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±175,000 RSF AVAILABLE
DIVISIBLE TO ±10,000 RSF

NEWMARK

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THE
OFFICES
AT SANTANA ROW

HIGHLIGHTS

One Santana West
370,000 RSF Class A office building
Divisible to 10,000 RSF

State of the art exposed concrete design

13' clear ceiling heights

±22,551 RSF – ±52,522 RSF floorplates

On-site café, golf simulator, fitness studio,
private showers, and conference center

3/1,000 dedicated parking
100+ EV charging stations

Direct access to Santana Row world-class amenities

Building signage available

Immediate freeway access

Secure bike garage

LEED Gold Certified

Available Space:

Level 2 ±49,830 RSF
Divisible to ±23,809 RSF to ±24,126 RSF

Level 3 ±51,710 RSF
Divisible to ±10,240 RSF

Level 4 ±22,990 RSF

Level 5 ±53,068 RSF

THE OFFICES AT SANTANA ROW



500 ±235,000 RSF

3055 ±70,000 RSF
OLIN AVENUE

1SW ±370,000 RSF
SANTANA WEST

700 ±301,000 RSF
SANTANA ROW

2SW ±369,000 RSF
SANTANA WEST

900 ±180,000 RSF
SANTANA ROW

SW ±250,000 RSF
SANTANA WEST
EXPANSION OPPORTUNITY

Stevens Creek Boulevard



300 ±65,000 RSF
SANTANA ROW

SITE PLAN



LEVEL ONE PLAN

LEGEND

Café/Conference Center - 8,600 RSF

Fitness/Locker Rooms - 2,500 RSF

Office Space - ±23,342 RSF



MARKET-READY LEVEL TWO PLAN

NOW AVAILABLE - FULLY FURNISHED

3D VIRTUAL TOUR
[CLICK HERE](#)

One Santana West ±49,830 RSF AVAILABLE

Divisible to ±23,809 RSF to ±24,126 RSF

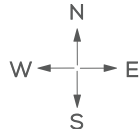
← OLIN AVENUE →

SUITE 200 23,809RSF

SUITE 250 24,126RSF

SANTANA WEST AVENUE

WINCHESTER BOULEVARD



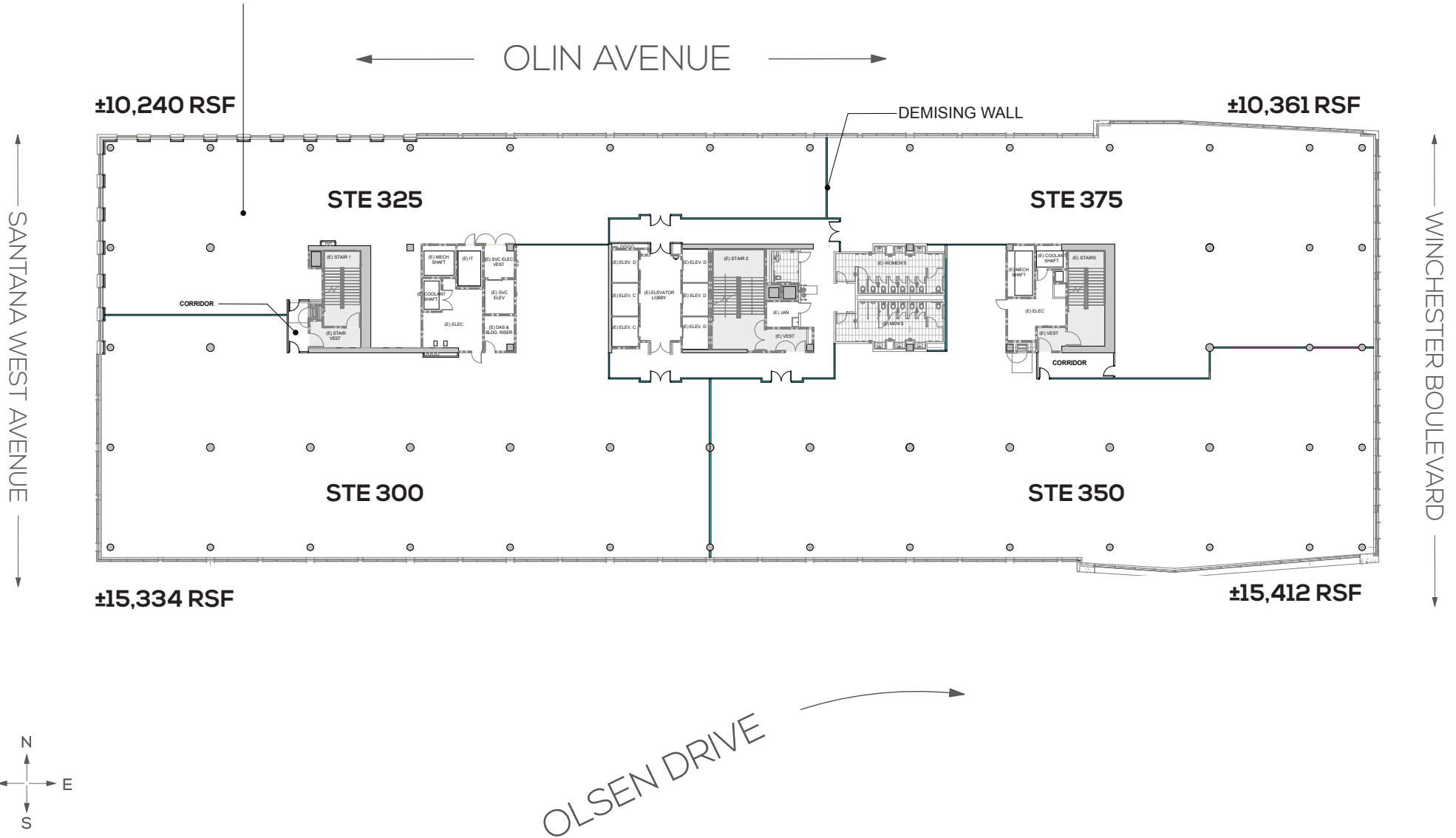
OLSEN DRIVE

Work Stations	278
Conference Rooms	9
Flex Offices	7
Huddle Rooms	7
Phone/Focus Rooms	6
Collaboration Areas	10

LEVEL THREE PLAN

UNDER CONSTRUCTION

One Santana West ±51,710 RSF AVAILABLE



TURN-KEY LEVEL FOUR PLAN

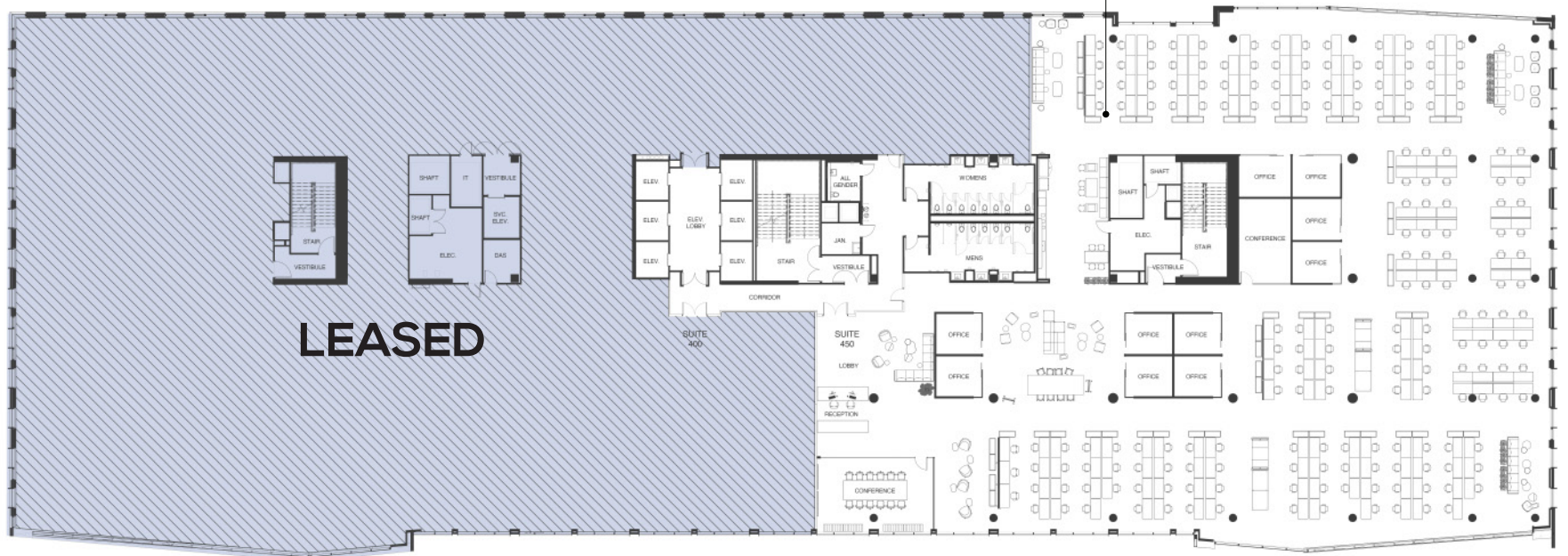
UNDER CONSTRUCTION

One Santana West ±22,990 RSF AVAILABLE

← OLIN AVENUE →

↑ SANTANA WEST AVENUE ↓

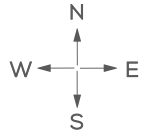
↑ WINCHESTER BOULEVARD ↓



LEASED

furniture is for hypothetical purposes only

→ OLSEN DRIVE



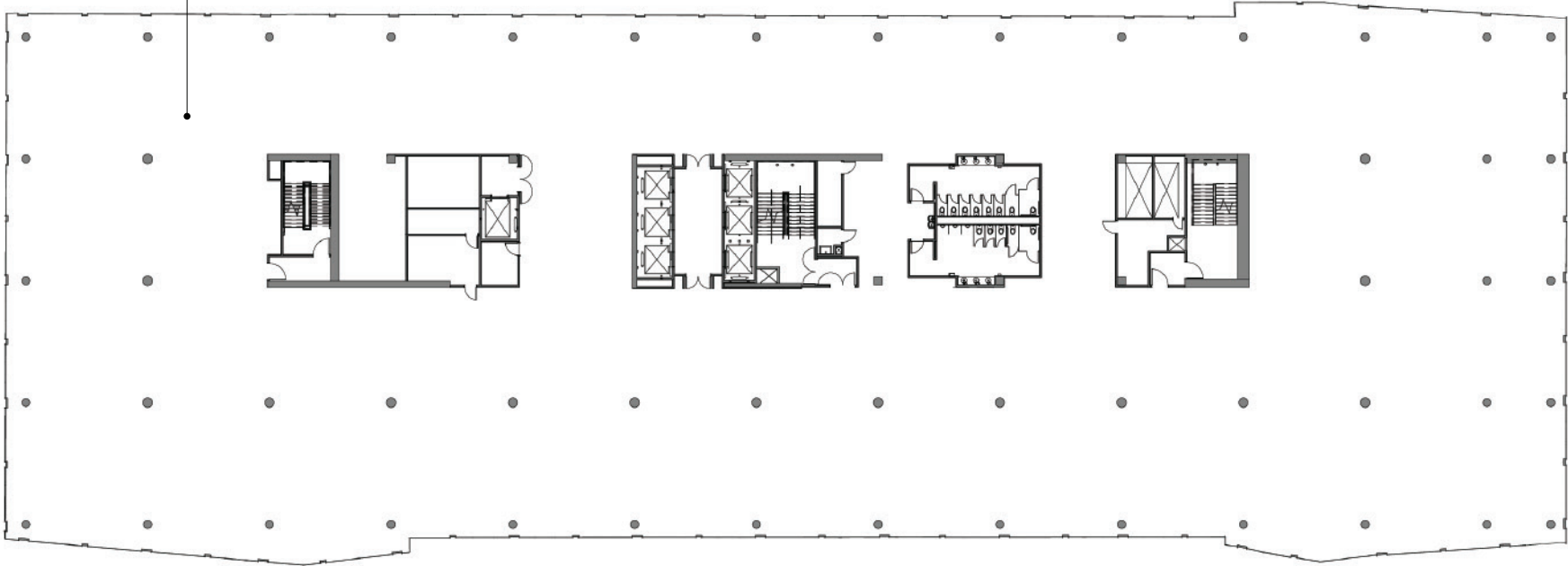
LEVEL FIVE PLAN

One Santana West ±53,068 RSF AVAILABLE

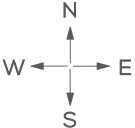
← OLIN AVENUE →

↑ SANTANA WEST AVENUE ↓

↑ WINCHESTER BOULEVARD ↓



OLSEN DRIVE →



ON CAMPUS + WALKING DISTANCE AMENITIES

345

SHOPS

Westfield
VALLEY FAIR

STEVENS CREEK BOULEVARD



95

RESTAURANTS

SW
SANTANA WEST

SANTANA ROW

35

SERVICES

WINCHESTER BOULEVARD

1,500

LOCAL HOMES



SANTANA ROW WORLD-CLASS AMENITIES



SHOPS AND RESTAURANTS

35 Restaurants & Cafes offering everything from pizza to sushi, tea to cappuccino, salads to burgers, charcuterie to oysters, or trout to steak - the options are endless

30+ Shops boasting everything from Paper Source, where you can find that perfect card, to Tumi for that last-minute business trip



RESIDENCES

615 Rental Studios, Townhomes, Flats & Penthouse Suites

219 Privately-Owned Condos



HOTEL VALENCIA

Voted #1 Hotel in San Jose by Conde Nast Traveler

215 Guest Rooms & Suites

A full-service conference center with indoor and outdoor conference spaces accommodating varying sizes between 12-220 guests

Rooftop Terrace



CinéArts THEATER

Theater with conferencing capabilities

Large capacity meeting area available for corporate functions



PUBLIC SPACES

Outdoor Collaborative Areas

Three Parks & Multiple Courtyards with outdoor seating

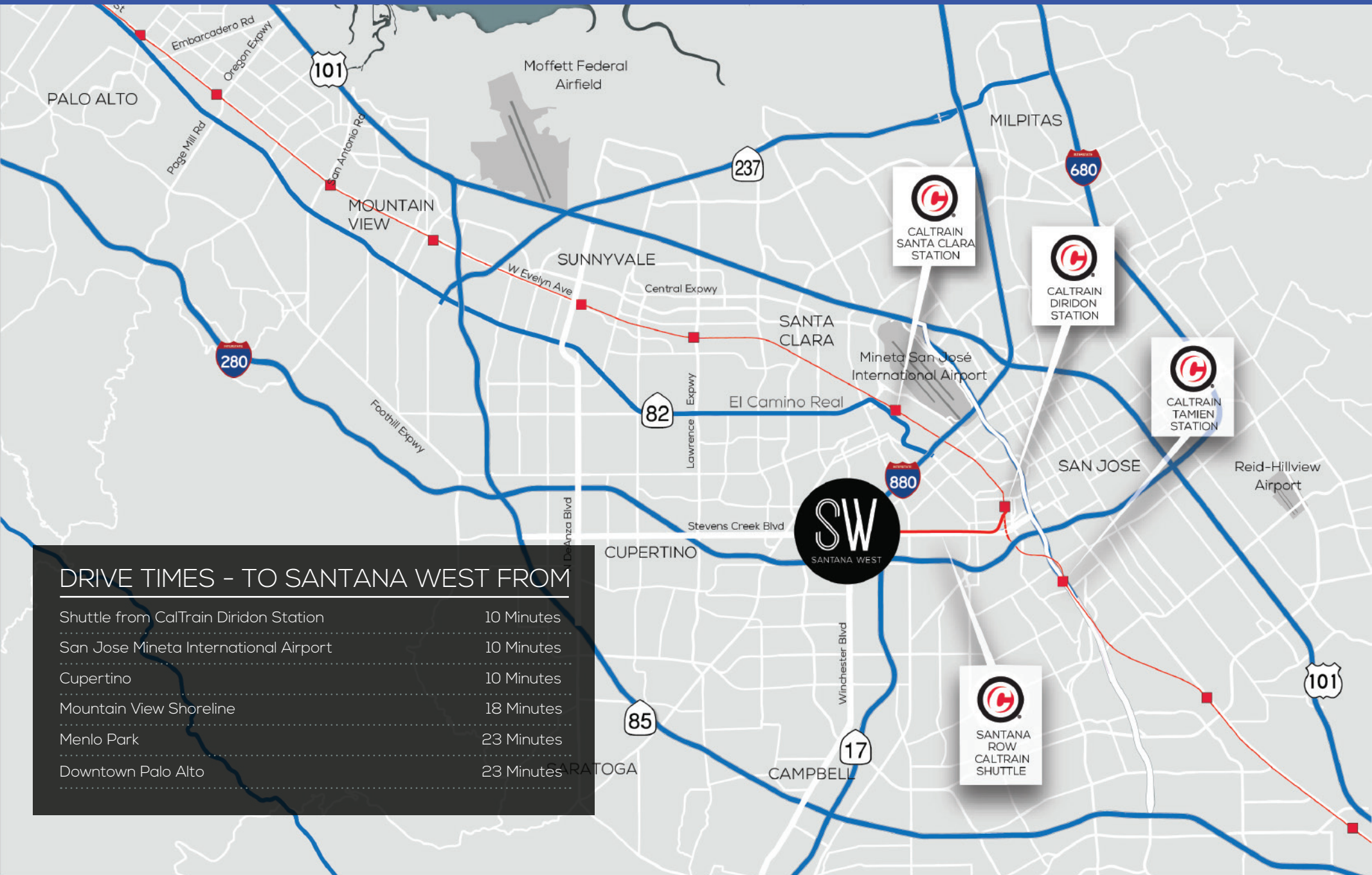
Free Wi-Fi

SANTANA ROW COMMUNITY FITNESS

Take advantage of Santana Row's fitness offerings. Enjoy a high-intensity workout at Barry's Bootcamp, a restorative yoga class at Hot 8 Yoga, a pilates workout at [solidcore], and exclusive access to the 7,000 SF FitStudio campus gym. The full-service gym includes private locker rooms and showers, all within walking distance.



EASY ACCESS THROUGHOUT SILICON VALLEY



DRIVE TIMES - TO SANTANA WEST FROM

Shuttle from CalTrain Diridon Station	10 Minutes
San Jose Mineta International Airport	10 Minutes
Cupertino	10 Minutes
Mountain View Shoreline	18 Minutes
Menlo Park	23 Minutes
Downtown Palo Alto	23 Minutes

SRW

SANTANA WEST

NOW LEASING
theofficesatSR.com

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