

2000

trade  
zone



# A High-Tech Haven for **Next-Gen Innovators**

San Jose, CA

## BUILDING HIGHLIGHTS

**2000 Trade Zone** is a cutting-edge advanced manufacturing facility designed for high-tech tenants.

This four-story building offers creative, high-tech spaced across four floors. The project, under construction and set to complete in 2025, boasts impressive features including high floor loading capacity, flexible HVAC systems, and robust electrical infrastructure.

The building's clear heights, loading dock facilities, and freight elevator further enhance its suitability for advanced manufacturing operations for high-tech R&D users.

With its proximity to BART, ample parking including EV charging stations, and state-of-the-art security features, **2000 Trade Zone** provides an ideal environment for innovative companies.

## BUILDING

# 136,600 Rentable Square Feet

## DIVISIBLE TO

# 31,193 Rentable Square Feet

## POWER

# 4,000 Amps, 480V, 3PH, 4W

## PARKING AND TRANSIT

- Attached parking garage with 219 parking stalls
- Parking ratio of 1.6/1,000 SF with dedicated EV parking/charging stalls
- Walking access from BART (S. Milpitas Station)
- Secured bike parking
- Ride share drop off

## SECURITY

- Guest callbox for secure building accessibility
- Space available for manned security desk/office

## ELEVATOR ACCESS

- Passenger – 1 @ 4,500 LB capacity
- Freight – 1 @ 10,000 LB capacity

## LOADING DOCKS

- 2 truck bays with (1) dock leveler and (1) dock lift
- 10W'x13H' door openings
- Floor-to-floor height 21'



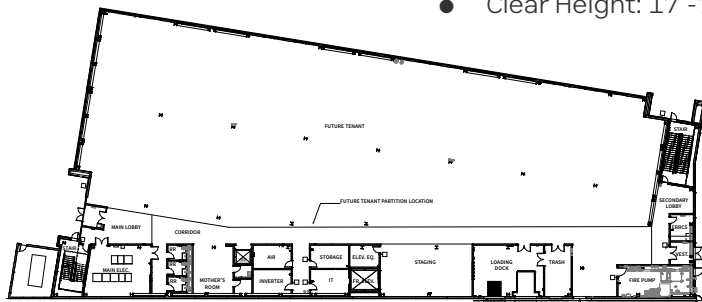




## FLOOR PLANS

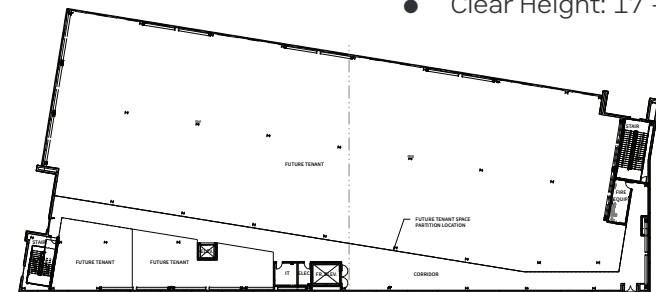
### LEVEL 1

- 31,193 GSF - divisible
- Clear Height: 17'-7/8"



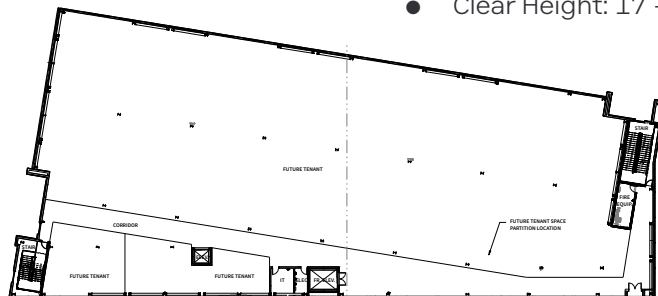
### LEVEL 2

- 33,460 GSF- divisible
- Clear Height: 17'-7/8"



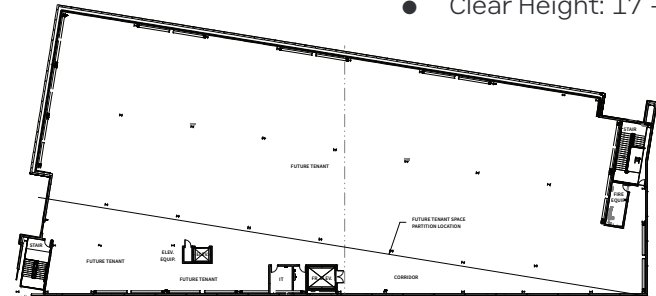
### LEVEL 3

- 33,460 GSF- divisible
- Clear Height: 17'-7/8"



### LEVEL 4

- 33,460 GSF- divisible
- Clear Height: 17'-7/8"



ACCESS  
TO THE BAY

**11**  
MINUTE  
Drive to SJC  
Airport

**36**  
MINUTE  
Drive to OAK  
Airport



**40**  
MINUTE  
Drive to SFO  
Airport



**14**  
MINUTE  
Drive to San  
Jose State

**17**  
MINUTE  
Drive to Santa  
Clara University

**26**  
MINUTE  
Drive to Stanford  
University

**51**  
MINUTE  
Drive to  
UC Berkeley

**1**  
MILE  
To Milpitas  
BART Station

**27**  
MINUTE  
BART ride to  
Bay Fair Station

**39**  
MINUTE  
BART ride to  
Coliseum Station

**61**  
MINUTE  
BART ride to  
Embarcadero  
Station





## ACCESS TO TALENT

### ENGINEERING TALENT IN SANTA CLARA COUNTY

SANTA CLARA COUNTY (2024)



**2.1 TIMES**

the national average  
of Bioengineers & Bio-  
medical Engineers



**19.3 TIMES**

the national average  
of Computer Hardware  
Engineers



**6.3 TIMES**

the national average of  
Electrical Engineers



**1.5 TIMES**

the national average of  
Industrial Engineers



**3.0 TIMES**

the national average of  
Materials Engineers



**2.0 TIMES**

the national average of  
Mechanical Engineers

### SAN JOSE LABOR STRENGTH

TOTAL ENGINEERING JOBS, 2024



**#1** in Northern California  
for the **Most Engineering  
Resident Workers** with  
over **17,000 residents**



**Over 36,500  
Engineers** within a  
30-minute drive time



The **heart of Silicon  
Valley** with **over 400  
start-ups HQ'ed** in San  
Jose since 2015



The **most innovative  
city** in Northern  
California with **over  
78,200 patents**



One of the **highest  
educated regions** with  
**over 186,000 residents**  
with a **STEM degree**

## 2024 CONSUMER DEMOGRAPHICS

30-MINUTE DRIVETIME FROM PROPERTY



2,239,589

Total Population



755,607

Total Households



473,841

Generation Z  
Population  
(Born 1999  
to 2016)



648,187

Millennial  
Population  
(Born 1981  
to 1998)



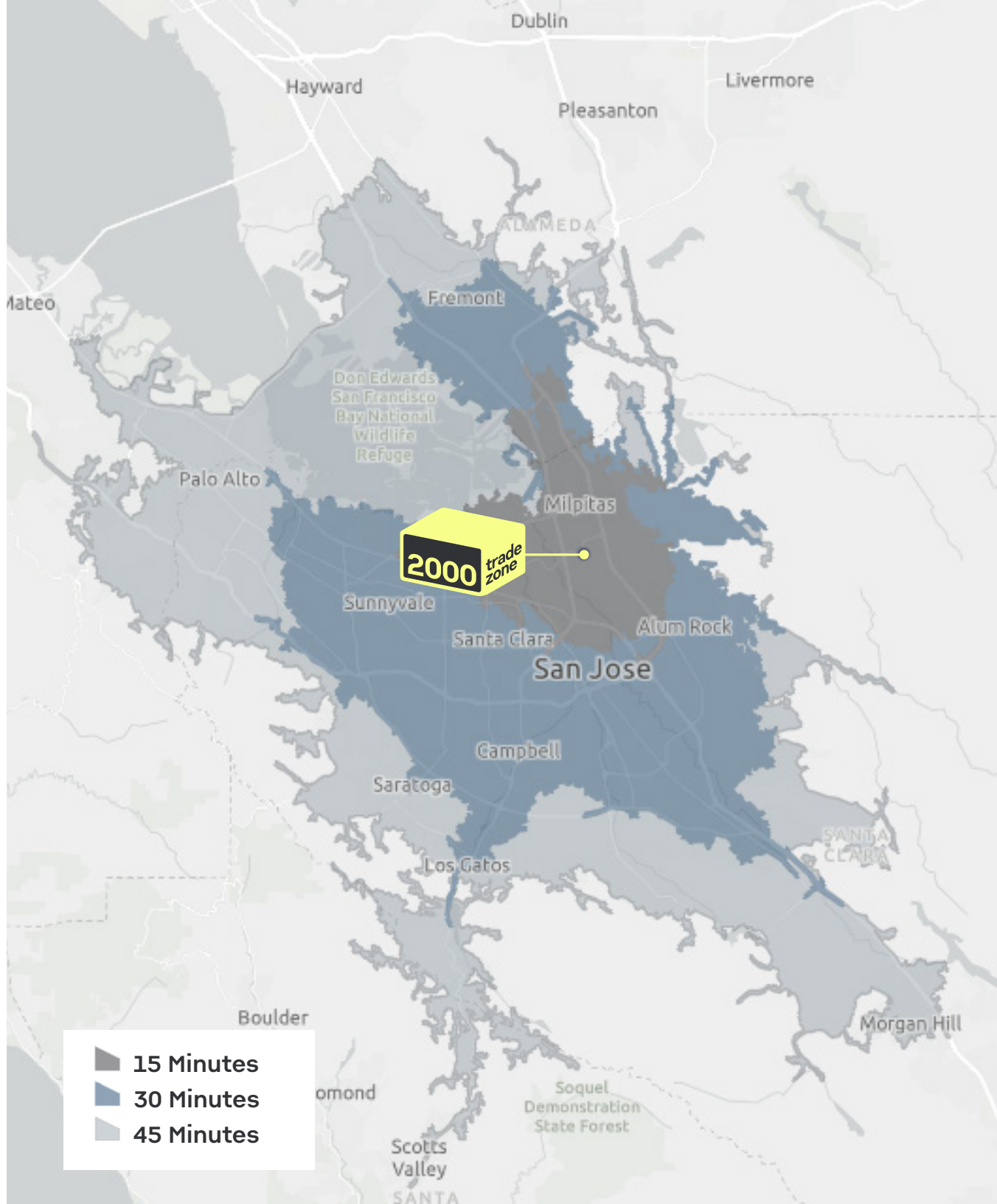
472,333

Generation X  
Population  
(Born 1965  
to 1980)



357,547

Baby Boomer  
Population  
(Born 1946  
to 1964)



15 Minutes  
30 Minutes  
45 Minutes



## SAN JOSE | MADE FOR MAKERS

**SAN JOSE**, with its rich history of technological innovation, stands poised to lead the next wave of high-tech breakthroughs.

Since the 1940s, San Jose has been a technological destination, from hosting IBM's first West Coast lab to nurturing the birth of Silicon Valley. The city has remained at the cutting edge through the personal computing era and into today's age of AI.

Today, this legacy of innovation continues to fuel the city's unparalleled ecosystem for cutting-edge R&D. San Jose offers a unique confluence of assets critical for tomorrow's tech pioneers. Its world-class talent pool, nurtured by prestigious nearby institutions like Stanford and UC Berkeley, provides a constant influx of brilliant minds ready to tackle the challenges of the future. This human capital thrives in an environment where startups can collaborate with established tech giants and research institutions, fostering a culture of breakthrough thinking reminiscent of the valley's early semiconductor days.

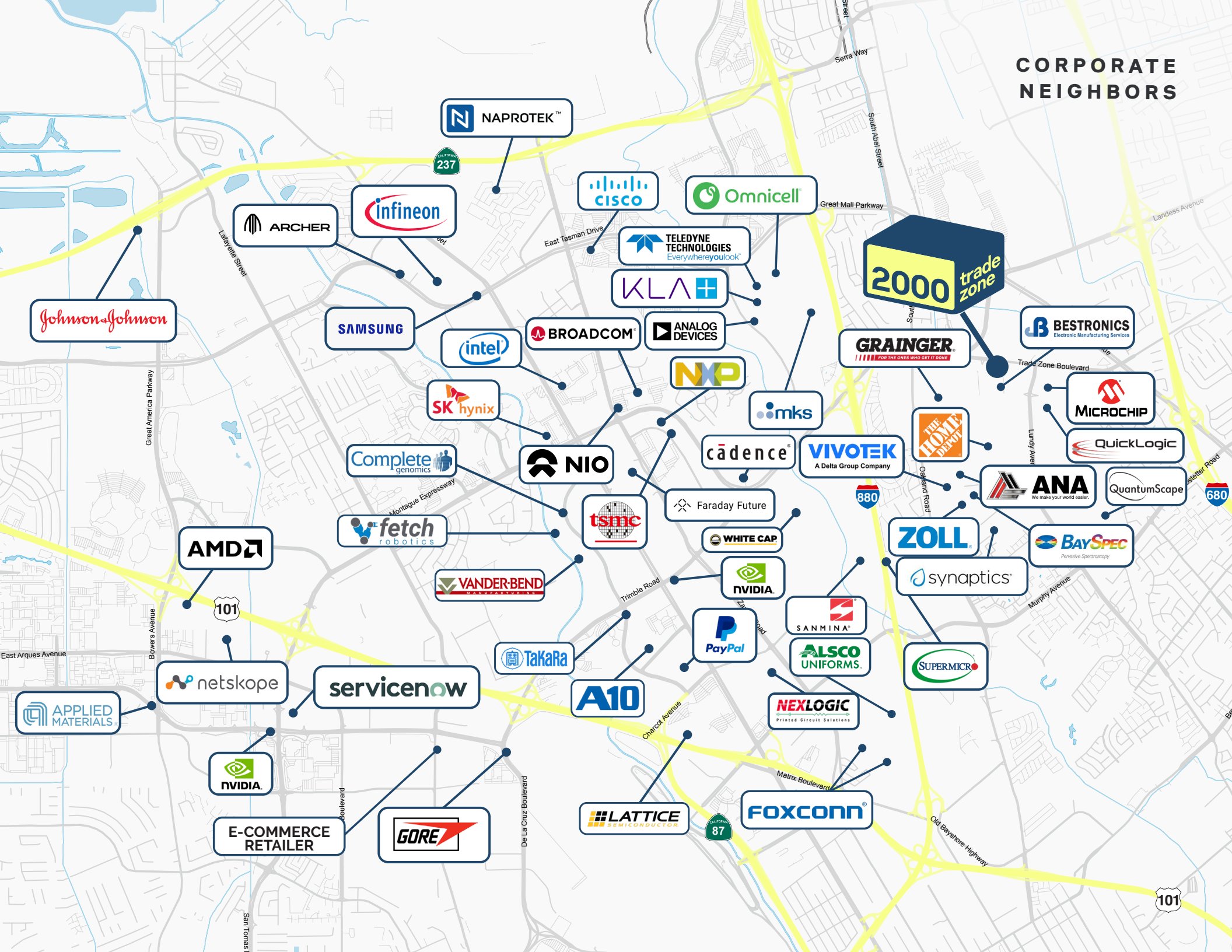
The region's robust venture capital landscape, a testament to decades of successful tech enterprises, ensures that promising ideas receive the financial backing needed to flourish. Coupled with state-of-the-art infrastructure and a wealth of supportive resources, San Jose offers the perfect launchpad for high-tech innovators. From artificial intelligence and autonomous vehicles to biotechnology, the city provides the ideal environment for turning visionary concepts into world-changing realities.

As it has done for over 80 years, San Jose continues to adapt and evolve, cementing its status as the next frontier for technological advancement. The spirit of innovation that transformed the "Valley of Heart's Delight" into Silicon Valley persists, making San Jose the natural choice for those looking to shape the future of technology.





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*Big Enough To Serve You. Small Enough To Know You...*



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