



Montague Square

R&D and Office Project

Available for Lease: 14,703 - 20,921 square feet

Owned & Managed By

Embarcadero

CAPITAL PARTNERS LLC

Listing Broker



Jeff Arrillaga

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408.982.8478

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Owner's Representative

Andrew Brown

Director of Leasing
abrown@ecp-llc.com
650.292.4100

Embarcadero Capital Partners, LLC

1301 Shoreway Road
Suite 250
Belmont, CA 94002



Montague Square is a beautiful six building, 223,000 square foot R&D and Office Park in San Jose. This R&D and Office Park consists of one - and two-story buildings and boasts abundant parking, flexible size ranges, and easy access.

Montague Square is located at the corner of Montague Expressway and North First Street and is immediately adjacent to a light rail station. Located in the heart of Silicon Valley with excellent access to Interstates 880 and 680, Highways 101 and 237, the San Jose International Airport and in close proximity to several hotels, shops and restaurants.

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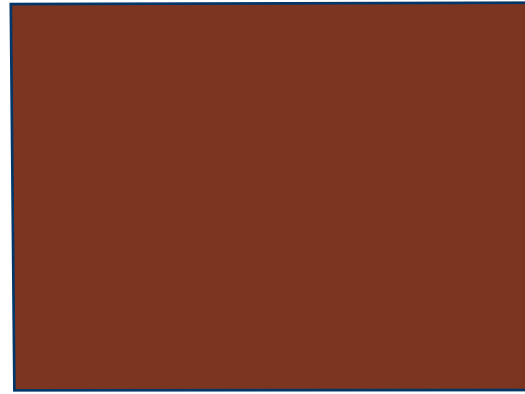
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Property Highlights:

- Excellent access to Interstates 880 and 680, Highways 101 and 237 and San Jose International Airport
- Flexible lease terms available
- Showers
- Dock high and grade level doors
- Market ready interiors
- Located at the corner of North First Street and Montague Expressway
- Adjacent to light rail system that runs through downtown San Jose
- Close Proximity to restaurants, hotels and retail

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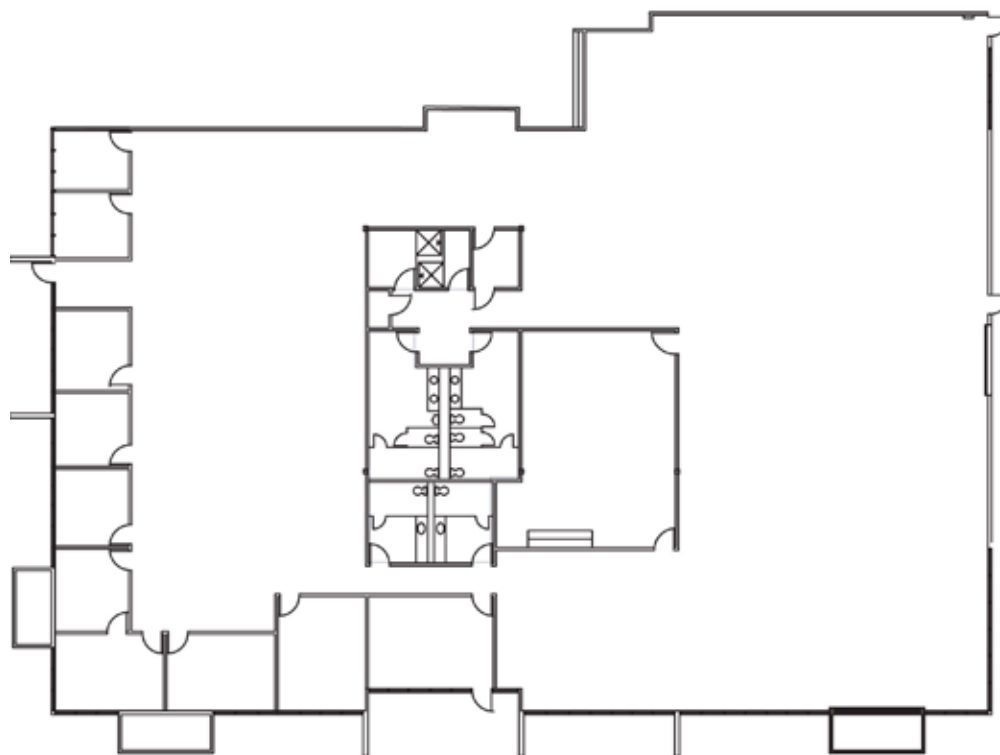
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**3051 North First Street
Suite 100
14,703 square feet**

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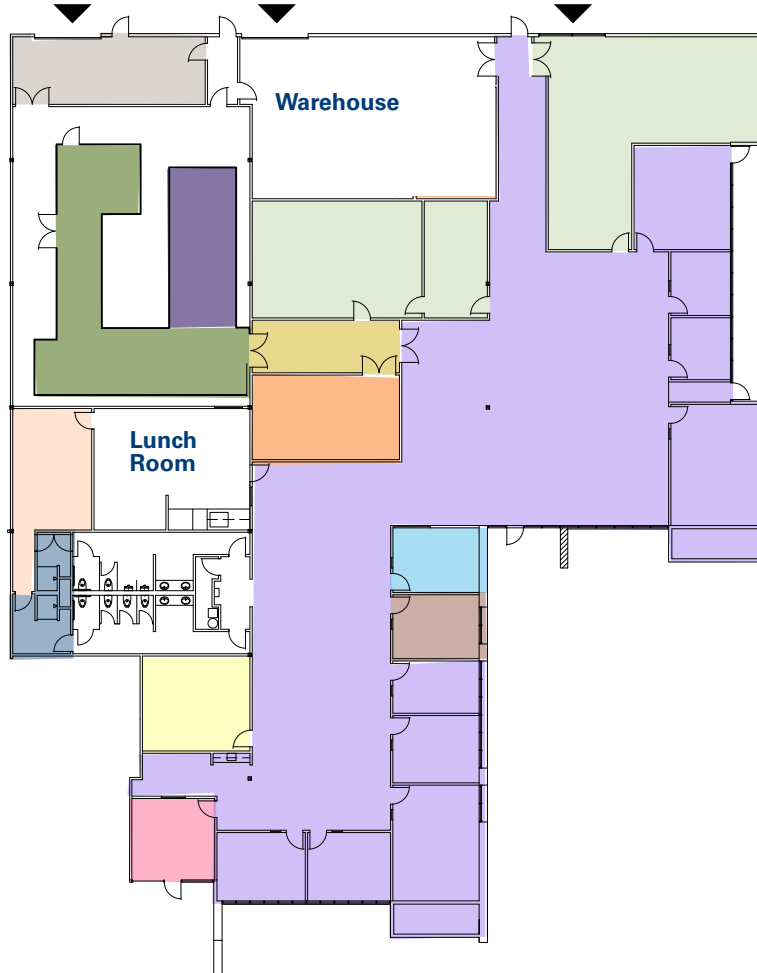
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- ▼ Grade Level Door
- Processing Equipment
- Class 1 Clean Room
- Class 10 Clean Room
- Class 1000 Clean Room
- Lab Space
- General Office Space
- File Room
- Gowning Room
- Showers
- Server Room
- Dark Room
- Conference Room
- Lobby

3087 N. First Street
Suite 200
17,060 square feet

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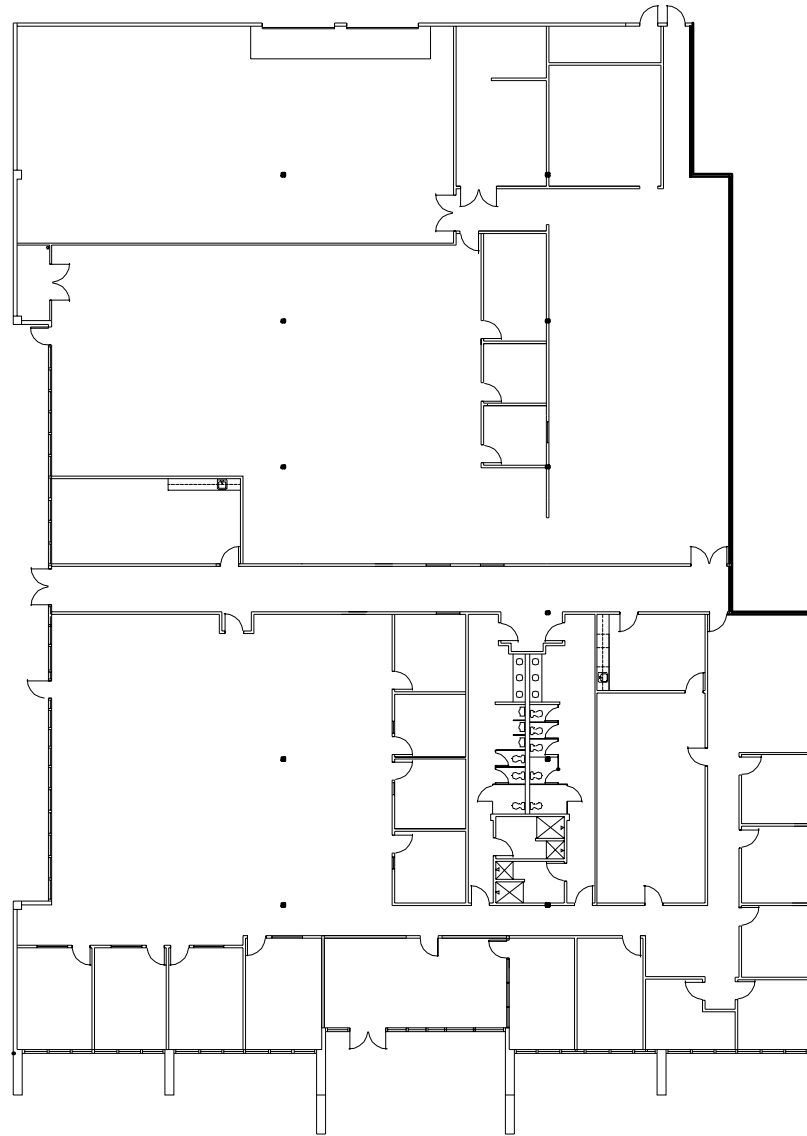
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Montague Expressway

30 W. Montague Expressway, Suite 20
20,921 square feet

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LODGING

- 1 Wyndham Hotel
- 2 Executive Inn
- 3 Red Roof Inn
- 4 Vagabond INN
- 5 E-Z8 Motel
- 6 Homestead Village
- 7 Radisson Plaza
- 8 Marriott Courtyard
- 9 Holiday Inn
- 10 Summerfield Suites
- 11 Fairfield by Marriott
- 12 Doubletree Hotel
- 13 Siera Suites
- 14 Homewood Suites
- 15 Gateway Inn
- 16 Homestead Village
- 17 Biltmore Hotel
- 18 Comfort Suites

RESTAURANTS

- 19 Thai Orchid Thai Cuisine
- 20 Ume Chinese Fast Food
- 21 Sangam Indian Cuisine
- 22 Carl's Jr. Restaurant
- 23 Mimo's Cafe
- 24 A&D Cafe
- 25 Beryl's Place
- 26 Dairy Bell Freeze
- 26 Royal Garden Chinese Restaurant & A Taste of Java
- 27 Togo's Eatery
- 28 Denny's
- 29 Nhan Restaurant Vietnamese
- 30 Last Chances
- 31 McDonald's
- 32 Burger King
- 33 Bread Basket
- 34 Una Mas, Hobee's Restaurant
- 34 China Taste Fast Food & Teriyaki and More
- 35 Maxi's Restaurant
- 36 DD's Cafe
- 37 Sariling Atin Restaurant
- 38 Senior Jalepeno, Honba Sushi, Starbuck's Coffee & Bagel Street Cafe
- 39 Le Boulanger
- 40 Subway Sandwiches & Salads
- 41 Amalfi's Grill
- 42 De La Cruz Cafe
- 43 Cathy Chinese Cuisine
- 44 Olives Greek & Mid Eastern Cuisine, Una Mas, De La Cruz Deli, Premier Pizza, Honbi Sushi, Starbuck's, Uma Chinese
- 45 Specialty's Bakery & Cafe
- 46 San Fresco Cafe
- 47 Starbuck's/Chipotle/Subway Hawaiian BBQ
- 48 Togo's Eatery
- 49 Shogun, Century Cafe, Quizno's Vito Trattoria, Spencer's, It's a Grind, Camille's, Sonoma Chicken Coop, Booster Juice

FINANCIAL INSTITUTIONS

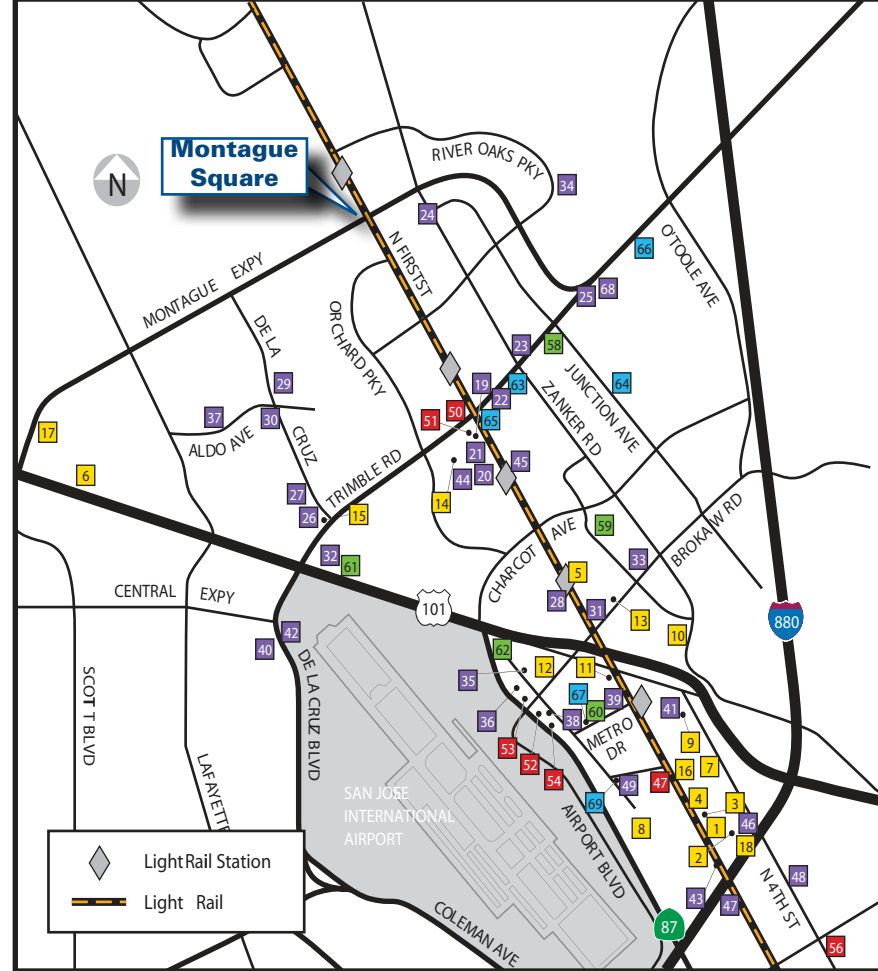
- 50 Bank of America
- 51 Fremont Bank
- 52 Comerica Bank
- 53 National Bank
- 54 Mizuho Corporate Bank
- 55 Wells Fargo Bank
- 56 Bank of the West

MAIL SERVICE

- 58 Post Office
- 59 UPS Drop Box
- 60 UPS Authorized Shipping Outlet
- 61 FedEx/Kinkos
- 62 FedEx Drop Box

ADDITIONAL SERVICES

- 63 American Express Travel
- 64 Uniglobe Express Travel
- 65 Silicon Talent Corp.
- 66 In Celebration (Gifts/Cards)
- 67 Blooming Bouquet Florist
- 68 Byrne's Market
- 69 Club Fitness



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