



333 W. SANTA CLARA STREET, SAN JOSE

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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



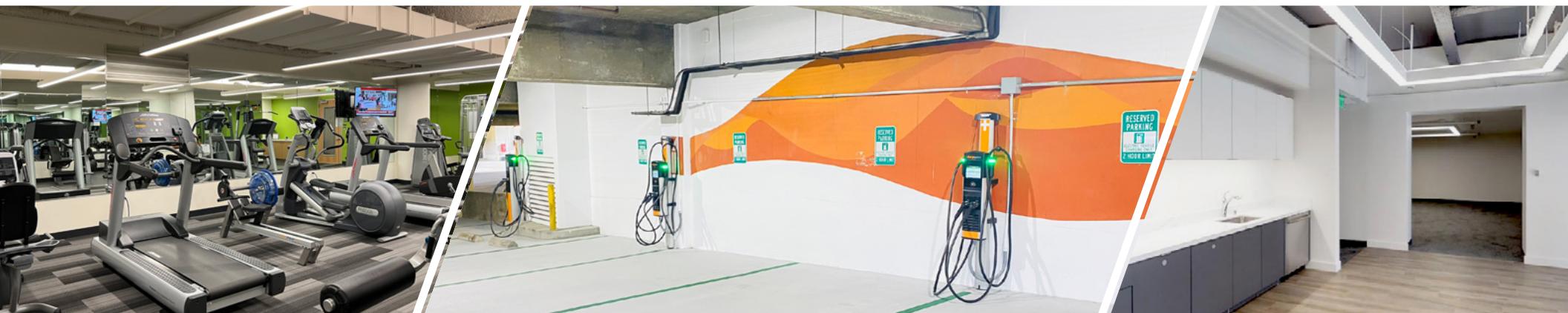
New EV Charging Stations & 4/1000 Parking





CURRENT AVAILABILITY

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



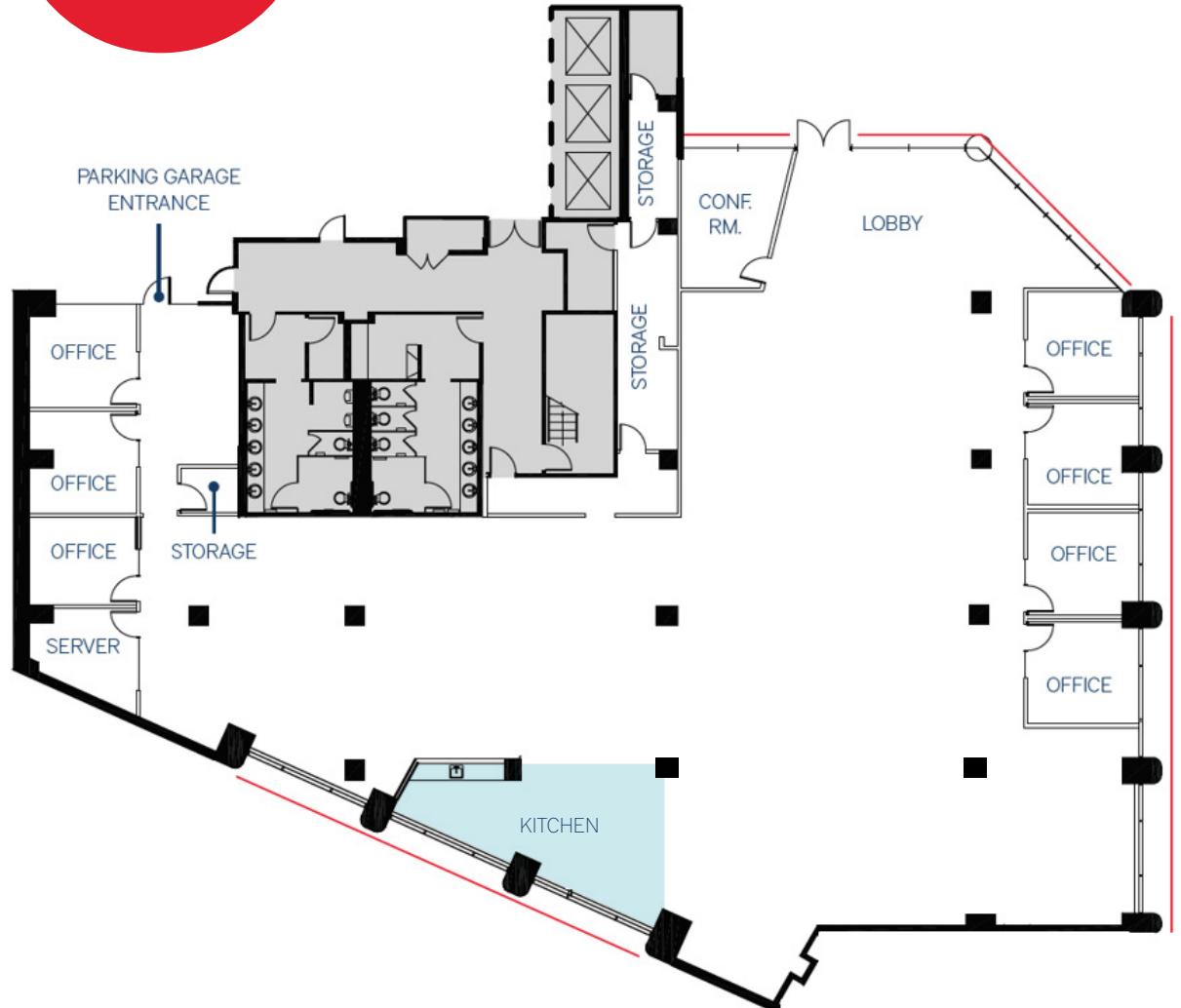
FLOOR PLAN

Suite 110: $\pm 8,934$ SF
Available Now

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

5
DEDICATED
PARKING
STALLS

3



TILE OR LVT
COMMON AREA
GLASS LINE

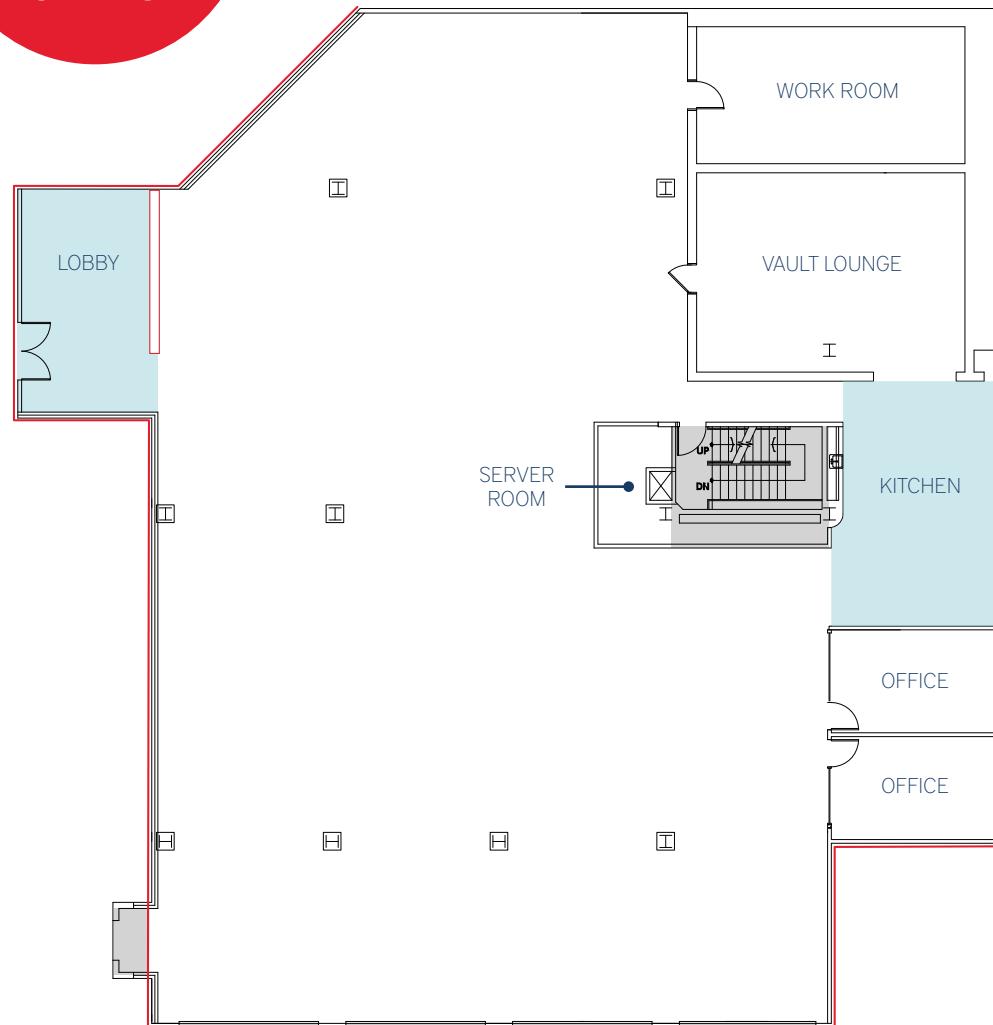
FLOOR PLAN

Suite 200: $\pm 10,447$ 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



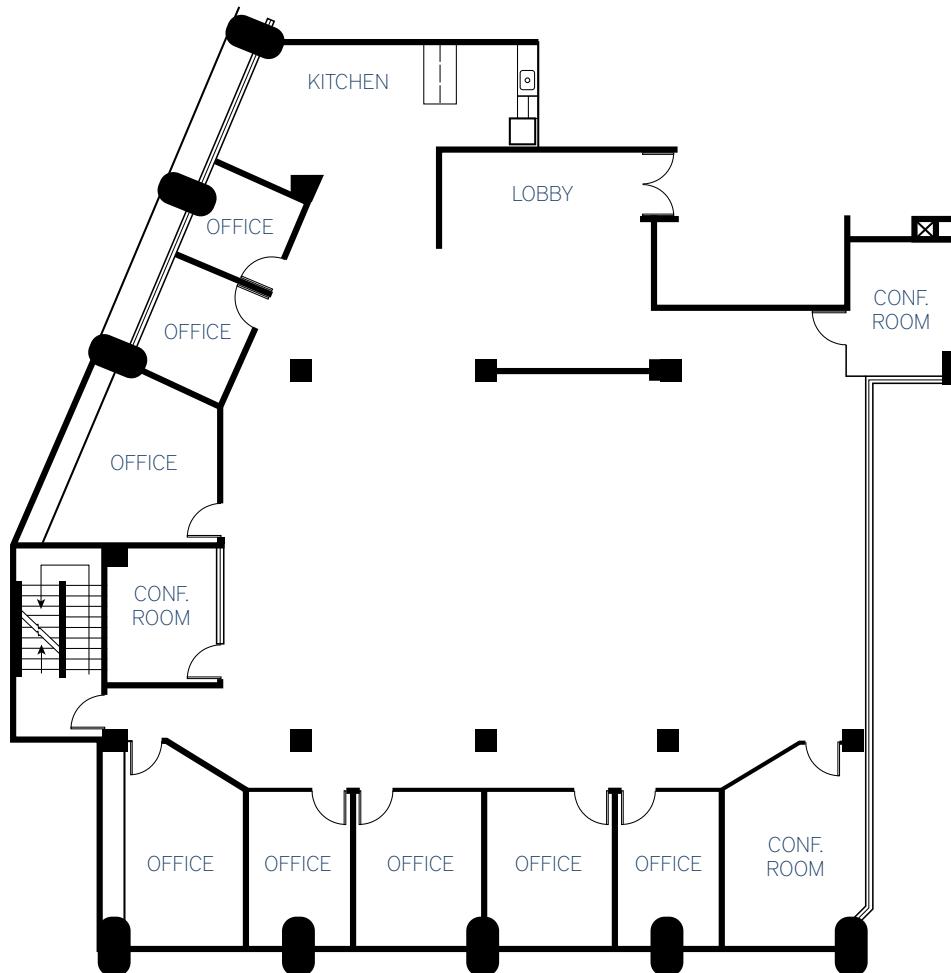
TILE OR LVT
COMMON AREA
GLASS LINE

3

FLOOR PLAN

Suite 220: $\pm 6,851$ SF
Available 8/1/2026

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



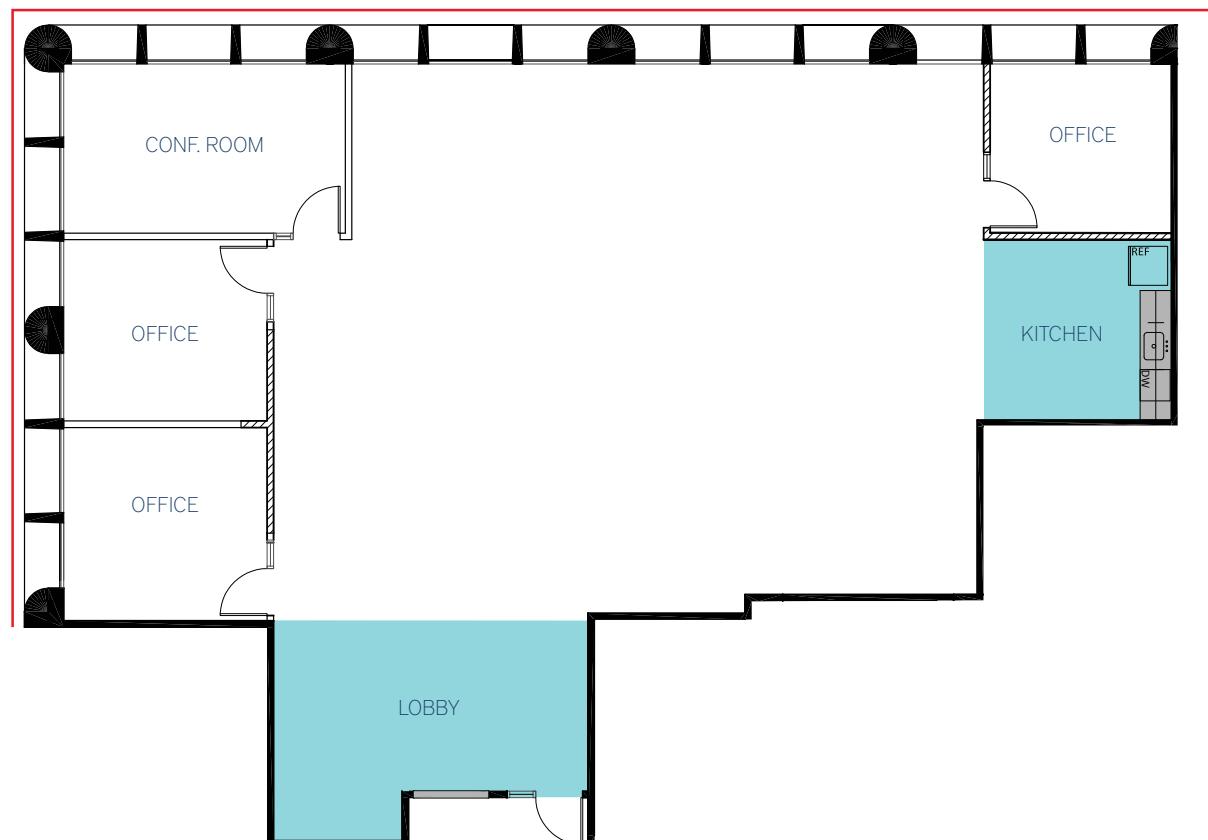
3

FLOOR PLAN

Suite 600: $\pm 3,116$ SF

Available Now

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

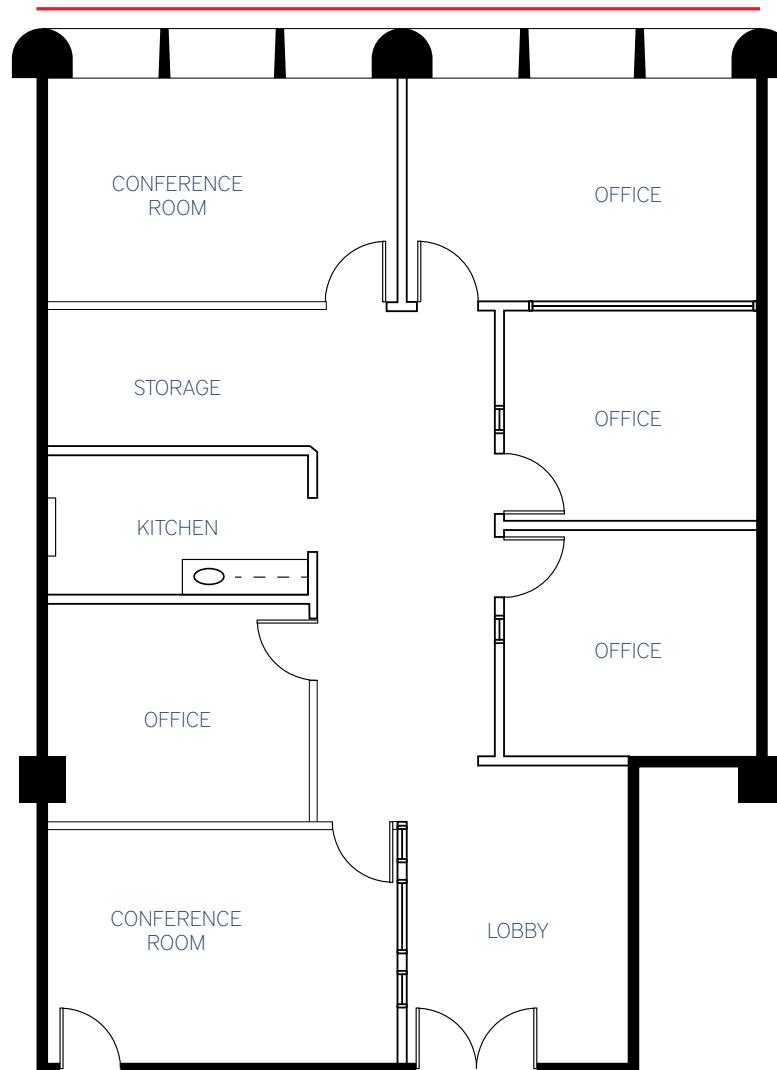


■	POLISHED CONCRETE
■	COMMON AREA
■	GLASS LINE

FLOOR PLAN

Suite 610: $\pm 1,978$ SF
Available Now

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



COMMON AREA
GLASS LINE

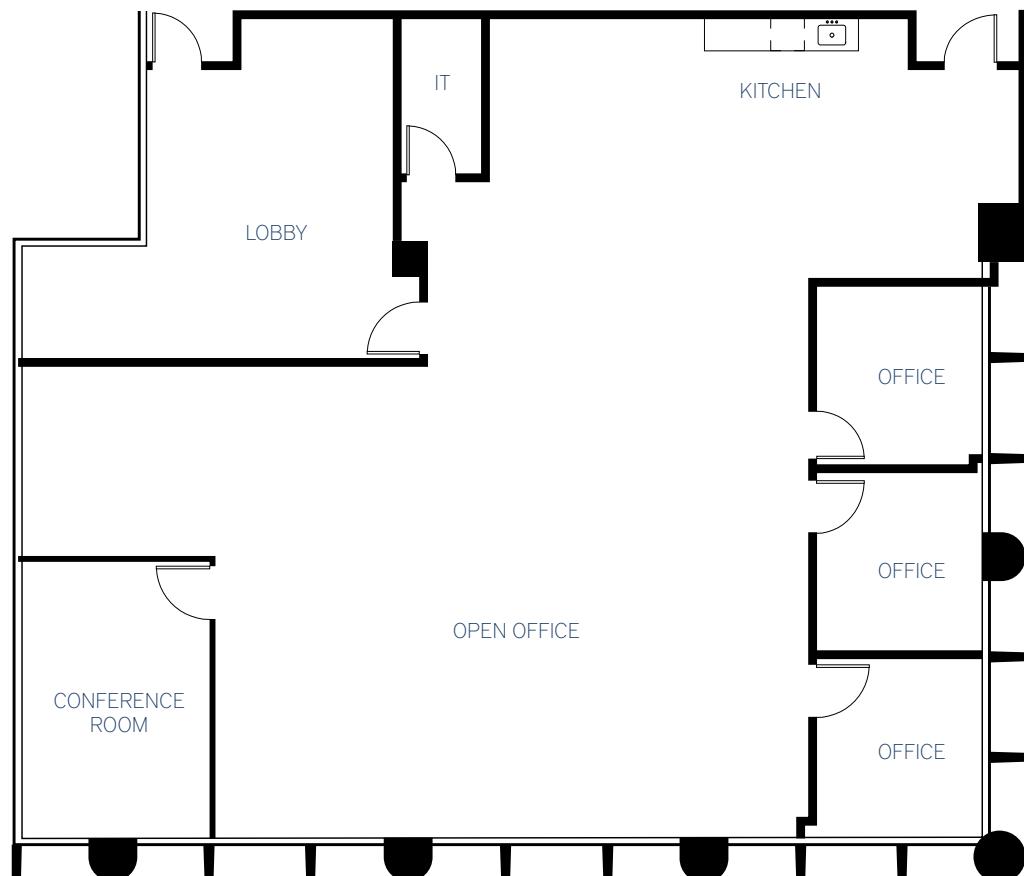
3

FLOOR PLAN

Suite 614: ±3,337 SF

Available Now

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



COMMON AREA
GLASS LINE

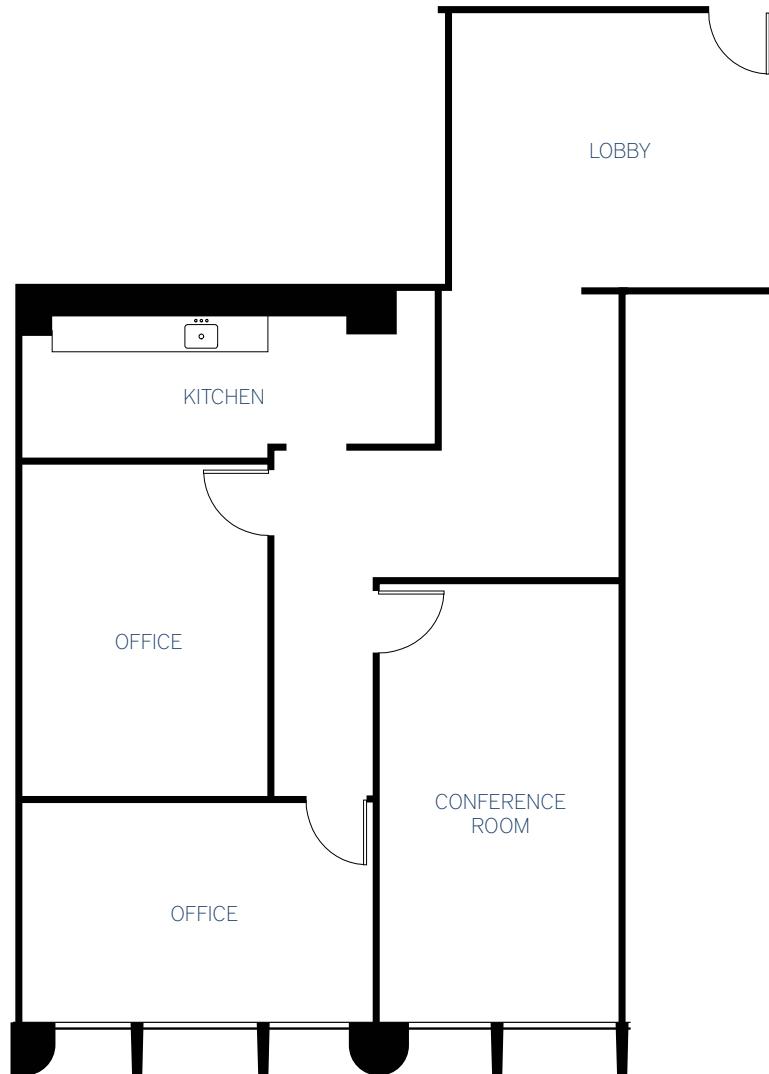
3

FLOOR PLAN

Suite 618: $\pm 1,498$ SF

Available Now

- Lobby
- Kitchen
- 1 Conference Room
- 2 Offices



COMMON AREA
GLASS LINE

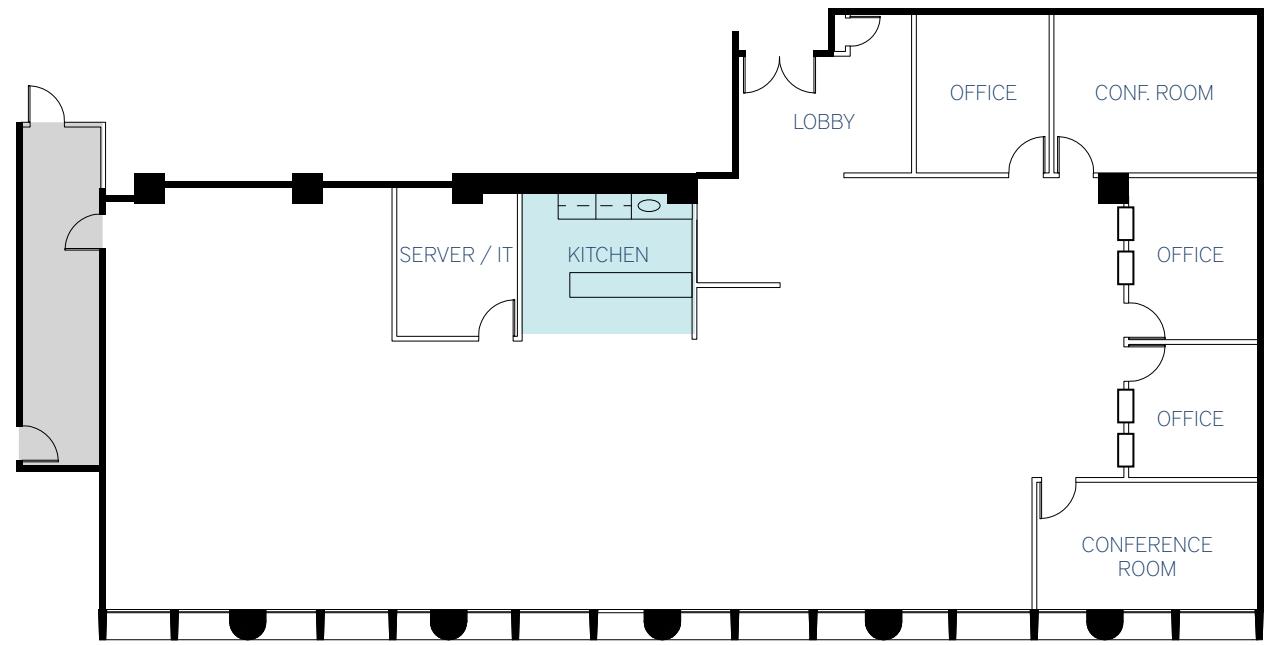
3

FLOOR PLAN

Suite 730: $\pm 4,855$ SF

Available Now

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



TILE OR LVT
COMMON AREA
GLASS LINE

3

FLOOR PLAN

Suite 750: $\pm 4,845$ SF

Available Now

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



TILE OR LVT
COMMON AREA
GLASS LINE

3

FLOOR PLAN

Suite 760: $\pm 4,152$ SF

Available Now

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



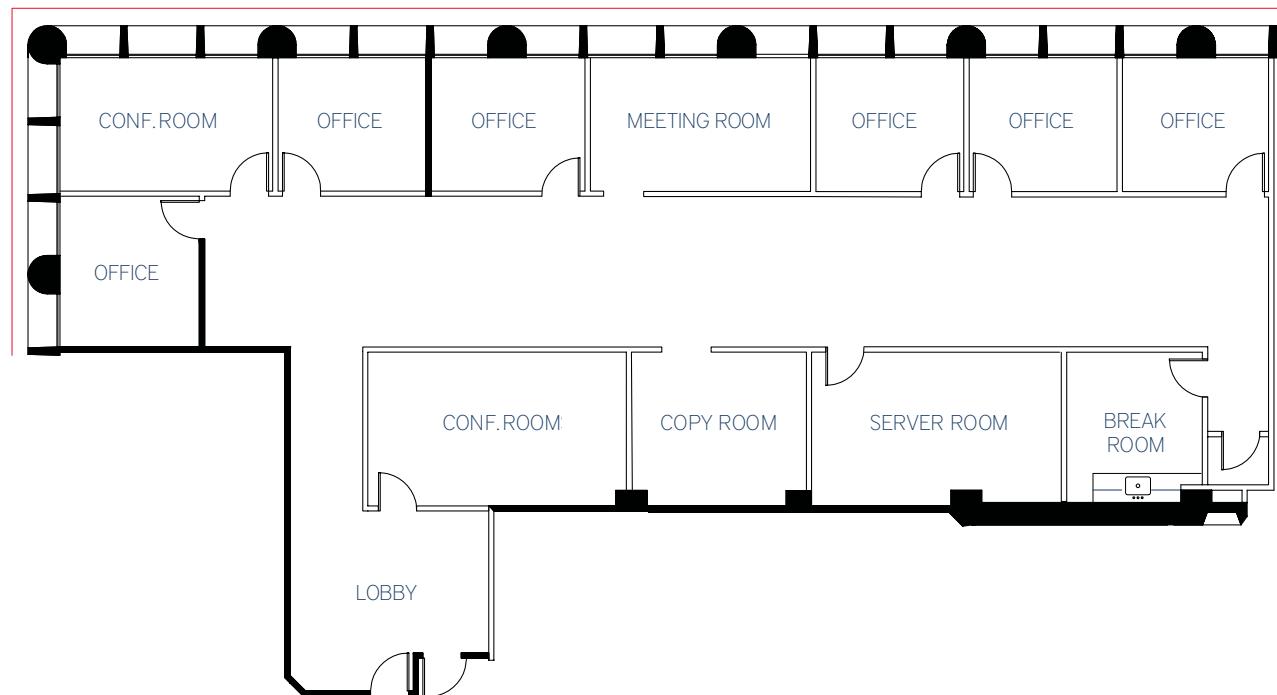
■	TILED AREA
■	COMMON AREA
■	GLASS LINE

3

FLOOR PLAN

**Suite 910: ±3,912 SF
Available Now**

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



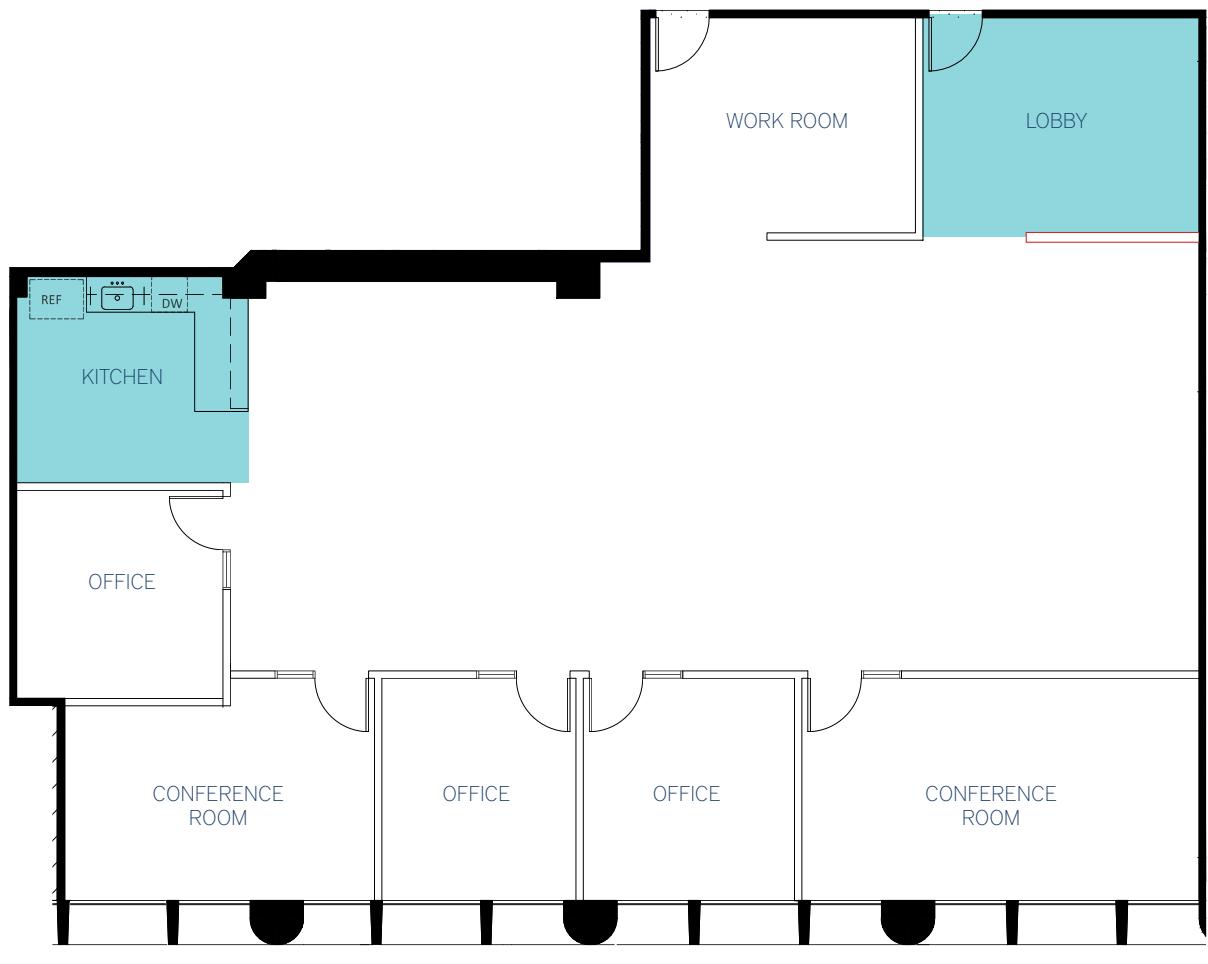
- COMMON AREA
- GLASS LINE

3

FLOOR PLAN

Suite 950: $\pm 3,218$ SF
Available Now

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



■	POLISHED CONCRETE
■	COMMON AREA
■	GLASS LINE

NEARBY AMENITIES

3



SEE

1. San Pedro Square Market
2. SAP Center
3. McEnery Convention Center
4. The Tech Museum
5. San Jose Improv Comedy Club



STAY

6. Signia Hilton
7. The DeAnza Hotel
8. Hilton San Jose
9. San Jose Marriott



EAT & DRINK

10. San Pedro Bistro & Wine Bar
11. Pastelaria Adega
12. Chipotle
13. Original Gravity Public House
14. Mezcal
15. Rookies Sports Grill
16. Loft Bar & Bistro
17. Fahrenheit Restaurant & Lounge
18. Piology Pizzeria
19. SmokeEaters Hot Wings
20. Muchos!
21. HoM Korean Kitchen
22. Starbucks
23. Subway
24. Scott's Seafood
25. 4th Street Pizza
26. Liquid Restaurant & Lounge
27. El Agave Mexican Grill
28. Ike's Love and Sandwiches
29. Angelou's Mexican Grill
30. Cafe Eden
31. La Victoria
32. Starbucks
33. Nick the Greek
34. Peet's
35. Olla Cocina
36. Grill on the Alley
37. Morten's
38. Sushi Confidential
39. Serious Dumplings
40. Pono Grill Hawaiian
41. Voyager Coffee
42. SP2
43. The Brit
44. Opa!



BANK

45. Chase
46. Umpqua

— LIGHT RAIL
BIKE SHARE



TRANSPORTATION MAP

CALTRAIN DIRIDON STATION



8 Minute Walk



3 Minute Scooter Ride



3 Minute Drive



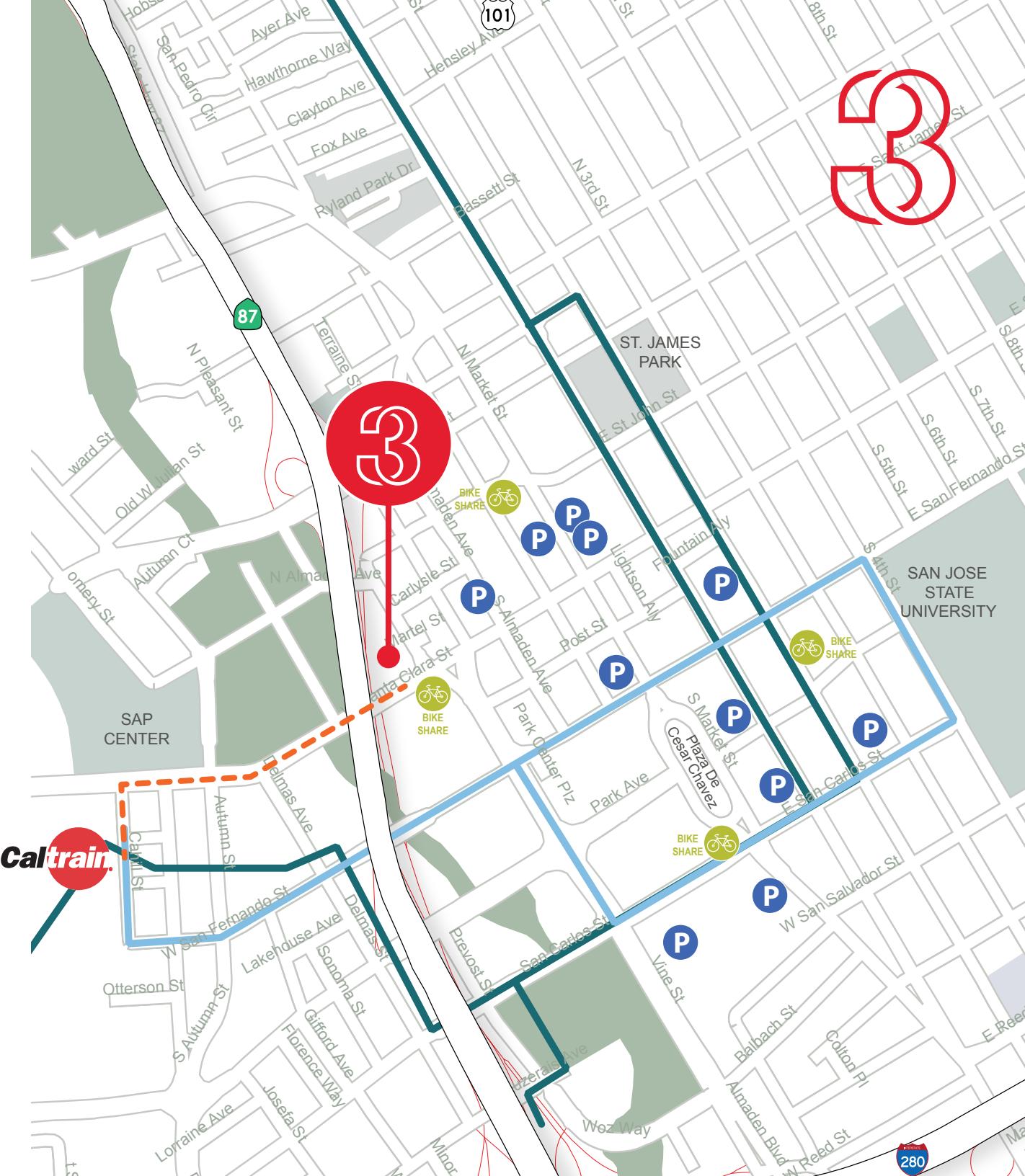
AIRPORT DRIVE TIMES

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

VTA Light Rail

SH Shuttle Route

Walking Path





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