

777 Campbell Ave at

# PRUNEYARD

±100,000 SF NEW BUILDING OPPORTUNITY





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# THE PRUNEYARD

## BUILDING OPPORTUNITY

- 100,000 SF OF NEW CONSTRUCTION
- IN FOR CITY APPROVAL, Q1 2019 DELIVERY
- 14.6" FLOOR TO FLOOR HEIGHT
- 140 IN-BUILDING, SUBTERRANEAN PARKING STALLS
- EXPANSIVE VIEWS OF THE SURROUNDING AREAS
- BUILDING EXCLUSIVE TERRACE





## — PROPERTY OVERVIEW

- PREMIER SETTING WITHIN THE PRUNEYARD
- SIGNIFICANT RETAIL CENTER UPGRADES UNDERWAY
- DOUBLETREE HOTEL ON SITE, 170 ROOMS
- COMPLIMENTED BY THREE ADJACENT EXISTING MULTI-TENANT OFFICE BUILDINGS TOTALING 365,000 SF
- EXPANSIVE ASSET WITH MULTIPLE OPTIONS FOR FUTURE GROWTH
- ON-SITE 24/7 SECURITY FOR TENANTS AND VISITORS

# THE PRUNEYARD



## 3<sup>RD</sup> - 5<sup>TH</sup> FLOOR

+/- 21,500 rsf

## 2<sup>ND</sup> FLOOR

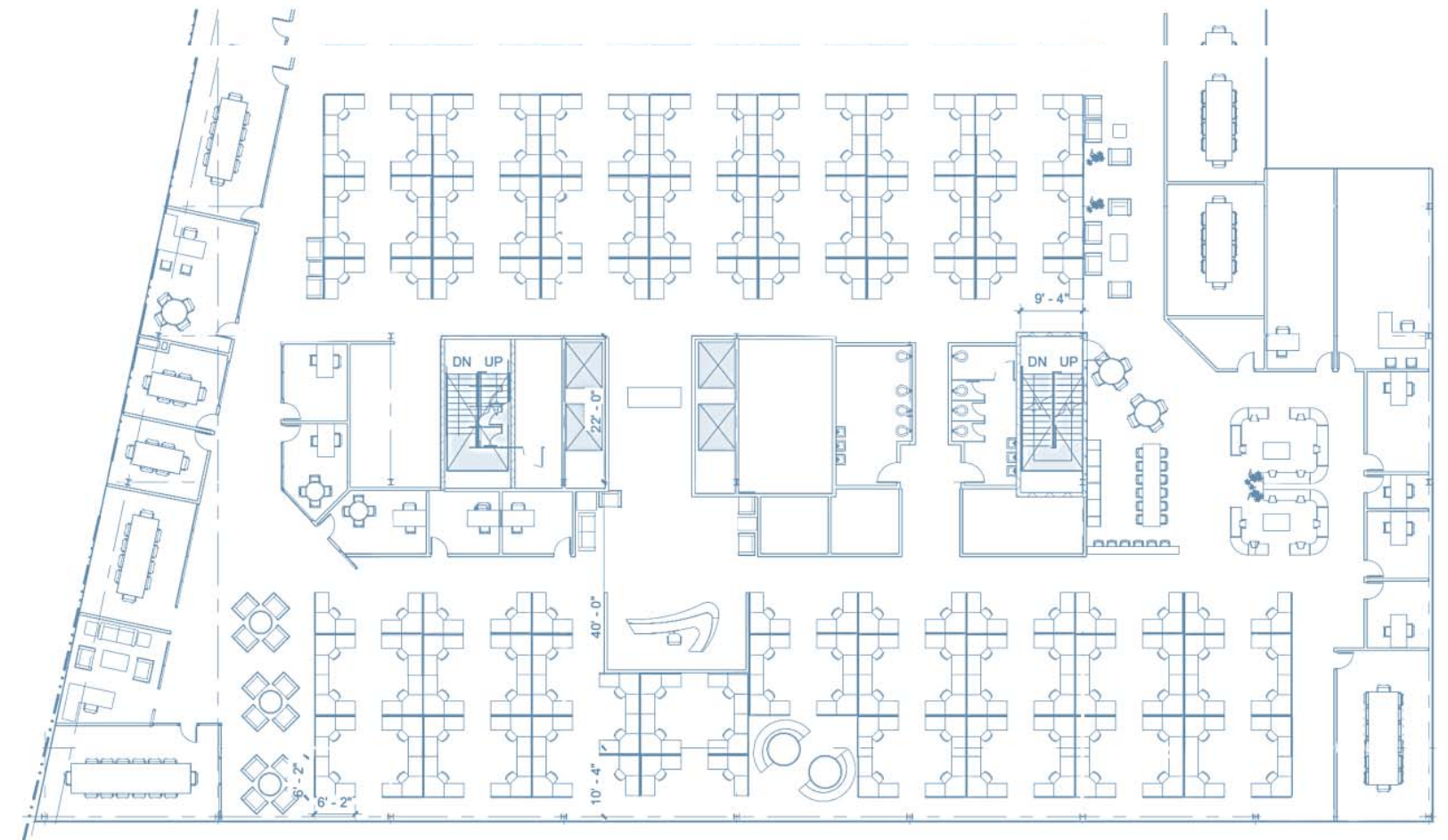
+/- 20,000 rsf

## GROUND FLOOR

+/- 15,000 rsf

## FLOOR PLAN

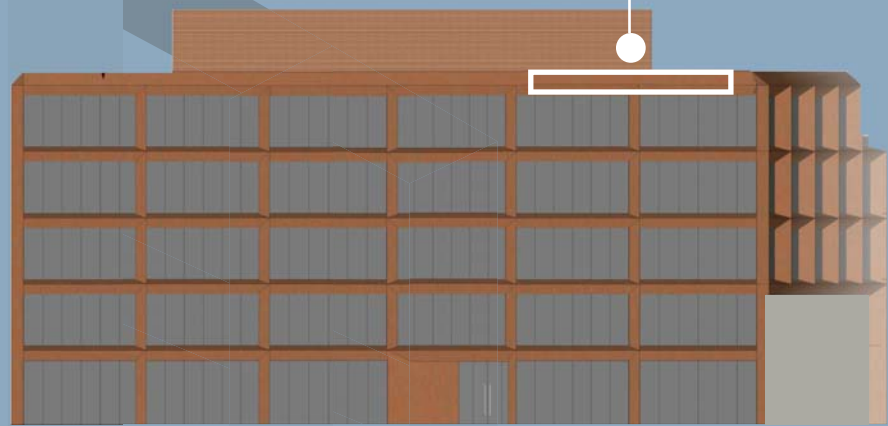
- EXTENSIVE GLASS WINDOW LINE
- HIGH CEILINGS



# THE PRUNEYARD

## SIGNAGE OPPORTUNITIES

OFFICE TENANT  
SIGN OPPORTUNITY

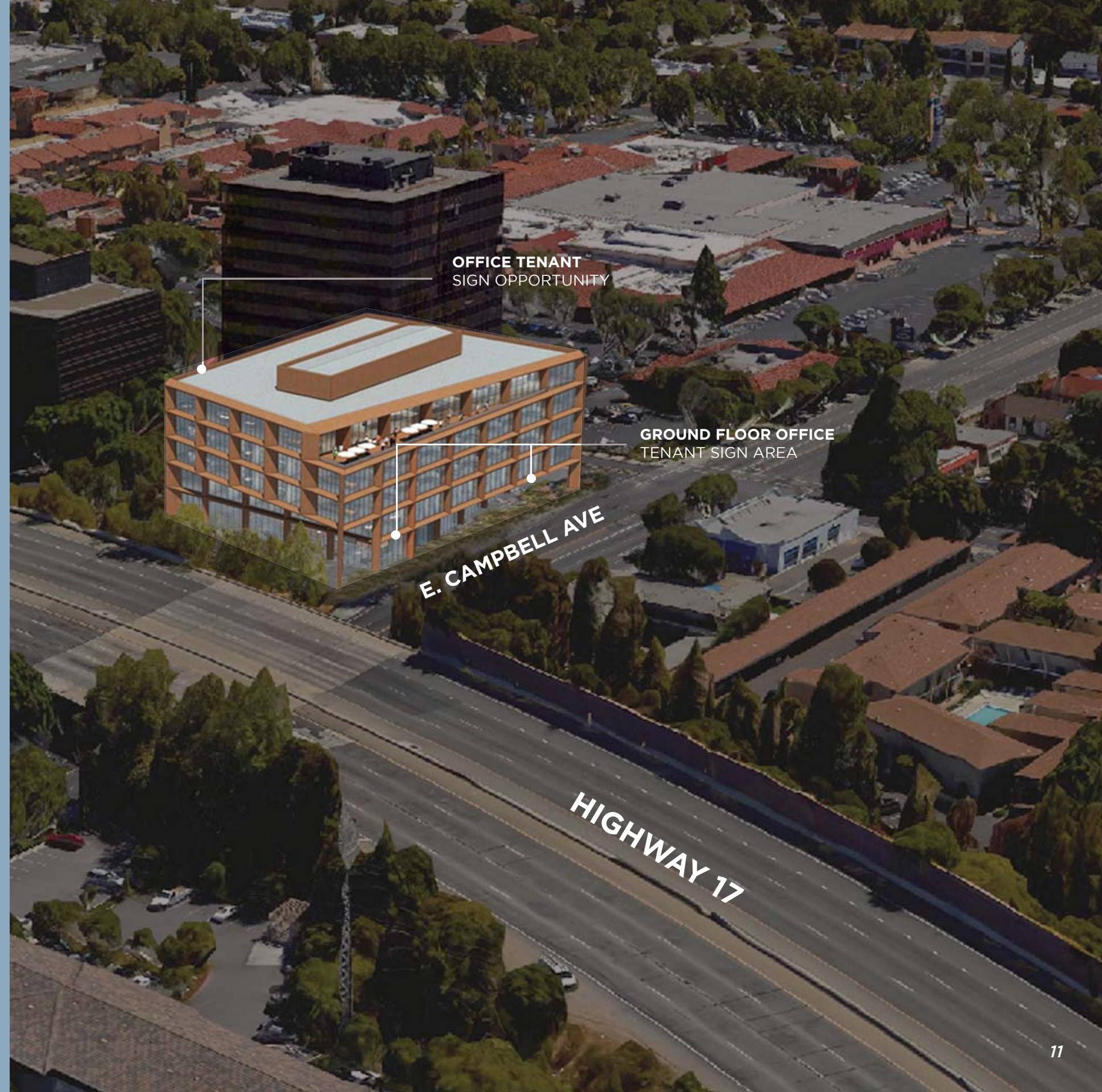


North Facing Exterior

GROUND FLOOR OFFICE  
TENANT SIGN AREA



South Facing Exterior

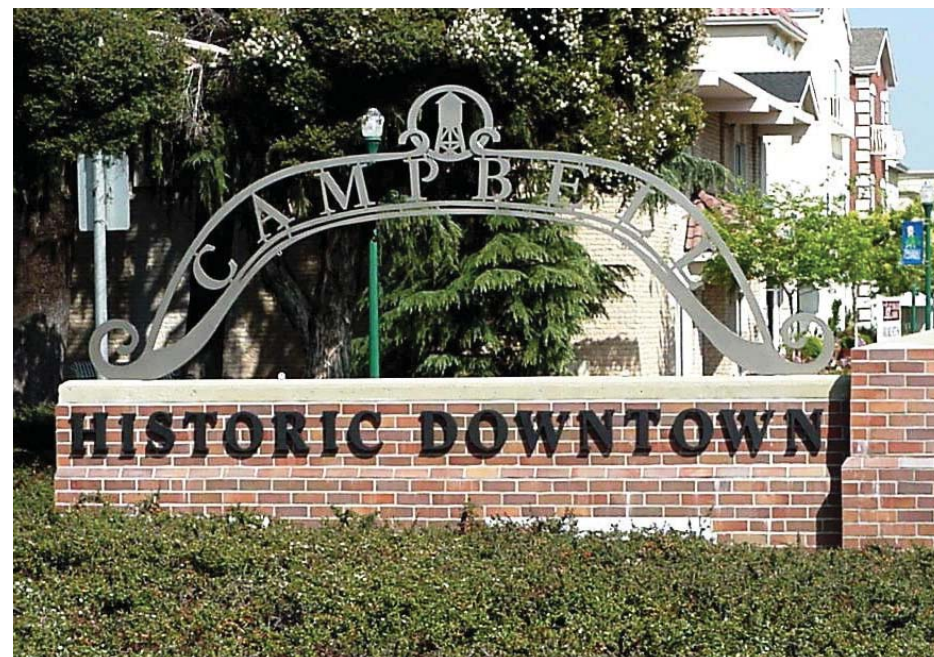




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**THE PRUNEYARD**

— ABOUT THE AREA

- WALKING DISTANCE TO DOWNTOWN CAMPBELL
- CENTRALLY LOCATED IN AN UPSCALE COMMUNITY
- NEARBY CORPORATE HOUSING IN AFFLUENT NEIGHBORHOOD
- PHENOMENAL ACCESS TO HIGHLY SKILLED WORKFORCE
- DIVERSE COMPANY BASE INCLUDING HIGH-TECH AND PROFESSIONAL SERVICES
- TREMENDOUS ACCESS VIA HIGHWAY 17 AND 85




777 Campbell Ave at  
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E. HAMILTON AVE

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Downtown Campbell 

On-Site DoubleTree by Hilton Hotel 

CAMPBELL AVE



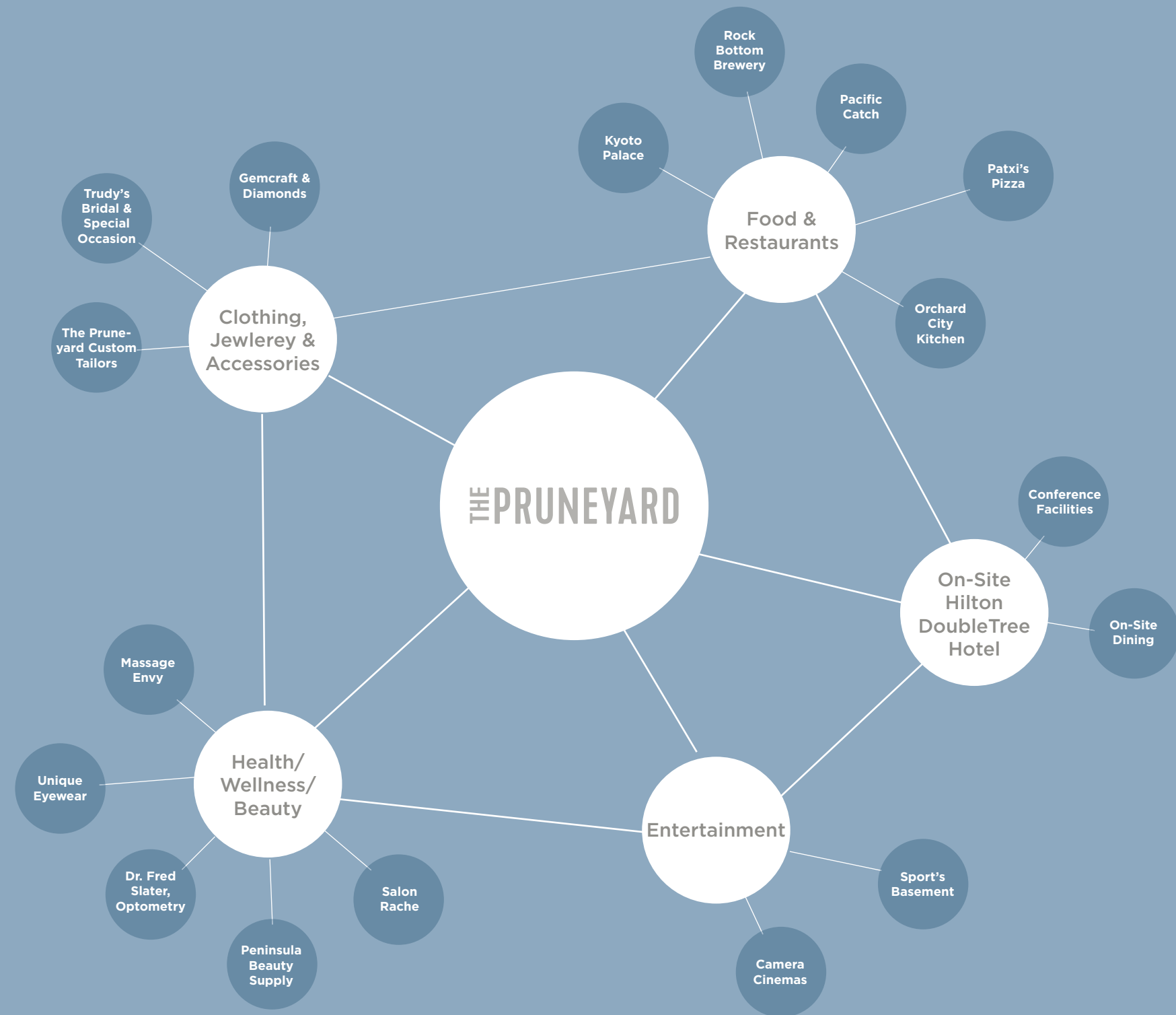
Future Building  
777 Campbell Avenue







# AMENITIES



# THE PRUNEYARD

## CAMPBELL DEMOGRAPHICS

POPULATION



up 1.08%

41,084

The median sales price for homes in Downtown Campbell increased by 15.8% over the past three months (Oct 2014)

MEDIAN AGE



35.7

The median sales price for homes in Downtown Campbell increased by 15.8% over the past three months (Oct 2014)

SINGLE FAMILY HOME



\$1,000,000+

The average single family home income (March 2004)

AVG COMMUTE TIME



23.16 min

The median sales price for homes in Downtown Campbell increased by 15.8% over the past three months (Oct 2014)



# THE PRUNEYARD

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