

# COLEMAN HIGHLINE

UP TO 1.5M TOTAL SQUARE FEET



**MIXED-USE**  
TRANSIT-ORIENTED DEVELOPMENT

HUNTER STORM

**CBRE**



# THE FACTS



- **TOTAL NET RENTABLE AREA**

Building 1:	5 Stories	162,557 SF
Building 2:	6 Stories	194,549 SF
Building 3:	6 Stories	194,205 SF
Building 4:	5 Stories	164,389 SF
Building 5:	7 Stories	226,800 SF
Building 6:	6 Stories	194,400 SF
Building 7:	7 Stories	226,800 SF
Building 8:	5 Stories	162,000 SF
Total:		1,522,000 SF

- **TOTAL COOLING CAPACITY**  
TBD

- **FINISHING CEILING HEIGHT**  
First Floor: 11' 6"  
Upper Floor: 9' 6" - 10'

- **COLUMN SPACING**  
First Floor: 30' - 45'  
Upper Floor: 30' - 45'

- **RESTROOM FINISHES**  
Class A finish  
Fixture count upgrade +2

- **SHOWERS**  
Provided in the building

- **PARKING**  
3.2/1,000 SF

- **GENERATORS**  
Building 1: 500kw  
Building 2: 750kw

- **ELECTRICAL**  
Building 1: 3,000 amps  
480/277V 3PH  
Building 2: 4,000 amps  
490/277V 3PH  
Building 5-8: TBD

- **ELEVATORS**  
Buildings 2 & 3: 3 per building  
1 swing elevator  
Building 1 & 4: 2 per building  
1 swing elevator  
Building 5-8: TBD

- **ELECTRIC VEHICLE READY**  
Pre-wired stalls

- **LIVE LOAD AND DEAD LOAD**  
80 PSF Uniform live load.

- **BUILDING DEVELOPER/OWNER**  
Hunter Storm  
Fisher Family

- **BUILDING ARCHITECT**  
Gensler

- **INTERIOR ARCHITECT**  
TBD

- **CONTRACTOR**  
Devcon

- **EXTERIOR MATERIAL**  
Precast/Glass/Steel

# MIXED-USE COMMUNITY



Office



Amenities



Residential



Parking

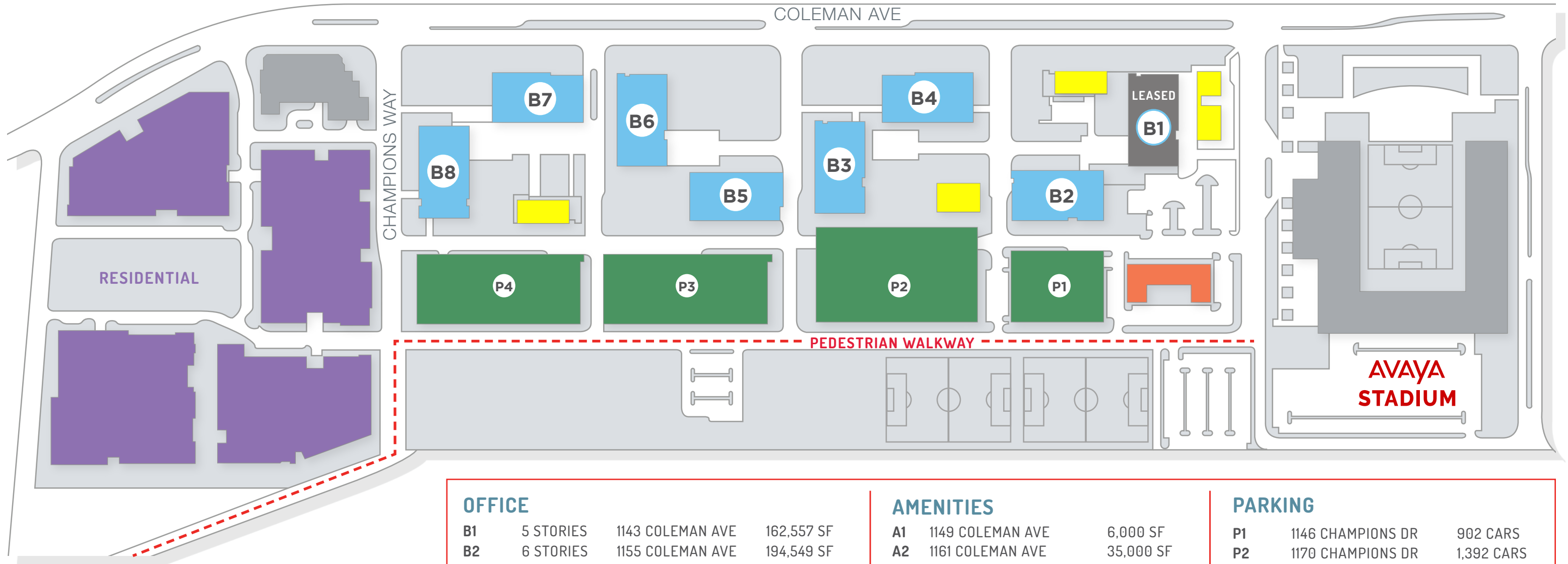


Hotel



Santa Clara Station:

Caltrain, ACE; Amtrak Capitol Corridor;  
VTA: 10 Airport Flyer, Future Bart Station



## OFFICE

B1	5 STORIES	1143 COLEMAN AVE	162,557 SF
B2	6 STORIES	1155 COLEMAN AVE	194,549 SF
B3	6 STORIES	1173 COLEMAN AVE	194,205 SF
B4	5 STORIES	1167 COLEMAN AVE	164,389 SF
B5	7 STORIES	1179 COLEMAN AVE	226,800 SF
B6	6 STORIES	1185 COLEMAN AVE	194,400 SF
B7	7 STORIES	1193 COLEMAN AVE	226,800 SF
B8	5 STORIES	1199 COLEMAN AVE	162,000 SF
<b>TOTAL</b>			<b>1,522,000 SF</b>

## AMENITIES

A1	1149 COLEMAN AVE	6,000 SF
A2	1161 COLEMAN AVE	35,000 SF
A3	1189 COLEMAN AVE	12,000 SF
<b>TOTAL</b>		<b>53,000 SF</b>

## HOTEL

H1 HOTEL 595 EARTHQUAKE WAY 175 ROOMS

## RESIDENTIAL

1600 PLANNED APARTMENTS

## PARKING

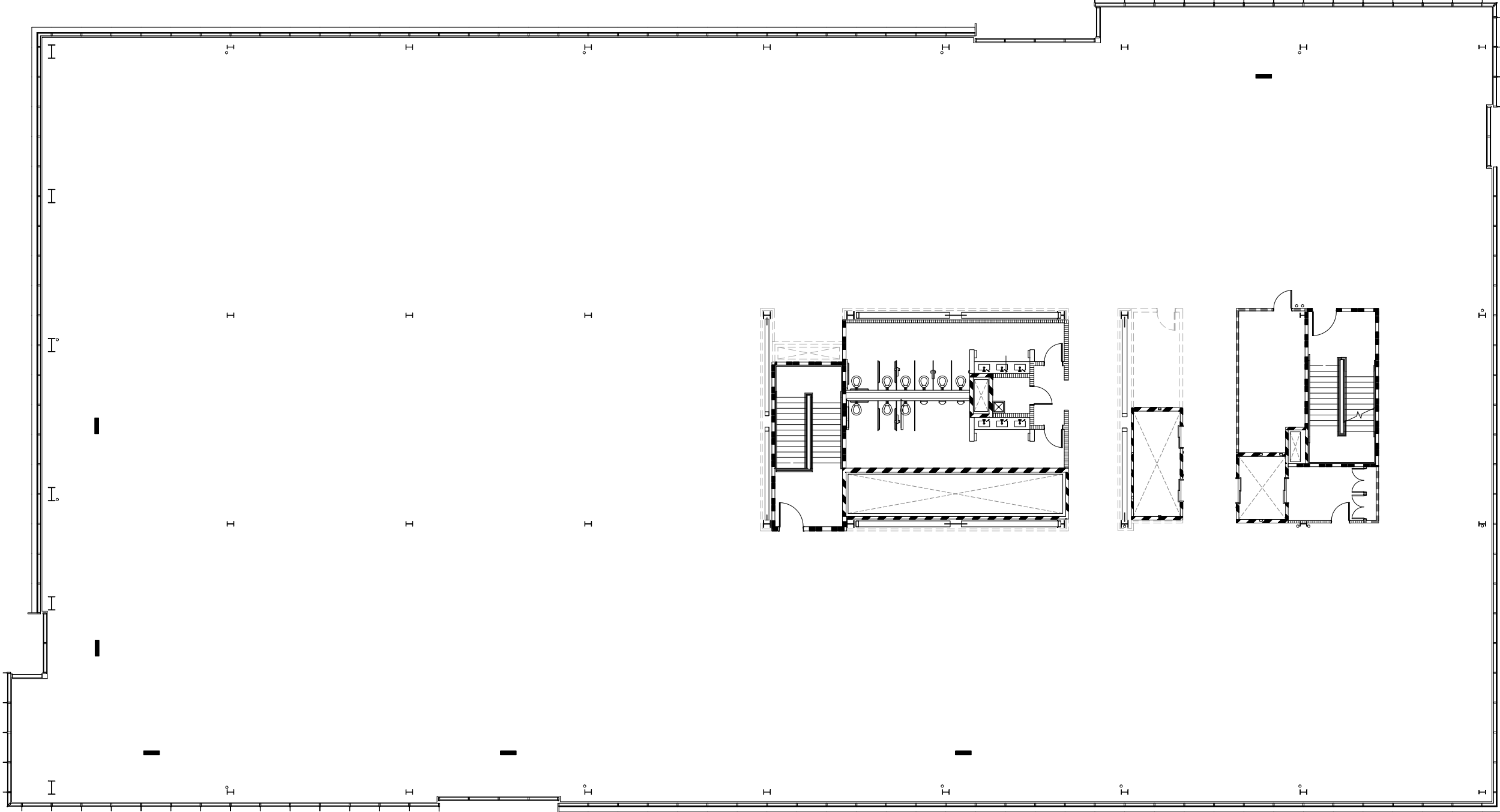
P1	1146 CHAMPIONS DR	902 CARS
P2	1170 CHAMPIONS DR	1,392 CARS
P3	1188 CHAMPIONS DR	1,084 CARS
P4	598 CHAMPIONS WAY	1,457 CARS
<b>TOTAL</b>		<b>4,835 CARS</b>

## RETAIL

R1 PUBLIC AMENITIES BUILDING



# TYPICAL FLOOR PLAN



TYPICAL FLOOR PLATE SIZE



# ELEVATE YOUR PRESENCE

INSPIRED BY SOME OF THE GREATEST  
EXAMPLES OF HUMAN INTERACTION.

Coleman Highline was inspired by such masterpieces as the New York High Line, which is one of the most innovative and inviting public spaces in the country. Coleman Highline brings the indoor work space outdoors, and offers a unique, state-of-the-art experience for tenants to thrive.

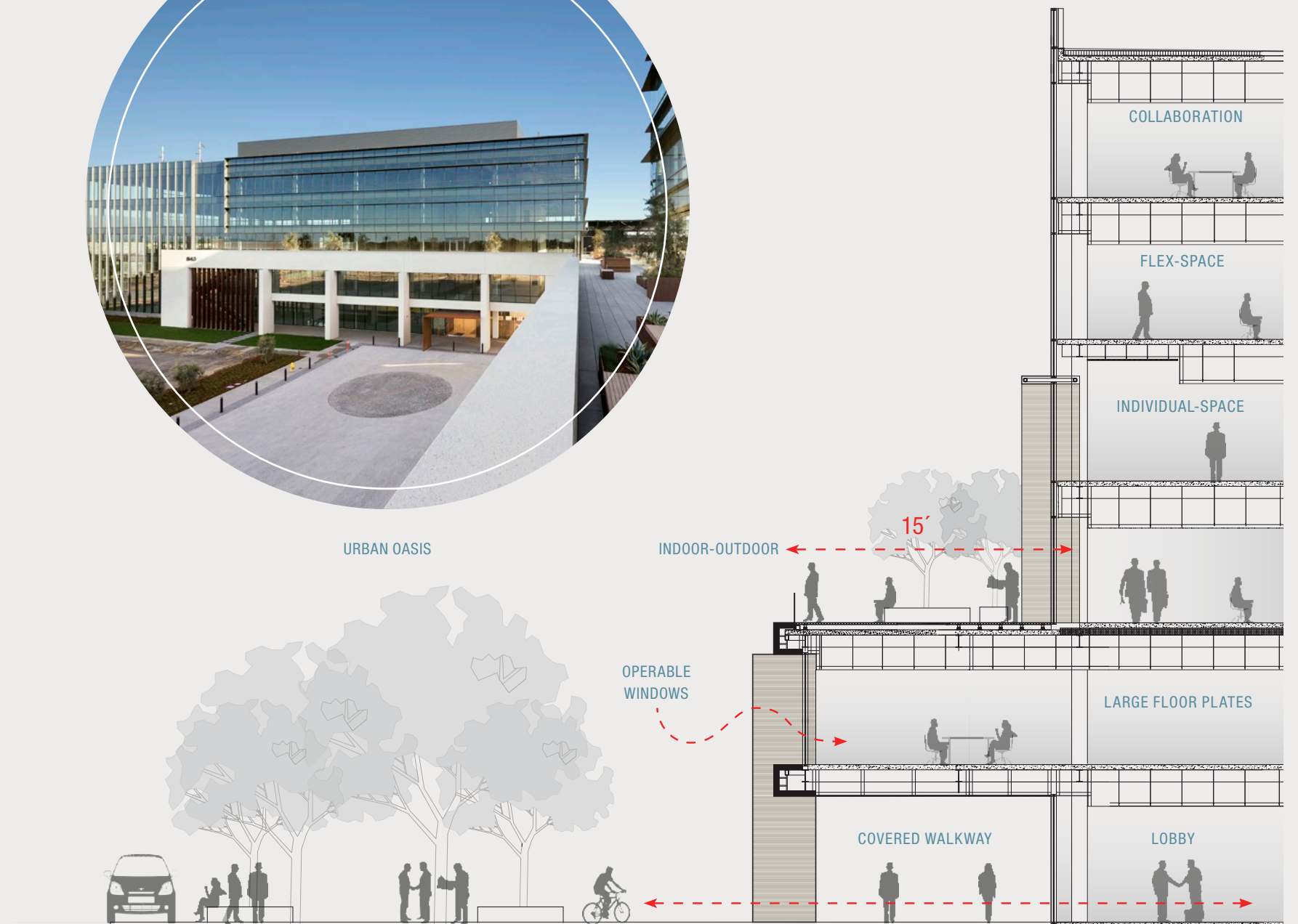


AN ELEVATED TERRACE CONNECTING  
PEOPLE, ARCHITECTURE AND OUTDOOR  
SPACE TO CREATE INNOVATIVE IDEAS.



URBAN OASIS

## THE HIGHLINE





# HIGHLINE FOOD GARDENS

## RELAX AND REFUEL AT THE HIGHLINE FOOD GARDENS

- ◆ Over 7,500 SF of on-site retail.
- ◆ Two dedicated retail pavilions anchored by a main plaza and promenade.
- ◆ Mix of restaurants, a public market, and a diverse collection of caterers and food trucks
- ◆ The Food Market Hall features multiple venues and a variety of cuisine
- ◆ Collaborative areas to include conferencing facilities, shared gathering spaces and outdoor dining





# CONVENIENCE WITHIN REACH



**250+**  
RESTAURANTS



**2,500+**  
NEW HOUSING UNITS



**2,000+**  
HOTEL ROOMS



**11 ACRES**  
OF URBAN PARKLAND



# AN INNOVATIVE ENTRY EXPERIENCE //





# DESIGN PERFECTION





# THE BEST GATHERING SPOT //





# HIGHLY CONNECTED

ACCESS TO BIKE PATHS AND THE MAJOR FREEWAYS.  
WALKING DISTANCE TO CALTRAIN AND VTA.  
SAN JOSÉ AIRPORT RIGHT AROUND THE CORNER.





# COLEMAN HIGHLINE

500K PHASE 2 SQUARE FEET 1.5M TOTAL SQUARE FEET

CALTRAIN  
STATION

INTERNATIONAL  
AIRPORT

## CONTACT INFORMATION

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HUNTER STORM

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