



115 Terraine St

115 Terraine St, San Jose, CA 95110

SWENSON

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115 Terraine St

Upon Request

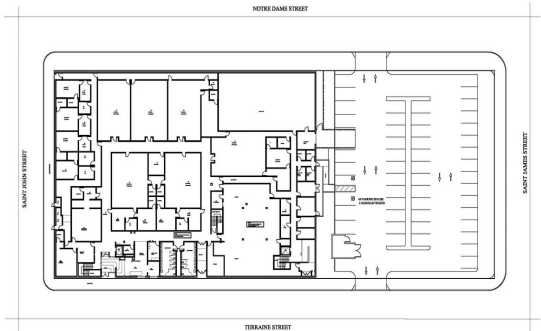
Located in the heart of Downtown San Jose, 115 Terraine Street offers a versatile space suitable for a variety of uses, including creative offices, R&D, light manufacturing, production, and flex operations. This unique property combines industrial functionality with an urban, walkable location, making it an ideal setting for innovative businesses.

Key Features:

- 800 AMP Power – Robust power capacity to support advanced operations.
- Backup Generator – Ensuring business continuity.
- Large Garage / Production Area – Flexible open space for creative or industrial uses.
- On-Site Parking – 45 dedicated spaces, plus additional parking nearby.
- Excellent Access – Direct connection to SR 87 and major transit routes.
- Vibrant Surroundings – Steps from San Pedro Square, providing access to some of the best dining, retail, and entertainment options in the city.



Rental Rate:	Upon Request
Property Type:	Flex
Building Class:	B
Rentable Building Area:	44,680 SF
Year Built:	1949
Rental Rate Mo:	Upon Request



1st Floor Ste Full Building

1

Space Available	22,340 SF
Rental Rate	Upon Request
Contiguous Area	44,680 SF
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable

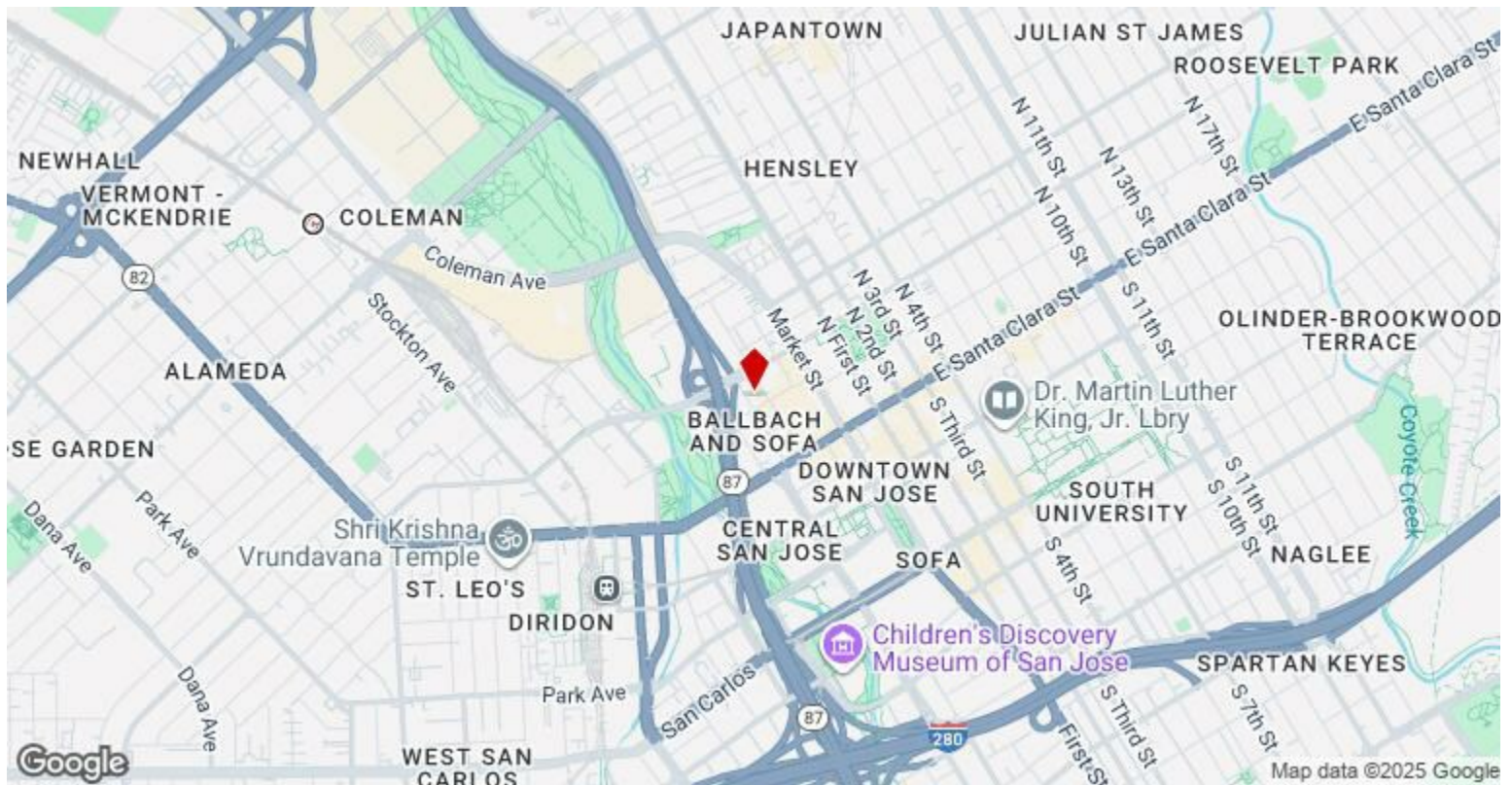
Space Highlights – Ideal for Creative, R&D, and Flex Uses:Robust Power Supply: 800 AMP service, ideal for high-power operations.Reliable Backup Power: On-site generator ensures uninterrupted operations.Versatile Production Space: Large garage and flexible production area to suit a variety of uses.Ample Parking: 45 dedicated on-site spaces, with additional parking available nearby.Prime Accessibility: Direct access to SR 87 for seamless connectivity.Vibrant Location: Steps from San Pedro Square’s dining, retail, and entertainment hub.A Rare Opportunity for Creative, R&D, and Flex Users in the Heart of Downtown San Jose.

2nd Floor Ste Full Building

2

Space Available	22,340 SF
Rental Rate	Upon Request
Contiguous Area	44,680 SF
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable

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Excellent Access – Direct connection to SR 87 and major transit routes.

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Ideal For:

Creative Studios

R&D / Tech Operations

Light Manufacturing / Production

Flex / Hybrid Office Users

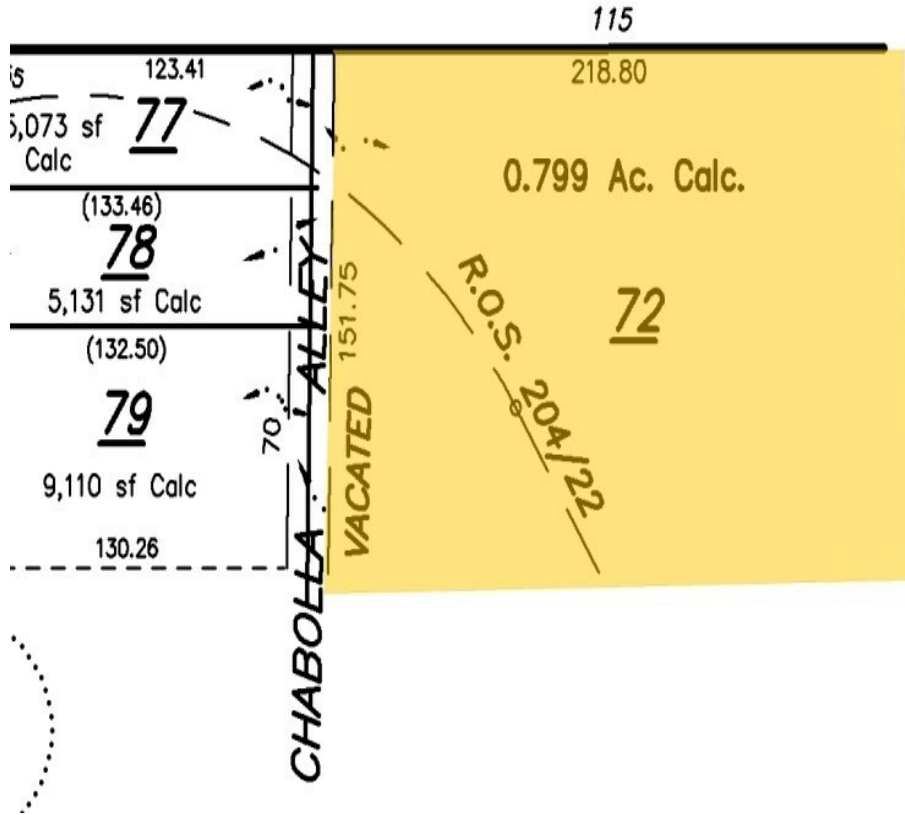
Positioned within San Jose's thriving downtown corridor, this property offers the perfect balance of accessibility, amenities, and functionality—a rare opportunity for businesses seeking to grow in Silicon Valley's urban core.

Contact us today to schedule a tour and explore the potential of 115 Terraine St.

Property Photos

ST.

ELLIER SURVEY



35