

2811
ORCHARD PARKWAY

YOUR NEW HEADQUARTERS AWAITS

±84,560 SF Class A Office/R&D | Plug & Play Sublease

2811 Orchard Parkway, San Jose, CA 95134

JLL



Wide Open, Bright and **Sunny Spaces**



Property Highlights

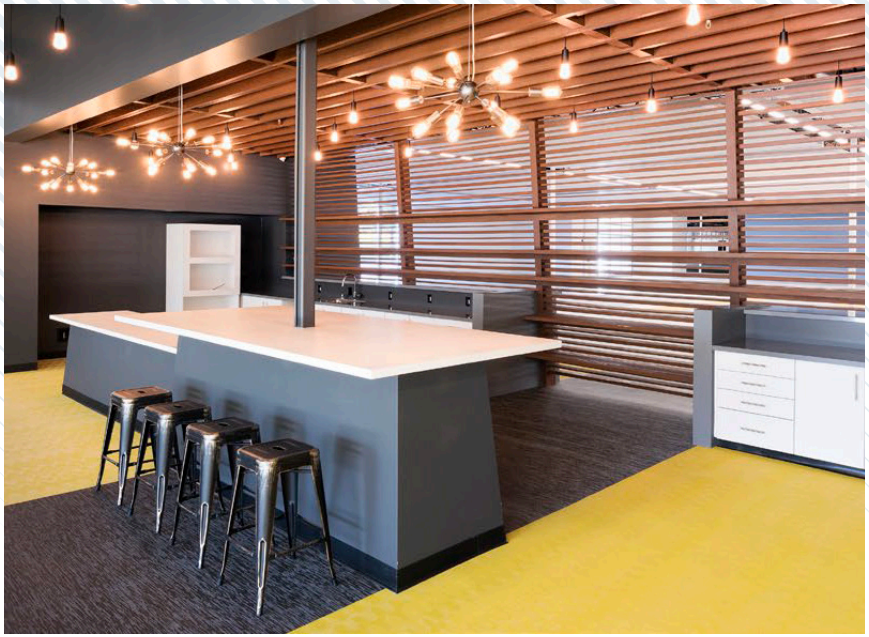
- Large break room connected to outdoor patio
- Mix of exposed ceiling and clouded ceiling open office areas
- New 2-story lobby and interior 2nd floor balcony
- Modern entry hardscape with seating areas and drought tolerant landscaping
- 4/1000 parking
- Prominent building top signage
- LEED certified
- 2,000A & 800A panels, 277/480V, 3-phase, 4-wire
- Lease Expiration: 1/31/2029
- Fully furnished interiors available
- 4 men's and 4 women's showers

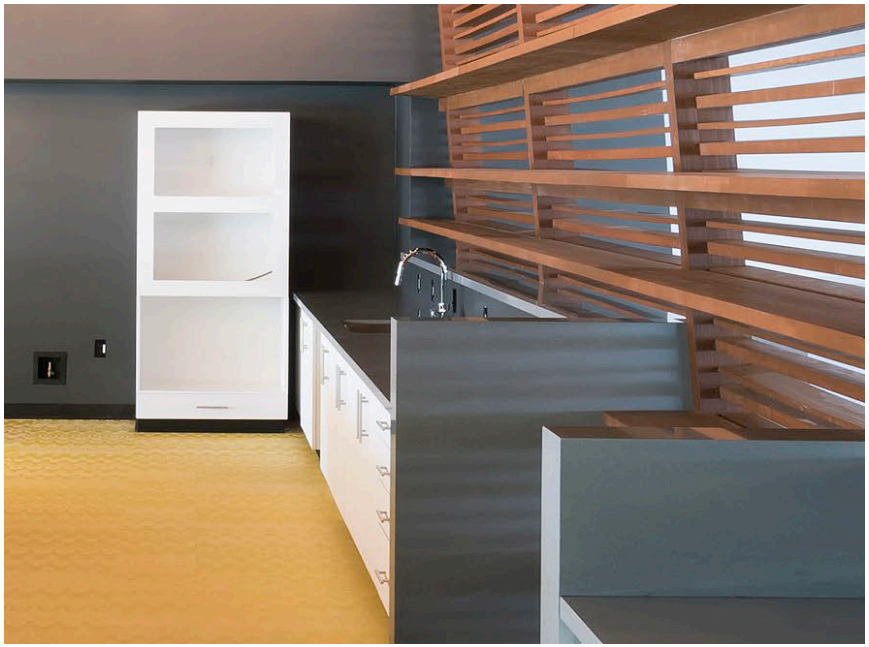


A Modern Space That Inspires **Creativity and Productivity**



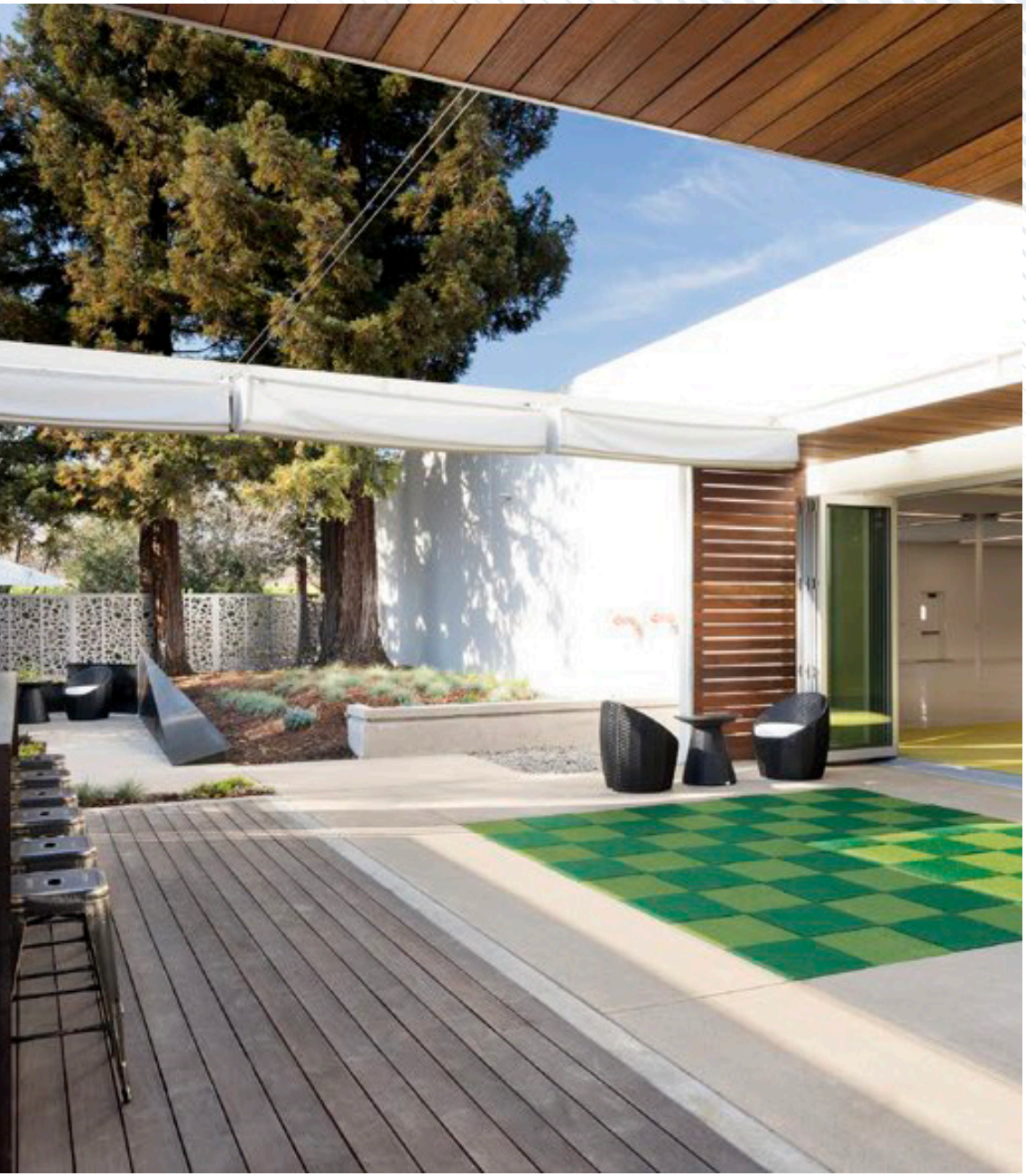
High-End Interior Finishes **Throughout**

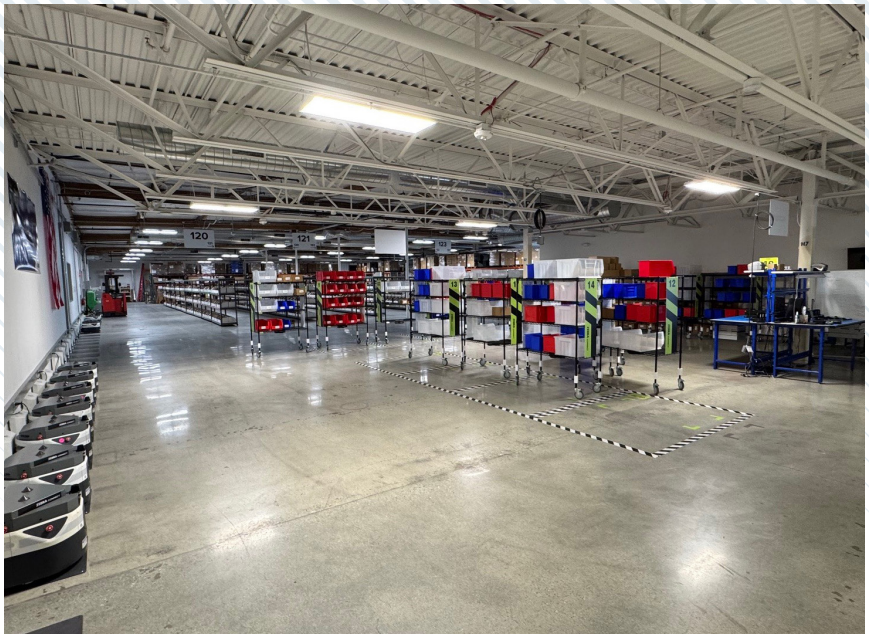


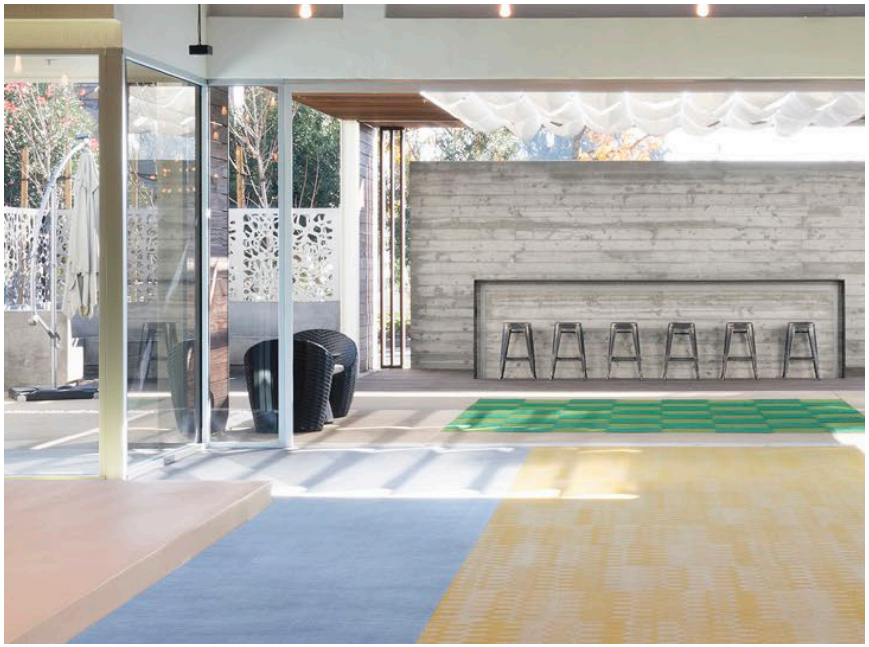




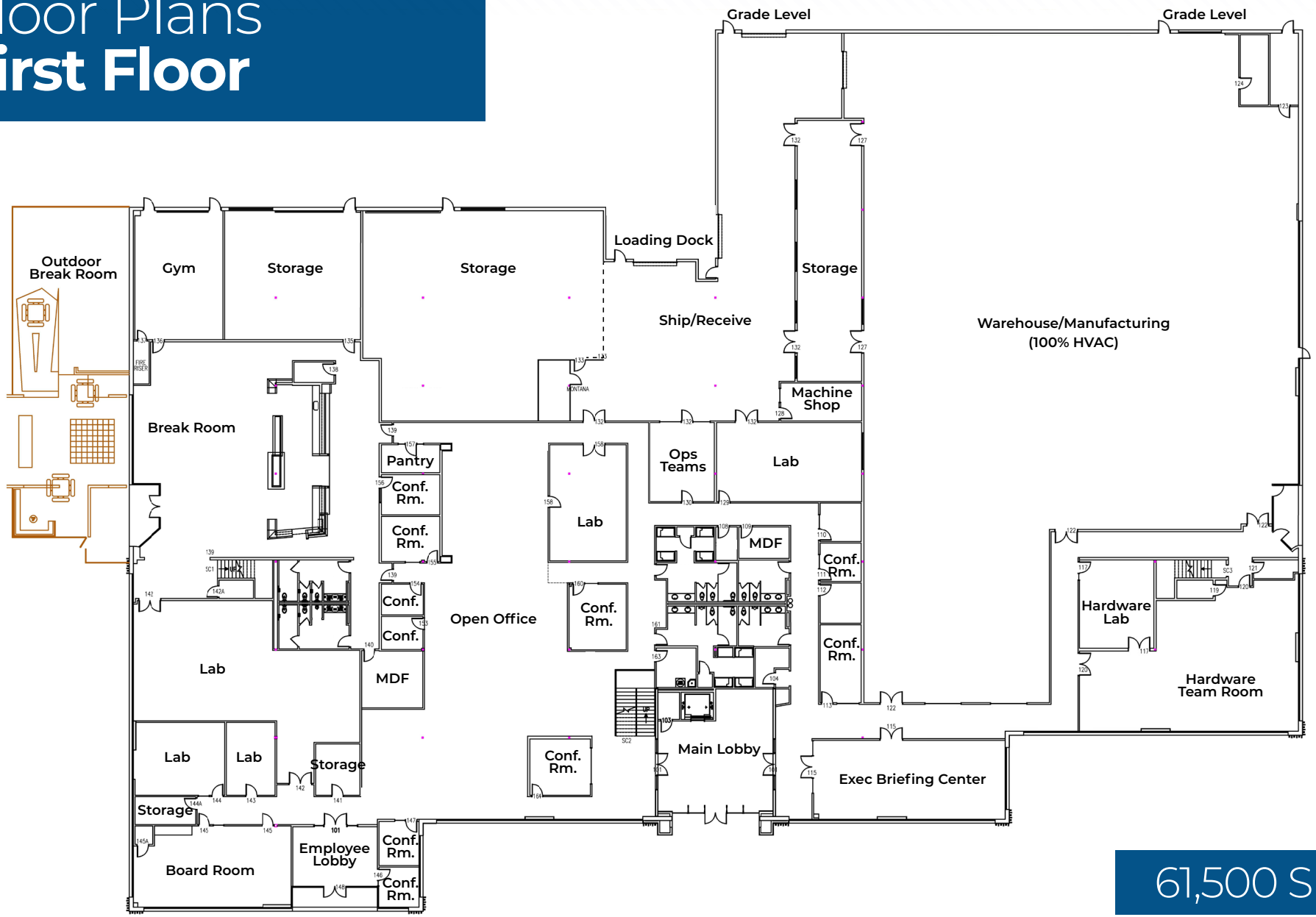
Creative Outdoor
Lounge and Work Space





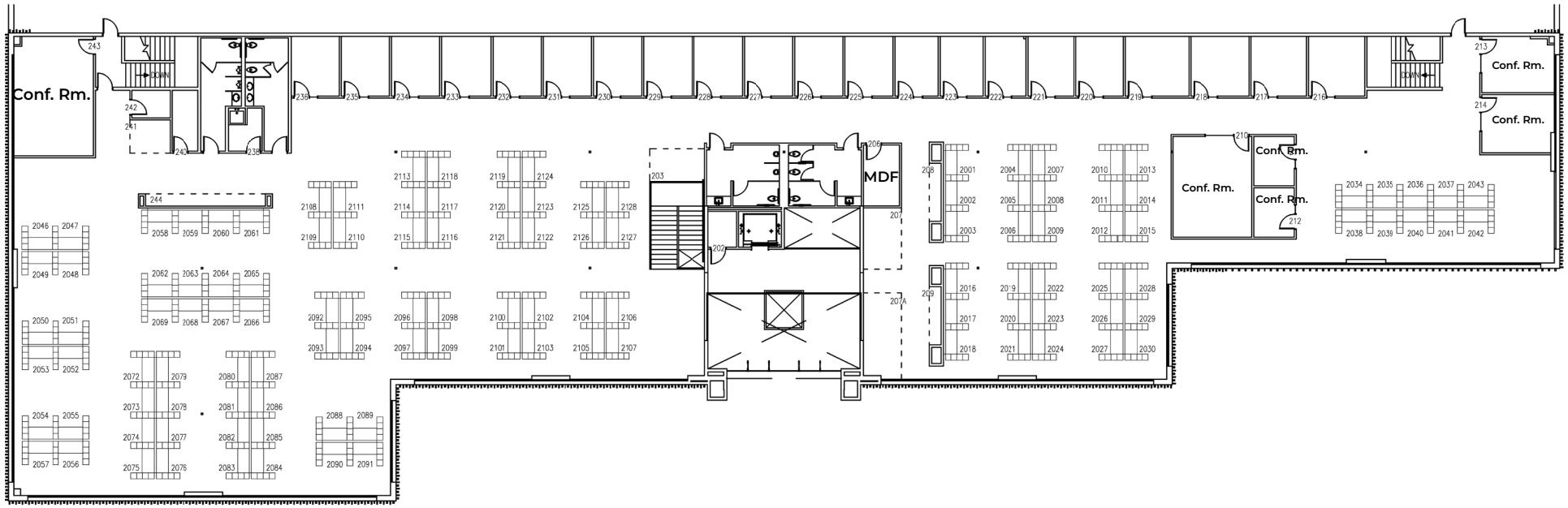


Floor Plans
First Floor



61,500 SF

Floor Plans
Second Floor



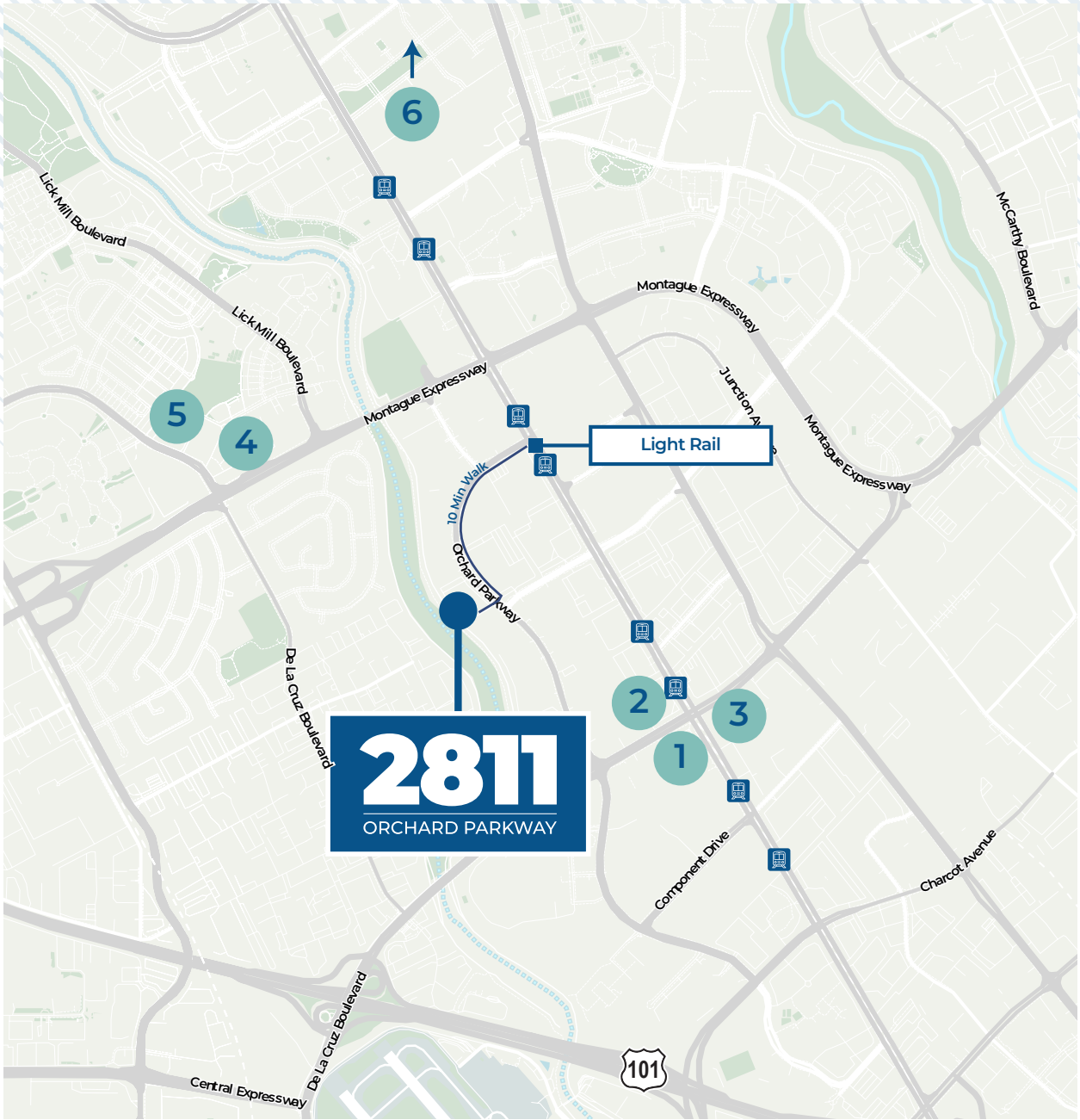
120 Desks

23,060 SF

CENTRAL **CONVENIENCE**

Conveniently located among highways, light rail stations and retail core areas, tenants won't need to go far for great amenities.

1. Restaurants including: Dish N Dash, Starbucks, Una Mas, Halal Gyro, Pho Viet
2. Bank of America and Homewood Suites
3. Flower Flour Cafe
4. Rivermark Village featuring over two dozen restaurants and services
5. Safeway & Hyatt House
6. @First with restaurants, banks and hotels



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Steve Clark
steve.clark@jll.com
+1 408-220-4094
CA DRE # 01507167

Kyle Caldwell
kyle.caldwell@jll.com
+1 650 480 2232
CA DRE #02014457

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

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