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Rentable SF	Property Location	Price	Access
Office			
Milpitas - Serra Way and Abel Street			

****Prime Office Location for Lease in Milpitas****

1,157*	61 Serra Way Suite 208 Large open area. Can be combined with suite 206 for a total of 2,551 sf.	Negotiable	Avail. Now Use Borelli Master Key
1,394*	61 Serra Way Suite 206 Large open area, two private offices, kitchen/break area, conference room. Can be combined with suite 208 for a total of 2,551 sf	Negotiable	Avail. Now Use Borelli Master Key

**Lockbox on stairwell in lobby. Combo 1-2-9-0*

Bill Costello (408) 453-4700 ext. 104 email - bill@borelli.com

Half commission to procuring broker.

Office			
West San Jose - South Winchester Boulevard and Payne Avenue			

FULL COMMISSION TO PROCURING BROKER

568	1245 S. Winchester Blvd. Suite 207 One office, open area.	Negotiable	Avail. Now Use Borelli Master Key
777	1275 S. Winchester Blvd. Suite F Two Privates, Reception area.	Negotiable	Avail. Now Use Borelli Master Key
985	1245 S. Winchester Blvd. Suite 210 One Private, Open Area.	Negotiable	Avail. Now Use Borelli Master Key
1,403	1275 S. Winchester Blvd. Suite E Two Privates, Conference Room, Server Rm with Dedicated Air, Storage, Reception	Negotiable	Avail. Now Use Borelli Master Key
1,554	1245 S. Winchester Blvd. Suite 203 Three Privates, Open Area.	Negotiable	Avail. Now Use Borelli Master Key
1,810	1245 S. Winchester Blvd. Suite 201 Two Privates, Conference Room, Kitchen, Open Area.	Negotiable	Avail. Now Use Borelli Master Key
1,881	1245 S. Winchester Blvd. Suite 222 4 private offices (3 privates furnished), conference room, storage and open area.	Negotiable	Avail. Now Use Borelli Master Key
2,060	1245 S. Winchester Blvd. Suite 208 Four private offices, open area and server room	Negotiable	Avail. Now Use Borelli Master Key
2,961	1245 S. Winchester Blvd. Suite 108 Three Privates, Large Open Area.	Negotiable	Avail. Now Use Borelli Master Key
3,354	1245 S. Winchester Blvd. Suites 201 & 203 Five Privates, Conference Room, Kitchen, Two open areas.	Negotiable	Avail. Now Use Borelli Master Key
3,555	1245 S. Winchester Blvd. Suite 220 5 privates, 1 conference room, storage/server room, reception, large open area.	Negotiable	Avail. Now Use Borelli Master Key
4,384	1245 S. Winchester Blvd. Suite 110 Large open area with raised flooring, 2 privates, dedicated HVAC, backup generator, and CAT5 wired.	Negotiable	Avail. Now Use Borelli Master Key

**Lock Box on wall @ 1245 bldg near elevator. Combo 1-2-9-0.*

Buddy Parsons (408) 453-4700 ext. 116 email - buddy@borelli.com

TAKE A VIRTUAL TOUR - www.winchesterpayne.com



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Rentable SF	Property Location	Price	Access
Office Fremont - Christy Street and Albrae Street			
Visit www.fremontbusinesspark.net for more information and to take a virtual tour. Property currently undergoing major renovation. FULL COMMISSION TO PROCURING BROKER!			
407	42808 Christy Street Suite 207 Open area, internal office, coffee bar and CAT5 wired.	\$1.39 FS	Avail. Now Use Borelli Master Key
407	42808 Christy Street Suite 206 Open area, internal office, CAT5 wired and coffee bar.	\$1.39 FS	Avail. Now Use Borelli Master Key
508	42808 Christy Street Suite 204 Great window line, 1 private office, open area	\$1.69 FS	Avail. Now See Buddy
708	42808 Christy Street Suite 7777 1 private office, open area, coffee bar and CAT5 wired.	\$1.39 FS	Avail. Now Use Borelli Master Key
777	42501 Albrae Street Suite 211 Great window line, open area.	\$1.59 FS	4/1/2010 Use Borelli Master Key
1,168	42840 Christy Street Suite 231 Two private offices, open reception area, coffee bar and CAT5 wired.	\$1.59 FS	Avail. Now Use Borelli Master Key
1,274	42840 Christy Street Suite 235 Two private offices, corner unit, coffee bar, CAT5 wired.	\$1.59 FS	Avail. Now Use Borelli Master Key
1,287	42840 Christy Street Suite 103 One private office with open area, air conditioned unit with carpet, paint, coffee bar and CAT 5 wired.	\$1.59 FS	Avail. Now Use Borelli Master Key
1,449	42840 Christy Street Suite 206 Corner Suite with 4 private offices and open area featuring great window line.	\$1.39 FS	Avail. Now Use Borelli Master Key
1,579	42840 Christy Street Suite 210 3 private offices and open area with great window line, coffee bar and CAT5 wired.	\$1.39 FS	Avail. Now Use Borelli Master Key
1,625	42840 Christy Street Suite 209 Great window line, 3 private offices, open area, kitchen and storage room.	\$1.39 FS	Avail. Now Use Borelli Master Key
1,857*	42840 Christy Street Suite 106 Three private offices, 6 Plug N Play units, one conference room, open office area, coffee bar, CAT5 wiring and extensive glass line	\$1.49 FS	Avail. Now Use Borelli Master Key
1,908	42808 Christy Street Suite 201 Two private offices, one conference room, large open office area, CAT5 wired and corner suite with plenty of glass.	\$1.39 FS	Avail. Now See Buddy
2,026	42808 Christy Street Suite 114 1 private office, large open area with coffee bar and CAT5 wired.	\$1.39 FS	Avail. Now See Buddy
2,216	42808 Christy Street Suite 103 Corner suite, great window line, 3 private offices and large open area.	\$1.39 FS	Avail. Now See Anna
2,623	42808 Christy Street Suite 108 Three private offices, two conference rooms, reception area, open office area, breakroom and CAT5 wired.	\$1.39 FS	Avail. Now Use Borelli Master Key
2,675	42501 Albrae Street Suite 202 Large open area with 3 private offices, conference room, break room and CAT 5 wired.	\$1.39 FS	Avail. Now Use Borelli Master Key
3,277*	42808 Christy Street Suite 212 Four private offices with 6 Plug N Play units, conference room, break & server rooms, open office area, CAT5 wired and extensive glass lines.	\$1.49 FS	Avail. Now Use Borelli Master Key



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Rentable SF	Property Location	Price	Access
Office			
Sacramento - Greenhaven Drive and Corporate Way			

Newly Constructed Office Building Space for Lease in Sacramento, CA

861	7420 Greenhaven Drive Suite 100 Open area, conference room, 1 private office, carpet throughout, sprinklers and drop ceiling.	Negotiable	Avail. Now See Michael or Jon
1,135	7410 Greenhaven Drive Suite 110 4 offices, open area, drop ceiling and sprinklers.	Negotiable	Avail. Now See Michael or Jon
3,704	7410 Greenhaven Drive Suite 140 7 offices, kitchen/breakroom, office machine area/mail area, phone room/electrical room, reception area and tile entry.	Negotiable	Avail. Now See Michael or Jon
3,862	7410 Greenhaven Drive Suite 105 13 offices, conference room, kitchen/breakroom, storage area, office machine room, reception area and carpet throughout.	Negotiable	Avail. Now See Michael or Jon

Michael Turner 877-880-1955 email - michael@borelli.com

Jon D'Amico (408) 453-4700 ext. 107 email jon@borelli.com

Office			
Santa Clara - Sapena Court and Belick Street			
FULL COMMISSION TO PROCURING BROKER			

570	473 Sapena Court Suite 9 Large open office with one restroom and CAT5 wired.	\$1.59 FS	Avail. Now Use Borelli Master Key
570*	473 Sapena Court Suite 7 One private office, private restroom, open office area with plenty of windows and CAT5 wired	\$1.59 FS	Avail. Now Use Borelli Master Key
570	473 Sapena Court Suite 1 Large open office with one restroom and CAT5 wired.	\$1.59 FS	Avail. Now Use Borelli Master Key

*Lock box located on front door. Combo 1-2-9-0

Mike Kronzer (408) 453-4700 ext. 135 email - mike@borelli.com



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Rentable SF	Property Location	Price	Access
Office Sunnyvale - Oakmead Parkway and Lawrence Expressway			
FULL COMMISSION TO PROCURING BROKER - On-Site Conference Room & Deli			
581	1250 Oakmead Parkway Suite 107 One private, open area, storage	Negotiable	Avail. Now Use Borelli Master Key
616	1270 Oakmead Parkway Suite 209 One private, open area	Negotiable	Avail. Now Use Borelli Master Key
754	1290 Oakmead Parkway Suite 107 Open area, coffee bar.	Negotiable	Avail. Now See Lee
890	1230 Oakmead Parkway Suite 305 Open area with seven Plug N Play workstations, Reception.	Negotiable	Avail. Now Use Borelli Master Key
894	1250 Oakmead Parkway Suite 116 Two Privates, Open Area.	Negotiable	Avail. Now Use Borelli Master Key
894	1290 Oakmead Parkway Suite 118 Three private offices, open area, CAT5 wired.	Negotiable	Avail. Now Use Borelli Master Key
1,066	1230 Oakmead Parkway Suite 306 2 Furnished Private Offices, 1 Furnished Conference Room, Open Area with Four Plug N Play Workstations	Negotiable	Avail. Now Use Borelli Master Key
1,066	1230 Oakmead Parkway Suite 304 Two private offices with six Plug N Play workstations.	Negotiable	Avail. Now Use Borelli Master Key
1,093	1230 Oakmead Parkway Suite 301 One Private, Storage, Open Area.	Negotiable	Avail. Now Use Borelli Master Key
1,093	1250 Oakmead Parkway Suite 301 Two private offices, storage and open area.	Negotiable	Avail. Now Use Borelli Master Key
1,232	1290 Oakmead Parkway Suite 208 Two Privates, Open area.	Negotiable	Avail. Now Use Borelli Master Key
1,330	1250 Oakmead Parkway Suite 101 Two private offices, open area.	Negotiable	Avail. Now Use Borelli Master Key
1,403	1270 Oakmead Parkway Suite 111 Two privates, open area.	Negotiable	Avail. Now Use Borelli Master Key
1,627	1270 Oakmead Parkway Suite 318 Three private offices, conference room, phone closet, open area.	Negotiable	Avail. Now Use Borelli Master Key
1,765	1270 Oakmead Parkway Suite 101 Three private offices, conference room, storage, six Plug N Play workstations in place.	Negotiable	Avail. Now Use Borelli Master Key
1,765	1290 Oakmead Parkway Suite 101 Five private offices, conference room, storage, coffee bar, reception area, CAT5 wired.	Negotiable	Avail. Now Use Borelli Master Key
1,792	1230 Oakmead Parkway Suite 314 Two privates, conference room, coffee bar, open area and storage room.	Negotiable	Avail. Now Use Borelli Master Key
1,880	1230 Oakmead Parkway Suite 218 Three private offices, storage/server room, open area.	Negotiable	Avail. Now Use Borelli Master Key
2,126	1290 Oakmead Parkway Suite 218 6 privates, 10 Plug n Play workstations in place, conference room, kitchen, open area.	Negotiable	Avail. Now Use Borelli Master Key
2,168	1250 Oakmead Parkway Suite 316&318 Four private offices, conference room, storage/server room.	Negotiable	Avail. Now Use Borelli Master Key



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Rentable SF	Property Location	Price	Access
2,665	1250 Oakmead Parkway Suite 305 4 privates, 1 conference room, storage/server room, 9 Plug N Play workstations in place	Negotiable	Avail. Now Use Borelli Master Key
3,111	1270 Oakmead Parkway Suite 215 Five privates, conference room, kitchen, storage/server room, Plug N Play with eight cubicles in place.	Negotiable	Avail. Now Use Borelli Master Key
6,014	1290 Oakmead Parkway Suite 201 12 Privates, 2 Conference Rooms, Kitchen, Reception, Server Room, Open Area, Expansion possibilities.	Negotiable	Avail. Now Use Borelli Master Key

Lee Jatta (408) 453-4700 ext. 140 email - lee@borelli.com
 TAKE A VIRTUAL TOUR - www.oakmeadterrace.com
 Lockbox located to the right of each elevator: Combo 1-2-9-0
 Onsite Conference Room. Combo 3-5-7-9.

Office San Jose - Almaden Expressway and Capitol Expressway

FULL COMMISSION TO PROCURING BROKER. COMCAST HIGHSPEED INTERNET READY.

966	3150 Almaden Expressway Suite 222 Two private offices, open area	\$1.85 FS	Avail. Now Use Borelli Master Key
1,105	3150 Almaden Expressway Suite 236 Two private offices with open area.	\$1.85 FS	Avail. Now Use Borelli Master Key
1,959*	3150 Almaden Expressway Suite 202 Four private offices, large open office area, conf. room, coffee bar, CAT5 wired and corner suite with plenty of glass	\$1.85 FS	Avail. Now Use Borelli Master Key
2,280	3150 Almaden Expressway Suite 111 4 Private Offices, Conference Room, Coffee Bar, Open Area, Corner Location with Separate Entrance	\$1.85 FS	Avail. Now Use Borelli Master Key

*Lock Box located on front door. Combo 1-2-9-0.
 Lee Jatta (408) 453-4700 ext. 140 email - lee@borelli.com
 Take a virtual tour at www.3150Almaden.com

Office Lincoln - Fieldstone Drive & Twelve Bridges Drive

Beautiful Office/Medical Space for Lease in Lincoln, CA

1,131	2295 Fieldstone Drive Suite 200 2 private offices, breakroom, open area, sprinklers, 100 amps, HVAC remotely controlled and window line overlooking Rocklin residential area.	Negotiable	Avail. Now See Michael or Jon
2,067	2295 Fieldstone Drive Suite 270 4 offices, conference room, marble tile reception area + hallway, breakroom, HVAC, sprinklers. Ideal for attorney or other professional service.	Negotiable	Avail. Now See Michael or Jon
2,081	2295 Fieldstone Drive Suite 250 Open area, small reception area, 3 offices, kitchen/breakroom and sprinklers.	Negotiable	Avail. Now See Michael or Jon

Michael Turner 877-880-1955 email - michael@borelli.com
 Jon D'Amico (408) 453-4700 ext. 107 email jon@borelli.com



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Rentable SF	Property Location	Price	Access
Office			
San Jose - Ringwood Court near Murphy Avenue			

PLUG 'N PLAY

790	1141 Ringwood Court Suite 60 3 private cubicle offices, 1 ADA restroom, 2 workstation areas, one reception cube will remain in suite for use. Private entrance, HVAC and 100 amps.	\$1.65 FS	Avail. Now Use Borelli Master Key
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Tara Anderson (408) 453-4700 ext. 108 email - Tara@borelli.com
Half commission to procuring broker.

Industrial			
Sunnyvale - West Evelyn Avenue & South Mary Avenue			

Ideal Industrial Space Available for Lease in Sunnyvale

2,650	1058 West Evelyn Avenue 1 office, 1 bathroom, 8 parking stalls, industrial wash basin, refinished concrete floors, 2 grade-level 11X16 ft. high door, florescent lighting 200 amps distributed. Ideal for automotive and assembly.	\$0.75 NNN +/-\$.10 CAM	Avail. Now See Joe
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Joe Ferrante (408) 453-4700 ext. 119 email - joe@borelli.com

Industrial			
Santa Clara - Belick Street & Laurelwood Road			

Industrial Space for Lease in Santa Clara

1,570	3193 Belick Street Suite 2 Reception area, open area, warehouse, restroom, roll up door	Negotiable +/-\$.12 CAM	Avail. Now Use Borelli Master Key
3,110	3193 Belick Street Suite 1 Reception area, 5 offices open area and warehouse	Negotiable +/-\$.12 CAM	Avail. Now Use Borelli Master Key

Jon D'Amico (408) 453-4700 ext. 107 email - Jon@borelli.com

Industrial			
San Jose - Smith Avenue and Phelan Avenue			

Warehouse Space Available for Lease in Prime San Jose Location.

14,400	1801 Smith Avenue Warehouse space available, heavy industrial use, minimal build-out, ideal for automotive, storage, wordworking, etc.	\$0.60 IG	Avail. Now See Tom/Chris
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Chris Anderson - (408) 453-4700 ext. 134 email - chris@borelli.com
Tom Zolezzi - (408) 453-4700 ext. 106 email - thomas@borelli.com
Half commission to procuring broker.

Industrial			
San Jose - Charcot and Junction Avenue			

Store Your Car Collection with Borelli Motor Sports at Club Auto Sport

	521 Charcot Avenue Opportunity to store your automobile in climate controlled unit. Monthly rent includes single parking space, security system with real time webcam, 24/7 unit access, one hour maintenance per Mo. per car and associate membership with Club Auto Sport.	\$500 / MO	Avail. Now See Ralph
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Ralph Borelli (408) 453-4700 ext. 105 email - ralph@borelli.com
TAKE A VIRTUAL TOUR - www.tourfactory.com/472118



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Rentable SF	Property Location	Price	Access
Industrial			
Milpitas - Montague Expressway & Capitol Avenue			

For Lease or For Sale

12,613	760 East Capitol Avenue	\$15,000 NNN	Avail. Now
	7,238 sf office and 5,375 sf shop. 14 private offices, 2 conference rooms, large open areas, kitchen, server room, and reception. Buildings sit on 1.29 fenced acres. 800 amps, showers, cat 5 wired, alarm, cameras, 3-ton crane.		Call Chris or Tom

Virtual tour: borelli.com/capitol

Chris Anderson (408) 453-4700 ext. 134 chris@borelli.com

Tom Zolezzi (408) 453-4700 ext. 106 thomas@borelli.com

Half commission to procuring broker

Industrial			
San Jose - South First Street & Virginia			

Great Downtown San Jose Location

8,100	838 South First Street	Negotiable	Avail. Now
	Open floor plan with 2 restrooms, 200 amp power, skylights, small office, open ceiling with trusses, 2 roll up doors, fire sprinklers, and alarm system. Easy access to 280 and 87		See Jon

Jon D'Amico (408) 453-4700 ext. 107 email jon@borelli.com

Full commission to procuring broker.

Industrial			
Modesto - Kansas Ave. and N. Carpenter			

****Affordable Industrial Space for Lease in Modesto****

1,450	1125 Kansas Avenue Suite B6	\$0.45 IG	4/1/2010
	Open area, storage, small office, restroom, roll up door, 200 amps		See Jon
4,350	1124 Kansas Avenue Suite A4-5-6	\$0.50 IG	Avail. Now
	Open floorplan, restroom, open office area, roll-up door and 200 amps. Also includes 1,350 SF of storage located behind unit.		See Jon

Call Jon D'Amico (408)453-4700 ext. 107 email - jon@borelli.com

Half commission to procuring broker.

Industrial			
Fremont - Industrial and Fremont Boulevard			

FULL COMMISSION TO PROCURING BROKER

2,100*	45276 Industrial Drive	\$0.69 IG +/-\$.11 CAM	Avail. Now
	Front lobby, restroom, kitchen area, two private office areas, 50% warehouse with grade level roll up door. HVAC/100 amps. Ready for occupancy!		Use Borelli Master Key

Tara Anderson (408) 453-4700 ext. 108 email - tara@borelli.com

*Lock Box located on railing near front door. Combo 1-2-9-0.



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Rentable SF	Property Location	Price	Access
Industrial San Jose - Charcot and O'Toole Avenue			
FULL COMMISSION TO PROCURING BROKER, PARK-LIKE FOUNTAIN AREA, EASY ACCESS TO I-880			
1,200	2005 OToole Avenue 3 private offices, open area, warehouse, restroom	\$0.74 NNN +/-\$.36 CAM	Avail. Now Use Borelli Master Key
1,600	724 Charcot Avenue Reception area, restroom, private office, coffee bar and warehouse with grade level roll up door.	\$0.74 NNN +/-\$.36 CAM	Avail. Now See Joe or Jon
2,433	752 Charcot Avenue Reception area, 4 private offices, 2 restrooms, open area, warehouse with grade level roll up door.	\$0.74 NNN +/-\$.36 CAM	4/15/2010 See Joe or Jon
4,800	754 Charcot Avenue 30% office, 70% warehouse with 6 privates, open areas, HVAC, two restrooms, two grade level roll-up doors and 100 amps	\$0.55 NNN +/-\$.36 CAM	Avail. Now Use Borelli Master Key
6,064	780 Charcot Avenue Reception area, 7 private offices, 2 restrooms, open area warehouse with grade level roll up door.	\$0.55 NNN +/-\$.36 CAM	4/15/2010 See Joe or Jon

*Lockbox combo 1-2-9-0

Joe Vieira (408) 453-4700 ext. 103 email - joev@borelli.com

Jon D'Amico (408) 453-4700 ext. 107 email - jon@borelli.com

For broker promotional material, visit www.borelli.com/broker_promos.html

Industrial West Sacramento - Enterprise Blvd. and Seaport Blvd.			
FULL COMMISSION TO PROCURING BROKER			
10,800*	1851 Enterprise Boulevard Reception area, 2 large open areas, 2 private offices, mens and womens restrooms, breakroom, storage area, warehouse with 1 dock and 1 grade level door.	Negotiable +/-\$.11 CAM	Avail. Now Use Lockbox

Michael Turner 877-880-1955 email - michael@borelli.com

Jon D'Amico (408) 453-4700 ext. 107 email - Jon@borelli.com

*Lockbox Combo 1-2-9-0

Industrial San Jose - Bonaventura near First Street			
Walking Distance to Light Rail			
1,320	69 Bonaventura Drive Reception area, 1 private office, restroom, warehouse, roll up door.	\$0.85 IG +/-\$.06 CAM	Avail. Now See Joe or Jon
2,520	57 Bonaventura Drive Reception area, 1 private office, restroom, warehouse and roll up door.	\$0.85 IG +/-\$.06 CAM	Avail. Now See Joe or Jon

Joe Vieira (408) 453-4700 ext. 103 email - joev@borelli.com

Jon D'Amico (408) 453-4700 ext. 107 email - jon@borelli.com



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Rentable SF	Property Location	Price	Access
Industrial Santa Clara - De La Cruz Boulevard & Aldo Avenue			
1,200	3390 De La Cruz Boulevard Unit J Front office/lobby, one private office, restroom, warehouse with 10X10 grade level roll up door, 100 amp/220 V.	\$0.99 IG +/-\$.05 CAM	Avail. Now Use Borelli Master Key
1,772	3390 De La Cruz Boulevard Suites A/B 70% office, 30% warehouse, restroom. Great visibility and frontage with on-site deli.	\$0.99 IG +/-\$.05 CAM	Avail. Now Use Borelli Master Key
2,240	3400 De La Cruz Boulevard Suite D/E 20% office, 80% Warehouse, 2 roll up doors, restroom, heater in office/warehouse, upgraded 220V power. Sale opportunity available. Inquire within. Divisible to 1,040 or 1,200 Sq. Ft.	\$0.99 IG +/-\$.05 CAM	Avail. Now Use Borelli Master Key

Tara Anderson (408)453-4700 ext. 108 email - tara@borelli.com
Half commission to procuring broker.

Industrial San Jose - Junction Avenue and Rogers Avenue			
9,040	1746 Junction Avenue Suites A&B 3 offices, 1 conference room, breakroom, 4 restrooms, 200 amps, HVAC in office area and 1 dock-high door.	\$0.75 IG +/-\$.05 CAM	5/1/2010 See Mike

Mike Kronzer (408) 453-4700 ext. 135 email - mike@borelli.com
Half commission to procuring broker.

Industrial San Jose - Second Street & Virginia			
Centrally Located in Desirable Downtown San Jose.			
5,500	831 South Second Street Suite B Front office (Approximately 700SF) with warehouse in back. Roll up door to alley, restroom, 200 amp power, fire sprinklers, alarm system. Can combine with 833 South Second Street and 838 South First Street for a total of 20,000 S.F.	Negotiable	Avail. Now See Jon
7,125	833 South Second Street Fenced yard with through access to city owned alley and South Second Street. Ideal to combine with 831-B South Second Street.	Negotiable	Avail. Now See Jon

Jon D'Amico (408) 453-4700 ext. 107 email jon@borelli.com
Full commission to procuring broker.

Industrial Santa Clara - Sapena Court/Belick Street and Laurelwood Road			
FULL COMMISSION TO PROCURING BROKER			
1,220	473 Sapena Court Suite 24 60% office, 40% warehouse with open area, skylight, roll up door, restroom, 100 amps.	\$1.10 IG +/-\$.09 CAM	Avail. Now Use Borelli Master Key
1,250*	500 Laurelwood Road Suite 13 25% office, 75% warehouse with open area, restroom, 100 amps, skylight and roll up door.	\$1.10 IG +/-\$.09 CAM	Avail. Now Use Borelli Master Key
1,250	500 Laurelwood Road Suite 10 25% office, 75% warehouse with open office area, restroom, 100 amps, skylight and roll door	\$1.10 IG +/-\$.09 CAM	4/1/2010 See Mike

Mike Kronzer (408) 453-4700 ext. 135 email - mike@borelli.com
*Lock box located on front door. Combo 1-2-9-0.



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Rentable SF	Property Location	Price	Access
Industrial			
Los Gatos - Corner of N. Santa Cruz and Blossom Hill Road			

Full commission to procuring broker.

2,528*	656 North Santa Cruz Avenue Unit B Two private offices, two restrooms, large carpeted open area, lunch room, HVAC, and parking.	\$1.75 NNN	Avail. Now Use Borelli Master Key
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Tara Anderson (408) 453-4700 ext. 108 email - tara@borelli.com

*Use Lock Box. - Combo 1-2-9-0

Industrial			
San Jose - Junction Avenue and Rogers Avenue			

2,000*	1715 Junction Avenue Suite B 40% office, 60% warehouse, 3 private offices, open area, HVAC, 2 restrooms, grade level door and 100 amps.	Negotiable +/-\$.05 CAM	Avail. Now Use Borelli Master Key
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2,800	1719 Junction Avenue Suite A 40% office, 60% warehouse, 3 offices, restroom with shower, grade level door and 100 amps.	Negotiable +/-\$.05 CAM	Avail. Now See Mike
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Mike Kronzer (408) 453-4700 ext. 135 email - mike@borelli.com

Half commission to procuring broker.

*Lock Box located on front door. Combo 1-2-9-0.

Industrial			
Santa Clara - Brokaw Road and Coleman Avenue			

FULL COMMISSION TO PROCURING BROKER

4,802	288 Brokaw Road 2 private offices, restroom, balance warehouse with grade level roll door, close to San Jose Airport.	\$0.75 IG	4/1/2010 See Mike
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Mike Kronzer (408) 453-4700 ext. 135 email - mike@borelli.com

*Lock box located on electrical conduit near lower right side of man door.

Land			
San Jose - Berryessa Road			

10 Acre Paved Yard Available for Lease

435,600	1590 Berryessa Road Divisible 10 acre paved yard space, power, phone line and perimeter fence available, ideal for car storage. Close proximity to the San Jose Airport between highways 680 and 101.	\$0.16 NNN	Avail. Now See Tom/Chris
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Chris Anderson (408) 453-4700 ext. 134 email - chris@borelli.com

Tom Zolezzi (408) 453-4700 ext. 106 email - thomas@borelli.com

Half commission to procuring broker.

Retail			
San Jose - Capitol Expressway and Highway 87			

CAR DEALERSHIP

7,700	3215 Pearl Avenue 2-story building with large showroom, offices, mens & womens restrooms, waiting room area, storage space, service bay with 3 roll up doors, new & waste oil containers and more.	Negotiable	Avail. Now See Mike
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Mike Kronzer (408) 453-4700 ext. 135 email - mike@borelli.com

Half commission to procuring broker.



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Rentable SF	Property Location	Price	Access
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Retail Fontana California - Sierra Avenue and Slover Avenue

Prime Restaurant Pad Next to Hilton Garden Inn

38,000	Corner of Sierra and Slover Avenues Unsubordinated long-term-ground lease. 6000 - 8000 sq. ft. Restaurant pad, adjacent to future Hilton Garden Inn. Close to shopping, freeway off ramp, retail, the Empire Industrial Center, and adjacent to proposed Wal-Mart.		Avail. Now See Michael
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Buddy Parsons (408) 453-4700 ext. 116 email - buddy@borelli.com

Michael Turner 877-880-1955 email - michael@borelli.com

Half commission to procuring broker.

Retail Turlock - Countryside Dr. and Fulkerth Rd. and Hwy 99

FULL COMMISSION TO PROCURING BROKER

1,196	2109 Fulkerth Road New unit with large open floorplan, separate restroom. Directly in front of Wal-Mart. End cap unit.	Negotiable	Avail. Now See Joe
1,196	2107 Fulkerth Road New unit with large open floorplan, separate restroom. Directly in front of Wal-Mart. Middle unit.	Negotiable	Avail. Now See Joe
1,196	2105 Fulkerth Road New unit with large open floorplan, separate restroom. Directly in front of Wal-Mart. Middle Unit.	Negotiable	Avail. Now See Joe
1,200	1815 Countryside Drive Open floorplan with office, restroom, rear entrance, great store front. Inline with FoodMax.	Negotiable	Avail. Now See Joe
1,360	1647 Countryside Drive Newly remodeled unit with restroom, large open floorplan next to IHOP, Applebee's, Hometown Buffet, Del Taco and Food Maxx. Middle Unit	Negotiable	Avail. Now See Joe
1,758	1649 Countryside Drive Newly remodeled unit with two restrooms large open floorplan next to IHOP, Applebee's, Hometown Buffet, Del Taco and Food Maxx. End cap unit with windows on two sides.	Negotiable	Avail. Now See Joe
1,882	1645 Countryside Drive Newly remodeled unit with two restrooms, large open floorplan next to IHOP, Applebee's, Hometown Buffet, Del Taco and Food Maxx. End cap unit with windows on two sides.	Negotiable	Avail. Now See Joe
2,000	1820 Countryside Drive Large open floorplan with storage area and separate restroom. Between Wal-Mart and JC Penny's.	Negotiable	Avail. Now See Joe

Joe Vieira (408) 453-4700 ext. 103 email - joev@borelli.com

Retail Fremont - Mowry Avenue at Paseo Padre Parkway

New Retail Center

2,700	2710 Mowry Avenue Large open area with storage and restroom.	\$2.50 NNN +/-\$.45 CAM	Avail. Now Call for Tour
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Tara Anderson (408) 453-4700 ext. 108 email - tara@borelli.com

Half commission to procuring broker.



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Rentable SF	Property Location	Price	Access
Retail			
Palo Alto - El Camino Real & Cambridge Avenue			

NOW OFFERING FULL COMMISSION

Palo Alto Retail/Office Space Now Available. Prime El Camino Real Location.

1,358*	2305 El Camino Real Suite B Newly remodeled single story retail building at the corner of El Camino Real and Cambridge. Neighboring tenant is Wahoos Fish Tacos. Space is two blocks from Stanford. City parking lot directly behind building.	Negotiable	Avail. Now Use Borelli Master Key
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Bill Costello (408) 543-4700 ext. 104 email - bill@borelli.com

Tara Anderson (408) 453-4700 ext. 108 email - tara@borelli.com

Lockbox located on front door. Combo 1-2-9-0.

Retail			
Lincoln - Twelve Bridges Drive & Fieldstone Drive			

Prime Retail Space for Lease

915	805 Twelve Bridges Drive Suite 15 Open area, rear office, HVAC and restroom.	Negotiable	Avail. Now See Michael or Jon
1,133	825 Twelve Bridges Drive Suite 65 Open area, storage area, HVAC and restroom.	Negotiable	Avail. Now See Michael or Jon
1,147	825 Twelve Bridges Drive Suite 60 Open area, restroom, HVAC, hardwood floors, former dance studio.	Negotiable	Avail. Now See Michael or Jon
1,296	835 Twelve Bridges Drive Suite 85 This is a warm shell complete with 1 restroom, 2 private offices, drop ceiling, open area, sprinklers, carpet, HVAC. Front window line overlooks retail center.	Negotiable	Avail. Now See Michael / Jon
1,316	835 Twelve Bridges Drive Suite 90 This is a warm shell complete with 1 restroom, sprinklers and open area.	Negotiable	Avail. Now See Michael / Jon
1,369	835 Twelve Bridges Drive Suite 95 Space includes counter w/ wet bar, 2 sinks and storage cabinets, 1 restroom, janitors closet w/ storage room, sprinklers and HVAC.	Negotiable	Avail. Now See Michael / Jon
1,646	845 Twelve Bridges Drive Suite 135 Open floorplan, restroom, storage area, sprinklers and HVAC.	Negotiable	Avail. Now See Michael / Jon
1,711	845 Twelve Bridges Drive Suite 140 Open area, 3 offices, restrooms, sprinklers and HVAC.	Negotiable	Avail. Now See Michael / Jon
1,954	845 Twelve Bridges Drive Suite 125 Open showroom area, 1 restroom, sprinklers and HVAC.	Negotiable	Avail. Now See Michael / Jon
2,055	855 Twelve Bridges Drive Suite 155 Open floorplan, 2 restrooms, drop ceiling, sprinklers and HVAC.	Negotiable	Avail. Now See Michael / Jon
2,110	845 Twelve Bridges Drive Suite 120 Open retail area, 1 restroom, back room area opens to back of building.	Negotiable	Avail. Now See Michael / Jon
3,000	825 Twelve Bridges Drive Suite 70 Cold shell, all open area, sprinklers, outdoor seating area/patio w/ fireplace. Rear access door opens up to Fieldstone Dr. Ideal for restaurant, deli or coffee house.	Negotiable	Avail. Now See Michael / Jon
3,052	845 Twelve Bridges Drive Suite 130 Open area, restroom, HVAC, and sprinklers. Currently connected with suite 127	Negotiable	Avail. Now See Michael / Jon

Michael Turner 877-880-1955 email - michael@borelli.com

Jon D'Amico (408) 453-4700 ext. 107 email jon@borelli.com



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Rentable SF	Property Location	Price	Access
Retail Pacific Street & Sunset Boulevard			
Prime Automotive/Retail Space for Lease in Rocklin - Lease with Option to Buy!			
1,067	5860 Pacific Street Suite 110 This unit features HVAC and sprinklers and is ready for tenant improvements.	Negotiable	Avail. Now See Michael or Jon
1,689	5860 Pacific Street Suite 120 This unit features HVAC and sprinklers and is ready for tenant improvements.	Negotiable	Avail. Now See Michael or Jon
1,749	5820 Pacific Street Suite 120 2 roll up doors, interior floor drain, man door and 2 skylights.	Negotiable	Avail. Now See Michael or Jon
2,150	5860 Pacific Street Suite 100 Open shell, HVAC, sprinklers and roll up door. This unit features an dramatic and extensive glass lining the street in front of the unit.	Negotiable	Avail. Now See Michael or Jon
2,600	5820 Pacific Street Suite 110 3 roll up doors, man door, 2 skylights, interior floor drains throughout. Can combine with suite 115 for approx. 5,200 Sq. ft.	Negotiable	Avail. Now See Michael or Jon
2,600	5820 Pacific Street Suite 115 3 roll up doors, man door, sprinklers, interior floor drains, 2 skylights.	Negotiable	Avail. Now See Michael or Jon
2,600	5820 Pacific Street Suite 125 3 roll up doors, man door, interior floor drains and 2 skylights.	Negotiable	Avail. Now See Michael or Jon
4,766	5840 Pacific Street Suite 130 6 roll up doors (3 front and 3 rear), 4 skylights, interior floor drain and sprinklers. This space is an open shell and is ready for tenant improvements.	Negotiable	Avail. Now See Michael or Jon
4,920	5860 Pacific Street Open shell with HVAC, sprinklers, extensive glass line fronting street, 2 double man doors. Unit can be sub-divided into three units.	Negotiable	Avail. Now See Michael or Jon
6,049	5880 Pacific Street Open shell ready for tenant improvements. Includes HVAC and sprinklers.	Negotiable	Avail. Now See Michael / Jon
7,252	5800 Pacific Street Open shell area ready for tenant improvements. 7 roll up doors, skylights, interior floor drain and sprinklers.	Negotiable	Avail. Now See Michael or Jon
9,549	5820 Pacific Street Open shell area ready for tenant improvements. Tenant improvement allowance of \$20 PSF.	Negotiable	Avail. Now See Michael / Jon

Michael Turner 877-880-1955 email - michael@borelli.com
Jon D'Amico (408) 453-4700 ext. 107 email - jon@borelli.com



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Rentable SF	Property Location	Price	Access
Retail			
San Jose - Capitol Expressway and Hwy 87			

Prime Retail Space for Lease in San Jose

1,200	705 Capitol Expressway Suite 60 Highway visible retail location at corner of Capitol Expressway and HWY 87. Next to end unit with lots of windows on 2 sides of building, great signage and own restroom.	\$1.85 NNN +/-\$.61 CAM	Avail. Now Use Borelli Master Key
1,200	705 Capitol Expressway Suite 40 Highway visible retail location at corner of Capitol Expressway and HWY 87. Next to end unit with lots of windows on 2 sides of building, great signage and own restroom.	\$1.85 NNN +/-\$.61 NNN	Avail. Now Use Borelli Master Key
1,200	705 Capitol Expressway Suite 20 Highway visible retail location at corner of Capitol Expressway and HWY 87. Next to end unit with lots of windows on 2 sides of building, great signage and own restroom. can be combined with Suite for 2,400 sq. ft.	\$1.85 NNN +/-\$.61 NNN	Avail. Now Use Borelli Master Key
1,200*	705 Capitol Expressway Suite 10 Highly visible retail location at corner of Capitol Expwy and Hwy 87. End cap unit with lots of windows, great signage and own restroom. Can be combined with Suite 20 to for a 2,400 sq. ft. user.	\$1.85 NNN +/-\$.61 CAM	Avail. Now Use Borelli Master Key
1,800	705 Capitol Expressway Suite 80 Highway visible retail location at corner of Capitol Expressway and HWY 87. Next to end unit with lots of windows on 2 sides of building, great signage and own restroom.	\$1.85 NNN +/-\$.61 NNN	Avail. Now Use Borelli Master Key

Mike Kronzer (408) 453-4700 ext. 135 email - mike@borelli.com
Half commission to procuring broker.

Apartment			
San Jose - Park Avenue and Naglee Avenue			

Apartment Complex Located in the Rose Garden Area of San Jose

1700 Park Avenue Apartment 202 2 Bedroom/ 2 Bath- Luxury Apartment, Second floor, above retail, loft style 2 story floorplan located in the Rose Garden of SJ. Liv Rm, Kitchen, Washer/Dryer, Assigned Parking. Move in Bonus!	\$1,700 / MO	Avail. Now Call for Tour
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Tara Anderson (408) 453-4700 ext. 108 email - tara@borelli.com

For Sale			
Santa Clara - De La Cruz Boulevard and Aldo Ave			

Industrial Condo; Lease with Option to Buy!

2,240	3400 De La Cruz Boulevard Suites D/E 20% office, 80% warehouse, 2 roll up doors, restroom, heater in office/warehouse, upgraded 220 V power. Divisible to 1,040 or 1,200 Sq. Ft.	\$531,860	Avail. Now Use Borelli Master Key
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Half commission to procuring broker.



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Rentable SF	Property Location	Price	Access
For Sale Pacific Street & Sunset Boulevard			
PRICING NEGOTIABLE Prime Automotive/Retail Space for Sale in Rocklin			
4,766	5840 Pacific Street 6 roll up doors (3 front and 3 rear), 4 skylights, interior floor drain and sprinklers. This space is an open shell and is ready for tenant improvements.		Avail. Now See Michael or Jon
4,920	5860 Pacific Street Open shell with HVAC, sprinklers, extensive glass line fronting street, 2 double man doors. Unit can be sub-divided into 3 units.		Avail. Now See Michael or Jon
6,049	5880 Pacific Street Open shell ready for tenant improvements. Includes HVAC and sprinklers.		Avail. Now See Michael or Jon
7,252	5800 Pacific Street Open shell area ready for tenant improvements. 7 roll up doors, skylights, interior floor drain and sprinklers.		Avail. Now See Michael or Jon
9,549	5820 Pacific Street Open shell area ready for tenant improvements. Tenant improvement allowance of \$20 PSF		Avail. Now See Michael or Jon

Michael Turner 877-880-1955 email - michael@borelli.com
Jon D'Amico (408) 453-4700 ext. 107 email - jon@borelli.com

For Sale San Jose - Junction Avenue and Charcot Avenue			
OFFICE CONDOS FOR SALE. 52 office condos in 77,000 sq. ft. complex. Approved for Medical!! 90% SOLD or occupied and only 5 remaining.			
1,289	2051 Junction Avenue Sute 235 This is part of a two-story office condominium building in a 77,000 SF complex with beautiful lobbies and common areas including granite and tile floor, upgraded carpeting, and wall sconces. Approved for medical use. *Leased investment.	\$299,000	Avail. Now See Tara
1,378	2055 Junction Avenue Suite 215 Ready for occupancy with open office design, CAT5 wired, lighting, electrical distributed. Plug N Play opportunity available.	\$274,000	Avail. Now See Tara
1,452	2051 Junction Avenue Suite 215 CAT5 wired, lighting, electrical distributed. Further build-out and customizations possible. Approved for medical use. TI allowance includes 2 offices, carpet and coffee bar.	\$299,000	Avail. Now See Tara
1,943	2055 Junction Avenue Suite 232 Ready for occupancy with open office design, CAT5 wired, lighting, electrical distributed. Further build-out and customization possible. Also approved for medical use! Corner unit.	\$387,000	Avail. Now See Tara
2,978	2055 Junction Avenue Suite 205 Unit built out with 7 private ofcs, sheetrock walls and side glass, solid wood doors, open area and coffee bar. Phone/Data/Electrical distrib, indiv climate control, carpet, internet. Tenant pays utils, int janitorial and req ins.	\$589,000	In Escrow

Tara Anderson (408) 453-4700 ext. 108 email - tara@borelli.com
Visit www.junctionofficecondos.com for more information or to take a virtual tour.
For broker promotional material, visit www.borelli.com/broker_promos.html



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Rentable SF	Property Location	Price	Access
For Sale			
San Jose - Charcot Avenue and Junction Avenue			
Prime Automobile Storage and Club - FOR SALE OR LEASE W/ OPTION TO BUY!!			
791	521 Charcot Avenue Suite 177 Car condo for sale or lease to buy at Club Auto Sport, a two-bldg, 120,000 sq. ft. complex providing secure storage, interior drive aisle unit access, specialized ventilation, 12x10 interior roll up door, glass man entry to int aisle & ext bldg.	\$253,000	Avail. Now See Ralph
791	521 Charcot Avenue Suite 175 Car condo for sale or lease to buy at Club Auto Sport, a two-bldg, 120,000 sq. ft. complex providing secure storage, interior drive aisle unit access, specialized ventilation, 12x10 interior roll up door, glass man entry to int aisle & ext bldg.	\$249,000	Avail. Now See Ralph
803	521 Charcot Avenue Suite 187 Car condo for sale or lease to buy at Club Auto Sport, a two-bldg, 120,000 sq.ft. complex providing secure storage, interior drive aisle unit access, specialized ventilation, 12x10 interior roll up door, glass man entry to int aisle.	\$253,000	Avail. Now See Ralph
822	521 Charcot Avenue Suite 161 Car condo for sale or lease to buy at Club Auto Sport, a two-bldg, 120,000 sq. ft. complex providing secure storage, interior drive aisle unit access, specialized ventilation, 12x10 interior roll up door, glass man entry to int aisle & ext bldg.	\$265,000	Avail. Now See Ralph
1,572	521 Charcot Avenue Suite 117 Car condo for sale or lease to buy at Club Auto Sport, a two-bldg, 120,000 sq. ft. complex providing secure storage, int. drive aisle unit access, specialized ventilation, 12x10 int. roll up door, glass man entry to int aisle & ext bldg.	\$569,000	Avail. Now See Ralph
1,572	521 Charcot Avenue Car condo for sale or lease to buy at Club Auto Sport, a two-bldg, 120,000 sq.ft. complex providing secure storage, interior drive aisle unit access, specialized ventilation, 12x10 interior roll up door, glass man entry to int aisle.	\$652,000	Avail. Now See Ralph
1,590	521 Charcot Avenue Suite 205 Car condo for sale or lease to buy at Club Auto Sport, a two-bldg, 120,000 sq. ft. complex providing secure storage, int. drive aisle unit access, specialized ventilation, 12x10 int. roll up door, glass man entry to int aisle & ext bldg.	\$576,000	Avail. Now See Ralph
1,590	521 Charcot Avenue Suite 203 Car condo for sale or lease to buy at Club Auto Sport, a two-bldg, 120,000 sq. ft. complex providing secure storage, interior drive aisle unit access, specialized ventilation, 12x10 interior roll up door, glass man entry to int aisle & ext bldg.	\$576,000	Avail. Now See Ralph
2,902	521 Charcot Avenue Suite 237 Car condo for sale or lease to buy at Club Auto Sport, a two-bldg, 120,000 sq.ft. complex providing secure storage, interior drive aisle unit access, specialized ventilation, 12x10 interior roll up door, glass man entry to int aisle.	\$1,006,000	Avail. Now See Ralph
3,122	521 Charcot Avenue Suite 253 Car condo for sale or lease to buy at Club Auto Sport, a two-bldg, 120,000 sq. ft. complex providing secure storage, int. drive aisle unit access, specialized ventilation, 12x10 int. roll up door, glass man entry to int aisle & ext bldg.	\$1,082,000	Avail. Now See Ralph



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Rentable SF	Property Location	Price	Access
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Ralph Borelli (408) 453-4700 ext. 105 email - ralph@borelli.com
 TAKE A VIRTUAL TOUR - www.tourfactory.com/472117
 3% commission to procuring broker.

For Sale San Jose - N. Eighth Street and E. Hedding St.

****Pricing Reduced** OPEN LOT WITH SHOP FOR SALE**

16,000*	948 8th Street This property is zoned for light industrial use, ideal for general contractors, painting company or auto repair facility.	\$800,000	Avail. Now See Tom/Chris
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Chris Anderson (408) 453-4700 ext. 134 email - chris@borelli.com
 Tom Zolezzi (408) 453-4700 ext. 106 email - thomas@borelli.com
 Half Commission to procuring broker.

For Sale Milpitas - Montague Expressway & Capitol Avenue

For Lease of For Sale

12,613	760 East Capitol Avenue 7,238 sf office and 5,375 sf shop. 14 private offices, 2 conference rooms, large open areas, kitchen, server room, and reception. Buildings sit on 1.29 fenced acres. 800 amps, showers, cat 5 wired, alarm, cameras, 3-ton crane.	\$2,500,000	Avail. Now Call Chris or Tom
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Virtual tour: borelli.com/capitol
 Chris Anderson (408) 453-4700 ext. 134 chris@borelli.com
 Tom Zolezzi (408) 453-4700 ext. 106 thomas@borelli.com
 Half commission to procuring broker

Report Legend

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Plug N Play

Plug N Play listings have been professionally space planned by Innerspace Studio Design. The space includes work cubicles in place.