

ONE WEST

SANTA CLARA ST

DOWNTOWN SAN JOSE
±101,779 SF



NEWMARK

JAY PAUL
COMPANY

PHIL MAHONEY ♦
408.982.8430
Phil.Mahoney@nmrk.com
CA RE LIC #00834704

MIKE SAIGN ♦
408.982.8403
Mike.Saign@nmrk.com
CA RE LIC #01706668

JULIA SZABO ♦
408.982.8496
Julia.Szabo@nmrk.com
CA RE LIC #01365162

PROPERTY HIGHLIGHTS



Stand-Alone Creative Office Building in the Heart of Downtown San Jose



±5 Minute to Drive to Mineta SJ International Airport



±101,779 sf Available for Lease



Walking Distance to Diridon Station and Located on VTA Light Rail



Fitwell Certified



Over 3,500 Stalls of Public Parking within 3 Block Radius



Private Rooftop Patio



Surrounded by Retail, Restaurant and Service Amenities



Dramatic Interior Atrium Amenity Area



Multiple Nearby Hotel and Residential Offerings



Dynamic Live Work Urban Environment



Flexible Nearby Expansion Opportunities



Recently Completed Market Ready Interior Build Out Ready for Occupancy



Prominent Local & Responsive Ownership

BEST PRIVATE ROOFTOP PATIO
IN DOWNTOWN SAN JOSE



POST COVID DESIGN ENHANCEMENTS



HVAC with MERV 15 air filters normally utilized in hospital care buildings. Includes a differential pressure sensor to monitor and alert when filters need to be replaced.



HVAC with bipolar ionization system for base building supply fan and lobby fan coil unit.



Enhanced restroom exhaust system.



Building entries with accessible, hands-free use.



Hands-free restroom fixtures, including faucets, soap dispensers, water closets, and urinals.

LOCATION





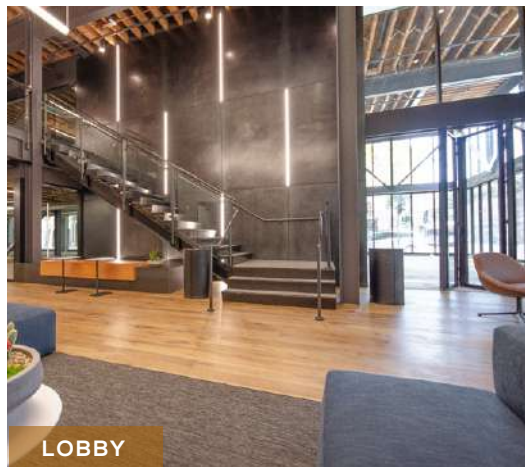
LOBBY



LEVEL 3



ATRIUM LEVEL



LOBBY



ROOFTOP



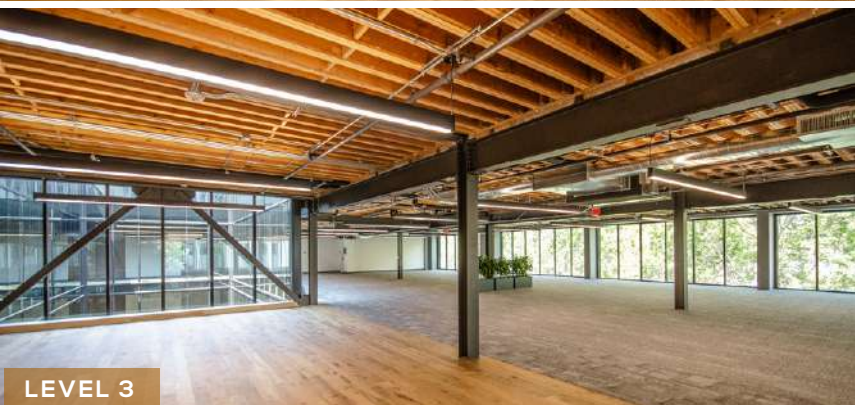
ATRIUM



ATRIUM LEVEL



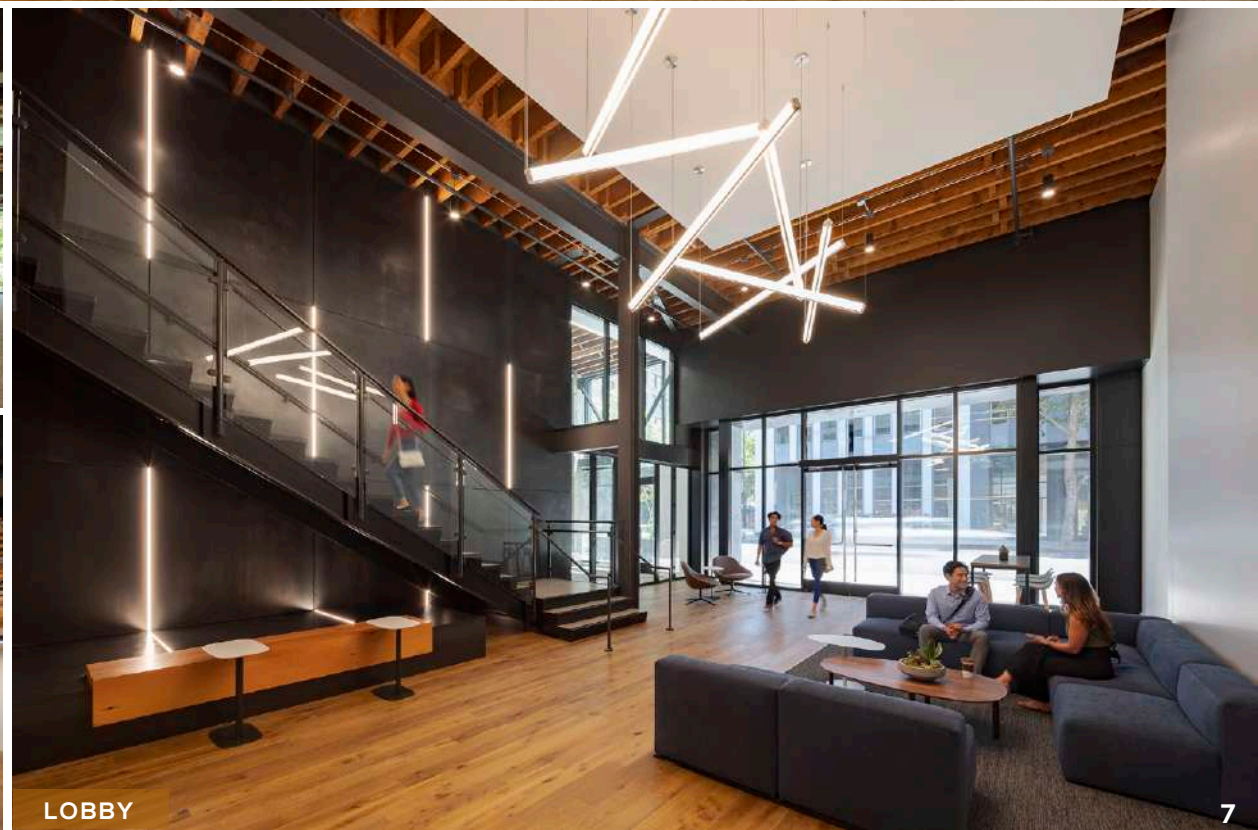
LEVEL 3



LEVEL 3



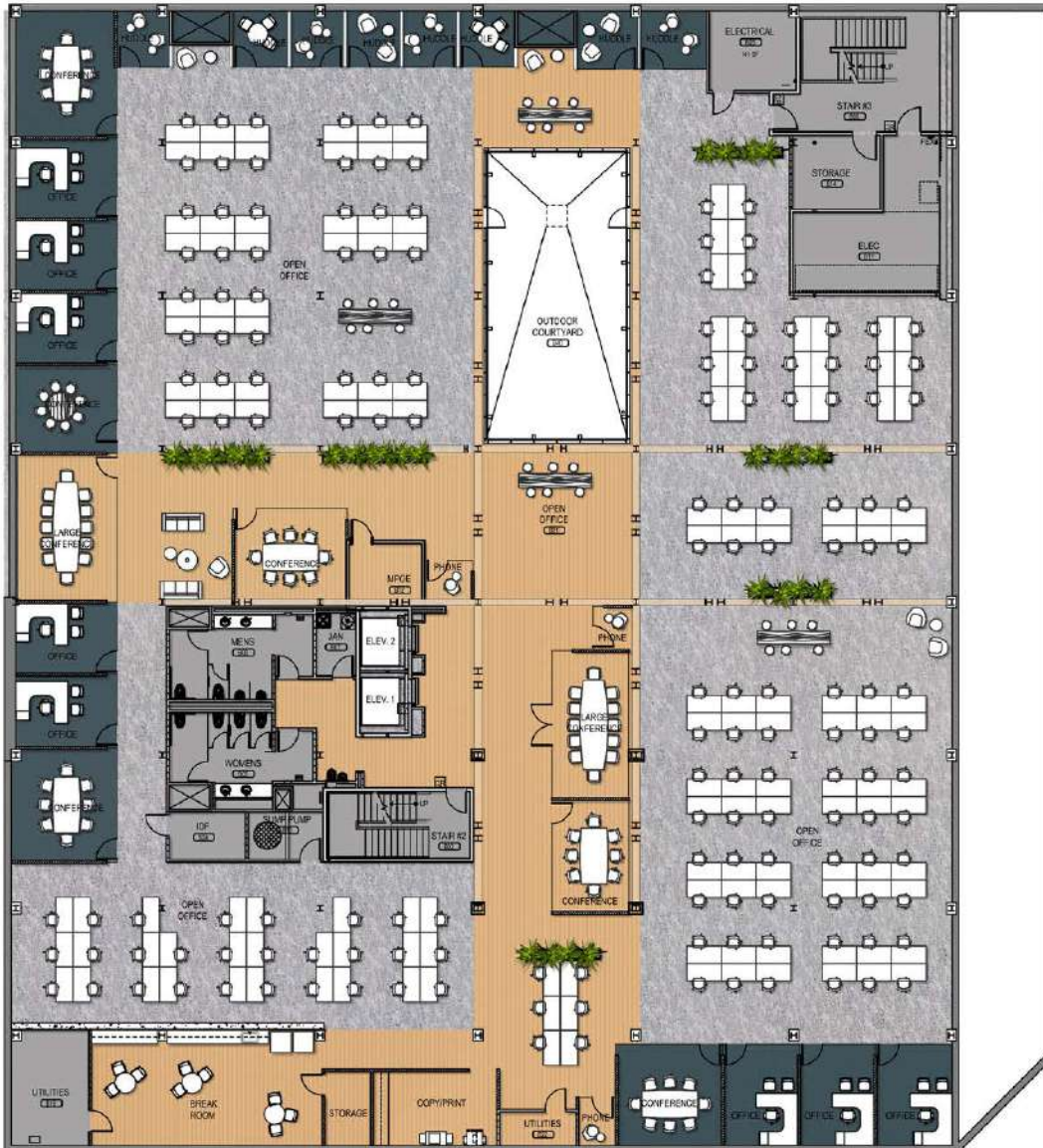
LEVEL 3



LOBBY



ATRIUM LEVEL / TRADITIONAL DENSITY / ±22,014 SF



SPACE SUMMARY

8	PRIVATE OFFICES
160	WORKSTATIONS
168	HEADCOUNT
2	LARGE CONFERENCE ROOMS
6	MEDIUM CONFERENCE ROOMS
8	HUDDLE
3	PHONES

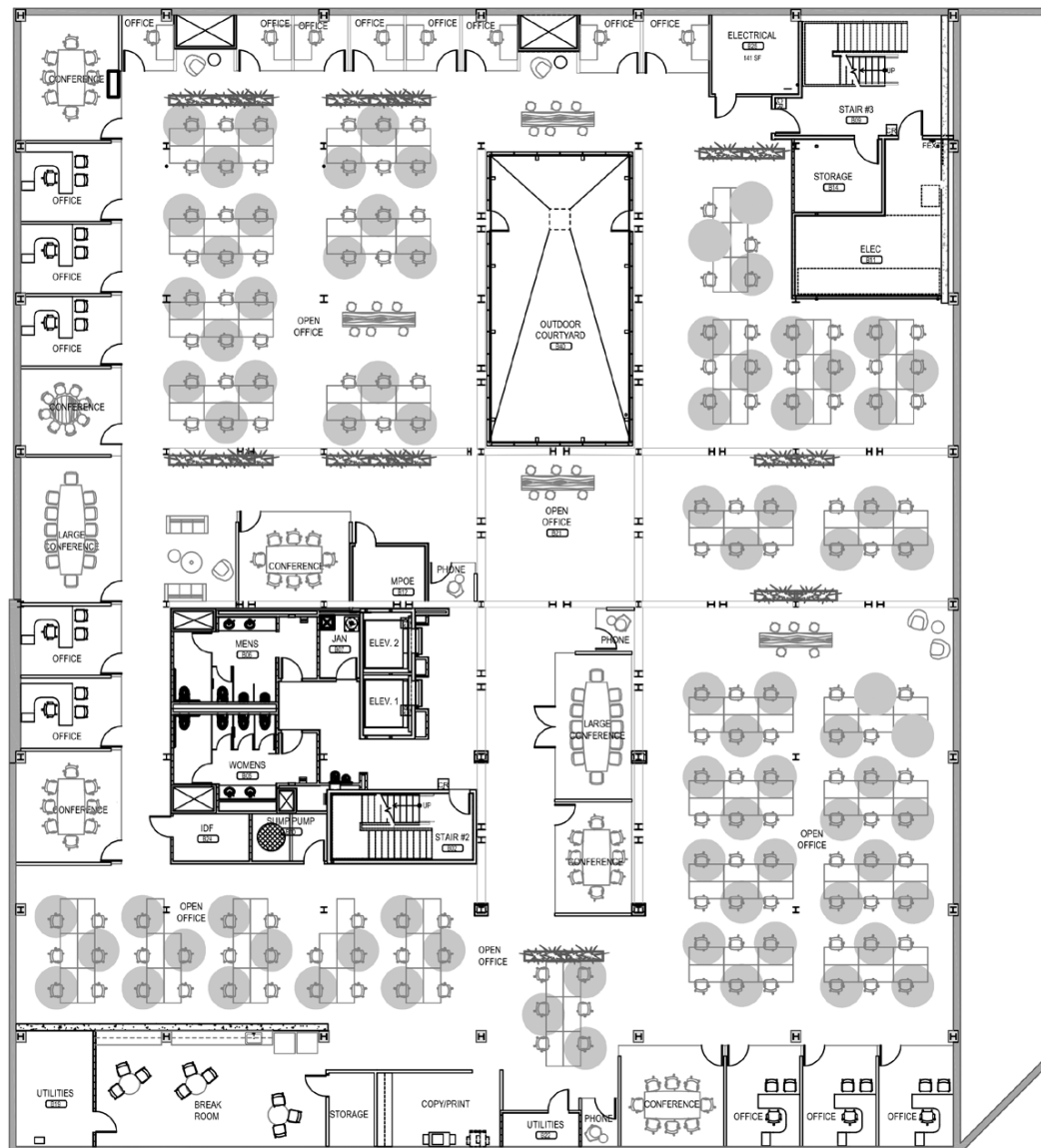
FLOOR PLAN SIZES

Atrium	±22,014 SF
Level 1	±19,334 SF
Level 2	±17,510 SF
Level 3	±19,459 SF
Level 4	±19,458 SF
Roof	±4,004 SF
Total	±101,779 SF

FLOORPLANS



ATRIUM LEVEL / TRANSITIONAL DENSITY / ±22,014 SF



SPACE SUMMARY

TRANSITIONAL CHECKERBOARD PLANNING

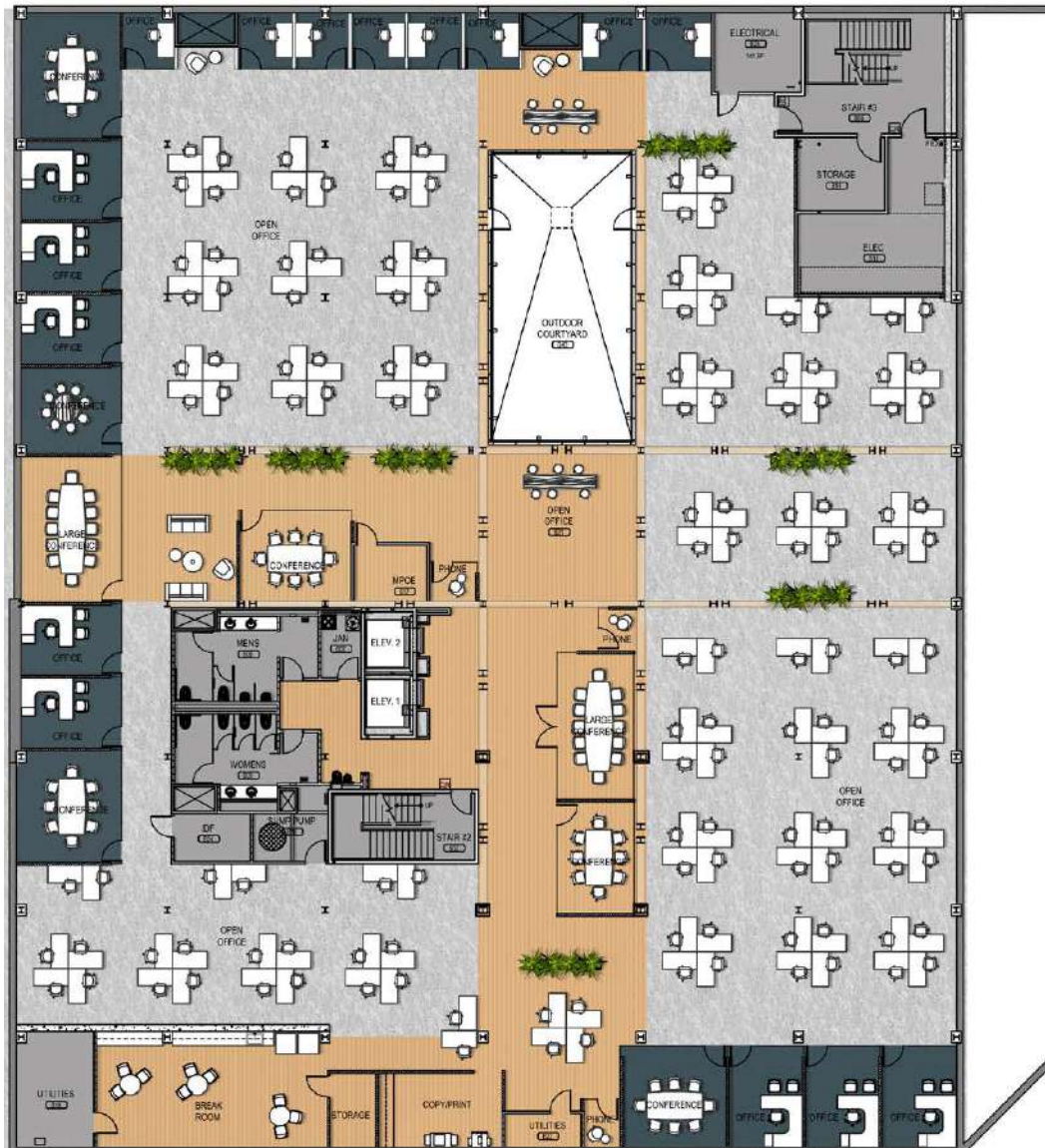
8 + 8	PRIVATE OFFICES
80	WORKSTATIONS
96	HEADCOUNT
2	LARGE CONFERENCE ROOMS
5	MEDIUM CONFERENCE ROOMS
3	PHONES

FLOOR PLAN SIZES

Atrium	±22,014 SF
Level 1	±19,334 SF
Level 2	±17,510 SF
Level 3	±19,459 SF
Level 4	±19,458 SF
Roof	±4,004 SF
Total	±101,779 SF



ATRIUM LEVEL / SOCIALLY DISTANCED DENSITY / ±22,014 SF



SPACE SUMMARY

SOCIALLY DISTANCED

16	PRIVATE OFFICES
139	WORKSTATIONS
154	HEADCOUNT
2	LARGE CONFERENCE ROOMS
6	MEDIUM CONFERENCE ROOMS
3	PHONES

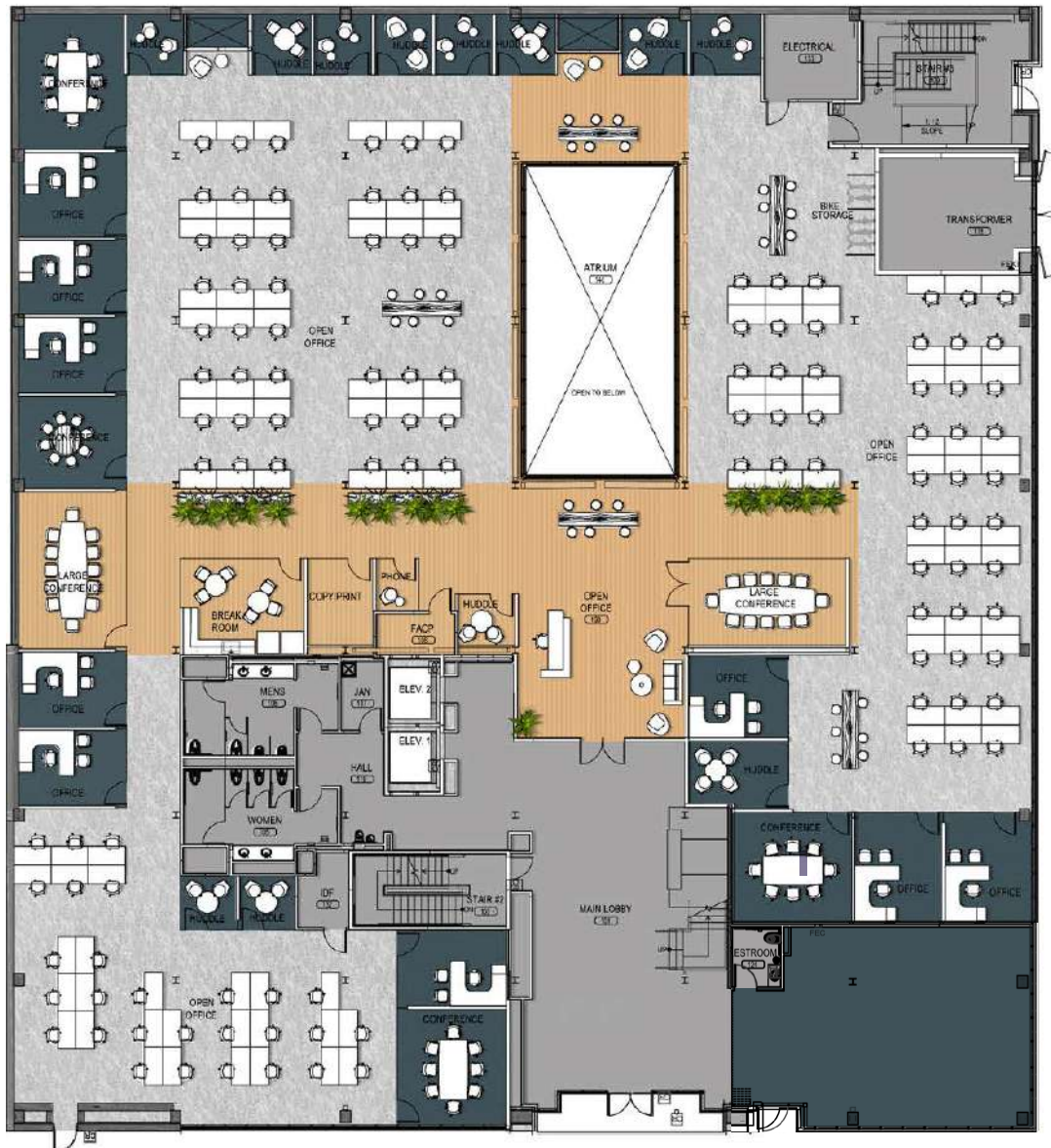
FLOOR PLAN SIZES

Atrium	±22,014 SF
Level 1	±19,334 SF
Level 2	±17,510 SF
Level 3	±19,459 SF
Level 4	±19,458 SF
Roof	±4,004 SF
Total	±101,779 SF

FLOORPLANS



LEVEL 1 / TRADITIONAL DENSITY / ±19,334 SF



SPACE SUMMARY

9	PRIVATE OFFICES
118	WORKSTATIONS
127	HEADCOUNT
2	LARGE CONFERENCE ROOMS
4	MEDIUM CONFERENCE ROOMS
13	PHONES

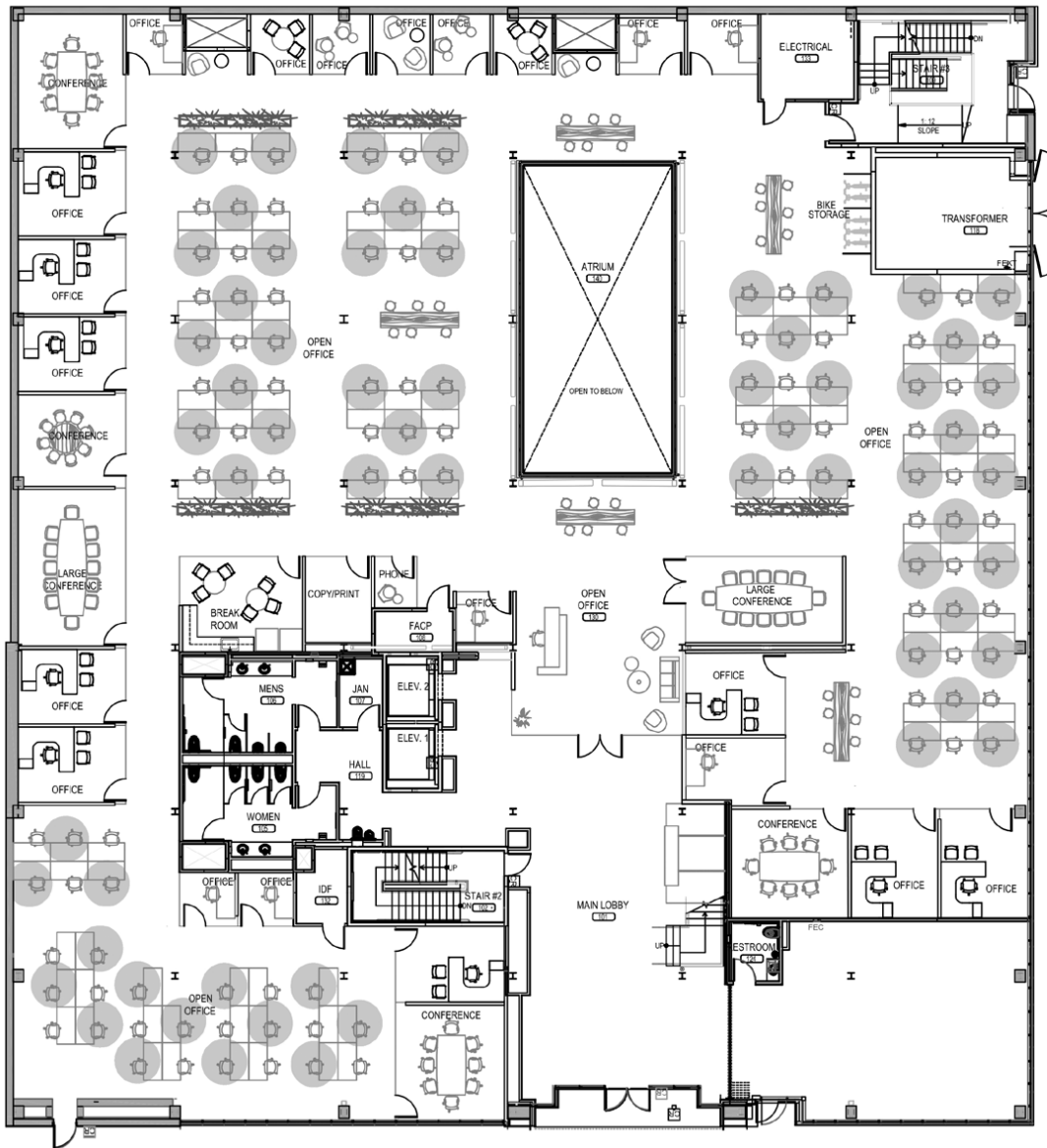
FLOOR PLAN SIZES

Atrium	±22,014 SF
Level 1	±19,334 SF
Level 2	±17,510 SF
Level 3	±19,459 SF
Level 4	±19,458 SF
Roof	±4,004 SF
Total	±101,779 SF

FLOORPLANS



LEVEL 1 / TRANSITIONAL DENSITY / ±19,334 SF



SPACE SUMMARY

TRANSITIONAL CHECKERBOARD PLANNING

16	PRIVATE OFFICES
62	WORKSTATIONS
78	HEADCOUNT
2	LARGE CONFERENCE ROOMS
4	MEDIUM CONFERENCE ROOMS
1	PHONE/HUDDLE

FLOOR PLAN SIZES

Atrium	±22,014 SF
Level 1	±19,334 SF
Level 2	±17,510 SF
Level 3	±19,459 SF
Level 4	±19,458 SF
Roof	±4,004 SF
Total	±101,779 SF

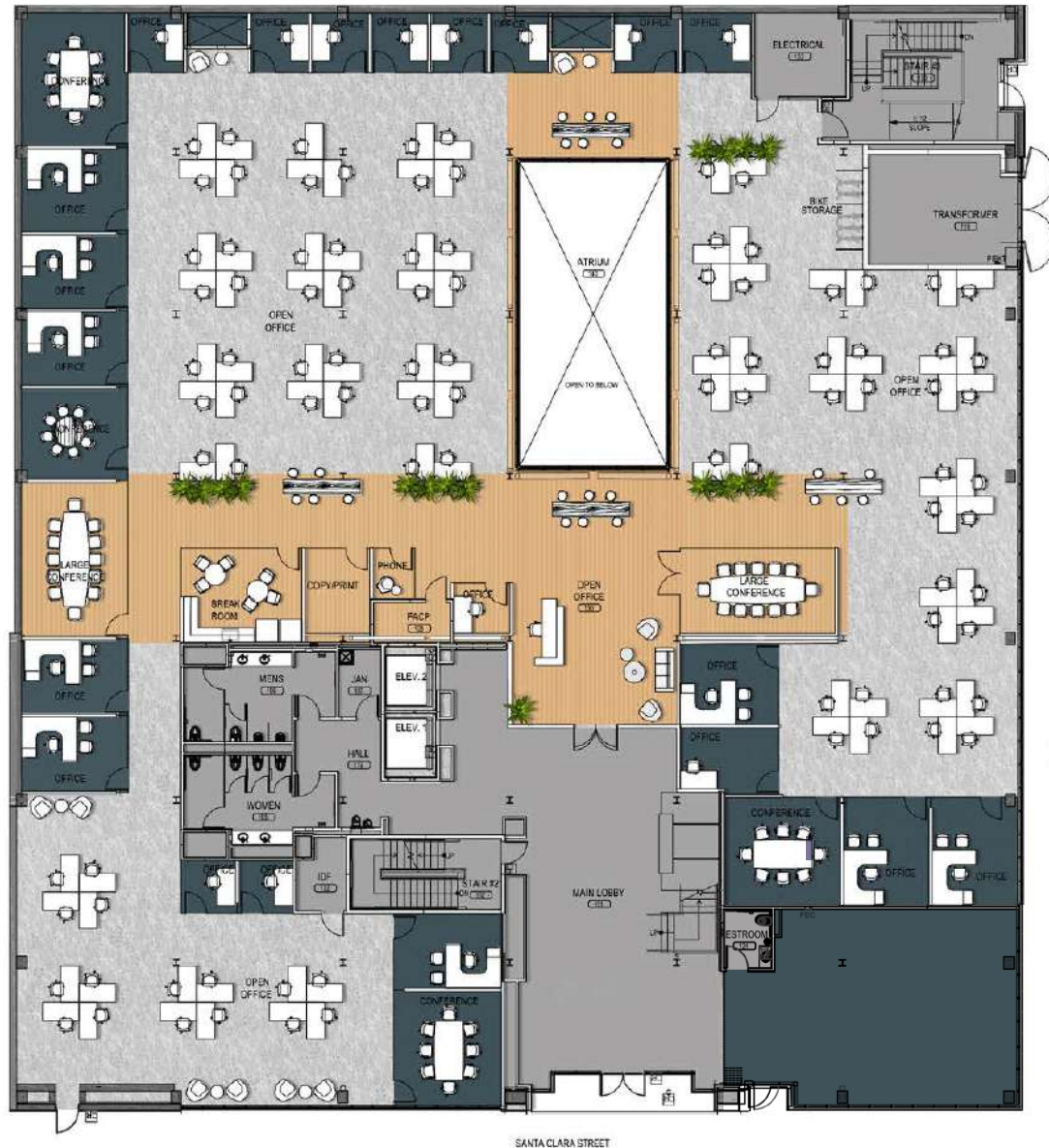
NORTH FIRST STREET

SANTA CLARA STREET

FLOORPLANS



LEVEL 1 / SOCIALLY DISTANCED DENSITY / ±19,334 SF



SPACE SUMMARY

SOCIALLY DISTANCED

21	PRIVATE OFFICES
95	WORKSTATIONS
116	HEADCOUNT
2	LARGE CONFERENCE ROOMS
4	MEDIUM CONFERENCE ROOMS
1	PHONE/HUDDLE

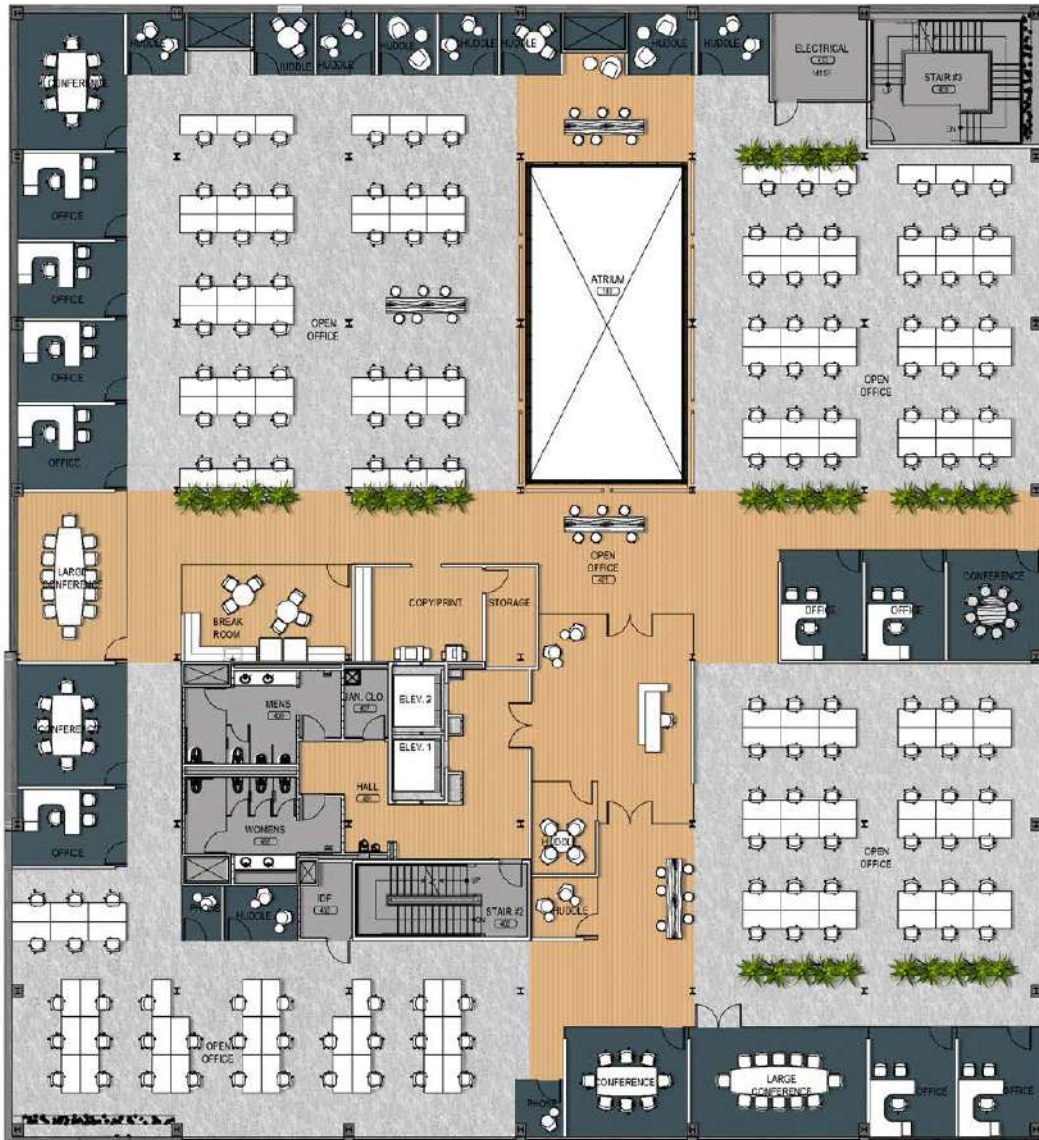
FLOOR PLAN SIZES

Atrium	±22,014 SF
Level 1	±19,334 SF
Level 2	±17,510 SF
Level 3	±19,459 SF
Level 4	±19,458 SF
Roof	±4,004 SF
Total	±101,779 SF

FLOORPLANS



LEVEL 4 / TRADITIONAL DENSITY / ±19,458 SF



SPACE SUMMARY

9	PRIVATE OFFICES
154	WORKSTATIONS
163	HEADCOUNT
2	LARGE CONFERENCE ROOMS
4	MEDIUM CONFERENCE ROOMS
9	PHONES/HUDDLE

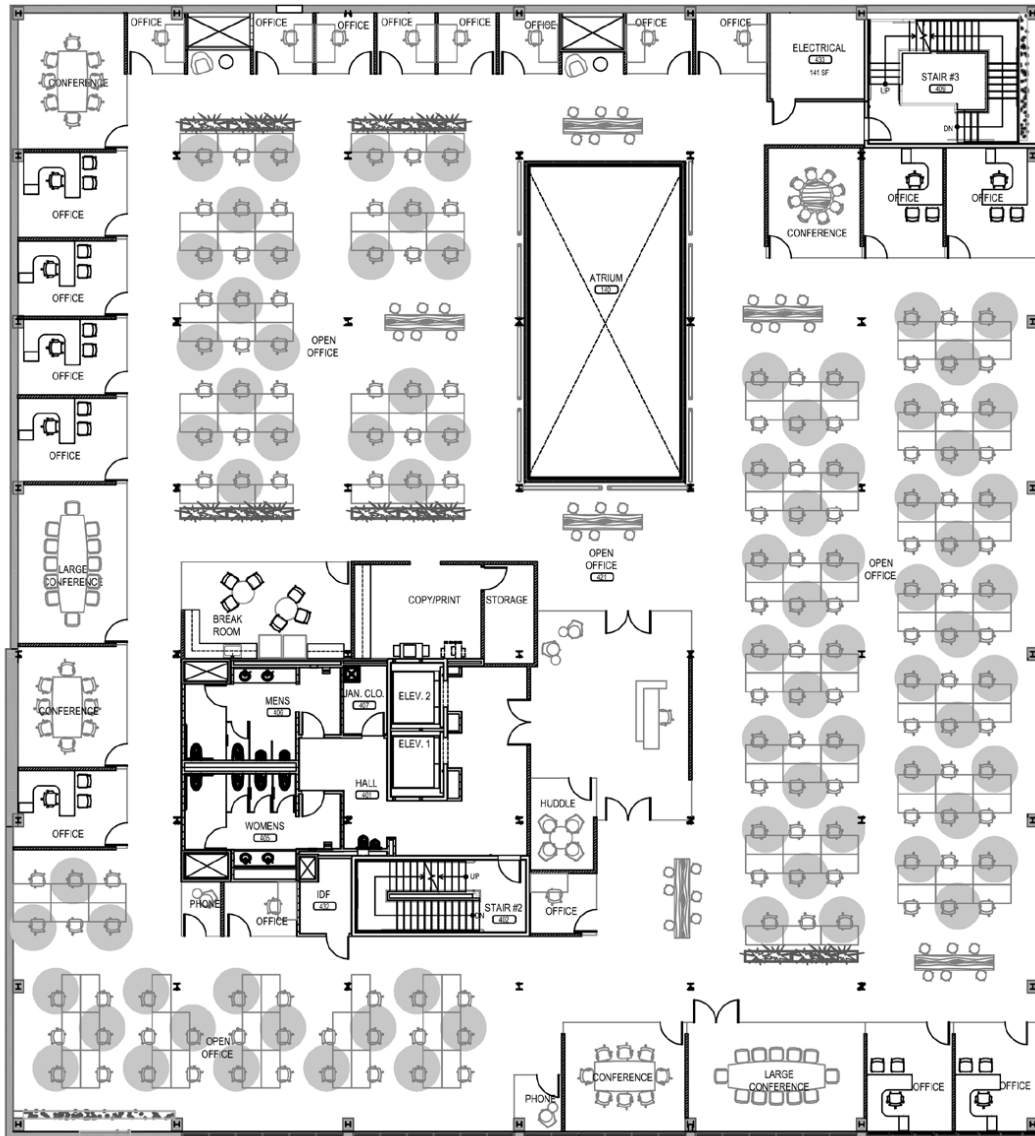
FLOOR PLAN SIZES

Atrium	±22,014 SF
Level 1	±19,334 SF
Level 2	±17,510 SF
Level 3	±19,459 SF
Level 4	±19,458 SF
Roof	±4,004 SF
Total	±101,779 SF

FLOORPLANS



LEVEL 4 / TRANSITIONAL DENSITY / ±19,458 SF



SPACE SUMMARY

TRANSITIONAL CHECKERBOARD PLANNING

19	PRIVATE OFFICES
79	WORKSTATIONS
98	HEADCOUNT
2	LARGE CONFERENCE ROOMS
4	MEDIUM CONFERENCE ROOMS
1	PHONE/HUDDLE

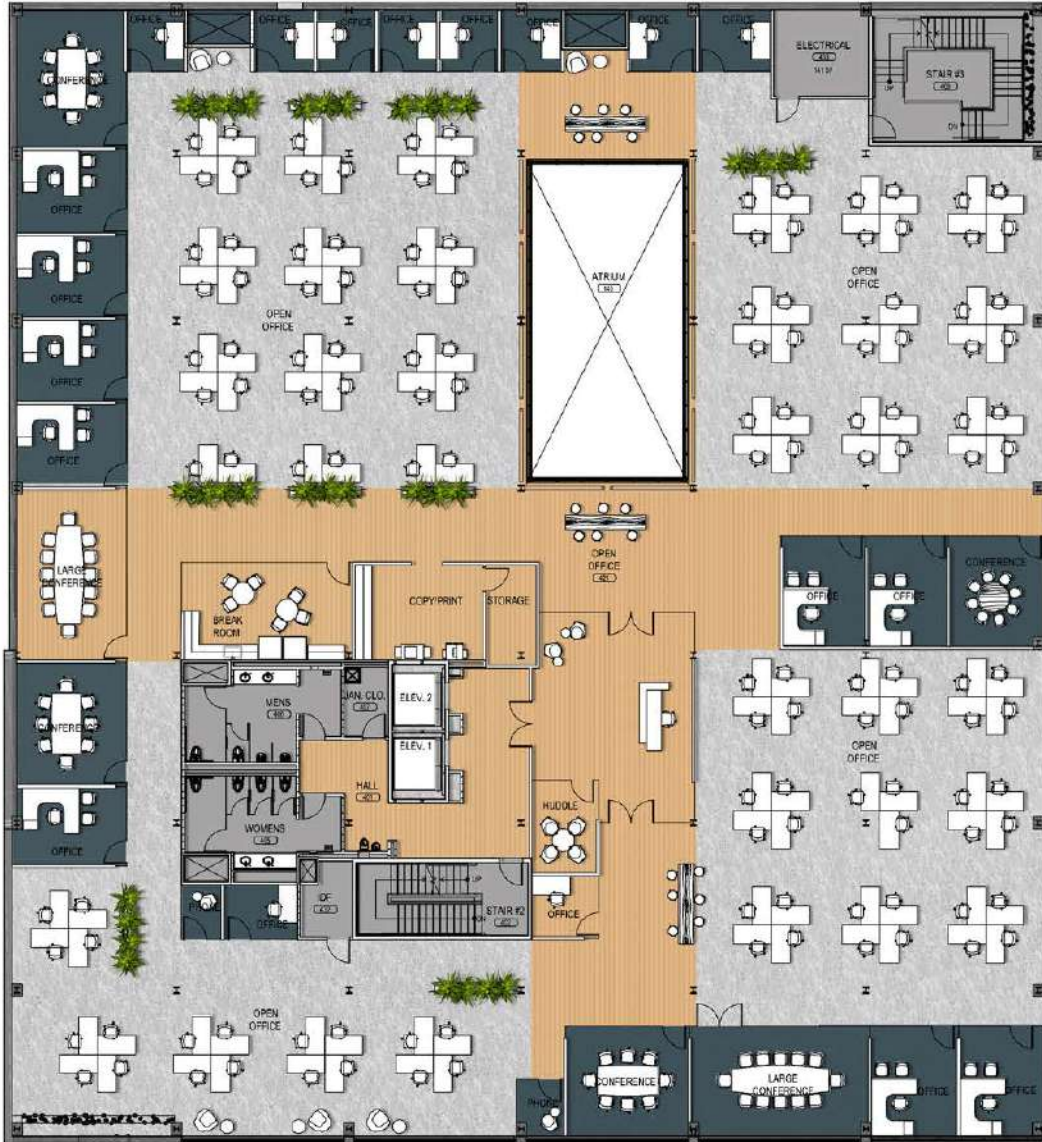
FLOOR PLAN SIZES

Atrium	±22,014 SF
Level 1	±19,334 SF
Level 2	±17,510 SF
Level 3	±19,459 SF
Level 4	±19,458 SF
Roof	±4,004 SF
Total	±101,779 SF

FLOORPLANS



LEVEL 4 / SOCIALLY DISTANCED DENSITY / ±19,458 SF



SPACE SUMMARY

SOCIALLY DISTANCED

19	PRIVATE OFFICES
125	WORKSTATIONS
144	HEADCOUNT
2	LARGE CONFERENCE ROOMS
4	MEDIUM CONFERENCE ROOMS
2	PHONES/HUDDLE

FLOOR PLAN SIZES

Atrium	±22,014 SF
Level 1	±19,334 SF
Level 2	±17,510 SF
Level 3	±19,459 SF
Level 4	±19,458 SF
Roof	±4,004 SF
Total	±101,779 SF

FLOORPLANS



ROOF LEVEL / ±4,004 SF



TRANSPORTATION



ONE WEST

SANTA CLARA ST

NEWMARK



JAY PAUL
COMPANY

3055 Olin Avenue, Suite 2200 // San Jose, CA 95128

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PHIL MAHONEY ◆
408.982.8430
Phil.Mahoney@nrmk.com
CA RE LIC #00834704

MIKE SAIGN ◆
408.982.8403
Mike.Saign@nrmk.com
CA RE LIC #01706668

JULIA SZABO ◆
408.982.8496
Julia.Szabo@nrmk.com
CA RE LIC #01365162