

MURPHY CROSSING

MILPITAS, CALIFORNIA

UP TO ±291,536 SF
CLASS A R&D/OFFICE CAMPUS
ON NORTH SAN JOSE BORDER



±20 ACRE CAMPUS

EXPANSIVE OUTDOOR SETTING FOR
COMPANY EVENTS WITH RUNNING TRAILS,
BASKETBALL, AND VOLLEYBALL COURT



ON-SITE AMENITIES

OUTDOOR PATIO WITH TREE COVERAGE AND SHADING



PARK SETTING WITH JOGGING TRAIL



BASKETBALL AND VOLLEYBALL COURTS



HEADQUARTERS OPPORTUNITY ON 20-ACRE CAMPUS



±20 Acre Campus Setting
with Collaboration Areas for
Outdoor Company Events



±61,953 - ±291,536 SF
Class A R&D/Office Campus



Building Signage Opportunity



Expansion Opportunity



Attractive Campus Amenities:
Full Service Café, Jogging Trail,
Collaboration Areas, Volleyball,
and Basketball Courts



3/1,000 Parking Ratio



Dual EV Car Charging Stations



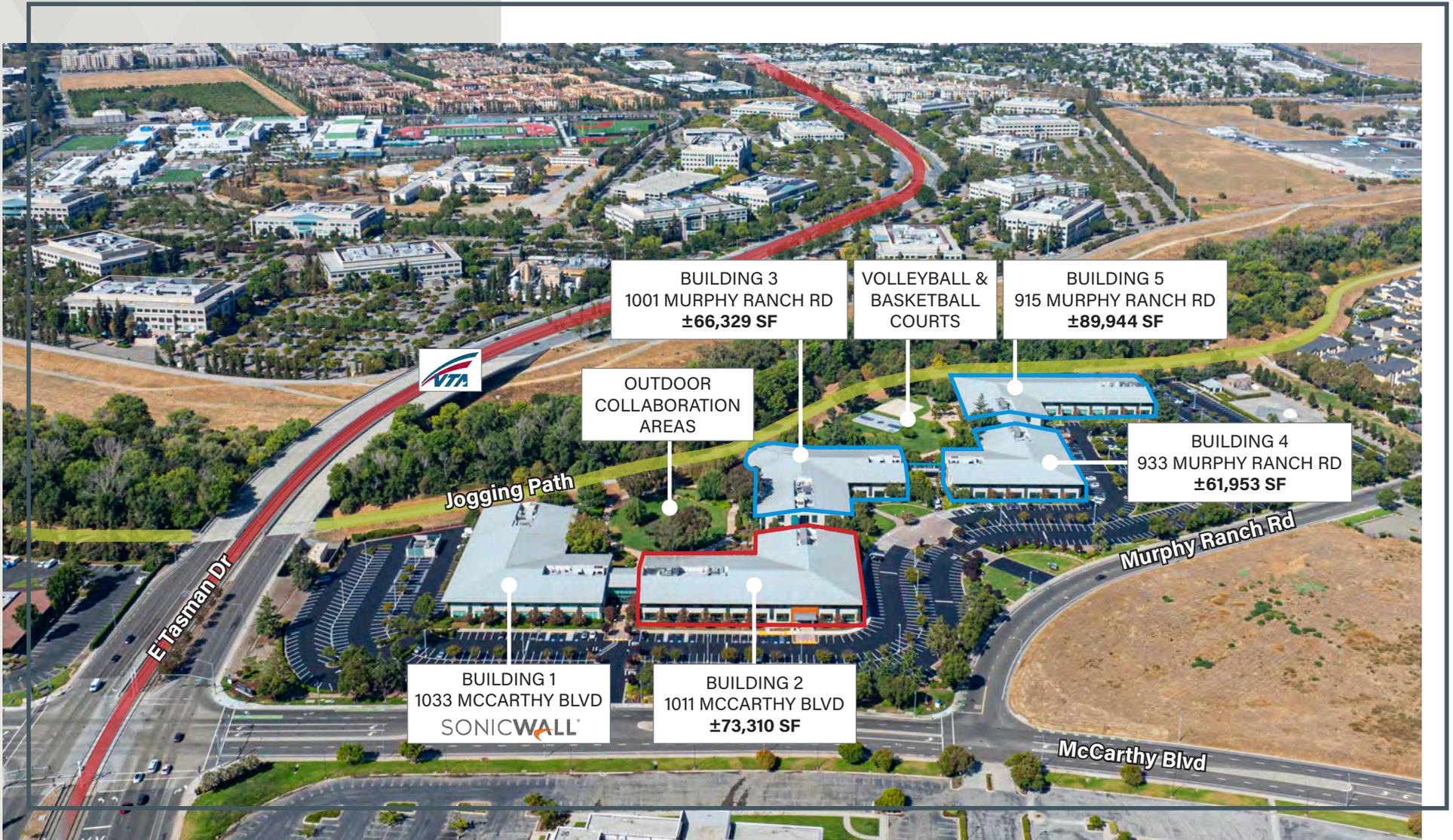
Great Access to I-880
and Hwy 237



EXPANSION OPPORTUNITIES

AVAILABLE NOW

AVAILABLE Q1 2026 OR SOONER



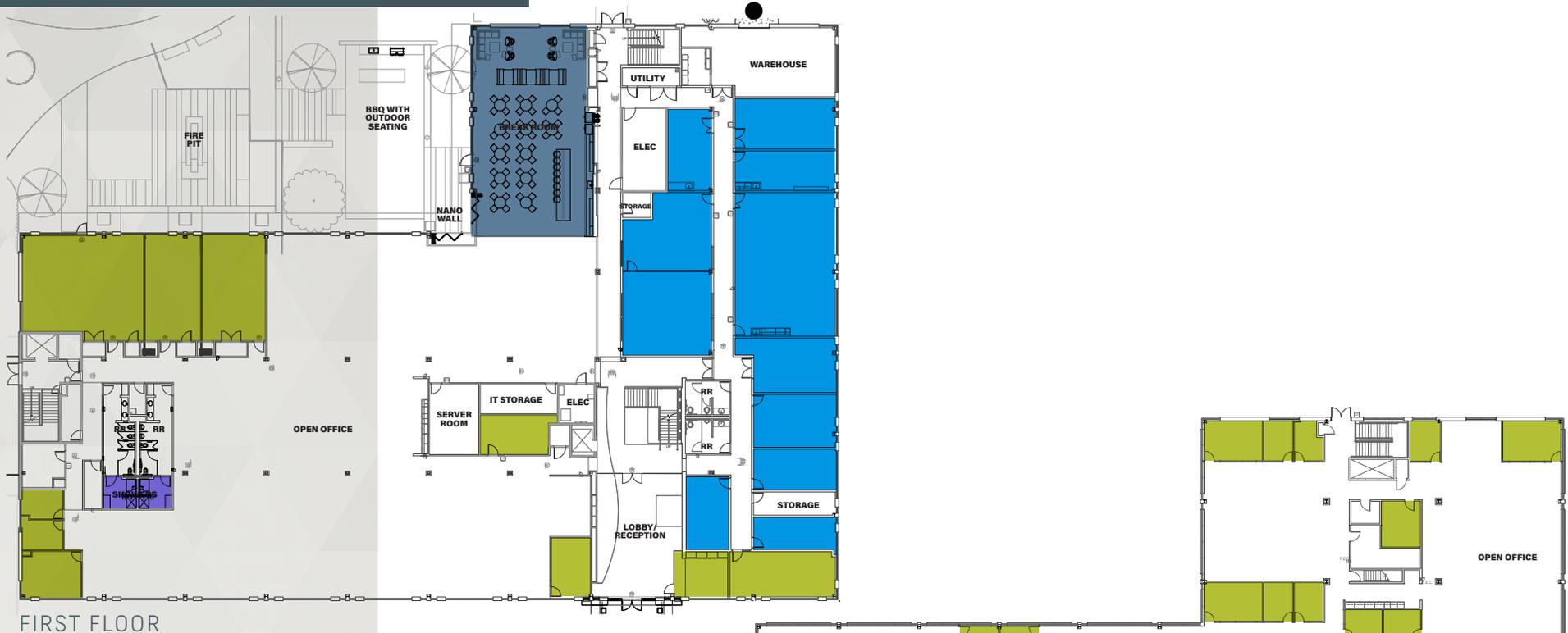
1011 MCCARTHY

- ±73,310 SF Two-Story R&D/ Office Building
- Existing ±15,000 SF Lab Space with Sinks and Clean Room Infrastructure in Place
- 14' Slab-to-Slab High Ceilings
- Extensive Window Line
- 2,000 Amps @ 277/480V Power
- One Grade Level Loading
- New Market Ready Work Renovations Includes New Entry Facade, Indoor/Outdoor Breakroom, and Outdoor Collaboration Area
- Available Now



1011 MCCARTHY

BUILDING 2: ±73,310 SF



- LAB FACILITIES
- OFFICE/CONFERENCE ROOM
- AMENITY
- SHOWER



NOT TO SCALE

1001 MURPHY

- ±66,329 SF Two-Story R&D/
Office Building
- ESD Flooring in Lab Areas
- Cafe with Kitchen
- One Grade Level Loading



1001 MURPHY

BUILDING 3: ±66,329 SF



- LAB FACILITIES
- OFFICE/CONFERENCE ROOM
- SHOWER

NOT TO SCALE

933 MURPHY

- ±61,953 SF Two-Story R&D/
Office Building
- ESD Flooring in Lab Areas
- Open Ceiling Shipping/
Receiving
- One Grade Level Loading
- Five EV Chargers



933 MURPHY

BUILDING 4: ±61,953 SF

FIRST FLOOR



915
MURPHY

SECOND FLOOR



1001
MURPHY

915
MURPHY

- LAB FACILITIES
- OFFICE/CONFERENCE ROOM
- SHOWER

NOT TO SCALE

915 MURPHY

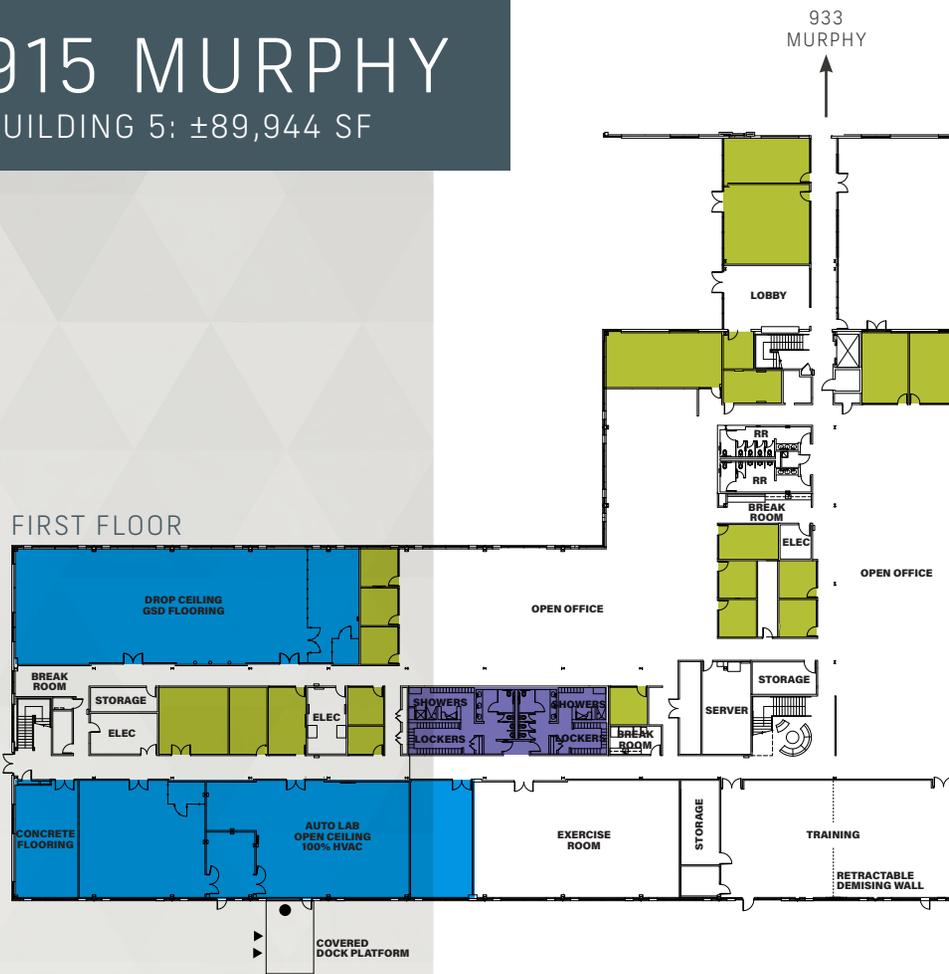
- ±89,944 SF Two-Story R&D/ Office Building
- Modern Lab Space with LED Lighting and ESD Flooring
- 10' - 12' Ceiling Height with Cloud Ceiling
- Training Room with Retractable Demising Wall
- Restroom with Showers and Lockers
- Covered Dock Platform with Grade Level Loading and Dock Level Loading
- Five EV Chargers



915 MURPHY

BUILDING 5: ±89,944 SF

FIRST FLOOR



933 MURPHY

933 MURPHY

SECOND FLOOR

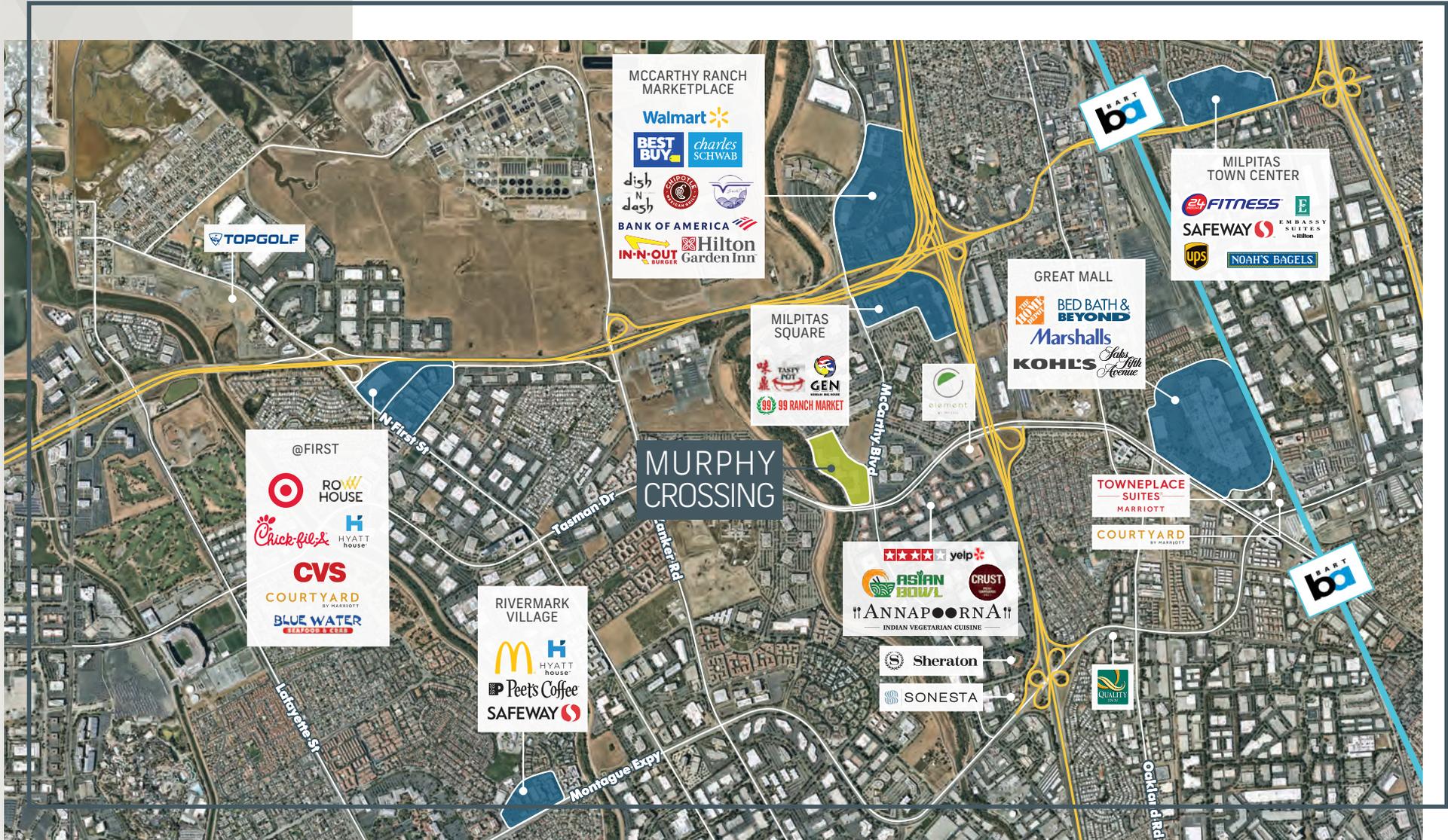


- LAB FACILITIES
- OFFICE/CONFERENCE ROOM
- SHOWER

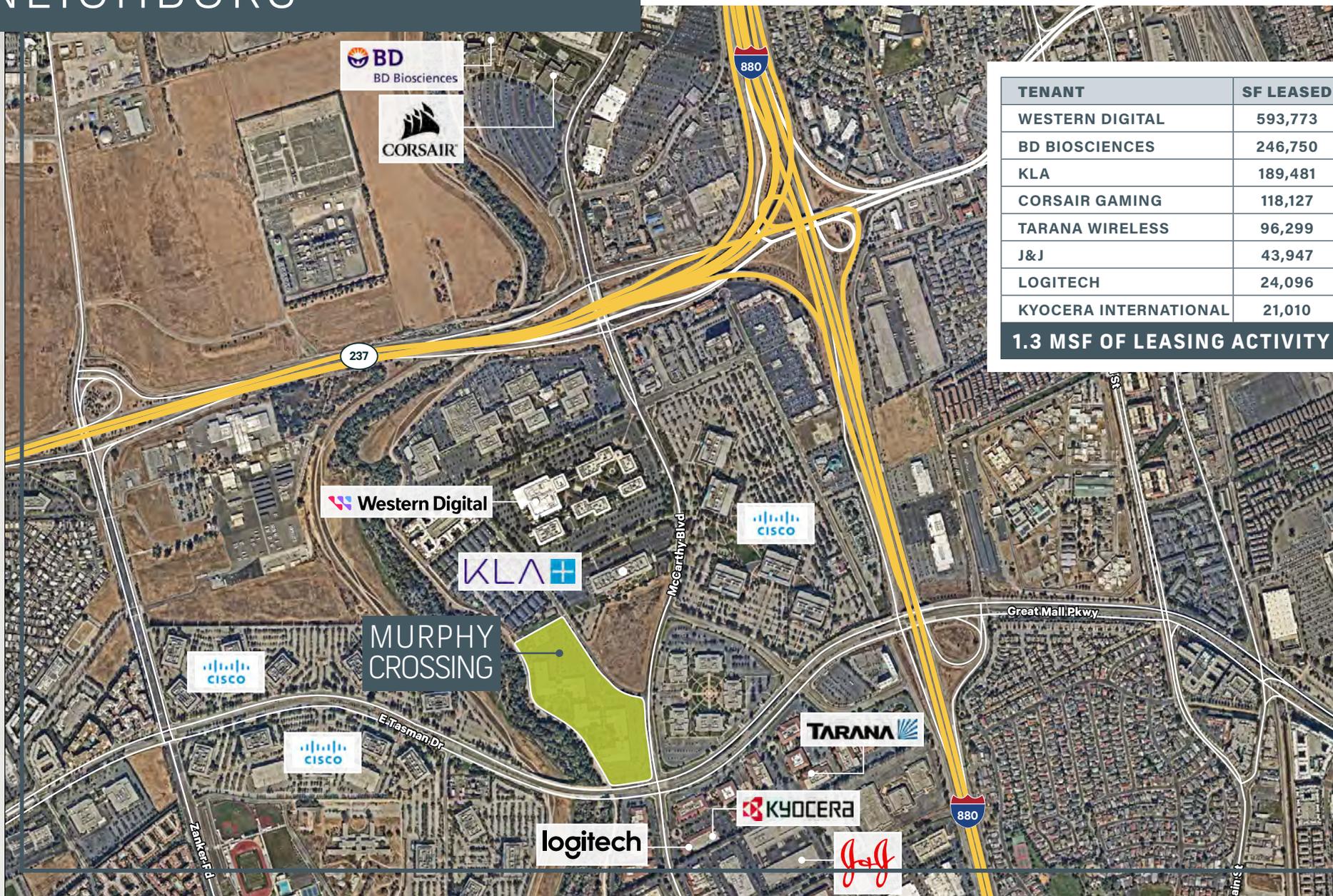
NOT TO SCALE

AMENITIES MAP

RESTAURANTS WITHIN WALKING DISTANCE THREE 4-STAR YELP EATERIES ACROSS THE STREET



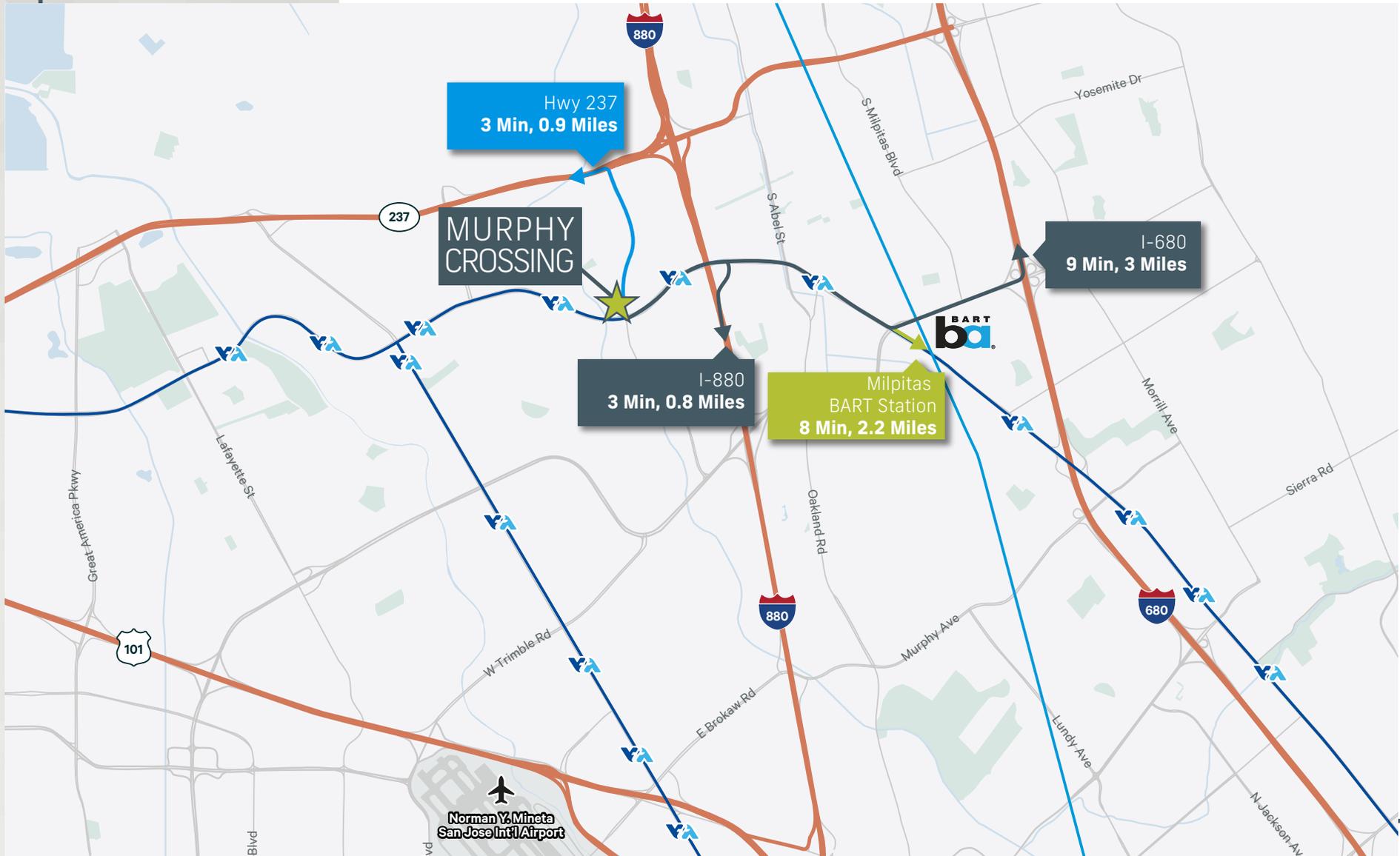
MILPITAS CORPORATE NEIGHBORS



SURROUNDING COMPANIES



TRANSPORTATION MAP



MURPHY CROSSING

MILPITAS, CALIFORNIA



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