

95

SOUTH
MARKET

DOWNTOWN SAN JOSE

Multitenant Office Building | FOR LEASE



PROPERTY HIGHLIGHTS



Move-in ready spaces available



Short term leases available



On-site monthly garage parking available
(2.0/1,000 @ \$135/mo./space)



Connectivity - a variety of telecom options



Atrium



Common area restrooms



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LOCATION



Located in the heart of
Downtown



Short walk to San
Pedro Square



One block from light rail &
CalTrain DASH shuttle stop



Easy access to Highways
880, 280, and 87



5 minutes to Diridon Station



10 minutes to San Jose
International Airport



AVAILABLE SUITES

SIXTH FLOOR

SUITE 648 | 3,516 SF | Market Ready

FIFTH FLOOR

SUITE 520 | 2,230 SF

SUITE 530 | 936 SF

SUITE 535 | 1,655 SF

FOURTH FLOOR

SUITE 430 | 1,476 SF

THIRD FLOOR

SUITE 300 | 12,976 SF

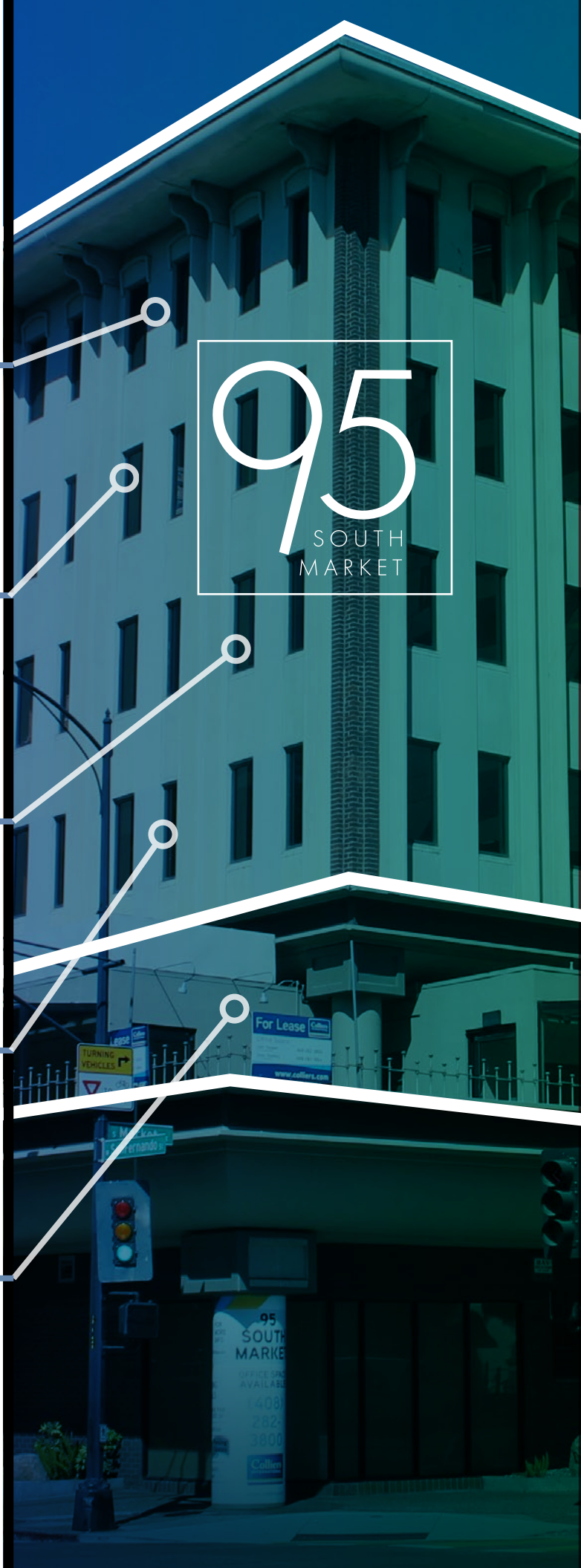
SECOND FLOOR

SUITE 200 | 2,986 SF | Market Ready

SUITE 220 | 1,749 SF

SUITE 260 | 1,254 SF

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SECOND FLOOR

SUITE 200 | 2,986 SF

SUITE HIGHLIGHTS

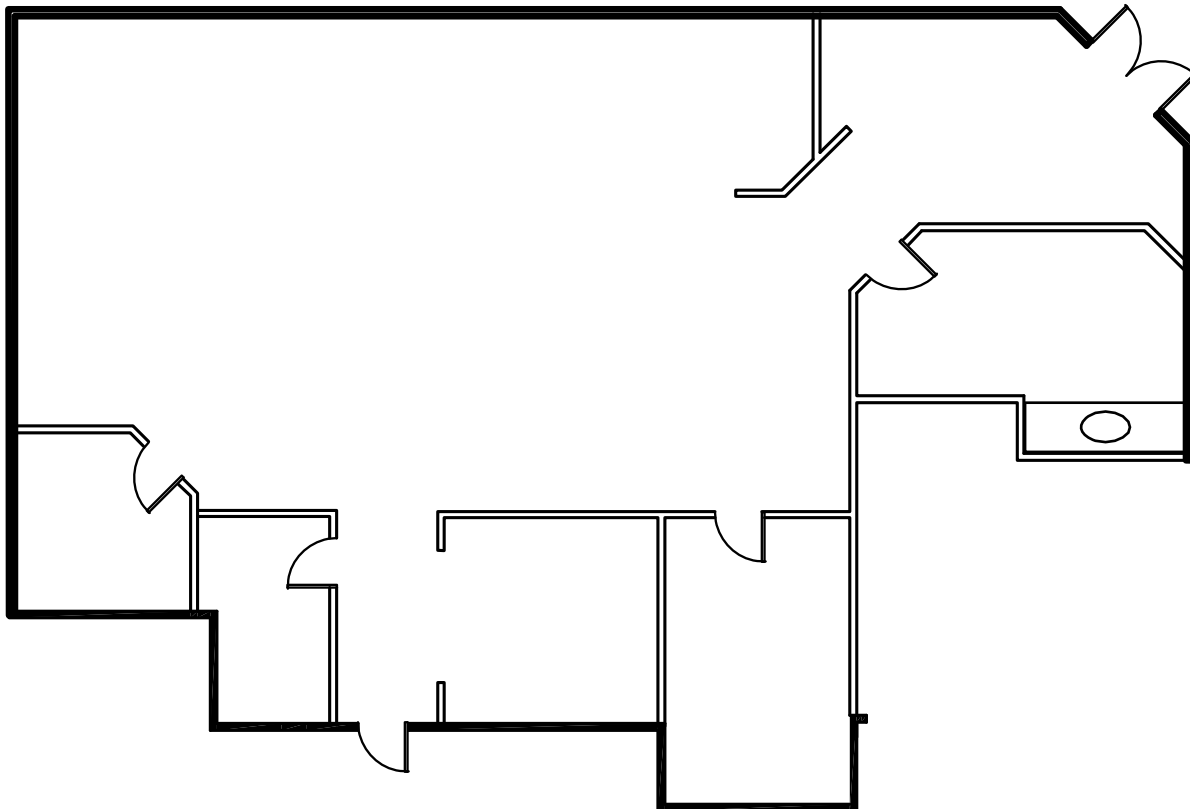
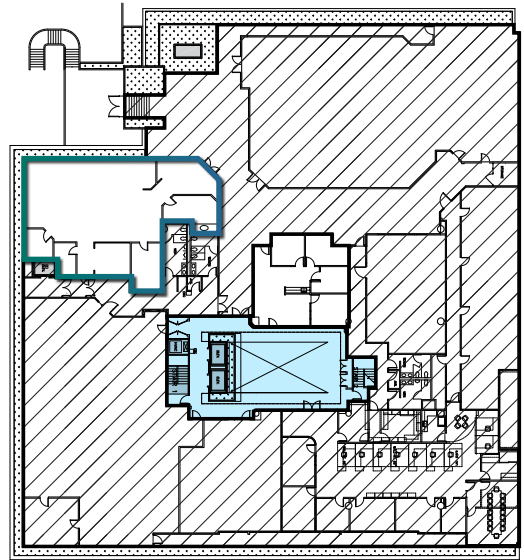
Tiled Reception

Glass Conference Room

Server/Copy Room

2 Private Offices

Open Area For Workstations

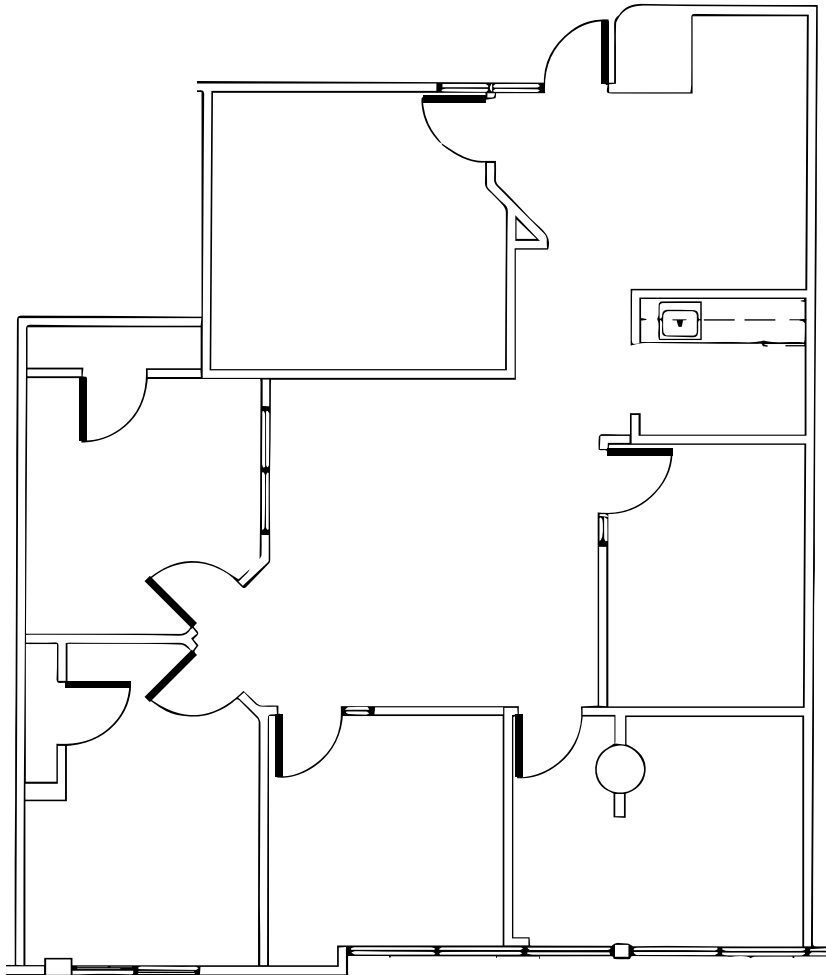
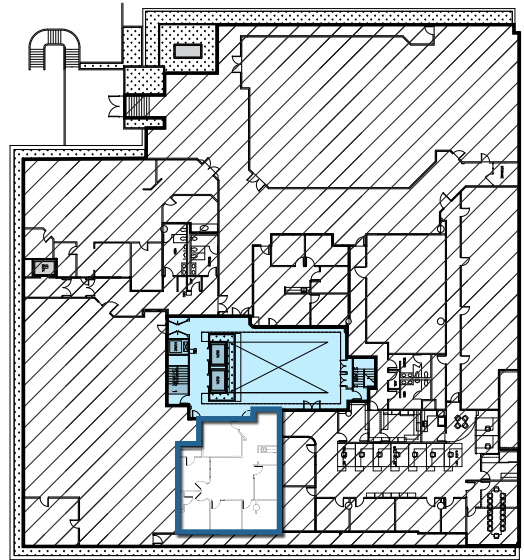


SECOND FLOOR

SUITE 220 | 1,749 SF

SUITE HIGHLIGHTS

- 5 Private Offices
- Conference Room
- Kitchenette
- Open Area For Workstations



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SECOND FLOOR

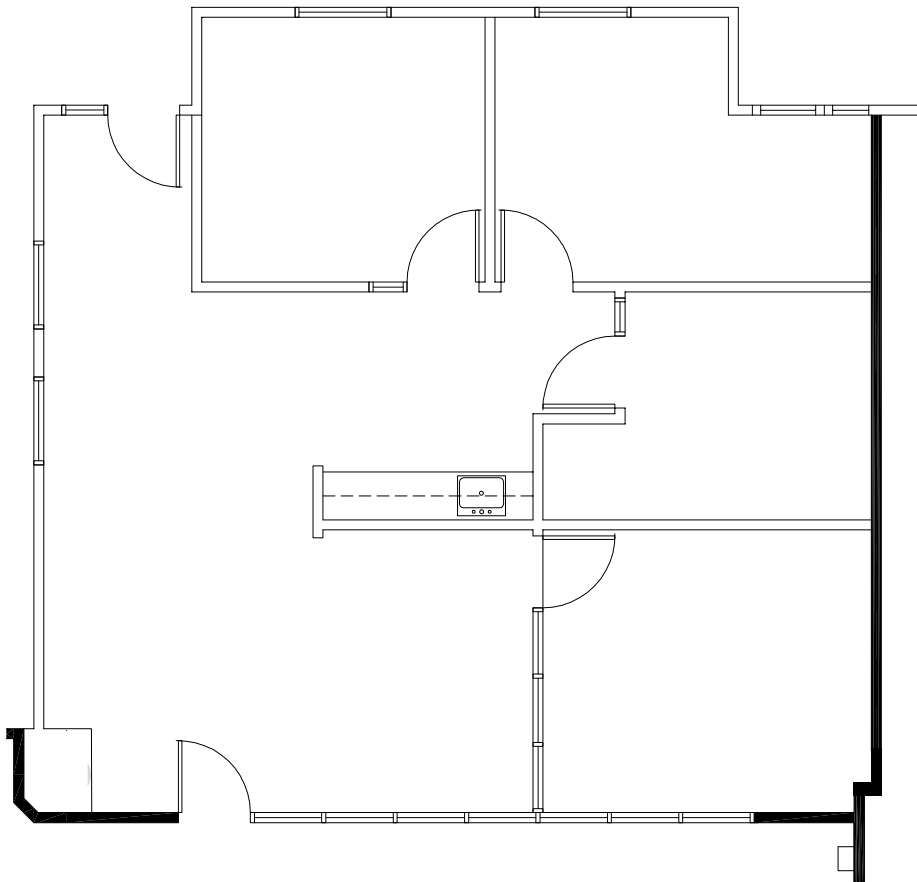
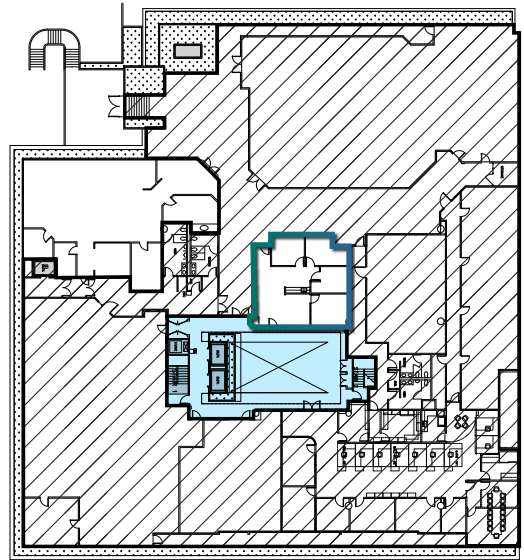
SUITE 260 | 1,254 SF

SUITE HIGHLIGHTS

4 Private Offices

Kitchenette

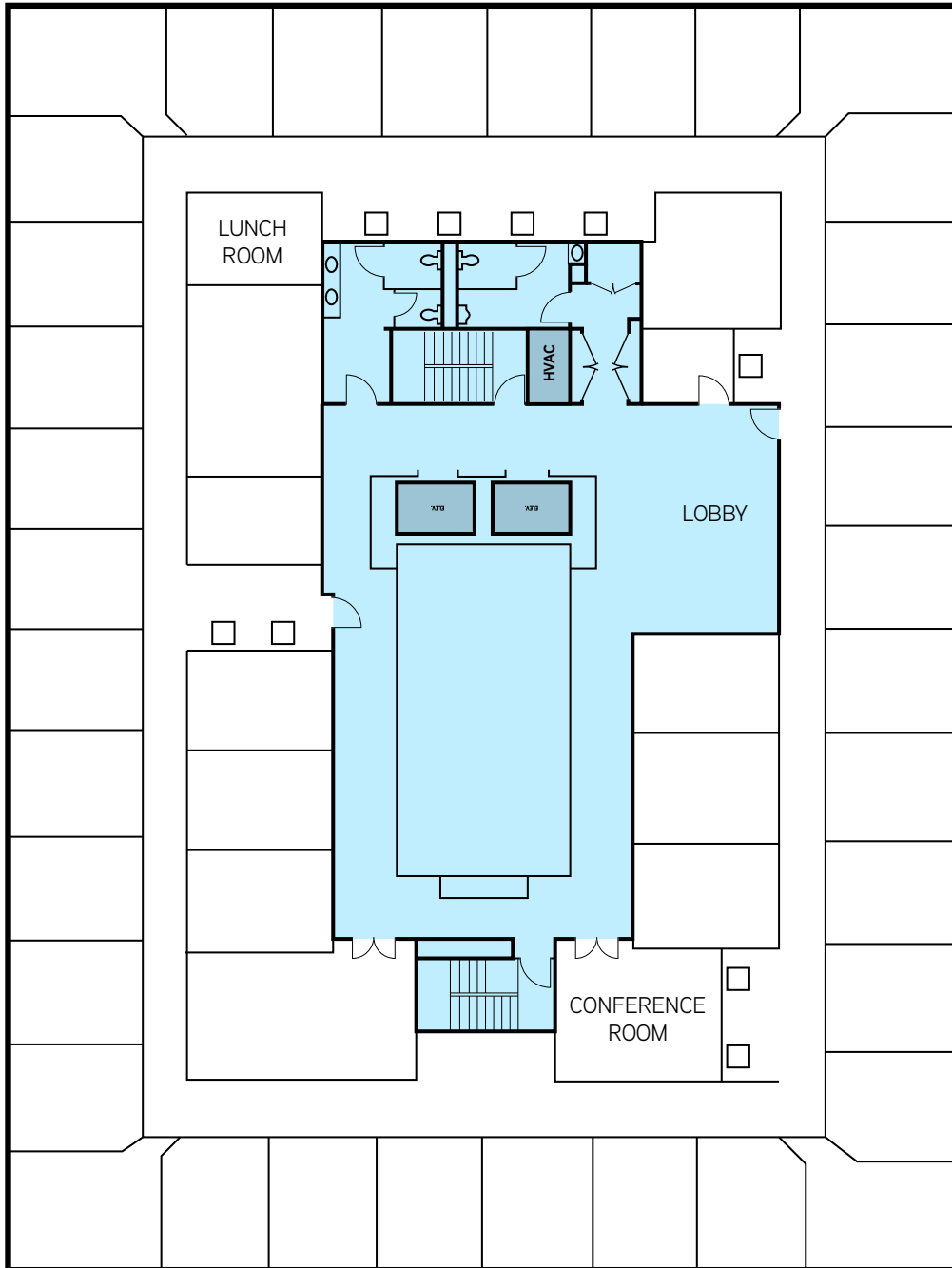
Open Area For Workstations



SUITE HIGHLIGHTS

Entire Floor Available

THIRD FLOOR



□ = Cubicles

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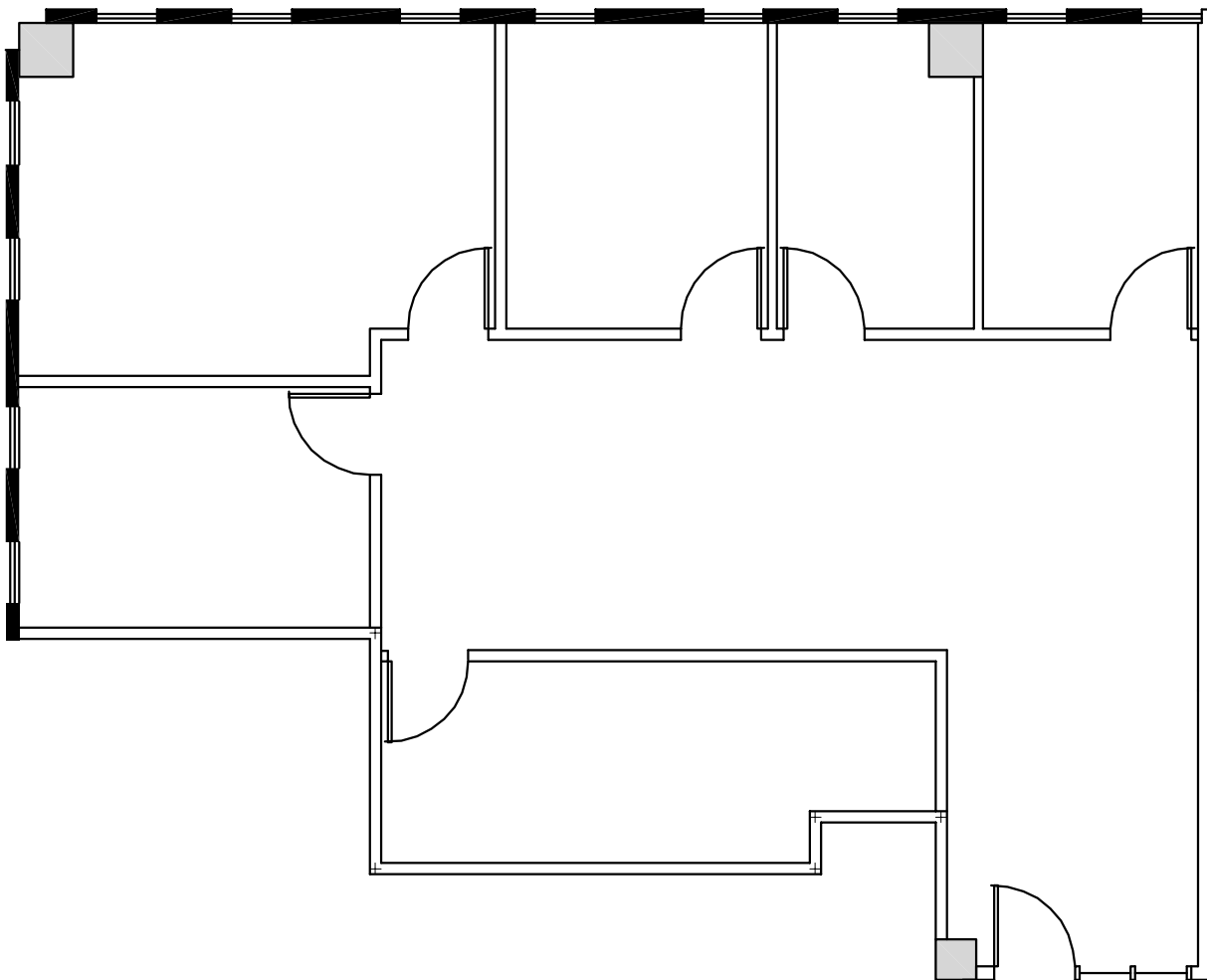
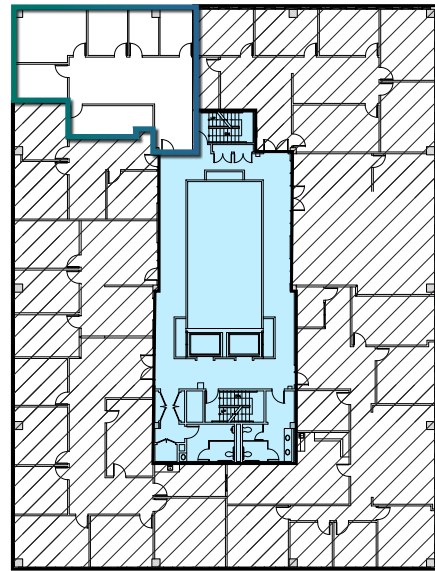


FOURTH FLOOR

SUITE 430 | 1,476 SF

SUITE HIGHLIGHTS

- 5 Private Offices
- 1 Server/Storage Room

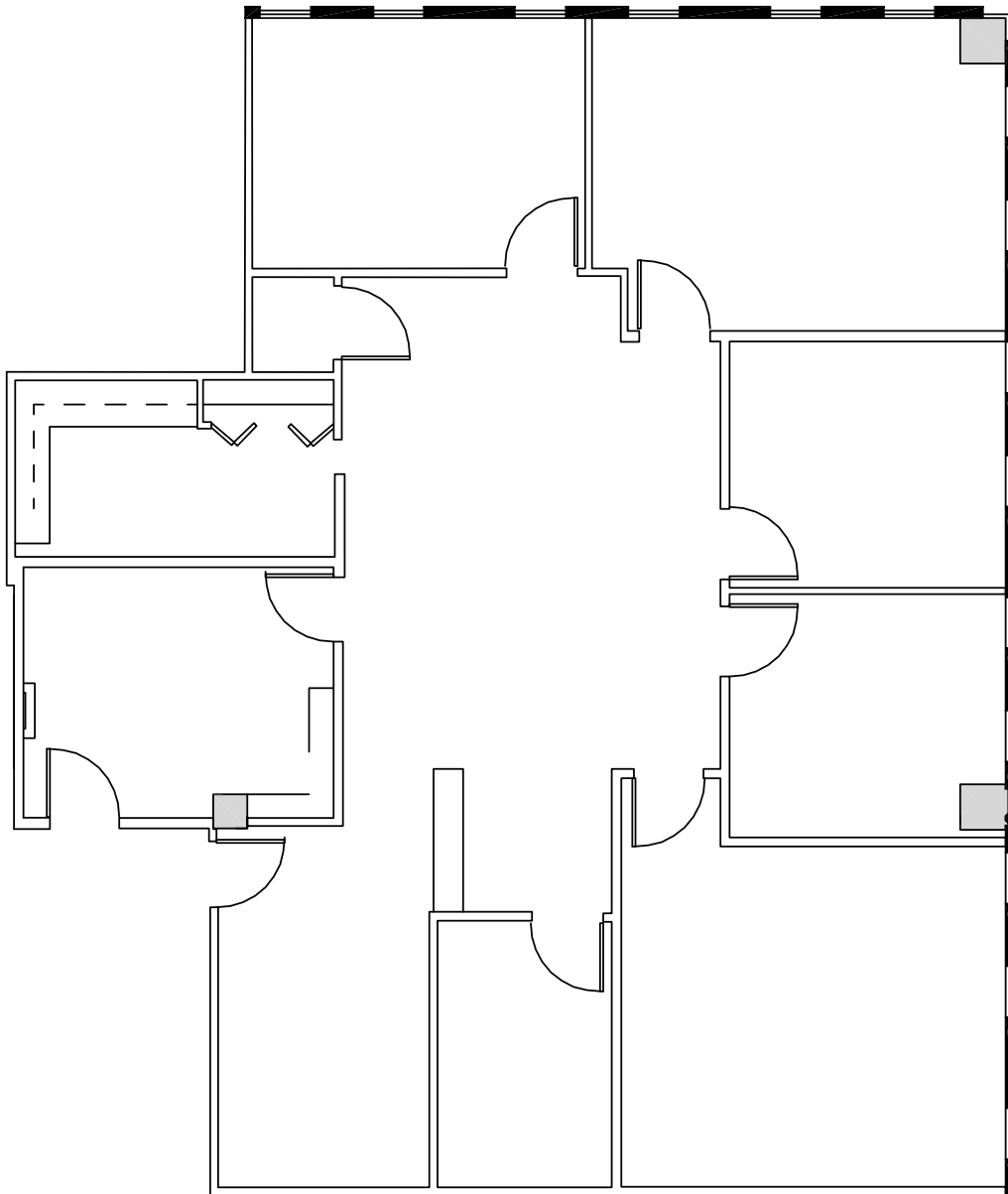
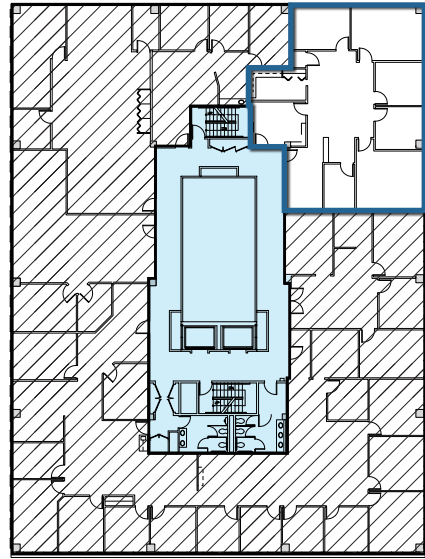


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FIFTH FLOOR

SUITE 520 | 2,230 SF



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FIFTH FLOOR

SUITE 530 | 936 SF

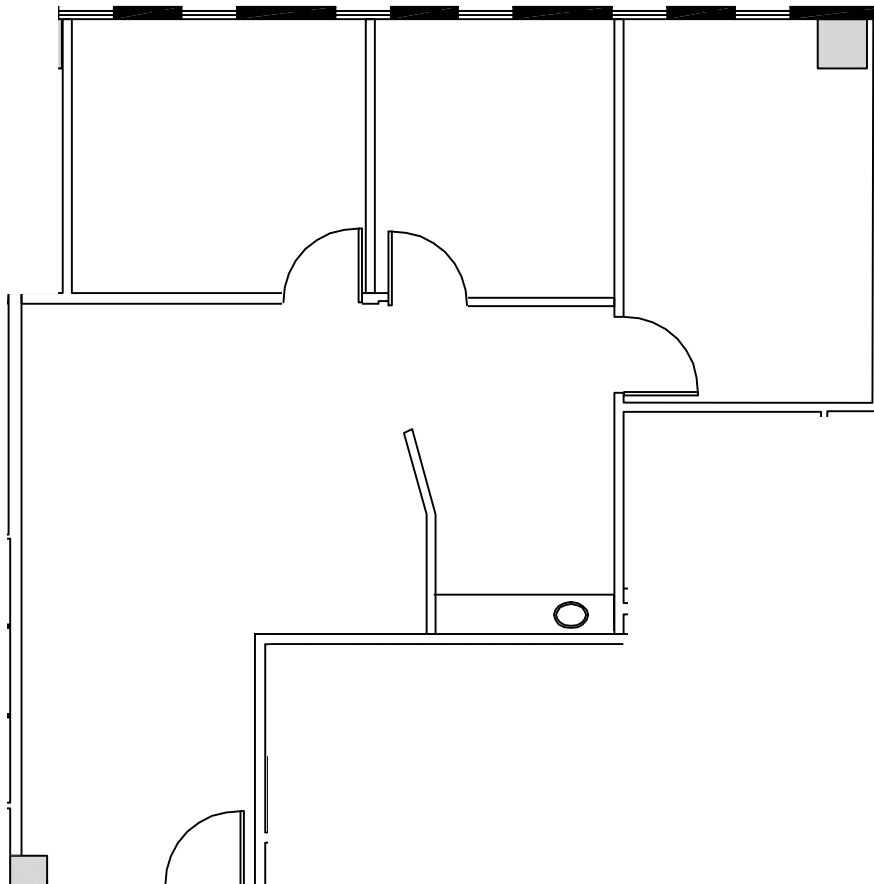
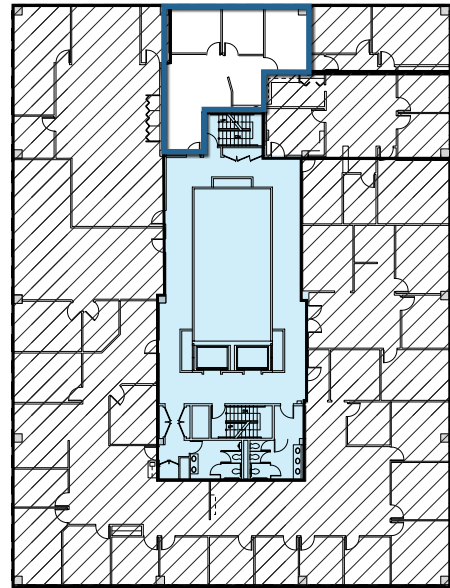
SUITE HIGHLIGHTS

3 Private Offices

Kitchenette

Open Area for Workstations

Contiguous with Suite 535 for 2,591 Square Feet



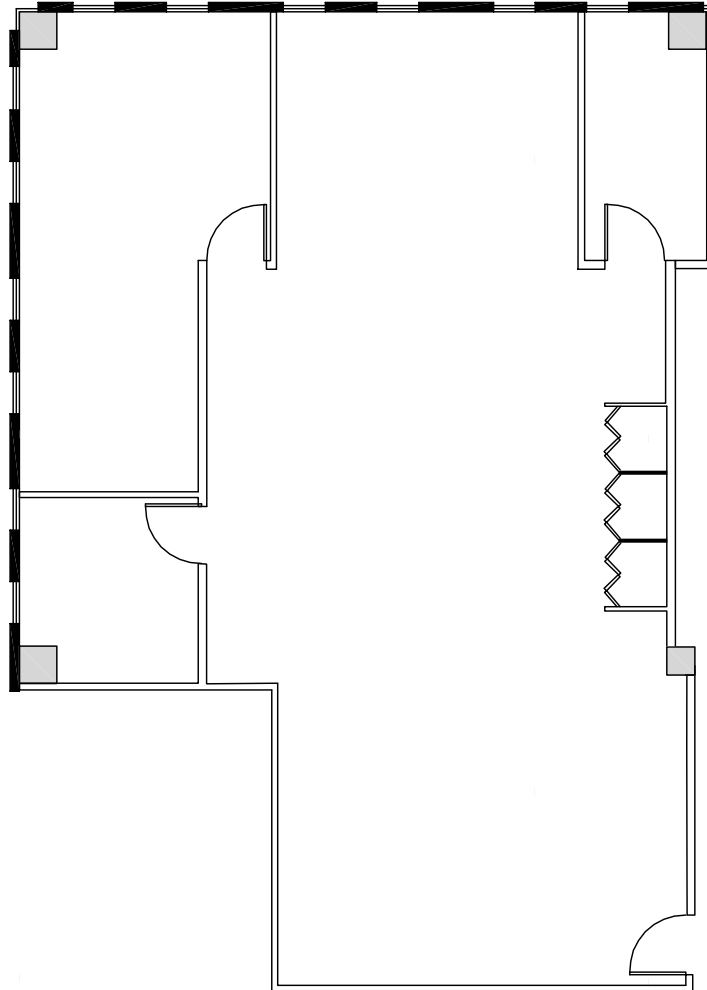
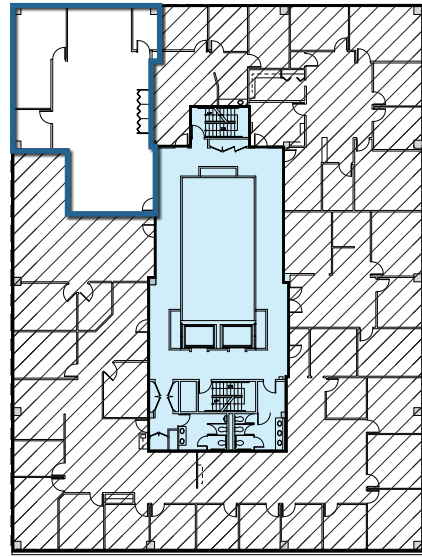
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FIFTH FLOOR

SUITE 535 | 1,655 SF

SUITE HIGHLIGHTS

- 2 private offices
- 1 conference room
- 3 closets
- Open area
- Contiguous with Suite 530 for 2,591 Square Feet



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SIXTH FLOOR

SUITE 648 | 3,516 SF

SUITE HIGHLIGHTS

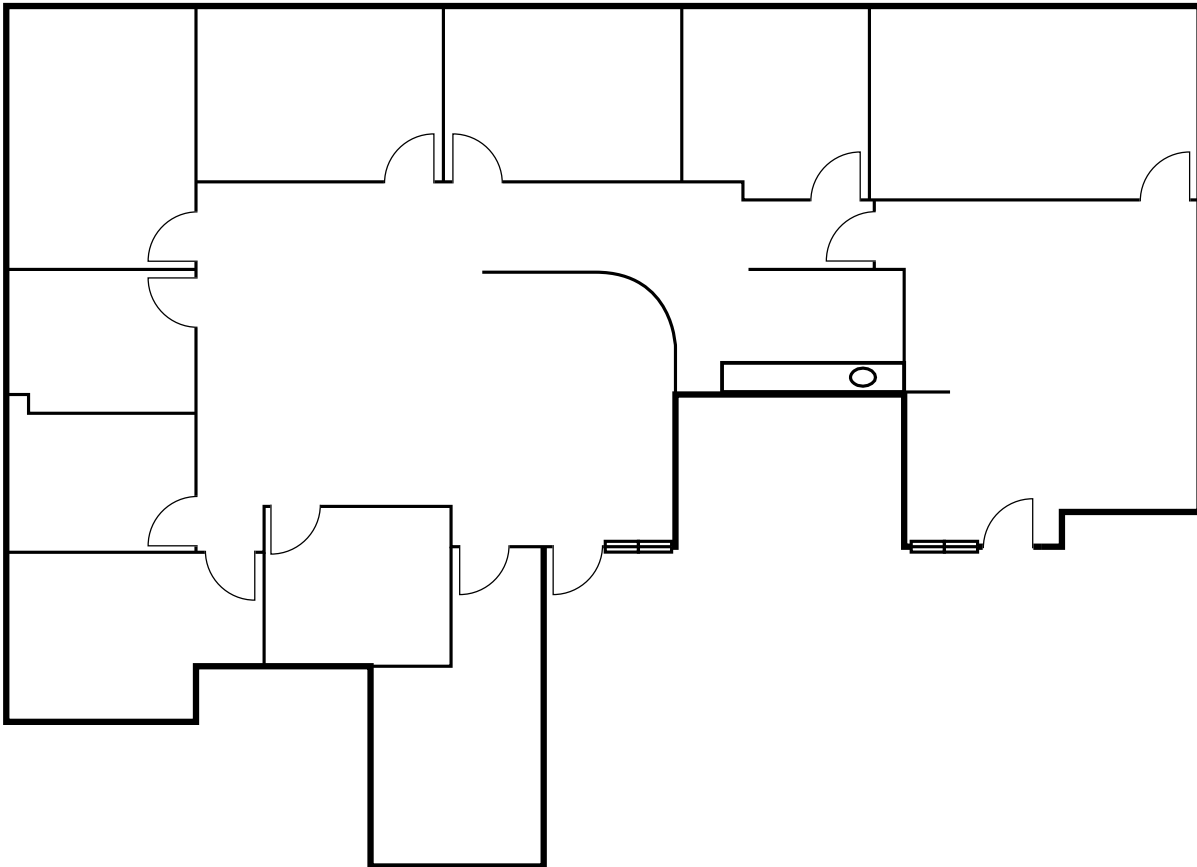
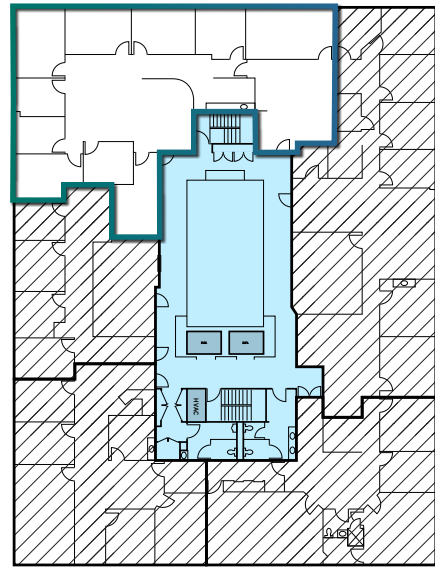
8 Private Offices

Copy Room

2 Conference Rooms

Open Area for Workstations

Kitchen



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INTERIORS



LOCAL AMENITIES

RESTAURANTS & BARS

- Taurus Brazilian Steak House
- Mezcal
- Nemea Greek Taverna
- Fountain Restaurant
- Elyse
- Our House
- Scott's Seafood
- Morton's The Steakhouse
- McCormick & Schmick's
- Mosaic
- Original Joe's
- Johnny Rockets
- Arcadia
- District San Jose
- Cafe Stritch
- Habana Cuba
- Orchestría Palm Court Restaurant
- Good Karma Artisan Ales & Cafe
- The City Fish
- Back A Yard Caribbean Grill
- Myth Lounge
- The Farmers Union
- The Old Spaghetti Factory
- Angelou's
- Loft Bar & Bistro
- La Victoria Taqueria
- Pizza My Heart
- Ike's Sandwiches
- Iguanas
- Paper Plane
- Olla Cocina
- Chipotle
- Starbucks
- Chromatic Coffee
- Philz Coffee
- Nick the Greek
- Fuji Sushi
- Original Gravity Public House
- Haberdasher
- CREAM San Jose

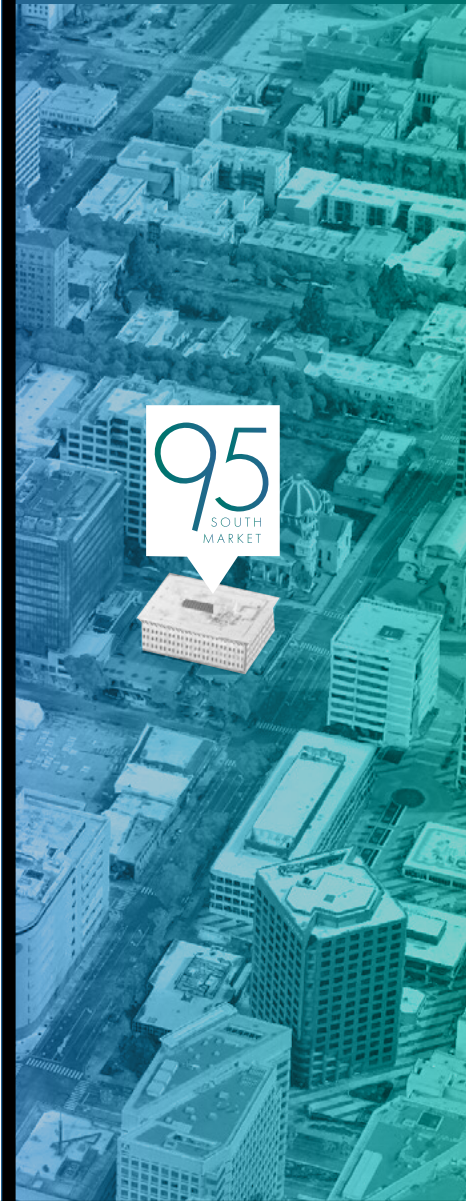
& San Pedro Square Market

HOTELS

- Fairmont San Jose
- San Jose Marriott
- Hilton San Jose
- AC Hotel by Marriott
- Hotel DeAnza
- Hyatt Place San Jose
- The Westin San Jose

POINTS OF INTEREST

- San Jose Convention Center
- San Jose Civic
- San Jose Center for the Performing Arts
- San Jose State University
- The Tech Interactive Museum
- Children's Discovery Museum
- Discovery Park
- California Theatre
- Plaza de Cesar Chavez
- St. James Park
- San Jose Museum of Art
- Dr. Martin King, Jr. Library
- San Jose Mayor's Office
- Silicon Valley Capital Club
- SAP Center at San Jose



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