

2,976 SF - 36,946 SF

60 SO MA

SO MUCH MORE



CBRE

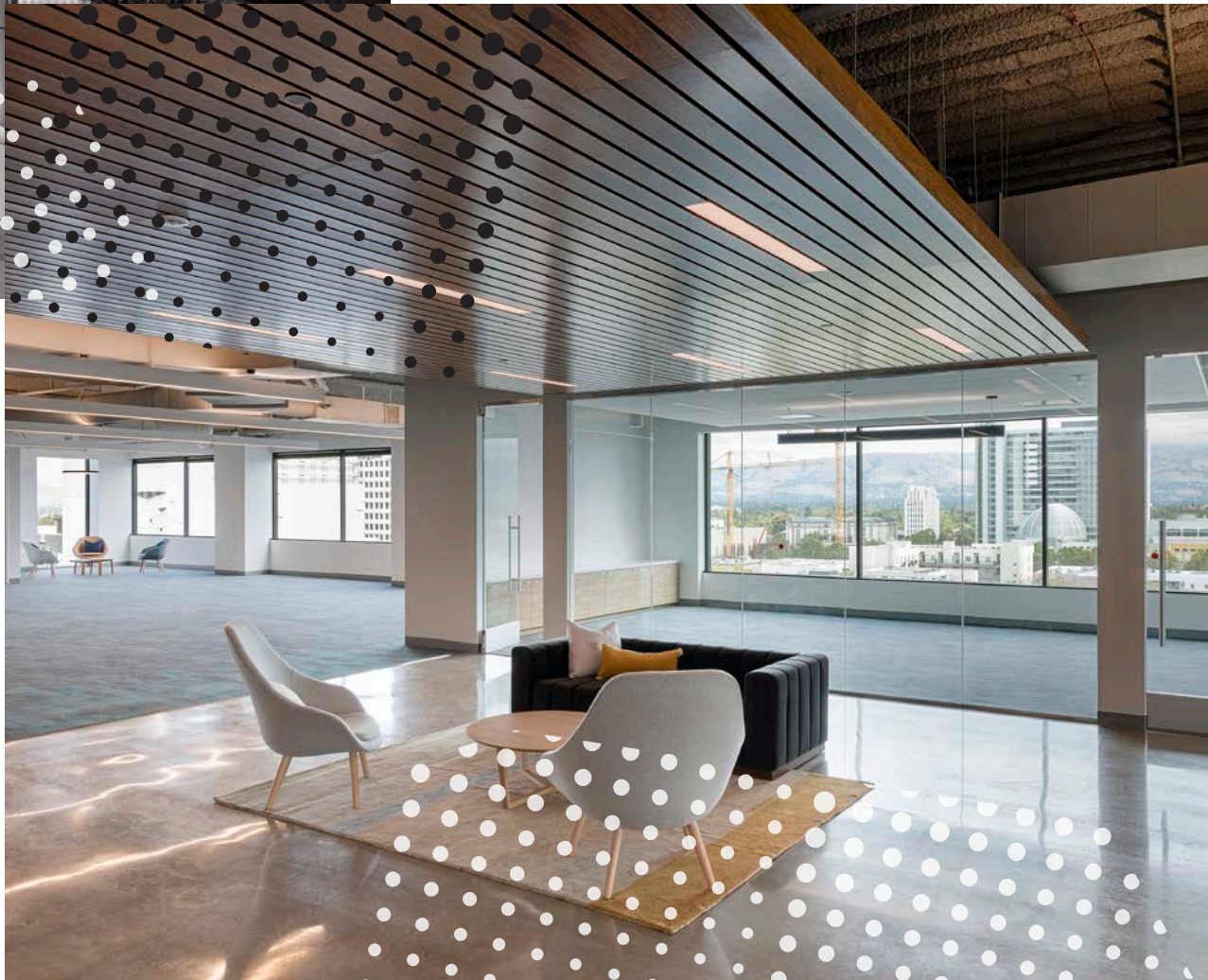

HARVEST
PROPERTIES

INTERCONTINENTAL
REAL ESTATE CORPORATION



SO MUCH
HERE!

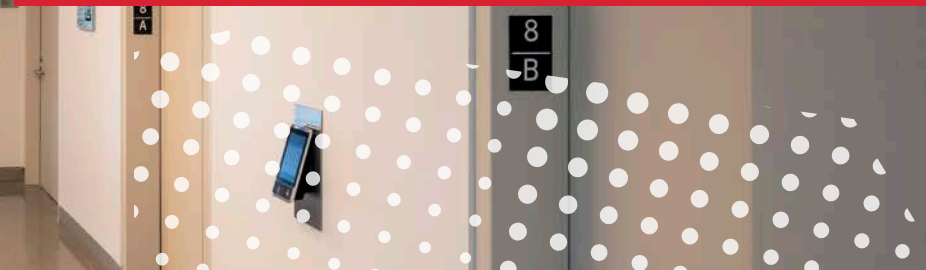
Rooted in tradition but on the cusp of cutting-edge, downtown San Jose brings urban renewal to a new meaning. Prominently located in the fastest growing city in the nation, **60 SOMA** puts you at the center.



EVERYTHING YOU WOULD EXPECT FROM A CLASS A OFFICE BUILDING

±235,513 SF

- » 15-story Class “A” office tower centrally located in downtown San Jose, CA
- » First floor tenant lounge
- » LEED Gold certification
- » Major building and lobby upgrades
- » Beautiful, modern interiors
- » On-site fitness center, featuring:
 - 2 Peloton bikes
 - Bi-weekly yoga classes
 - Locker rooms with showers
 - Daily towel service
- » Large training room
- » 3/1000 covered parking
- » 24-hour security
- » On-site property management
- » Walking distance to dozens of amenities
- » Easy access to Caltrain and VTA Light Rail
- » Close to major freeways
- » Elevator modernization with destination dispatch recently completed
- » Waterless Carwash Futurewash.com

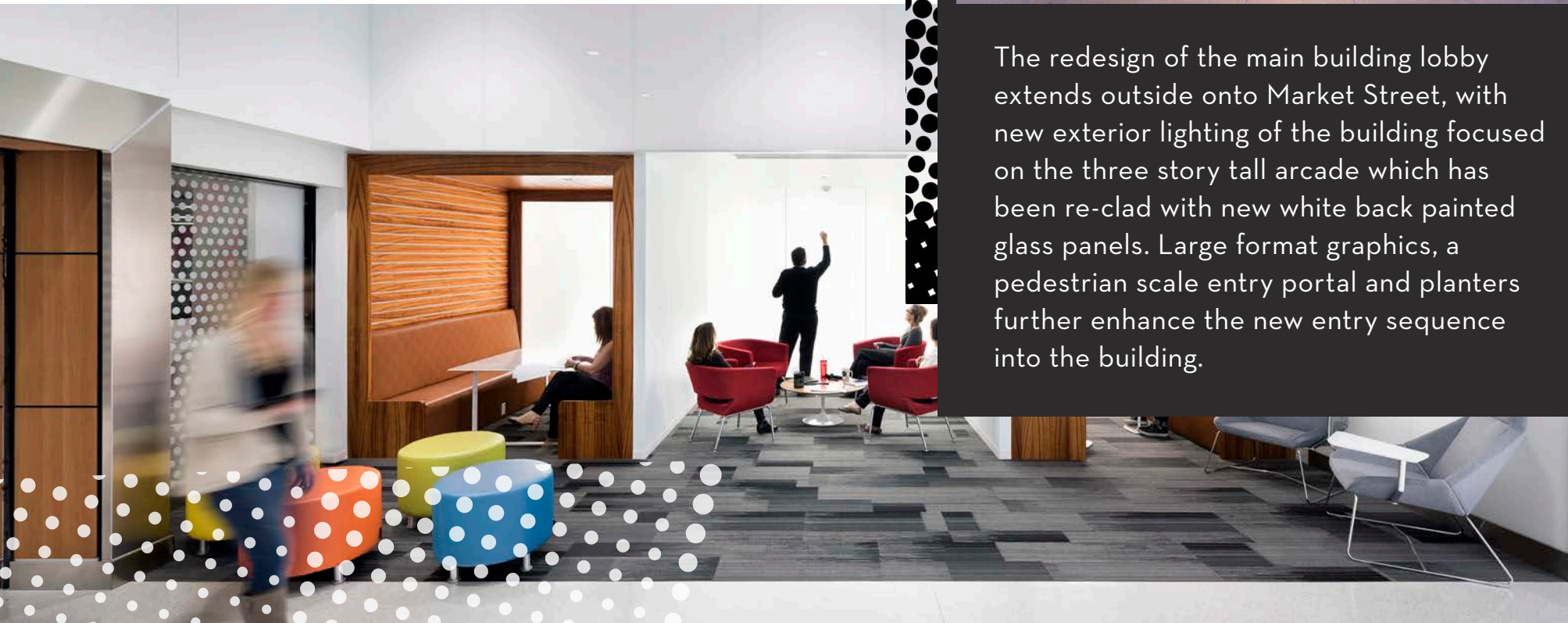


SO COOL!

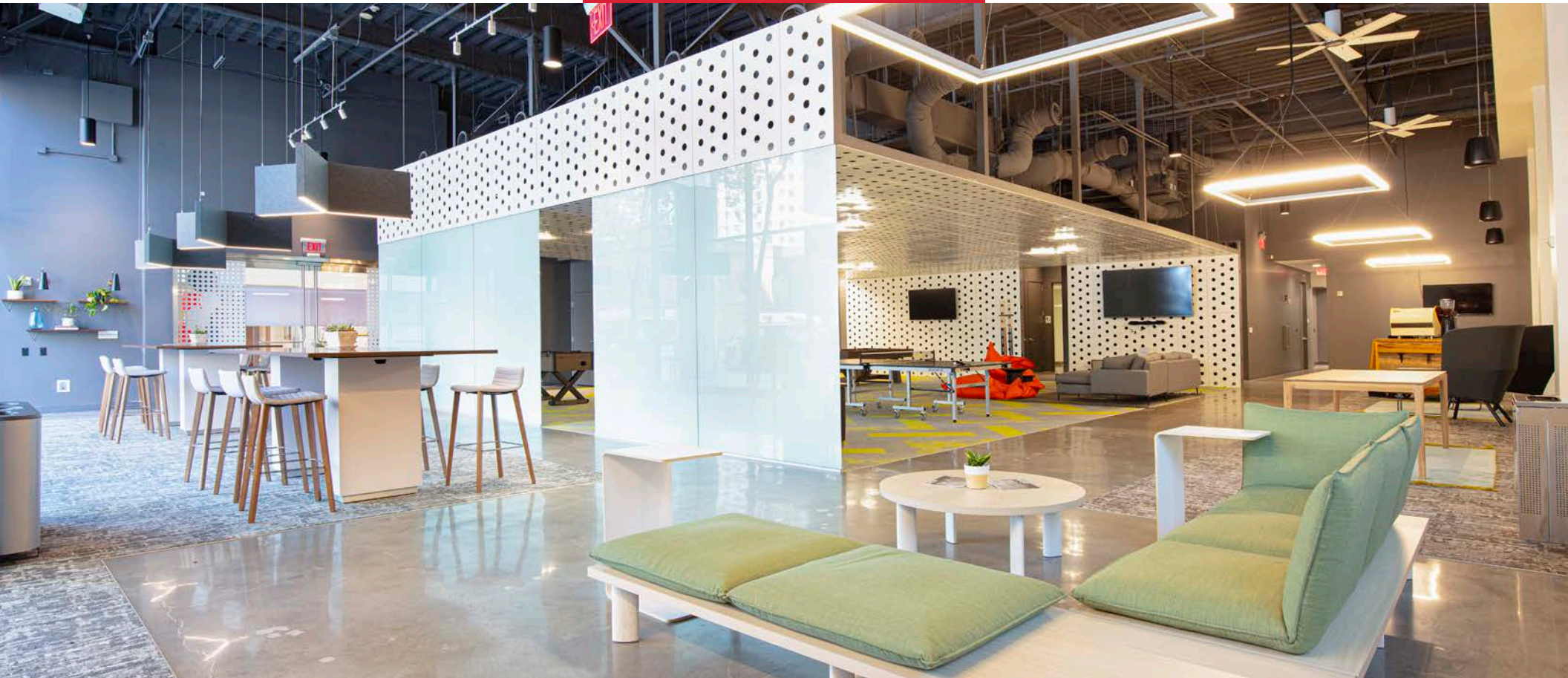
The **60 SOMA** transformation includes renovation of both entries to the main building lobby and the adjacent parking structure. Our innovative design includes the reuse of wood paneled walls in key areas, and the addition of new ceilings and lighting, back painted glass wall panels, rear illuminated LED wall panels, and new terrazzo flooring. Collaborative spaces in the lobby allow for spontaneous meetings by tenants and visitors to the building.



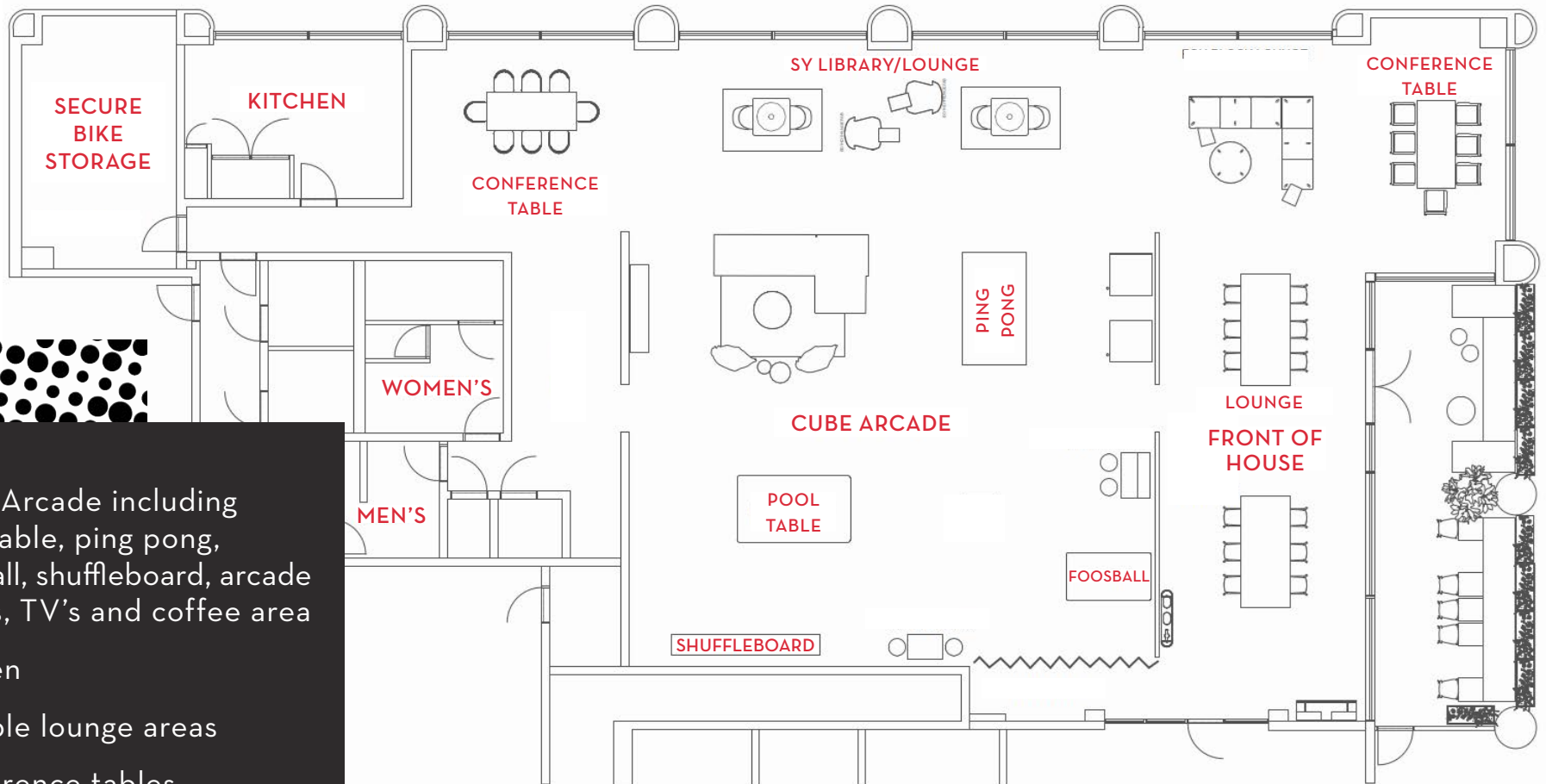
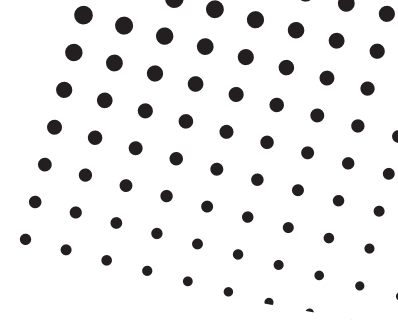
The redesign of the main building lobby extends outside onto Market Street, with new exterior lighting of the building focused on the three story tall arcade which has been re-clad with new white back painted glass panels. Large format graphics, a pedestrian scale entry portal and planters further enhance the new entry sequence into the building.



THE SOMA LOUNGE



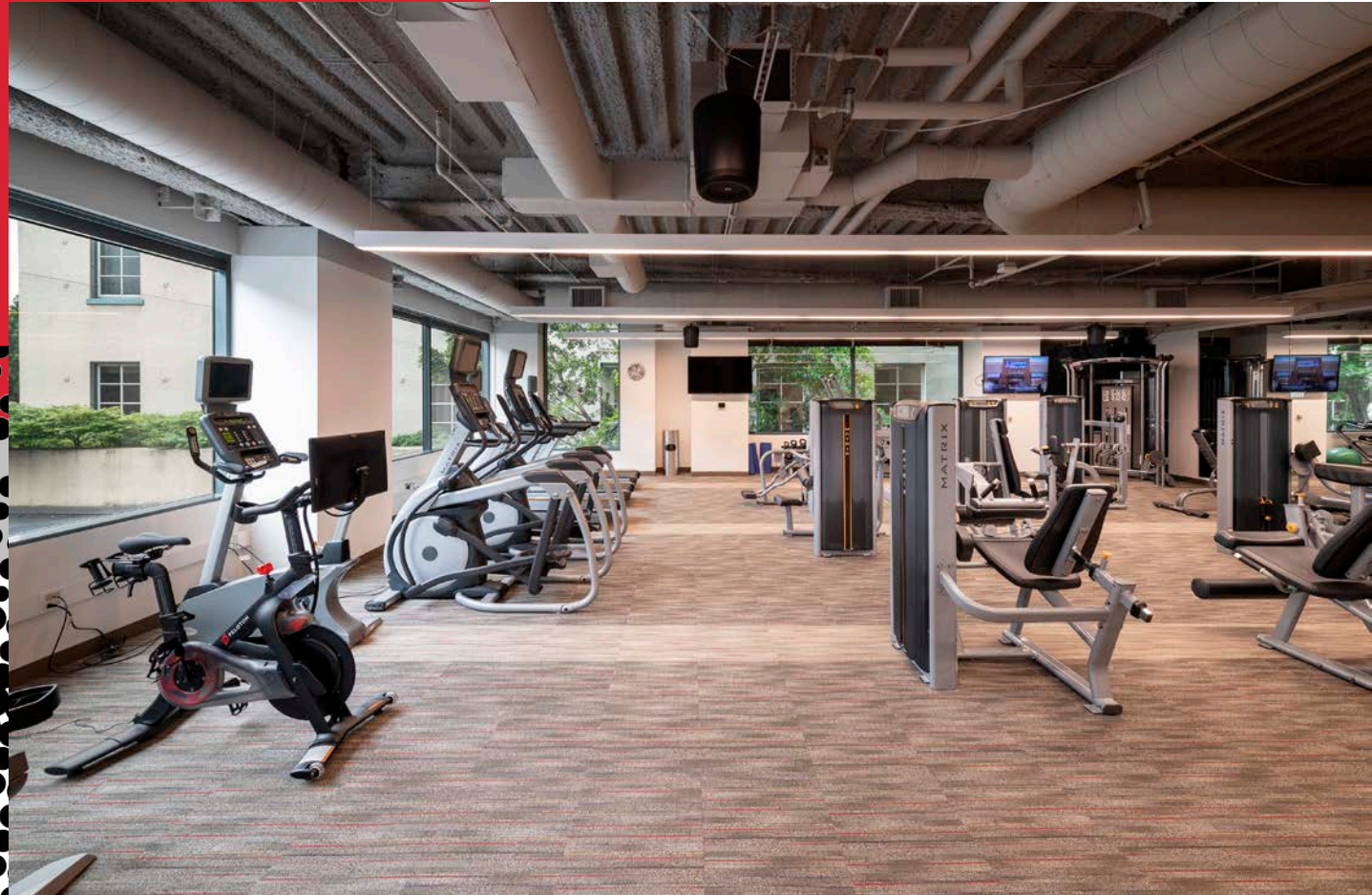
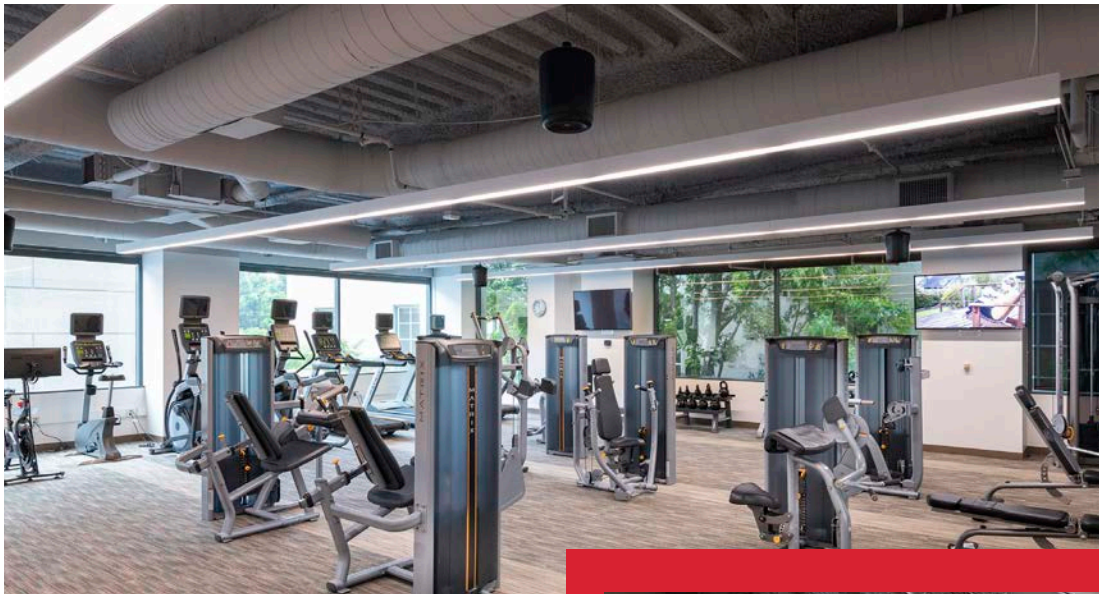
THE SOMA LOUNGE



- » Cube Arcade including pool table, ping pong, foosball, shuffleboard, arcade games, TV's and coffee area
- » Kitchen
- » Multiple lounge areas
- » Conference tables
- » Secure bike storage



UPGRADED FITNESS CENTER

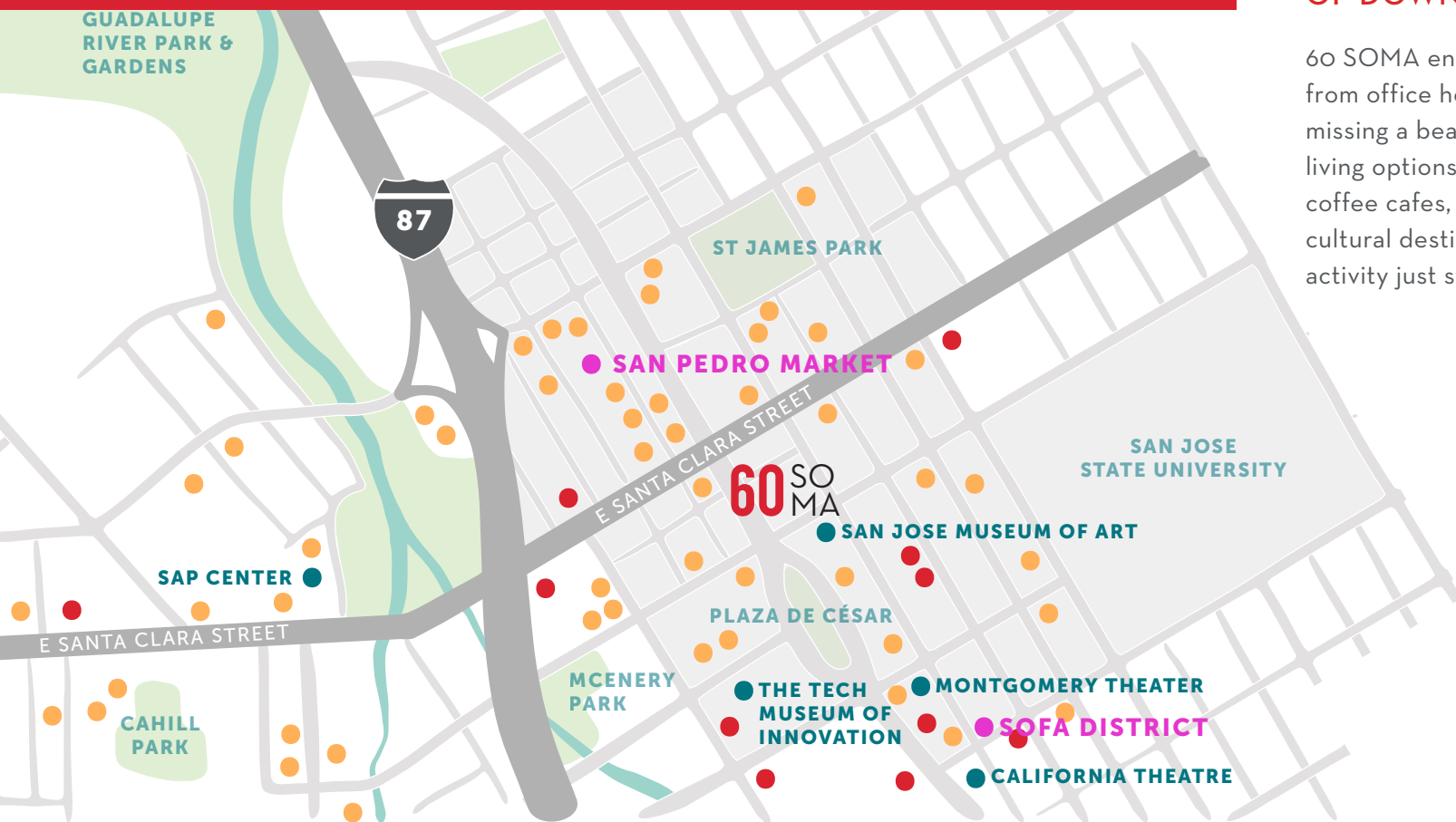


- » On-site fitness center, featuring:
 - » 2 peloton bikes
 - » Locker rooms with showers
 - » Daily towel service

UNMATCHED AMENITIES

LOCATED IN THE CORE
OF DOWNTOWN SAN JOSE

60 SOMA 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.



A WALKER'S PARADISE:
90 WALK SCORE



A BIKER'S PARADISE:
91 RIDE SCORE

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

12+ POINTS OF INTEREST

SAN PEDRO SQUARE MARKET	3 BLOCKS
ST. JAMES PARK	3 BLOCKS
SAN JOSE MUSEUM OF ART	ADJACENT

1500+ HOTEL ROOMS

SIGNIA BY HILTON	2 BLOCKS
HOTEL DE ANZA	4 BLOCKS
THE WESTIN SAN JOSE	2 BLOCKS

250+ CAFES & EATERIES

VOYAGER CRAFT COFFEE	4 BLOCKS
OLLA COCINA	3 BLOCKS
FARMERS UNION	3 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
- Firehouse
- 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

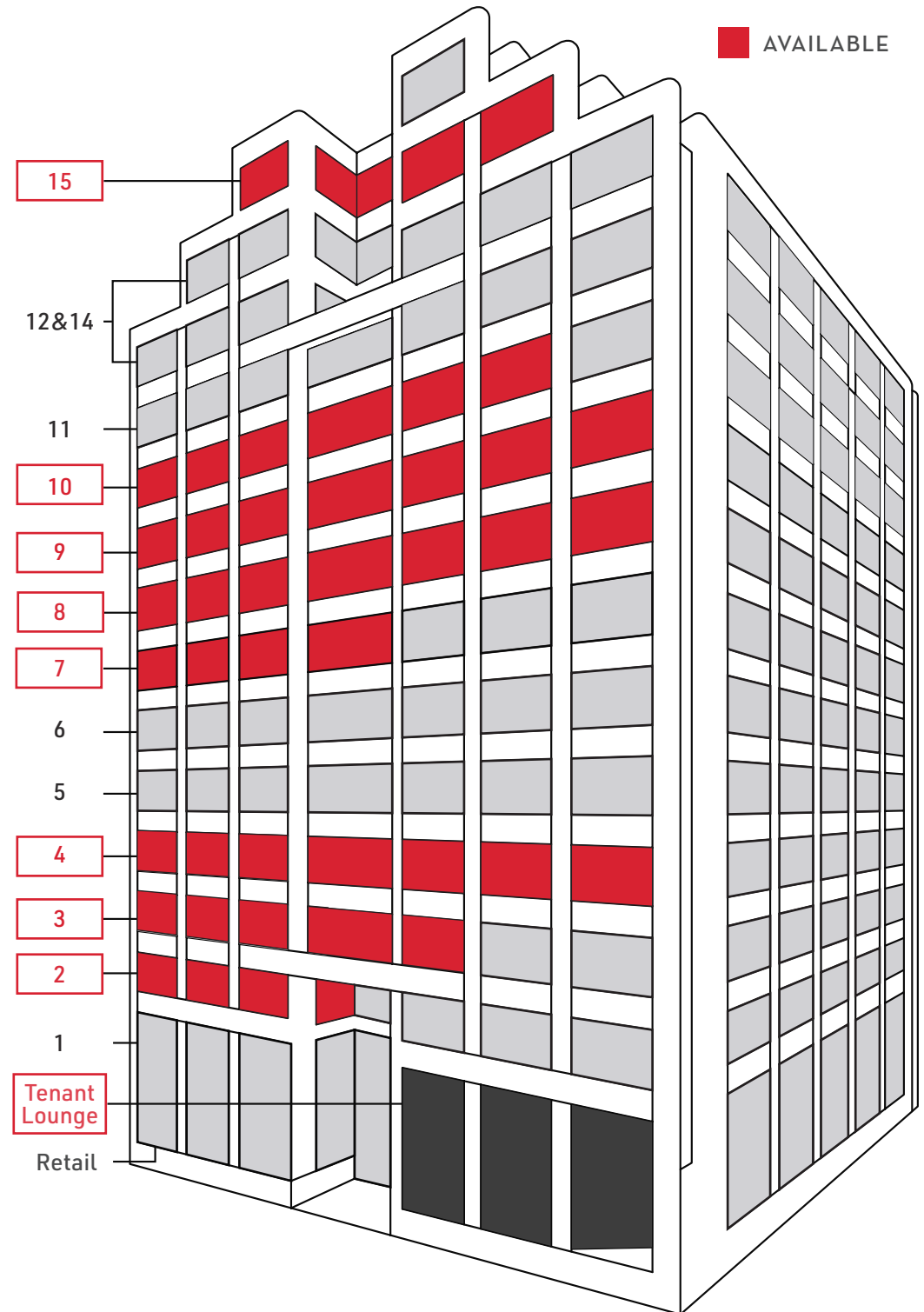
FIND THE ROOM TO GROW AT 60 SO MA

■ AVAILABLE

AVAILABLE SUITES

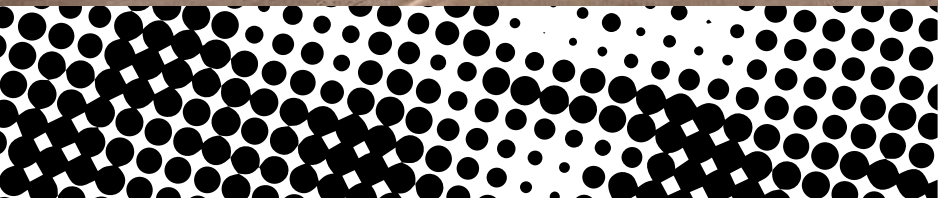
SUITE	RSF	AVAILABLE
Suite 1500	4,019	Available Now
Suites 1050/1060*	9,397	Available Now
Suite 900**	18,476	Market Ready
Suite 800**	18,470	Market Ready
Suite 760	4,860	Market Ready
Suite 750	5,958	Plug & Play
Suite 470	12,827	Market Ready
Suite 450	2,976	Available Now
Suite 300	8,335	Market Ready
Suite 260	5,111	Market Ready
TOTAL	81,550 RSF	

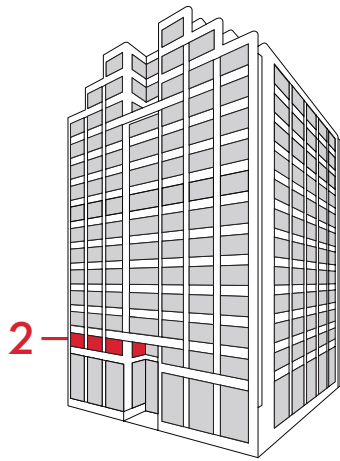
contiguous*



*Suites 1050/1060 divisible to 4,337 and 5,060 SF total
 **Suites 800 and 900 can be combined for 36,946 SF total

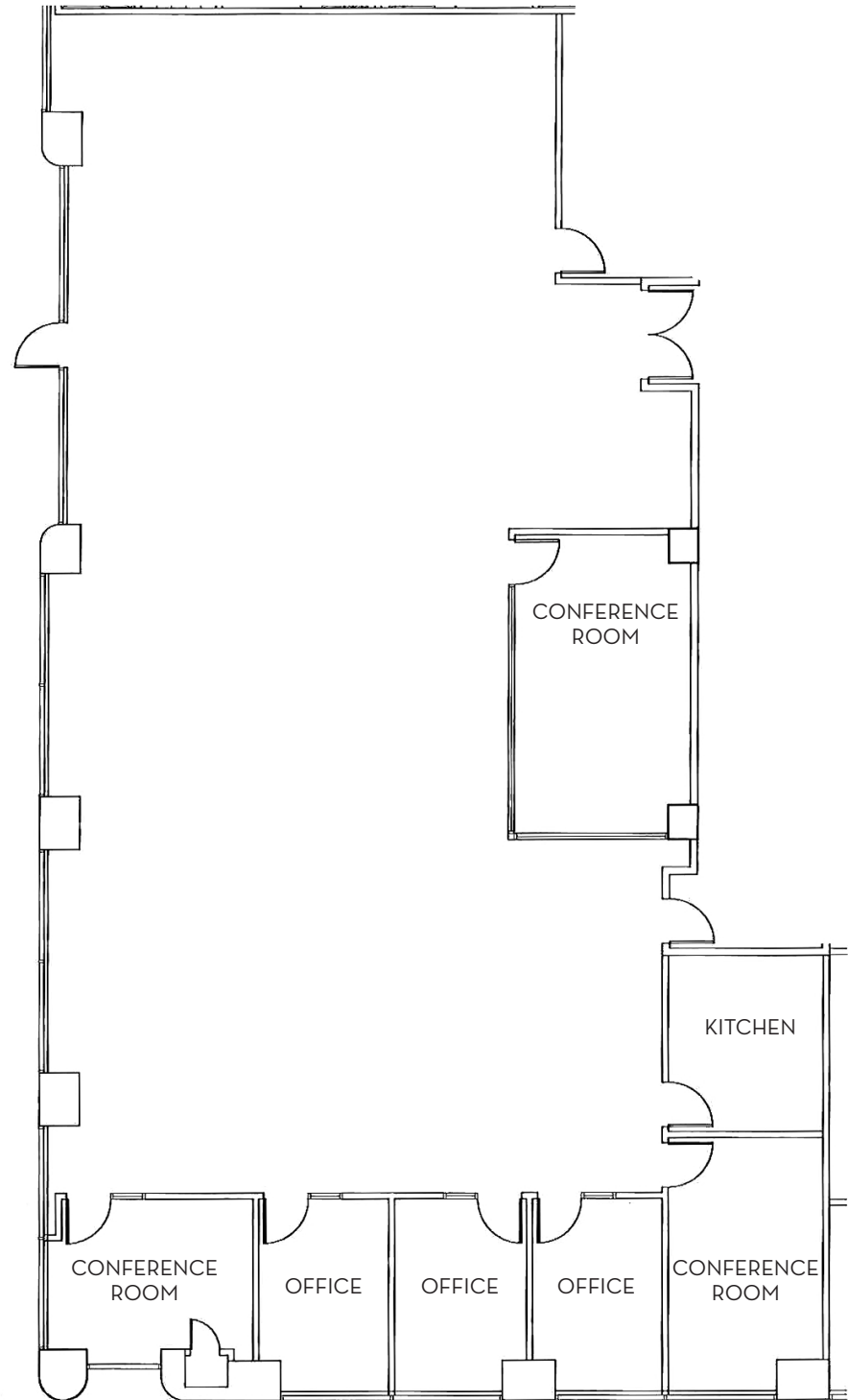
MARKET READY SUITES AVAILABLE

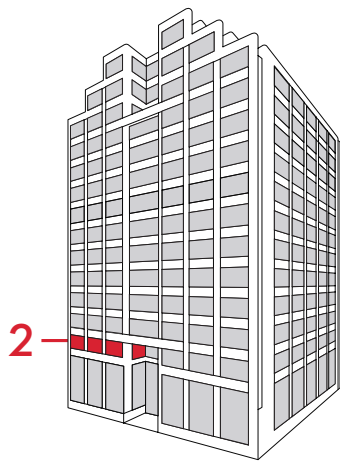




SUITE 260

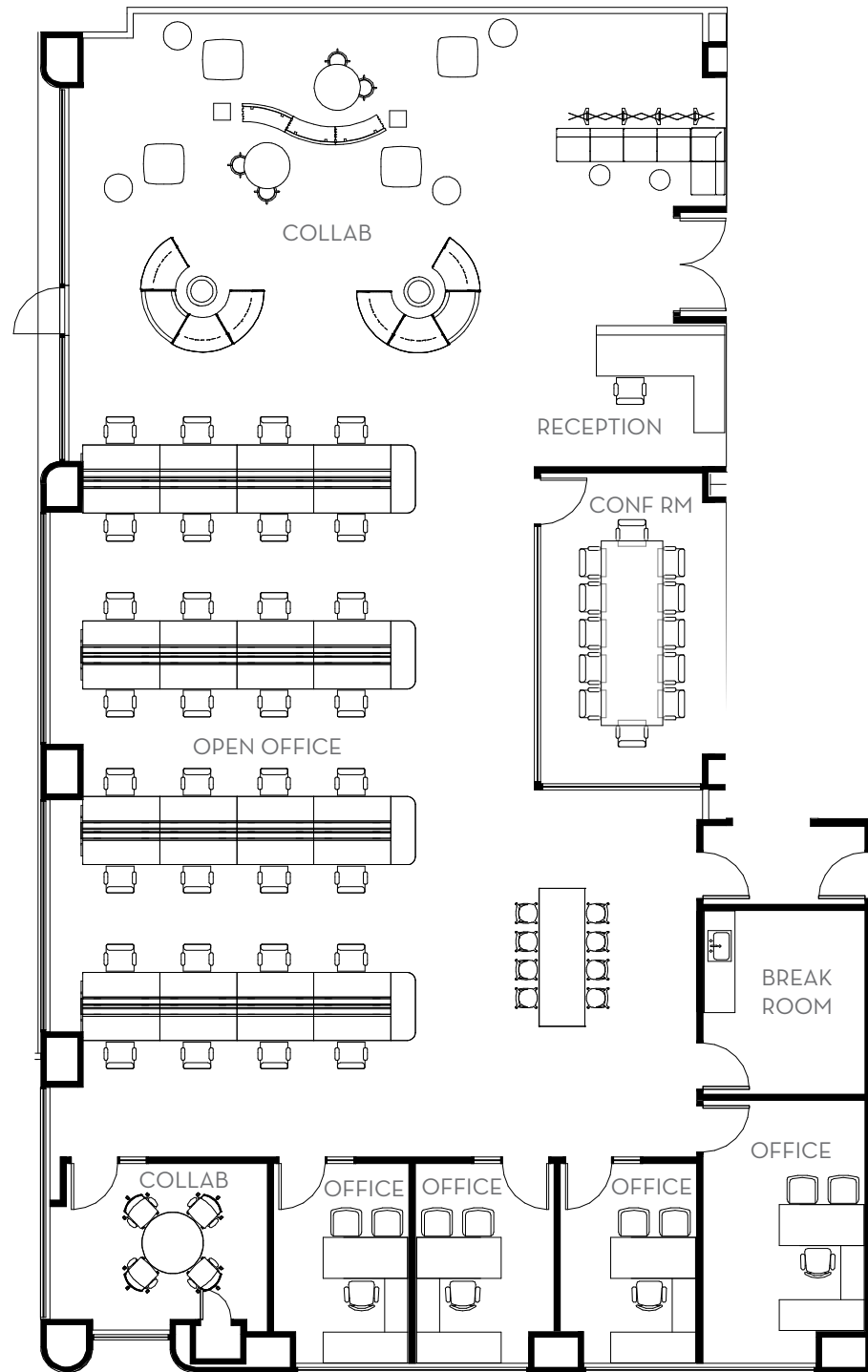
- » ±5,111 RSF
- » Market-ready
- » 3 Private offices
- » 3 Conference rooms
- » 1 Kitchen



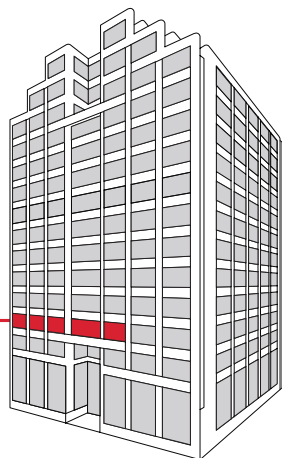


SUITE 260 HYPOTHETICAL

- » ±5,111 RSF
- » 32 Workstations
- » 4 Private offices
- » 1 Conference room
- » 2 Collaboration areas
- » 1 Break room

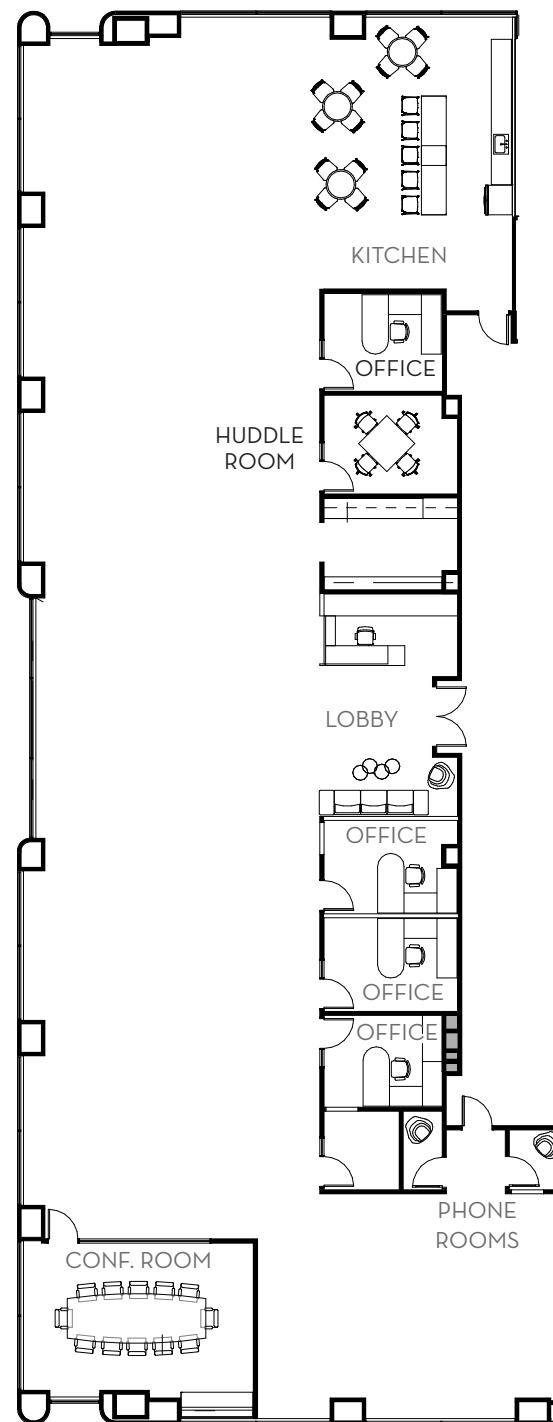


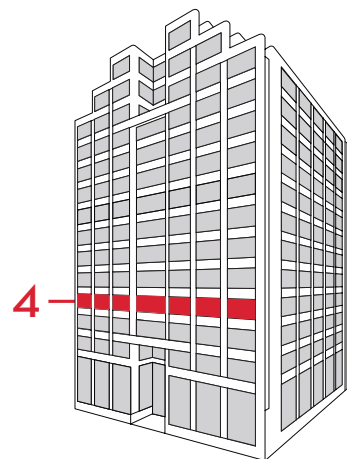
3



SUITE 300

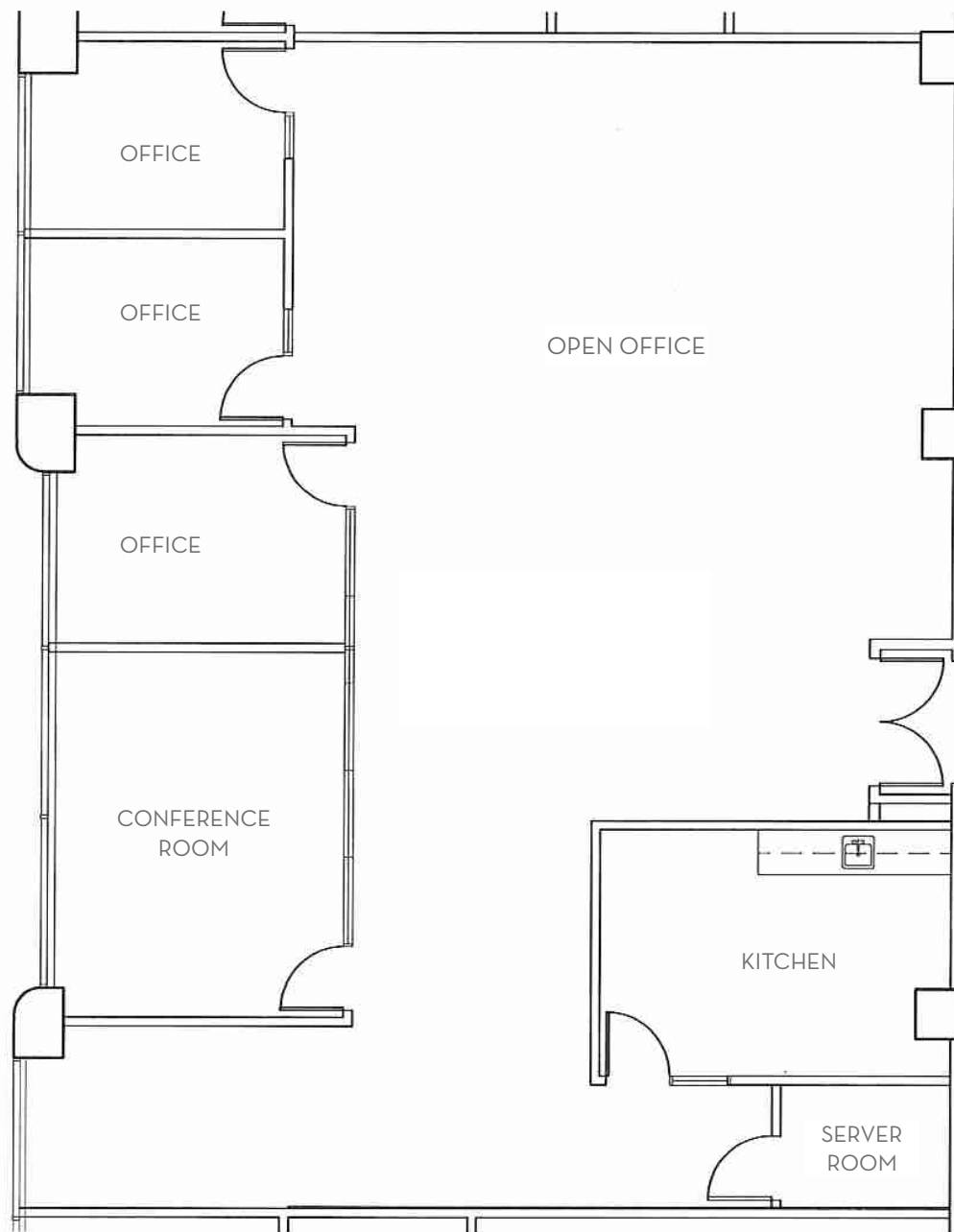
- » ±8,335 RSF
- » Market ready
- » 4 Private offices
- » 1 Conference room
- » 1 Huddle room
- » 1 Kitchen
- » 2 Phone rooms



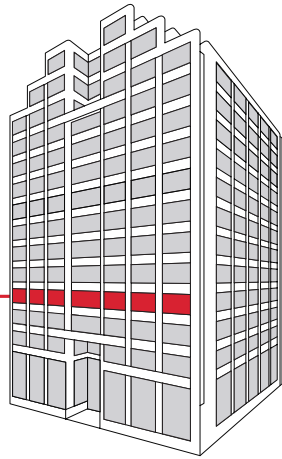


SUITE 450

- » ±2,976 RSF
- » Available now
- » 3 Private offices
- » 1 Conference room
- » Open office

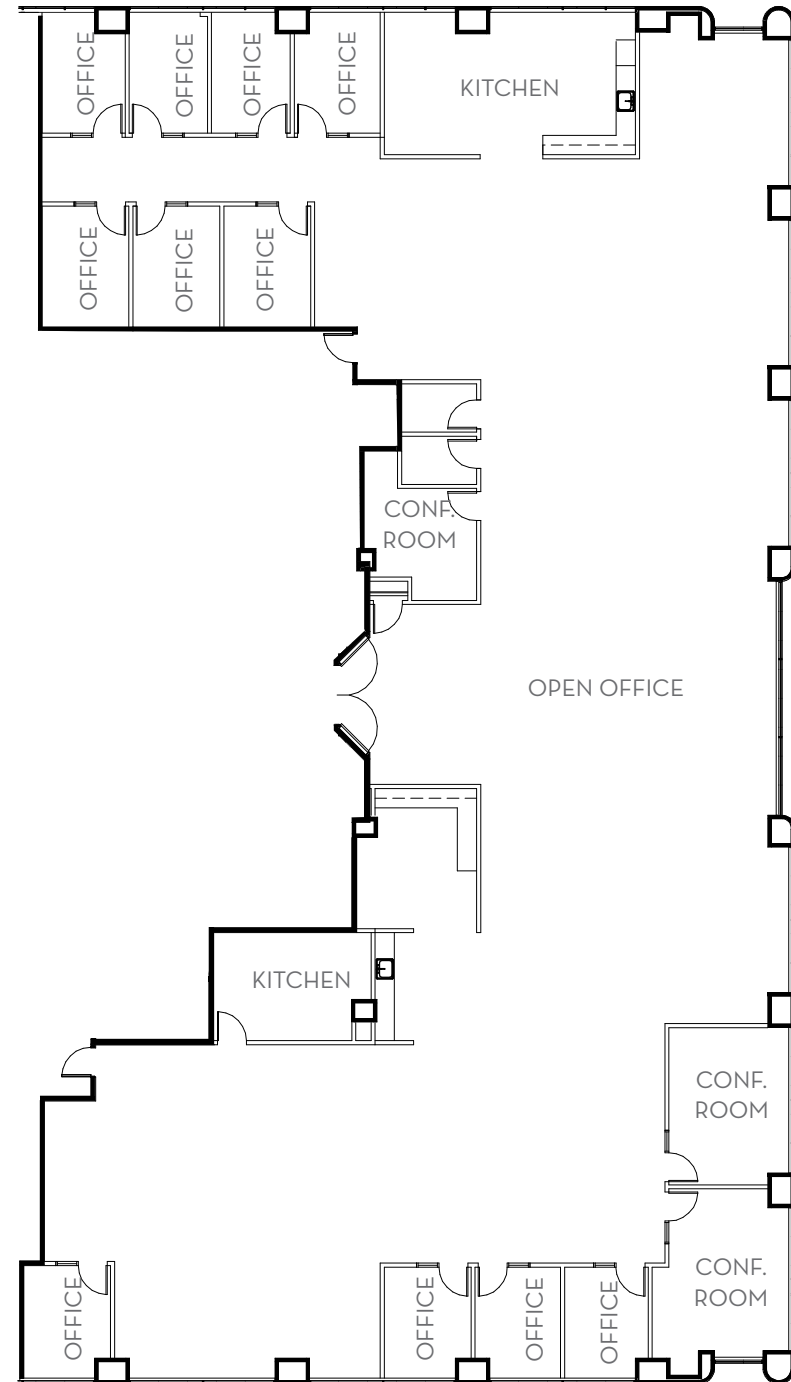


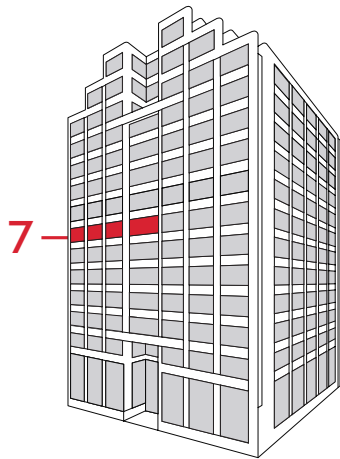
4



SUITE 470

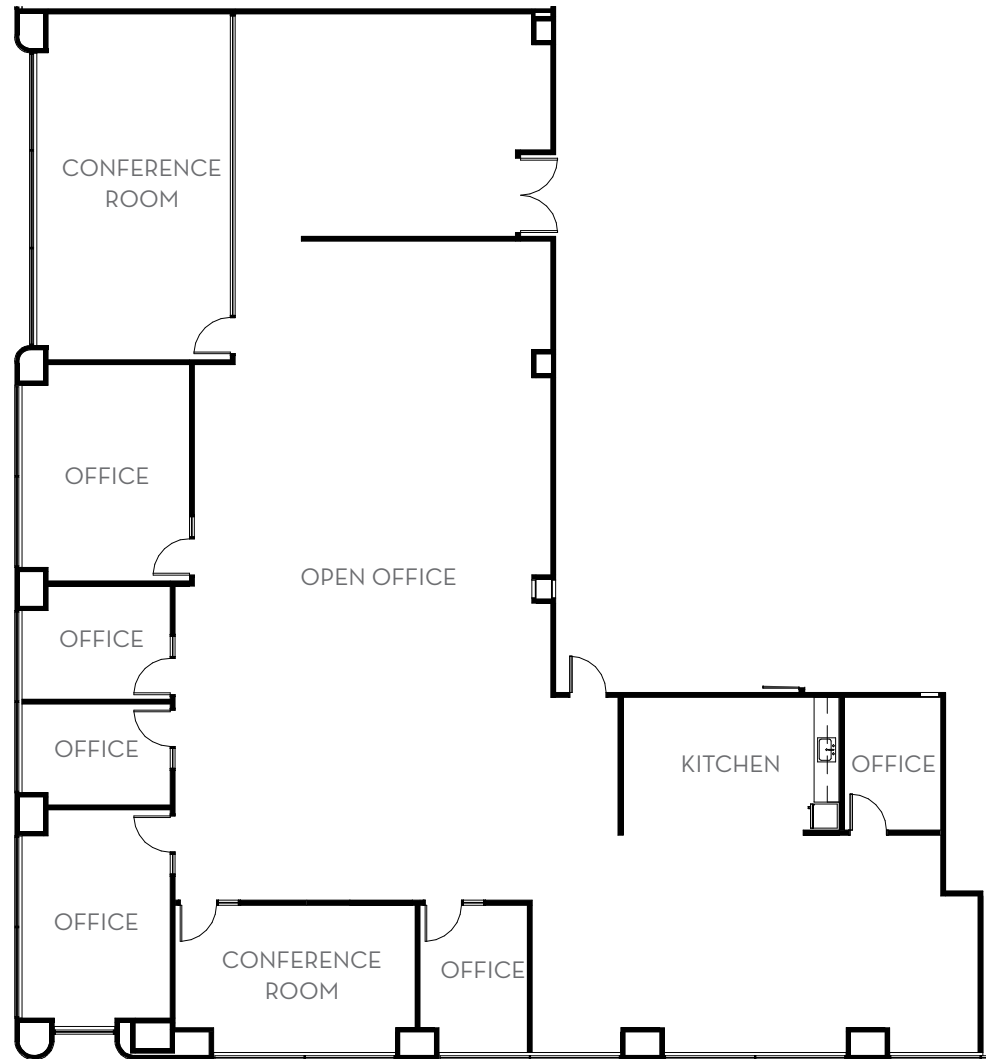
- » ±12,827 RSF
- » Market Ready
- » 11 Private offices
- » 3 Conference rooms
- » 2 Kitchens
- » Open office





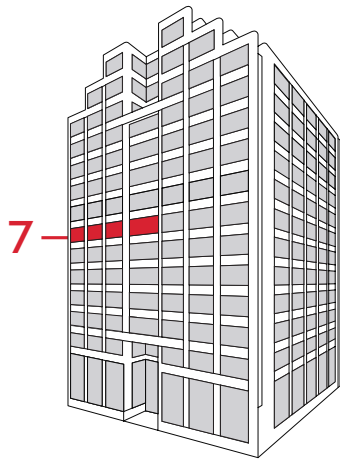
SUITE 750

- » ±5,958 RSF
- » Sub-Lease
- » Plug and play
- » 2 Conference rooms
- » 6 Private offices
- » Open office
- » 1 Kitchen



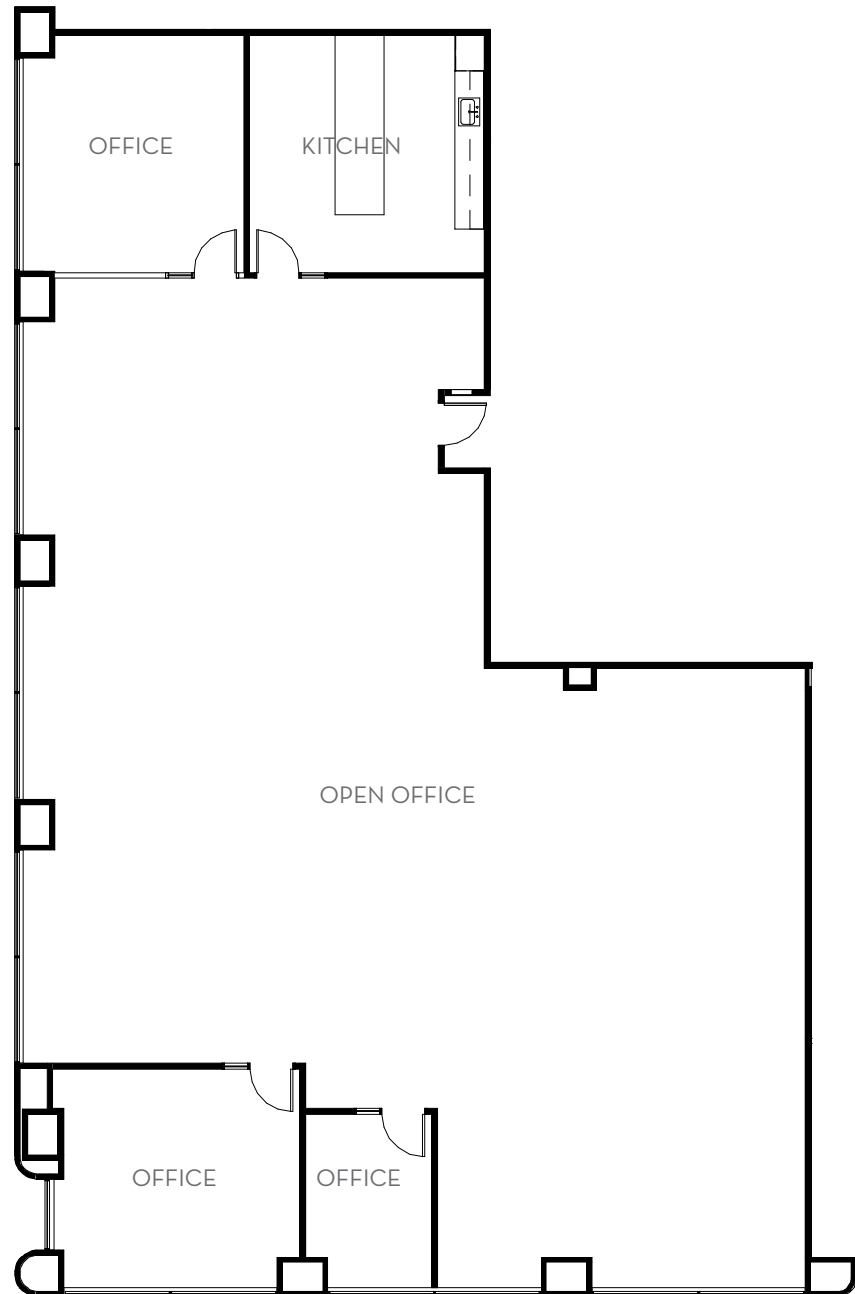
60^{SO}_{MA}

AVAILABILITIES

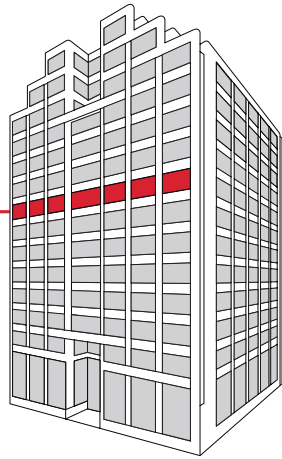


SUITE 760

- » ±4,860 RSF
- » Market ready
- » 3 Private offices
- » Open office
- » Basilica views
- » 1 Kitchen



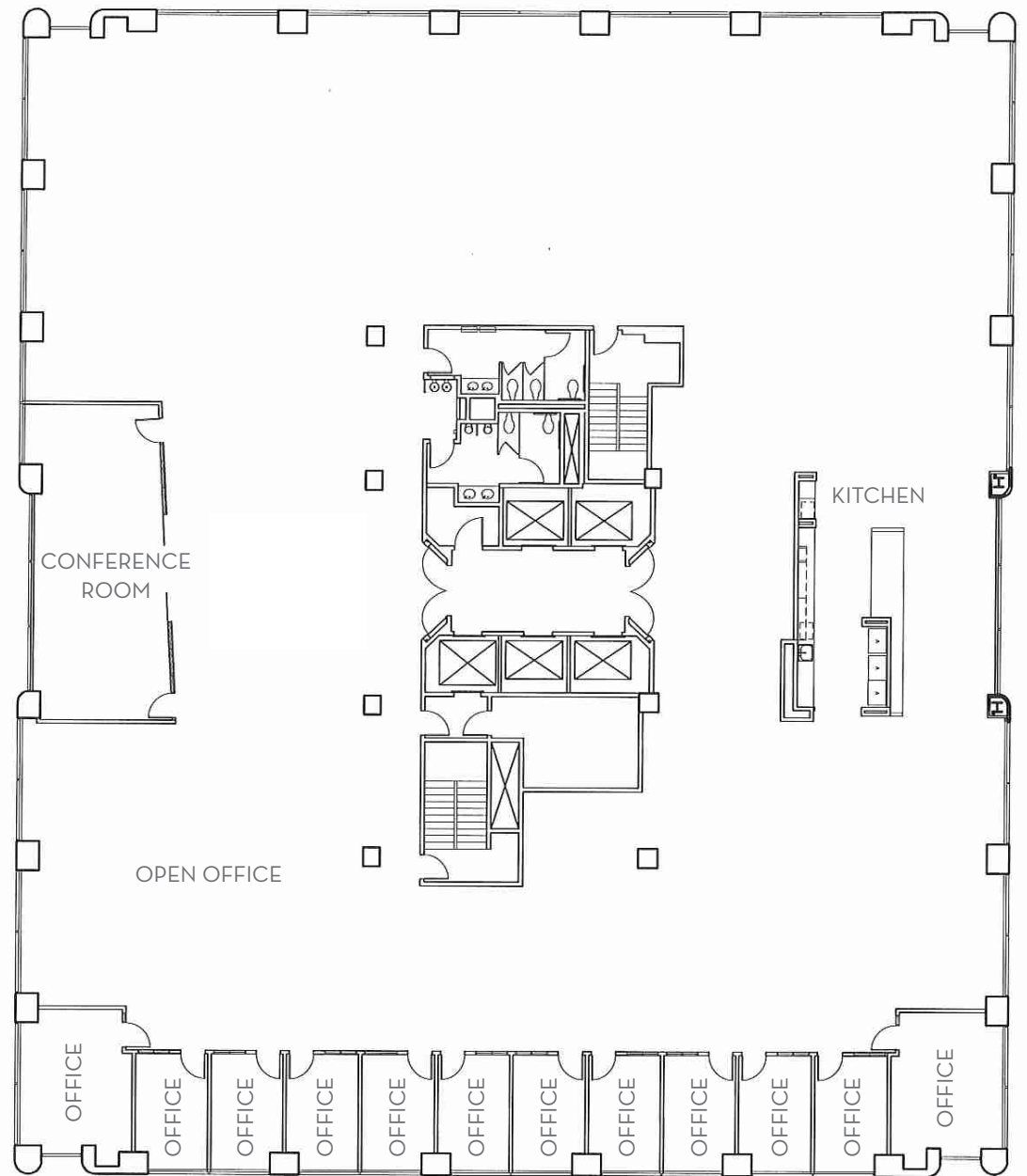
8



SUITE 800

- » ±18,470 RSF
- » Market ready
- » 1 Conference room
- » 12 Private offices
- » Open office
- » 1 Kitchen

*Suites 800 and 900 can be combined for a total of 36,946 SF

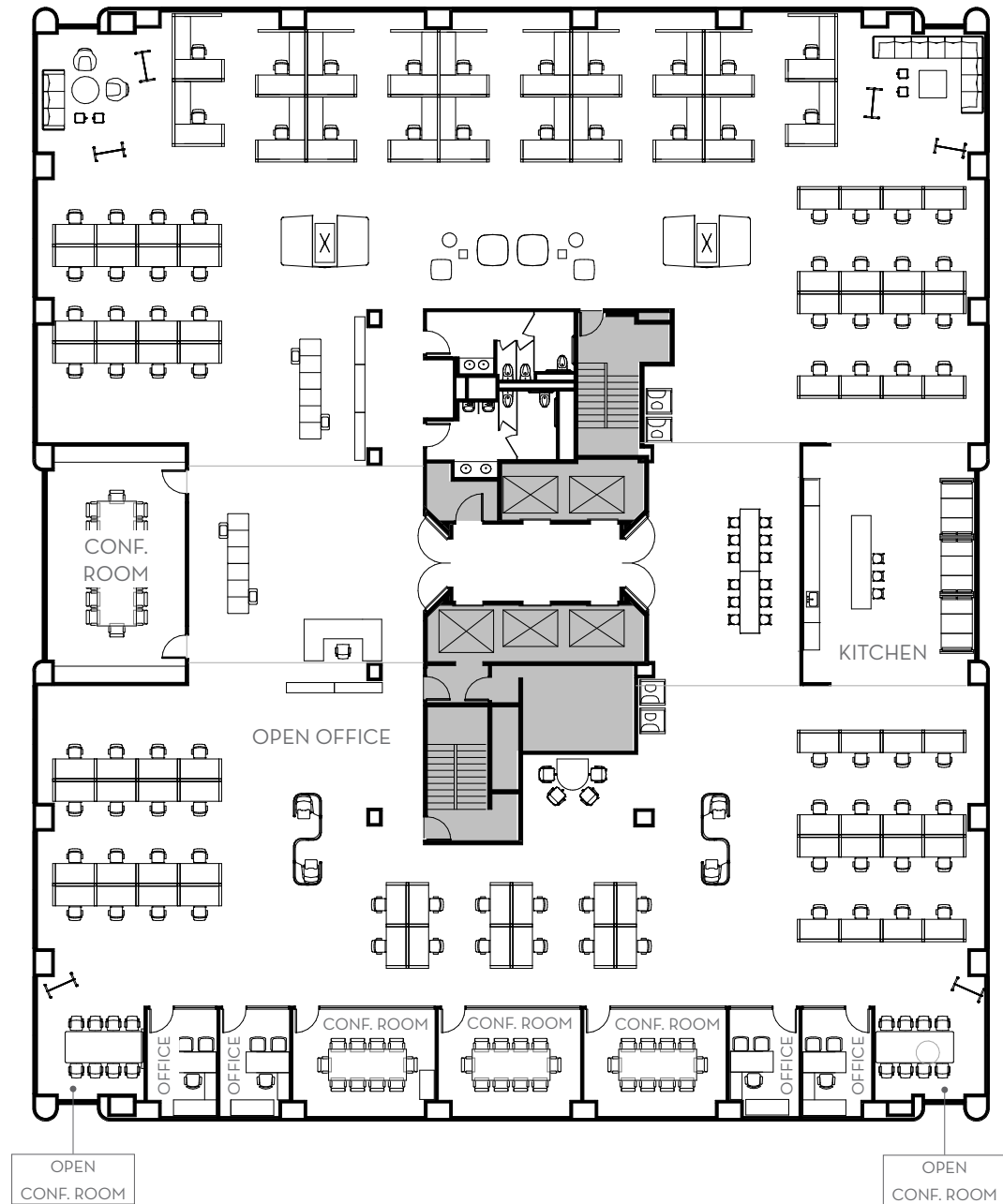




SUITE 900

- » ±18,476 RSF
- » Market ready
- » Plug and play
- » 4 Private offices
- » 4 Conference rooms
- » 2 Open conference rooms
- » Open office
- » 96 Cube count
- » 1 Kitchen

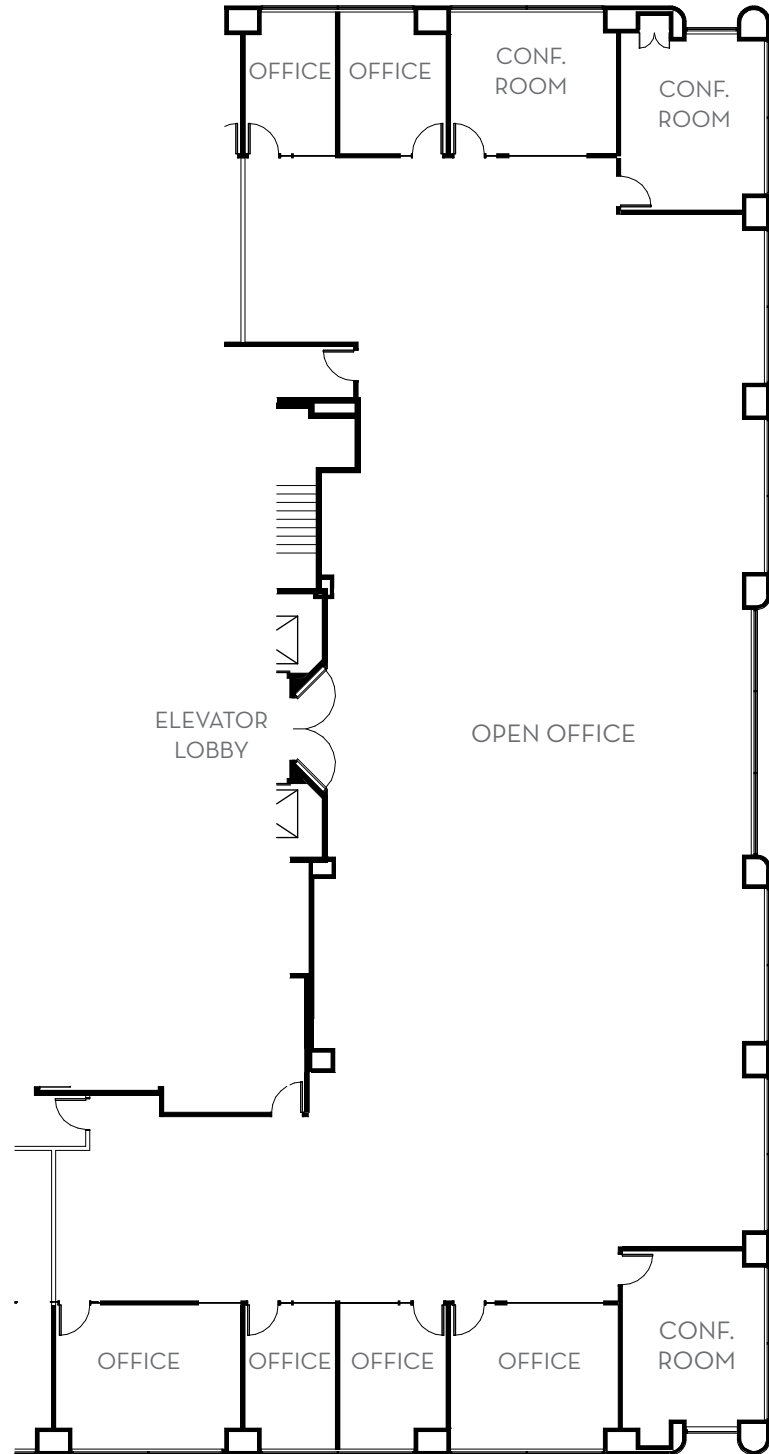
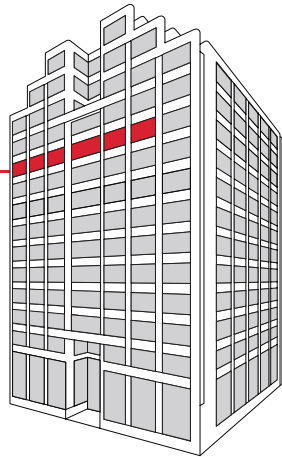
*Suites 800 and 900 can be combined for a total of 36,946 SF



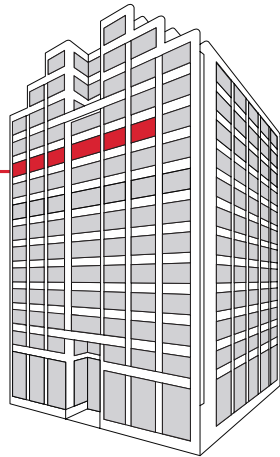
SUITE 1050

- » ±9,397 RSF
- » Available now
- » 6 Private offices
- » 3 Conference rooms
- » Open office

10



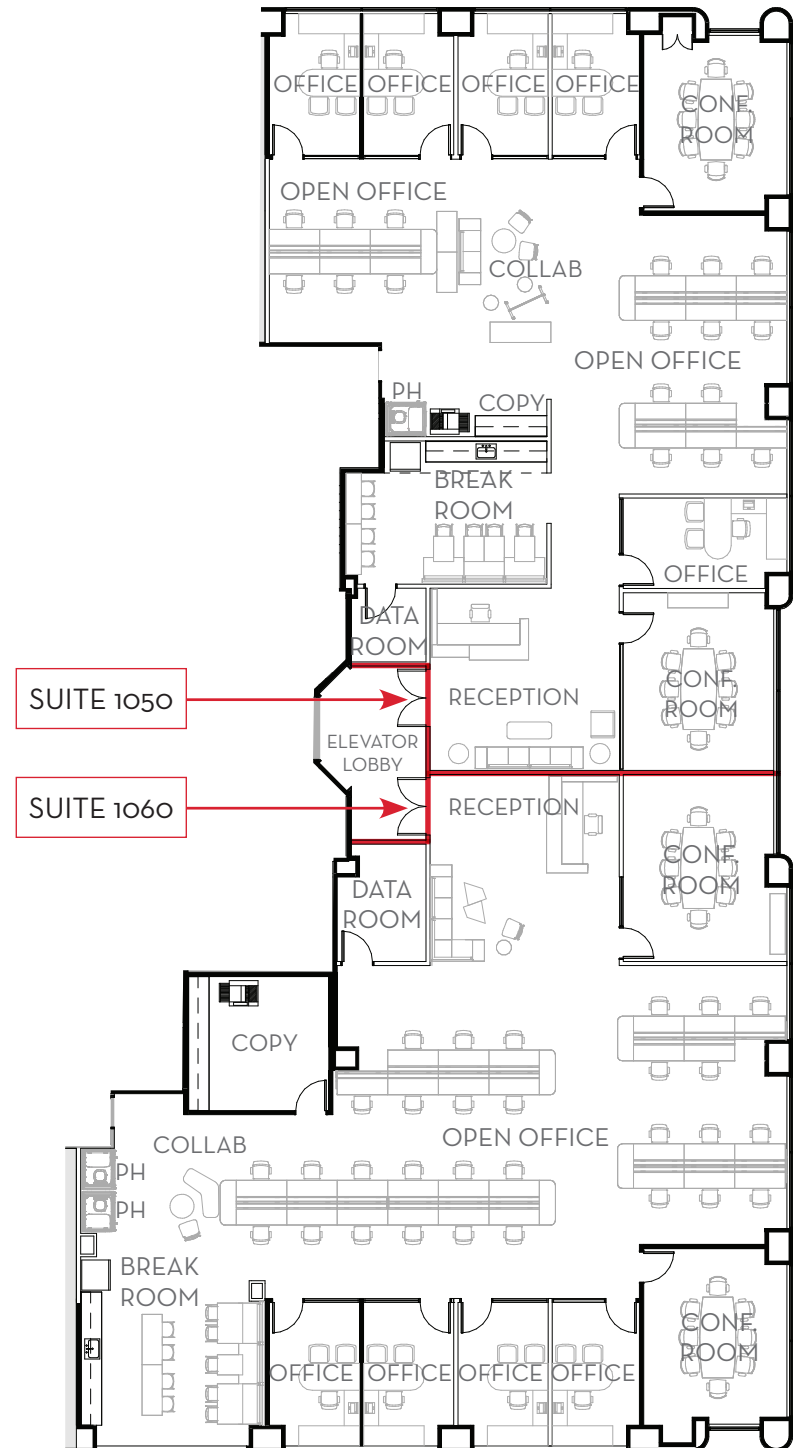
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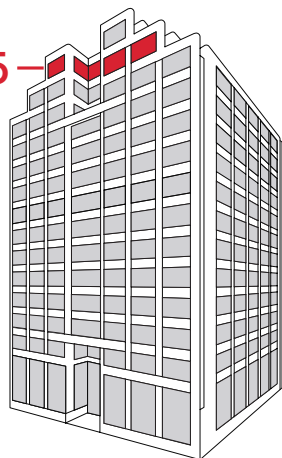
SUITE 1050/1060 HYPOTHETICAL

SUITE 1050	4,337 RSF
OPEN OFFICE / WORKSTATIONS (30"x60")	17
PRIVATE OFFICE (+/-10'x12')	5
CONFERENCE ROOM	2
COLLABORATION AREA	1
BREAK ROOM	1
PHONE ROOM	1
DATA ROOM	1
COPY / PRINT	1

SUITE 1060	5,060 RSF
OPEN OFFICE / WORKSTATIONS (30"x60")	30
PRIVATE OFFICE (+/-10'x12')	4
CONFERENCE ROOM	2
COLLABORATION AREA	1
BREAK ROOM	1
PHONE ROOM	2
DATA ROOM	1
COPY / PRINT	1

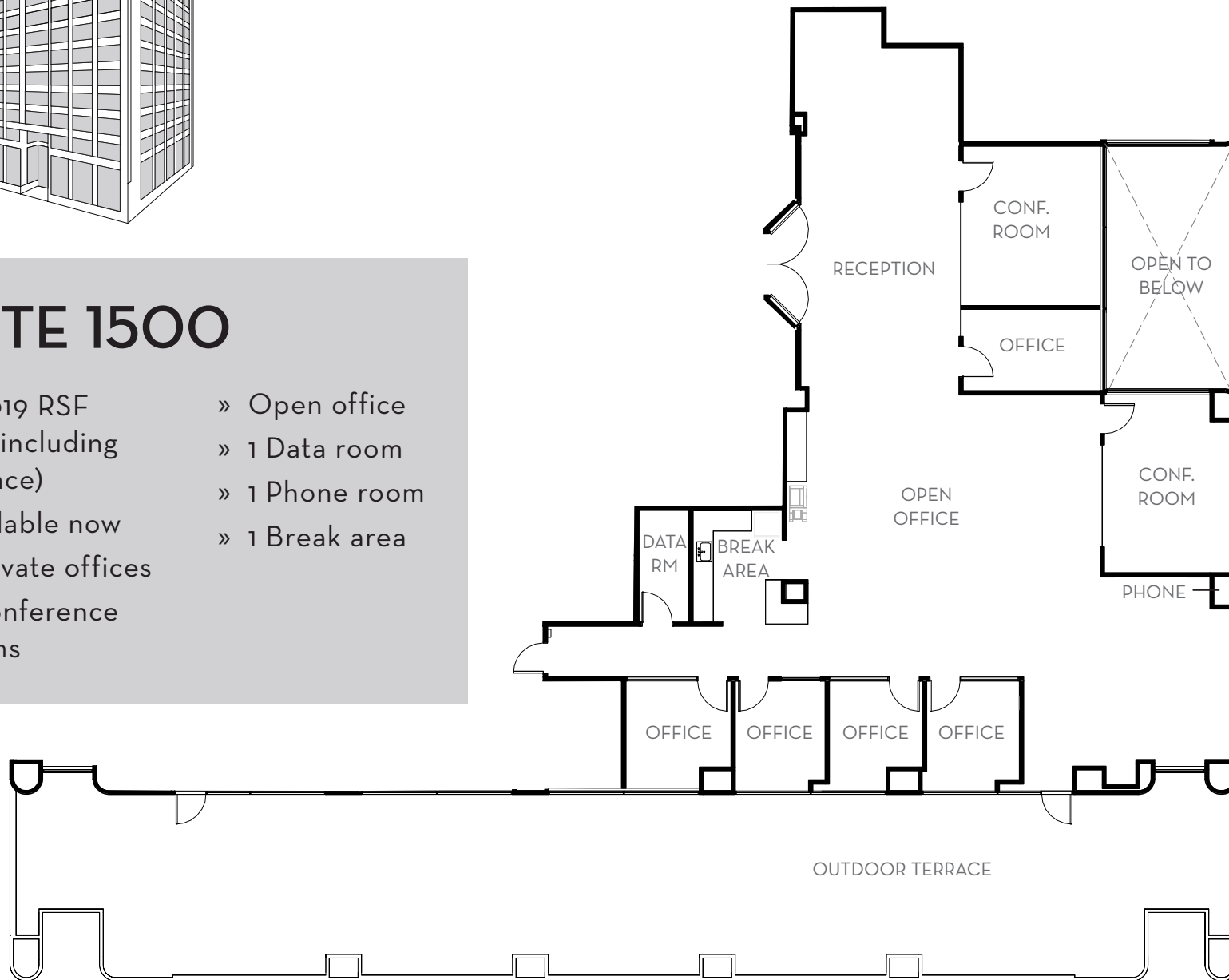


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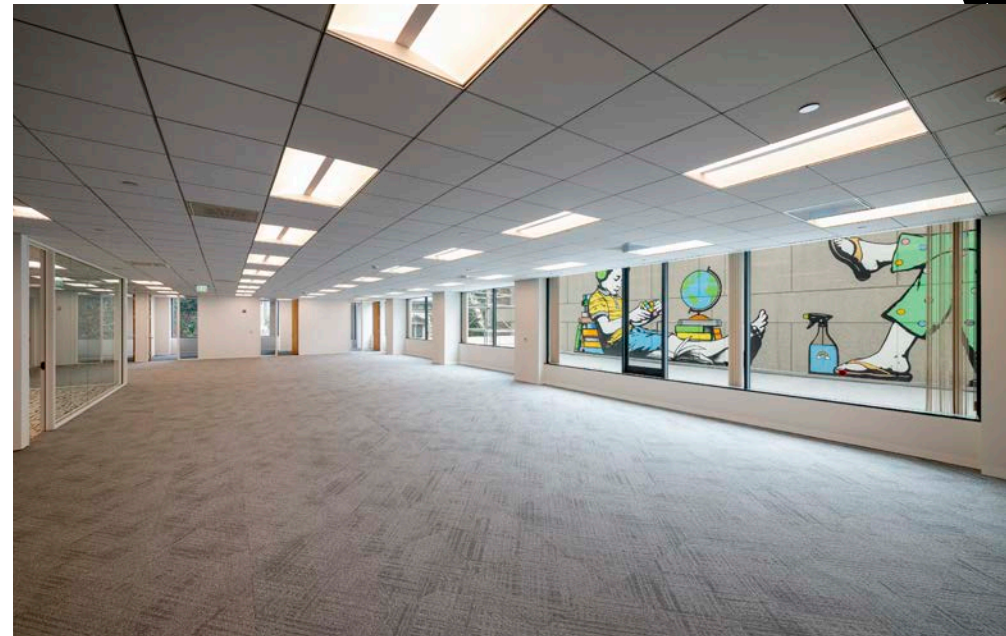
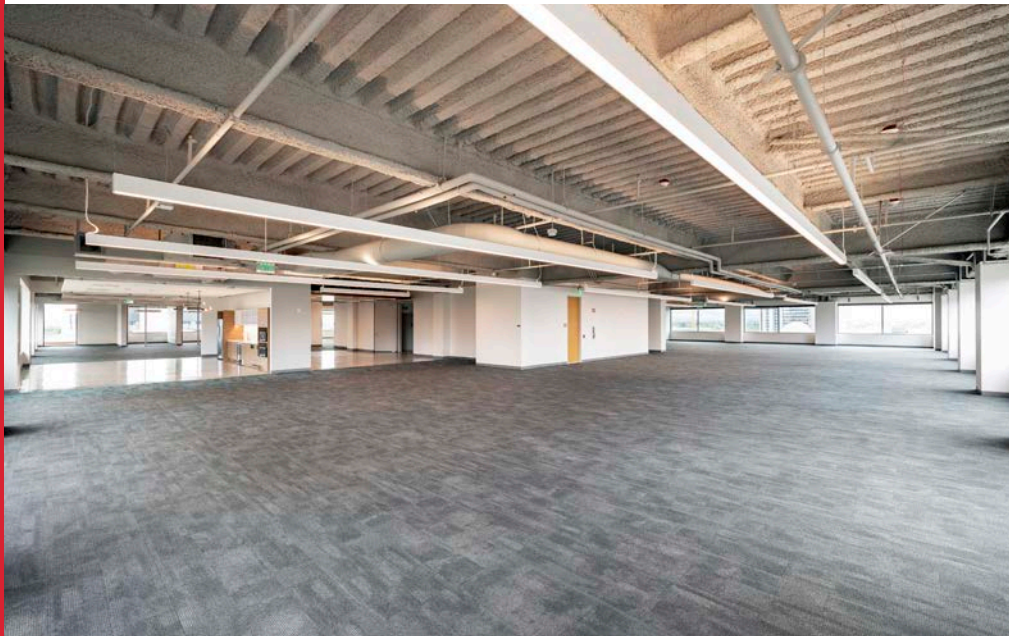


SUITE 1500

- » ±4,019 RSF (not including terrace)
- » Available now
- » 5 Private offices
- » 2 Conference rooms
- » Open office
- » 1 Data room
- » 1 Phone room
- » 1 Break area



MARKET READY SUITES AVAILABLE



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60 SOMA

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REAL ESTATE CORPORATION