



THREE 3 THREE

**333 W. SANTA CLARA STREET, SAN JOSE**

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 **CUSHMAN &  
WAKEFIELD**

## PROJECT HIGHLIGHTS



Class A, 12-Story Highrise Office Building with Market Ready Spaces



Upgraded Modern Lobby!



Modern Fitness Center with Showers on the Third Floor



Walking Distance to San Pedro Square



Superior Downtown Location  
Steps Away from Restaurants, Hotels, Caltrain & Light Rail



609 Parking Spaces - Best Parking Ratio in All of Downtown



4th Floor Post Office Facility with Daily Delivery & Pickup



Security On-Site



Easy Access to Highway 87 & 280



3rd Floor Café with Catering Services



Energy Efficient "Smart" Building & Energy Star Certified



Local Ownership and On-Site Property Management



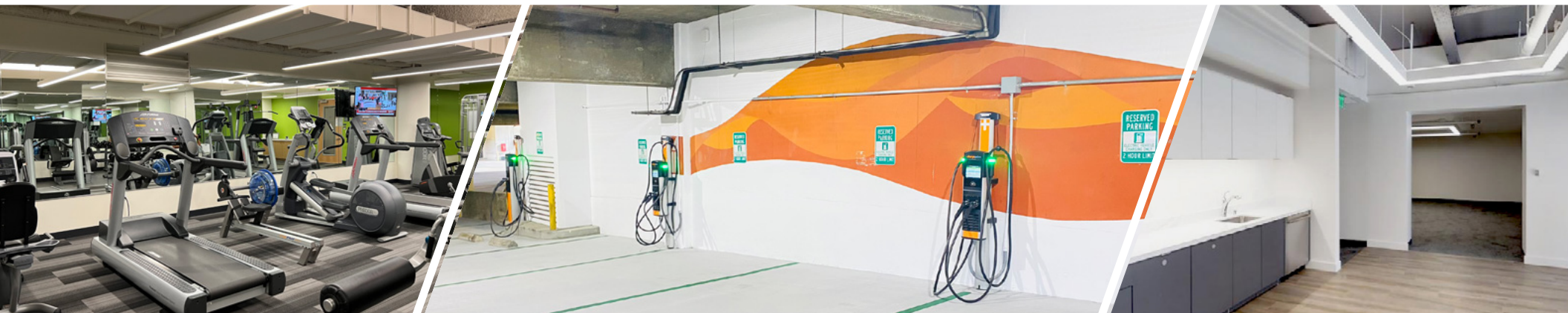
New EV Charging Stations & 4/1000 Parking



## CURRENT AVAILABILITY

3

SUITE	SIZE	AVAILABLE	COMMENTS
110	±8,934 SF	Now	New Finishes - 7 Private Offices, 1 Conference Room, Expansive Open Area, Modern Kitchen, Eyebrow Signage Available, 2-Story Glass Lobby & 5 Dedicated Parking Stalls
200	±10,447 SF	Now	Market Ready - LED Lighting, 2 Offices, Work Room, Open Ceiling Kitchen, Lounge/Meeting Area, Direct Access to Visitor Parking & 15 Dedicated Parking Stalls
220	±6,851 SF	8/1/26	Lobby, 8 Private Offices, 3 Conference Rooms, Kitchen
600	±3,116 SF	Now	Market Ready - LED Lighting, 3 Private Offices, 1 Conference Room, Modern Kitchen & Lobby
610	±1,978 SF	Now	LED Lighting, 4 Private Offices, 2 Conference Rooms, Storage Area & Kitchen
614	±3,337 SF	Now	Enclosed Lobby, 1 Conference Room, 3 Offices, Open Office Area, Server Room, & Large Open Kitchen
618	±1,498 SF	Now	Lobby, Kitchen, 1 Conference Room & 2 Offices
730	±4,855 SF	Now	Market Ready - Glass Double Doors, 3 Private Offices, 2 Conference Rooms, Server/IT Room, Open Kitchen & Double Glass Door Entry
750	±4,845 SF	Now	12 Private Offices, Large Conference Room, Lobby, Kitchen, Wet Bar, IT/Server, Storage, Corner Glass Line
760	±4,152 SF	Now	9 Private Offices, 2 Conference Rooms, Modern Break Room, Upgraded Glass Lobby & New Finishes
910	± 3,912 SF	Now	6 Private Offices, 2 Conference Rooms, Meeting Room, New Break Room & Large Server Room
950	±3,218 SF	Now	Market Ready - LED Lighting, 3 Private Offices, 2 Conference Rooms, Work Room, Modern Kitchen & Lobby



**MODERN  
LOBBY &  
COMMON  
CONFERENCE  
ROOM**



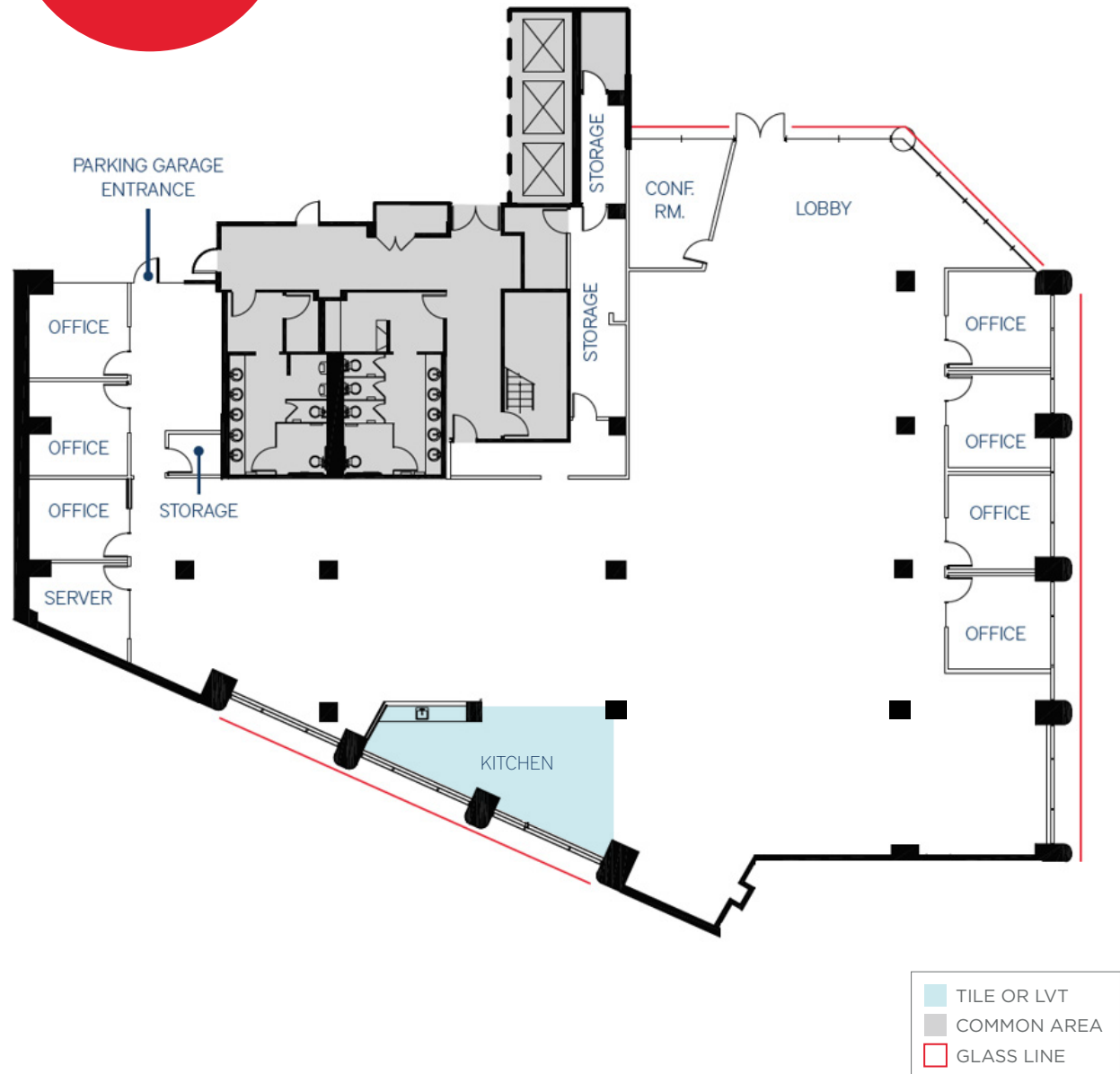
**5**  
**DEDICATED**  
**PARKING**  
**STALLS**

**3**

## FLOOR PLAN

Suite 110: ±8,934 SF  
Available Now

- New Finishes
- 7 Private Offices
- 1 Conference Room
- Expansive Open Area
- Modern Kitchen
- Eyebrow Signage Available
- 2-Story Glass Lobby



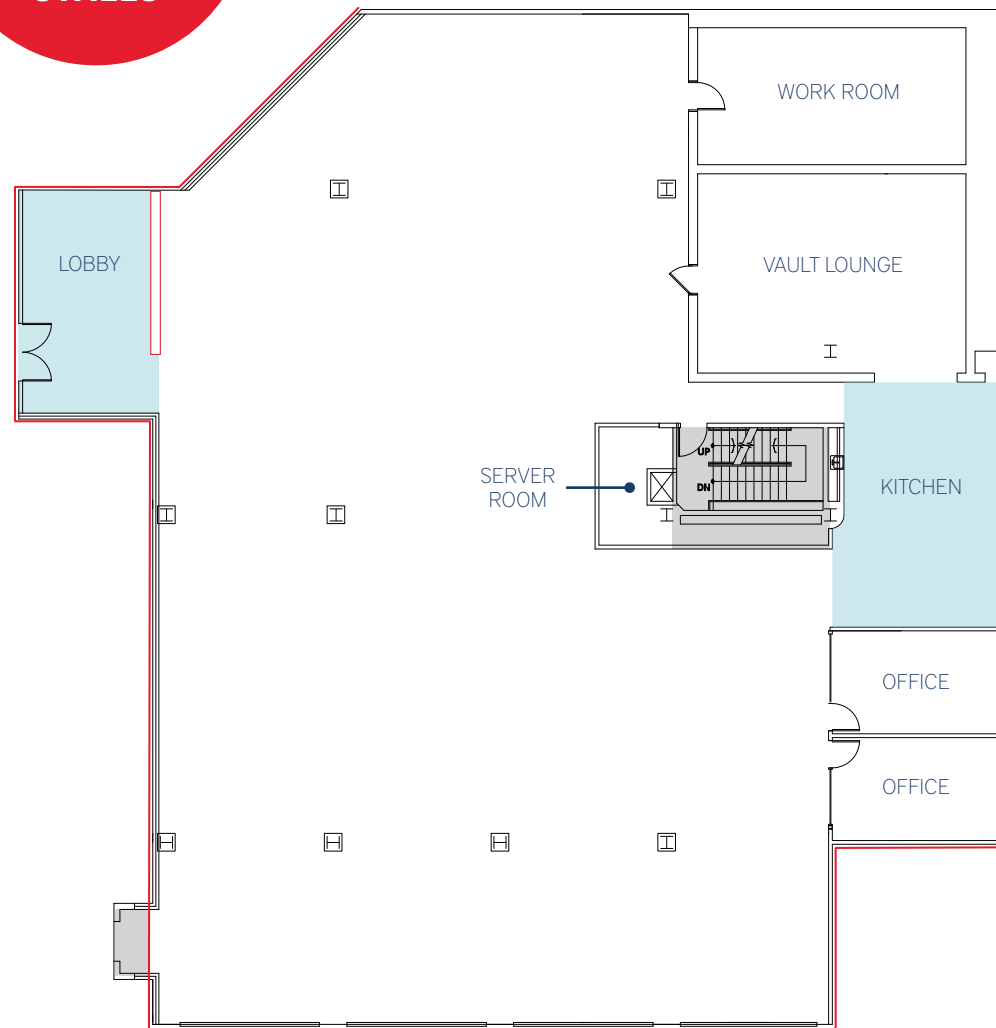
# FLOOR PLAN

Suite 200: ±10,447 SF  
Available Now

- Market Ready - LED Lighting
- 2 Offices
- Work Room
- Open Ceiling Kitchen
- Lounge/Meeting Area
- Direct Access to Visitor Parking

15  
DEDICATED  
PARKING  
STALLS

3

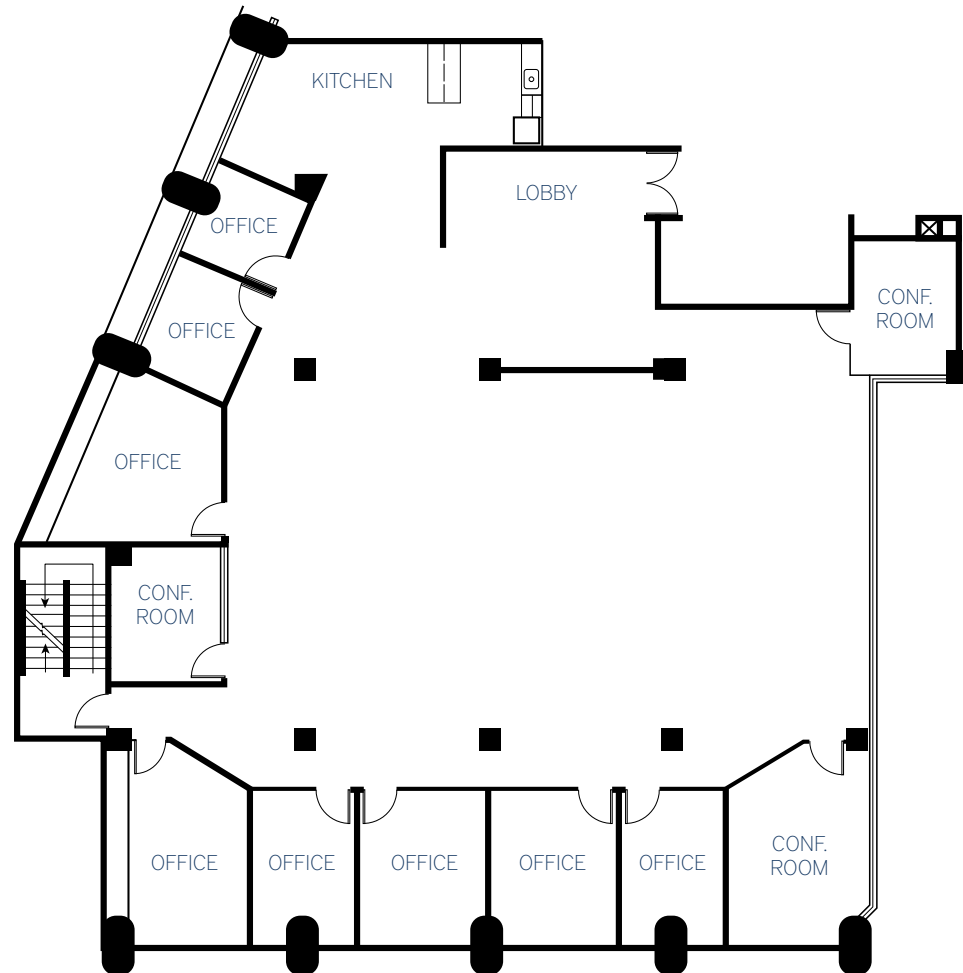


TILE OR LVT  
COMMON AREA  
GLASS LINE

## FLOOR PLAN

Suite 220: ±6,851 SF  
Available 8/1/2026

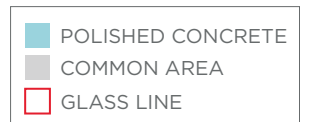
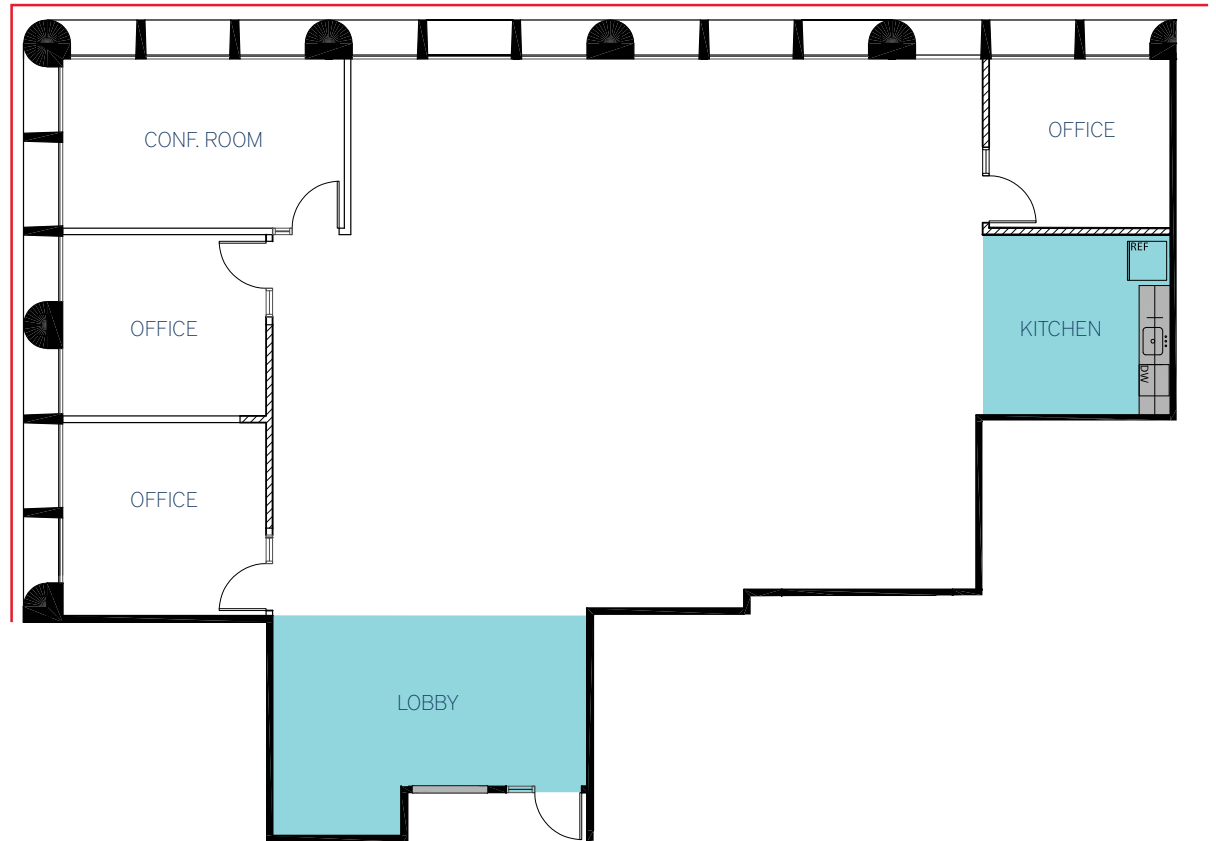
- Lobby
- 8 Private Offices
- 3 Conference Rooms
- Kitchen



## FLOOR PLAN

Suite 600: ±3,116 SF  
Available Now

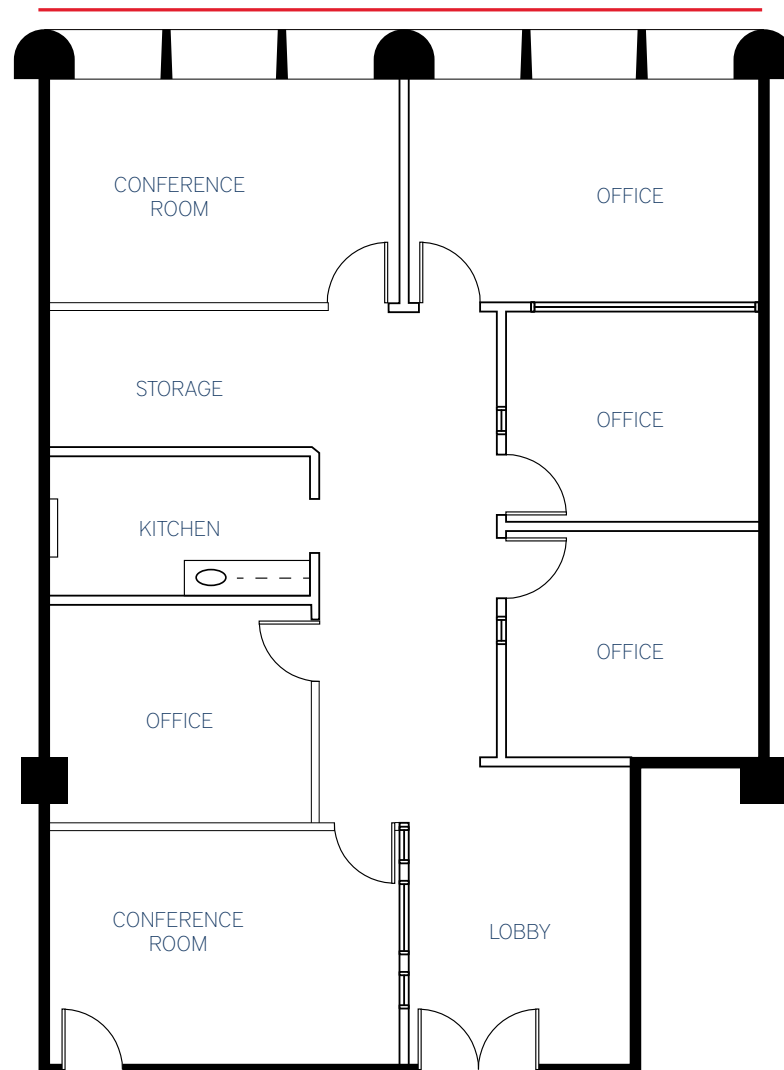
- Market Ready - LED Lighting
- 3 Private Offices
- 1 Conference Room
- Modern Kitchen
- Lobby



## FLOOR PLAN

Suite 610: ±1,978 SF  
Available Now

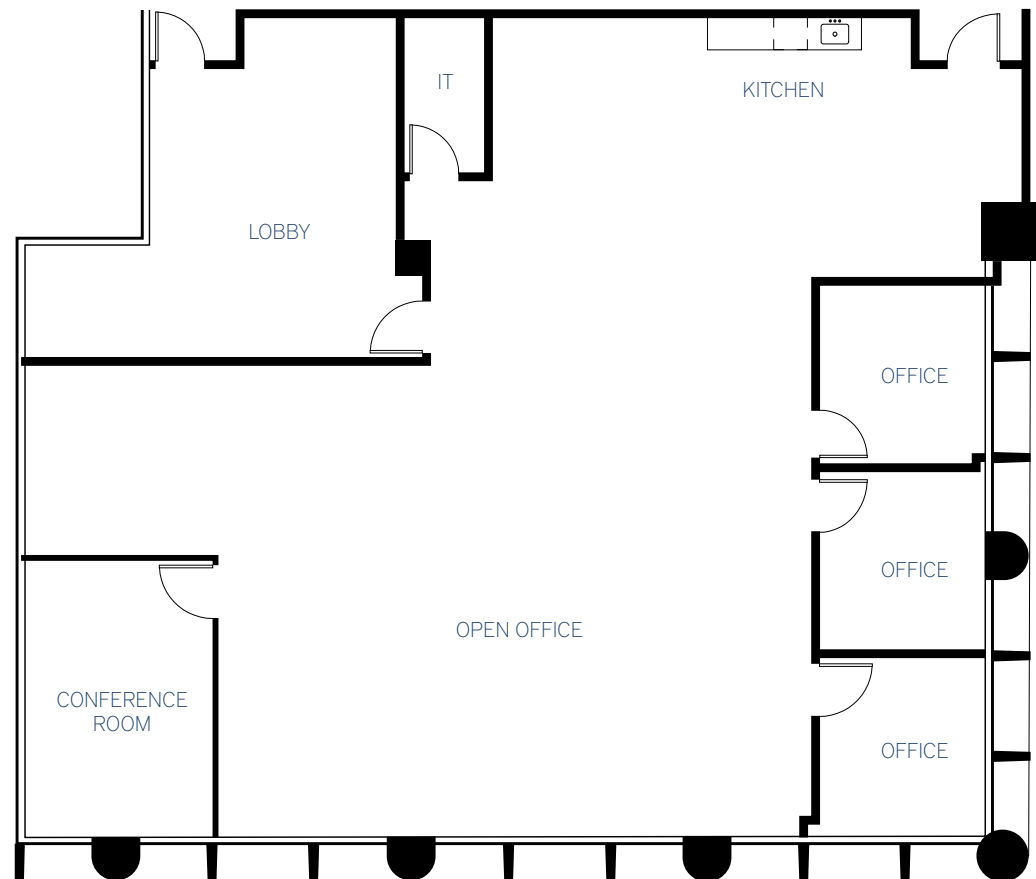
- LED Lighting
- 4 Private Offices
- 2 Conference Rooms
- Storage Area
- Kitchen



## FLOOR PLAN

Suite 614: ±3,337 SF  
Available Now

- Enclosed Lobby
- 1 Conference Room
- 3 Offices
- Open Area
- Server Room
- Large Open Kitchen

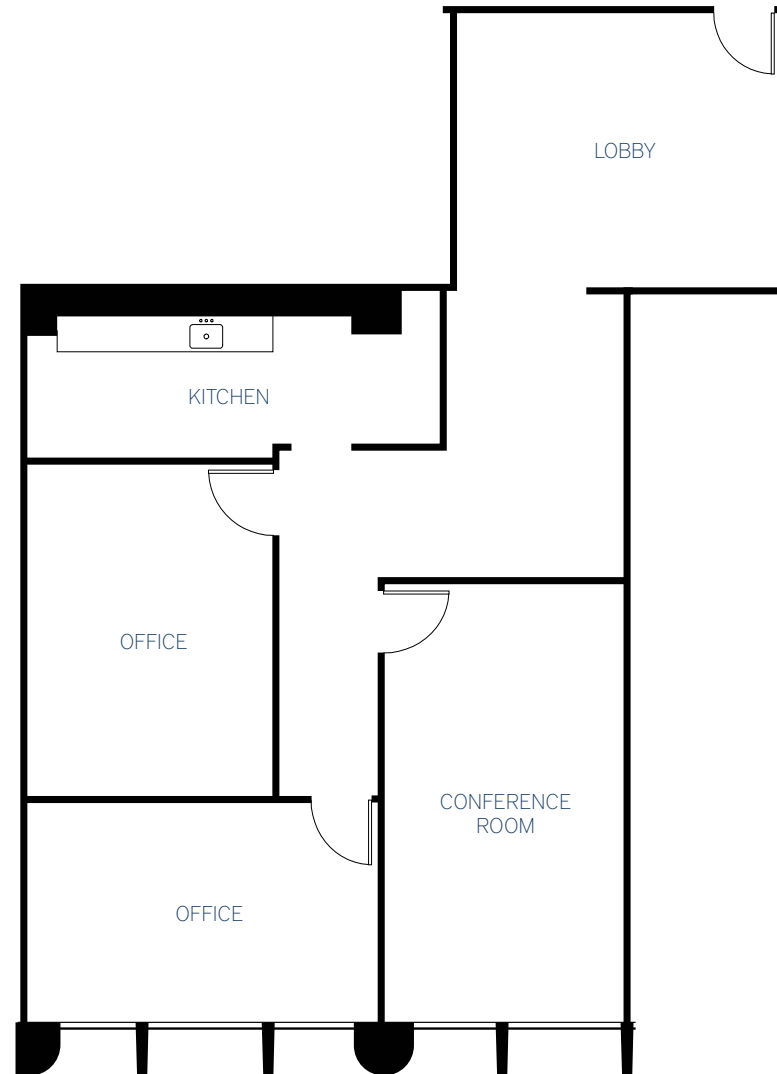


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## FLOOR PLAN

Suite 618:  $\pm 1,498$  SF  
Available Now

- Lobby
- Kitchen
- 1 Conference Room
- 2 Offices

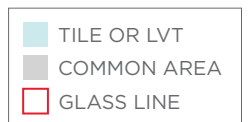
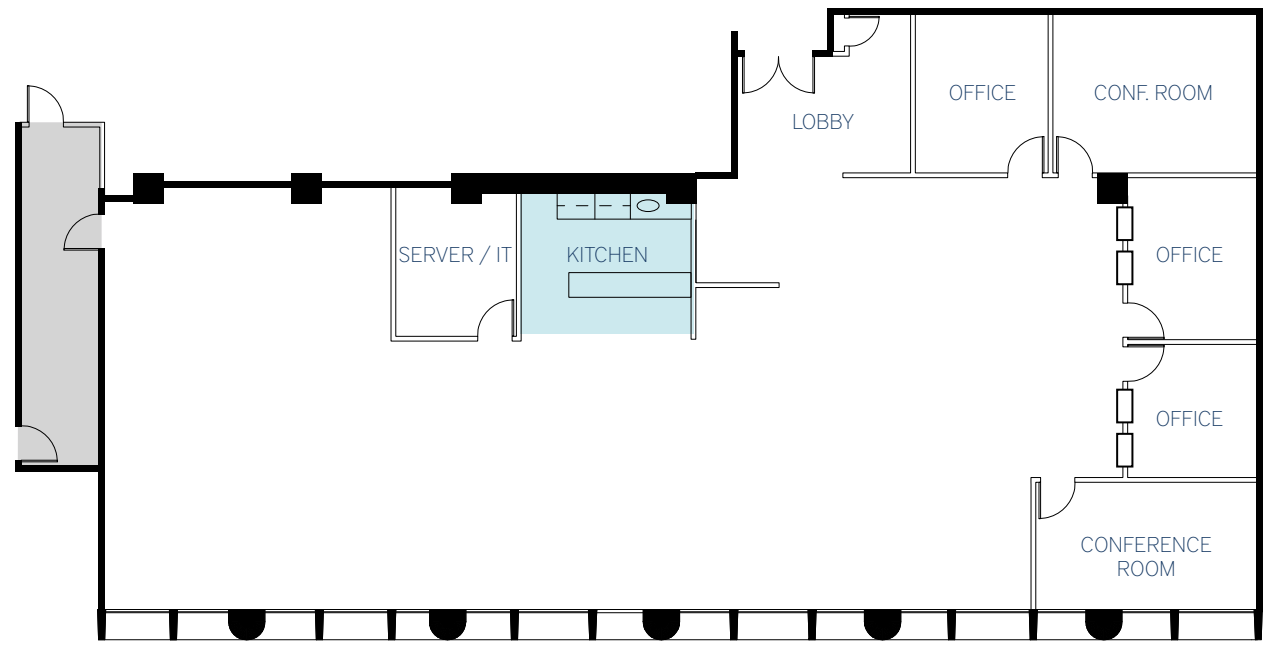


# 3

## FLOOR PLAN

Suite 730: ±4,855 SF  
Available Now

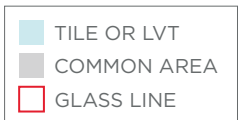
- Market Ready
- Glass Double Doors
- 3 Private Offices
- 2 Conference Rooms
- Server / IT Room
- Open Kitchen
- Double Glass Door Entry



## FLOOR PLAN

Suite 750: ±4,845 SF  
Available Now

- Lobby
- Large Conference Room
- 12 Offices
- Kitchen
- Wet Bar
- IT/Server
- Storage
- Corner Glass Line

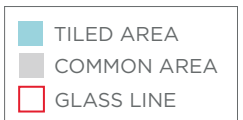


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## FLOOR PLAN

Suite 760: ±4,152 SF  
Available Now

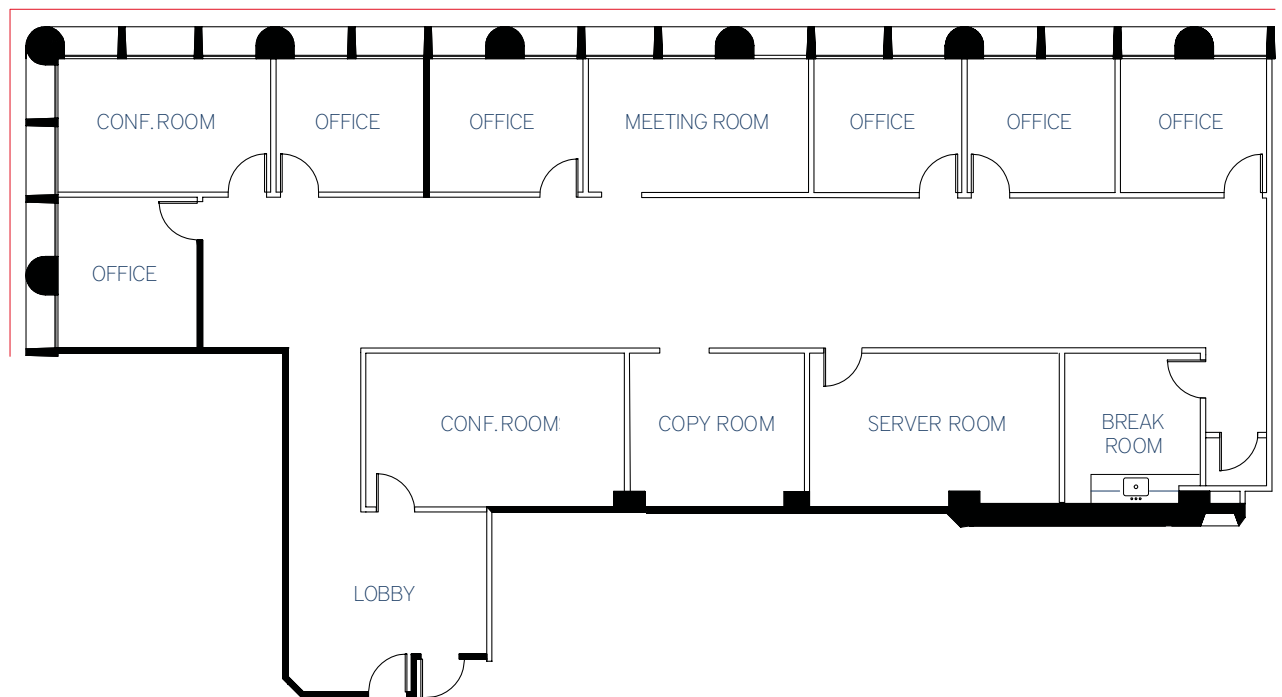
- 9 Private Offices
- 2 Conference Rooms
- Modern Break Room
- Upgraded Glass Lobby
- New Finishes



## FLOOR PLAN

Suite 910: ±3,912 SF  
Available Now

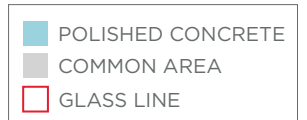
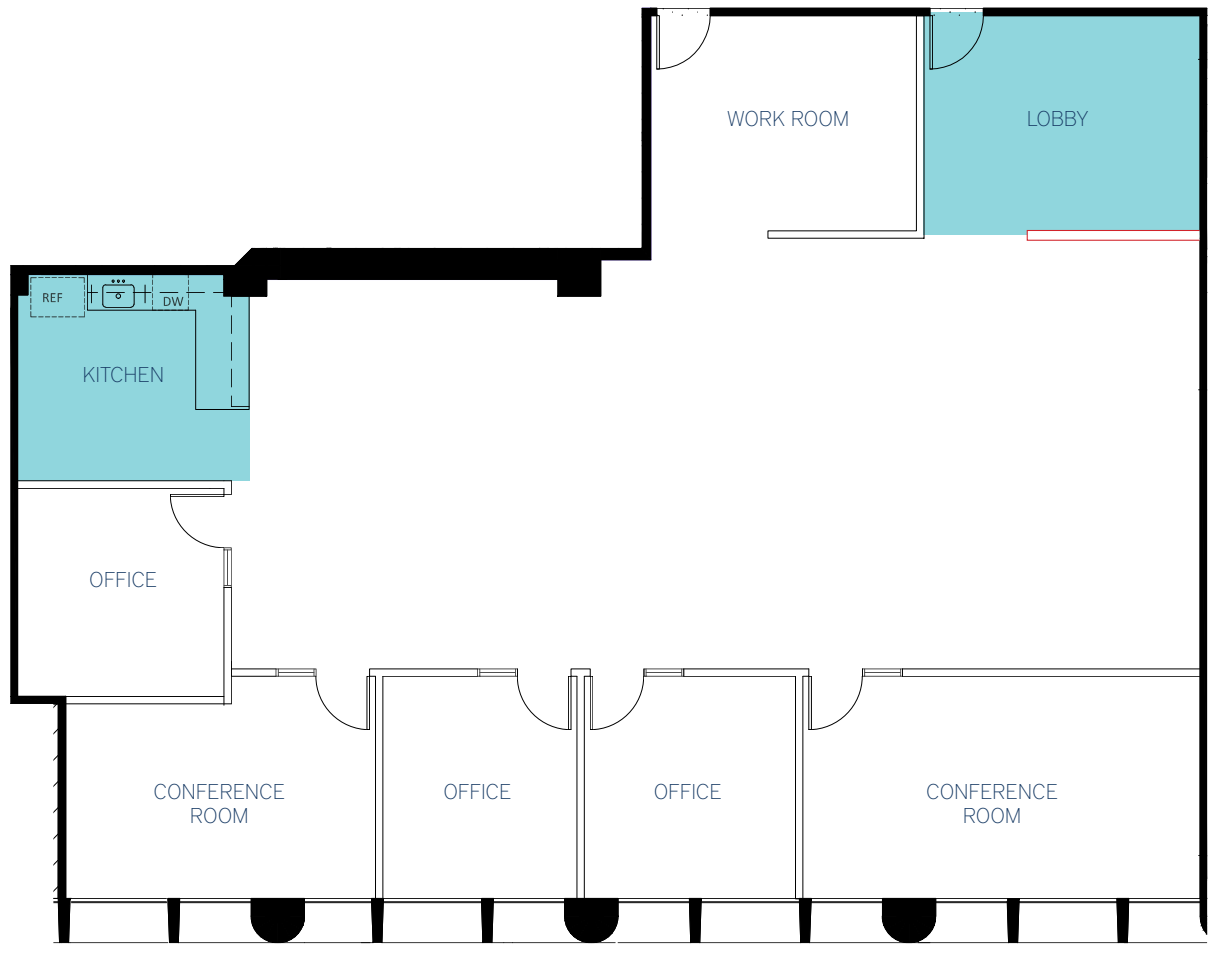
- 6 Private Offices
- 2 Conference Rooms
- Meeting Room
- New Break Room
- Large Server Room



## FLOOR PLAN

Suite 950: ±3,218 SF  
Available Now

- Market Ready – LED Lighting
- 3 Private Offices
- 2 Conference Rooms
- Work Room
- Modern Kitchen
- Lobby



# 3

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- The map illustrates the 3rd District of San Jose, California, and its proximity to the VTA Light Rail system. Key features include:
- Geographic Orientation:** The map shows the city's layout with major streets like N. River Street, Almaden Avenue, and Market Street. It also indicates directions to San Jose International Airport, San Jose Center, and Diridon Station.
  - Parks and Landmarks:** Several parks are highlighted in green, including McEnery Park, St. James Park, San Pedro Square, and Plaza de Cesar Chavez.
  - VTA Light Rail:** The light rail line is shown as a purple dashed line running through the district. Stations are marked with orange bicycle icons, and specific locations are numbered with blue circles (1-46).
  - District Identification:** A large red circle with the number '3' is placed in the upper left, identifying the 3rd District.

# TRANSPORTATION MAP

## CALTRAIN DIRIDON STATION



8 Minute Walk



3 Minute Scooter Ride






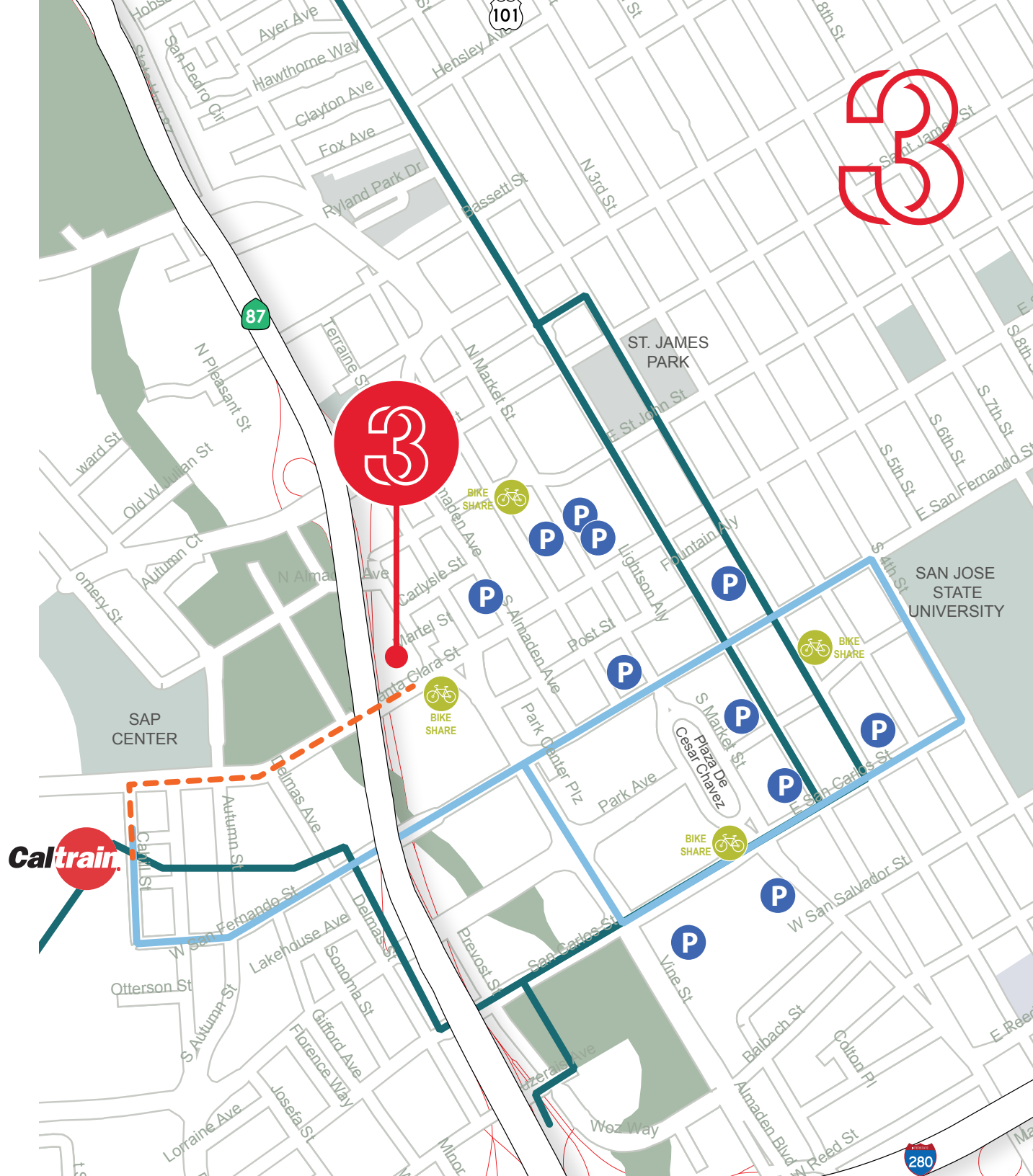
3 Minute Drive



### AIRPORT DRIVE TIMES

8 Min. Drive to San Jose Airport  
30 Min. Drive to SFO

-  VTA Light Rail
-  SH Shuttle Route
-  Walking Path





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