



MARKET SQUARE

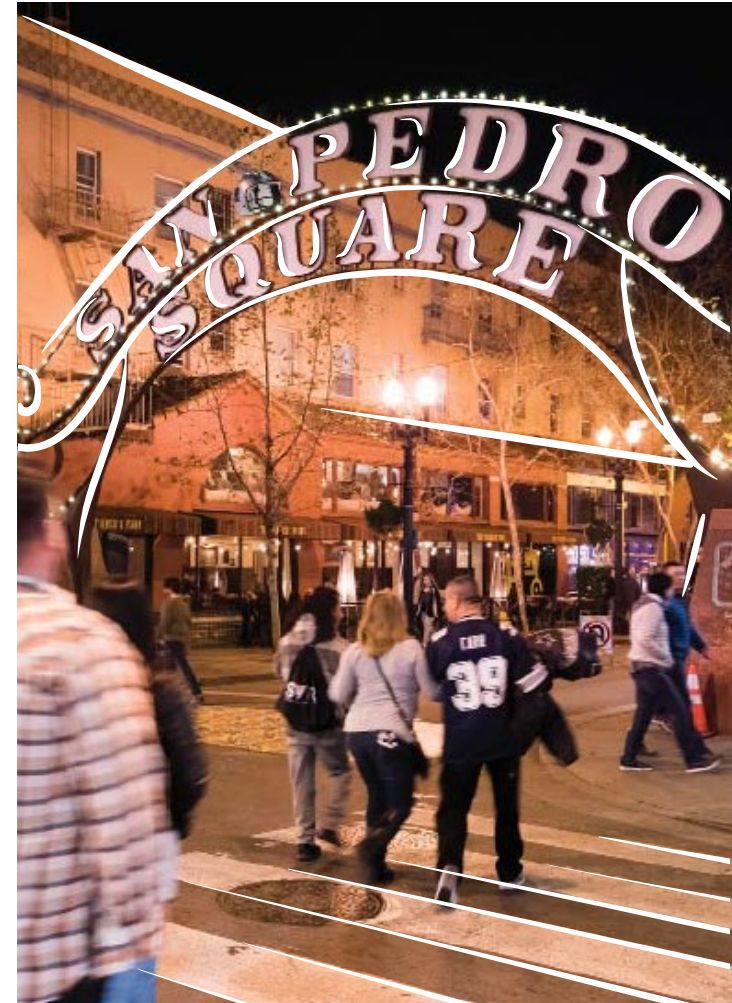


CLASS-A OPPORTUNITY



**MARKET SQUARE IS A 325,154 SF
MIXED-USE WORKPLACE
DESTINATION COMPRISED OF TWO
10 AND 12-STORY OFFICE TOWERS.**

Located at 111 North Market Street and 111 West Saint John Street with street-level retail, Market Square is situated adjacent to San Pedro Square in the heart of downtown San Jose.



PROACTIVE MANAGEMENT



MARKET SQUARE: REIMAGINED.

Market Square has been completely transformed with an emphasis on system upgrades, new building technologies and amenity additions to heighten experience and improve efficiency.

PROPERTY FEATURES:



MAJOR BUILDING & LOBBY UPGRADES



24-HOUR ON-SITE SECURITY



ON-SITE PROPERTY MANAGEMENT



BIKE LOCKERS WITH CARD-KEY ACCESS



ON-SITE FITNESS CENTER

Featuring a renovated yoga room, lockers & showers with towel service



ON-SITE CAFE AND DINING OPTIONS



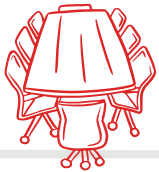
ADJACENT TO THE SAN PEDRO SQUARE MARKET

REVITALIZED EXPERIENCE

In addition to our new state of the art fitness facility and recently completed renovations, a new tenant lounge and communal conference center represent just some of the planned amenities at Market Square.



NEW AND UPCOMING ADDITIONS:



**NEW CONFERENCE ROOM
& TENANT LOUNGE - SUITE 220**



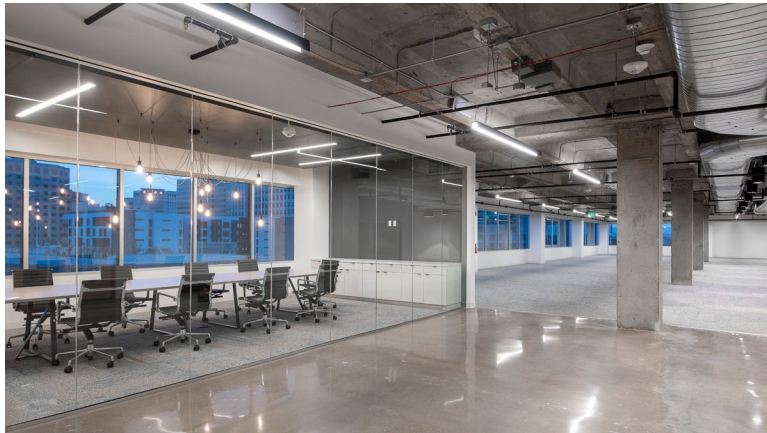
**NEW CONNECTED
OUTDOOR COURTYARD**



**REFRESHED COMMON
CORRIDORS &
ELEVATOR LOBBIES**



**UPGRADED MARKET READY
TENANT SUITES AVAILABLE**

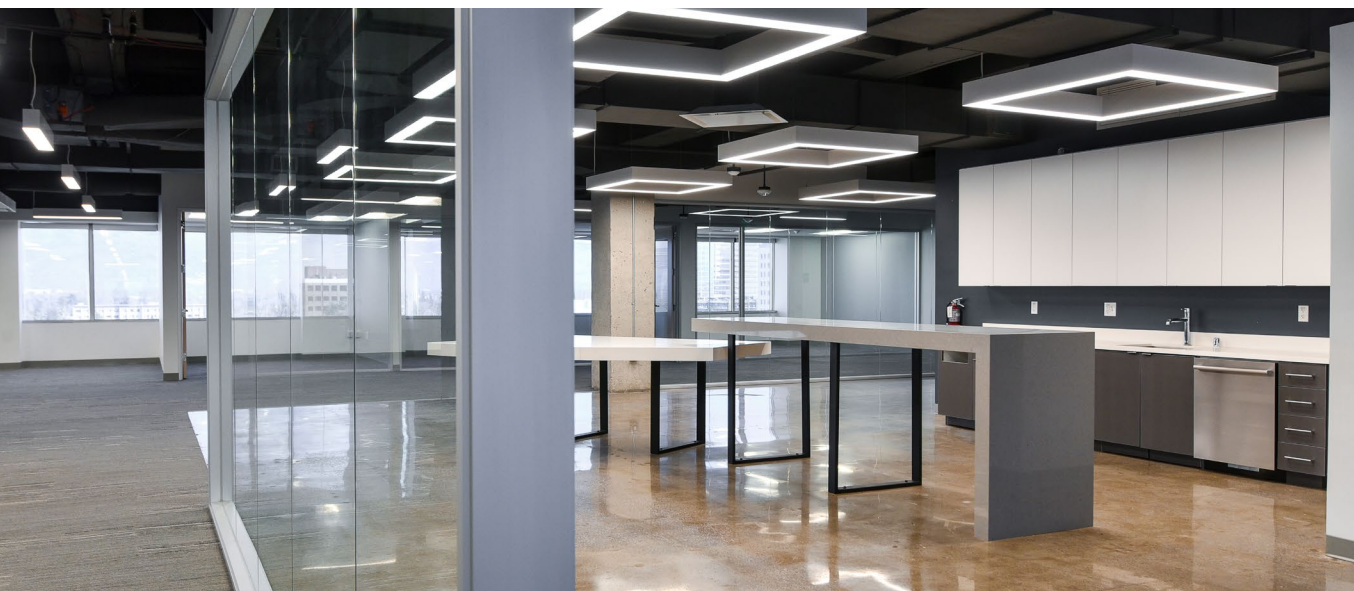


MARKET-READY SUITES



OUTFITTED TO MEET YOUR TEAM'S NEEDS –

Upgraded suites featuring high-end finishes and flexible floor plans are available for immediate occupancy at Market Square.



IN THE DOWNTOWN CORE

12 minutes to Mountain View, 20 minutes to Palo Alto and less than an hour to San Francisco – Market Square offers the opportunity to plant your roots in a workplace situated within walking distance of Diridon Station with Caltrain and the future BART extension.



CLOSE TO MAJOR FREEWAYS

Direct access to HWY 101, 87 & 280



PROXIMATE TO SAN JOSE INTERNATIONAL AIRPORT

Convenient for travel near and far



EASY ACCESS TO DIRIDON STATION

Quick walking access to Caltrain, VTA Light Rail, Amtrak, ACE and the planned BART extension



50+ DOWNTOWN LIVING OPTIONS

Everything from high-rise apartments to condos, townhomes and historic bungalows



— — — CALTRAIN LIGHT RAIL

— — — WALKING PATH

— — — VTA LIGHT RAIL

🚆 LIGHT RAIL STOPS



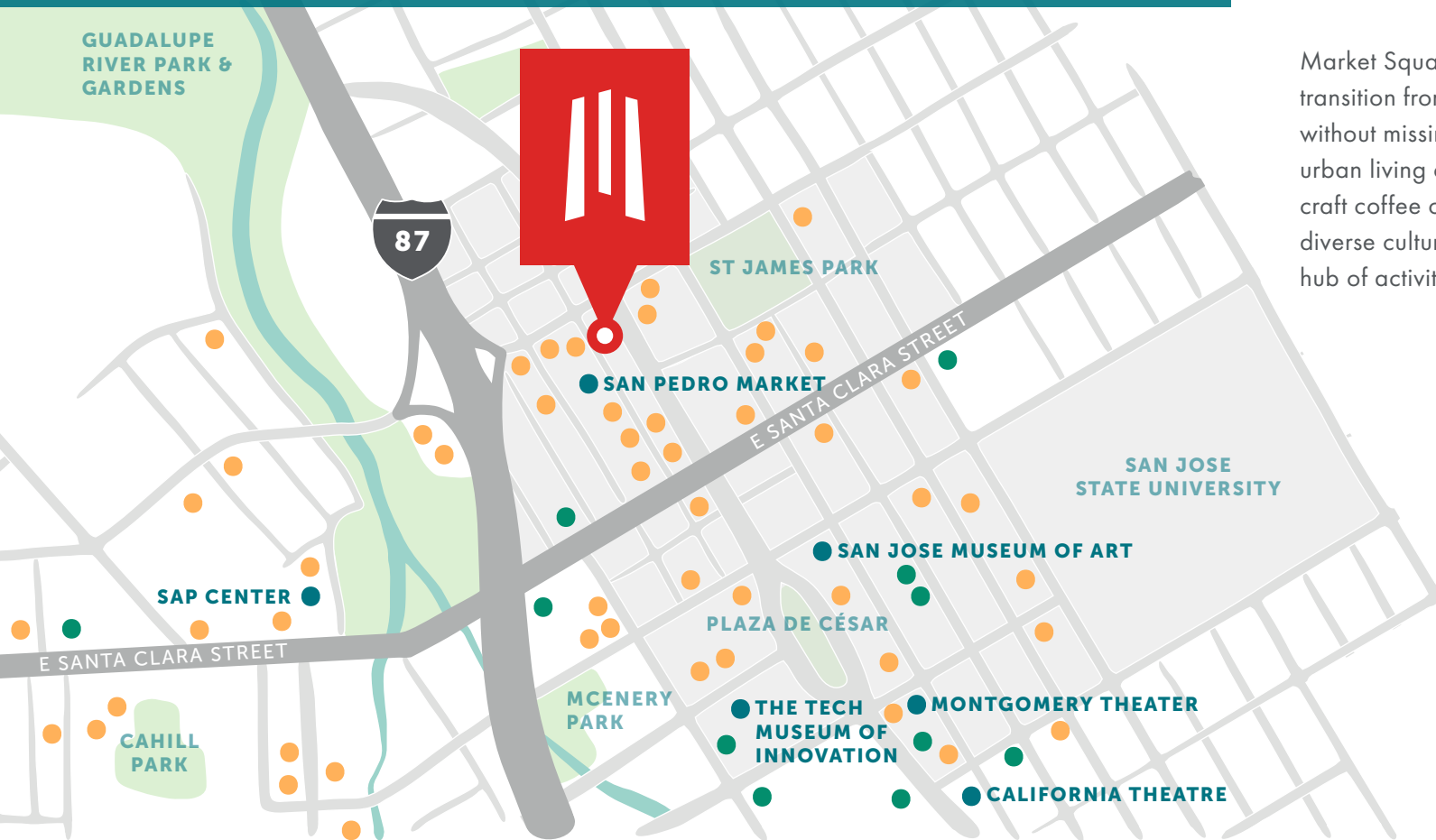
DIRIDON AND ST JAMES STATIONS

Within walking distance of Market Square

UNMATCHED AMENITIES

PERCHED ON HISTORIC SAN PEDRO SQUARE IN THE TRUE CORE OF DOWNTOWN SAN JOSE

Market Square enables you to seamlessly transition from office hours to happy hour without missing a beat. Enveloped by bountiful urban living options, chef-driven restaurants, craft coffee cafes, happy hour hot spots and diverse cultural destinations — experience a hub of activity just steps from your office.



Navigate downtown San Jose like a resident with the below curated destinations.



A WALKER'S PARADISE:
90 WALK SCORE



A BIKER'S PARADISE:
91 RIDE SCORE



12+
POINTS OF INTEREST

- SAN PEDRO SQUARE MARKET
- ST. JAMES PARK
- SAN JOSE MUSEUM OF ART



1500+
HOTEL ROOMS

- SIGNIA BY HILTON
- HOTEL DE ANZA
- AC BY MARRIOTT



250+
CAFES & EATERIES

- VOYAGER CRAFT COFFEE
- OLLA COCINA
- FARMERS UNION

- 1 BLOCK
- 1.5 BLOCKS
- 2 BLOCKS

DOWNTOWN AMENITIES



YOUR CURATED GUIDE TO DOWNTOWN SAN JOSE FAVORITES

STAY

- AC Hotels San Jose Downtown
- Signia by Hilton
- Four Points by Sheraton San Jose Downtown
- Hotel Clariana
- Hotel De Anza
- Hilton San Jose
- Hyatt Place San Jose Downtown
- San Jose Marriott
- The Westin San Jose

LIVE

- One South Market Residential Tower
- Axis Residential
- Silvery Towers
- Centerra

WELLNESS

- Orange Theory Fitness (on-site)
- Third Space Fitness
- Westca Fitness
- The Studio Climbing
- Salus Zone
- Dark Horse Gym, Inc.

COFFEE

- Starbucks
- Dr. Ink
- Nirvana Soul
- Voyager Craft Coffee
- Philz
- Chromatic Coffee

EATERIES

- Dr. Funk
- Scotts Seafood
- Slice of Homage Pizza
- Serious Dumpling
- Chipotle
- Club on Post
- District
- Farmers Union
- Five Points
- Haberdasher
- La Victorias
- Little Italy
- Nick the Greek
- Olla Cocina
- Paper Airplane
- SP2
- Whole Foods
- 55 South Whiskey Bar

 ALL LOCATED WITHIN
A 1-MILE RADIUS

CATALYST FOR GROWTH

 CLICK FOR FLOOR PLANS

South Tower | 111 West Saint John Street

SUITE	SF	SUITE	SF
706	648 SF	230	2,899 SF
205	687 SF	900	4,270 SF
420	751 SF	850	4,794 SF
220	1,194 SF	445	4,920 SF
1110	1,338 SF	200	5,083 SF
888	1,726 SF	1010	9,182 SF
910	1,827 SF	300	13,281 SF
500	1,962 SF	600	13,299 SF
400	2,016 SF		

North Tower | 111 North Market Street

SUITE	SF	SUITE	SF
730	931 SF	1030	2,086 SF
404	980 SF	910	2,728 SF
460	990 SF	705	2,882 SF
735	1,181 SF	402	3,142 SF
920	1,230 SF	820	4,104 SF
1015	1,333 SF	400	5,323 SF
420	2,039 SF	300	15,697 SF
440	2,070 SF		

SOUTH TOWER

111 WEST SAINT JOHN STREET



NORTH TOWER

111 NORTH MARKET STREET



AVAILABILITIES

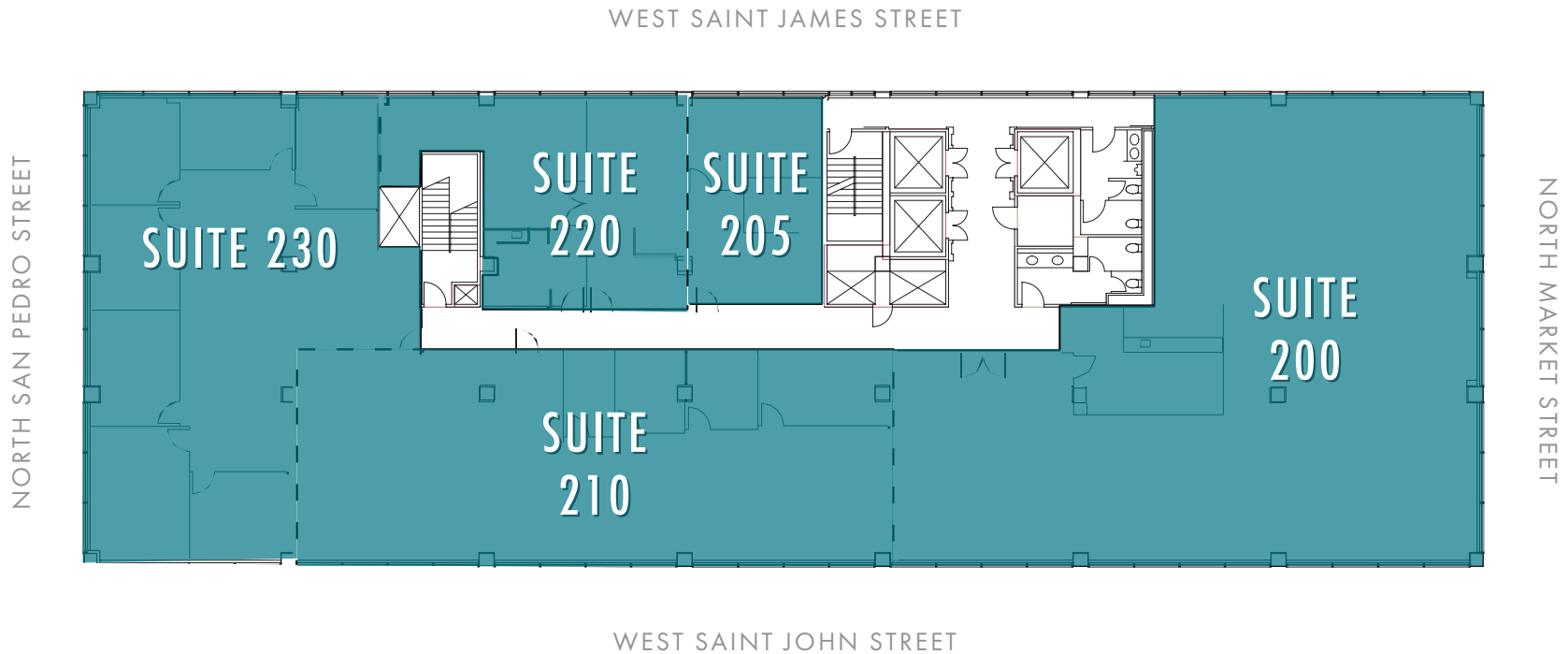
SOUTH TOWER

111 West Saint John Street



SUITE 200	±5,083 RSF
SUITE 205	±687 RSF
SUITE 210	±2,997 RSF
SUITE 220	±1,194 RSF
SUITE 230	±2,899 RSF

Contiguous up to ±12,860 RSF



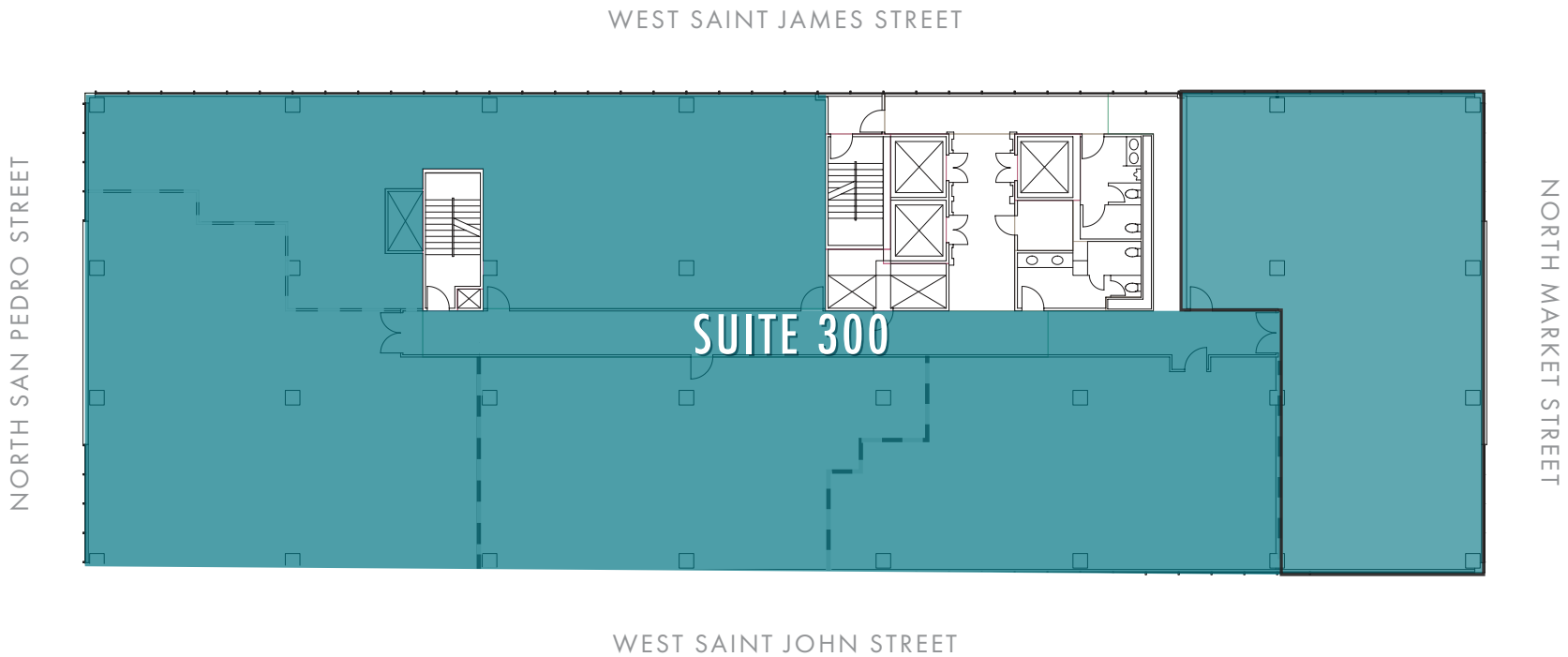
AVAILABILITIES

SOUTH TOWER

111 West Saint John Street



SUITE 300 ±13,281 RSF



AVAILABILITIES

SOUTH TOWER

111 West Saint John Street

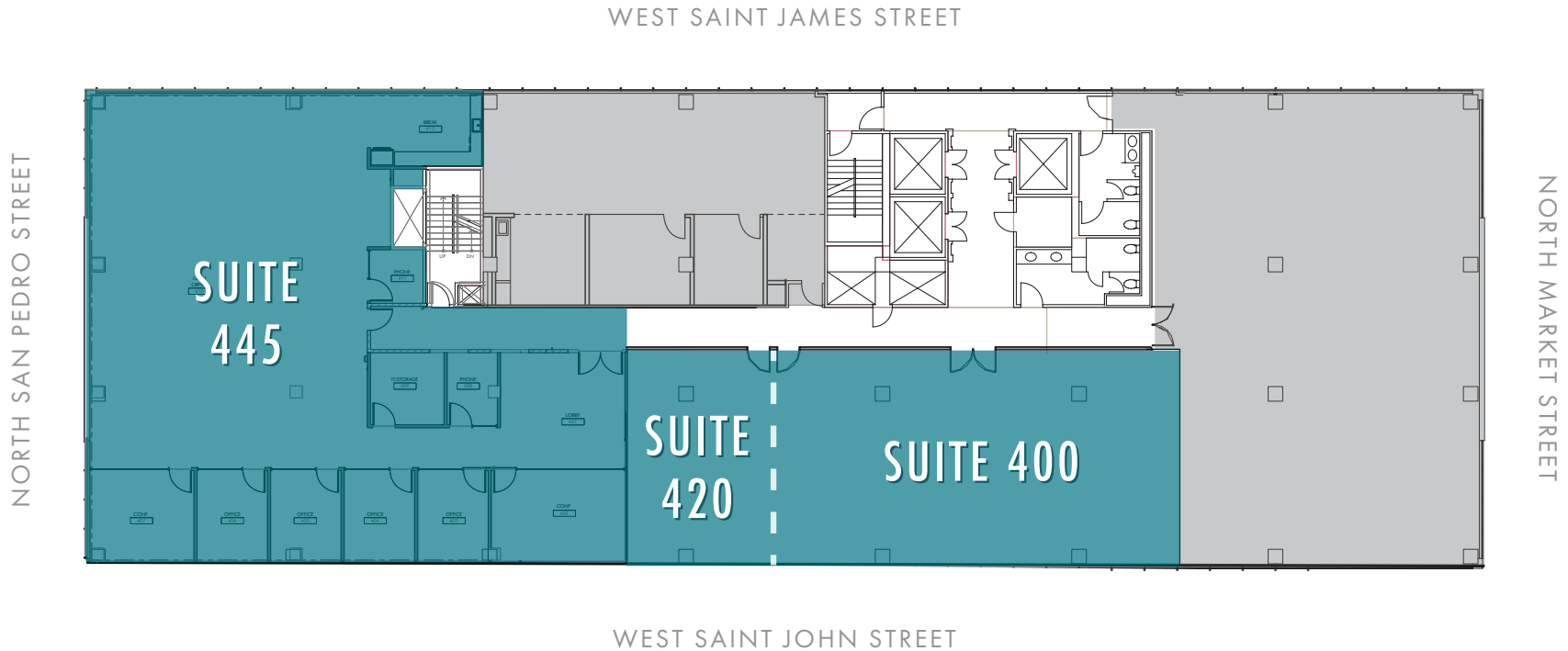


SUITE 445 ±4,920 RSF

ONLINE TOUR

SUITE 400 ±2,016 RSF

SUITE 420 ±751 RSF



AVAILABILITIES

SOUTH TOWER

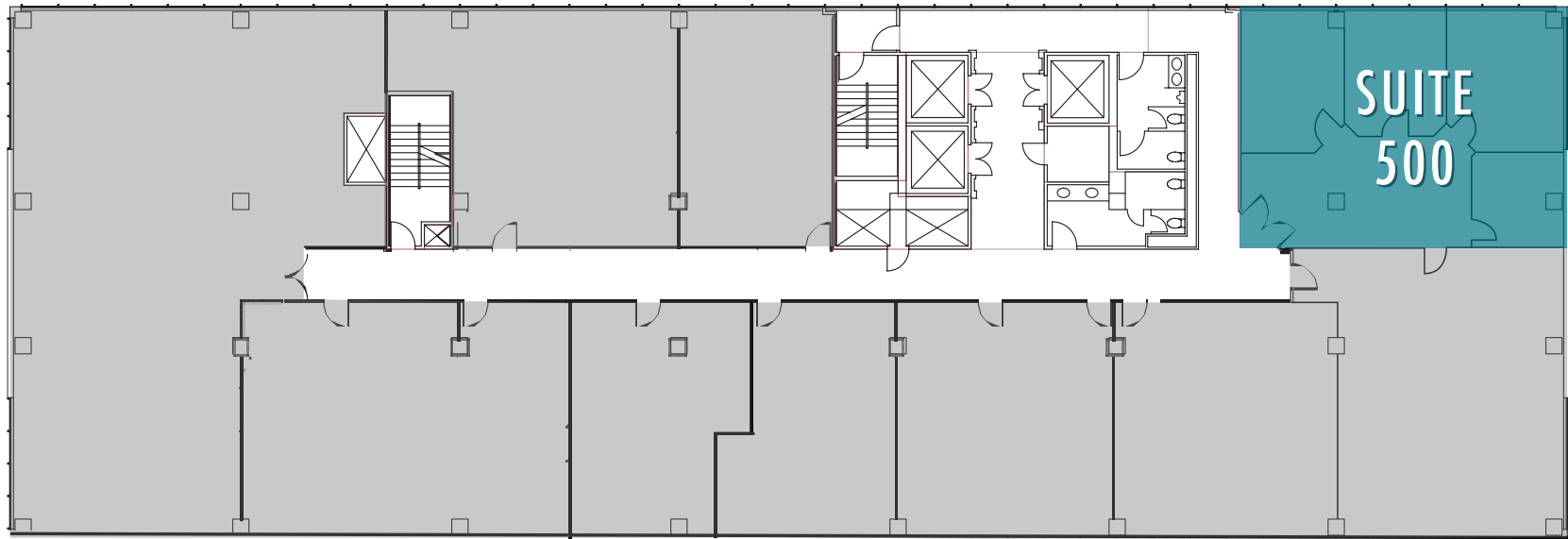
111 West Saint John Street



SUITE 500 ±1,962 RSF

WEST SAINT JAMES STREET

NORTH SAN PEDRO STREET



NORTH MARKET STREET

WEST SAINT JOHN STREET



AVAILABILITIES

SOUTH TOWER

111 West Saint John Street

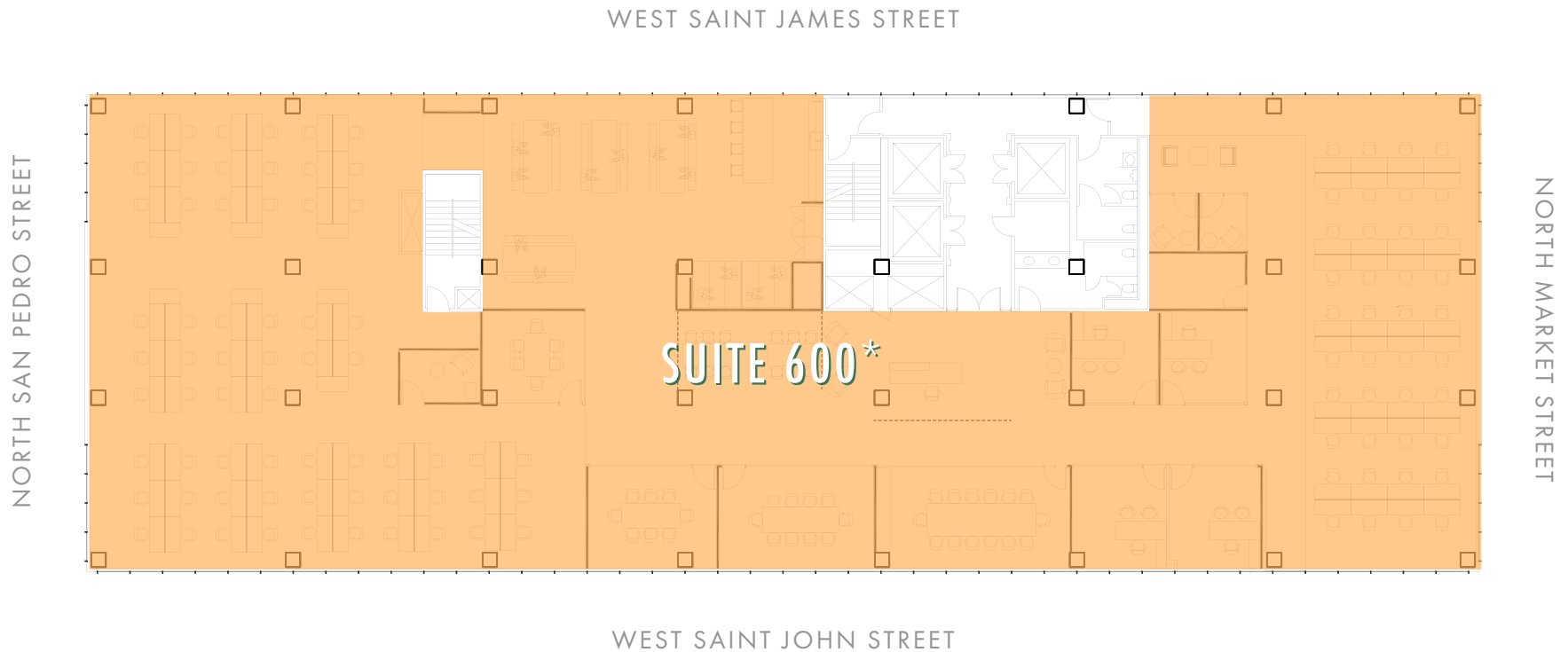


SUITE 600* ±13,299 RSF

* MARKET-READY

ONLINE TOUR

FEATURES: Reception Area | Kitchen/Break Room | 4 Private Offices | 4 Conference Rooms | Board Room | 104 Workstations | 2 Phone rooms | Mother's Room



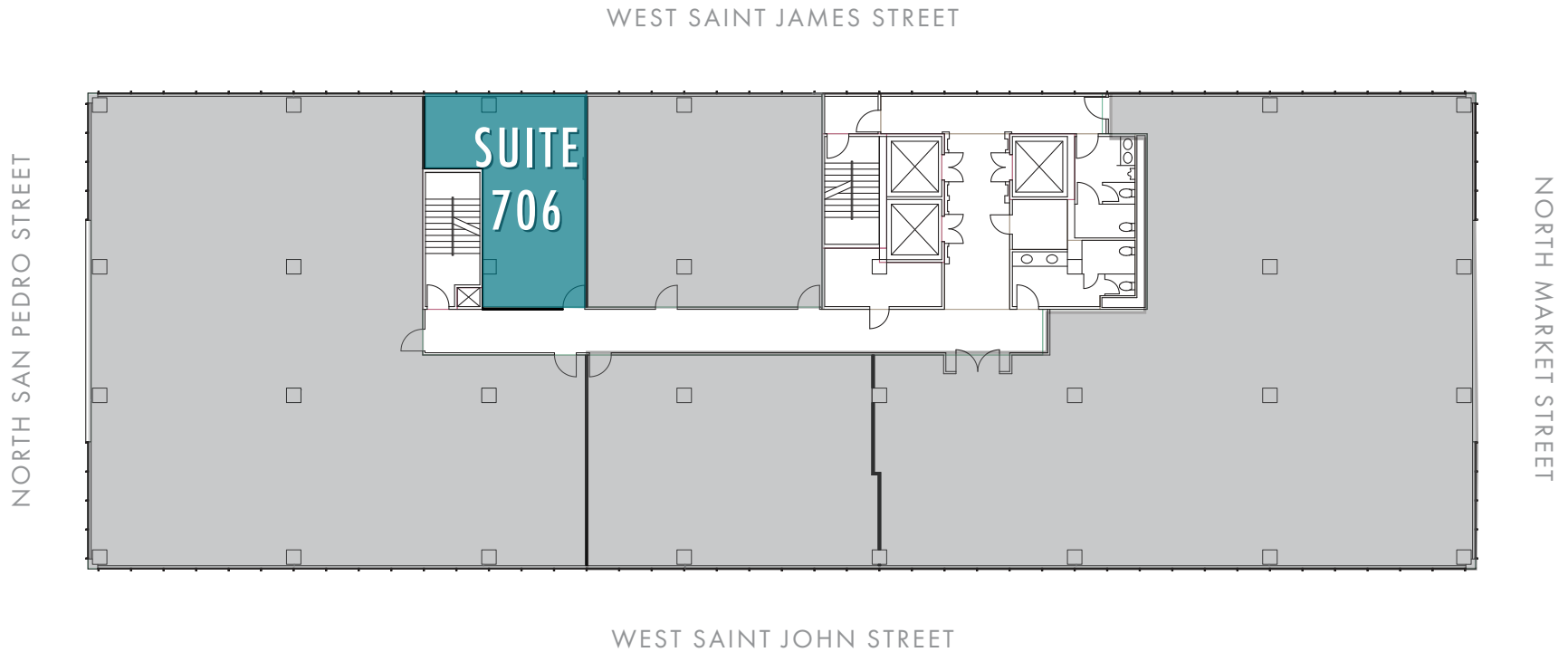
AVAILABILITIES

SOUTH TOWER

111 West Saint John Street



SUITE 706 ±648 RSF



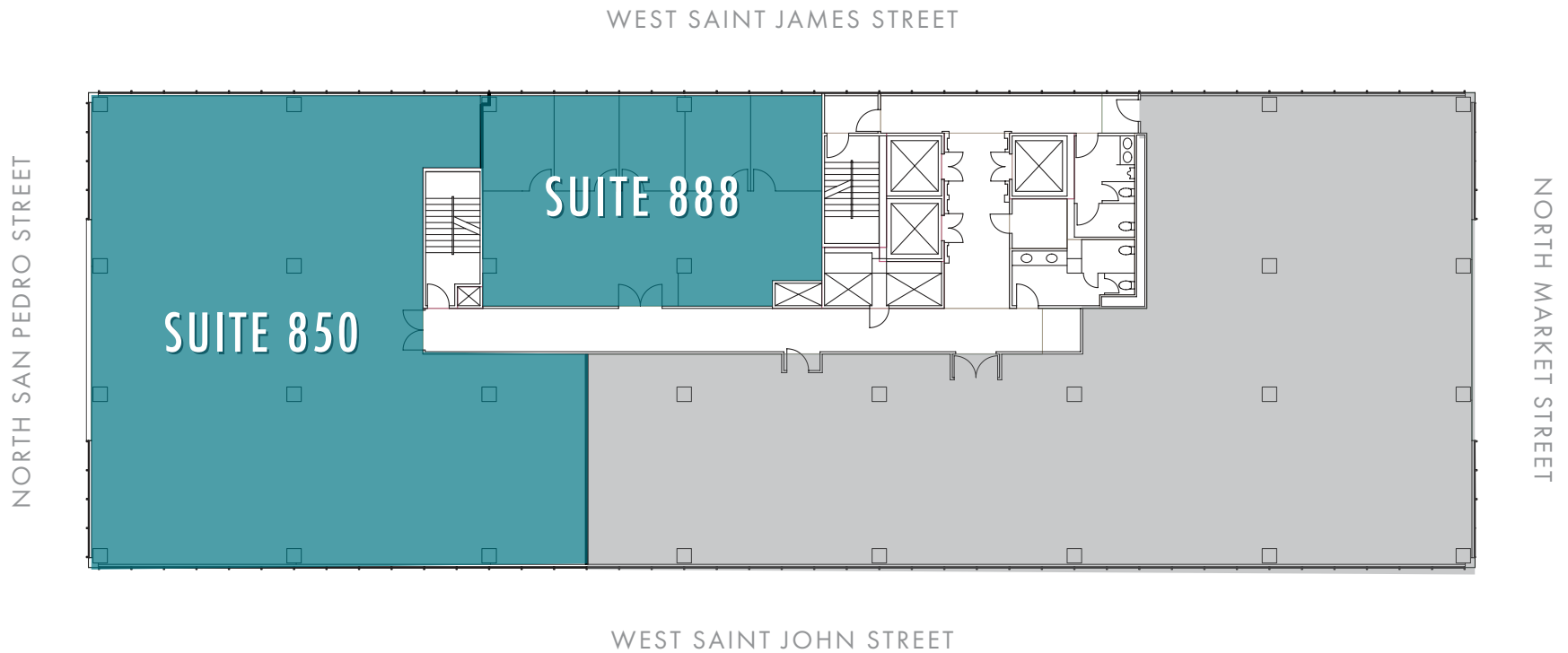
AVAILABILITIES

SOUTH TOWER

111 West Saint John Street



SUITE 850 ±4,794 RSF
SUITE 888 ±1,726 RSF



AVAILABILITIES

SOUTH TOWER

111 West Saint John Street



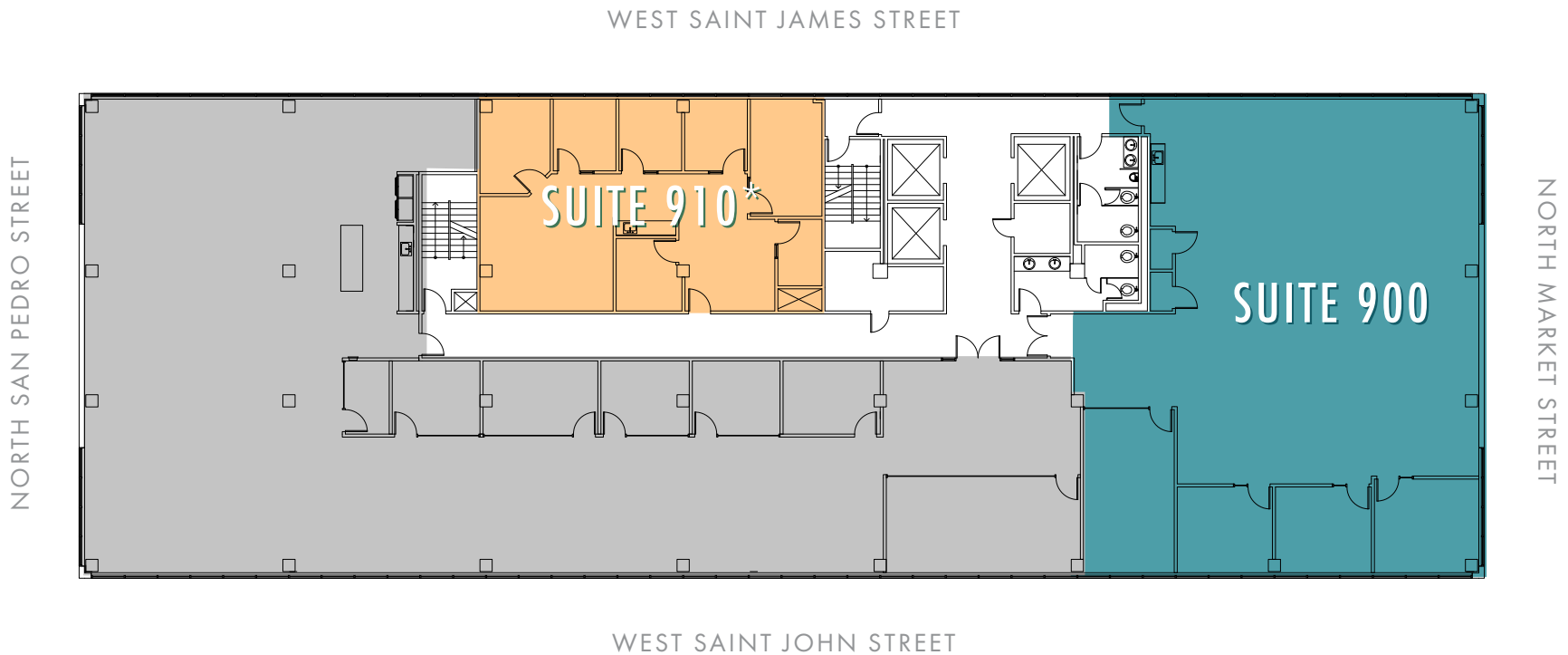
SUITE 900

±4,270 RSF

SUITE 910*

±1,827 RSF

*MARKET-READY



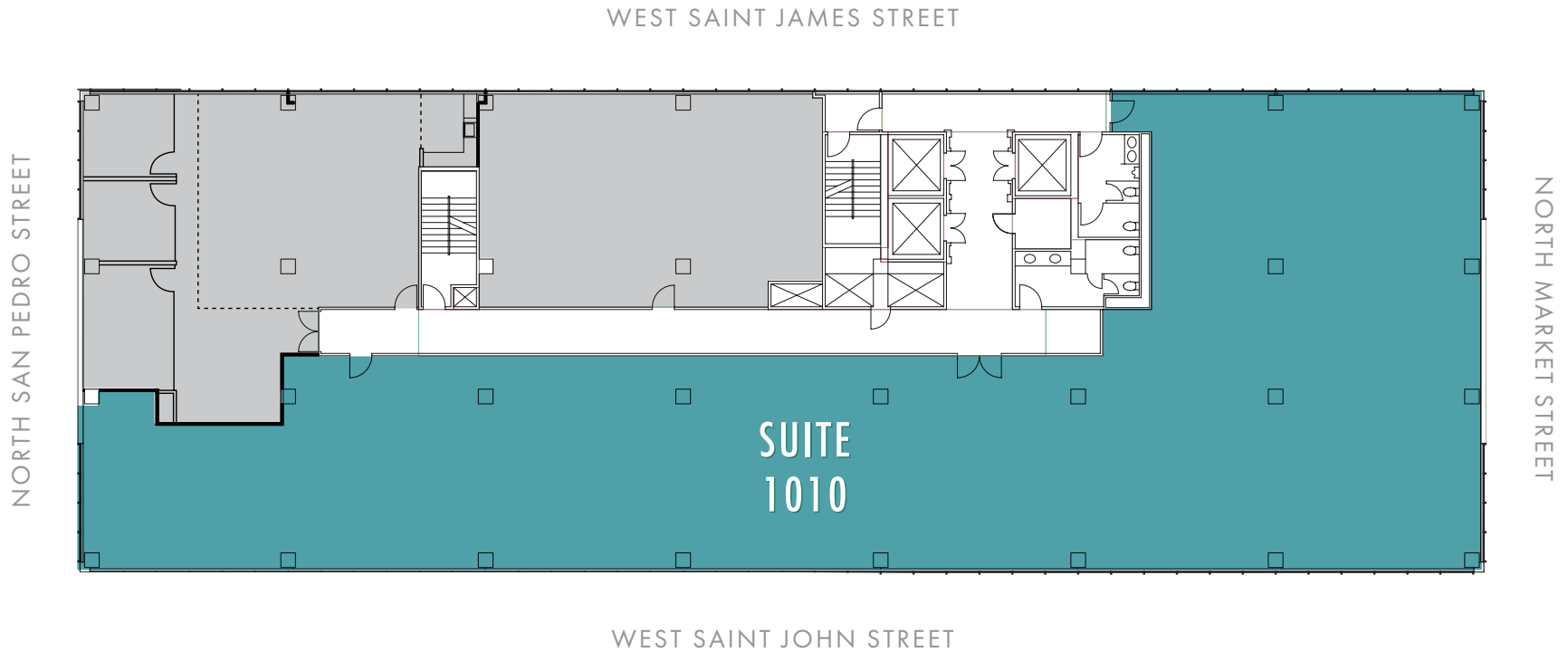
AVAILABILITIES

SOUTH TOWER

111 West Saint John Street



SUITE 1010 ±9,182 RSF



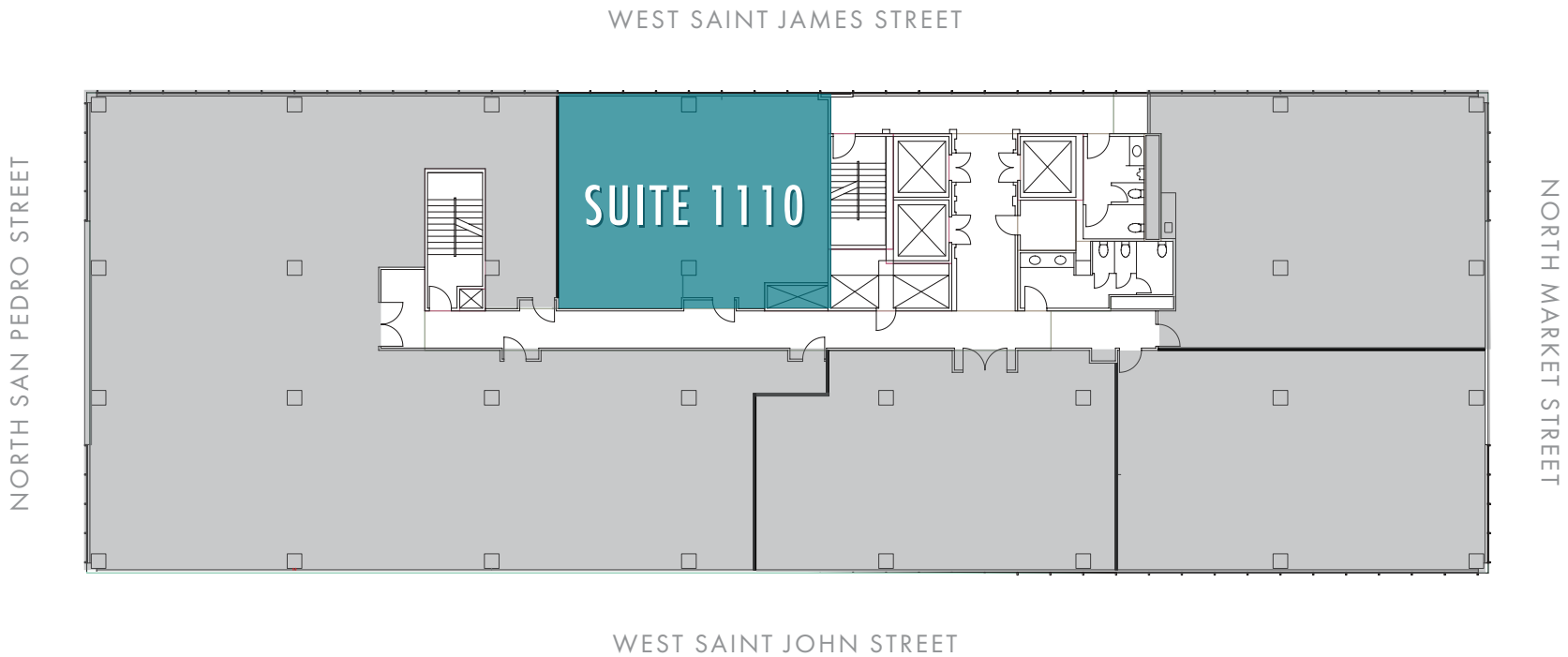
AVAILABILITIES

SOUTH TOWER

111 West Saint John Street



SUITE 1110 ±1,338 RSF



AVAILABILITIES

NORTH TOWER

111 North Market Street



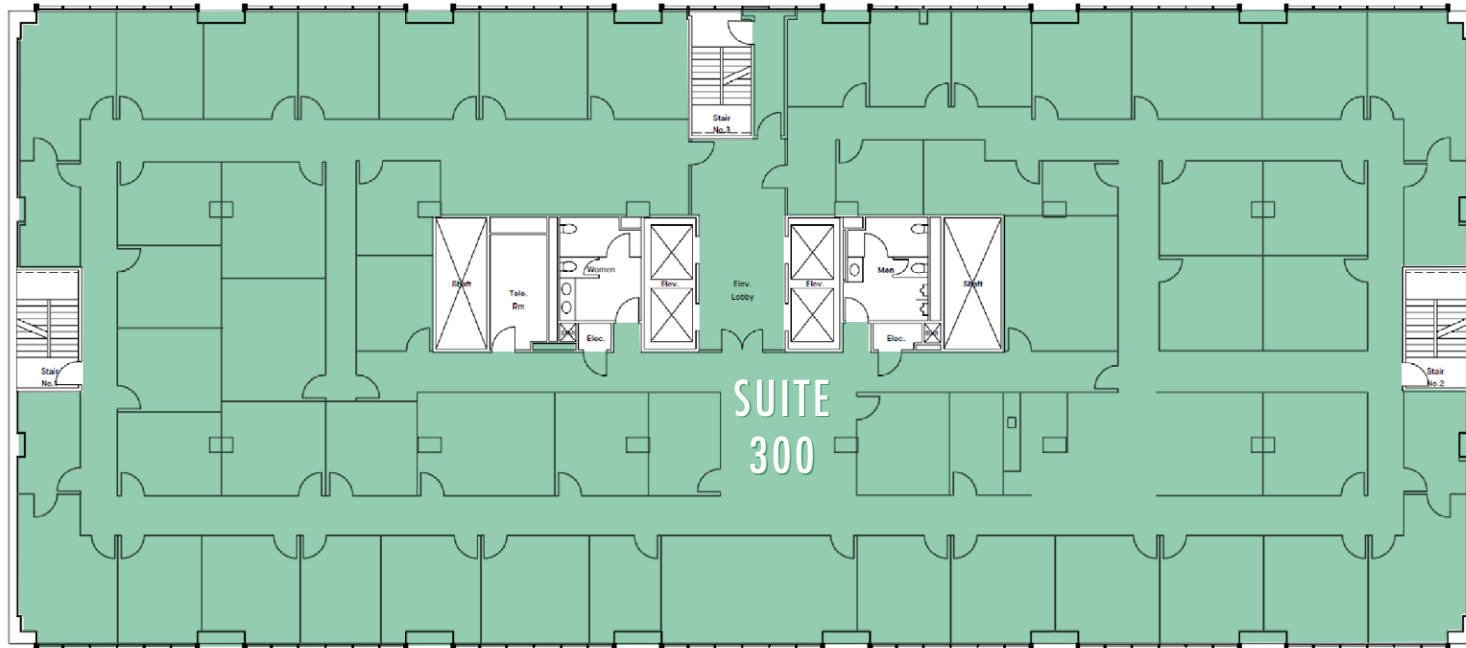
3RD FLOOR

SUITE 300 ±15,697 RSF

NORTH SAN PEDRO STREET

WEST SAINT JOHN STREET

WEST SAINT JAMES STREET



NORTH MARKET STREET



AVAILABILITIES

NORTH TOWER

111 North Market Street



SUITE 400 ±5,323 RSF

SUITE 402 ±3,142 RSF*

ONLINE TOUR

SUITE 440 ±2,070 RSF

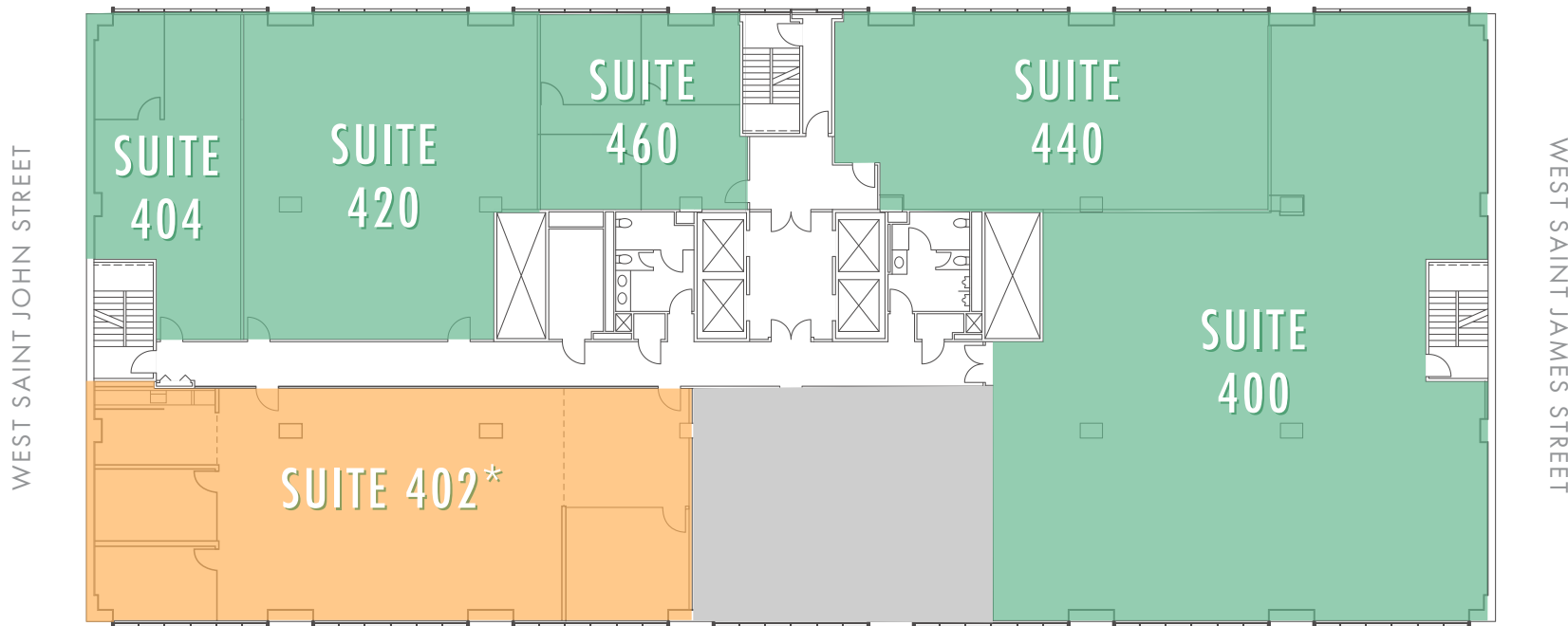
SUITE 420 ±2,039 RSF

SUITE 404 ±980 RSF

SUITE 460 ±990 RSF

*MARKET-READY

NORTH SAN PEDRO STREET



NORTH MARKET STREET



AVAILABILITIES

NORTH TOWER

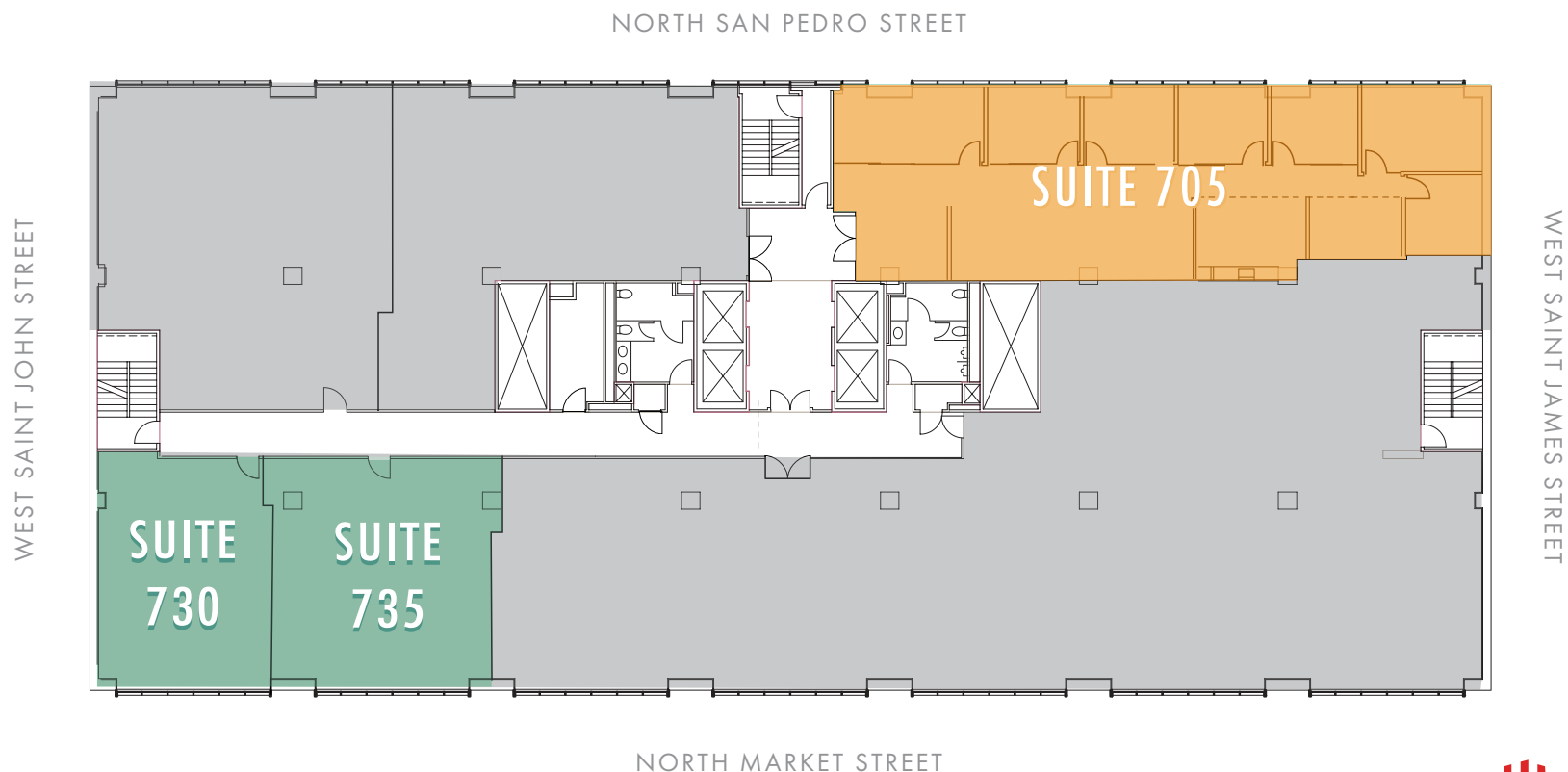
111 North Market Street



SUITE 705 ±2,882 RSF
SUITE 735 ±1,181 RSF
SUITE 730 ±931 RSF

*** MARKET-READY**

FEATURES: Reception Area | 6 Private Offices | 1 Conference Room | Plug & Play



AVAILABILITIES

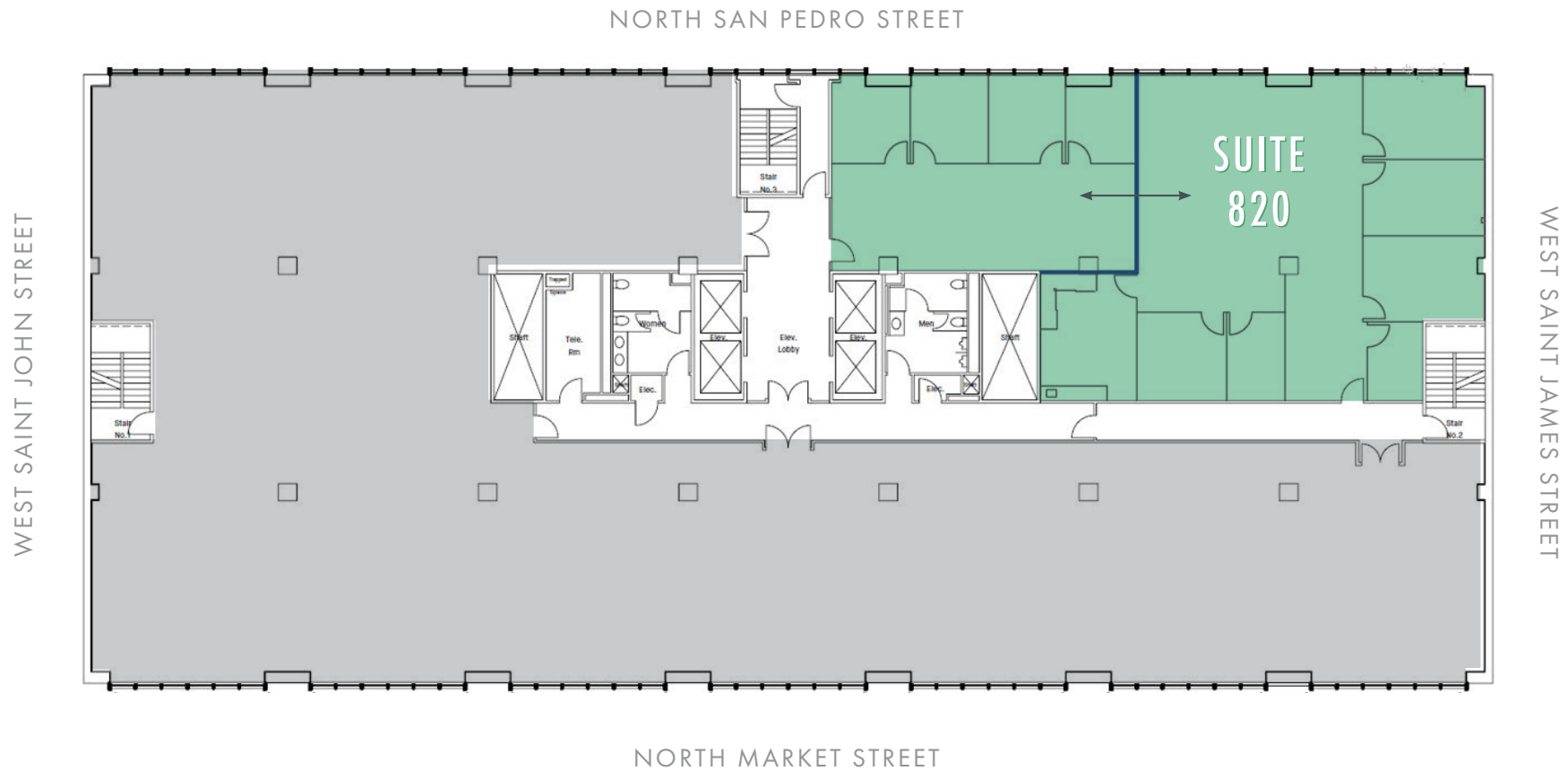
NORTH TOWER

111 North Market Street



SUITE 820 ±4,104 RSF

FEATURES: Reception Area | 6 Private Offices | 1 Conference Room | Plug & Play



AVAILABILITIES

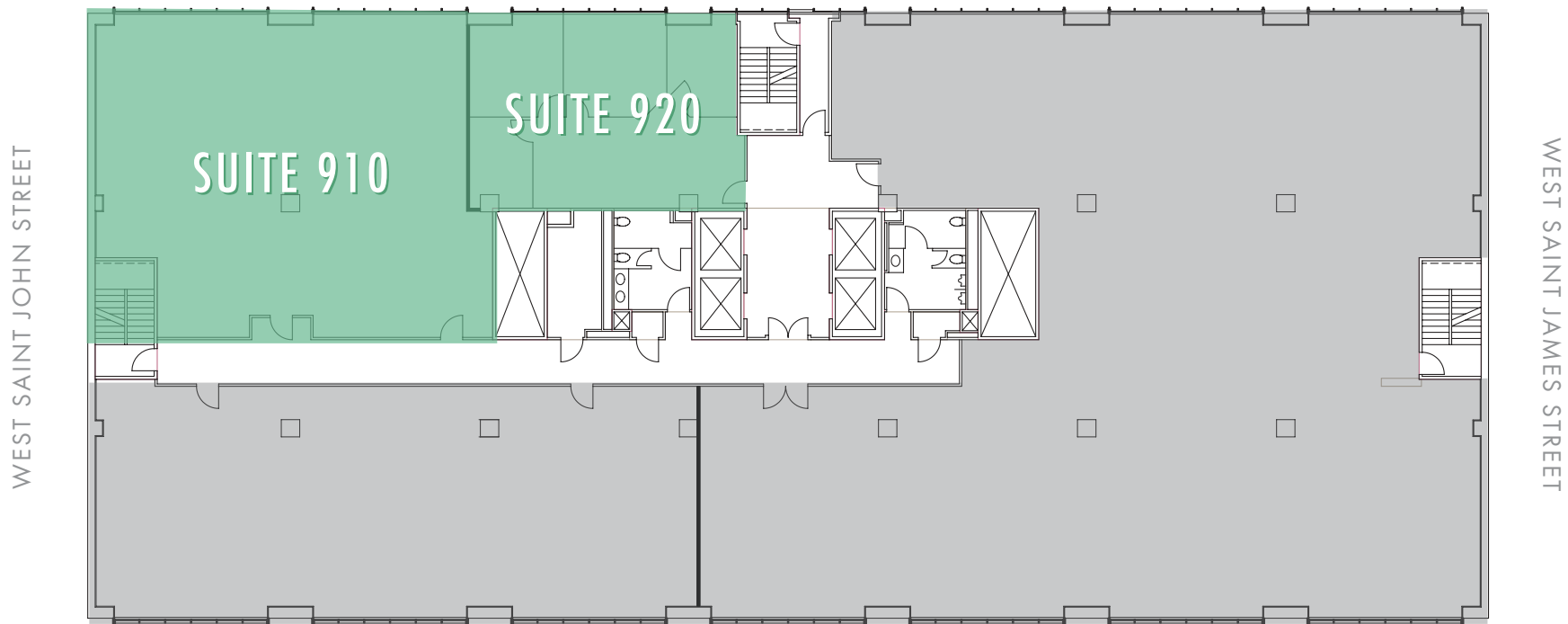
NORTH TOWER

111 North Market Street



SUITE 920 ±1,230 RSF
SUITE 910 ±2,728 RSF

NORTH SAN PEDRO STREET



NORTH MARKET STREET



AVAILABILITIES

NORTH TOWER

111 North Market Street

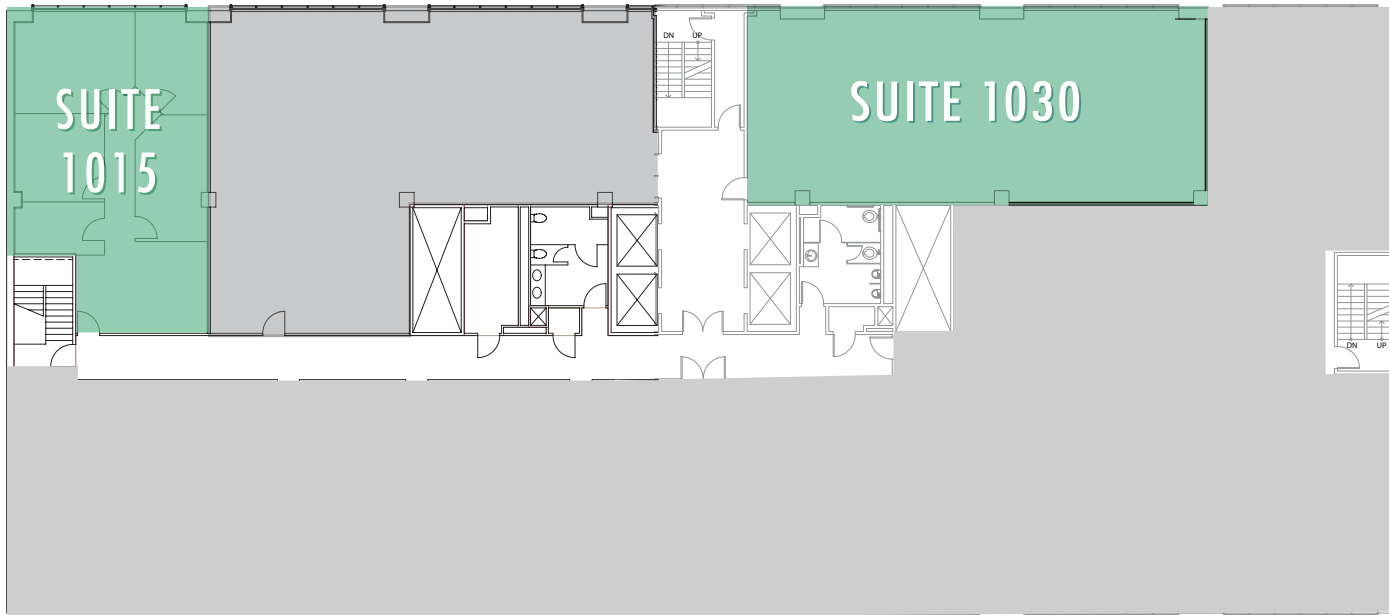
25



SUITE 1015 ±1,333 RSF
SUITE 1030 ±2,086 RSF

NORTH SAN PEDRO STREET

WEST SAINT JOHN STREET



WEST SAINT JAMES STREET

NORTH MARKET STREET



FOR MORE
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SOUTH TOWER | 111 WEST SAINT JOHN, SAN JOSE, CA

NORTH TOWER | 111 NORTH MARKET STREET, SAN JOSE, CA

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BE WELL @ MARKET SQUARE

NEW COMMON AREA GUIDELINES

Dedicated to the protection of our tenants, visitors, and our in-building staff, we have established new common area guidelines and added additional sanitizing stations.



ALL VISITORS ARE REQUIRED TO CHECK IN



NEW POLICIES FOR VENDORS & CONTRACTORS



24/7 SECURITY TEAM EXPANDED TO SUPPORT POLICY CHANGES

ADDITIONAL CLEANING AND AIR QUALITY

We have enhanced our cleaning and air quality measures to meet the latest best practices. All suites receive daily deep cleaning and "Clean Keys" are provided to tenants.



INCREASED CLEANING OF HIGH TOUCH SURFACES & COMMON AREAS



NEW CLEANING PROTOCOLS & WIDELY AVAILABLE SANITIZING STATIONS



MERV 14 AIR FILTRATION & MAXIMUM VENTILATION



TOUCHLESS FAUCETS, SOAP DISPENSERS & RESTROOM EXITS

ON-SITE AMENITY REGULATIONS

We are working to make our usual amenities available to all our tenants in a manner that prioritizes safety and public health guidelines.



VIRTUAL GYM CLASSES AVAILABLE WITH A PROFESSIONAL TRAINER



OUTDOOR SEATING AVAILABLE



RETAIL OPERATING ON MODIFIED HOURS AND SERVICES



For more information and the latest updates, please visit:

WWW.111MARKETSQUARE.COM

