



OFFICE BUILDING FOR SUBLEASE

880 N. MCCARTHY BOULEVARD, SUITE 210



MILPITAS, CA 95035

Presented By

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GUGGENHEIM | GROUP

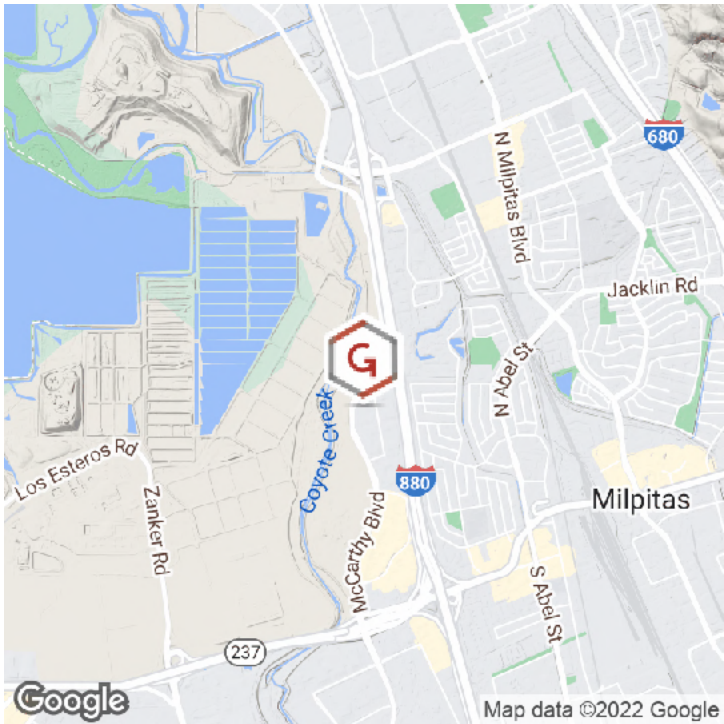
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880 N. MCCARTHY BOULEVARD

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EXECUTIVE SUMMARY



Lease Rate	\$2.50 SF/MONTH FULL SERVICE
	MOVE-IN SPECIAL TWO MONTH'S FREE RENT

OFFERING SUMMARY

Building Size:	66,000 SF
Available SF:	5,800 SF
Lot Size:	3.48 Acres
Year Built:	2001

PROPERTY OVERVIEW

- Sublease to 1/1/2025
- ±1.1 million square foot, 19 building office/R&D project
- 68-acre campus-style setting
- The Commons: open-air gathering areas with complimentary WiFi
- KINETIC®: private fitness center with state-of-the-art equipment and group classes
- Fully-equipped meeting and event space to accommodate private gatherings, all-hands meetings and training sessions
- Electric Vehicle charging stations
- Convenient access to Highway 237 and Interstate 880
- McCarthy Ranch retail center nearby

Full Commission to Procuring Broker

SPACES	LEASE RATE	SPACE SIZE
Suite 210	\$2.50 SF/month	5,800 SF

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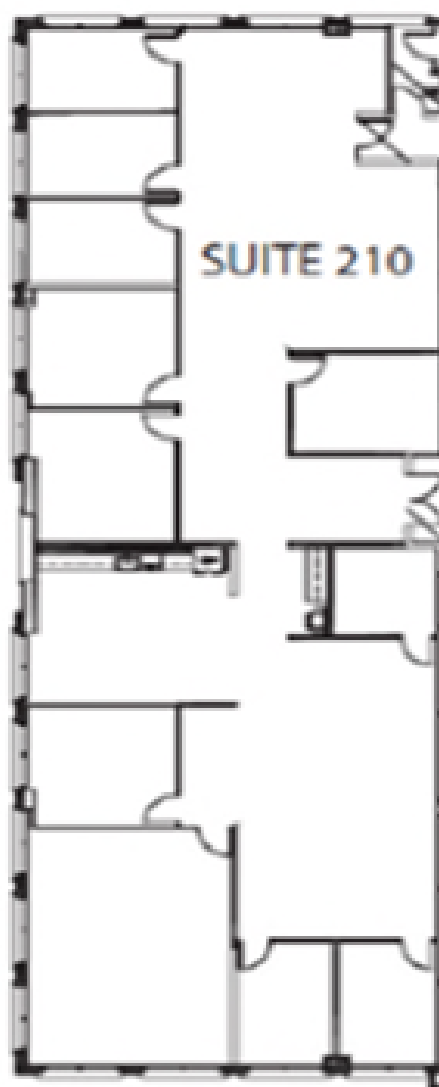
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FLOORPLAN



Suite 210 - 5,800 RENTABLE/SF

(Not to Scale)

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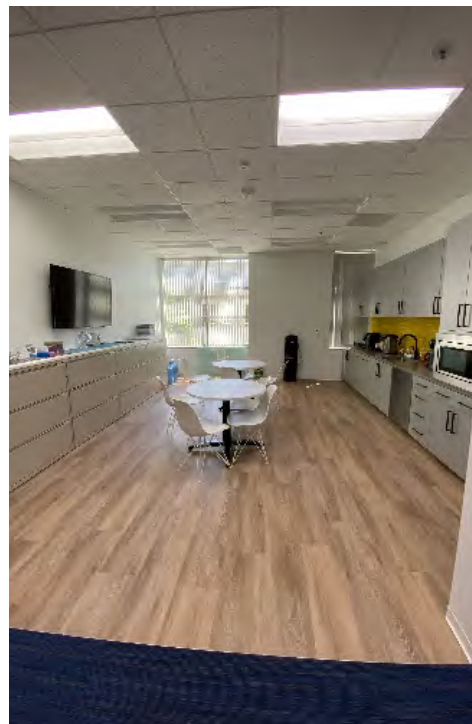
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ADDITIONAL PHOTOS



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