

225 W.  
SANTA CLARA  
SAN JOSE



SIMPLY.THE.BEST.

**CBRE**



# THE BEST BUILDING

## BUILDING FEATURES

- ±349,318 RSF Class A premier building
- Fifteen-story, steel-frame
- Energy Star Rated and LEED Gold Certification
- Five-level parking garage
- 2.5/1,000 parking. On-site, secure parking garage
- Six passenger elevators and one dedicated freight elevator



LEED GOLD  
CERTIFICATION



LARGEST  
FLOOR PLATE  
AVAILABLE



BUILDING  
SIGNAGE  
AVAILABLE

## ON-SITE AMENITIES



STATE OF THE ART  
FITNESS CENTER  
WITH SHOWERS



E-VEHICLE  
CHARGING  
STATIONS



COMMON 15TH  
FLOOR TERRACE



FUTURE WASH  
WATERLESS  
CARWASH  
[www.futurewash.com](http://www.futurewash.com)



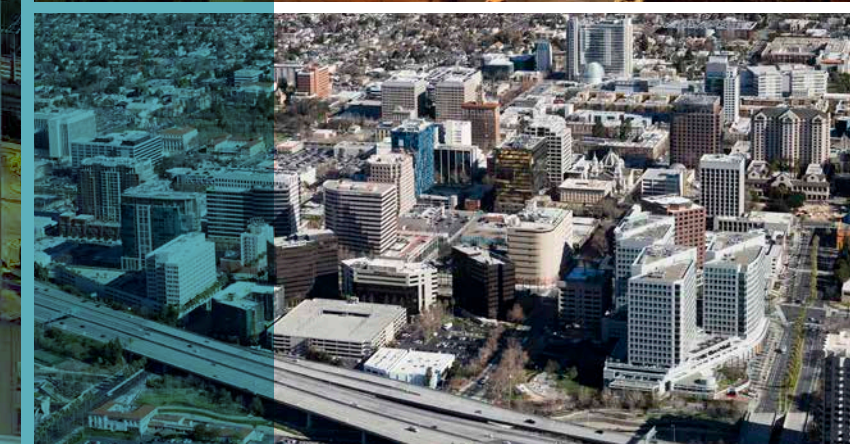
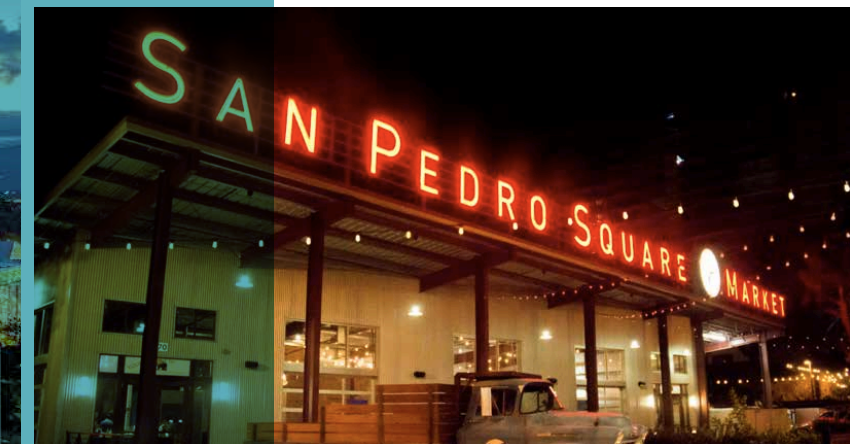
UMPQUA  
BANK



ON-SITE  
SECURITY 24/7 &  
ALL HOLIDAYS







# THE BEST LOCATION

## NEARBY AMENITIES & TRANSPORTATION

225 W. Santa Clara Street's prime downtown location offers ample parking and easy access to SAP Center, Caltrain, Ace Train, Amtrak, VTA/light rail, Mineta San José International Airport, and freeway routes 101, 87 and 280.

Across the street from 225 W. Santa Clara, San Pedro Square provides a vast range of dining options as well as live music, shopping and local events, including a weekly farmer's market.



WALKING DISTANCE TO THE BEST AMENITIES



QUICK RIDE TO DIRIDON STATION



5 MINUTES TO SAN JOSE AIRPORT

## DOWNTOWN SAN JOSÉ

With a growing talent pool, new local amenities and concentration of prominent employers, downtown San José is a growing hub for technology and urban living. The vibrant neighborhood boasts a full pipeline of new residential units and diverse mix of retail and restaurants—perfect for the city's young and talented workforce.

85+

RESTAURANTS  
COFFEE SHOPS  
CASUAL EATERIES

10+

POINTS OF INTEREST

9+

HOTELS





5 MINUTES  
TO SAN JOSE  
INTERNATIONAL



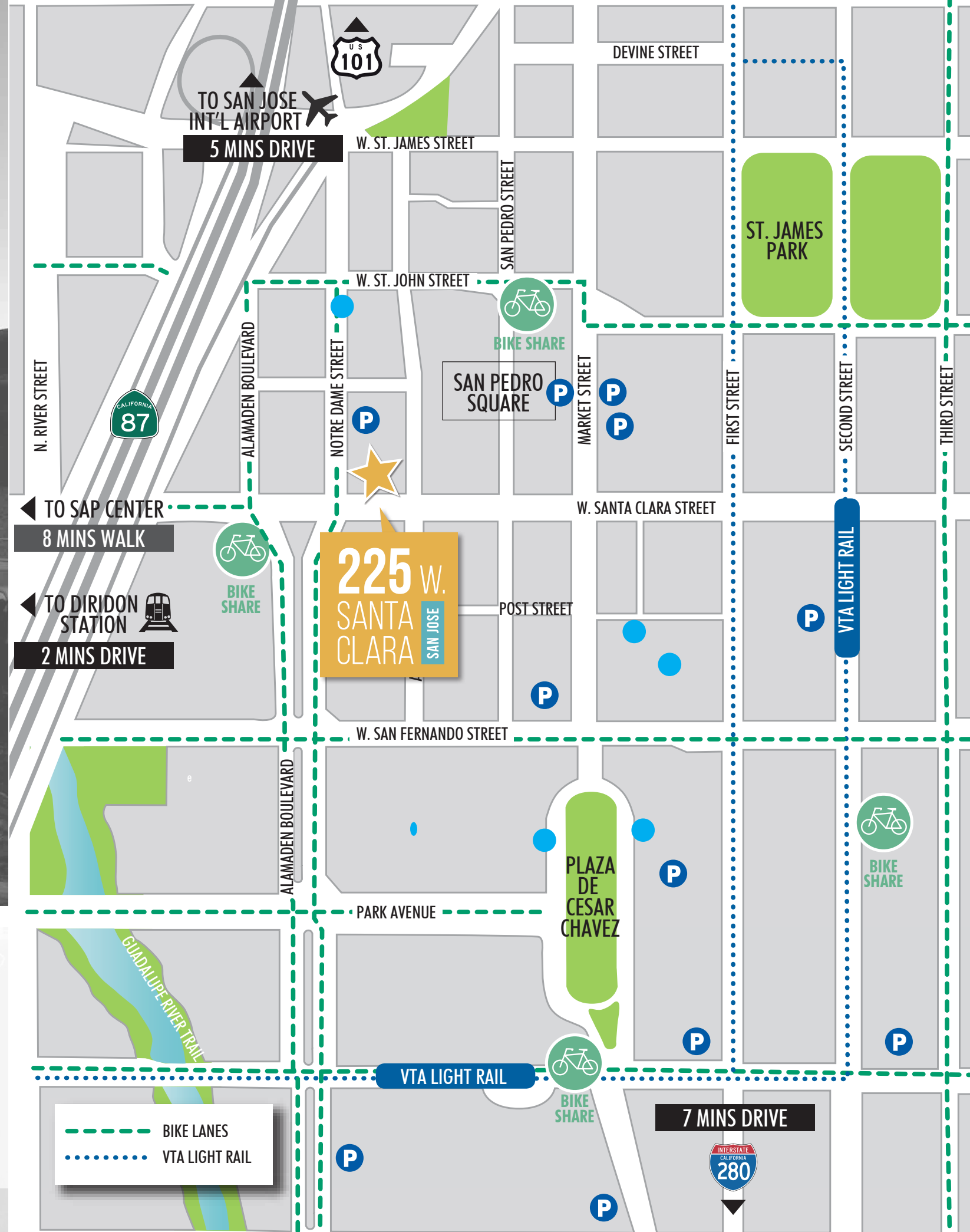
2 MINUTES TO  
DIRIDON STATION



DIRECT ACCESS TO  
I-280 AND HWY 101



# THE BEST ACCESSIBILITY



--- BIKE LANES  
 ..... VTA LIGHT RAIL



SUITE 1400 ±16,700 RSF

SUITE 1120 ±7,189 RSF

SUITE 1050 ±3,893 RSF

8TH FLOOR ±29,415 RSF

7TH FLOOR ±29,426 RSF

# AVAILABILITIES

SUITE / FLOOR	RSF	AVAILABILITY
7TH FLOOR	±29,426 RSF	AVAILABLE NOW
8TH FLOOR	±29,415 RSF	AVAILABLE NOW
*contiguous to ±58,841 RSF		
SUITE 1050	±3,893 RSF	AVAILABLE NOW
SUITE 1120	±7,189 RSF	AVAILABLE NOW
SUITE 1400	±16,700 RSF	AVAILABLE 12/1/2024

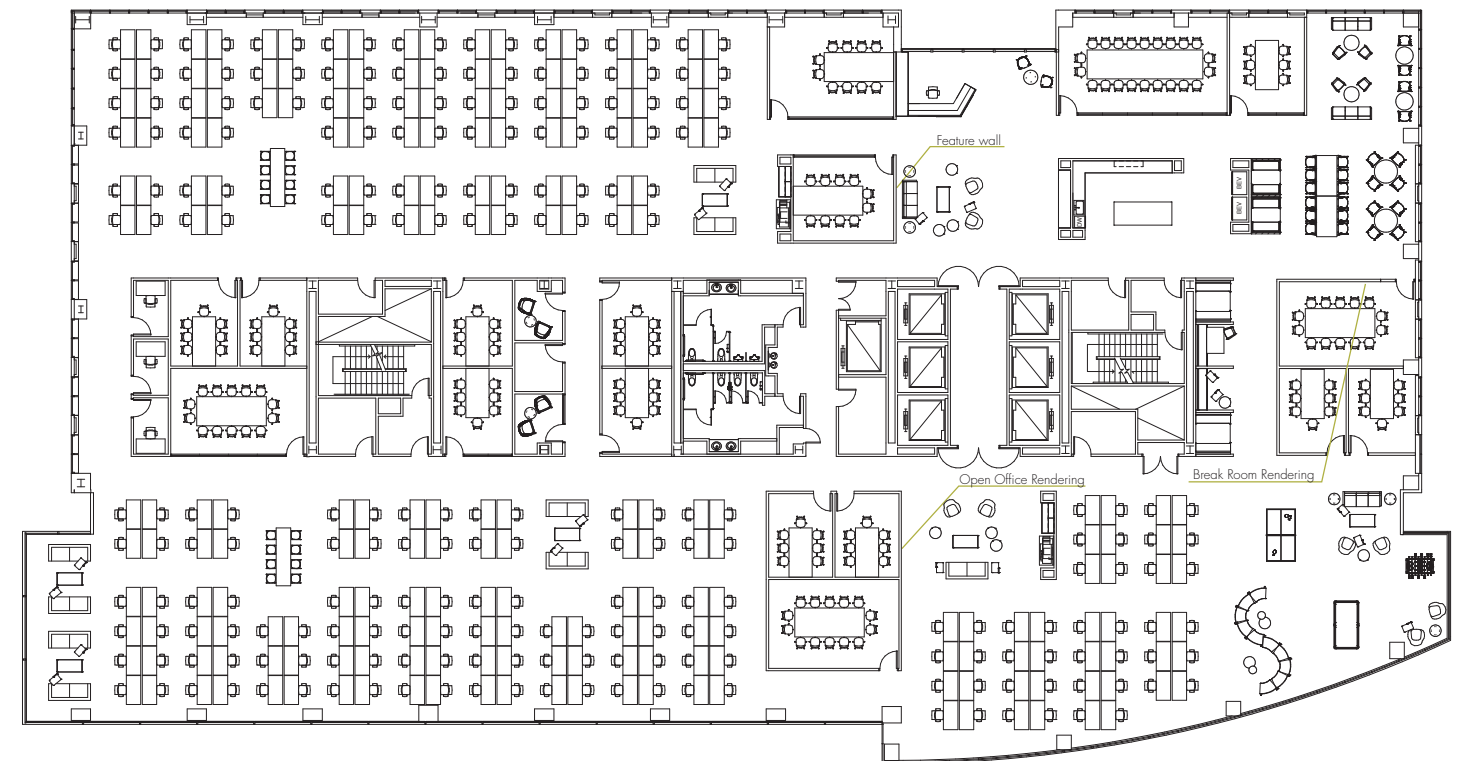
## 7TH FLOOR HYPOTHETICAL PLAN

AVAILABLE NOW

7TH FLOOR - ±29,426 RSF

8TH FLOOR - ±29,415 RSF

(±58,841 RSF CONTIGUOUS)



[7TH FLOOR VIRTUAL TOUR](#)

# 8TH FLOOR MARKET READY PLAN

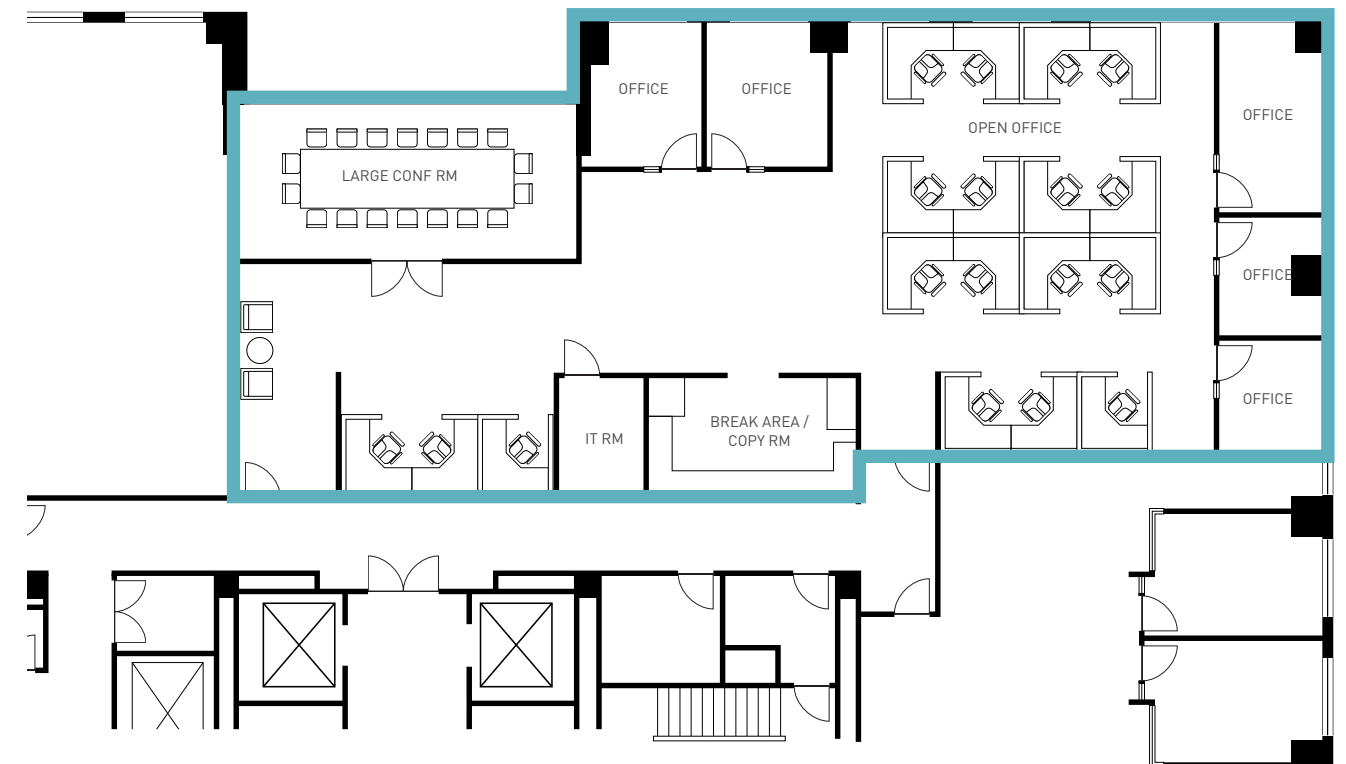
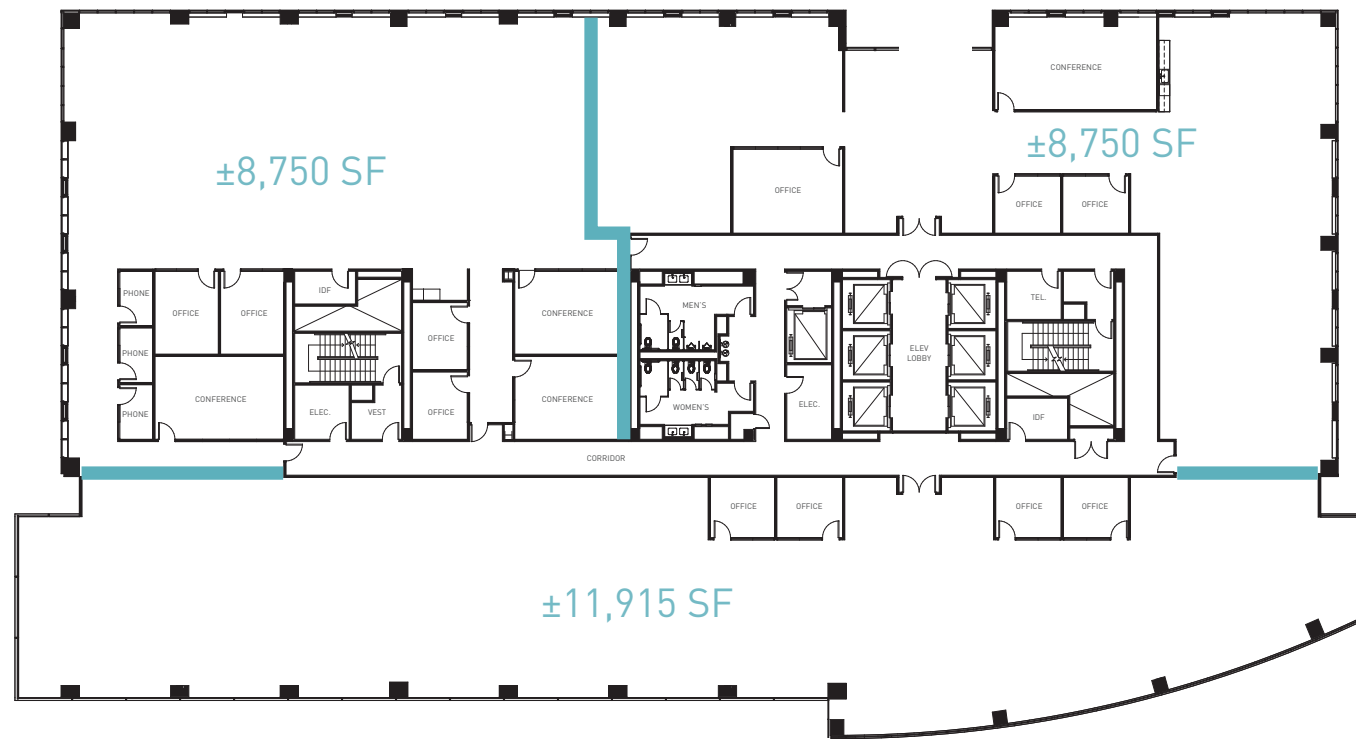
AVAILABLE NOW

±29,415 RSF (DIVISIBLE)

# SUITE 1050 PLAN

AVAILABLE NOW

±3,893 RSF  
FURNITURE NIC



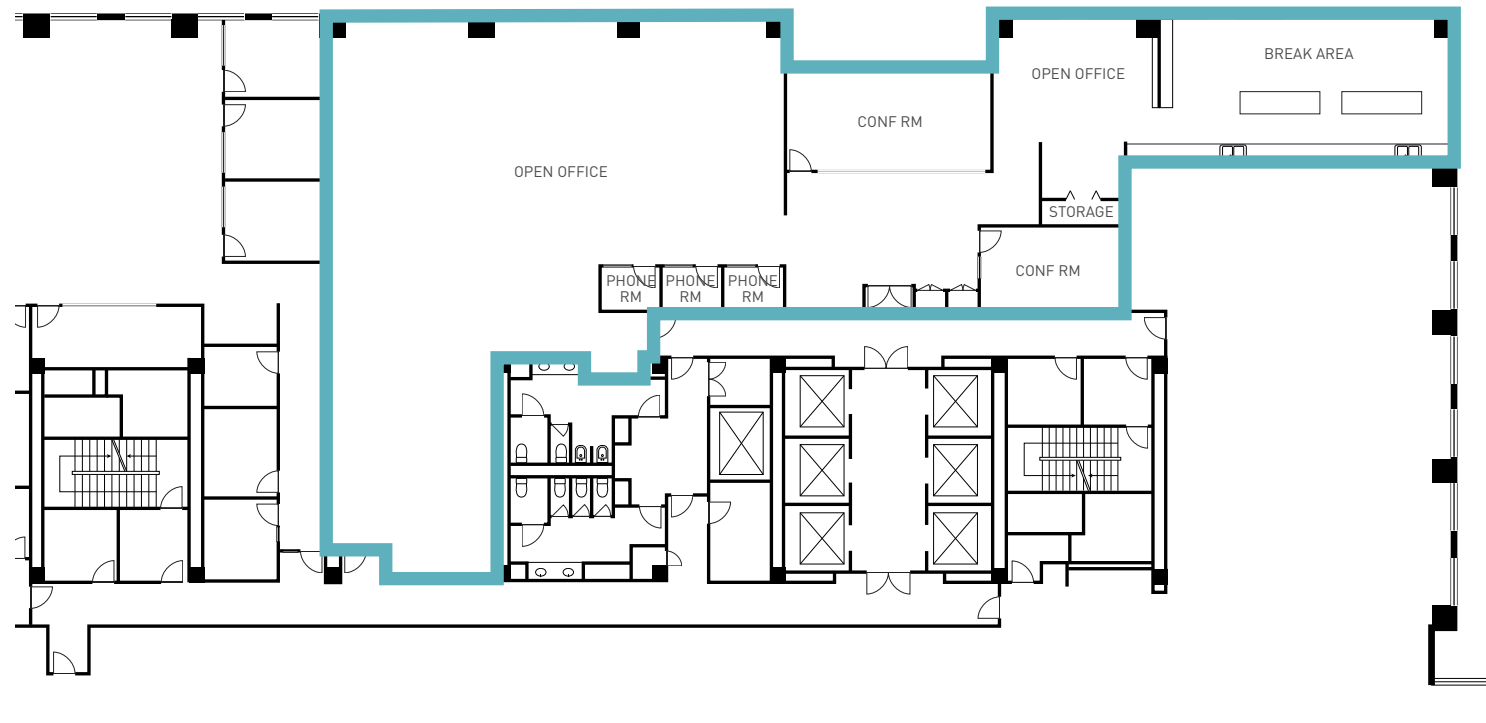
- 5 PRIVATE OFFICES
- LARGE CONFERENCE ROOM
- BREAK AREA
- COPY ROOM
- IT ROOM
- 18 CUBICLES



## SUITE 1120 PLAN

AVAILABLE NOW

±7,189 RSF

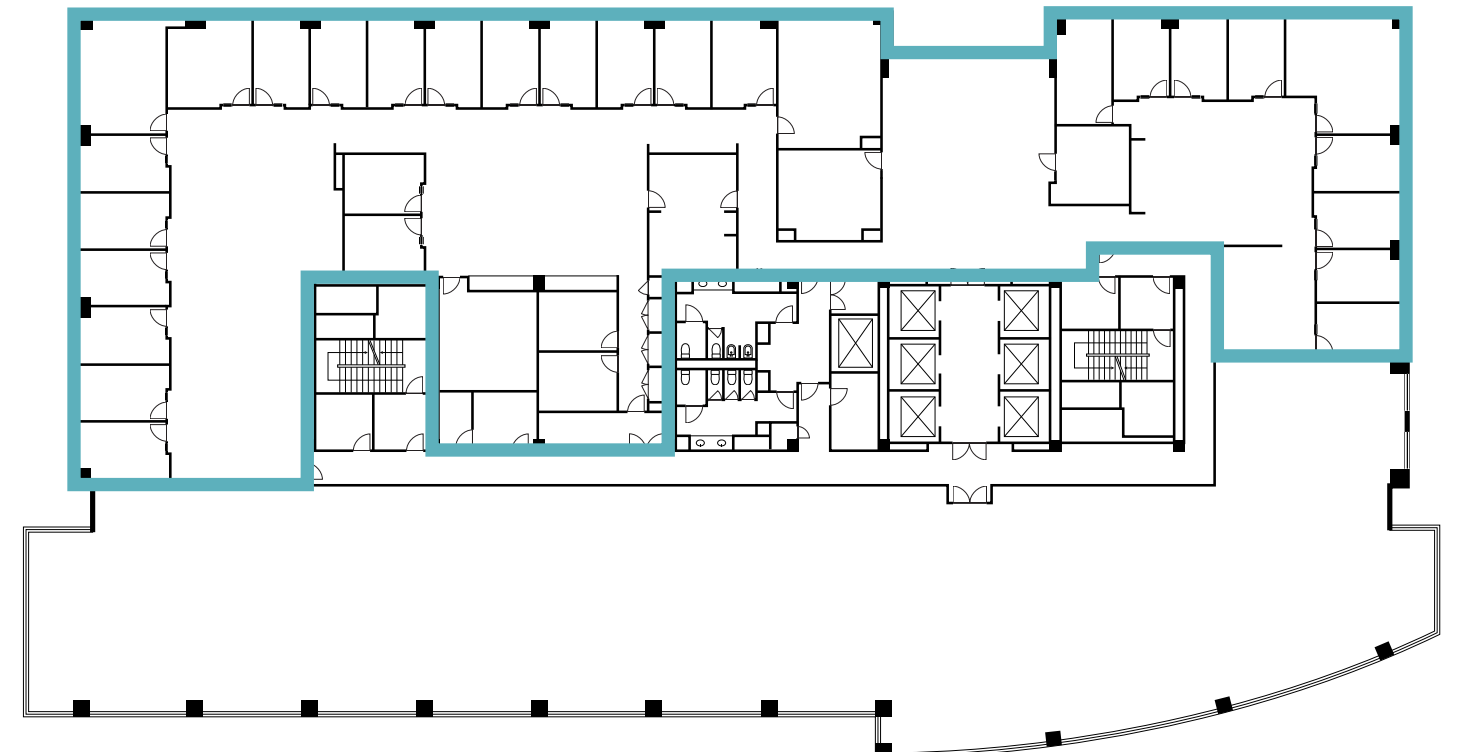


- 2 CONFERENCE ROOMS
- BREAK AREA
- 3 PHONE ROOMS
- OPEN OFFICE
- STORAGE ROOM

## SUITE 1400 PLAN

AVAILABLE 12/1/2024

±16,700 RSF



- 28 OFFICES
- 3 CONFERENCE ROOMS
- BREAK ROOM
- IT/SERVER ROOM
- COPY/STORAGE ROOM

# 225 W. SANTA CLARA

SAN JOSE

## FOR MORE INFORMATION, PLEASE CONTACT:

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