



FOR LEASE

# South Bay Tech Center

MONTAGUE EXPY @ SOUTH MAIN ST, MILPITAS, CA



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## PROPERTY FEATURES

Office & Flex units available

Possible expansion within park

Parking 3/1,000

Zoning C2 commercial

High visibility project

Access Hwys 880 & 680

Call to tour

## CURRENT AVAILABILITIES

Address	Bldg	SF	Type	Price	Comments
1765 S Main St #117 & #125	6	±11,136	Flex	\$1.95 Gross	Available 06.01.22, office, warehouse, grade level loading
1765 S Main St #117	6	±6,668	Flex	\$1.95 Gross	Available 06.01.22, office, warehouse, grade level loading
1745 S Main St	3	±6,070	Flex	\$1.95 Gross	Private offices, open office, kitchen, GL door
1639 & 1641 S Main St	2	±4,974	Flex	\$1.95 Gross	
1765 S Main St #125	6	±4,468	Flex	\$1.95 Gross	Available 06.01.22, office, warehouse, grade level loading
1639-A S Main St	2	±2,562	Office (Upstairs)	\$1.85 Gross	
1649-A Main St	2	±2,012	Office (Upstairs)	\$1.85 Gross	3 offices, conference room, coffee bar, and balcony
1647 S Main St #200	2	±1,446	Office (Upstairs)	\$2.25 Full Service	
1645 S Main St #200	2	±1,285	Office (Upstairs)	\$2.25 Full Service	
1643-A S Main St	2	±1,281	Office (Upstairs)	\$1.85 Gross	
1613-A S Main St	1	±1,278	Office (Upstairs)	\$2.25 Gross	
1611-A S Main St	1	±1,278	Office (Upstairs)	\$2.25 Gross	
1619-A S Main St	1	±1,017	Office (Upstairs)	\$2.25 Gross	Available 07.31.22
1617-A S Main St	1	±1,017	Office (Upstairs)	\$2.25 Gross	Available 01.31.22

\* Full Service suites include electrical but not janitorial





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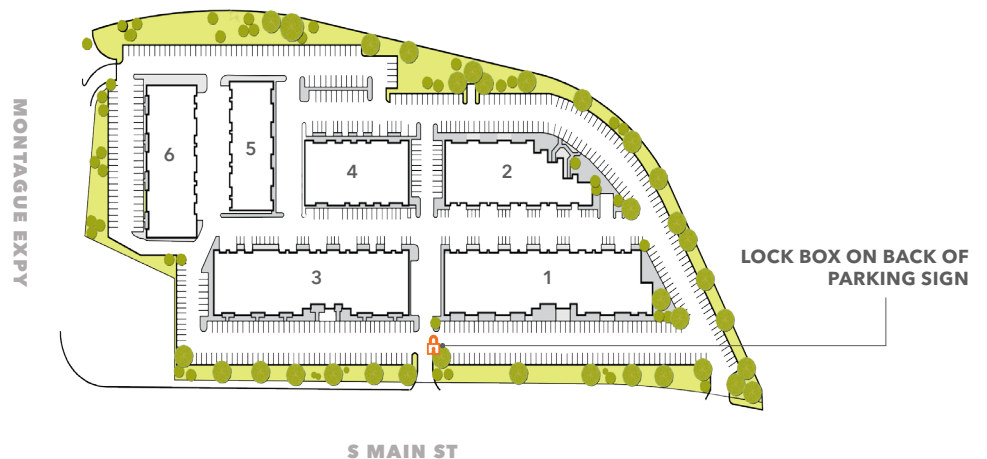
Call to tour

## EXECUTIVE SUITES - CURRENT AVAILABILITIES

Address	Bldg	SF	Type	Price	Comments
1615 S Main St	1	±967	Office	\$2.25 Gross	
1645 S Main St #212	2	±600	Office (Upstairs)	\$2.75 Full Service	2nd Floor Office Space
1613 S Main St #102	1	±551	Office	\$2.75 Full Service	
1619 S Main St #105	1	±327	Office	\$2.75 Full Service	Available 10.01.22

Shared Conference Rooms Available

\* Full Service suites include electrical but not janitorial



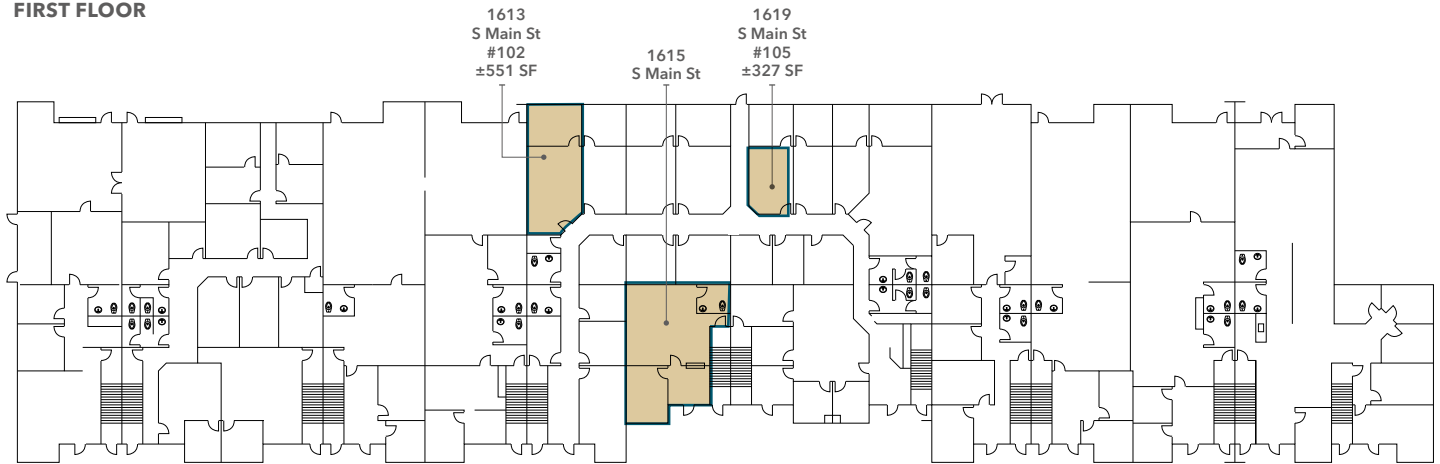
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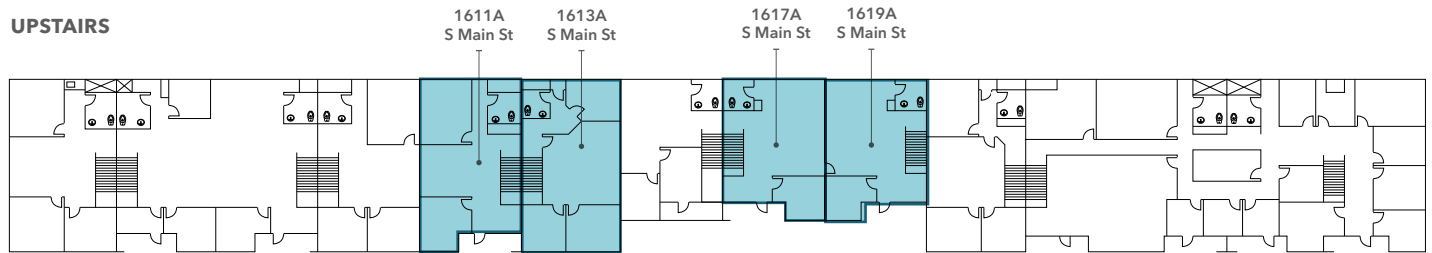
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## Building 1

### FIRST FLOOR



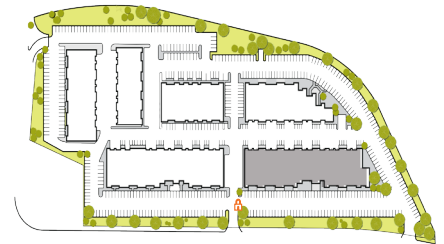
### UPSTAIRS



### AVAILABILITIES

Address	Bldg	SF	Type	Price	Comment
1613-A S Main St	1	±1,278	Office (Upstairs)	\$2.25 Gross	
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1613 S Main St #102	1	±551	Office	\$2.75 Full Service	
1619 S Main St #105	1	±327	Office	\$2.75 Full Service	Available 10.01.22

\* Full Service suites include electrical but not janitorial



\*FLOOR PLANS ARE NOT TO SCALE AND DO NOT NECESSARILY REFLECT THE MOST CURRENT IMPROVEMENTS

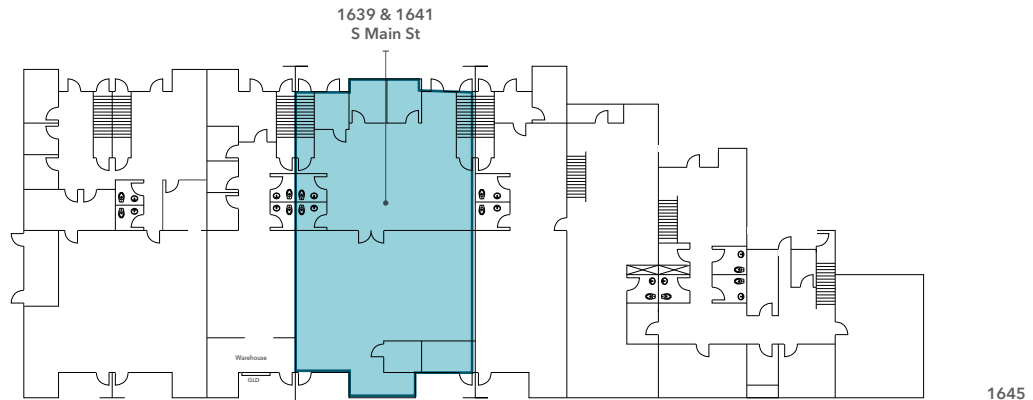
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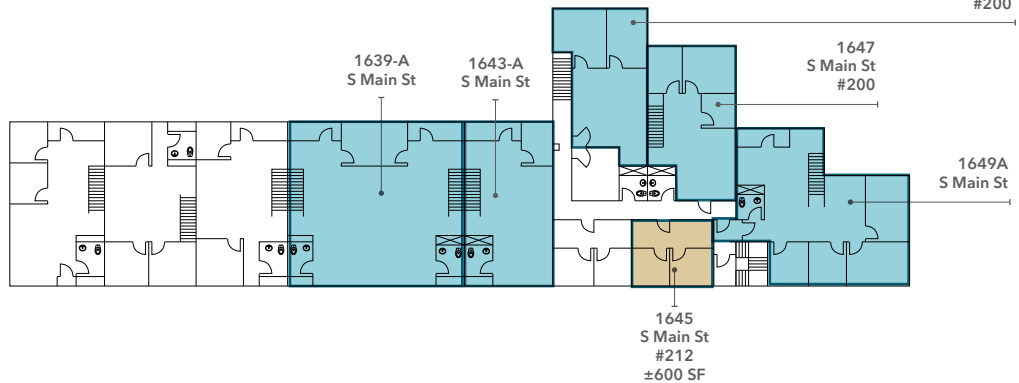
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## Building 2

FIRST FLOOR



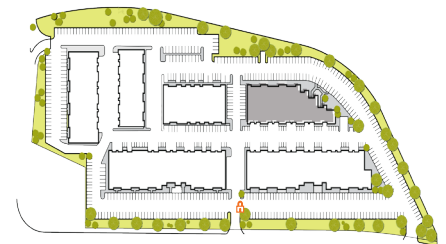
UPSTAIRS



### AVAILABILITIES

Address	Bldg	SF	Type	Price	Comment
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1645 S Main St #212	2	±600	Office (Upstairs)	\$2.75 Full Service	2nd Floor Office Space

\* Full Service suites include electrical but not janitorial



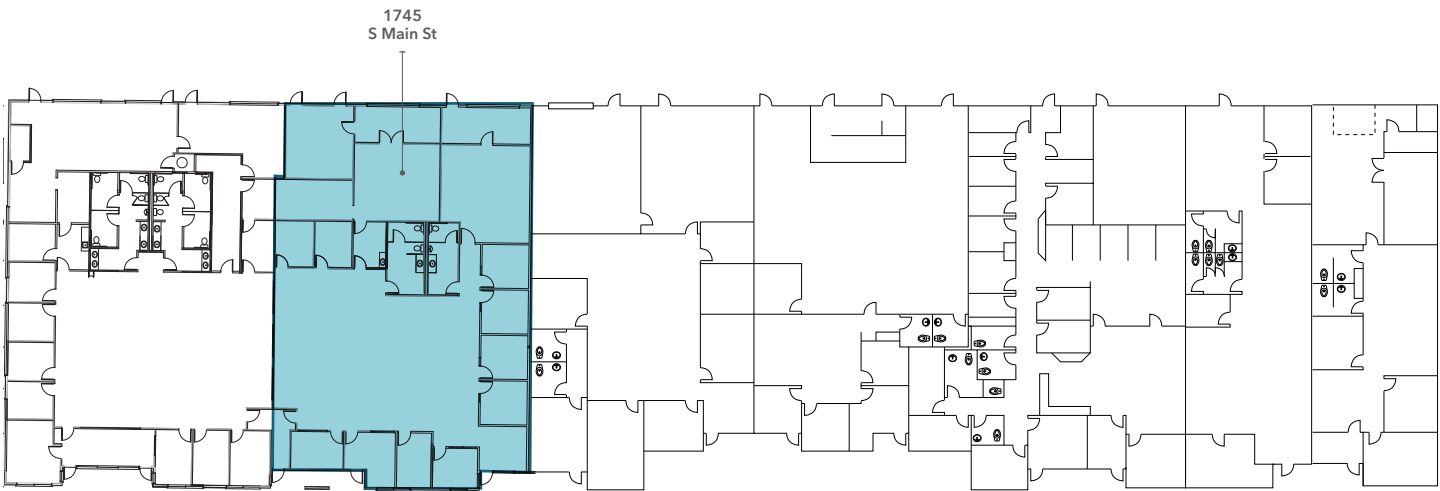
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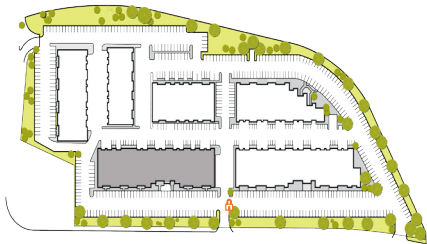
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Building 3



AVAILABILITIES

Address	Bldg	SF	Type	Price	Comments
1745 S Main St	3	±6,070	Flex	\$1.95 Gross	Private offices, open office, kitchen, one GL door



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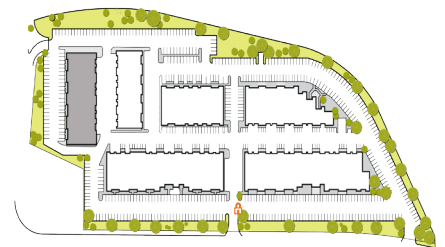
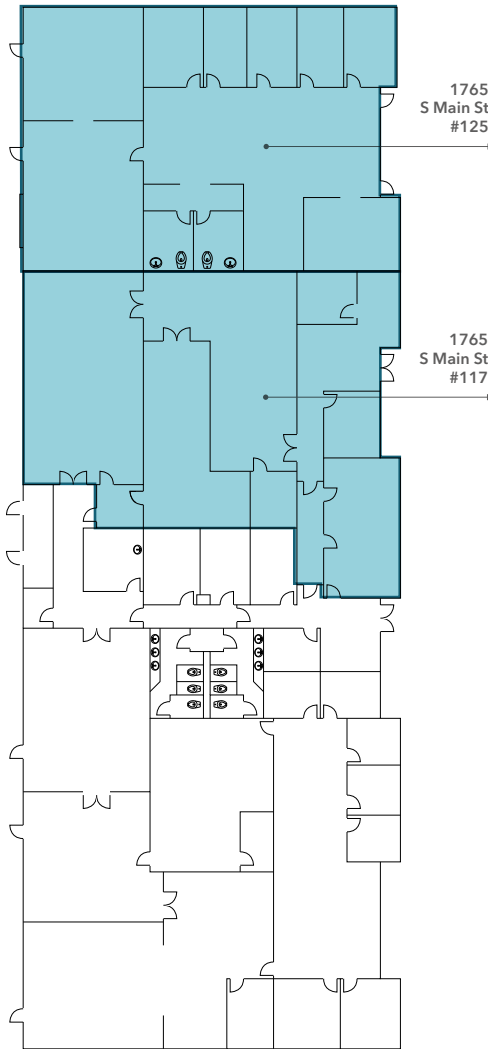
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## Building 6

### AVAILABILITIES

Address	Bldg	SF	Type	Price	Comments
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1765 S Main St #125	6	±4,468	Flex	\$1.95 Gross	Available 06.01.22, office, warehouse, grade level loading
1765 S Main St #117 & #125	6	±11,136	Flex	\$1.95 Gross	Available 06.01.22, office, warehouse, grade level loading



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