

±93,650 SF CLASS A OFFICE/R&D HQ BUILDING



THE PROJECT

5799 Fontanoso Way is a ±93,650 SF Class A Office/R&D building located in San Jose. Constructed in 2000, the two-story building features a dramatic atrium lobby, expansive floor-to-ceiling windowline, robust lab infrastructure equipped with 4,000 Amps and elegant executive conferencing facilities. Employee health and wellness is benefited by a fitness area with showers, a cafeteria leading out to a sunny outdoor patio with seating, and direct access to the Coyote Creek recreational trail via a private gate. The project also enjoys immediate access to Highway 101, and offers companies a reverse commute for Silicon Valley employees.





TWO-STORY, ±93,650 SF CLASS
A OFFICE/R&D HQ BUILDING



HIGH-END IMPROVEMENTS;
MOVE-IN CONDITION



AMENITY-RICH LOCATION
CLOSE TO HIGHWAY 101



4,000 AMPS @ 277/480V,
3-PHASE POWER



100% HVAC - 240 TONS
CAPACITY



GRADE-LEVEL AND
DOCK-HIGH LOADING



BUILDING HIGHLIGHTS

- Dramatic two-story atrium lobby
- Expansive window line with floor-to-ceiling glass
- 10' ceiling height on 1st and 2nd floors
- 4,000 Amps @ 277/480V, 3-Phase power
- 100% HVAC- 5 units comprising 240 Tons capacity
- Prestigious executive conference and meeting areas
- Fitness area featuring shower facilities
- Onsite café leading to outdoor employee amenity area
- Free surface parking ratio of 3.4/1,000
- 60KW emergency back-up generator
- Pristine Class 8 Cleanroom and lab areas
- 2 Dock high and 1 Grade level loading doors





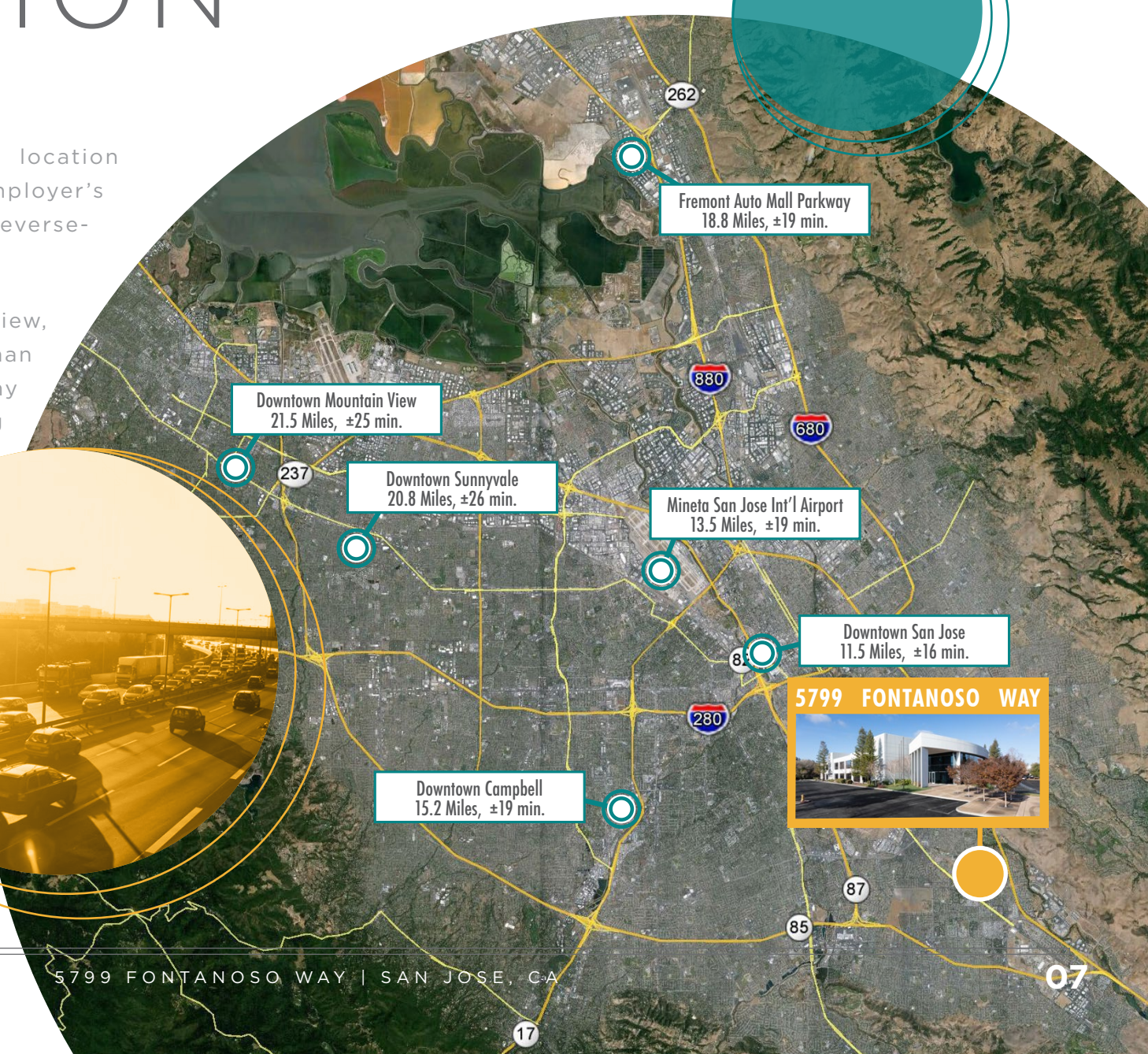
ABUNDANT AMENITIES



STRATEGIC LOCATION

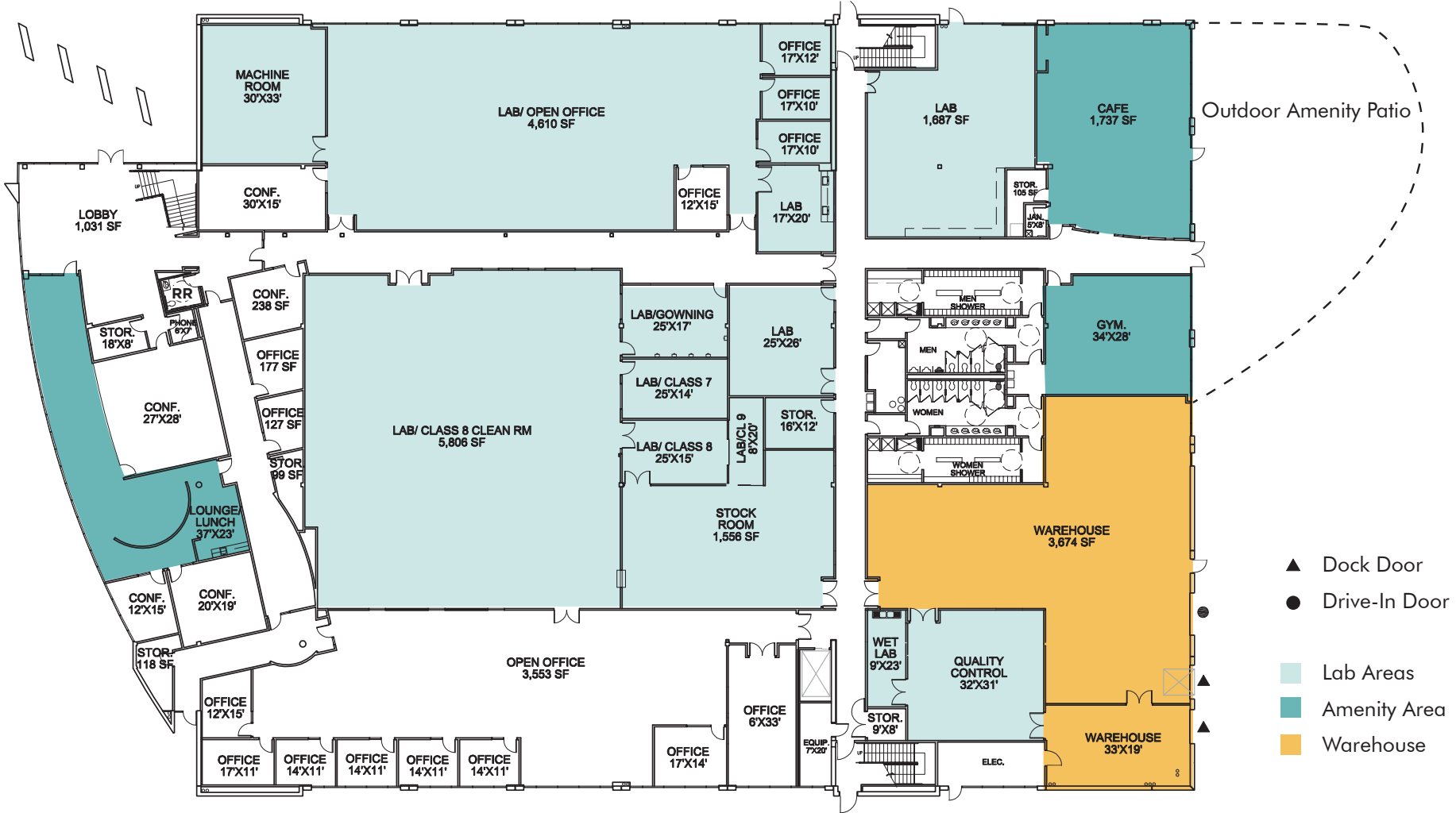
5799 Fontanoso Way's strategic location saves employees' time and employer's money by allowing for a reverse-commute.

Drive times from Mountain View, Sunnyvale or Fremont are less than 30 minutes, less time than many commuters spending traveling much shorter distances.



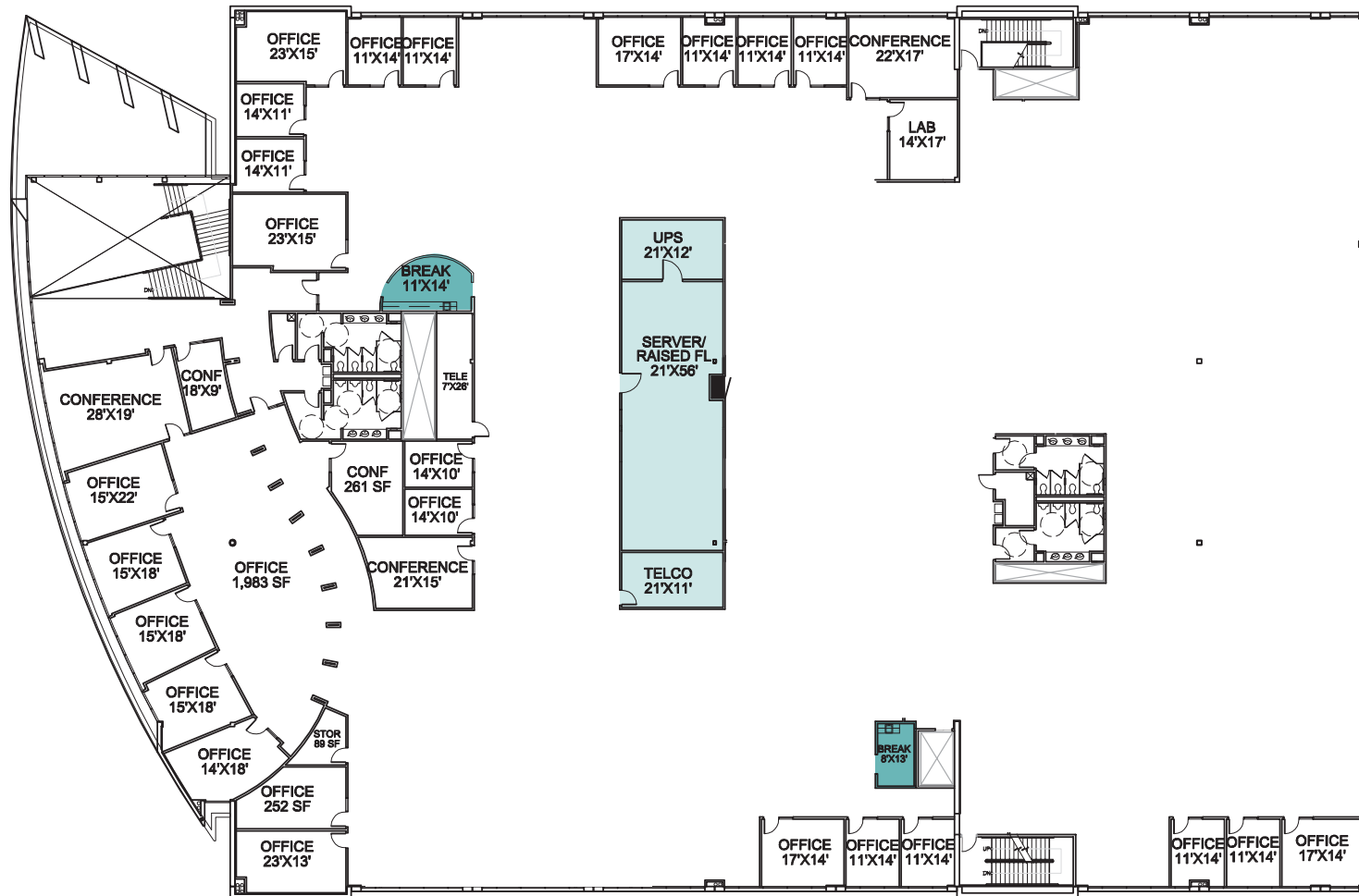


FIRST FLOOR PLAN





SECOND FLOOR PLAN



- Lab Areas
- Amenity Area

