



Plug & Play Office/R&D Sublease

2728 Orchard Parkway, San Jose | ±23,530 SF


Sublease Highlights





 Freestanding Building in Class-A Project

 ±23,530 SF Available Immediately


 Fully Furnished w/ Renovated Interiors

 Mix of Office, Lab, & Warehouse

 1,200 Amps @ 480 Volts Power

 LED: 12/31/2026

 Multi-Purpose Outdoor Amenities

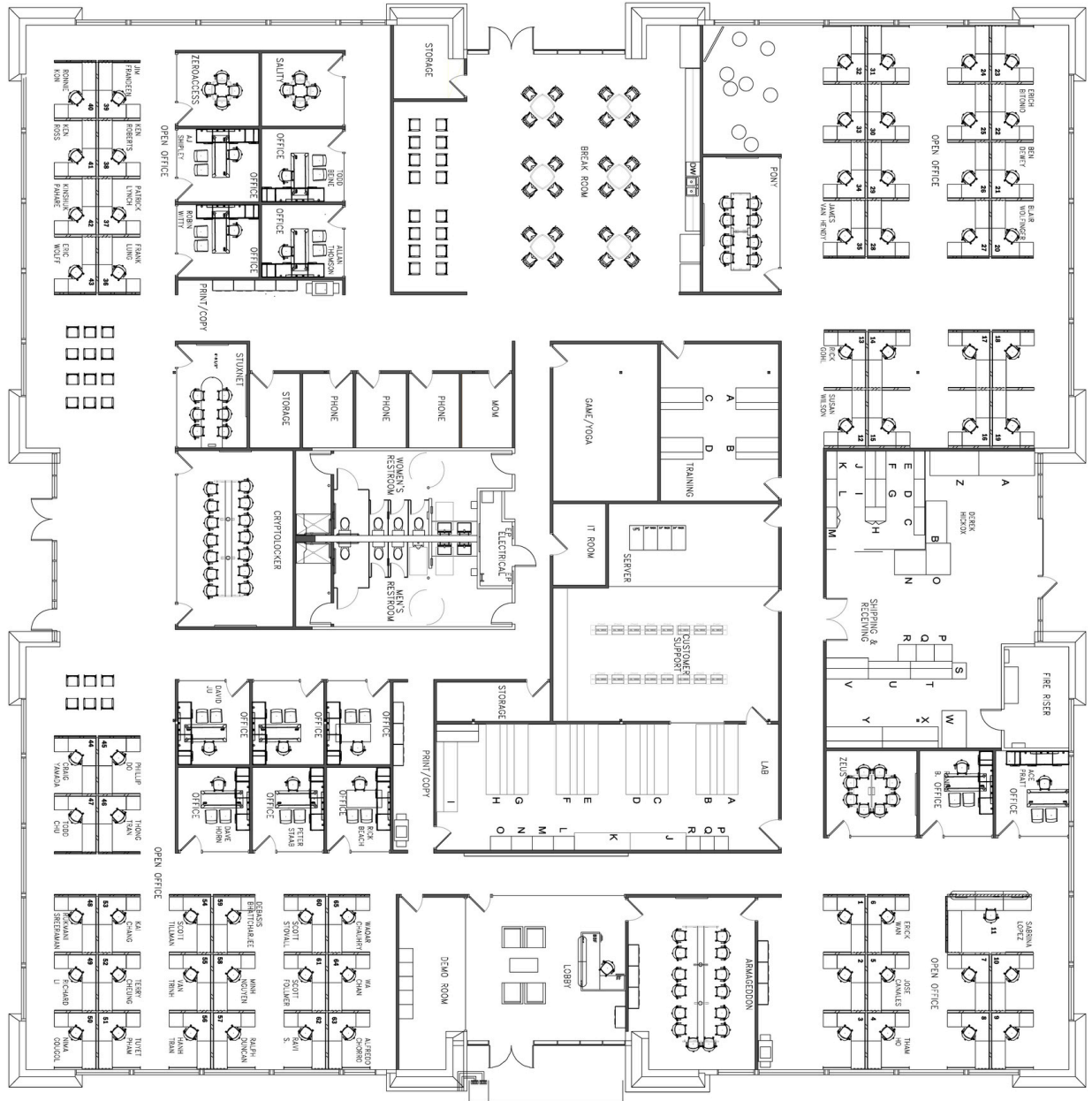
 ±3.5/1,000 Parking

 Convenient Walk to Restaurants/Retail

 Multiple Expansion Opportunities

Floorplan

- 9 Private Offices
- 4 Conference Rooms
- 4 Phone Rooms
- 83 Workstations
- 2 Large Labs
- Server Room w/ HVAC
- Warehouse
- Grade Level Roll-Up Door
- Training Room
- Open Break Area
- 2 Copy/Supply Areas
- Storage Rooms



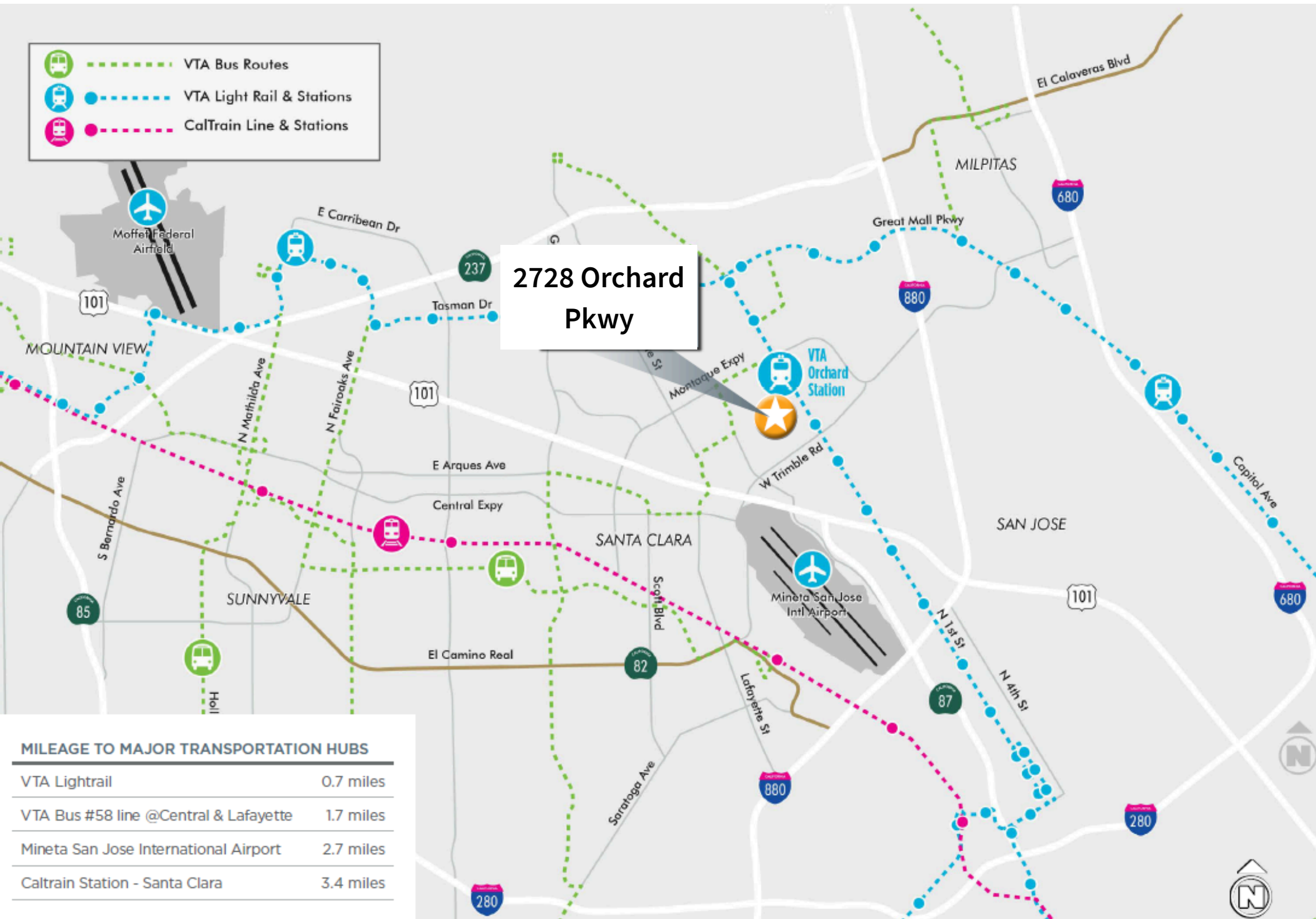
Interior Photos



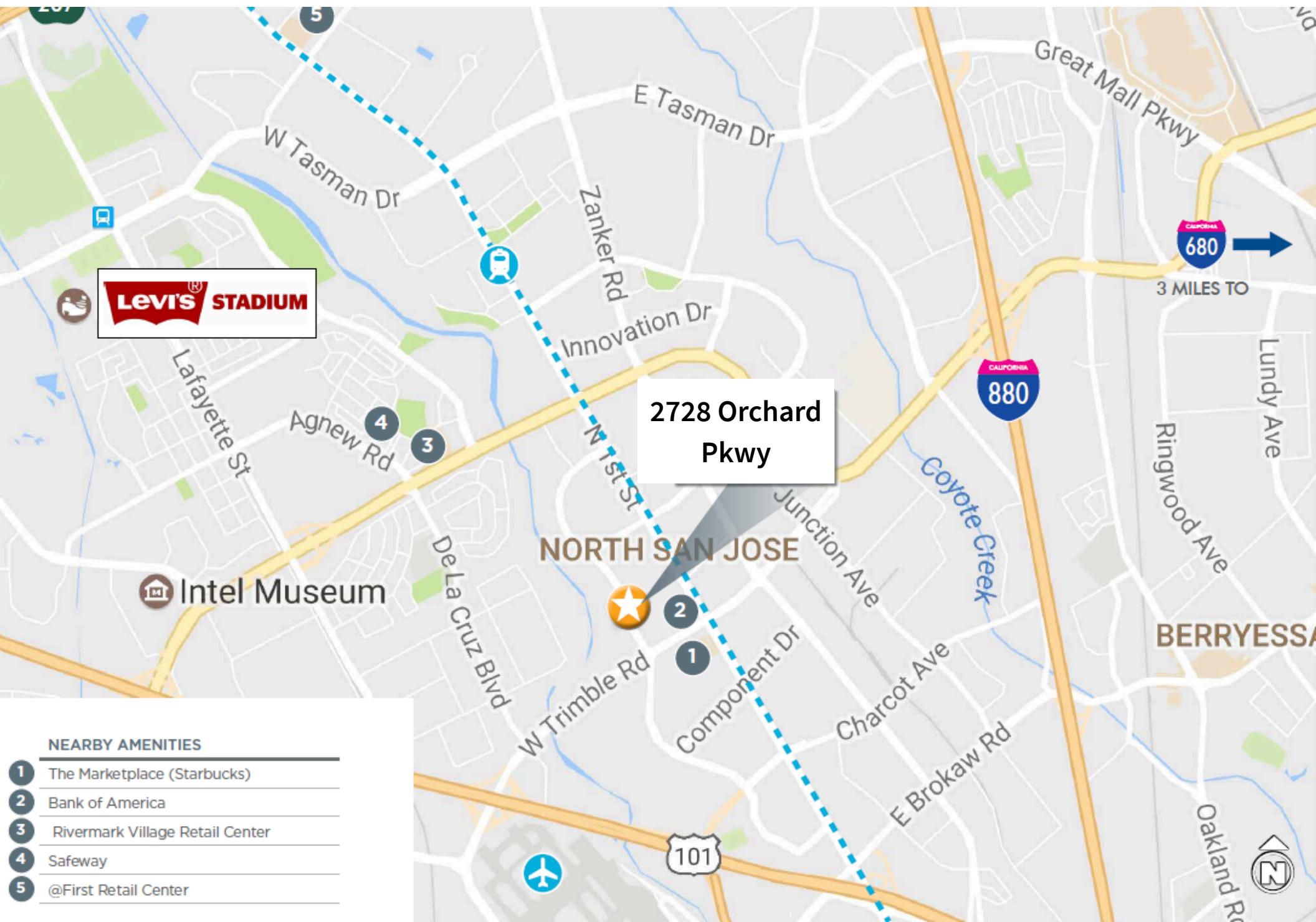
Project Photos



Transportation



Local Amenities



Levi's STADIUM

2728 Orchard
Pkwy

NORTH SAN JOSE

BERRYESSA

NEARBY AMENITIES

- 1 The Marketplace (Starbucks)
- 2 Bank of America
- 3 Rivermark Village Retail Center
- 4 Safeway
- 5 @First Retail Center



Contact

Alex Lagemann
Senior Managing Director
alex.lagemann@jll.com
+1 (408) 221 2310

Mike Covell
Senior Associate
mike.covell@jll.com
+1 (650) 704-4683



Jones Lang LaSalle Brokerage, Inc., CA Real Estate License #01856260