

Located in the heart of Sunnyvale's prestigious Moffett Park, Java Metro Center is a new Class A Office project jointly developed by SCM Properties and ExTerra Realty Partners. Java Metro Center offers companies an unprecedented combination of identity, expansion and contraction potential, and commute flexibility.

The project, comprised of one five-story and two four-story buildings, features exemplary architecture and master planning. Situated near the intersection of Highways 101 & 237, and located immediately adjacent to the Borregas Station of the VTA light rail system, Java Metro Center provides optimum access to Silicon Valley's talent pool, critical business services, and international airports.

- One five-story and two four-story Class A office buildings
- Class A improvements and extraordinary warm shell status
- Parking: 3.5/1,000, including several hundred covered stalls
- 30,000 rentable square foot floors, divisible down to 3,000 rsf
- Convenient access to highways 85, 237 & 101
- Located immediately adjacent to the Borregas Station of the VTA light rail system
- Prestigious neighbors: Lockheed, NetApp, Juniper Networks, Yahoo!
- Visit the Java Metro Center website for more information

www.JavaMetroCenterInfo.com

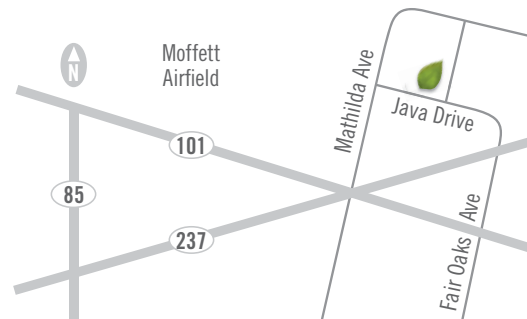


Java Metro Center

 A green-minded project

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111 Java Drive, Sunnyvale, California

www.JavaMetroCenterInfo.com



Steve Pace DRE# 00817396
Dan Hollingsworth DRE# 01117716
Karen Sigl DRE# 01117583
(408) 615-3400

www.cps-co.com





Java Metro Center is proud to be a forward-thinking globally-aware project, designed, built and operated with special attention to minimize impact on the environment by using state-of-the-art energy management systems and environmentally conscious products and materials. The Developer is an active and committed member of the United States Green Building Council (USGBC) while our Managing Partner is a LEED Accredited Professional. Additionally, 111 Java is warm shell complete, and features:

- HVAC: One ton per 272 RSF (main distribution at all floors included; piping for future cooling towers included; energy management/control system included)
- Main fire suppression loops (up-turned heads included)
- Electrical capacity of 7.0 watts per RSF (connected/receptacle load)
- K-rated transformers & independent telco/fiber risers for each floor
- Independent satellite drops for each floor (and roof-top satellite pedestals)
- Multiple fiber-optic providers into MPOE (AT&T and MCI)
- Drywall at exposed columns and beneath window sills (taped and sanded)
- Restroom Fixtures: 100% recycled solid surface stone countertops, ceramic tile floors, walls and showers
- Card reader system for ground floor lobby and elevator access control
- Class A lobby, restroom and elevator cab finishes

