

# 1011 McCARTHY BLVD

MILPITAS, CALIFORNIA

MURPHY CROSSING  
CLASS A R&D/OFFICE CAMPUS  
ON NORTH SAN JOSE BORDER

**NEW MARKET READY  
IMPROVEMENTS!**

±73,310 SF WITH EXPANSION  
UP TO ±291,536 SF CAMPUS  
AVAILABLE



**±20 ACRE CAMPUS**

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



SCAN FOR VIDEO



# NEW MARKET READY RENOVATIONS

**ENTRY VIEW**



**INDOOR/OUTDOOR BREAKROOM**



**OUTDOOR PATIO WITH OVER 1/2 ACRE  
EMPLOYEE AMENITY AREA**



**OUTDOOR COLLABORATION AREA LEADING  
INTO EXPANSIVE GREEN SPACE**



# 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



±73,310 SF Class A R&D/Office Building Available Now



Adjacent Three Buildings, totaling ±218,226 Available Q1 2026 or Sooner



2,000 Amps @ 277/480V Power



Building Signage 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



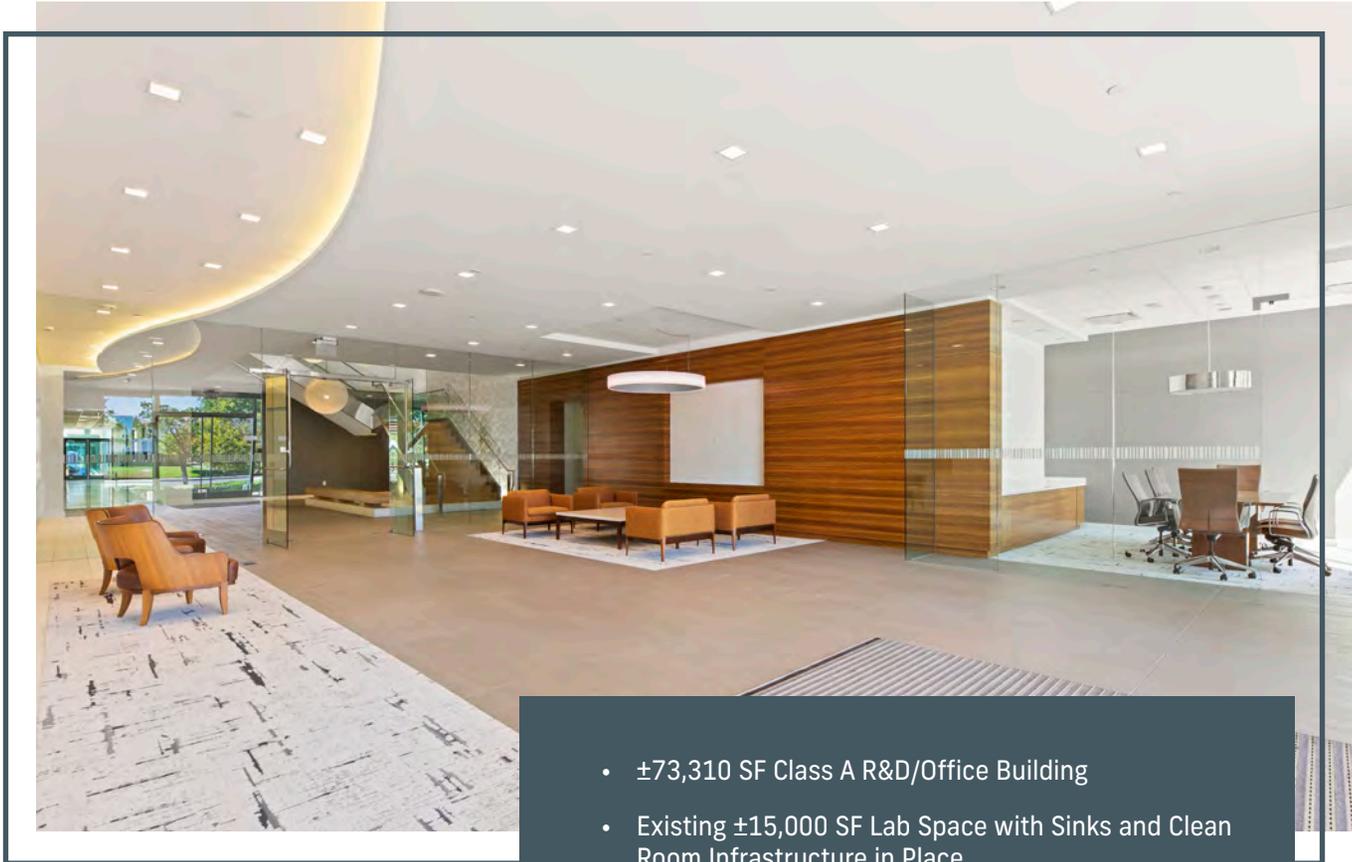
# EXPANSION OPPORTUNITIES

AVAILABLE NOW

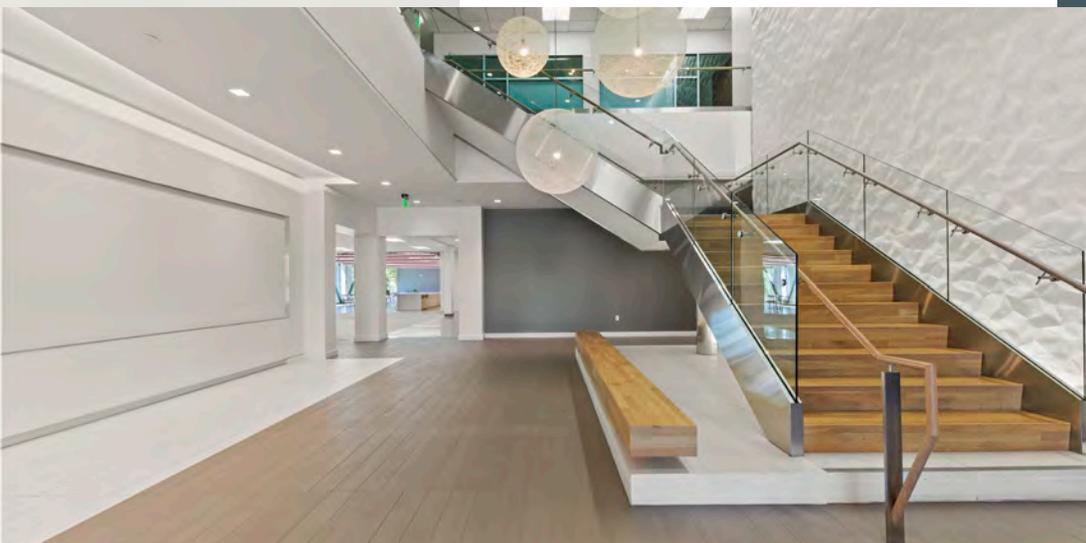
AVAILABLE Q1 2026 OR SOONER



# BUILDING DESCRIPTION



- ±73,310 SF Class A R&D/Office Building
- Existing ±15,000 SF Lab Space with Sinks and Clean Room Infrastructure in Place
- Full Facility Back-Up Generator
- Private Elevator and Freight Elevator Access
- 14' Slab-to-Slab High Ceilings
- Extensive Window Line
- Steel-Frame Construction Providing Seismic Stability
- New HVAC System, Replaced in 2021, Consists of Two Rooftop Air-Cooled Mammoth Package Units and Single Rooftop Mounted Natural Gas Fired Boiler
- New Grade Level Loading Door
- 2,000 Amps @ 277/480V Power
- Fully Sprinklered



# FLOOR PLANS

## FIRST FLOOR

Tenant Improvement Dollars available to accommodate flexible layouts



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

NOT TO SCALE

# FLOOR PLANS

## SECOND FLOOR

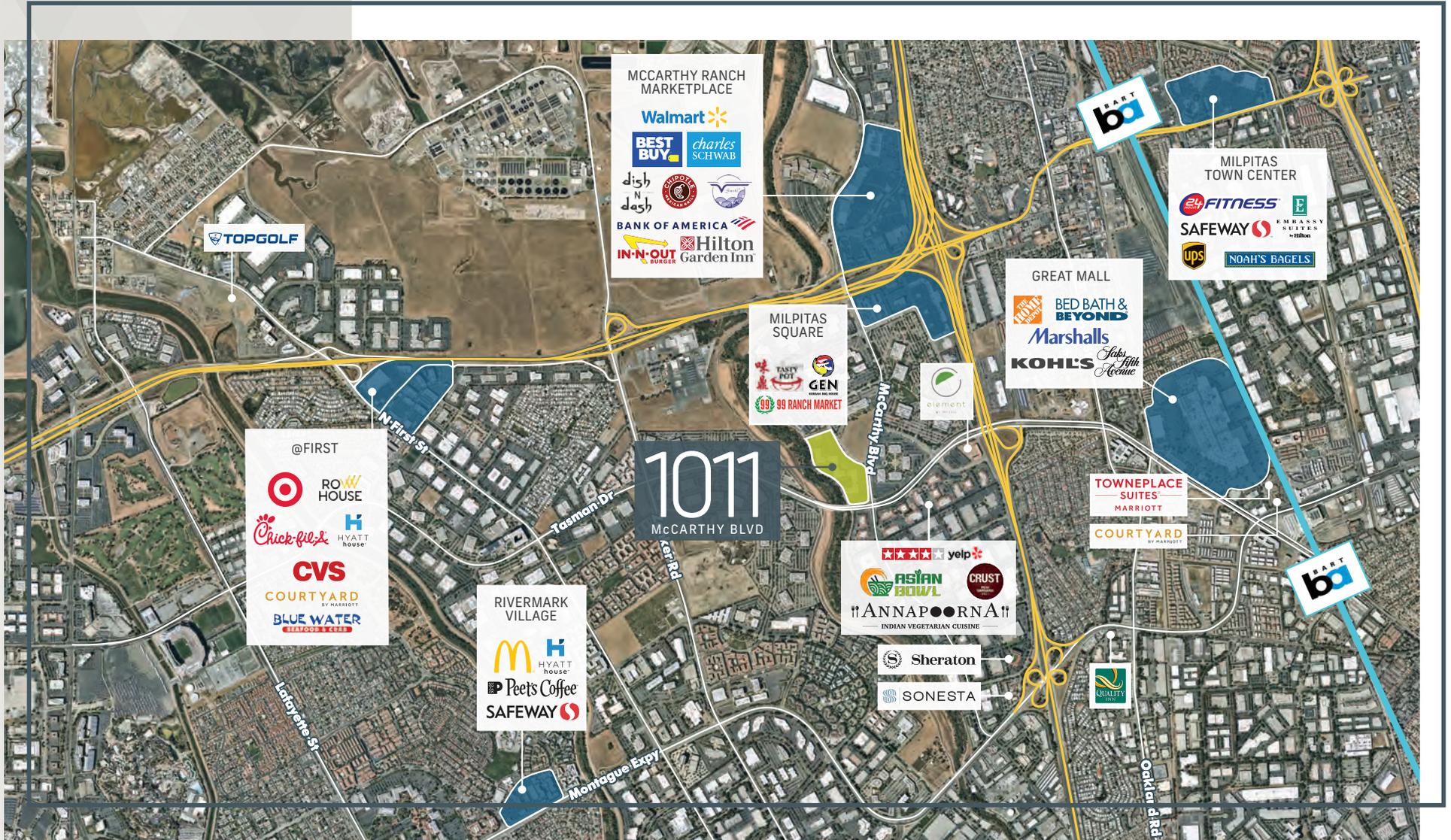


■ OFFICE/CONFERENCE ROOM

NOT TO SCALE

# AMENITIES MAP

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



# MILPITAS CORPORATE NEIGHBORS

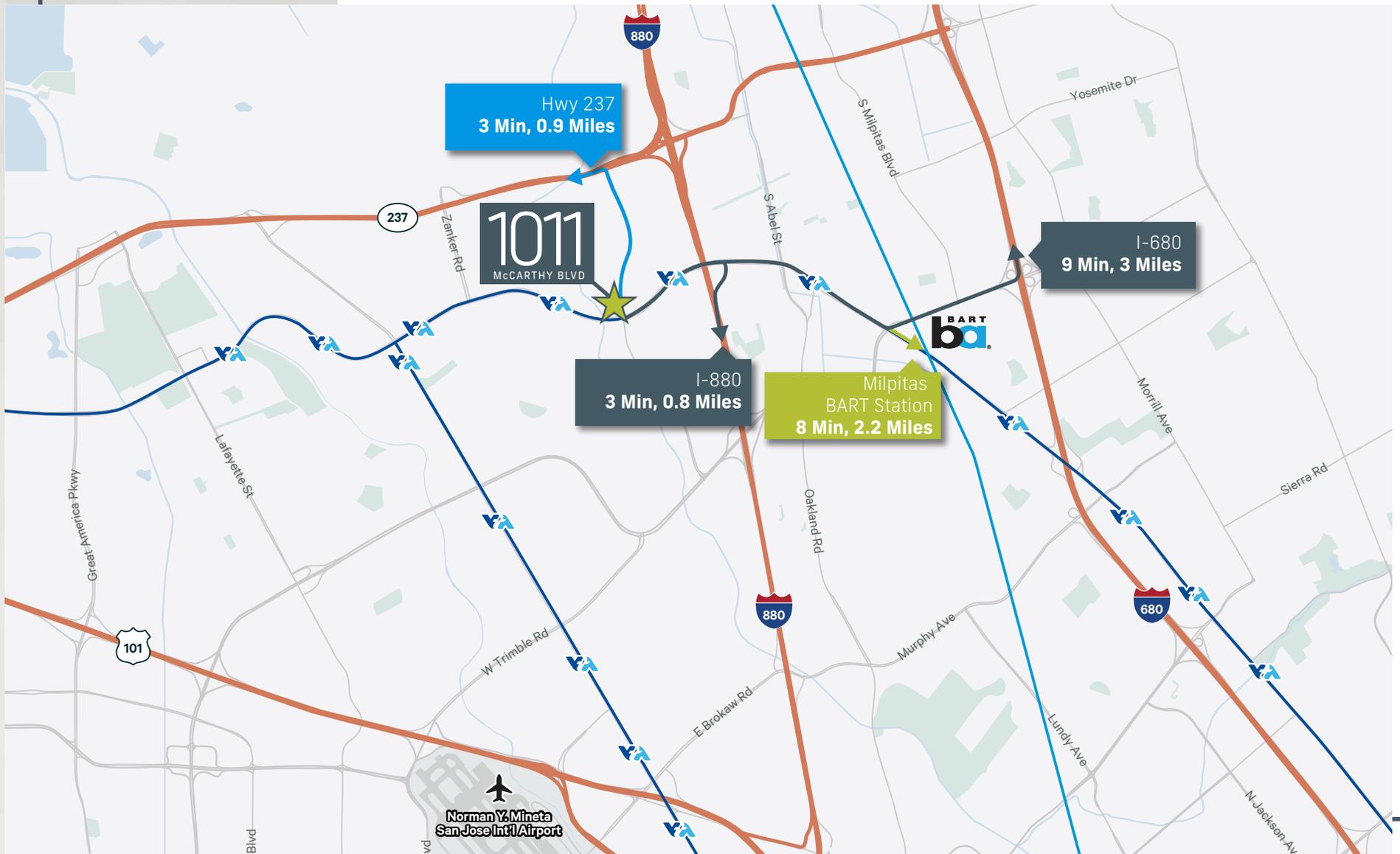


TENANT	SF LEASED
WESTERN DIGITAL	593,773
BD BIOSCIENCES	246,750
KLA	189,481
CORSAIR GAMING	118,127
TARANA WIRELESS	96,299
J&J	43,947
LOGITECH	24,096
KYOCERA INTERNATIONAL	21,010
<b>1.3 MSF OF LEASING ACTIVITY</b>	

# SURROUNDING COMPANIES



# TRANSPORTATION MAP



# 1011 McCARTHY BLVD

MILPITAS, CALIFORNIA



FOR MORE INFORMATION, CONTACT:

**SHERMAN CHAN**

408.453.4788  
sherman.chan@cbre.com  
CA Lic. 01046769

**CHIP SUTHERLAND**

408.453.7410  
chip.sutherland@cbre.com  
CA Lic. 01014633

**JOEY McSWEENEY**

408.467.7553  
joey.mcsweeney@cbre.com  
CA Lic. 02033713



SOMA CAPITAL

**CBRE**