

Be Well @ ten200

10200 S DE ANZA BLVD | CUPERTINO

SINGLE TENANT OPPORTUNITY
1 ACRE OF EXCLUSIVE OUTDOOR SPACE



RUBICON POINT
PARTNERS



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HEALTHY BUILDING ATTRIBUTES

OVER 1 ACRE OF USABLE OUTDOOR SPACE

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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

1 ACRE DEDICATED OUTDOOR SPACE

ten200

763 Secure parking stalls

Indoor/outdoor collaboration area

HVAC units equipped to circulate 100% outside air

Nanawalls to outdoor workspace

Potential indoor/outdoor fitness center

De Anza Boulevard

10200 S DE ANZA BLVD | CUPERTINO





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**
-
- **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
- **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 sensed 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

FLEXIBLE FINISH OPPORTUNITIES

ten200



SOCIAL DISTANCING SPACE PLAN

- CONF. ROOMS
- PRIVATE OFFICES
- PHONE ROOMS
- DESKS

17
5
6
180

Total capacity:
180 dedicated desks

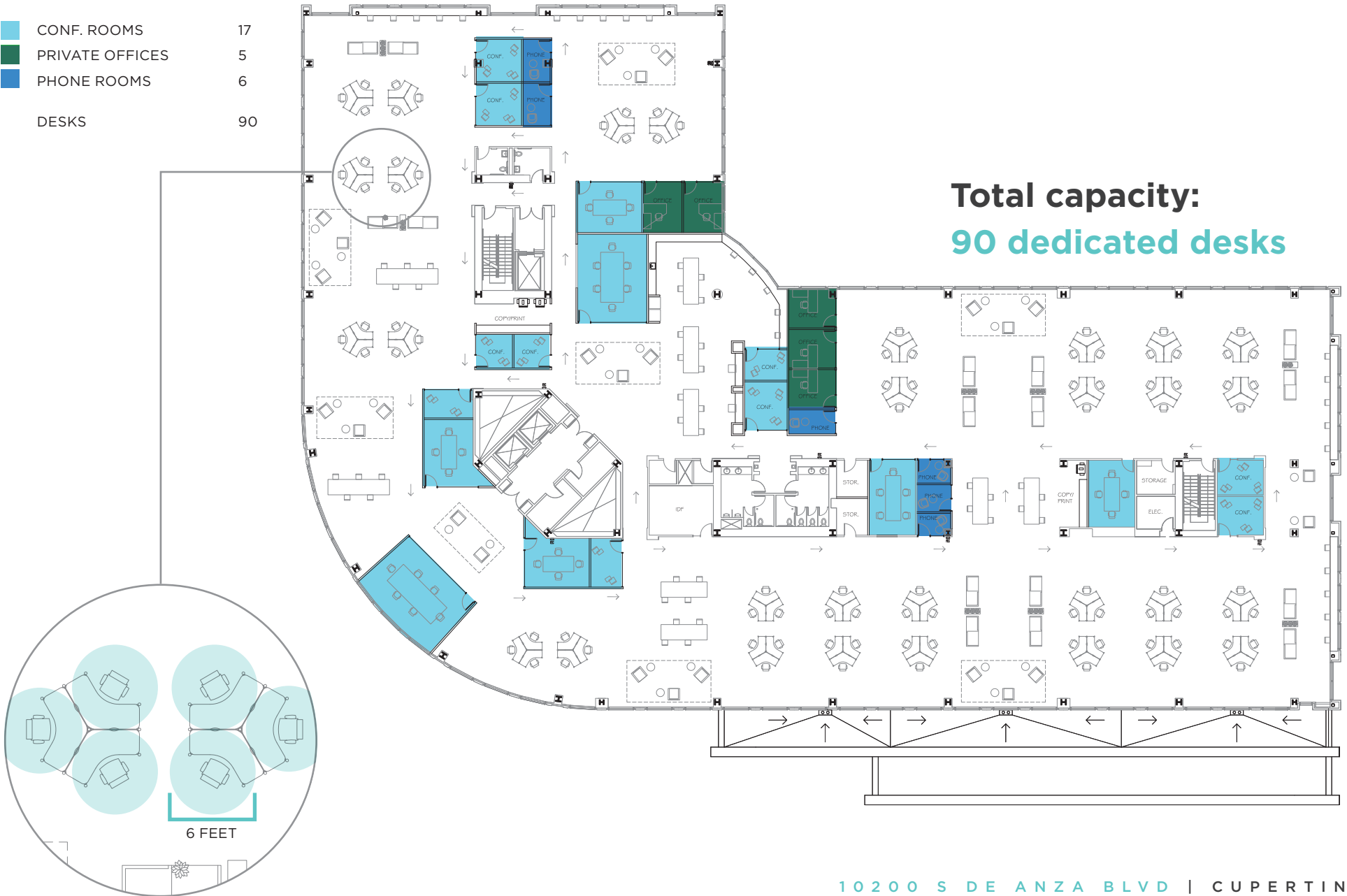


SOCIAL DISTANCING COLLABORATIVE SPACE PLAN

- CONF. ROOMS
- PRIVATE OFFICES
- PHONE ROOMS
- DESKS

17
5
6
90

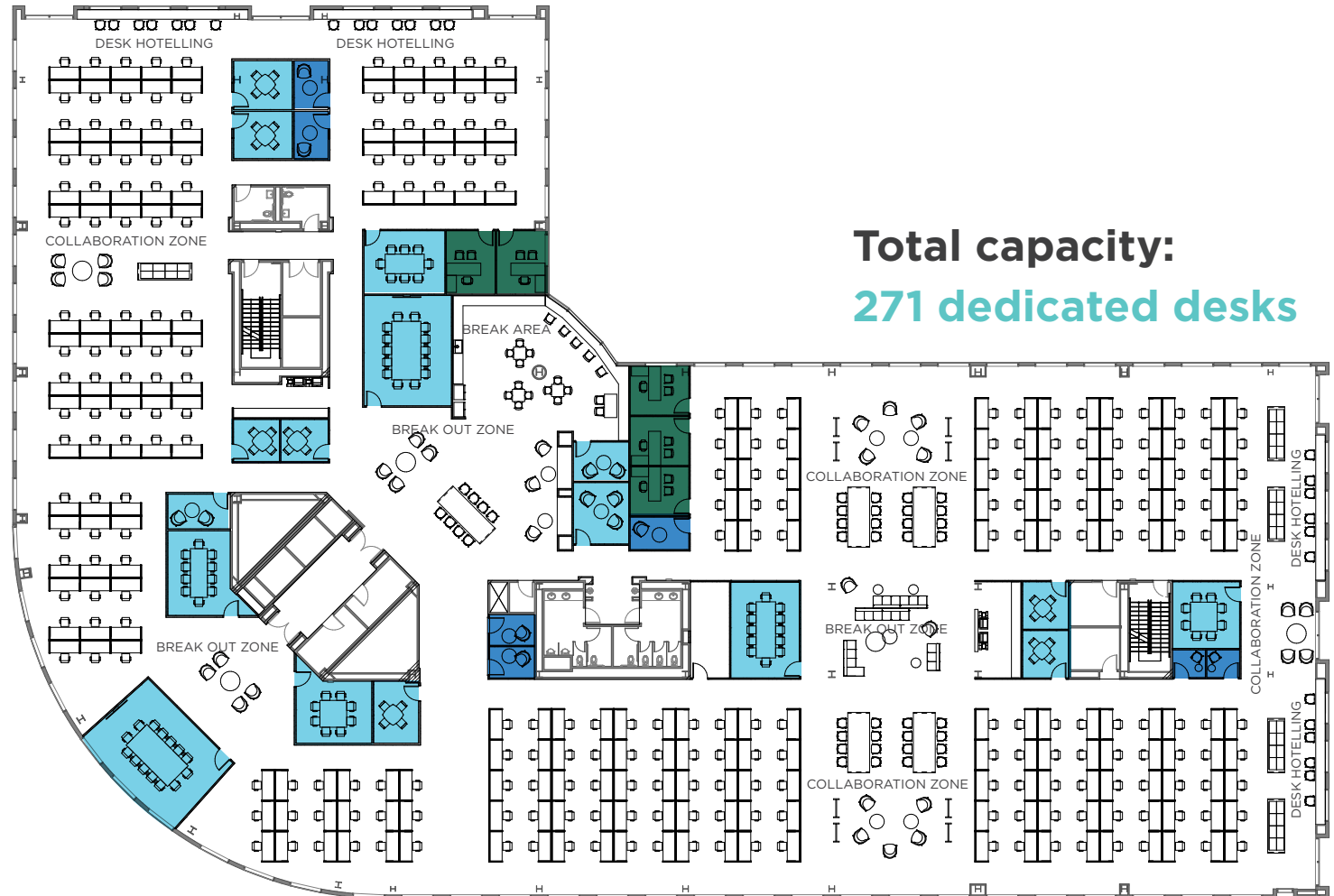
Total capacity:
90 dedicated desks



TRADITIONAL SPACE PLAN

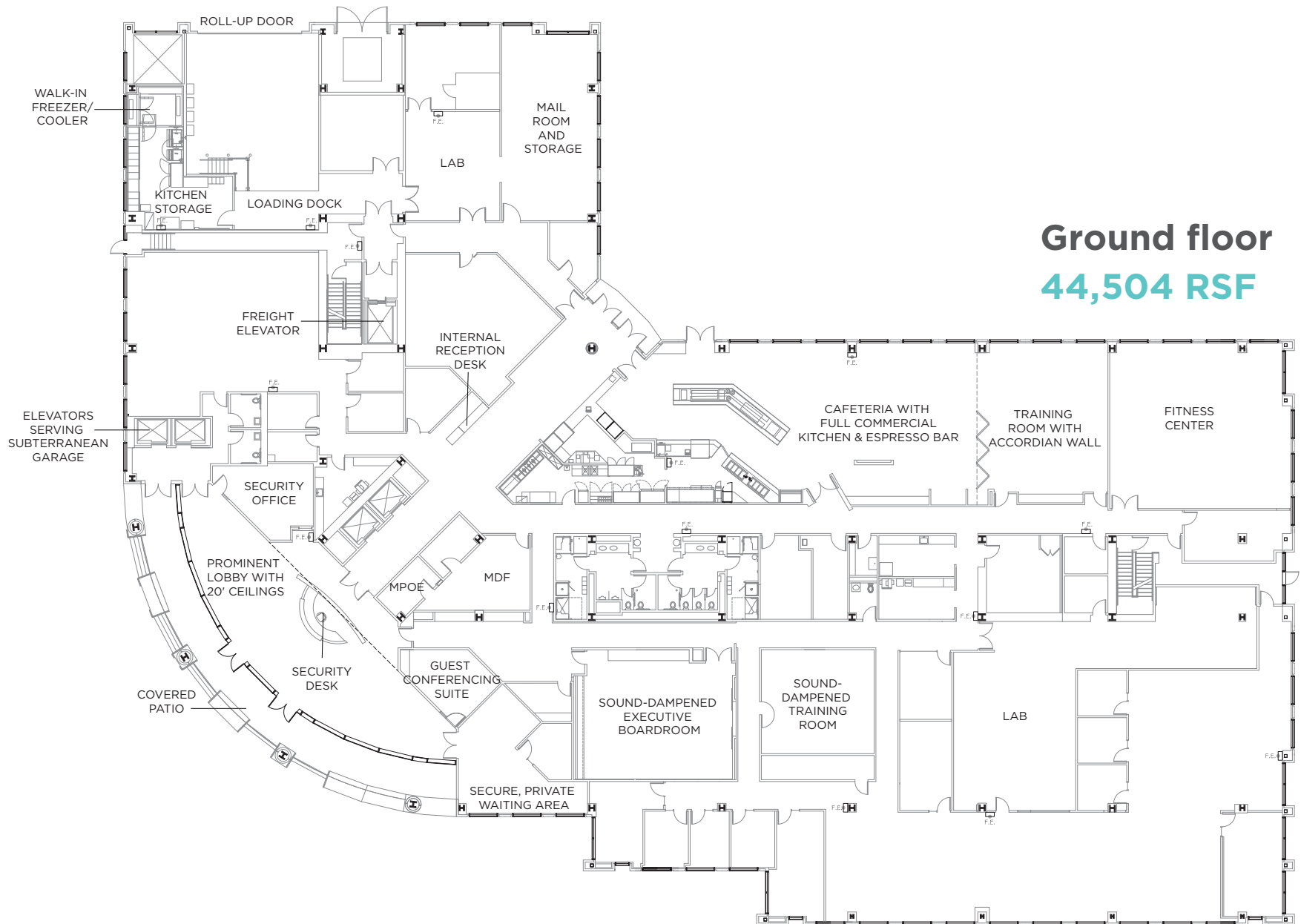
- CONF. ROOMS
- PRIVATE OFFICES
- PHONE ROOMS
- DESKS

17
5
7
271

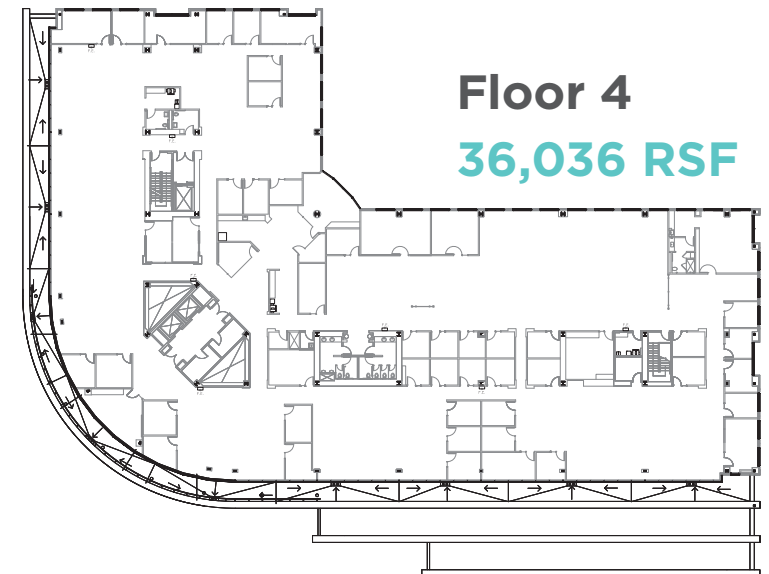
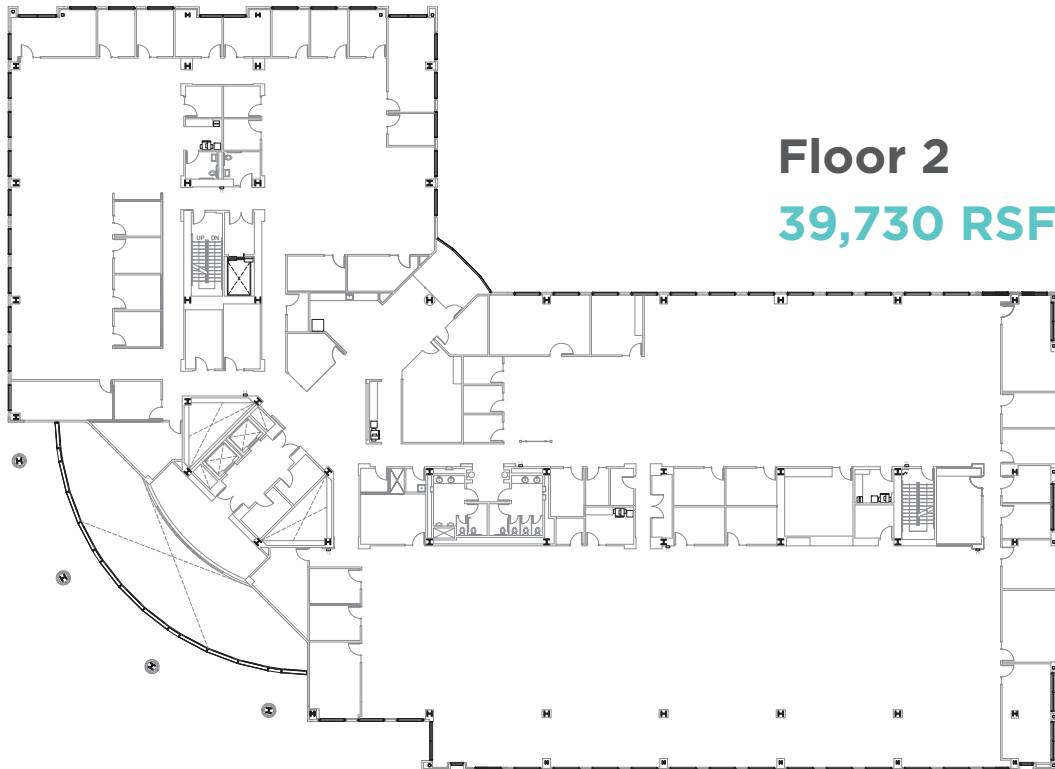


Total capacity:
271 dedicated desks

EXISTING BUILDOUT: GROUND FLOOR



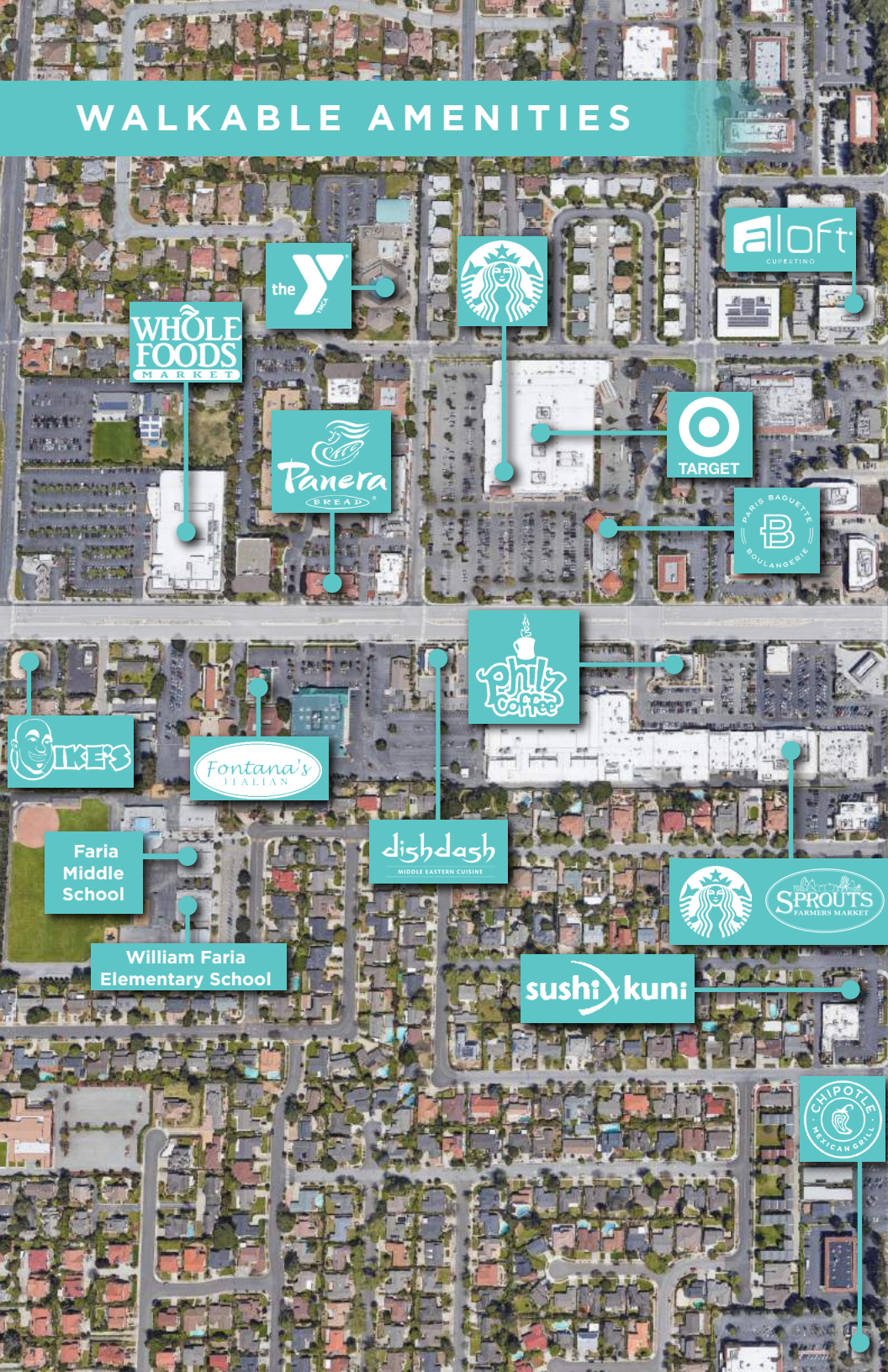
Ground floor
44,504 RSF



WALKABLE AMENITIES



5 min drive from I-280 and CA-85



NIDE ANZA BLVD

SIDE ANZA BLVD



STEVENS CREEK BLVD

JUNIPER CUPERTINO

CAFÉ TORRE Wine Bar & Restaurant

Phở Hà Nội

Cupertino City Center Amphitheater

the COUNTER

ten200 cupertino city center

RODRIGUES AVE

Qin-tang Charm

WHOLE FOODS MARKET

the Y

Starbucks

Aloft CUPERTINO

Panera BREAD

TARGET

PARIS BAGUETTE BOULANGERIE

Philz Coffee

IKF3

Fontana's ITALIAN

dishdash MIDDLE EASTERN CUISINE

Faria Middle School

William Faria Elementary School

Starbucks

SPROUTS FARMERS MARKET

sushi kuni

CHIPOTLE MEXICAN GRILL

IN THE HEART OF SILICON VALLEY

ten200



ten200
cupertino city center

Cupertino City Center

Apple
amazon
amazon

101

237

237

101

280

Google

SAMSUNG

Microsoft

amazon

JUNIPER NETWORKS

Apple

Google

Google

Apple

Linked in

E Homestead Rd

W Wolfe Rd

one infinite loop

Apple Park

Apple

Vallecito Town Center Development

Stevens Creek Blvd

REGIONAL OVERVIEW

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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