

Oak Creek Business Center

1551 McCarthy Boulevard

Milpitas, California

For Lease

**NEW
LOWER ASKING RATES!**

Office/R&D Units Ranging from
 ± 800 to $\pm 3,868$ Square Feet

TI Dollars Available



Individual Suites for Lease

Oak Creek Business Center is located in the heart of Silicon Valley in the city of Milpitas. Its location gives excellent access to Highways 237, 880, and Montague Expressway.

More Information

Available: Now
Building Area: $\pm 48,926$ SF
Site Area: 2.16 acres
Interiors: 100% new interiors
9' drop ceiling
Elegant lobby
Common conference rooms
Separate utilities
24/7 HVAC control
Vending areas



For more information, contact:

www.oakcreekcondos.com

Nick Whitstone
First Vice President
408.453.7438
nick.whitstone@cbre.com

Steve Fisher, SIOR
Senior Vice President
408.453.7447
steve.fisher@cbre.com

Scott Prosser, SIOR
Senior Vice President
408.453.7454
scott.prosser@cbre.com

CBRE
CB RICHARD ELLIS
Balch Enterprises, Inc.
Developers • Builders

Oak Creek Business Center

1551 McCarthy Boulevard

Milpitas, California

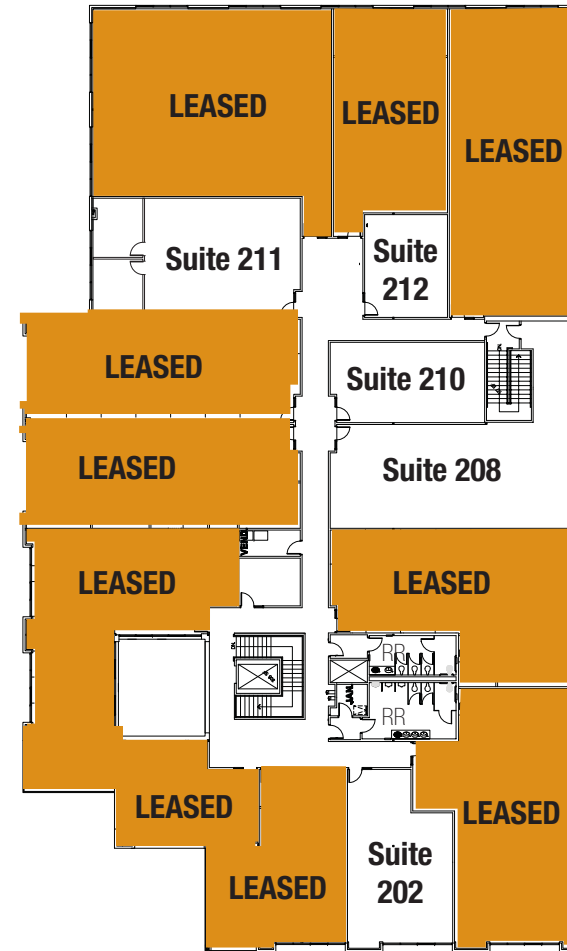
FIRST FLOOR

Not to scale



SECOND FLOOR

Not to scale



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Floor Plans

Oak Creek Business Center

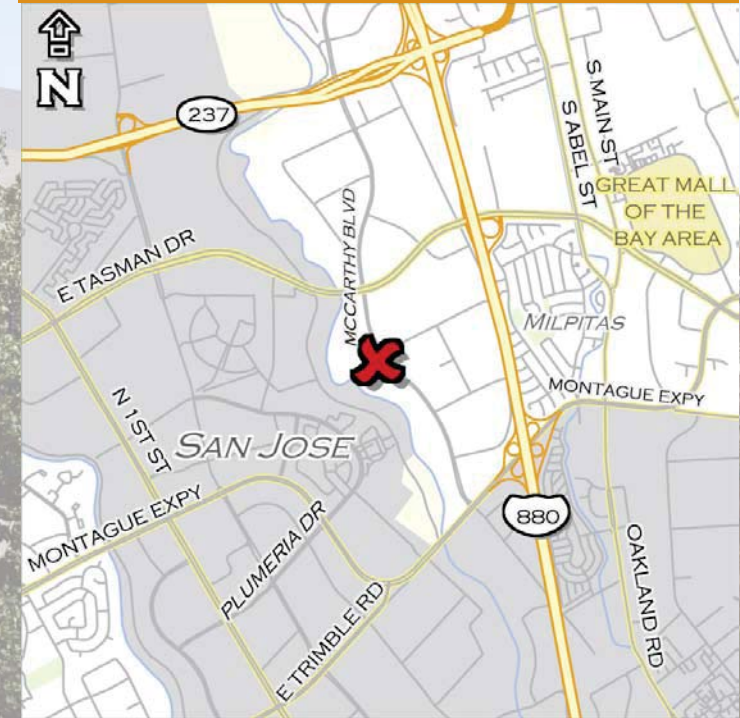
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AERIAL



STREET MAP



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Location

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FIRST FLOOR

Suite	Square Feet*	Price PSF/Modified Gross
101	1,958	LEASED
102	841	LEASED
103	772	LEASED
104	1,263	\$1.65
105	952	LEASED
106	1,292	LEASED
107	1,967	LEASED
108	1,934	\$1.65
109	1,523	\$1.65
110	1,934	\$1.65
111	732	LEASED
112	1,484	LEASED
113	1,529	\$1.65
114	1,217	LEASED
115	1,301	LEASED
116	1,226	LEASED
117	1,787	LEASED

SECOND FLOOR

Suite	Square Feet*	Price PSF/Modified Gross
201	2,264	LEASED
202	1,126	\$1.65
203**	1,271	LEASED
204	908	LEASED
205**	2,259	LEASED
206	2,053	LEASED
207	1,847	LEASED
208	1,991	\$1.65
209	1,841	LEASED
210	800	\$1.65
211	1,609	\$1.65
212	560	\$1.65
213	3,028	LEASED
214	1,574	LEASED
215	2,577	LEASED

*Includes Common Area Allocation

**Includes Balcony

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Suites for Lease