



> Evergreen Center

3403 YERBA BUENA ROAD | SAN JOSE, CA

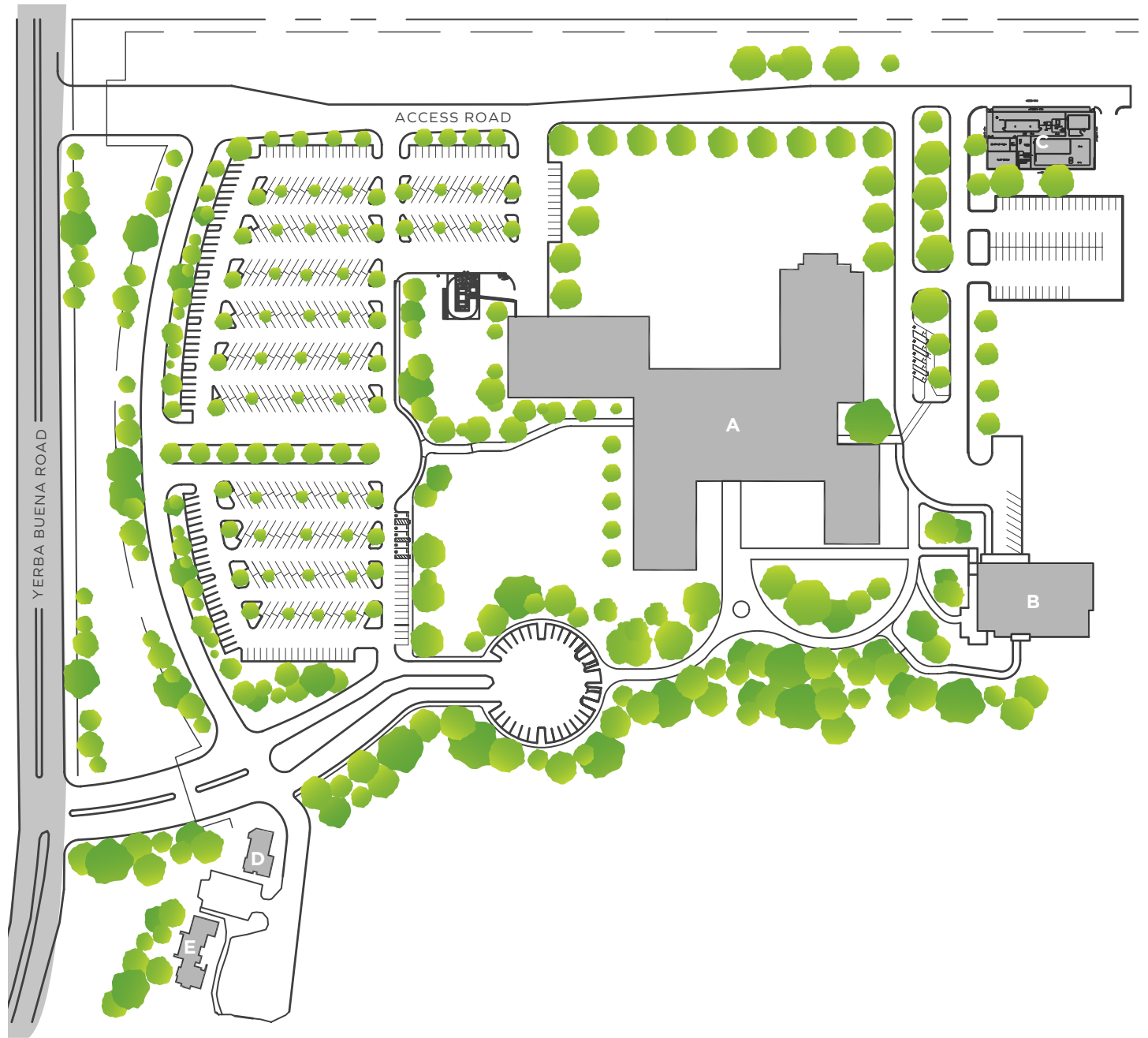
Evergreen Center—a ±416,008 SF Class A Office/R&D campus situated in San Jose, the capital of Silicon Valley.

The Coveted 36-acre project boasts numerous on-site amenities and development opportunities, and is now available for sale or lease.



> Site Plan

- A** 4-Story Headquarters Building
383,650 SF
- B** Cafe & Fitness Center
23,592 SF
- C** Utility Building
2,648 SF
- D** Security
2,091 SF
- E** Leased
4,027 SF



> Property Highlights



±416,008 SF Class A Office/ R&D campus situated on 36 acres of land



±10,000 SF outdoor balcony/roof garden



±383,650 SF, four-story headquarters building



On-site, standalone daycare facility



Serene setting with a 23,592 SF full service café and fitness center/amenity building



Robust infrastructure with multiple backup power systems



High-end executive conference facilities with full A/V equipment



More than 15,000 AMPS of power @ 277/480V



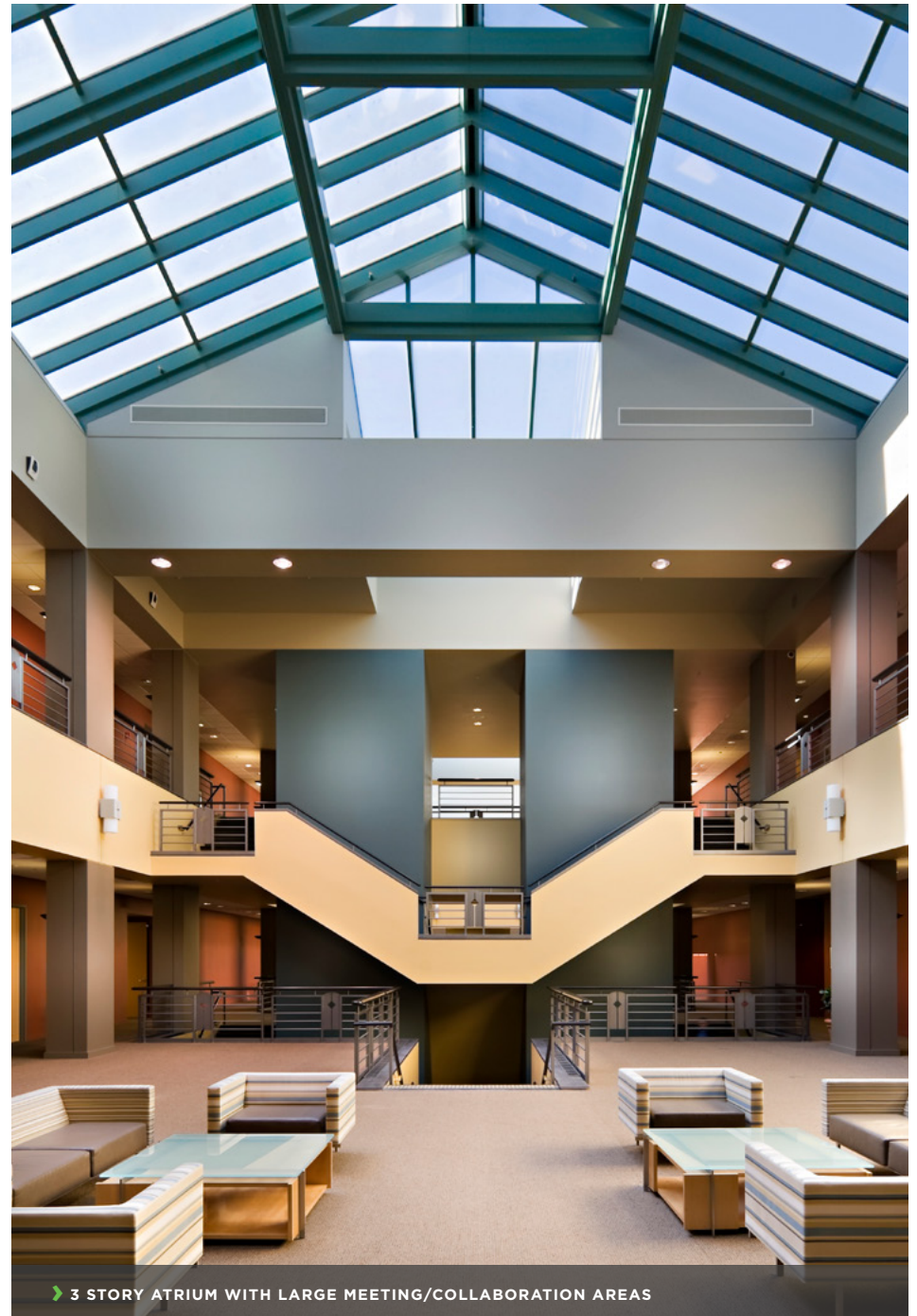
2-3 story atriums with large meeting/collaboration areas



Dock-high shipping and receiving area



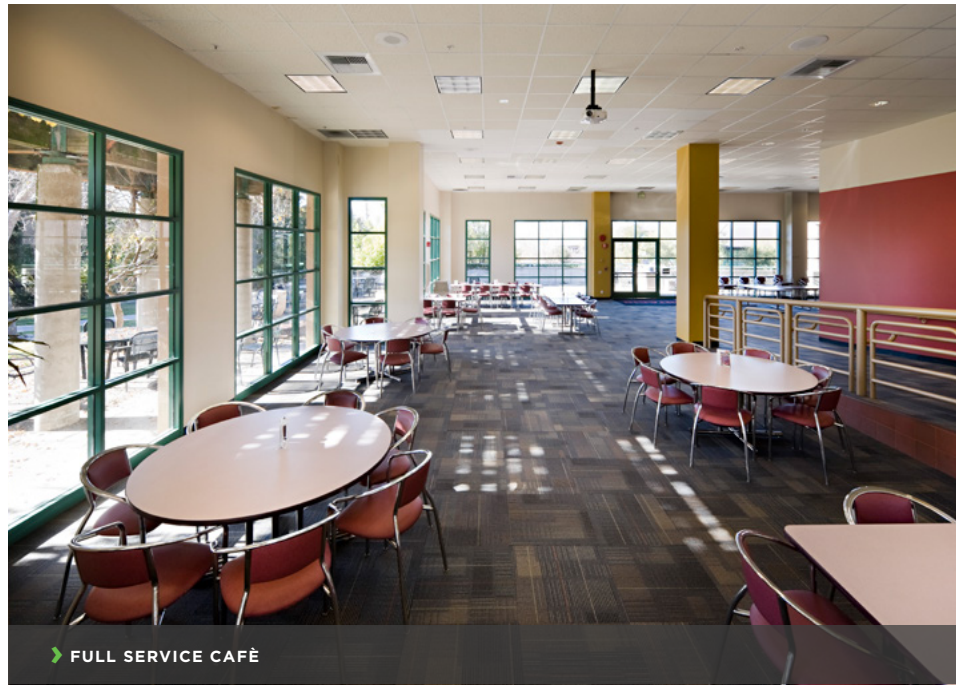
Caltrain shuttle opportunity via Capitol Station (15 min drive / less than 6 miles)



> 3 STORY ATRIUM WITH LARGE MEETING/COLLABORATION AREAS



➤ ±10,000 SF OUTDOOR BALCONY



➤ FULL SERVICE CAFÉ



➤ HIGH-END EXECUTIVE CONFERENCE FACILITIES WITH FULL A/V EQUIPMENT

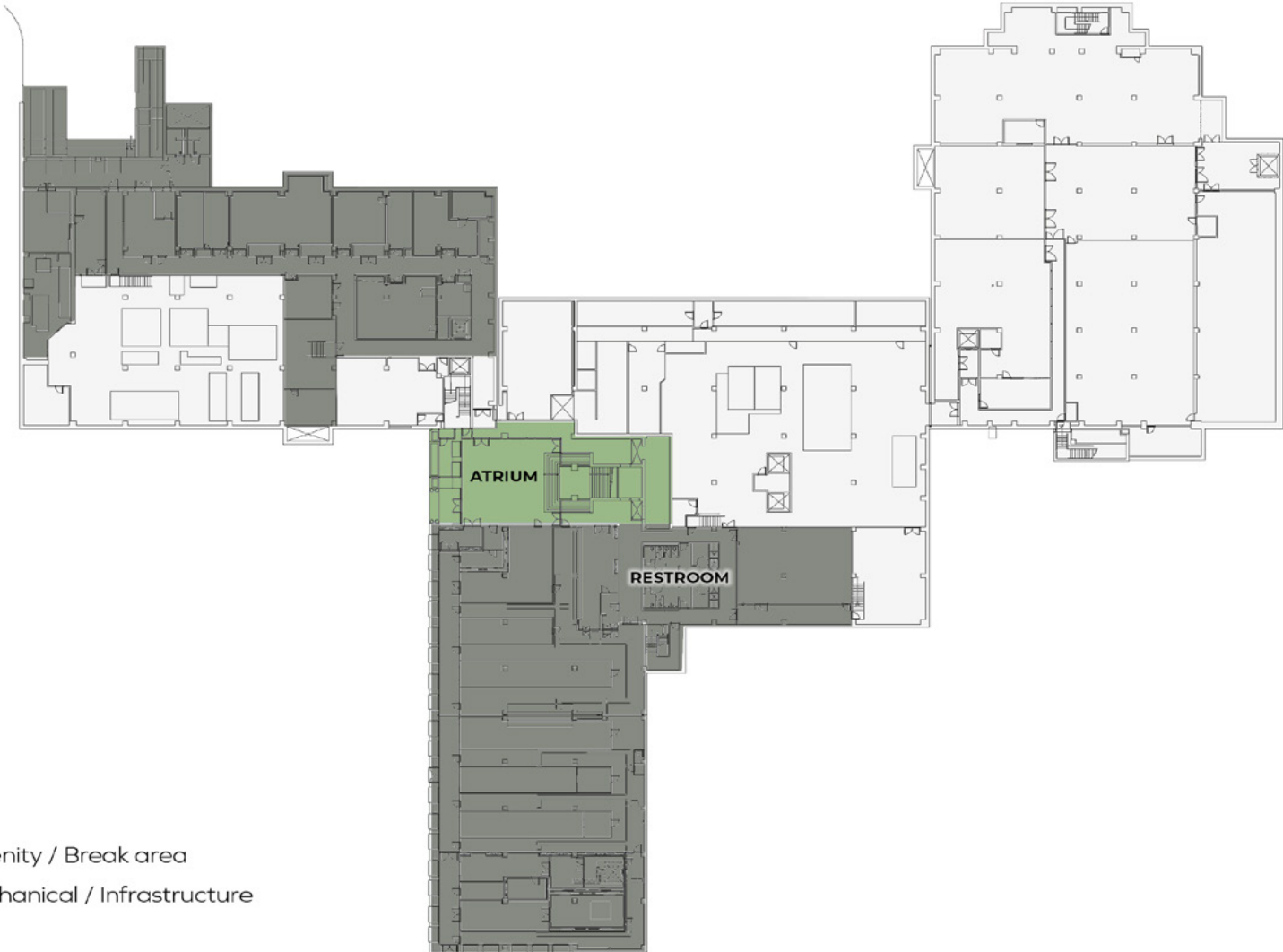


➤ FITNESS CENTER

> Floor Plan

Lower Level

±90,052 SF



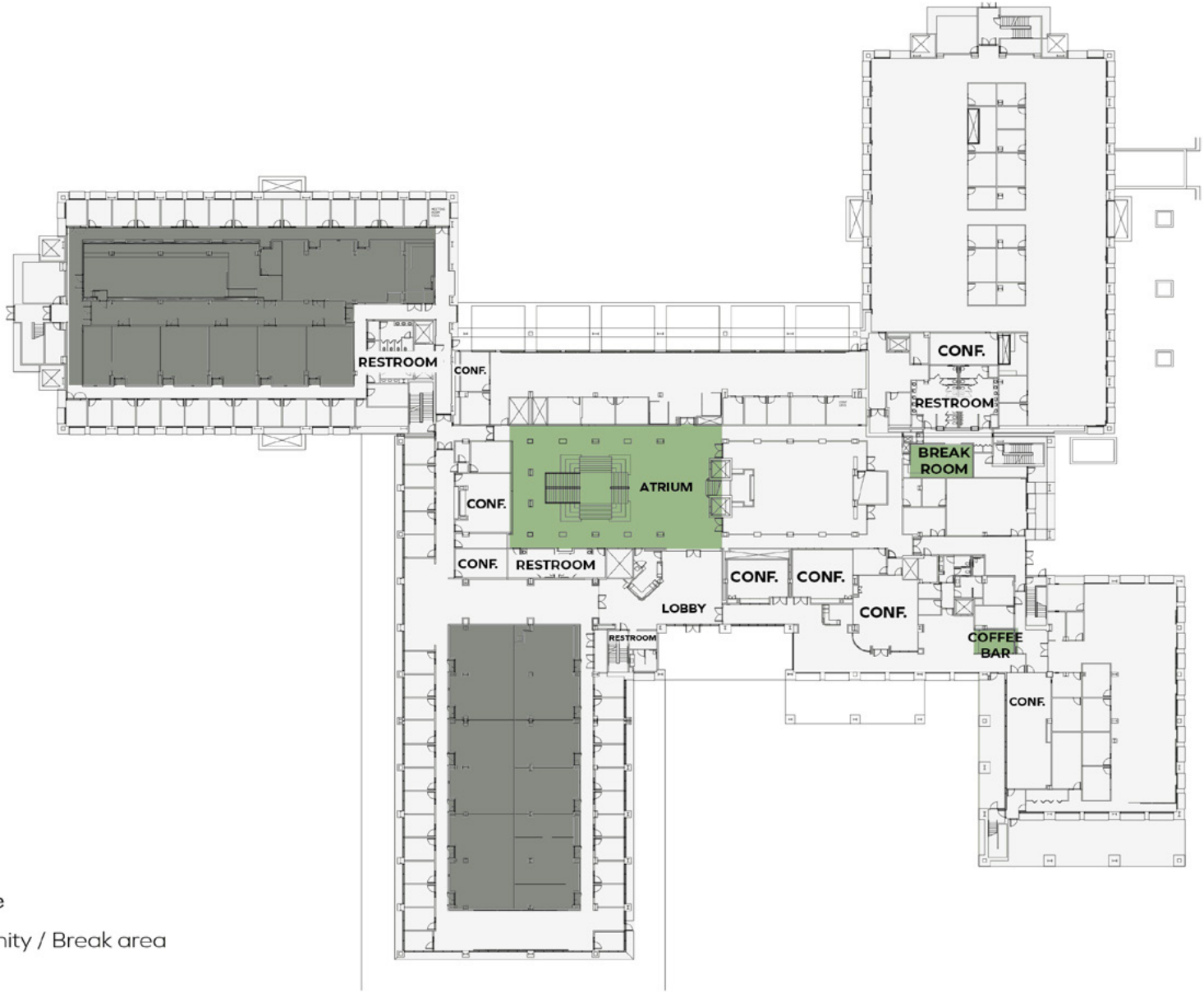
- Lab
- Amenity / Break area
- Mechanical / Infrastructure



> Floor Plan

First Floor

±99,175 SF



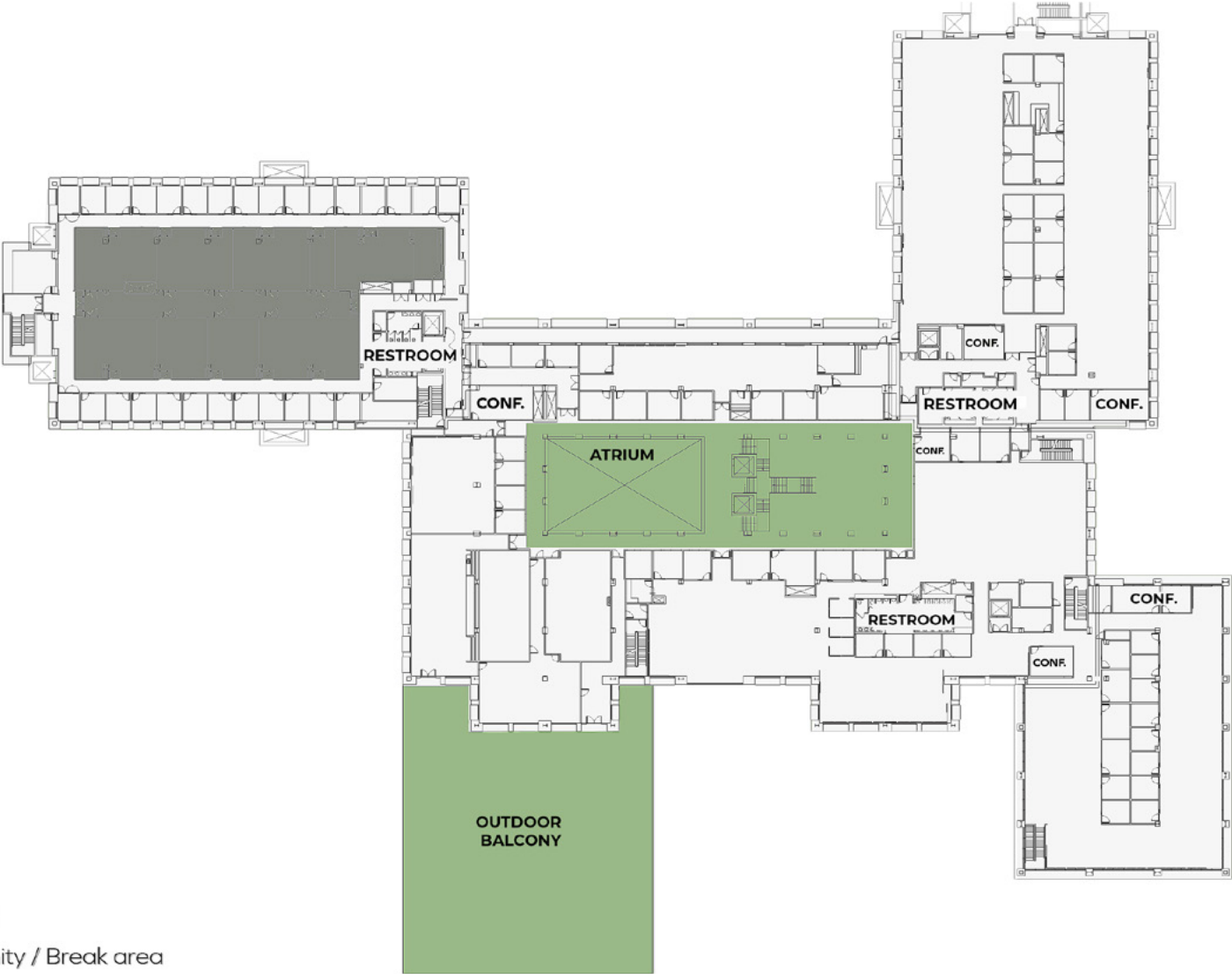
- Lab
- Office
- Amenity / Break area



> Floor Plan

Second Floor

±90,138 SF

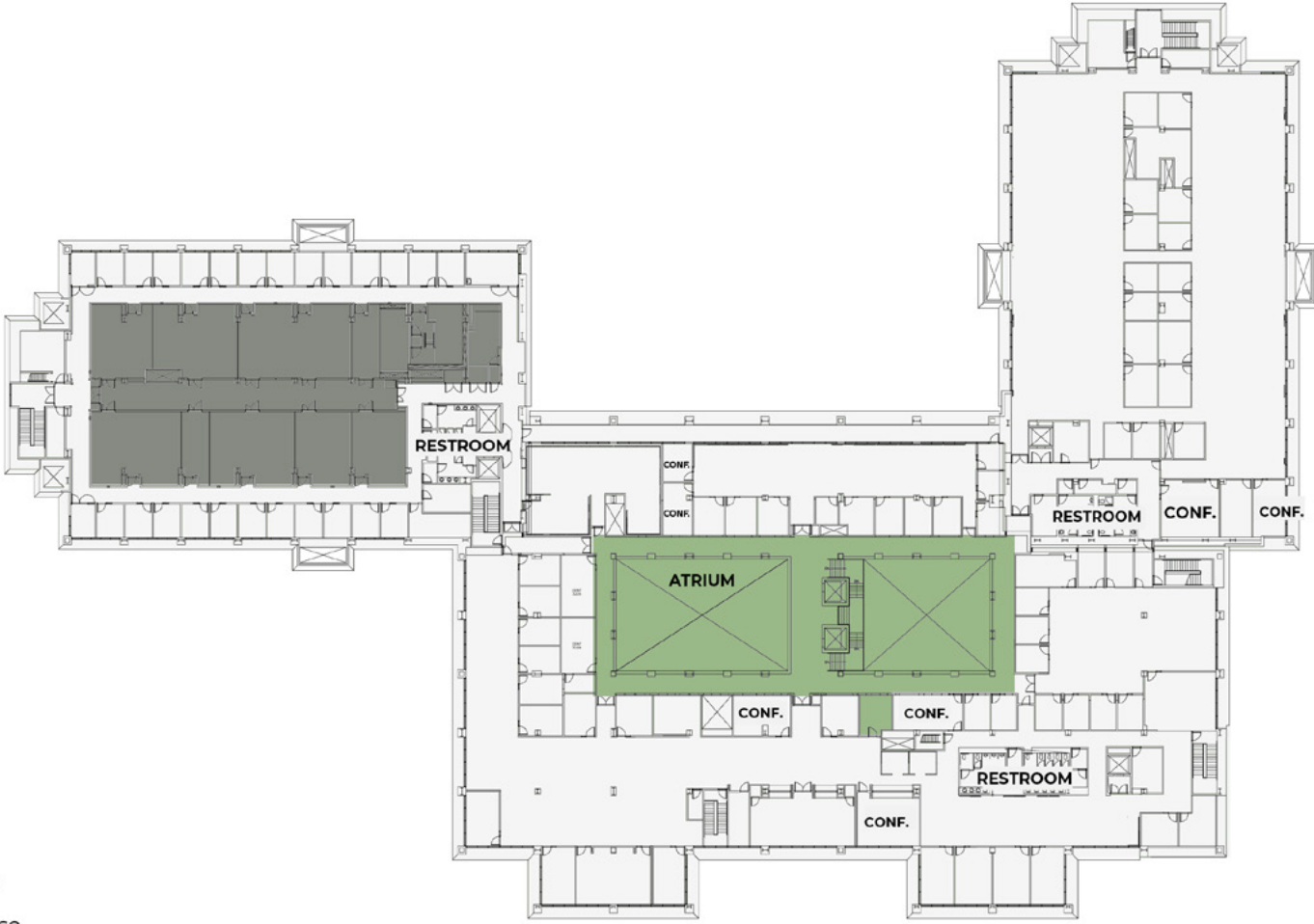


- Lab
- Office
- Amenity / Break area



> Floor Plan

Third Floor
±76,556 SF



- Lab
- Office
- Amenity / Break area



> Transportation & Amenities



Caltrain shuttle opportunity via Capitol Station (15 min drive / less than 6 miles)



20-minute walk from Evergreen College Bus Stop



