

BioSquare
Silicon Valley

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

Life Sciences Campus

±465,000 SF TOTAL

DES DESIGNED SPEC SUITES DELIVERING MAY 2021

MARK BODIE
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JLL® BLUE RISE VENTURES PCCP DES ARCHITECTS ENGINEERS



PROPERTY
Highlights







Life Sciences Conversion in Progress

Variety of Suite Sizes Providing Options for Future Expansion

Wet and / or Dry Labs for Every Need

MERV Air Filtration Systems Installed Throughout Campus

bioCube San Jose Incubator On-Site for Flexible Growth

2,000 Amps @ 480 Volt Power and Backup Generators

Pilot Plant Ready

Robust Building Shipping and Receiving Capabilities

New HVAC Systems with DDC Controls

Freight Elevator Served Second Floor Labs

Prominent Signage Branding Opportunities on E Trimble Rd



SITE PLAN


Trimble Rd
Junction Ave
Zanker Rd.
2660
ZANKER RD
LEASED
2585
JUNCTION AVE
LEASED
2680
ZANKER RD
±34,999 SF
2700
ZANKER RD
±4,882 SF
2595
JUNCTION AVE
±55,216 SF
2720
ZANKER RD
±64,916 SF
2740
ZANKER RD
±17,150 SF

ADDRESS	AVAILABLE RSF	NOTES
2595 Junction Ave	±55,216	Full-building available
2680 Zanker Rd	±34,999	Available immediately
2700 Zanker Rd	±4,882	Available immediately
2720 Zanker Rd	±64,916	Spec suites delivering May 2021
2740 Zanker Rd	±17,150	Available immediately

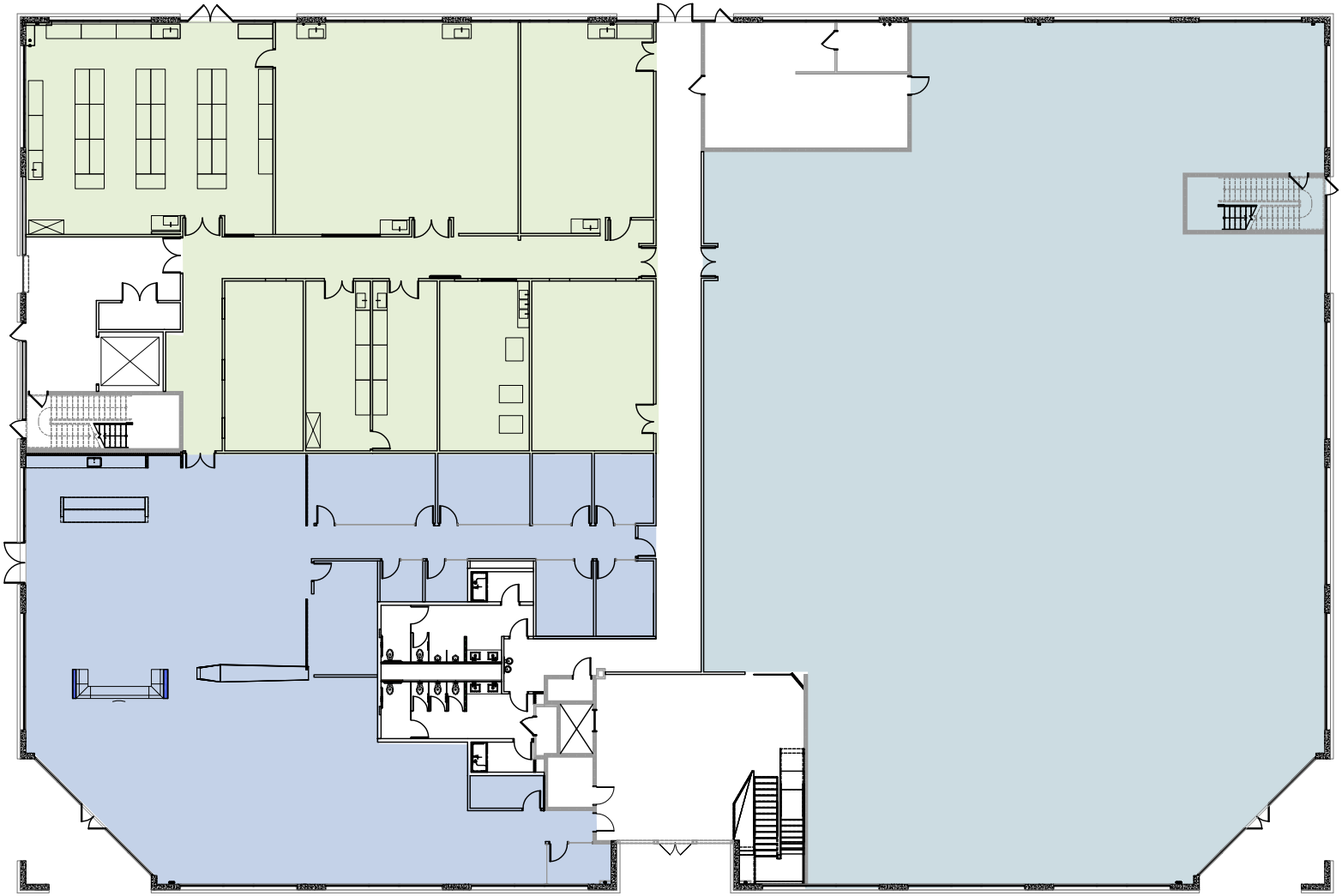


Floor 1 | ±32,283 SF

Spec Plan

2720 ZANKER RD

±64,216 SF (divisible)



Lab & Lab Supports

Office & Amenities

Future Tenant / Expansion Space

Common Area & Circulation

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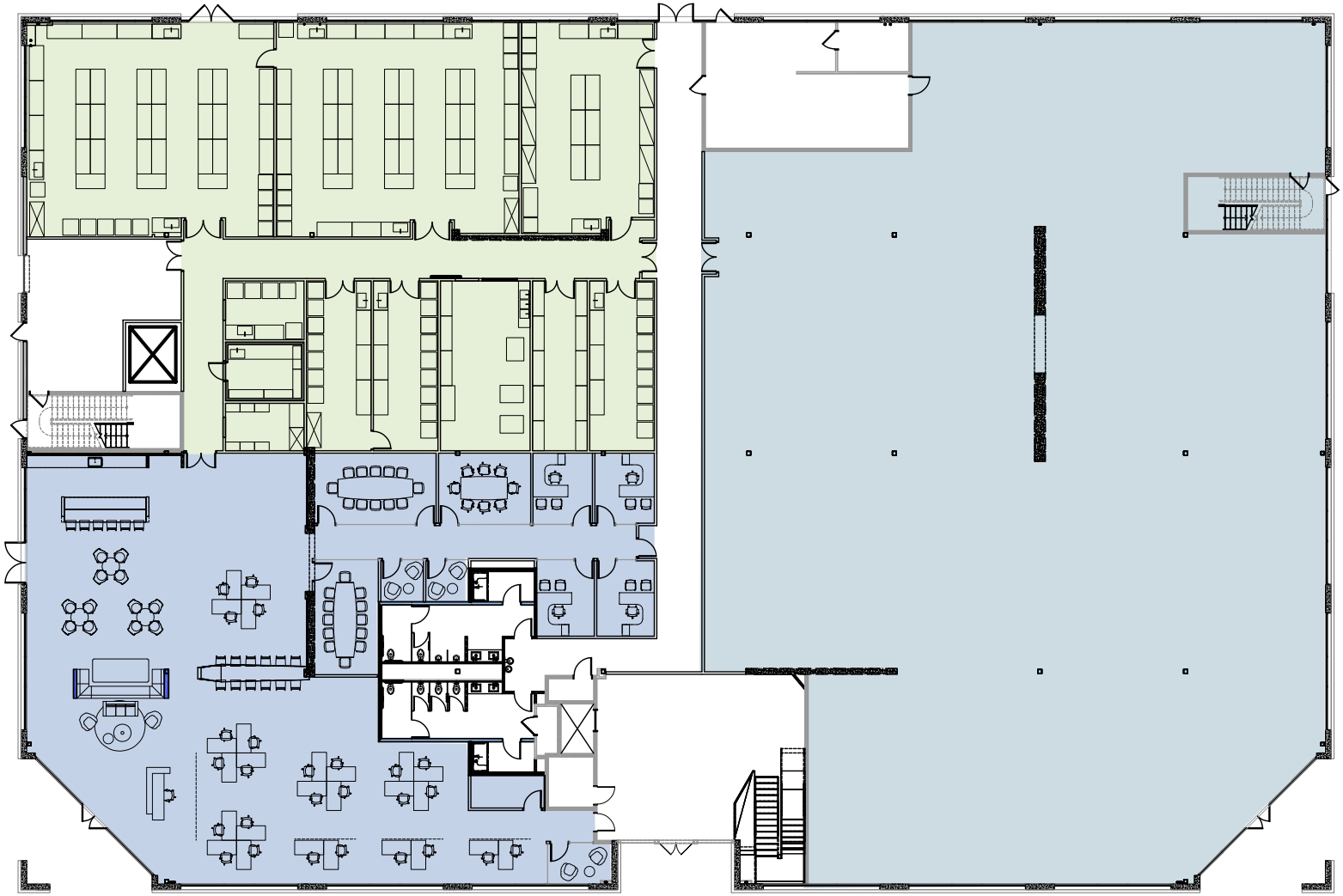
Floor 1 | ±32,283 SF

Hypothetical Furniture Layout

2720 ZANKER RD

±64,916 SF (divisible)



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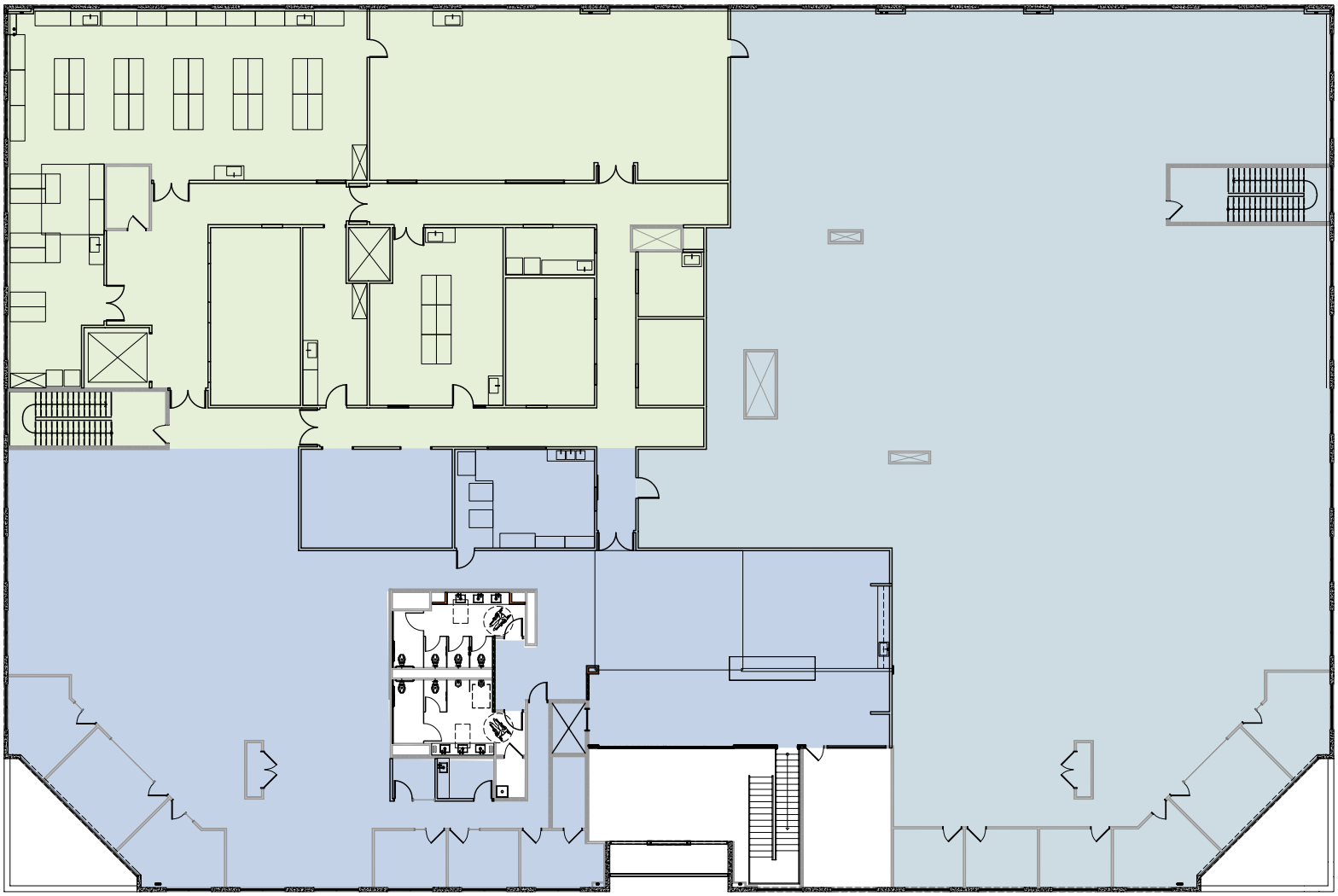
Floor 2 | ±32,633 SF

Spec Plan

2720 ZANKER RD

±64,916 SF (divisible)



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Floor 2 | ±32,633 SF

Hypothetical Furniture Layout

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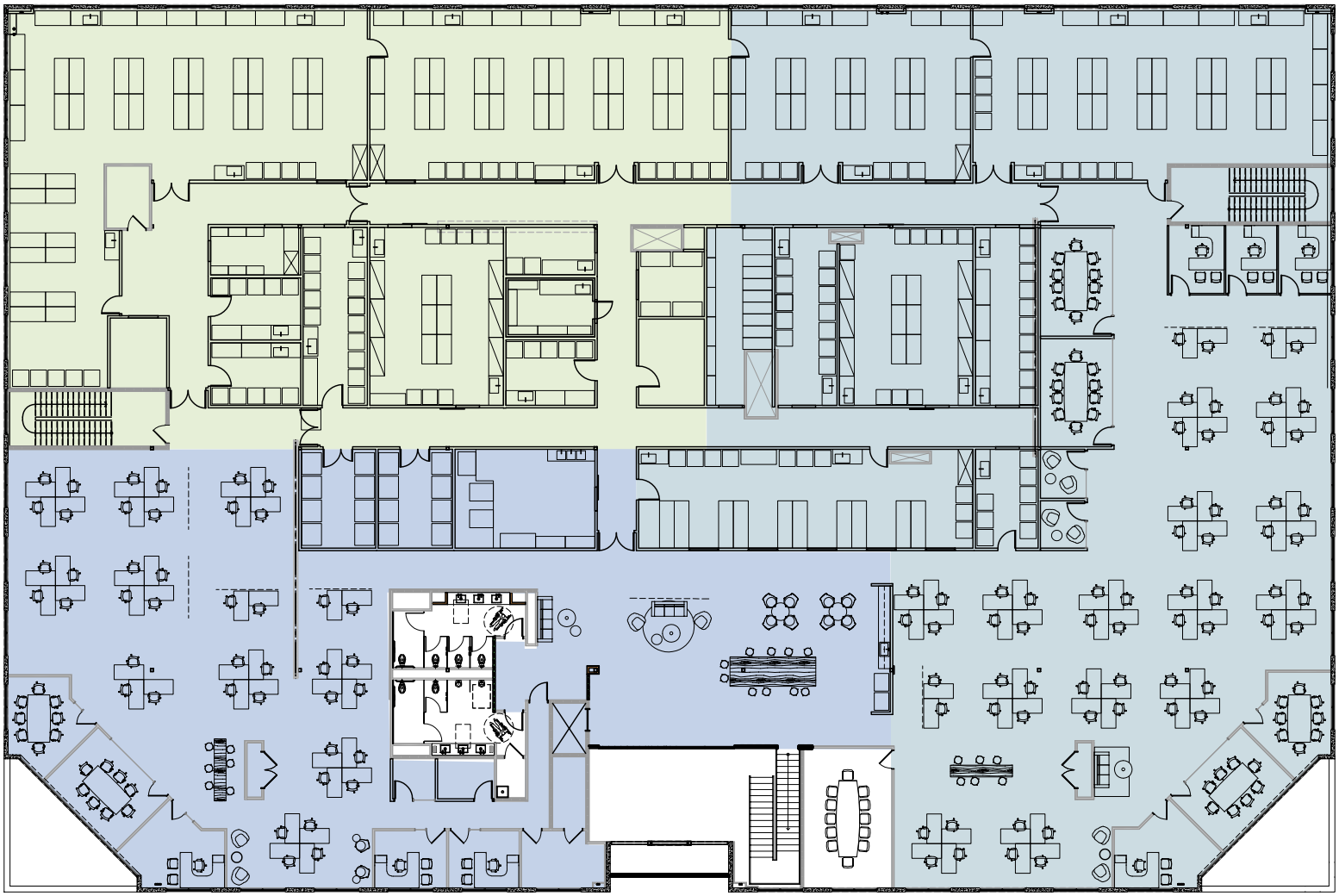

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BioSquare
Silicon Valley

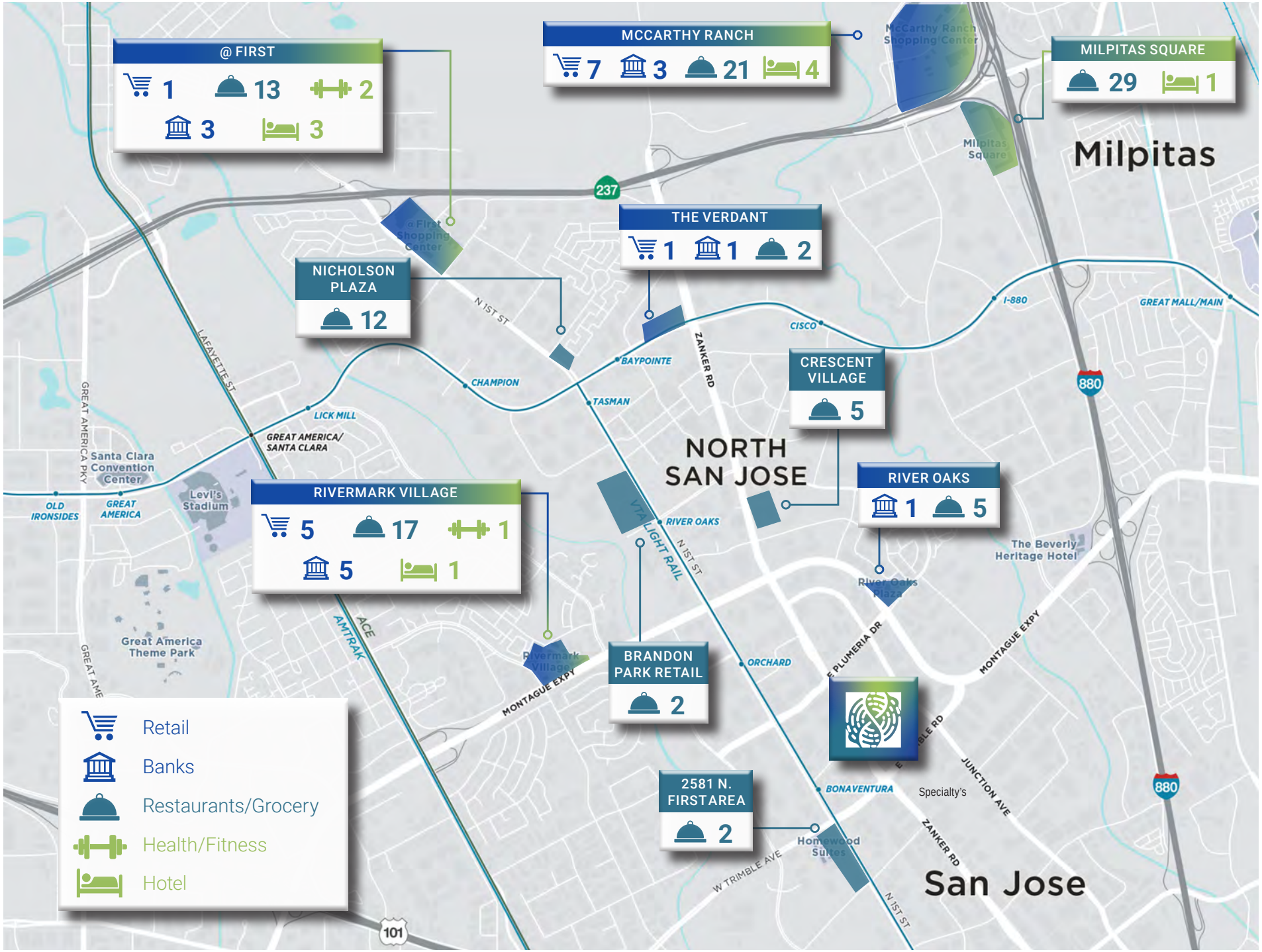
2720 Zanker Road
Spec-Suite Program

PROJECT TEAM:		
Owner/Project Lead	PCCP/Blue Rise Ventures	
Lead Architectural	DES	
MEP Design	WB Engineering	
AVAILABLE SPEC SUITES:		
1st Floor	~15,000 square feet • Two (2) Generic Labs with Lab Support Areas • One (1) Tissue Culture Lab	• One (1) Specialty Lab • One (1) Glasswash/Media Prep Room
2nd Floor	~33,000 square feet • Two (2) Generic Labs with Lab Support Areas • One (1) Tissue Culture Lab	• One (1) Specialty Lab • One (1) Glasswash/Media Prep Room
Program	40% Lab | 60% Office	
BUILDING OVERVIEW:		
Building Size	66,350 square feet	
Stories	Two (2)	
Year Constructed	2000	
Construction	Reinforced concrete slab-on-grade with spread footings. Side walls are precast concrete panels with steel bar reinforcement. The wall panels, two-stories in height, cast on site and tilted into position and are supported on the concrete spread footings.	
Roof	Built-up roofing membrane with modified bitumen capsheet.	

BUILDING OVERVIEW CONT.:		
Electrical	2,000-amperes, 480/277-V, 3-PH	
Parking	3.56 per 1,000 square feet	
Fire Sprinkler System	100% protected by a wet pipe automatic sprinkler system	
Truck Doors	Dock high loading platform	
MEP:		
Office	Ventilation to be in compliance with 2019 California Mechanical Code ventilation requirements.	
Laboratory	Lab Airflow • 6-8 air changes per hours • The lab areas will be positively pressurized relative to their surrounding spaces	
Air Handling Unit	• 100% outside air with VFD on supply fan • 100% exhaust fully isolated from supply with VFD DX Cooling • Hot water preheat coil	• MERV 8 Prefilter • MERV 13 Main Filter • Seismic restrained spring isolation curb
Controls	Controls are to be DDC.	
PLUMBING:		
Base Building	• Domestic water will be supplied to all fixtures located in the restrooms, janitor's closet, and break area. • All plumbing fixtures will be low flow type to meet local jurisdiction requirements. • Electric water heater to supply each pair of restrooms and janitor closet.	
Process Piping	• A new central air compressor system • Any process gas requirements will also be local to each individual tenant.	
ELECTRICAL:		
Base Building	Target power for Lab/Office = 26 Watt per sq-ft.	
Backup Power	Sized sufficiently for house loads, including base building emergency and HVAC systems.	



CENTRAL LOCATION


@ FIRST
1
13
2
3
3
MCCARTHY RANCH
7
3
21
4
MILPITAS SQUARE
29
1
Milpitas
THE VERDANT
1
1
2
NICHOLSON PLAZA
12
CRESCENT VILLAGE
5
NORTH SAN JOSE
RIVER OAKS
1
5
RIVERMARK VILLAGE
5
17
1
5
1
BRANDON PARK RETAIL
2
2581 N. FIRSTAREA
2
San Jose
237
880
101
I-880
CISCO
BAYPOINTE
CHAMPION
TASMAN
LICK MILL
GREAT AMERICA/ SANTA CLARA
ZANKER RD
N 1ST ST
LAFAYETTE ST
GREAT AMERICA PKY
Santa Clara Convention Center
Levi's Stadium
OLD IRONSIDES
GREAT AMERICA
Great America Theme Park
ACE
AMTRAK
MONTAGUE EXPY
ORCHARD
RIVER OAKS
VTA LIGHT RAIL
GREAT MALL/MAIN
The Beverly Heritage Hotel
River Oaks Plaza
E PLUMERIA DR
MONTAGUE EXPY
BONAVENTURA
Specialty's
JUNCTION AVE
ZANKER RD
W TRIMBLE AVE
Homewood Suites
Retail
Banks
Restaurants/Grocery
Health/Fitness
Hotel

Life Sciences at BioSquare SV

ABOUT DES ARCHITECTS & BIOCUBE INCUBATORS



DES
ARCHITECTS
ENGINEERS

WHAT SETS DES APART

For 40 years, DES Architects + Engineers has designed working, learning, and healing environments for their clients. As a full-service design firm headquartered in Redwood City, CA, DES provides creative and sustainable solutions that serve the needs of companies in life sciences, technology, healthcare, education, municipalities, and the development community.

SUSTAINABILITY

DES has designed more than 10 million square feet of sustainable design in the last five years.As a contributor to the world's built environment, they are committed to partnering with clients to make environmentally responsible opportunities available during the design process. DES provides a holistic sustainable methodology to all our projects.

DESIGN AND DELIVERY

For any project, success depends on a unified team approach. Working together with tenants and landlords they create durable decisions, saving the project precious time and resources.

bioCube
San Jose

ON-SITE LAB INCUBATOR

BioCube is a shared workspace environment comprised of modern labs, offices, conference rooms, shared equipment and beautiful community spaces.

Located in Silicon Valley, bioCube incubaor is home to some of the most dynamic biotech start-ups in the world -- and they just expanded into BioSquare.





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