

AVAILABLE FOR LEASE

2125 O'NEL



110,669 SF OFFICE/R&D BUILDING

2125 O'NEL DRIVE • SAN JOSE, CA

EMBARCADERO
CAPITAL PARTNERS

CBRE

2125onel.com

OVERVIEW

2125 O'Nel is a two-story, 110,669 SF office/R&D building situated within the North First Street corridor in the heart of Silicon Valley's "Golden Triangle."

Centrally located with neighboring tech companies such as Google and PayPal, the property is also proximate to a number of high-density residential developments, hotels and retail amenities.

A short walk from the Karina Court VTA light rail station and within one mile of Mineta San Jose International Airport, 2125 O'Nel Drive benefits from outstanding access to transportation infrastructure.

With 500 feet of frontage along Highway 101, the property also offers tenants excellent freeway visibility and signage opportunities.



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BRAND NEW MARKET READY IMPROVEMENTS

- Expanded glass line on the first floor provides a contemporary exterior façade and abundant natural light
- New café-style kitchen with NanaWall System opens to thoughtfully landscaped outdoor collaborative spaces and recreational areas
- Remodeled lobby offers an elegant entry experience

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HIGHLIGHTS

- Desirable location adjacent to Highway 101, within one block of the Highway 87 interchange
- Excellent opportunities for tenant signage, including prominent identity along Highway 101
- Two-story building offers a mix of creative office and R&D space, ideal for many technology users
- Two 48'-high bays, plus a grade-level loading dock with overhead door
- New and inviting outdoor collaboration areas
- Exterior balconies provide opportunities for outdoor dining and gathering places
- Uniquely positioned for expansion up to 210,000 SF
- Generous Onsite Parking Ratio: 3.5/1,000
- 2,000 Amps
- 10 EV Chargers
- 13' 8" Clear Height



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PROPERTY IMAGES



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EXCELLENT FREEWAY VISIBILITY

- 2125 O'Nel Drive has direct freeway frontage on US Highway 101
- The property offers tenants excellent freeway visibility and signage opportunities
- 198,500 Daily Traffic Counts



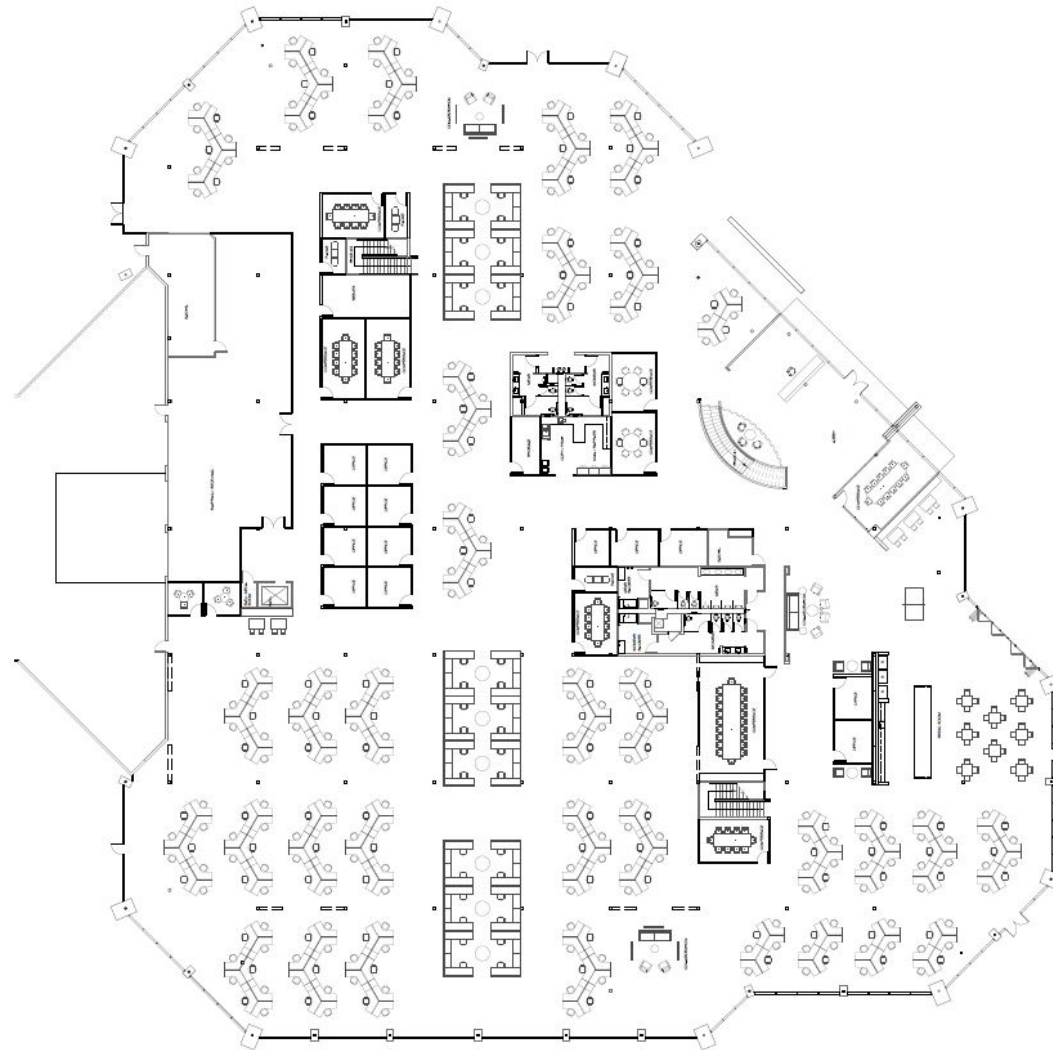
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HYPOTHETICAL PLAN

1ST FLOOR

56,046 SF

- (13) Private Offices
- (318) Work Stations
- (1) Lobby
- (1) Large Conference Room
- (5) Medium Conference Rooms
- (4) Huddle Rooms
- (4) Collaboration Areas
- (3) Phone Rooms
- (2) Electrical Rooms
- (1) Server Room
- (1) Break Room
- (1) Copy/Mail Room
- (1) Shipping/Receiving Zone
- (1) Storage Room



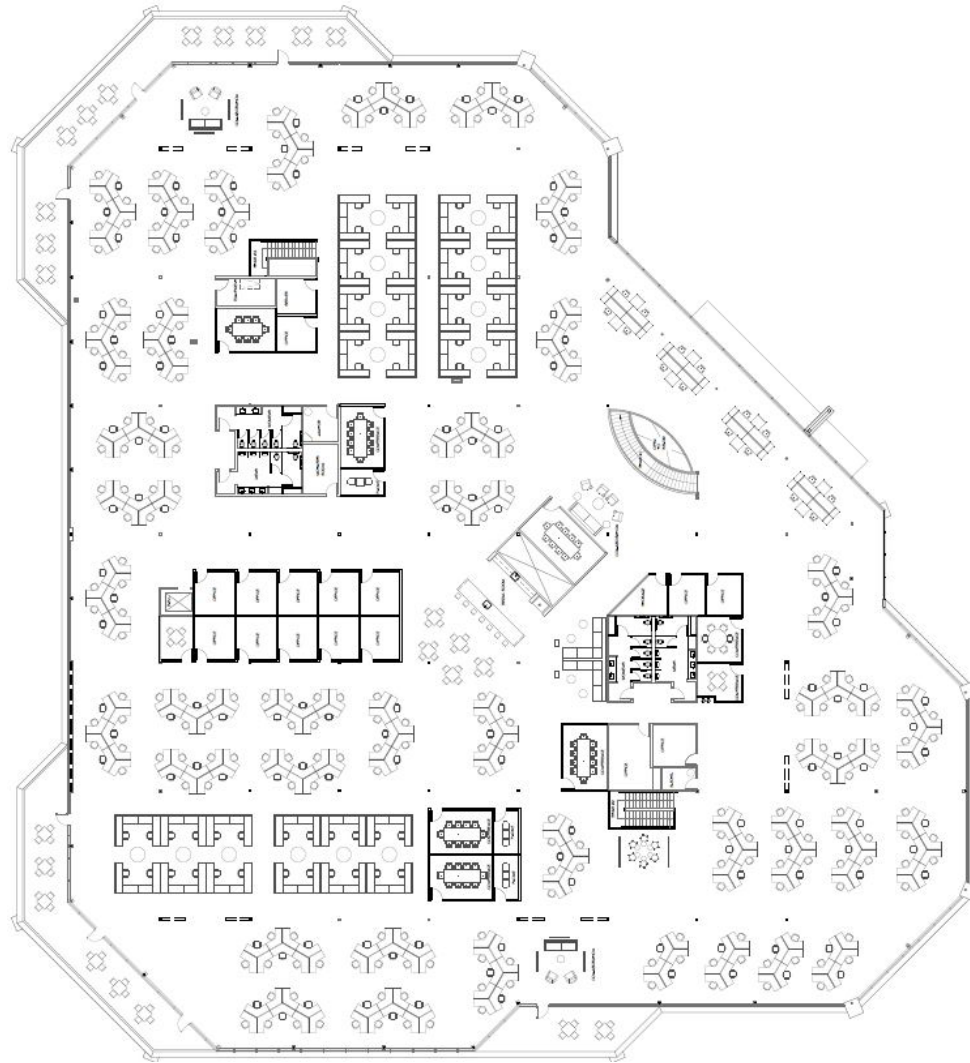
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HYPOTHETICAL PLAN

2ND FLOOR

54,623 SF

- (15) Private Offices
- (432) Work Stations
- (6) Medium Conference Rooms
- (3) Huddle Rooms
- (5) Collaboration Areas
- (3) Phone Rooms
- (1) Mothers' Room
- (1) Electrical Room
- (1) Server Room
- (1) Equipment Room
- (1) Break Room
- (1) Storage Room

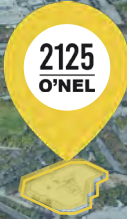


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EXCELLENT HIGHWAY ACCESS + VISIBILITY

2125 O'Nel Drive is conveniently located in the "Golden Triangle" of Silicon Valley one block from North First Street with easy access to Highway 101 and Interstate 880. The property has 500 feet of frontage along Highway 101 and offers tenants excellent freeway visibility and signage opportunities.

TRANSPORTATION AND TRANSIT



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LOCAL AMENITIES

RESTAURANTS

1. Thai Orchid
2. Dish n Dash
3. Bobaholics
4. Chipotle Mexican Grill
5. Peet's Coffee
6. MOD Pizza
Oby Ramen
Habit Burger Grill
7. Wingstop
8. Casino M8trix
9. Starbucks
10. Grill Em Pizza
11. The Province
12. Vitality Bowls
Rubio's Coastal Grill
MOD Pizza
KoJa Kitchen
Five Guys
Panda Express
Baja FreshHouse of Genji
13. Smoking Pig BBQ
14. Bill's Café

HEALTH CLUBS

15. City Sports
16. 24 Hour Fitness
17. BMU Fitness
18. Orangetheory
19. Punch King Fitness

HOTELS

20. Hyatt Place SJ Airport
21. Extended Stay America
22. Staybridge Suites SJ
23. Fairfield Inn & Suites
24. Courtyard Marriott
25. Springhill Suites Marriott
26. Residence Inn
27. Four Points Sheraton
28. La Quinta Inn & Suites

BANKS

29. Chase Bank
30. Comerica Bank
31. Wells Fargo

SHOPPING

32. Westfield Valley Fair
33. Santana Row
34. Trader Joe's
35. San Jose Market Center
36. Target
37. Safeway
38. Costco

SERVICES

39. FedEx Office Ship Center
40. US Post Office



2125 O'NEL DR

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