

**NEW COMPETITIVE
LEASE TERMS**



870 N. McCarthy Blvd.

MILPITAS, CA

Suite 200 | ±13,262 SF

 **IRVINE COMPANY** | **CBRE**

Convenient Milpitas Location

- ±1.1 M SF, 19-building office, R&D and lab campus
- 68-acre campus-style setting
- The Commons: WiFi-enabled, open-air gathering areas with barbecue stations and shaded seating
- Kinetic: private fitness center with state-of-the-art equipment and group classes
- Venue: Three tech-enabled conference rooms with available lounge and kitchenette
- Electric Vehicle charging stations
- Convenient access to Highway 237 and Interstate 880
- McCarthy Ranch Marketplace nearby



237

MCCARTHY RANCH
MARKETPLACE

870 N. MCCARTHY BLVD.
SUITE 200 | ±13,262 SF

880

Workplace Amenities

ON-SITE CONVENIENCES

- The Eatery
- UPS and FedEx Drop Boxes
- EV Charging

THE COMMONS

- Complimentary WiFi
- Plush Soft Seating
- Bocce Ball Court
- BBQ Stations

KINETIC

- Private Fitness Center
- Basketball League
- Volleyball Court
- Walking Trails



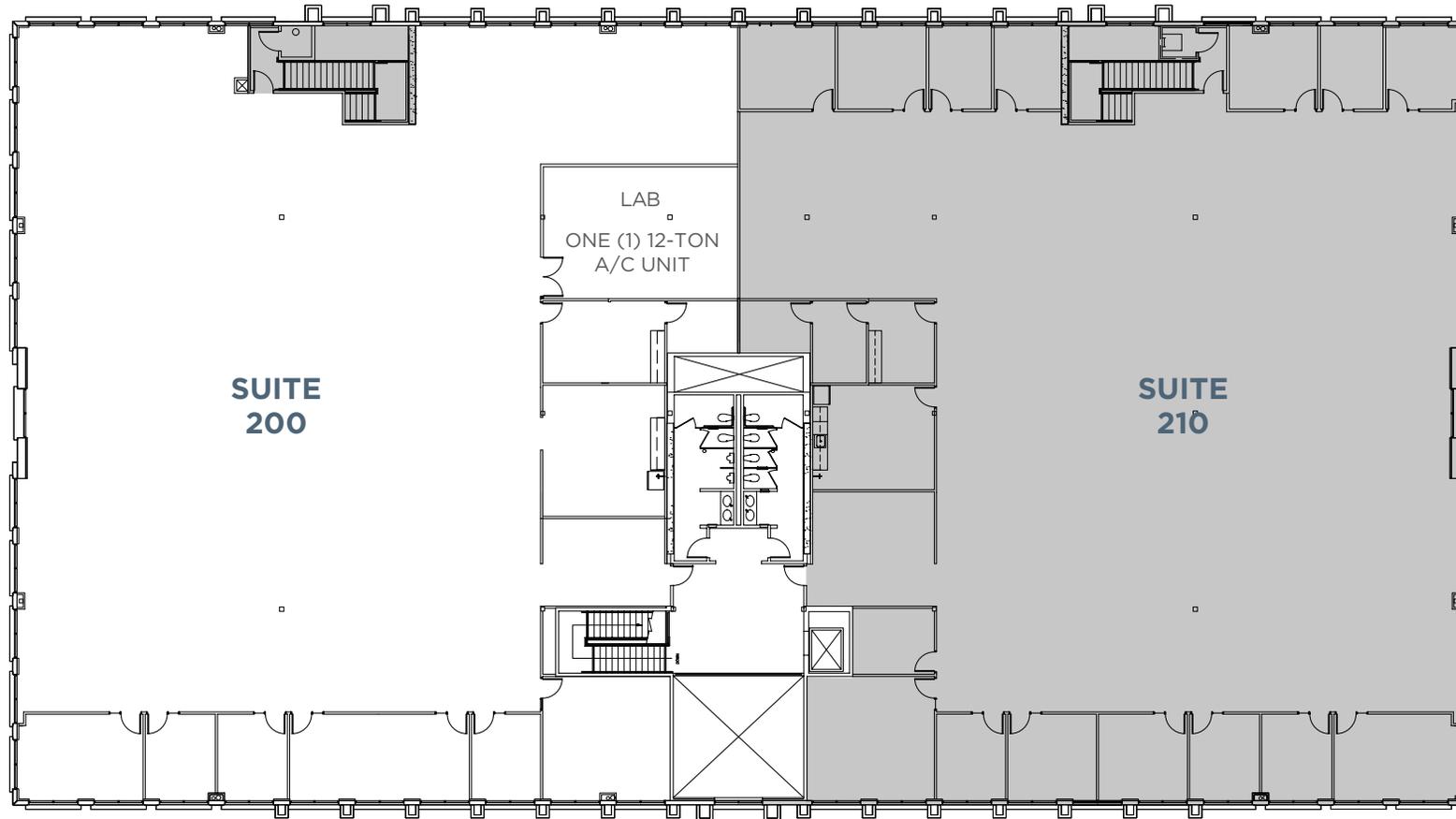
Interior Photos



Floor Plan

870 N. MCCARTHY BLVD., SUITE 200

±13,262 SF



- 4 Private Offices
- 2 Conference Rooms
- Reception Area
- Break Area

- Lab
- Copy Room
- Electrical Room
- Open Workspace

- Power: 400 AMPS @ 480/120 Volts
- One (1) 12 Ton A/C Unit
- Title 24 Lighting and New Finishes

Local Area

870 N. MCCARTHY BLVD., SUITE 200



DRIVING TIMES

- 5 MINS Hilton Garden Inn
- 10 MINS Great Mall
- 10 MINS California's Great America
- 10 MINS Levi's Stadium
- 15 MINS San Jose International Airport
- 15 MINS Mountain View
- 20 MINS Sunnyvale
- 20 MINS Palo Alto

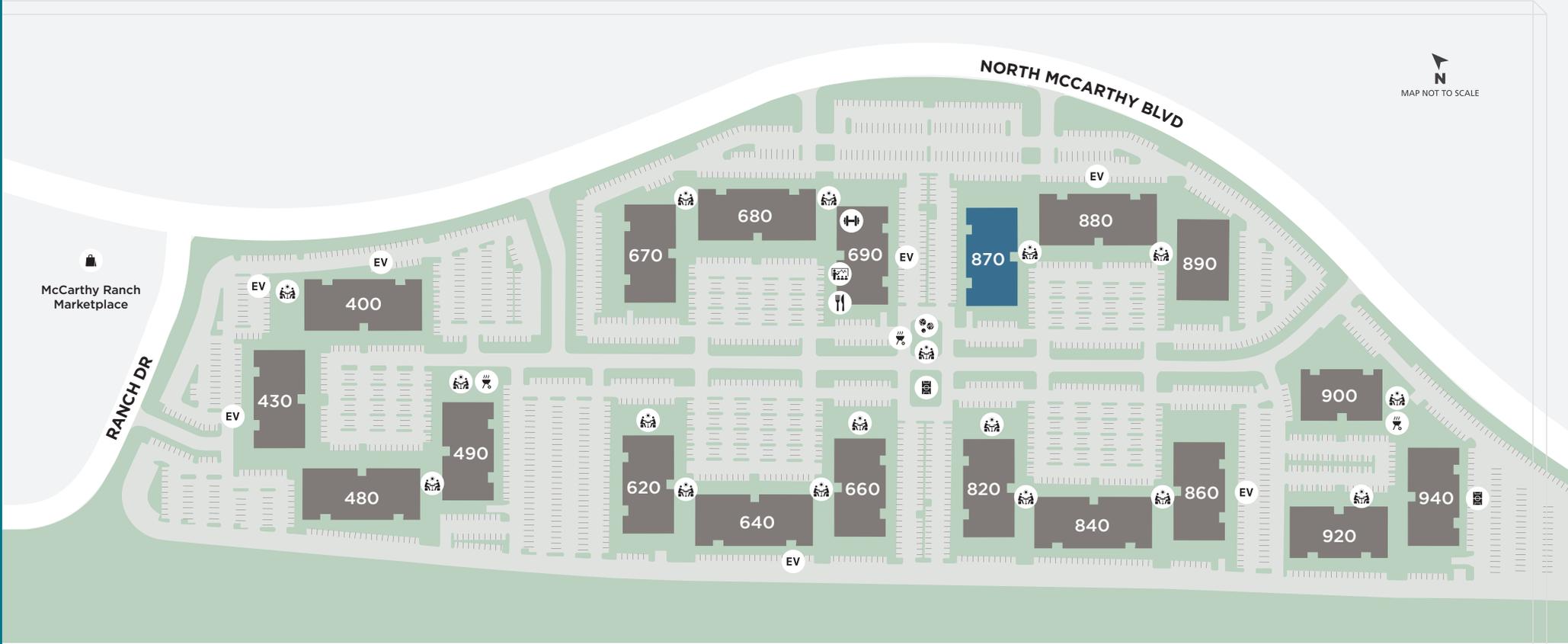
870 N. MCCARTHY BLVD.
SUITE 200 | ±13,262 SF

ED R. LEVIN
COUNTY PARK

MCCARTHY RANCH
MARKETPLACE



237



BBQ



BOCCE BALL



THE EATERY



EV CHARGING



FITNESS CENTER



MEETINGS & EVENTS



OUTDOOR WORKSPACE (WIFI ENABLED)



RETAIL



SPORTS COURT

OWNED AND MANAGED BY



TODD HEDRICK
REGIONAL VICE PRESIDENT
thedrick@irvinecompany.com
CA LIC. 01152266
408.330.0126

FOR LEASING



CHRISTIAN MARENT
EXECUTIVE VICE PRESIDENT
christian.marent@cbre.com
CA LIC. 00932744
408.453.7422

BEN KNIGHT
EXECUTIVE VICE PRESIDENT
ben.knight@cbre.com
CA LIC. 01850353
408.453.7441

MARK SCHMIDT
VICE CHAIRMAN
mark.schmidt@cbre.com
CA LIC. 00872826
408.460.5295

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