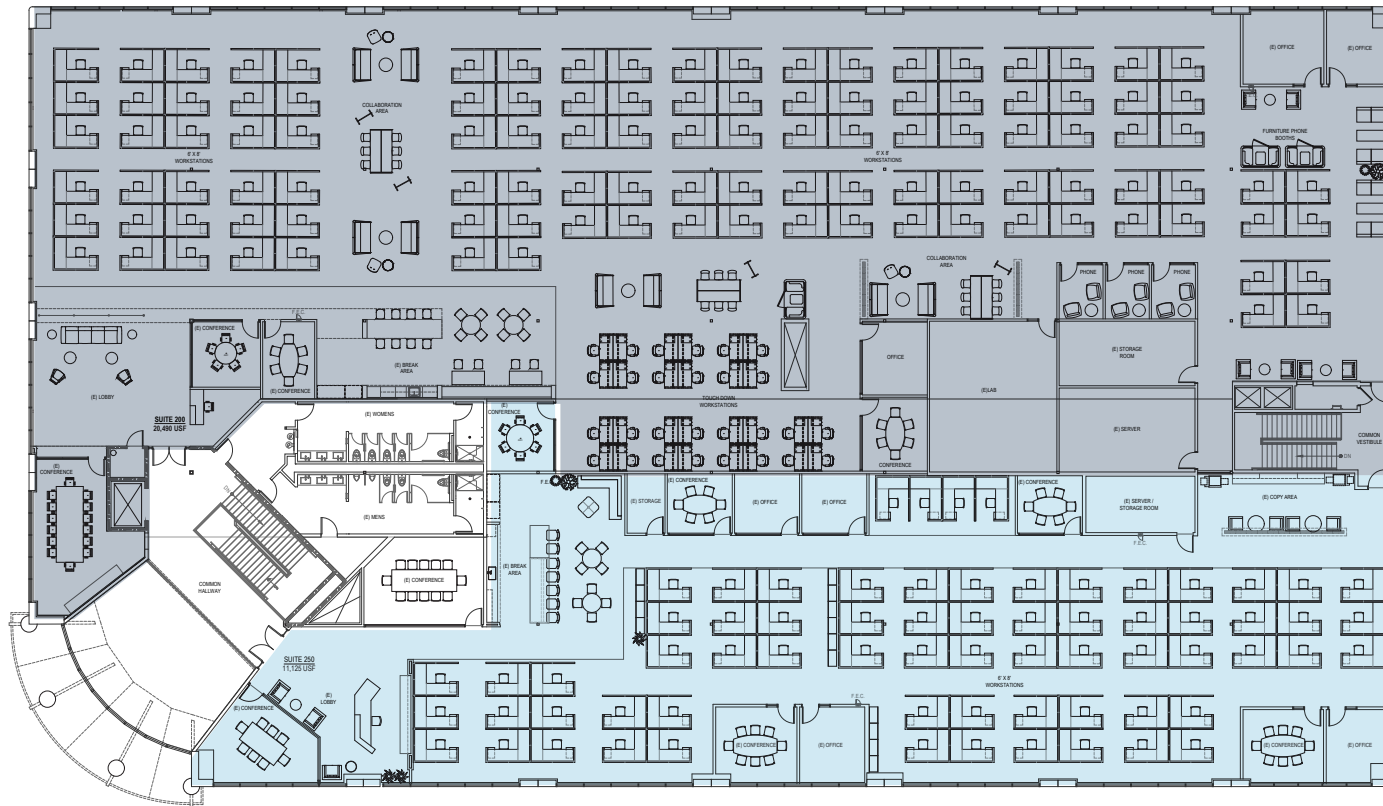
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2100 GOLD STREET

SECOND FLOOR | FULL FLOOR: **±37,145 SF - DIVISIBLE**

ALL NEW INTERIOR IMPROVEMENTS

MARKET READY PLAN WITH HYPOTHETICAL FURNITURE LAYOUT



SUITE 200 - ±21,665 SF

SUITE 250 - ±15,480 SF

**not to scale*

SUITE 200 SUMMARY

6x8 WORKSTATIONS	110
TOUCH DOWN WORKSTATIONS	28
PRIVATE OFFICES	3
CONFERENCE ROOMS	5
PHONE ROOMS	3
COLLABORATION AREA	3
BREAK AREA	1
LAB	1
SERVER/STORAGE ROOM	1

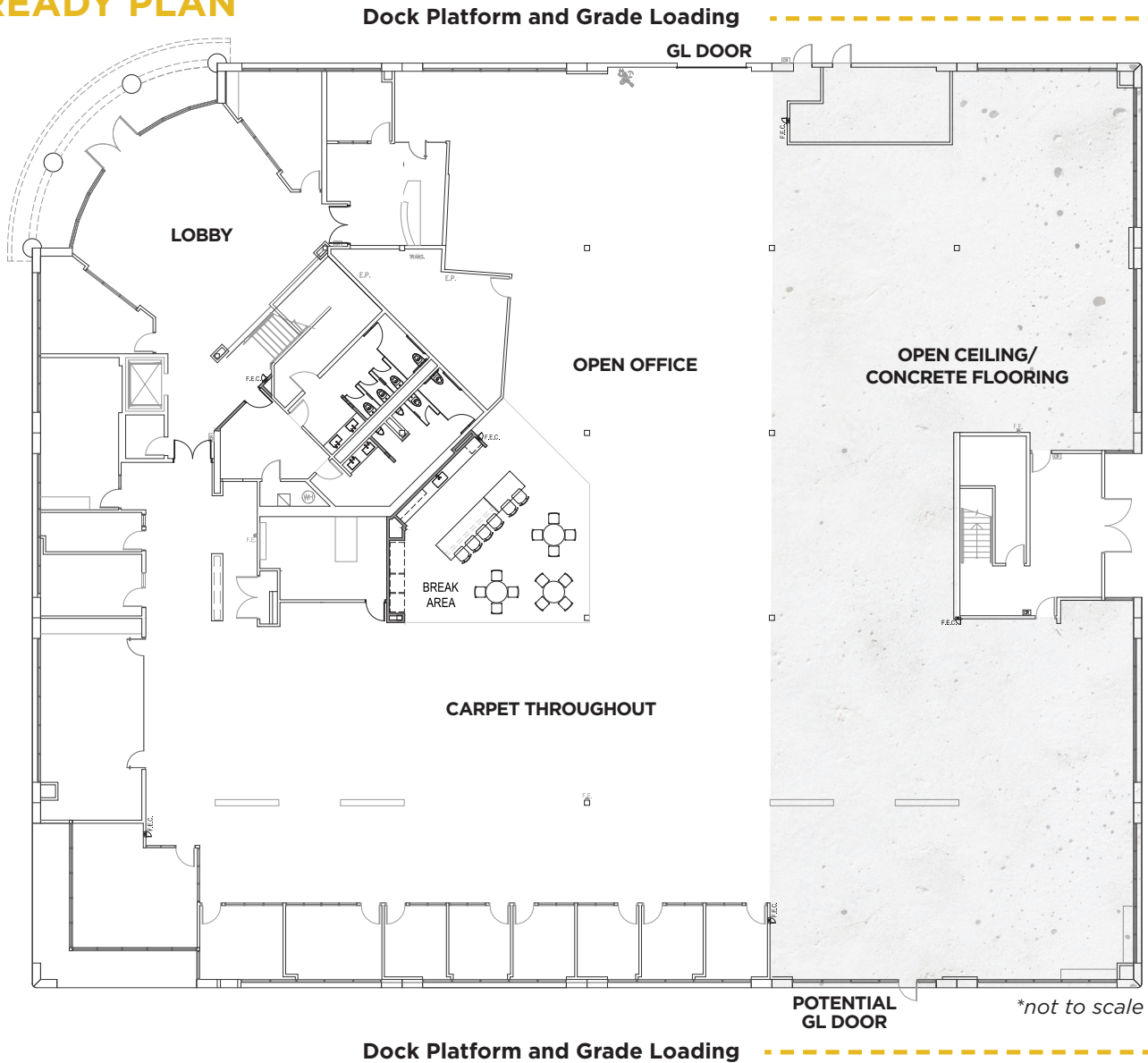
SUITE 250 SUMMARY

6x8 WORKSTATIONS	59
PRIVATE OFFICES	4
CONFERENCE ROOMS	6
COLLABORATION AREAS	1
BREAK AREA	1
COPY AREA	1
SERVER/STORAGE ROOM	1

2130 GOLD STREET

FIRST FLOOR | FULL FLOOR: $\pm 26,090$ SF

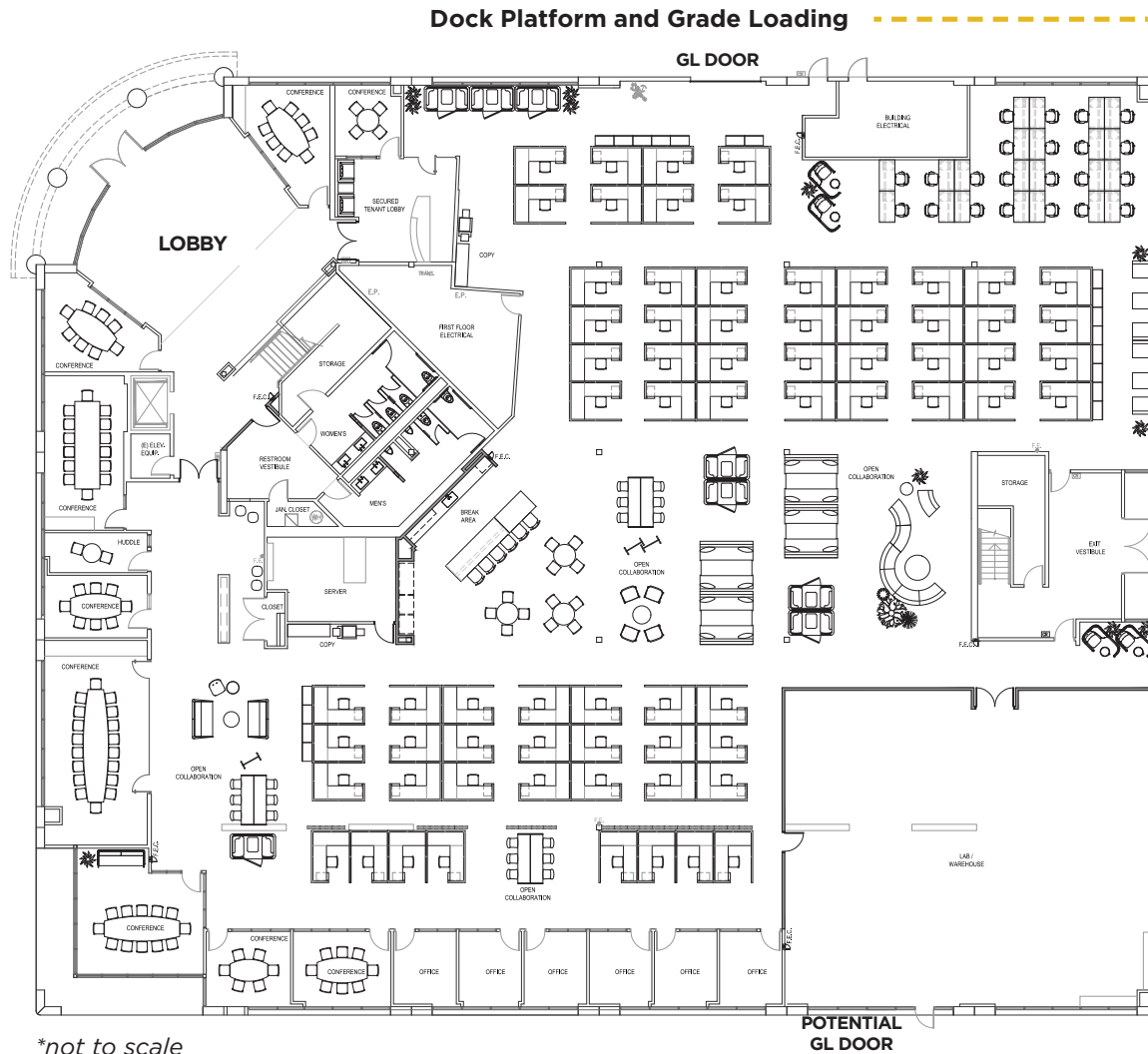
ALL NEW INTERIOR IMPROVEMENTS MARKET READY PLAN



2130 GOLD STREET: HYPOTHETICAL PLAN

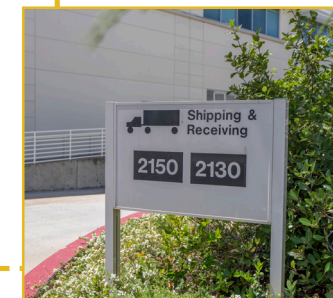
FIRST FLOOR | FULL FLOOR: ±26,090 SF

MARKET READY PLAN WITH HYPOTHETICAL FURNITURE LAYOUT



SUMMARY

6x8 WORKSTATIONS	69
30x60 WORKSTATIONS	22
PRIVATE OFFICES	6
CONFERENCE ROOMS	7
HUDDLE ROOM	1
OPEN COLLABORATION AREAS	4
BREAK AREA	1
COPY AREAS	2
SERVER ROOM	1
LAB/WAREHOUSE	1

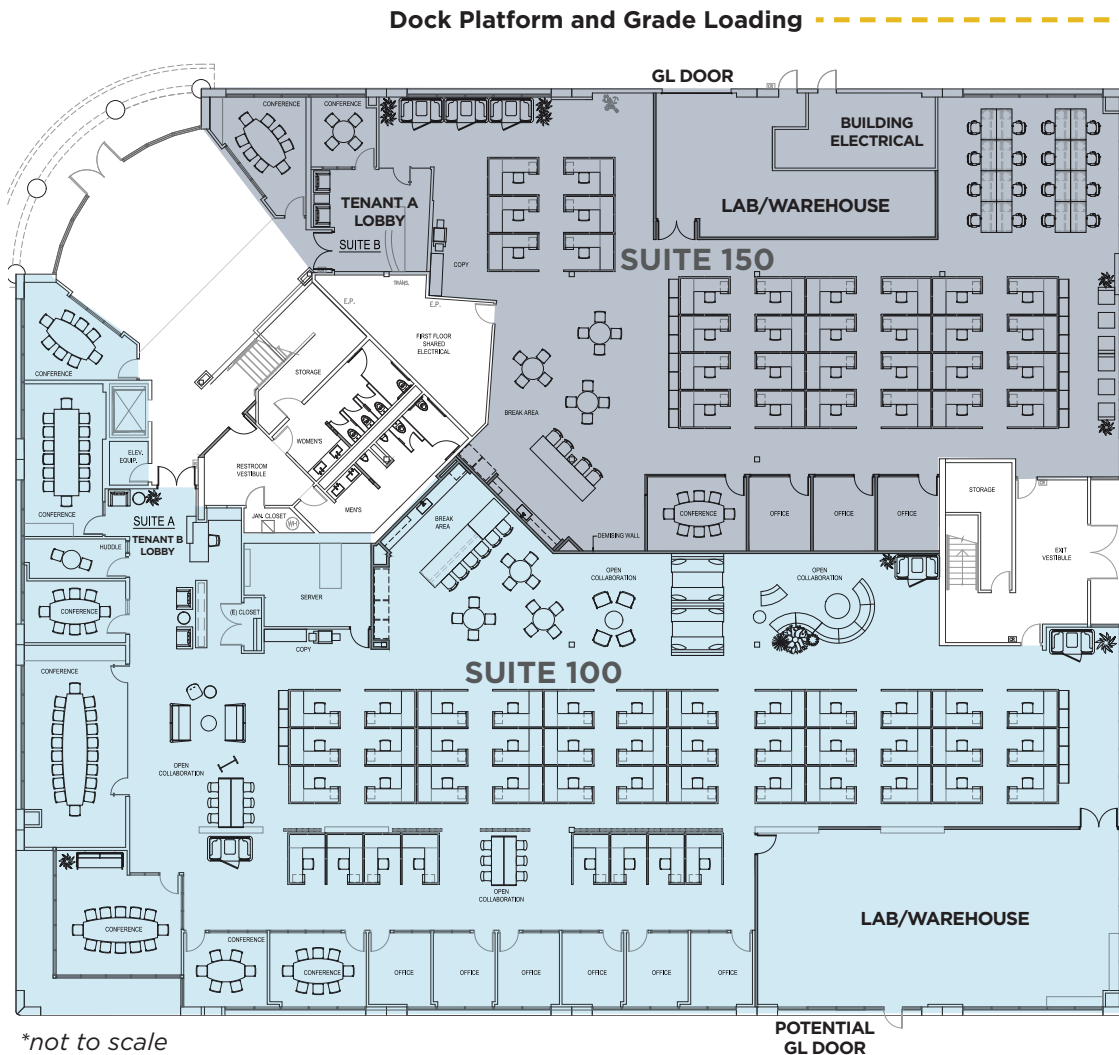


Dock Platform and Grade Loading

2130 GOLD STREET

FIRST FLOOR | DIVISIBLE

ALL NEW INTERIOR IMPROVEMENTS DEMISING PLAN WITH HYPOTETICAL FURNITURE LAYOUT

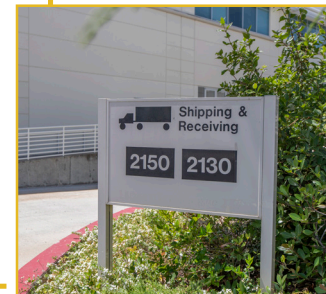


SUITE 100 SUMMARY

6x8 WORKSTATIONS	44
PRIVATE OFFICES	6
CONFERENCE ROOMS	6
HUDDLE ROOM	1
OPEN COLLABORATION AREAS	4
BREAK AREA	1
COPY AREA	1
SERVER ROOM	1
LAB/WAREHOUSE	1

SUITE 150 SUMMARY

6x8 WORKSTATIONS	30
30x60 BENCH WORKSTATIONS	16
PRIVATE OFFICES	3
CONFERENCE ROOMS	2
OPEN COLLABORATION AREAS	4
BREAK AREA	1
COPY AREA	1
SERVER ROOM	1
LAB/WAREHOUSE	1



SUITE 100:
±16,437 SF

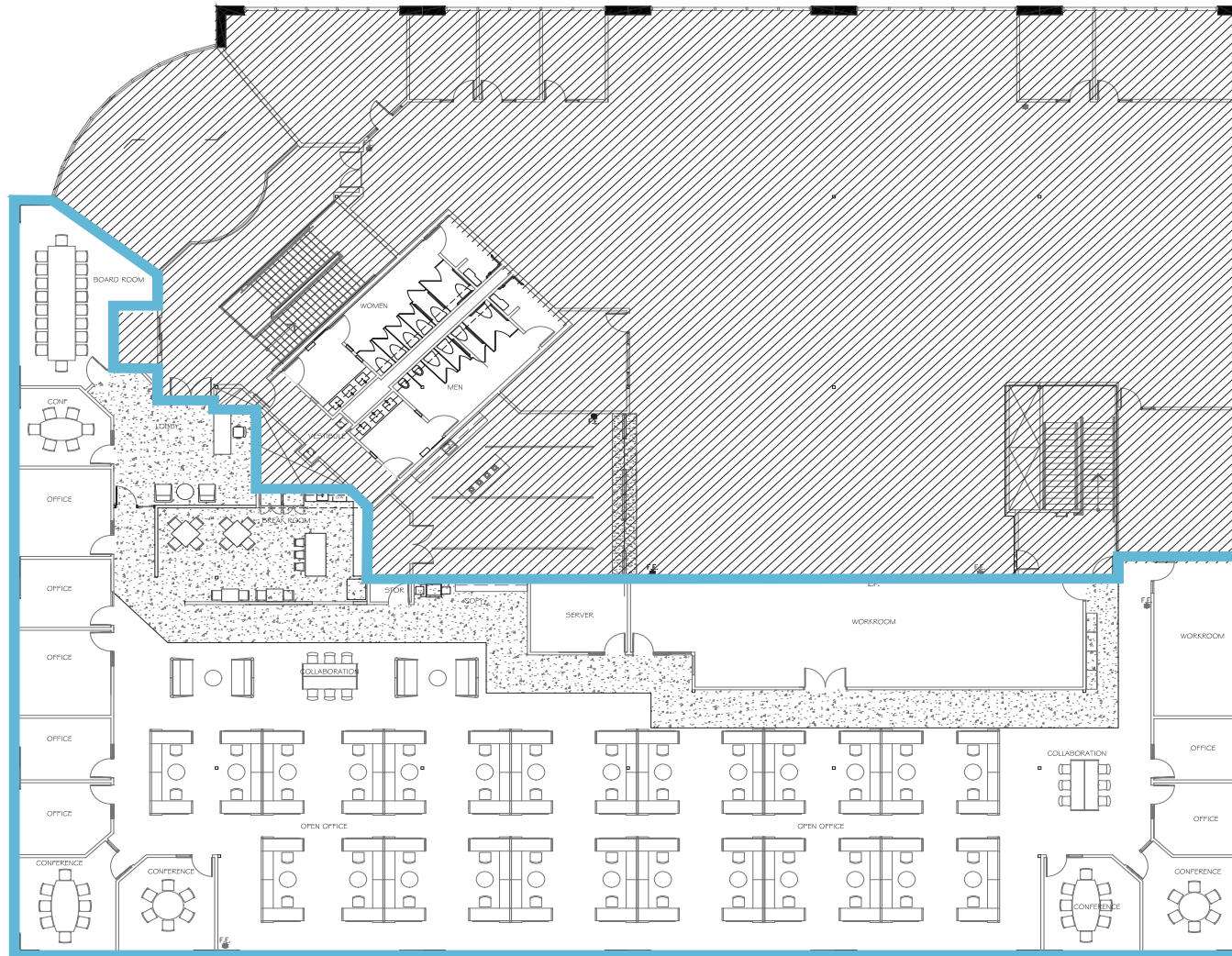
SUITE 150:
±9,653 SF

Dock Platform and Grade Loading

2130 GOLD STREET

SECOND FLOOR | SUITE 200: ±14,067 SF

ALL NEW INTERIOR IMPROVEMENTS MARKET READY PLAN WITH HYPOTETICAL FURNITURE LAYOUT



SUMMARY

6x8-9 WORKSTATIONS	52
PRIVATE OFFICES	7
BOARD ROOM	1
CONFERENCE ROOMS	5
HUDDLE ROOM	1
OPEN COLLABORATION AREAS	2
BREAK AREA	1
COPY AREA	1
SERVER ROOM	1
LAB/WAREHOUSE	1

*not to scale

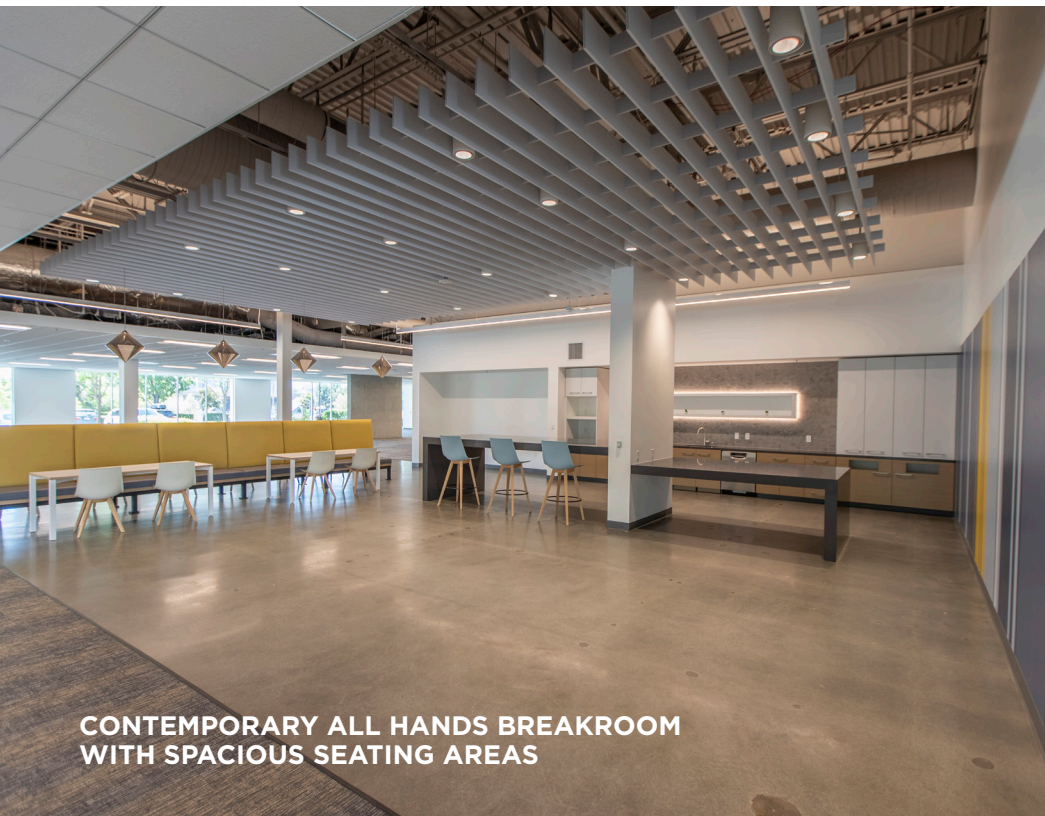
2150 GOLD STREET
ALL NEW INTERIOR IMPROVEMENTS



**TWO-STORY LOBBY WITH
FLOOR-TO-CEILING GLASS**



**OPEN OFFICE WITH ABUNDANT
NATURAL LIGHTING**



**CONTEMPORARY ALL HANDS BREAKROOM
WITH SPACIOUS SEATING AREAS**

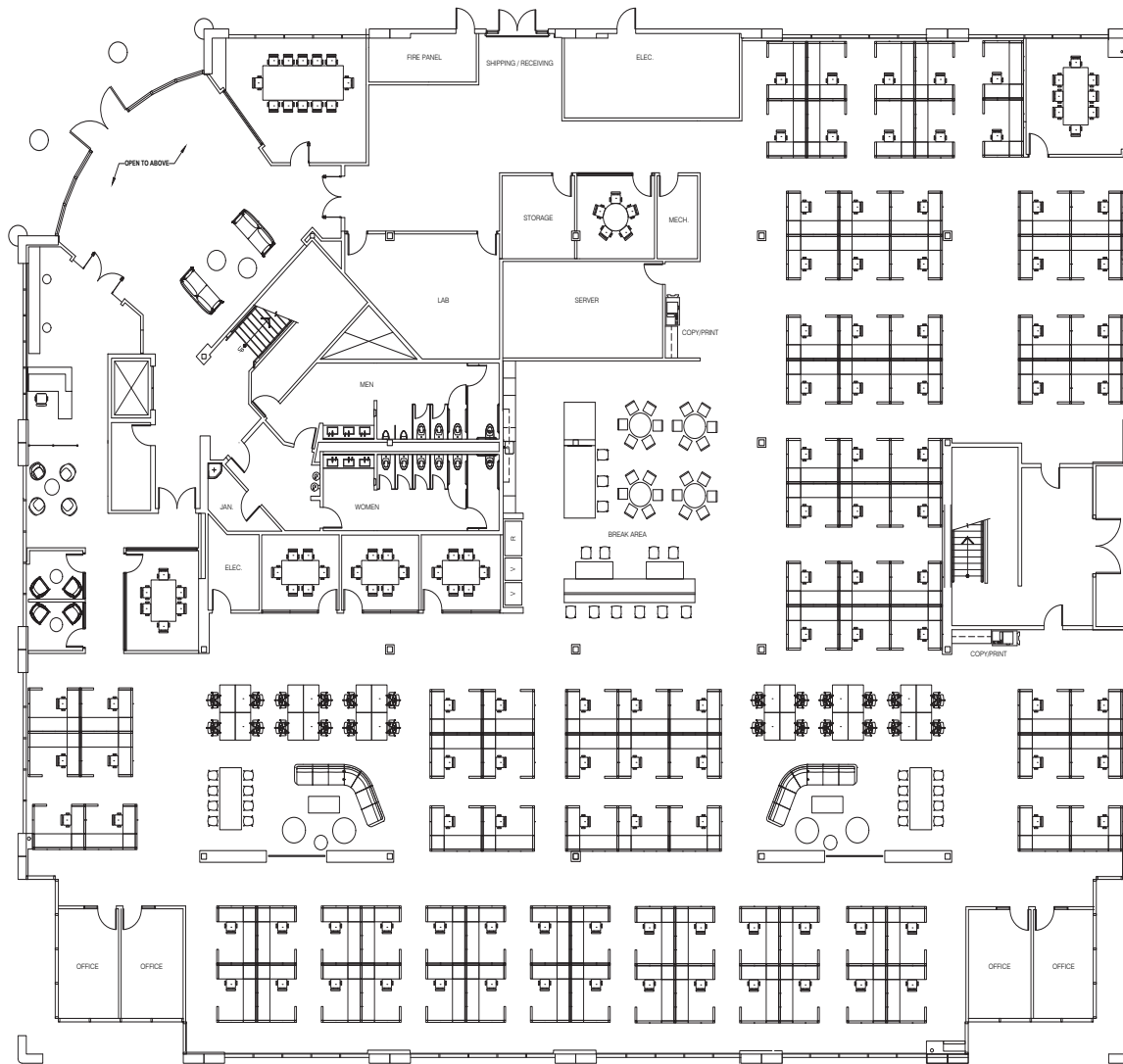


2150 GOLD STREET

FIRST FLOOR | FULL FLOOR: ±25,407 SF

ALL NEW INTERIOR IMPROVEMENTS

MARKET READY PLAN WITH HYPOTHETICAL FURNITURE LAYOUT



SUMMARY

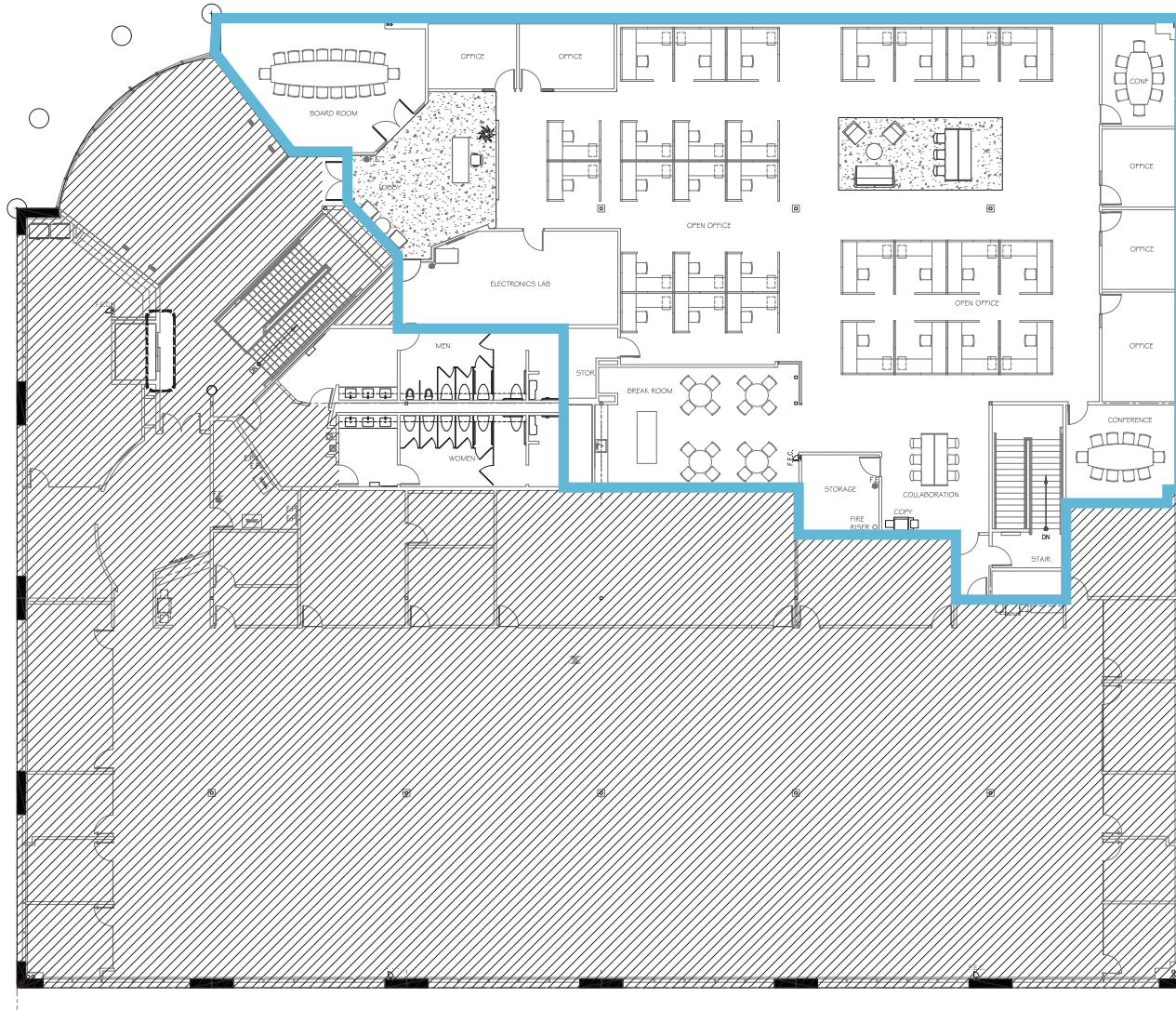
6x8 CUBICLES	97
30x60 WORKSTATIONS	24
PRIVATE OFFICES	4
CONFERENCE RMS.	7
PHONE ROOMS	2
COLLABORATION	3
LAB	1
STORAGE	1
SHIPPING/RECEIVING	1

**not to scale*

2150 GOLD STREET

SECOND FLOOR | SUITE 250: ±10,253 SF

MARKET READY PLAN WITH HYPOTHETICAL FURNITURE LAYOUT



SUMMARY

6x8 CUBICLES	14
8x8 WORKSTATIONS	15
PRIVATE OFFICES	5
CONFERENCE RMS.	2
BOARD ROOM	1
COLLABORATION	2
LAB	1
STORAGE	2
BREAK AREA	1

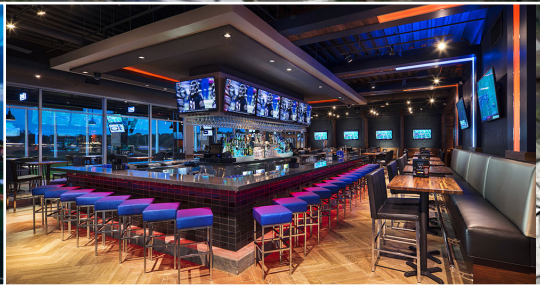
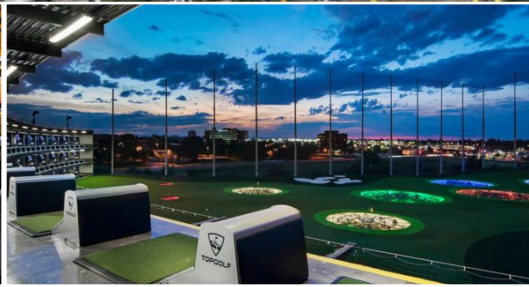
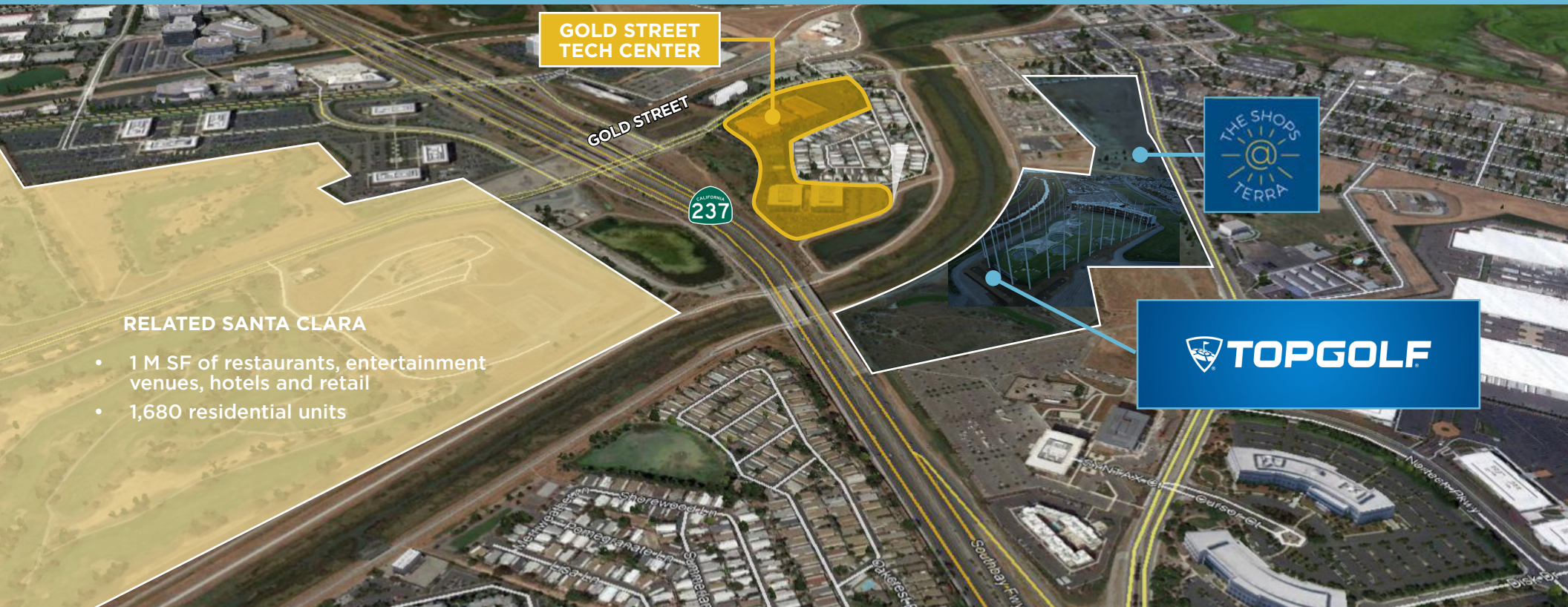
**not to scale*

TAKE THE OFFICE OUT OF THE OFFICE...

Top Golf is a premier global sports and entertainment community creating great times for all. With a worldwide fan base of nearly 100 million, Topgolf prides itself on its special blend of technology, entertainment, food and beverage and the inherent good that can be accomplished when a community of all walks of life comes together.

The first brand expression of this togetherness is a Topgolf venue. These multi-level complexes feature high-tech golf balls and gaming, climate-controlled hitting bays, renowned menu, hand-crafted cocktails, events, music and more. The nearly 53 U.S. venues, along with four international venues, entertain more than 17 million Guests annually.

NOW OPEN



AMENITY MAP



