



2560 Junction Avenue
+ 541 East Trimble
50,000 - 173,000 SF

San Jose

Available Q2 2017



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JunctionSV.com



ROCKWOOD
— CAPITAL —



MONTAGUE EXPRESSWAY

TRIMBLE ROAD

2560 Junction Ave.
±84,169 SF
Available Q2 2017

541 E. Trimble
± 89,880 SF
Available Q4 2017

LEASED

LEASED

JUNCTION AVENUE



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.

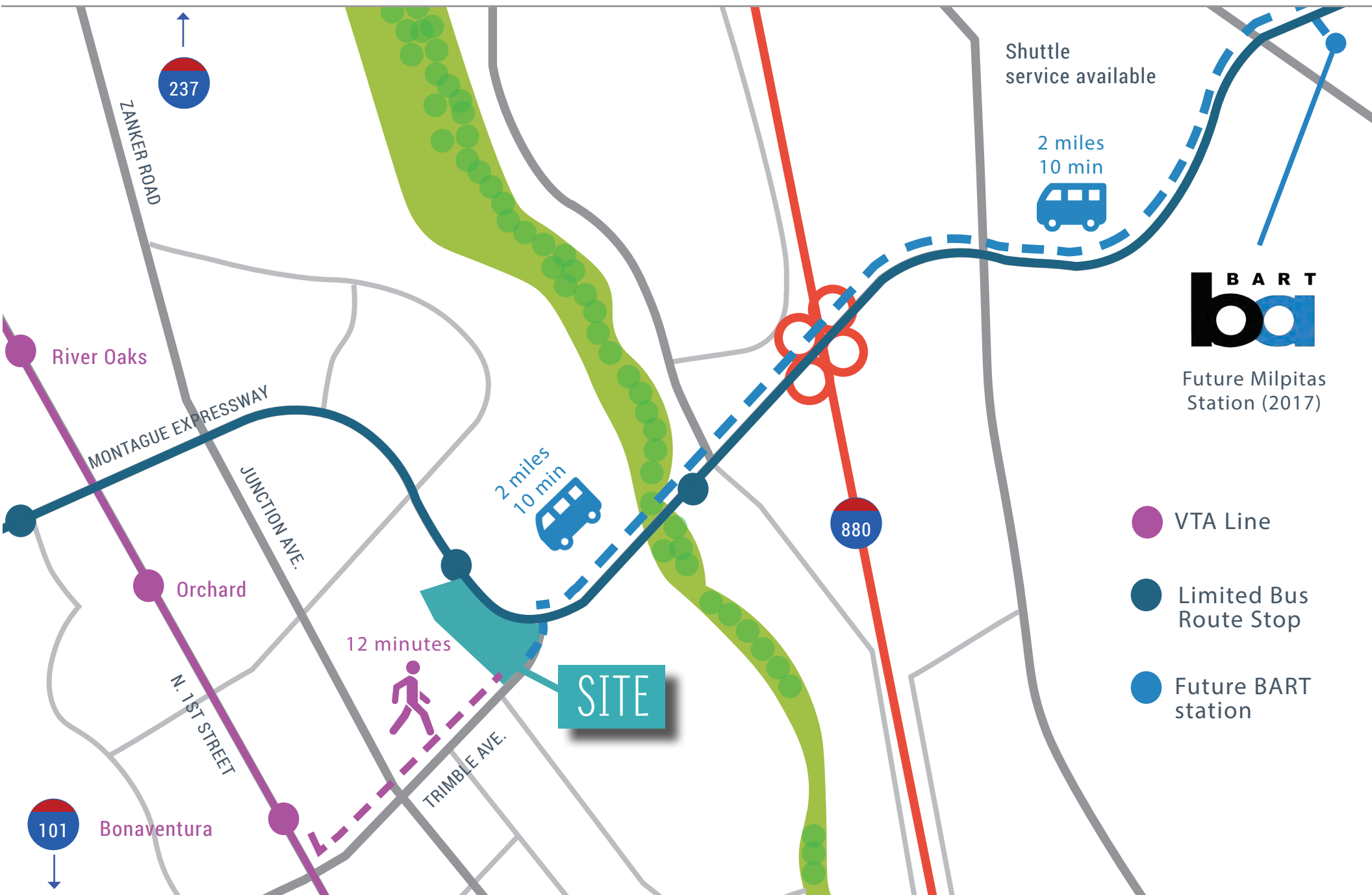
PROPERTY HIGHLIGHTS

- Flexible and Efficient Floor Plates
- Prominent Building and Monument Signage Opportunities
- 3.6 : 1,000 SF Parking Ratio
- Four Electric Vehicle (EV) Charging Stations
- Distinctive Indoor / Outdoor HMH designed Amenity + Collaboration Areas
- Expansive Window Line
- New Drought Tolerant Landscape
- 2,000 -2,800 amps / 277- 480 volts

AMENITIES



TRANSPORTATION - CLOSE PROXIMITY TO BART & VTA



2560 JUNCTION AVENUE

- 84,169 SF
- 2,000 amps / 277-480 volts
- 14'-25' clear height
- 3.6 : 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.





FORM + FUNCTION

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





OUTDOOR COLLABORATION AREA

AMENITY OVERVIEW

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.

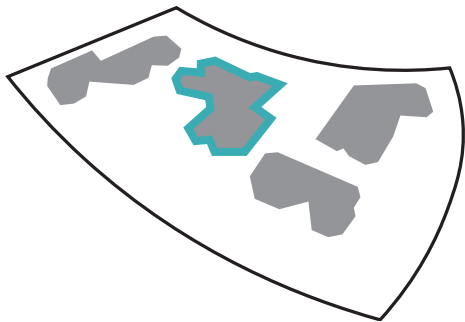
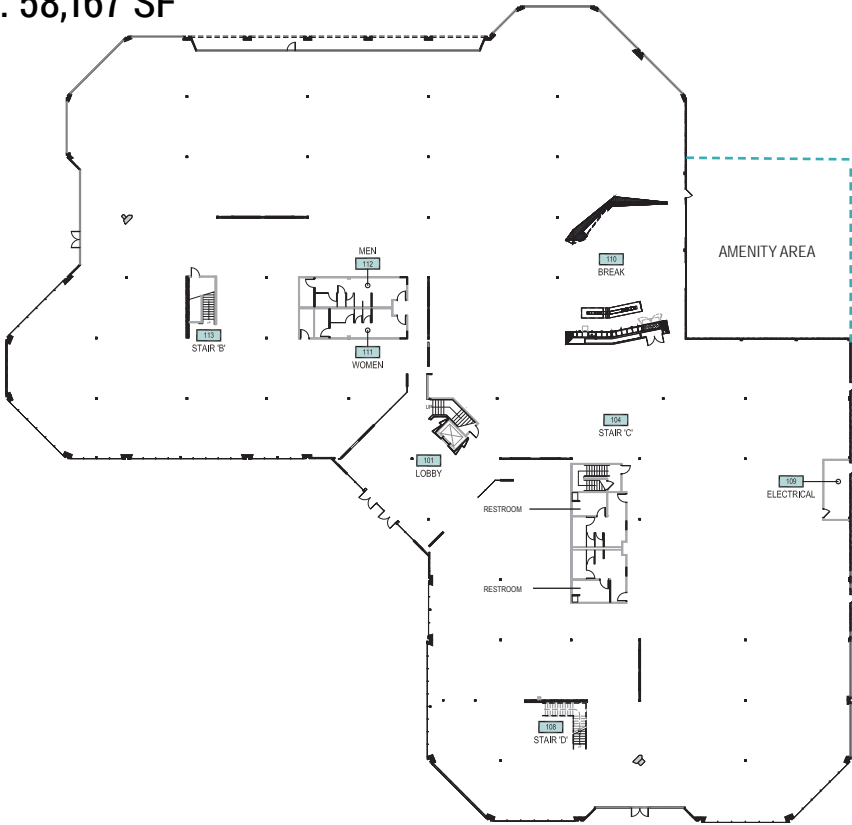
- 1 Seating pods
- 2 Pavilion with lounge seating
- 3 Employee activity area with synthetic turf
- 4 Paved exterior entrance
- 5 Porcelain wood tile



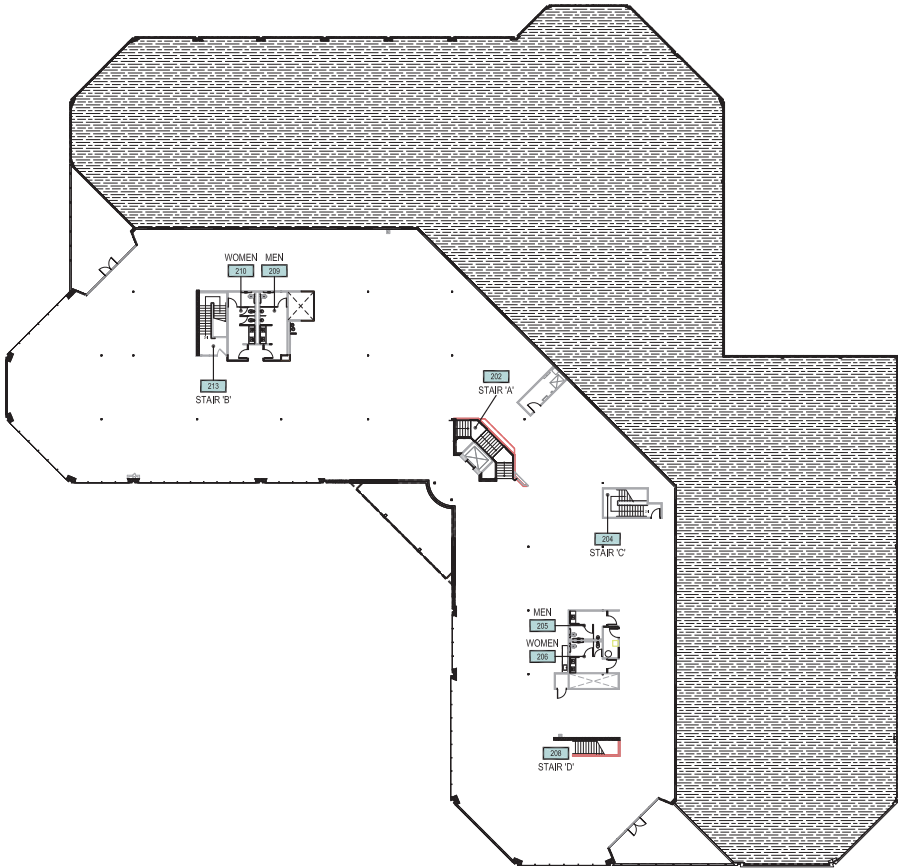


2560 JUNCTION AVENUE : 84,169 SF

Floor 1 : 58,167 SF



Floor 2 : 26,002 SF



541 EAST TRIMBLE ROAD

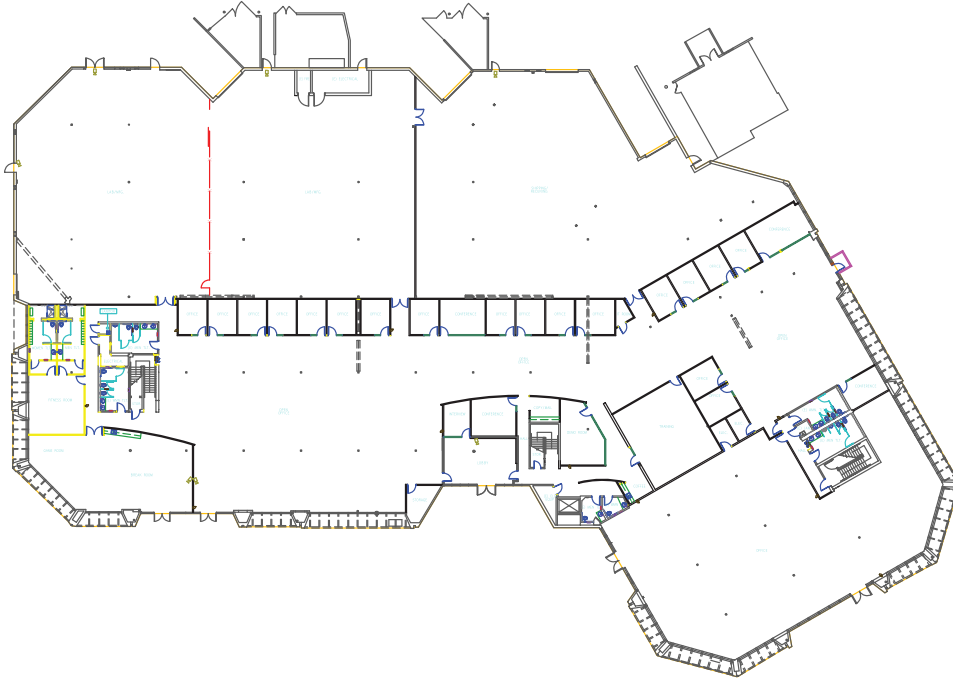
- 89,880 SF
- 2,800 amps / 277-480 volts
- 14'-25' clear height
- 3 dock, 2 grade level doors
- 3.6 : 1,000 parking

COMING
Q4 2017

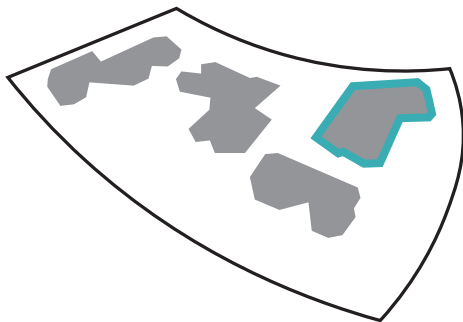


541 EAST TRIMBLE ROAD : 89,880 SF

Floor 1 : 57,770 SF



Floor 2 : 32,110 SF



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541 EAST TRIMBLE + 2560 JUNCTION AVENUE
SAN JOSE

