

TASMAN TECH

# 540 Alder Drive

MILPITAS, CALIFORNIA

±52,812 SF

AVAILABLE FOR LEASE

CBRE

WASHINGTON  
HOLDINGS

OUTDOOR COLLABORATION AREA



ON-SITE DINING AND RETAIL



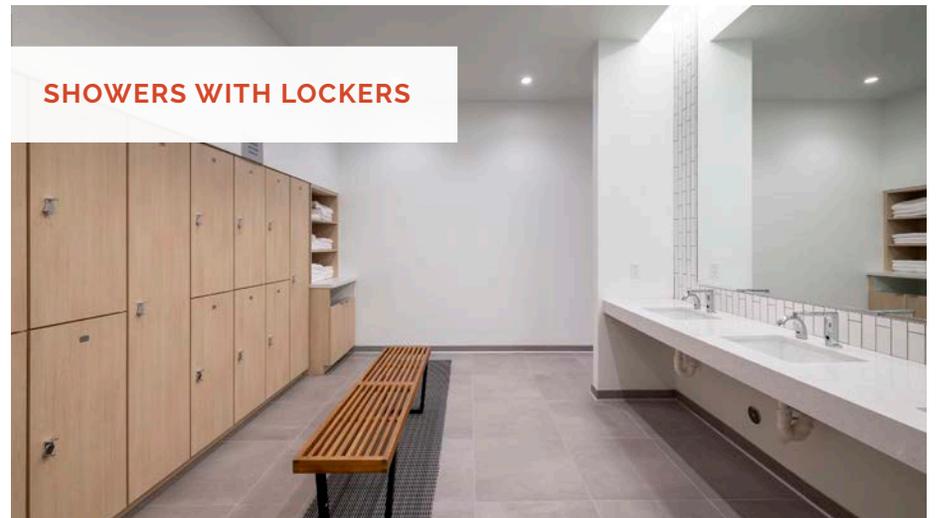
**ON-SITE FITNESS**



**YOGA STUDIO**



**SHOWERS WITH LOCKERS**



# TASMAN TECH

MILPITAS, CALIFORNIA

## PROPERTY HIGHLIGHTS

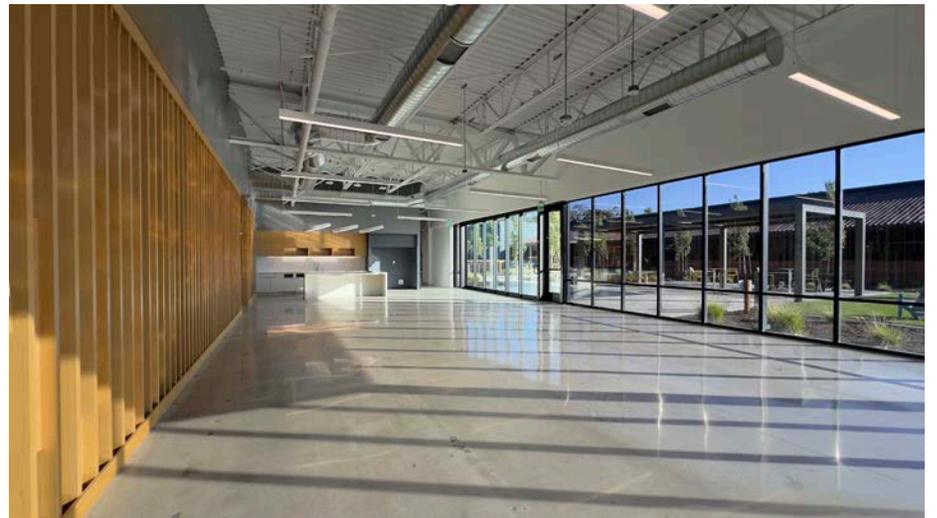
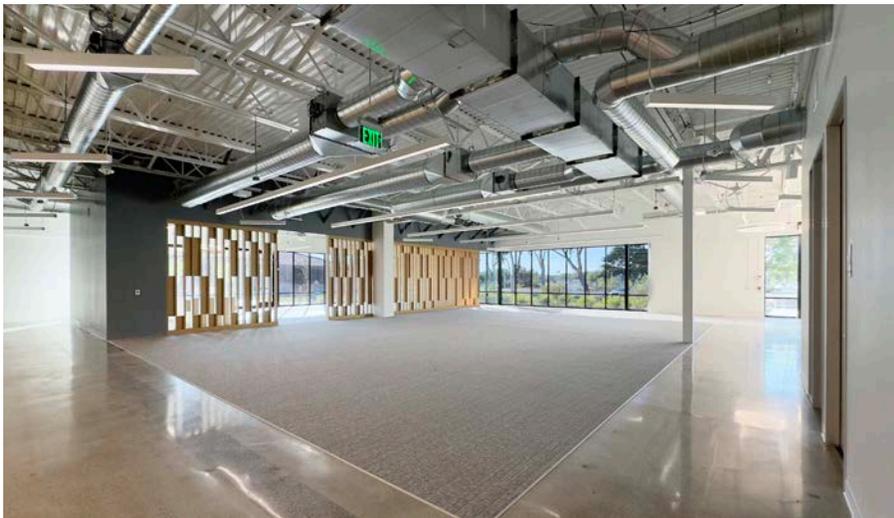
- functional and modern single-story and two-story R&D/Office/Warehouse space with 25,000 SF to 45,000 SF floor plates
- 2,000–2,400 amps of power per building
- expansion opportunities both within Tasman Tech and Washington Holdings' portfolio
- 16' to 18' clear heights
- ±10,781 SF - ±52,812 SF available
- a mix of free-standing high image single and two-story buildings
- dock level and grade level loading available
- access to I-880 and public transportation VTA stop with access to Bart
- responsive institutional ownership with best in class local property management



- On-site restaurants/ outdoor eating
- Collaboration areas
- Tenant fitness center
- Public transportation
- Marriott Element Hotel



**INTERIOR  
AND EXTERIOR  
RENOVATIONS  
COMPLETED**



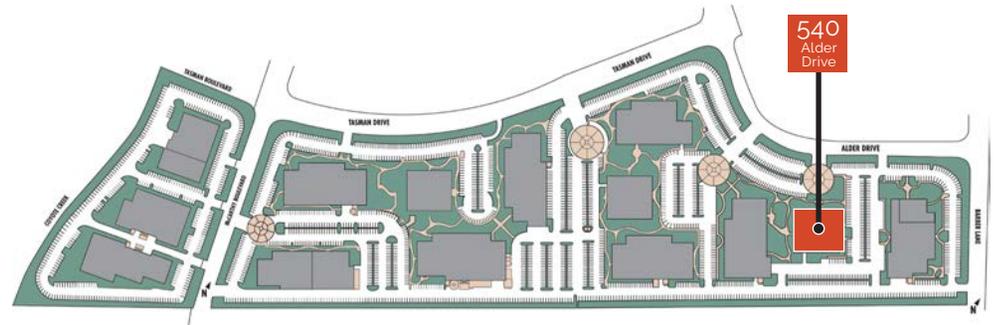
# 540 ALDER DRIVE

## 540 ALDER DRIVE (±52,812 SF AVAILABLE)

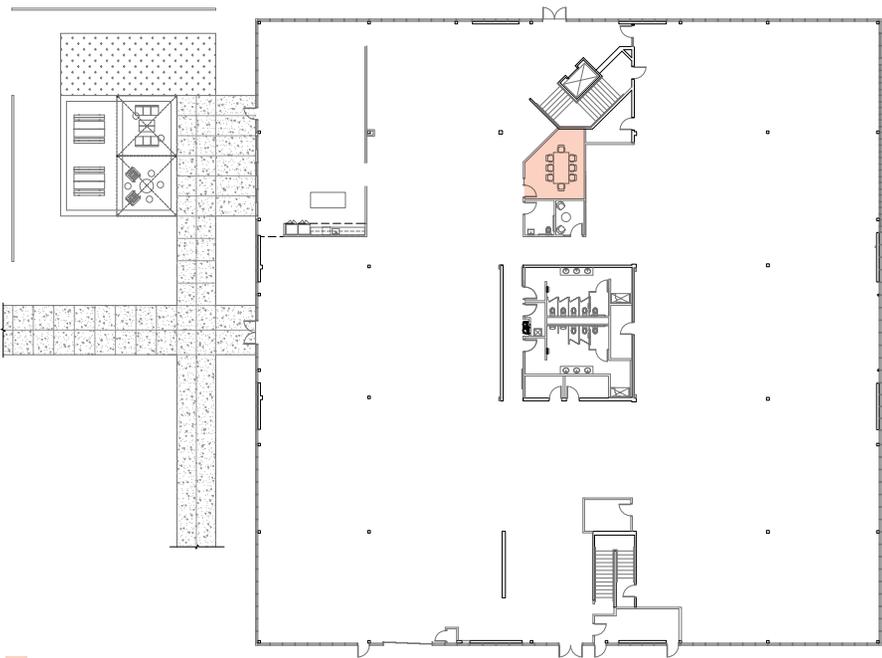
### BUILDING DETAILS

Clear Height	14'
HVAC	184 tons
Loading	1 grade-level loading
Power	2,000 amps, 277/480v 3-phase

### LOCATION

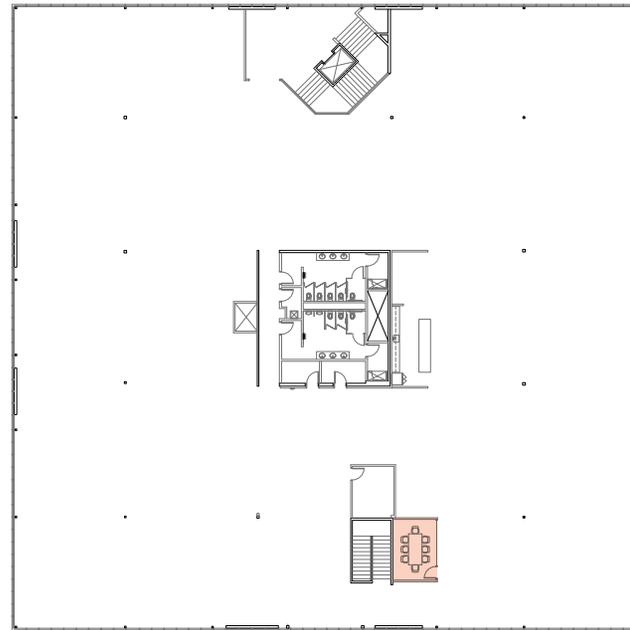


### AS BUILT FIRST FLOOR



- CONFERENCE ROOM
- GRADE-LEVEL LOADING

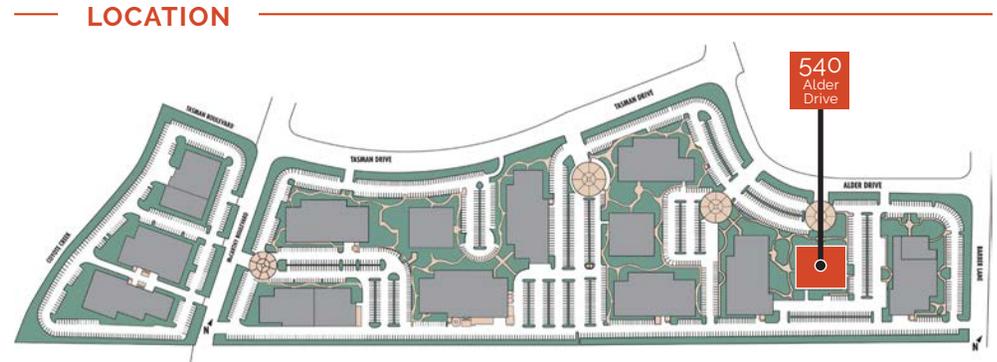
### AS BUILT SECOND FLOOR



# 540 ALDER DRIVE

## 540 ALDER DRIVE (±52,812 SF AVAILABLE)

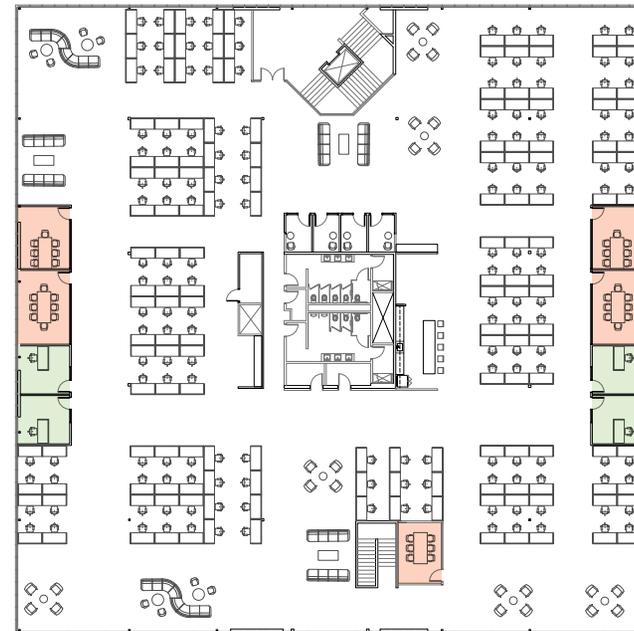
PROGRAM SUMMARY	1ST FLOOR	2ND FLOOR	TOTAL
Lobby	1	1	2
Conference	6	5	11
Workbench 30"x72"	140	163	303
Office	6	4	10
Lab	1	-	1
Phone Room	2	4	6
Break Room	1	1	2
Shipping/Receiving	1	-	1
Storage	3	2	5
IDF/Server	1	1	2
Copy/Print	-	2	2



## HYPOTHETICAL OFFICE FIRST FLOOR



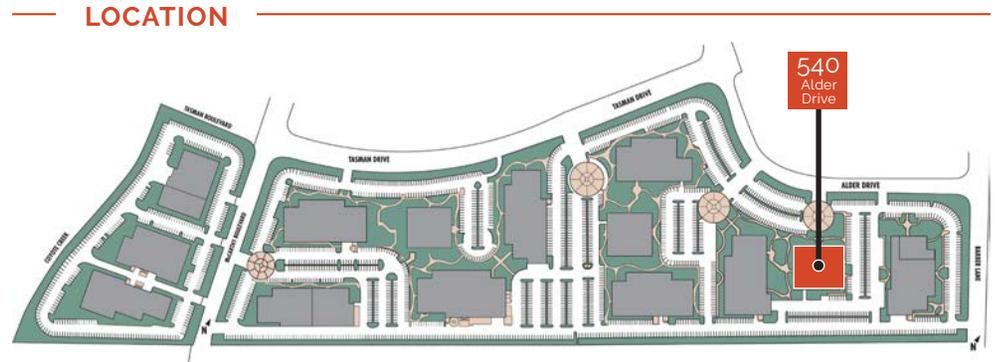
## HYPOTHETICAL OFFICE SECOND FLOOR



# 540 ALDER DRIVE

## 540 ALDER DRIVE (±52,812 SF AVAILABLE)

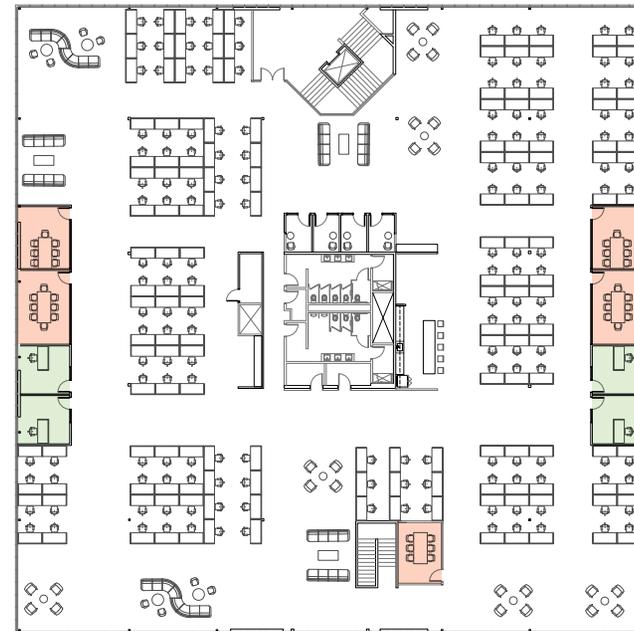
PROGRAM SUMMARY	1ST FLOOR	2ND FLOOR	TOTAL
Lobby	1	1	2
Conference	3	5	8
Workbench 30"x72"	54	163	217
Office	7	4	11
Lab	4	-	4
Phone Room	1	4	5
Break Room	1	1	2
Shipping/Receiving	1	-	1
Storage	5	2	7
IDF/Server	1	1	2
Copy/Print	-	2	2



### HYPOTHETICAL LAB FIRST FLOOR



### HYPOTHETICAL LAB SECOND FLOOR



## LOCAL AMENITY MAP



## RESIDENTIAL DEVELOPMENT MAP



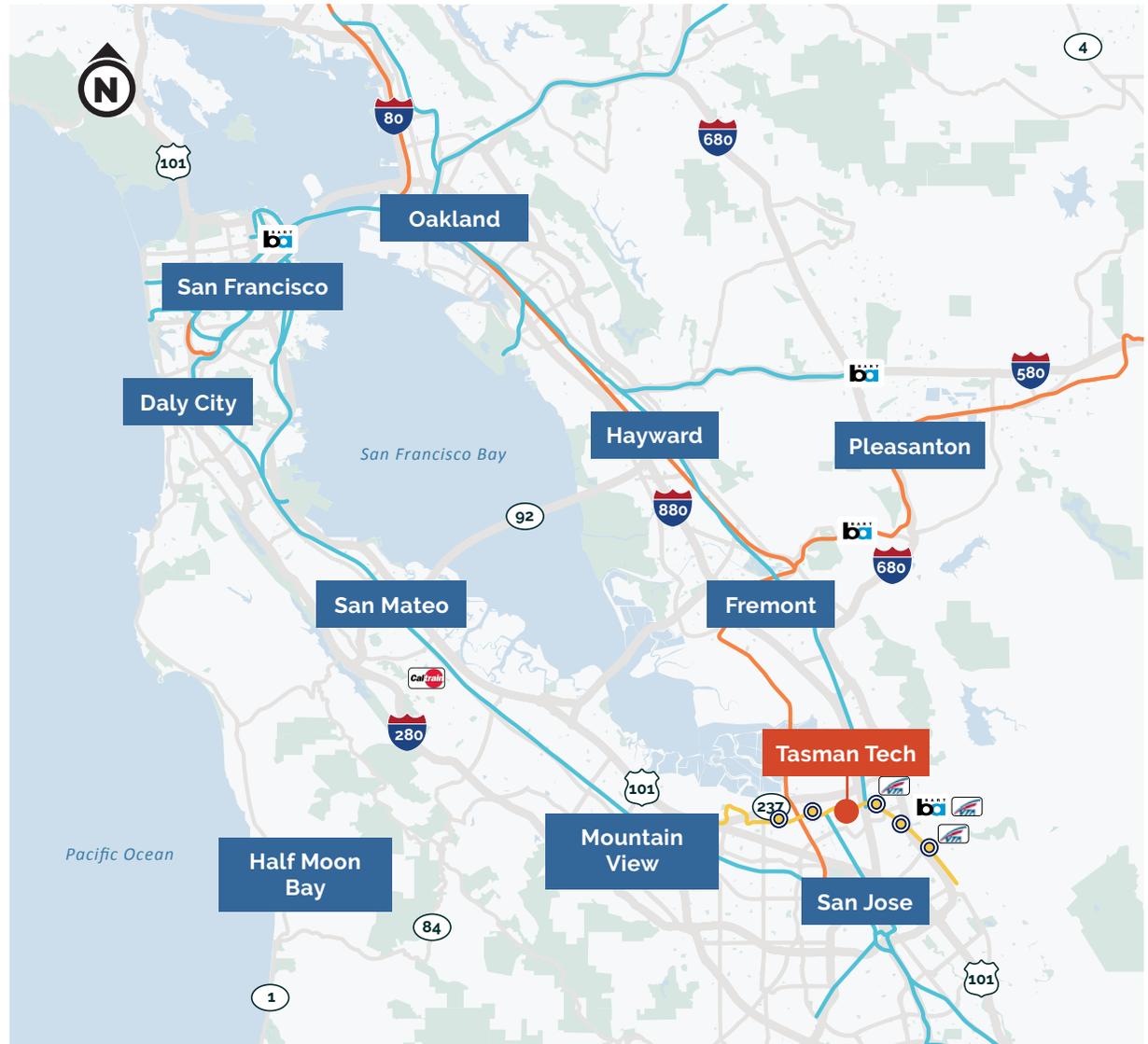
## COMMUTE PATTERNS MAP

### PUBLIC TRANSIT ROUTE

CITY	TRAVEL TIMES (MIN)
San Francisco (BART)	61
Oakland (BART)	56
Pleasanton (BART)	47

### EMPLOYEE DRIVE TIMES

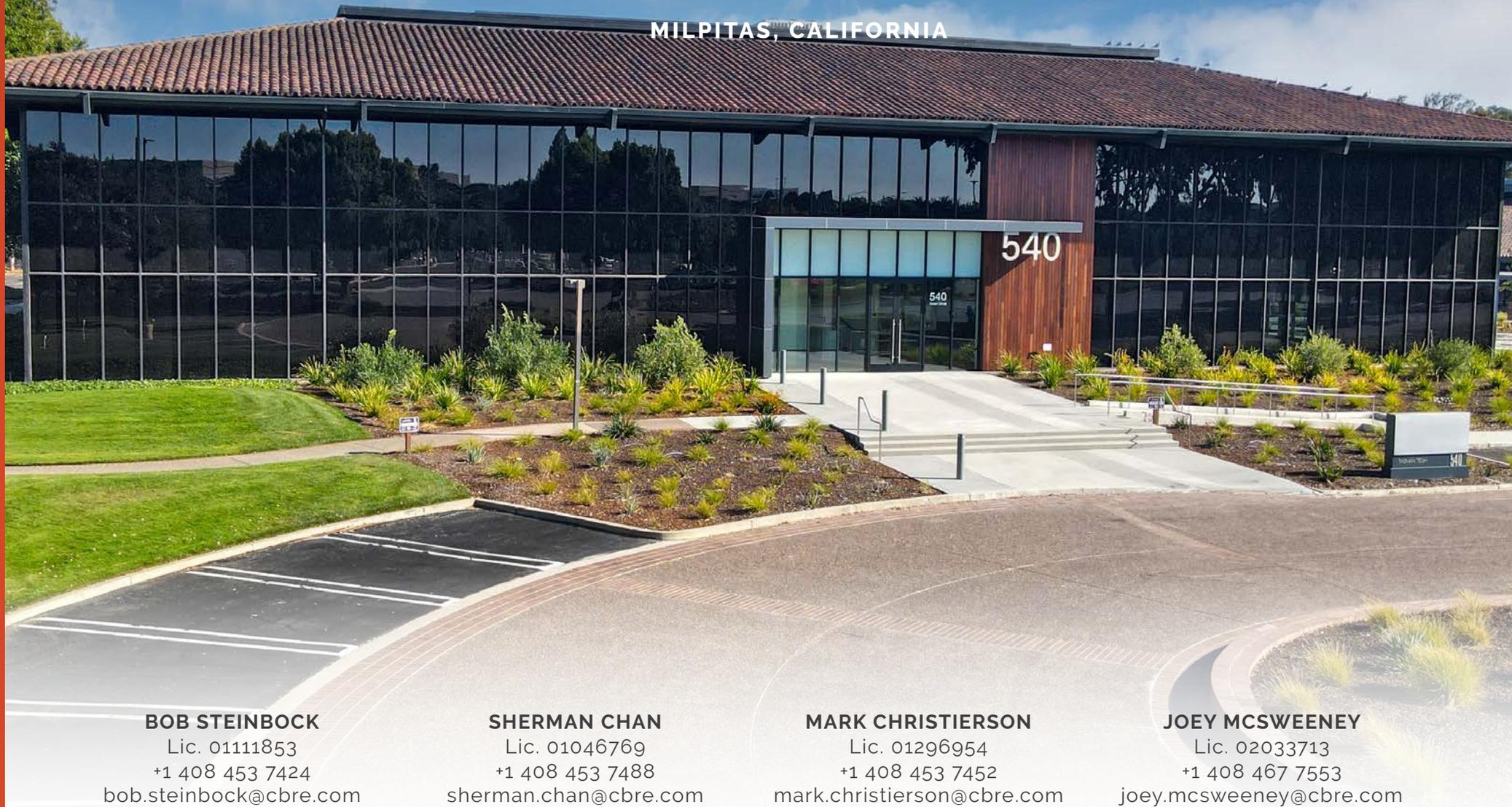
CITY	DRIVE TIMES (MIN)
San Francisco	60
Oakland	55
Pleasanton	30
Mountain View	20
San Jose	15



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