SINGLE TENANT OPPORTUNITY
1 ACRE OF EXCLUSIVE OUTDOOR SPACE

Be Well @ ten200
10200 S DE ANZA BLVD | CUPERTINO

YOUR NAME HERE

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HEALTHY BUILDING ATTRIBUTES

OVER 1 ACRE OF USABLE OUTDOOR SPACE

- Full control: single tenant low-rise
- Ability to circulate 100% outdoor air
- 1 acre of private outdoor area
- Dedicated indoor/outdoor fitness area
- 763 secure parking stalls (4.8/1,000 ratio)
- Ample walkable amenities: restaurants, hotels, & retail
- Nanawalls open to outdoor workspace
763 Secure parking stalls

HVAC units equipped to circulate 100% outside air

Nanawalls to outdoor workspace

Indoor/outdoor collaboration area

Potential indoor/outdoor fitness center

De Anza Boulevard
Rare single tenant opportunity | ±161,000 SF of immediately available Class A office

- Ability to circulate 100% outside air
- Nanawalls to private indoor/outdoor work area
- 36,000 - 45,000 square foot floorplates
- Building top signage along major thoroughfares
- Over $20M invested in infrastructure over past 10 years
- 763 spaces in attached garage (4.8/1,000 ratio)
- Potential indoor/outdoor fitness center
Over $20 million in infrastructure investments in past 10 years

- HVAC with ability to circulate 100% outside air
- Gas line for BBQ
- EV charging stations
- Kitchen remodel
- Walk-in freezer/cooler room
- Sound-attenuated boardroom and training room
- Ground floor lab
- 600 kW emergency generator
- Air-cooled chiller replacement
- Irrigation controller
- Cooling tower epoxy coating & media replacement
- New roll-up door at loading dock
- Plus: Energy savings of approximately $120,000 per year over PG&E costs

Private adjacent outdoor area: ±1 AC

Outdoor amenities: Refresh planned
- Mature landscaping with drought-tolerant plantings underway
- Neighboring amphitheatre for outdoor all-hands gatherings
- Located in a walkable community with a wide array of retail and dining options

Indoor amenities:
- Nanawalls enable the largest available private indoor/outdoor workspace in Silicon Valley
- Sound dampened executive board room
- Ample conferencing and training facilities, including sound dampened training room
- Expansive wraparound windowline provides abundant natural light and sweeping views
- Ground-floor lab
- Dual lobby structure for improved security
- Ground floor locker rooms contain six showers
- Full commercial kitchen with adjacent support areas
- Walk-in deep freeze and cooler room off loading dock

Ceiling heights:
- Lobby: 20’
- Floor to drop ceilings: 9-11’
- Deck to deck: Approx. 13’ 6”

Fire & life safety:
- Fully sprinklered, including stairwells and garage
- Fire Lite MS-9600-UDLS addressable fire alarm system

Elevators: 4
- 1 freight at loading dock
- 2 serving garage to first floor
- 2 serving office floors

Security: Full camera system in place

Electrical power: 12.3 watts per RSF
- 3,000 Amp 480/277 Volt 3-Phase 4-Wire switchgear
- 2 electrical rooms per floor

- HVAC:
  - Ability to “free cool” with 100% outside air
  - 470 total tons of cooling capacity:
    - 2 water-cooled centrifugal air chillers (190 and 280 tons) circulate to 2 built-up air handling units serving interior and perimeter VAV boxes
    - 3 40-ton roof-mounted air-cooled chillers can support 24/7 operations

- Restrooms:
  - 4 fixtures per gender per floor
  - 9 gender-neutral restrooms:
    - At least two gender-neutral restrooms per floor
    - Two secure garage-accessible gender-neutral restrooms on ground floor
  - Showers and locker room on first floor

- Loading dock:
  - New at-grade overhead roll-up door measuring 24’x14’
  - Leveler and bumpers

Roofing system: Bitumen membrane

Emergency power:
- Caterpillar 600 kW diesel-powered emergency generator (2011)
- Adjacent ground-mounted 650-gallon diesel storage tank
- Essential systems and entire third floor supported

Lighting:
- Office and garage: T8 motion sensored fixtures
- Daylight harvesting system

Utility service providers:
- Electricity: Constellation Energy
- Water: City of Cupertino
- Sanitary: Cupertino Sanitary District
- Gas: PG&E
- Trash: Recology
- Telephone: AT&T
- Cable: Comcast

Parking:
- 763 stalls; 4.8/1,000 RSF
- 5 EV charging stations
- Secure underground garage
- Direct interior access

Year built: 1998

Year renovated: Renovation underway, immaculately maintained by owner-users to date

Access:
- I-280 3 minutes, 0.9 mi
- SR-85 4 minutes, 1.1 mi

Zoning: P - Planned Development

Measurement: 160,837 RSF total
- Ground: 44,504 SF
- 2nd: 39,730 SF
- 3rd: 40,567 SF
- 4th: 36,036 SF
Total capacity:
180 dedicated desks
SOCIAL DISTANCING COLLABORATIVE SPACE PLAN

Total capacity: 90 dedicated desks
TRADITIONAL SPACE PLAN

CONF. ROOMS 17
PRIVATE OFFICES 5
PHONE ROOMS 7
DESKS 271

Total capacity: 271 dedicated desks
EXISTING BUILDOUT: GROUND FLOOR

Ground floor
44,504 RSF
EXISTING BUILDOUT: FLOORS 2-4

Floor 2
39,730 RSF

Floor 3
40,567 RSF

Floor 4
36,036 RSF
IN THE HEART OF SILICON VALLEY
City of Cupertino highlights

- 64,000 residents
- 70% of residents hold a bachelor’s degree or higher

Convenient access to three airports

- Mineta San Jose International Airport (SJC): 13 minutes
- San Francisco International Airport (SFO): 36 minutes
- Oakland International Airport (OAK): 45 minutes

50 Bay Area universities, including:

- Stanford
- UC Berkeley
- UCSF
- Santa Clara University
- San Jose State
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