

# 550

WINCHESTER

SAN JOSE, CA

@ THE CORNER OF  
**WORK, (LIVE) & PLAY!**

**NEWLY TRANSFORMED  
PREMIER CLASS A OFFICE**

**NEWMARK**









the **Muller**  
company

**CLICK HERE FOR VIDEO TOUR**





# PROPERTY HIGHLIGHTS

-  Newly transformed workplace environment
-  Walking Distance to Santana Row Amenities
-  High quality office suites from ±2,811 - ±19,140 RSF
-  Easy access to 280 Freeway and Highway 17 (I 880)  
Minutes to SJ International Airport
-  3.75/1000 Parking
-  Elevator Served
-  Competitive Lease Rate
-  Appointment to Tour



SAN JOSE, CA







550  
WINCHESTER









NORMAN Y. MINETA  
SAN JOSE  
INTERNATIONAL  
AIRPORT

*Westfield*  
VALLEY FAIR



  
SANTANA ROW

**550**  
WINCHESTER

DOWNTOWN  
CAMPBELL

 THE PRUNEYARD

   
ALTAMONT CORRIDOR EXPRESS

 Valley Transportation Authority 



**550**  
WINCHESTER

280

**SANTANA ROW**

**WINCHESTER BLVD**

## AVAILABLE SUITES

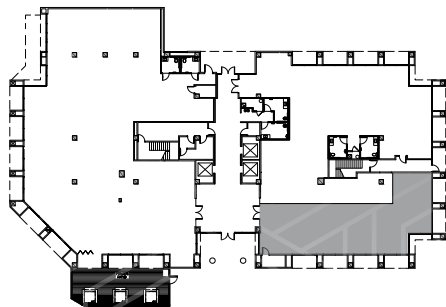
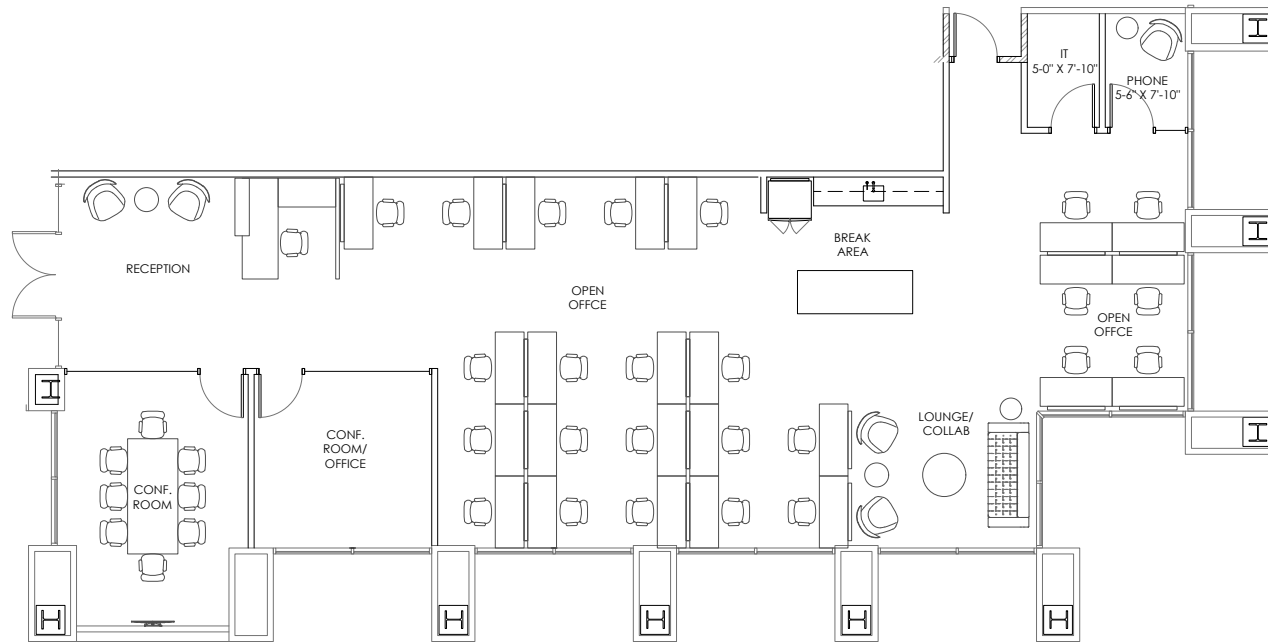
|             |             |                 |
|-------------|-------------|-----------------|
| SUITE 101   | ±2,811 RSF  | SHELL CONDITION |
| SUITE 505   | ±4,992 RSF  | AVAILABLE       |
| THIRD FLOOR | ±19,140 RSF | AVAILABLE       |

## DEMISED SUITES

|            |            |           |
|------------|------------|-----------|
| SUITE 320* | ±3,225 SF  | AVAILABLE |
| SUITE 350* | ±5,761 SF  | AVAILABLE |
| SUITE 300* | ±10,154 SF | AVAILABLE |



SUITE 101 ±2,811 SF



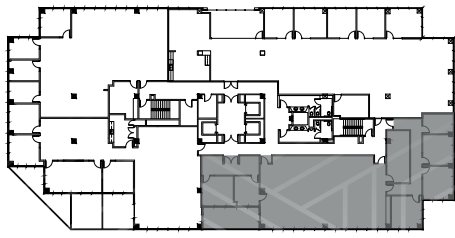
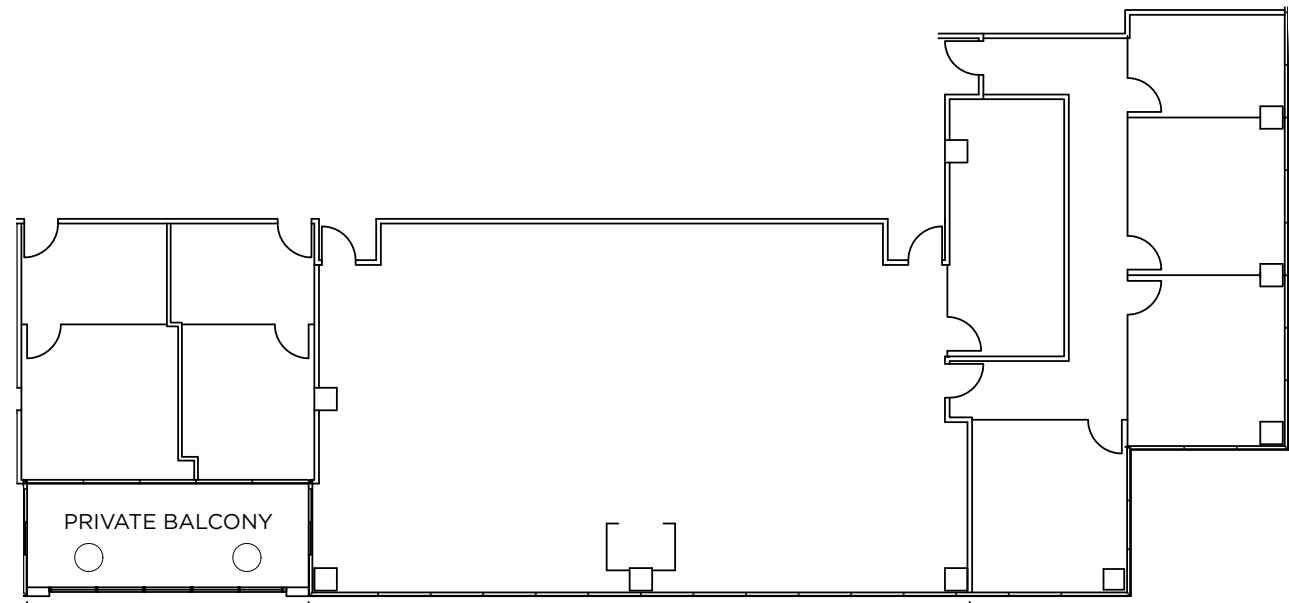
**HYPOTHETICAL MARKET READY**

(Furniture not included)

- ▶ 2 Conference Rooms
- ▶ Phone Room
- ▶ IT Closet
- ▶ Break Area
- ▶ Open Area



SUITE 505 ±4,992 SF



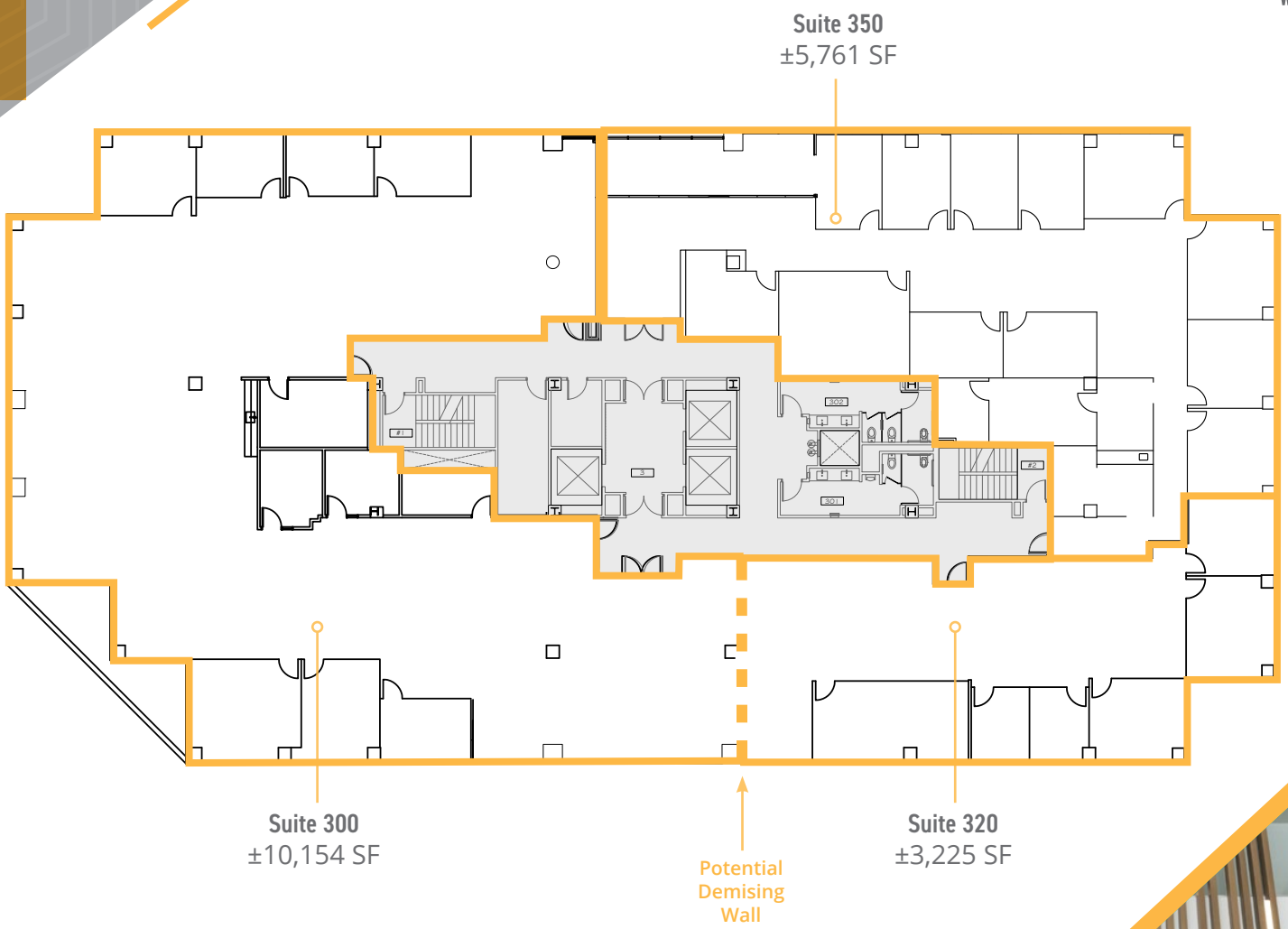
EXISTING FLOOR PLAN

► To be Market Ready soon!





**THIRD FLOOR**  
±19,140 SF



COMMON AREA

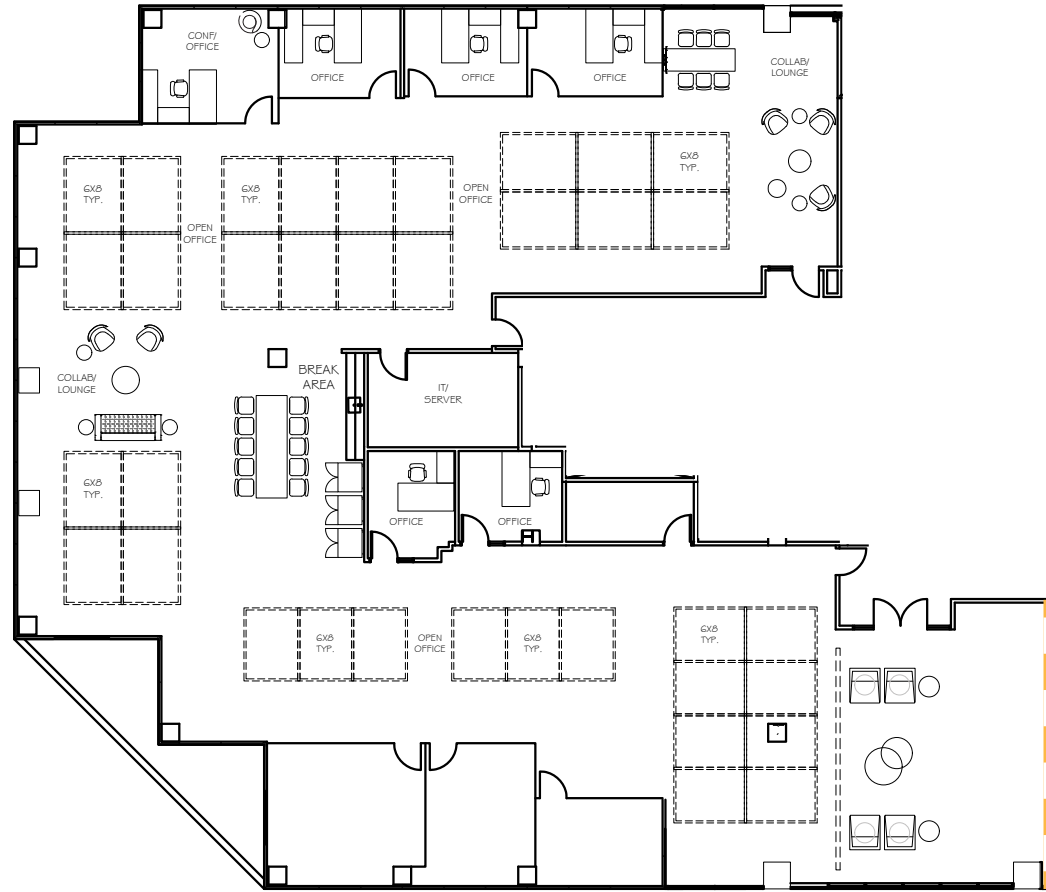
**EXISTING FLOOR PLAN**

► Can be Combined into ±19,140 SF

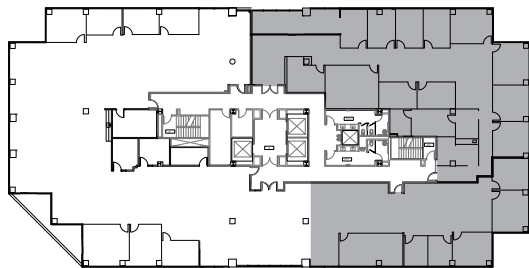




SUITE 300 ±10,154 SF



Potential Demising Wall



DEMISED FLOOR PLAN

- ▶ "Market Ready"!
- ▶ Break Room
- ▶ 3 Conference Rooms
- ▶ 5 Private Offices
- ▶ Open Office Areas + Balcony





# 550

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**NEWMARK**

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