

180

BAYTECH

180 BAYTECH DR. SAN JOSE, CA 95134



AREA
74,012 SF



DIVISIBLE
30,000 SF MIN



POWER
5.3 MW PGE STUDY



SCALE
20.0 MW POTENTIAL



Built for AI, robotics, hardware, and advanced R&D.



AVAILABLE NOW

BUILT FOR INNOVATION

Freestanding Office / R&D Building I ±74,012 SF - Divisible to ±30,000 SF
Renovated in 2024 for high tech office, research and development users.

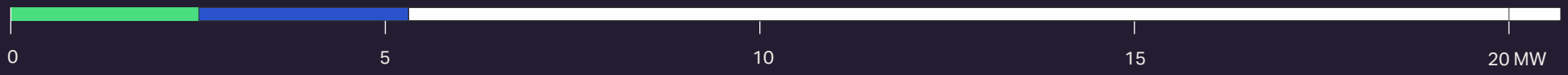
SPECIFICATIONS	
AREA TOTAL	74,012 SF
AREA DIVISIBLE	30,000 SF min
FLOORS	2 · 37,006 EA
F-TO-F HEIGHT	16'6"
YEAR BUILT	1997 / RENOV. 2024
PARKING	3.3 / 1,000 SF
EV CHARGERS	17 stations
FLOORING	Polished concrete

SYSTEMS	
ELEC SERVICE	3,000A Switchgear @ 480/277V
MECH	Web-based hvac + bms
DATA	Fiber-optic
RESTROOMS	New · incl. Showers
LIGHTING	Bms led
ROOF	Membrane · insulated
STRUCTURE	Tilt-up concrete
ACCESS	Roll-up · dock

SECURED POWER EXPANSION

Robust, scalable infrastructure proactively advanced in coordination with PG&E.

5.3 MW POWER UPGRADE UNDERWAY



CURRENT / CURRENT SERVICE

3,000 amp main switch gear available at 480/277V service.

NEAR TERM / 5.3 MW EXPANSION

Ownership has secured a 5.3 MW allocation from PG&E following submission of a power expansion application. A Preliminary Engineering Study (PES) has been executed, with design implementation underway. Upgrade includes new 21 kV primary service with primary-rated switchgear metering and step-down transformers.

POTENTIAL / 20 MW POTENTIAL

The 21 kV electrical backbone is designed to support significant growth, with potential to scale up to ~20 MW. Future capacity via additional transformers and distribution infrastructure, subject to PG&E approvals.

SUMMARY: Near-term to 5.3 MW · 21 kV pathway to ~20 MW.

SITE AND CONTEXT



• $\pm 74,012$ SF · TOTAL

• $\pm 37,006$ SF · PER FLOOR

• $\pm 30,000$ SF · MIN. DIVISIBLE

ABUNDANT NATURAL LIGHT

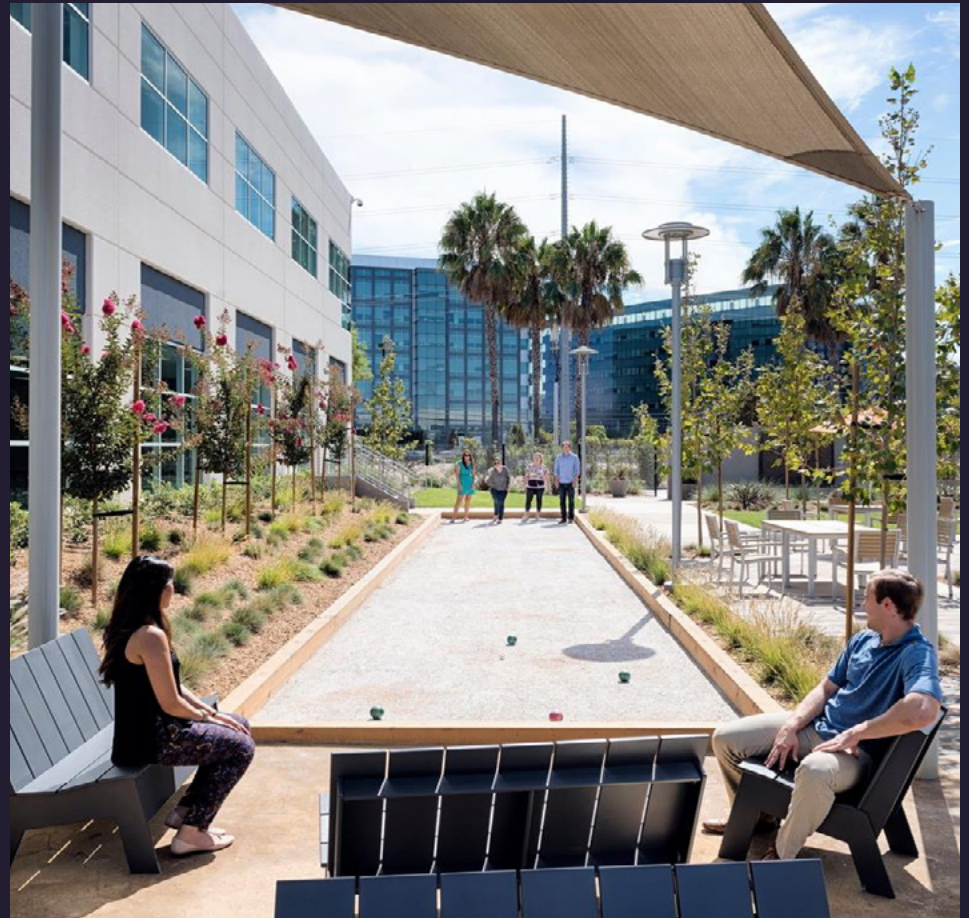
Newly updated white box with polished concrete floors, updated restrooms, and 16'6" floor-to-floor heights.





AN OUTDOOR CAMPUS ENVIRONMENT

Landscaped grounds, outdoor seating, and bocce courts encourage employees to step outside between meetings.

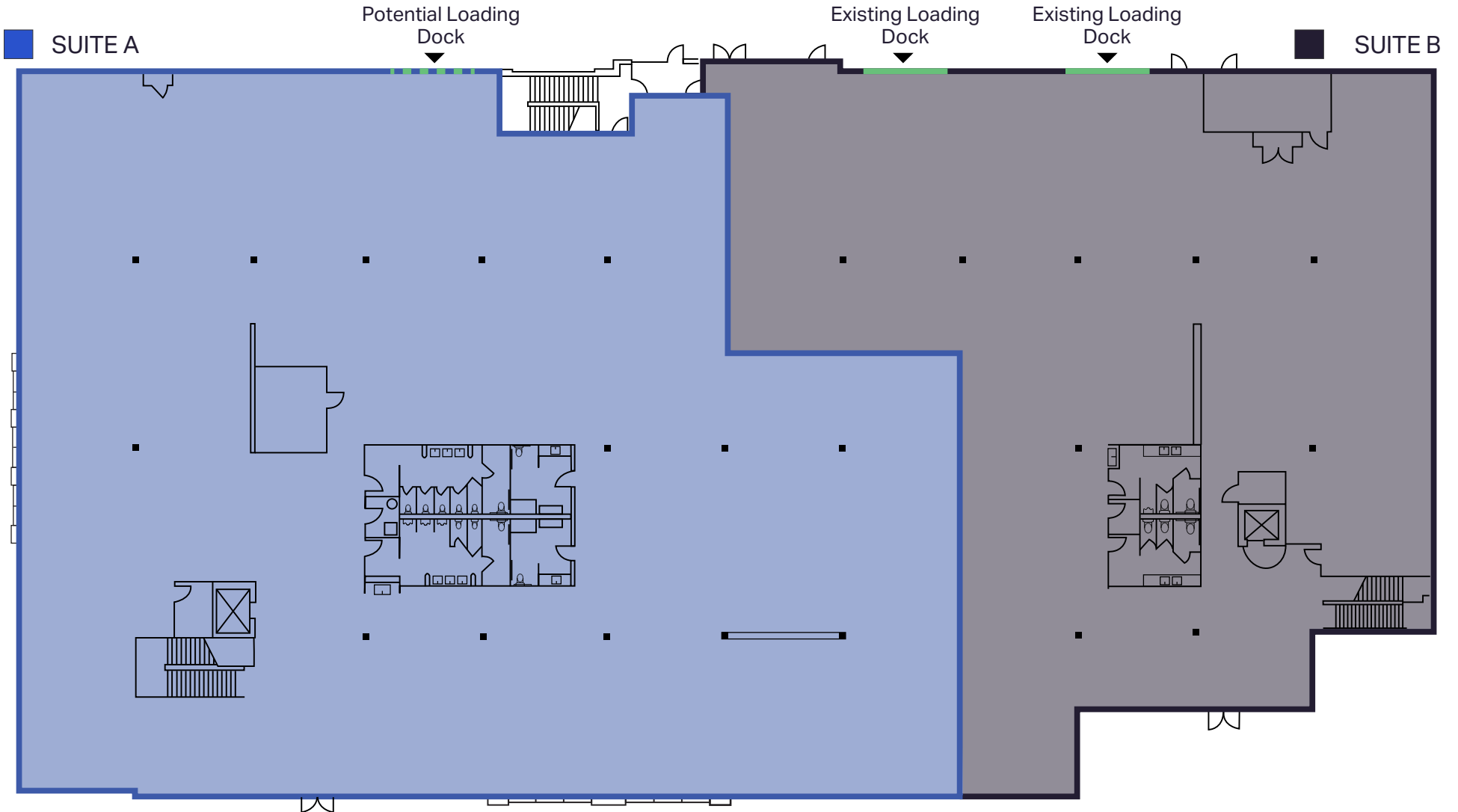


AS-BUILT PLAN

LEVEL 1

±37,006 SF

Hypothetical demising — one floor, divisible into two suites



NOTE: HYPOTHETICAL DEMISING / NOT TO SCALE

AS-BUILT PLAN

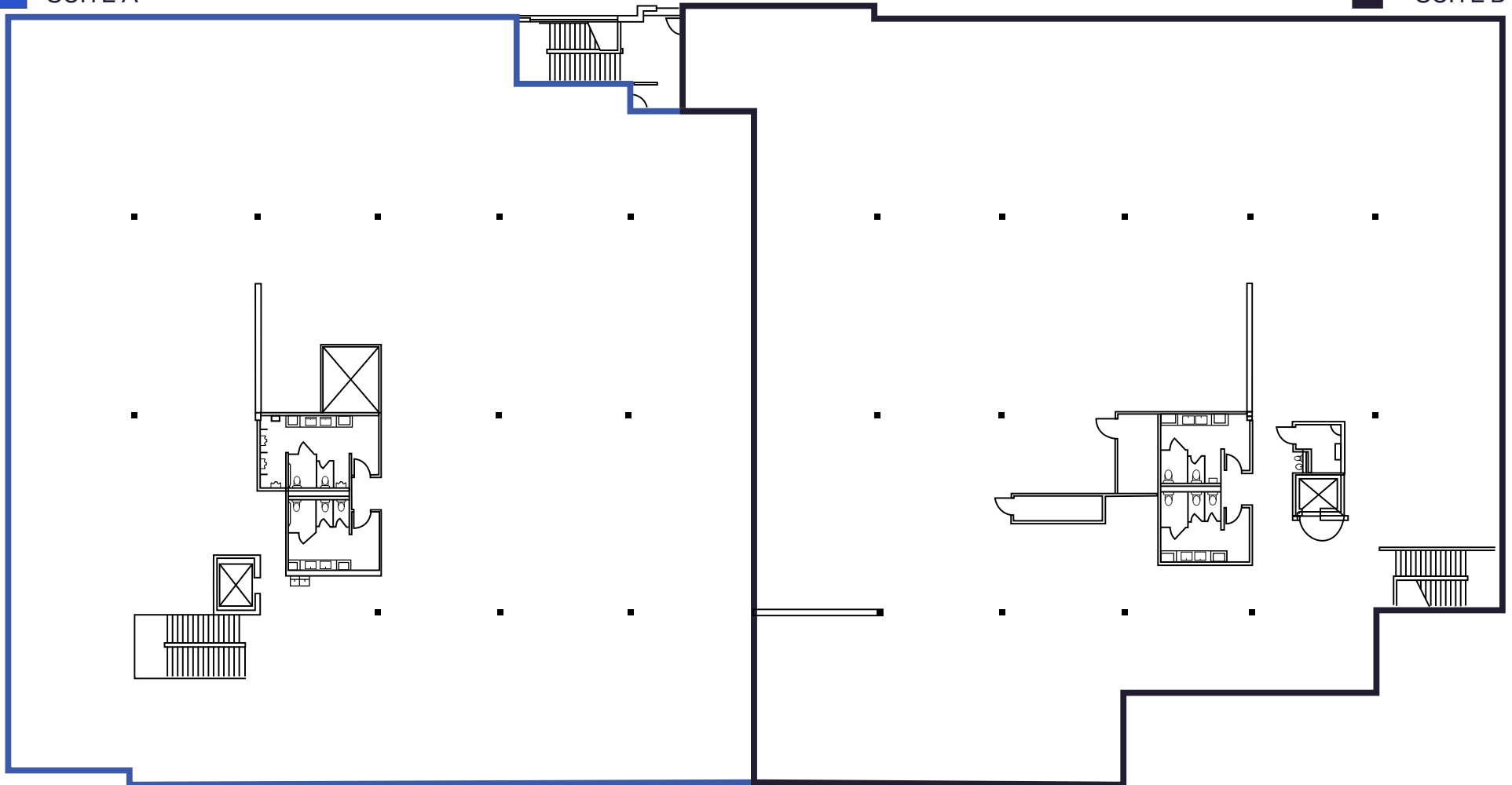
LEVEL 2

±37,006 SF

Hypothetical demising — one floor, divisible into two suites

 SUITE A

 SUITE B



NOTE: HYPOTHETICAL DEMISING / NOT TO SCALE

AT THE CENTER OF SILICON VALLEY

Direct Highway 237 frontage offers strong corporate branding potential and convenient access to I880, US101, and San Jose Airport.



NEARBY AMENITIES

DINING

1. Chick-Fil-A
2. Panera Bread
3. SAJJ Mediterranean
4. Starbucks
5. In-n-Out
6. Taco Bell
7. Shabuya

RETAIL / LODGING

1. Target
2. CVS
3. Courtyard by Marriott
4. Walmart
5. Best Buy
6. Michaels
7. PetSmart
8. Dollar Tree

WITHIN 5 MINUTE DRIVE

1. Levi's Stadium
2. Top Golf

AIRPORT - SJC
5.9 MI

CALTRAIN
6.3 MI

I-880/US-101
6.3 MI

FRONTAGE
237 HWY

180

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