



JUNCTION

AT MONTAGUE

50,000 - 175,000 SF



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 **FOUR
CORNERS**
properties

 **ROCKWOOD**

 **JLL**

2560 JUNCTION AVE & 541 E TRIMBLE | SAN JOSE

SITE PLAN



COMPLETE MODERN RENOVATION

With a comprehensive and modern renovation, Junction at Montague will offer character and identity in a highly amenitized campus environment punctuated by high impact signage on Montague Expressway and East Trimble Ave.



PROPERTY HIGHLIGHTS

- Flexible and Efficient Floor Plates
- Prominent Building and Monument Signage Opportunities
- 3.5 : 1,000 SF Parking Ratio
- Four Electric Vehicle (EV) Charging Stations
- Distinctive Indoor / Outdoor HMM designed Amenity + Collaboration Areas
- Expansive Window Line
- New Drought Tolerant Landscape

2560 JUNCTION AVENUE

- 84,169 SF
- 2,000 amps / 480 volts
- 12'9" - 17' clear height
- 3.5 : 1,000 parking
- New HVAC : 210 Tons
- New lobby + restrooms
- 1 grade level door

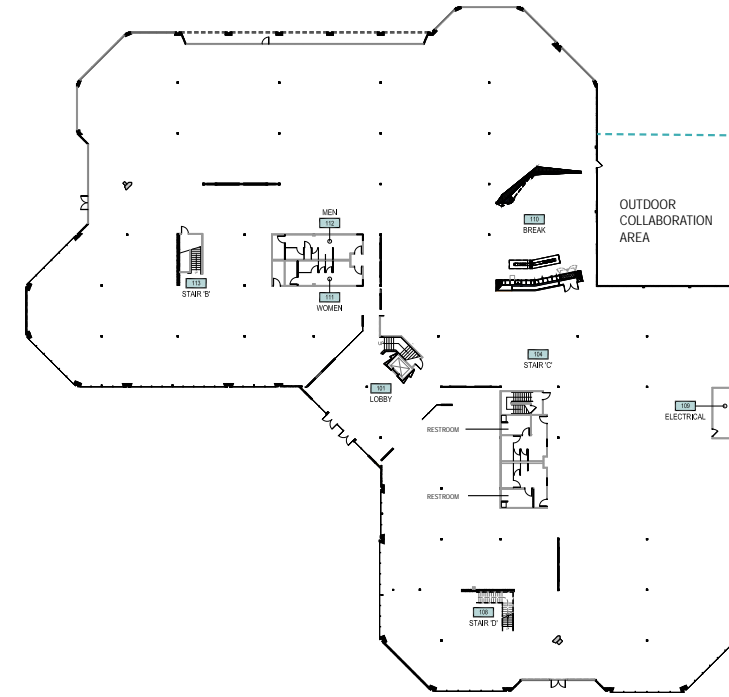
CREATIVE CLASS A R&D

New dramatic two-story, glass-entry lobby. Exposed wood ceilings are complemented by defining metal features, giving the space a modern, open feel.

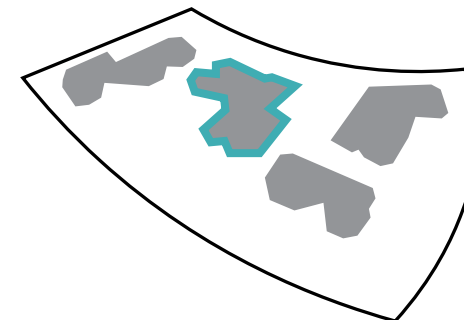
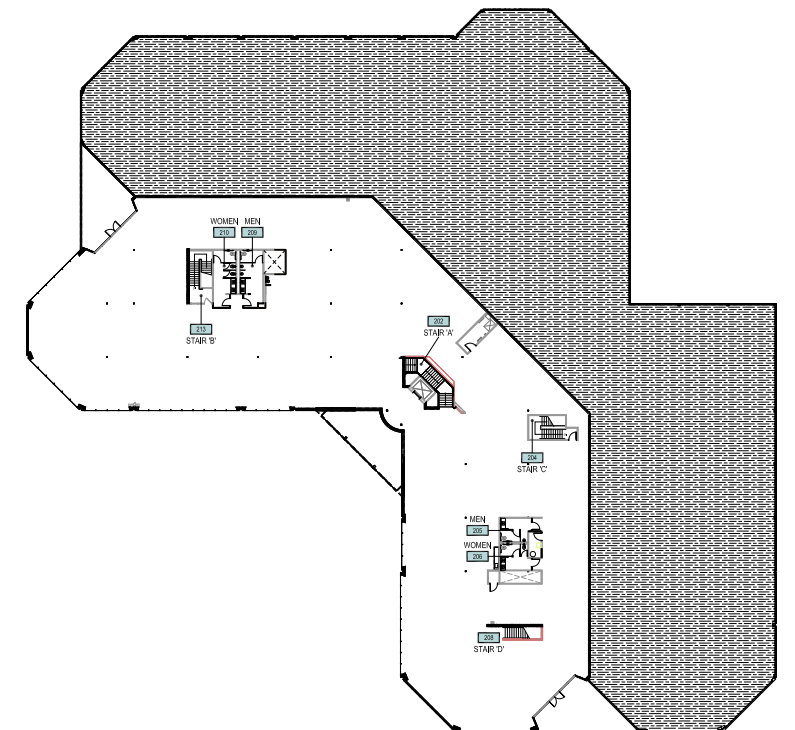


2560 JUNCTION AVENUE | 84,169 SF

Floor 1 : 58,167 SF

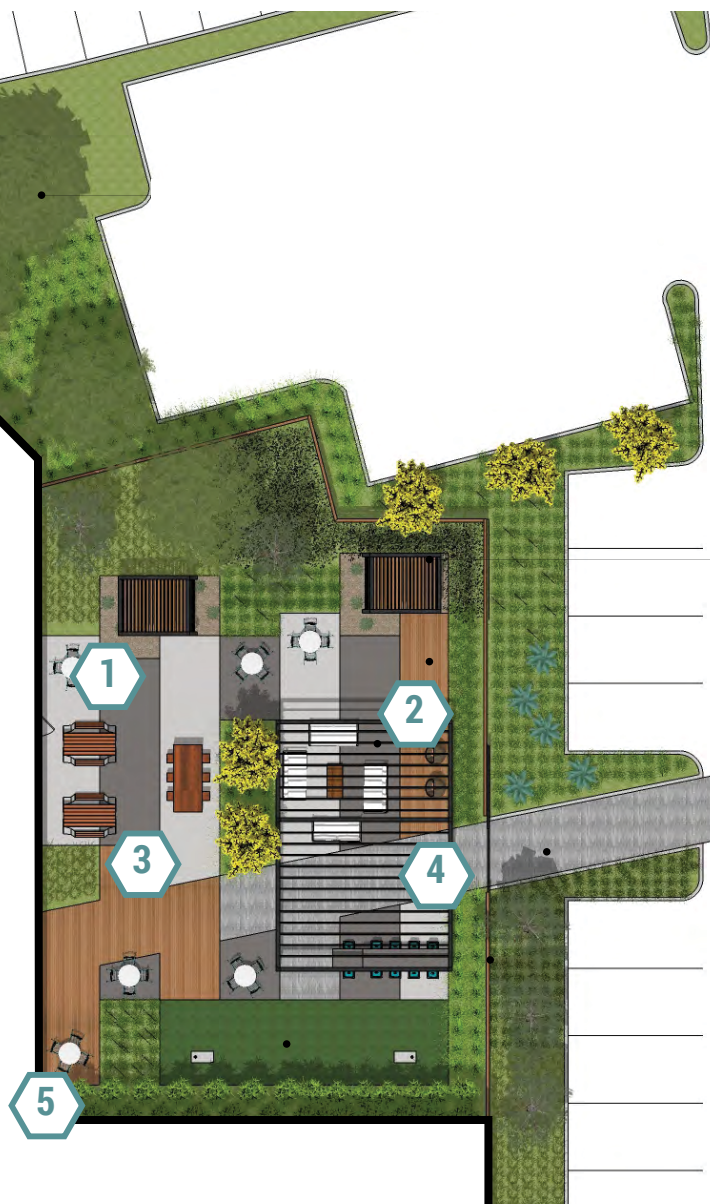


Floor 2 : 26,002 SF



OUTDOOR COLLABORATION AREA

Indoor/outdoor collaboration and break areas inspire employees. At Junction, existing Redwoods and new drought-tolerant plants define the private amenity area. Employees can choose between seating pods, lounge seating, hanging chairs and bar stools for their outdoor relaxation. An open activity area is perfect for a quick game of corn-hole or lounging in the sun.



- 1 Seating pods
- 2 Pavilion with lounge seating
- 3 Employee activity area with synthetic turf
- 4 Paved exterior entrance, bar-height seating
- 5 Porcelain wood tile

FORM + FUNCTION

Efficient and modern space to inspire the next generation of creators and disruptors.



OUTDOOR COLLABORATION AREA



PAVILION WITH LOUNGE SEATING



SEATING PODS

BAR-HEIGHT SEATING

541 EAST TRIMBLE ROAD

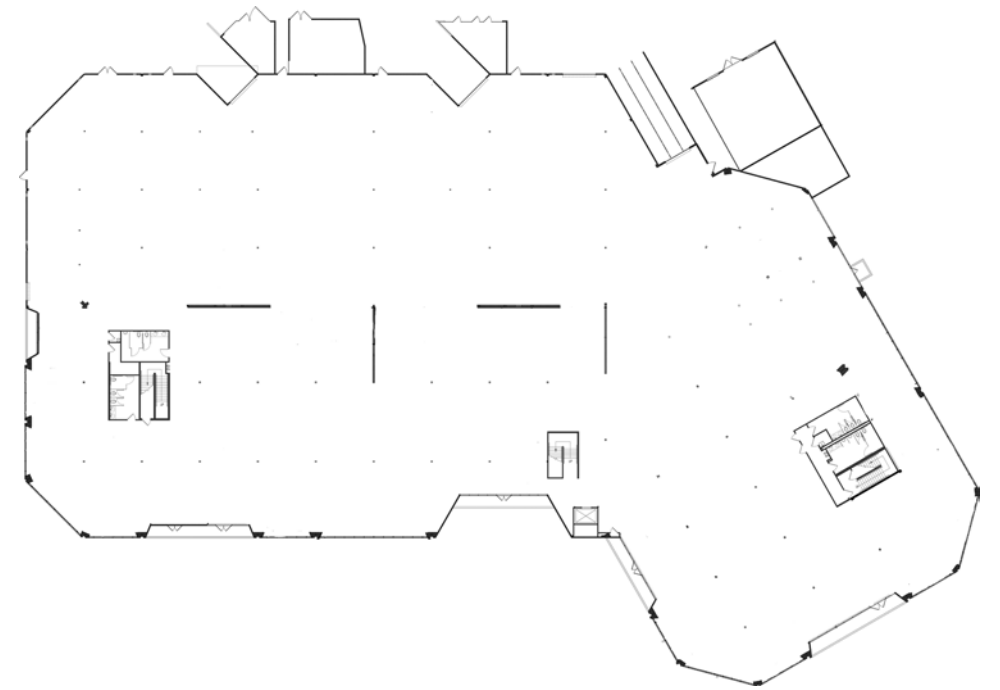
- 90,974 SF
- 3,200 amps / 277 - 480 volts
- 13' - 17' clear height
- 3 dock, 2 grade level doors
- 3.5 : 1,000 parking

RENOVATIONS
UNDERWAY

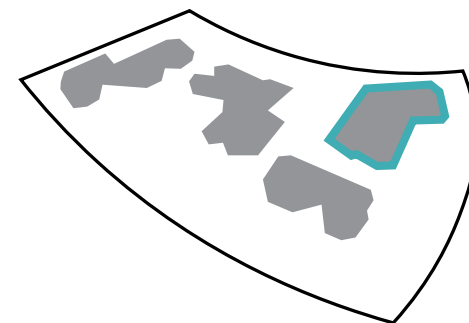
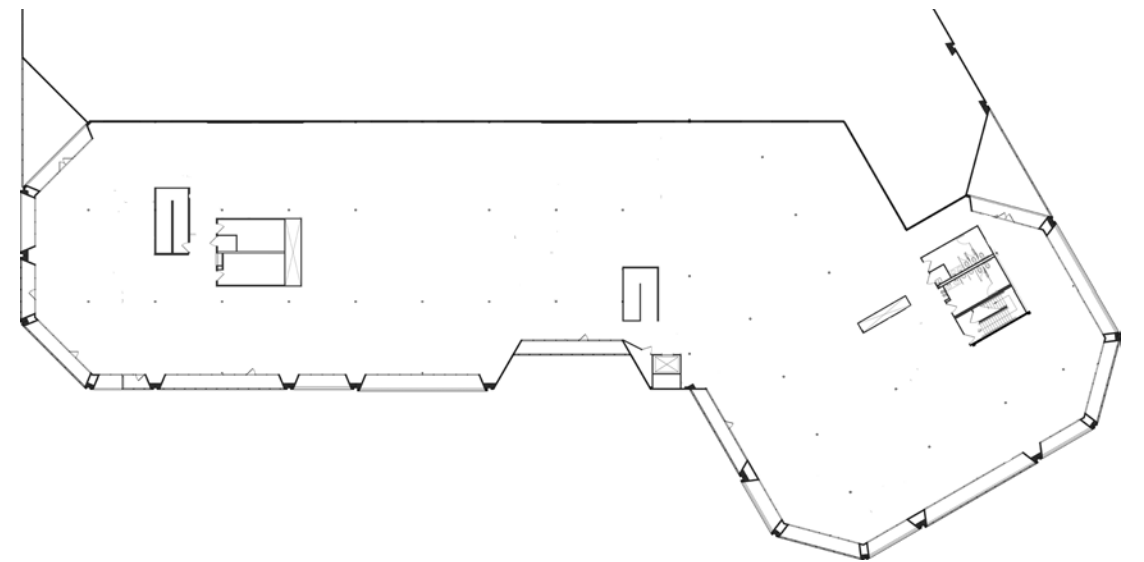


541 EAST TRIMBLE ROAD | 90,974 SF

Floor 1 : 58,317 SF



Floor 2 : 32,657 SF



AMENITIES



TRANSPORTATION - CLOSE PROXIMITY TO BART & VTA





2560 JUNCTION AVENUE & 541 EAST TRIMBLE
SAN JOSE

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