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For Immediate Release

TASMAN TECH WELCOMES SMART MODULAR TECHNOLOGIES CORPORATE HEADQUARTERS.

MILPITAS, CA (October 14, 2020) — Orchard Partners is pleased to announce it has signed a lease with SMART Modular Technologies, Inc. for 1390 McCarthy Boulevard, Milpitas, CA, located on the 47-acre Tasman Tech campus. SMART Modular will occupy its 21,365 square foot premises upon completion of its interior improvements in early 2021. The building was recently renovated with contemporary design elements and spacious ten-foot ceilings.

SMART Modular is a global leader in specialty memory, storage and high performance computing solutions serving the electronics industry for over 30 years. The company specializes in application specific product development and support for customers in enterprise, government and OEM sales channels. SMART is a strategic supplier with top tier customer service, product quality and technical support with engineering, sales, manufacturing, supply chain and logistics capabilities worldwide. The company supports customers in markets such as communications, storage, networking, mobile, industrial automation, industrial internet of things, government, military, edge computing and high performance computing.

SMART Modular will be moving its U.S. corporate headquarters to Tasman Tech from Newark, CA. Matt Taylor, Tom Taylor, and Robbie Taylor of CBRE represented SMART, while the landlord was represented by Bob Steinbock and Sherman Chan of CBRE.

Located on Tasman Drive between Interstate 880 and Coyote Creek, Tasman Tech is comprised of 14 buildings totaling 608,968 square feet. Orchard Partners acquired the office/R&D complex in 2014 with Houston-based Lionstone Investments. Interior and exterior improvements have been made to elevate the campus to best-in-class with beautiful outdoor spaces and innovative work environments.

“We are pleased to welcome the U.S. corporate headquarters of SMART Modular Technologies to our tenant family at Tasman Tech. Tenants have responded well to our recent program of campus-wide upgrades, and appreciate the abundant open space and direct access to their premises” states Mike Biggar, Managing Partner at Orchard Partners.

Additional enhancements include three new restaurants, a new, state-of-the-art, 4,700 SF fitness center, EV chargers, and adjacency to a soon-to-be completed Westin Element hotel at the corner of Barber Lane and Alder Drive. The project has direct access to VTA light rail and the Tri-Modal Milpitas BART station.

Flexible single market-ready spaces ranging from 13,000 to 52,000 square feet are currently available, with the ability to combine buildings up to 220,000 square feet. More information at www.tasmantech.net.

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About Orchard Partners

Orchard Partners was formed at the beginning of 2007 to continue the investment and development activities of Orchard Properties—a real estate organization well known throughout the Bay Area for more than 35 years. The Company focuses on core and value-add investment opportunities, and specializes in office and industrial properties throughout the Western United States. Since its inception, Orchard Partners has acquired over $700 million worth of industrial and office properties in the Bay Area, Seattle, and southern California. Please review our web site at www.orchardpartners.com.

About Lionstone Investments

Lionstone Investments is a data-analytics driven real estate investment firm that conceptualizes, analyzes, and executes national investment strategies using proprietary algorithms and advanced analytics to understand the changing ways people in America want to live and work—Places for Productive People.® Lionstone Investments is a registered investment adviser subsidiary of Columbia Management Investment Advisers, LLC. Please visit our website at: lionstoneinvestments.com