

# 91 E. TASMAN DRIVE

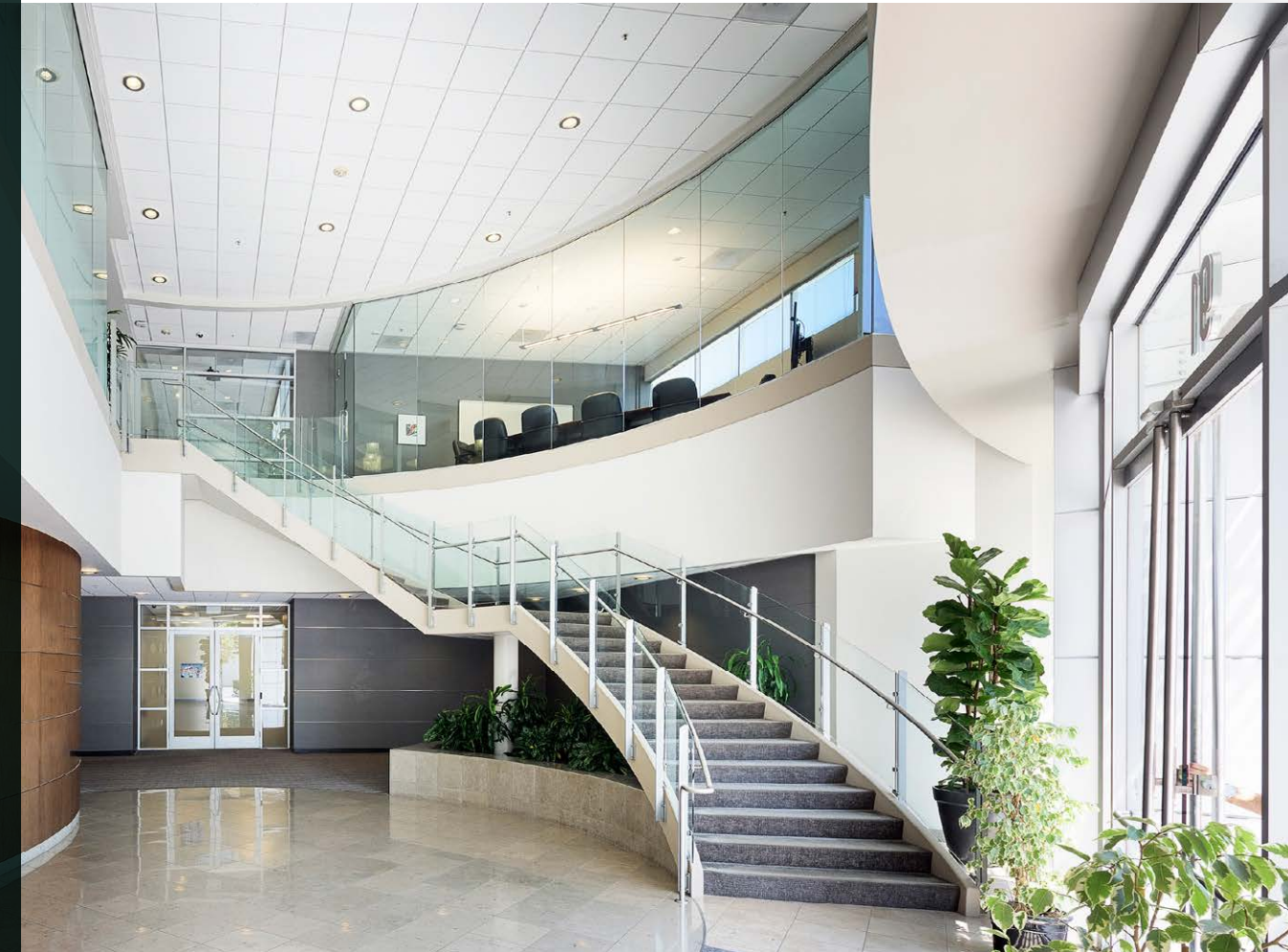
SAN JOSE

±66,943 SF (DIVISIBLE TO 31,773 SF) | FOR LEASE





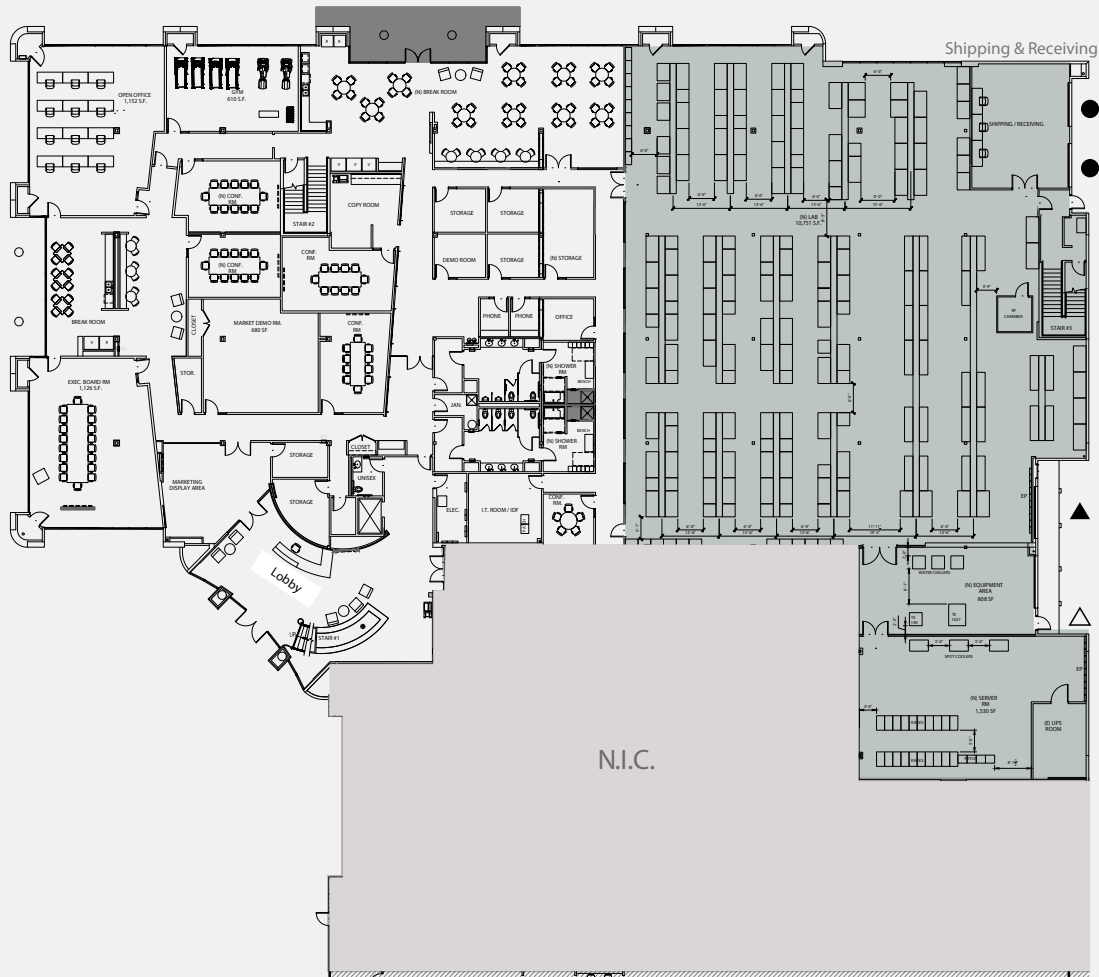
91 E. Tasman is located in San Jose's prestigious North First Street Corridor, with optimal access to transportation and amenities. The nearby properties consist of some of the most successful companies in technology including Google, Apple, Samsung, Intel and Broadcom. The property is immediately adjacent to the Valley Transit Authority's (VTA) Baypointe Station light rail stop, with trains that connect to Caltrain, Bay Area Rapid Transit (BART) and the San Jose International Airport. Within a few minutes of 91 E. Tasman lies a multitude of dining, retail and lifestyle amenities, including the @First Shopping Center, Rivermark Plaza and Nicholson Plaza. The property has a 10,000 SF wet lab, ideal for life science companies with high visibility from a main thoroughfare of Silicon Valley, where more than 25,000 cars pass daily.



## PROPERTY HIGHLIGHTS

- 2-story Office/R&D Building at N. First Street Intersection, offering Superb Identity
- Private Reception Lobby with Grand Stairway
- Large Enterprise Lab ideal for Life Science Companies or Companies that require an On-Site Lab
- Building & Monument Signage
- 2,000 Amps - 277/480v Power
- 10,000 SF Lab Area with CDA and Chilled Water Lines
- 140 Tons of HVAC
- Plug & Play Opportunity
- Quality Interiors with High-End Finishes
- 3.4/1,000 Parking with EV Car Charging Stations
- Elevator Serviced
- 2 Loading Docks and 2 Grade Level Doors
- Divisible to 31,773 SF
- Walkable to Over 28 Restaurants
- Across Street from Light Rail Station and Easily Accessible to Highways 237, 101 and 87

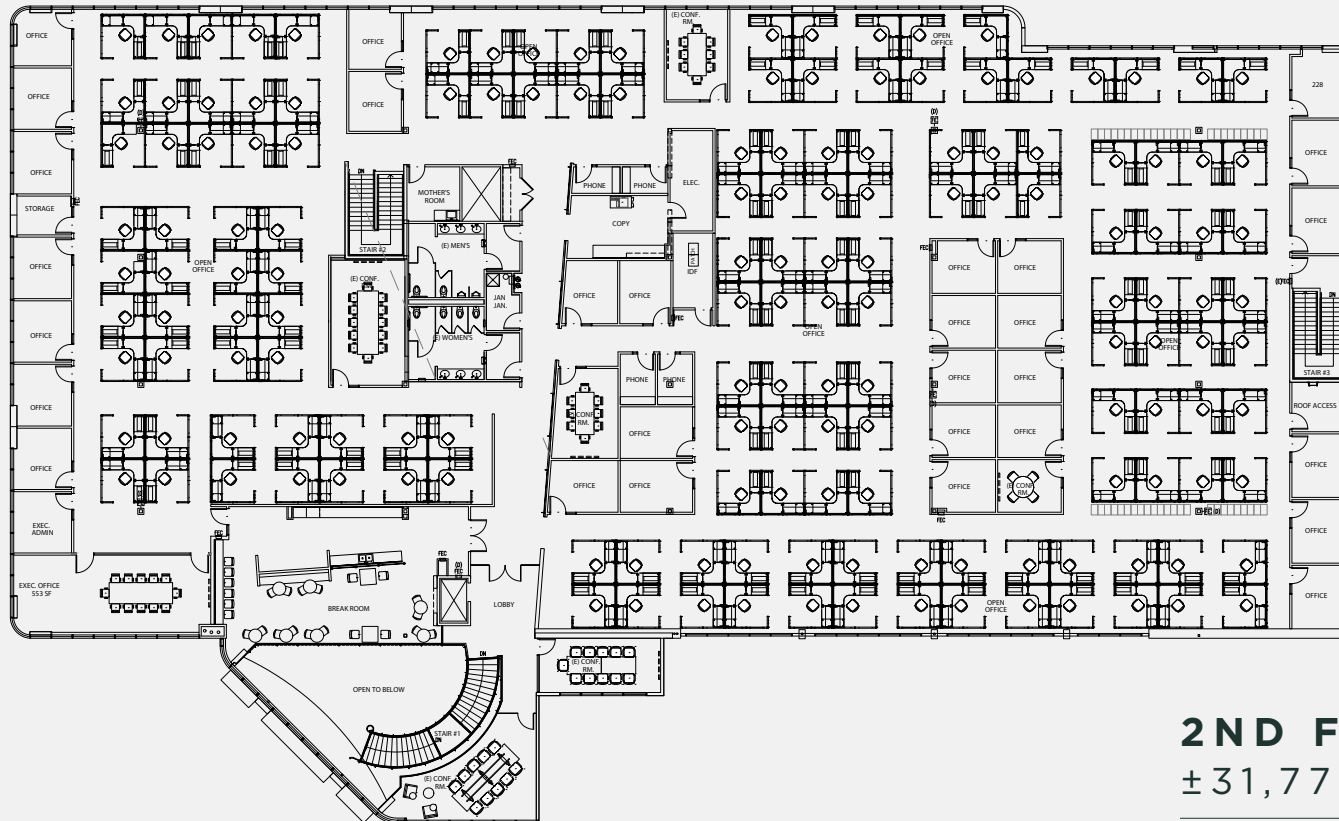
# FLOOR PLANS



## 1ST FLOOR ±35,170 SF

- Reception Lobby with Grand Stairway
- Boardroom, Executive Briefing Center, Training Room, and Several Conference Rooms
- Large Lab / Data Center
- Fitness Center and Showers
- Large Break Room that Opens to Outdoor Patio
- Shipping and Receiving Area

- Data Center/Lab
- Grade Level Loading
- ▲ Dock High Loading
- △ Glassed-in Dock High Loading



## 2ND FLOOR ±31,773 SF

- Mix of Open Office, Private Offices, and Conference Rooms
- Executive Suite
- Mother's Room
- Break Room

# FIRST FLOOR LAB & SERVER ROOM GALLERY



**@first**

- Panera BREAD
- CVS pharmacy
- Chick-fil&
- Five Guys
- Rok
- Chick-fil&

- Round Table PIZZA
- eatviet
- SUBWAY
- EXTREME Pita
- MINA'S
- KoreanBBQ

**NICHOLSON PLAZA**

**FIRST MART**

- SUBWAY
- Sri's Kitchen
- HALAL GYRO EXPRESS & KEBABS
- Vons Chicken

237



**VTA BAYPOINTE STATION**

E. TASMAN DRIVE

**BART**  
NEW MILPITAS BART STATION

- BAWARCHI
- TOGO'S
- TACO BELL

**Levi's STADIUM**

BOURBON STEAK

**SAMSUNG CAFETERIA** (OPEN TO PUBLIC)

- Peet's Coffee & Tea
- Honeyberry

N. FIRST STREET

PATX'S PIZZA

- eatviet
- SUBWAY
- SENDO SUSHI
- Round Table PIZZA
- La Catalana
- Sri's Kitchen
- Mina's Korean BBQ

**RIVER OAKS MARKETPLACE**

- SUBWAY
- Starbucks
- CHASE
- GO FISH
- POKE BAR
- HOBBS California Restaurants
- Premier Plaza

INTERSTATE 880

- Starbucks
- PATX'S PIZZA

MONTAGUE EXPRESSWAY

**RIVERMARK**

- SAFEMART
- HYATT
- COLD STONE
- RED ROBIN
- PIATTI SANTA CLARA
- SMASH BURGER
- Jersey Mike's
- Peet's Coffee & Tea
- Premier Plaza

**VTA ORCHARD STATION**

**THE MARKET PLACE**

- SUBWAY
- Starbucks
- dishdash
- PHO VIET VIETNAMESE CUISINE
- Biryani
- UNAMAS! Mexican Grill & Catering
- OKAYAMA
- THAI ORCHID
- Olive's Greek Garden
- PHILLY'S CHEESESTEAKS & WINGS

- Pedra's
- BIRK'S
- Marriott HOTELS & RESORTS

**SANTA CLARA SQUARE**

- Fleming's
- WHOLE FOODS
- CHASE
- St. Fornato
- Peet's Coffee
- LuLa's
- Peet's
- COMEBUY

10 MINS TO DOWNTOWN SAN JOSE

5 MINS TO SAN JOSE INTERNATIONAL AIRPORT

# MILPITAS

