

LION BUILDING

97 S. 2ND STREET

YOUR PREMIER DOWNTOWN SAN JOSE
OFFICE/RETAIL LOCATION AWAITS!



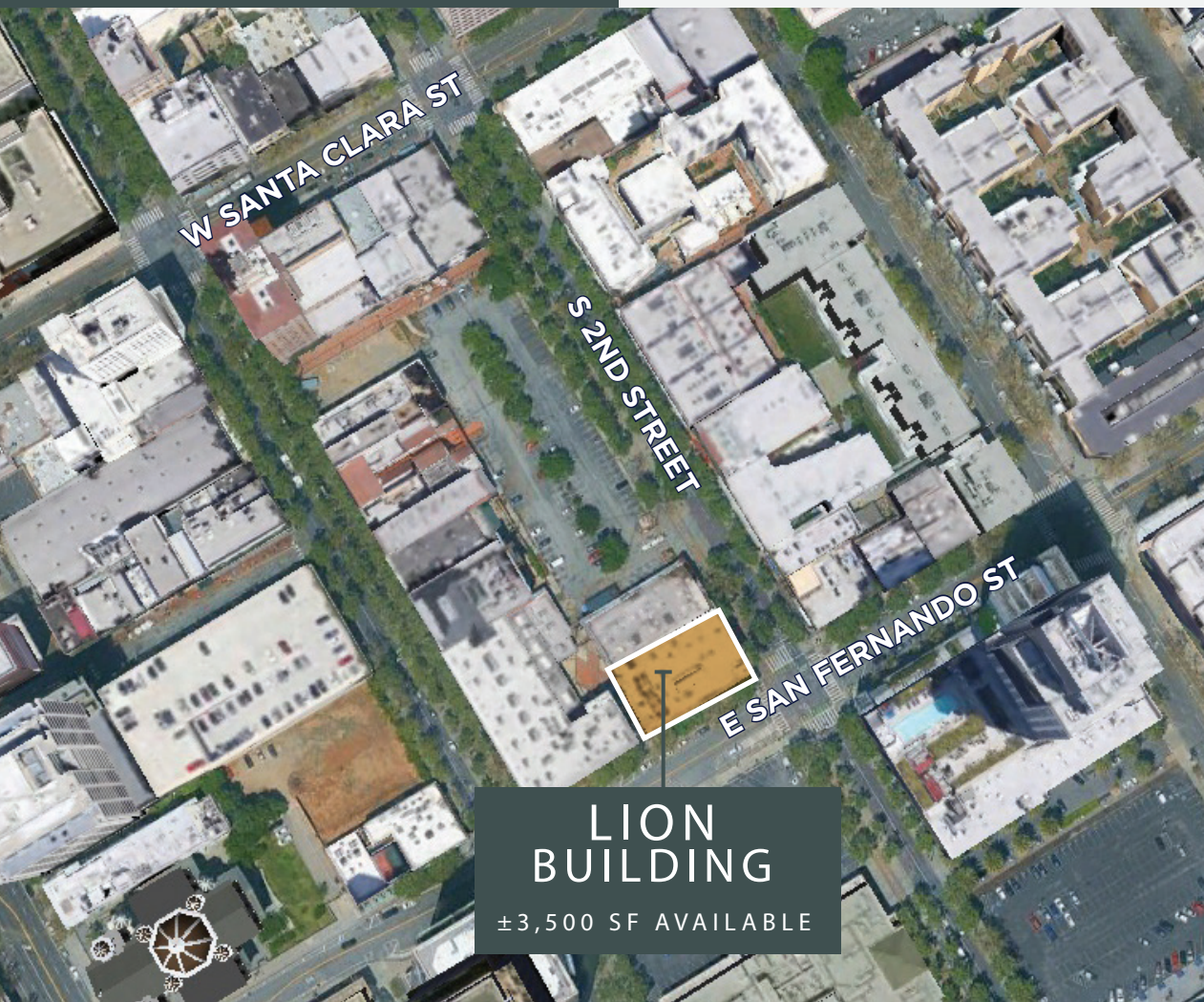
±3,500 SF RETAIL OR OFFICE SPACE AVAILABLE FOR LEASE

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PROJECT HIGHLIGHTS



LION
BUILDING

±3,500 SF AVAILABLE

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Available for Lease

- In the Heart of Downtown San Jose with Amazing Windowline
- Seeking Tech Companies, Law Firms, Financial Services, Retail, Fitness, Daycare, Museum (Broad DC Zoning)
- High Ceilings & Private Offices with Natural Light
- Prime Visibility and Walking Traffic at the Corner of E. San Fernando and S. 2nd Streets
- Multiple Signage Opportunities
- Walk to Top Restaurants, Court Houses, San Jose State University, Theaters, Improv, Museums and More
- Surrounded by Fortune 500 Companies
- Close to Public Parking, VTA Light Rail, Bus Stops

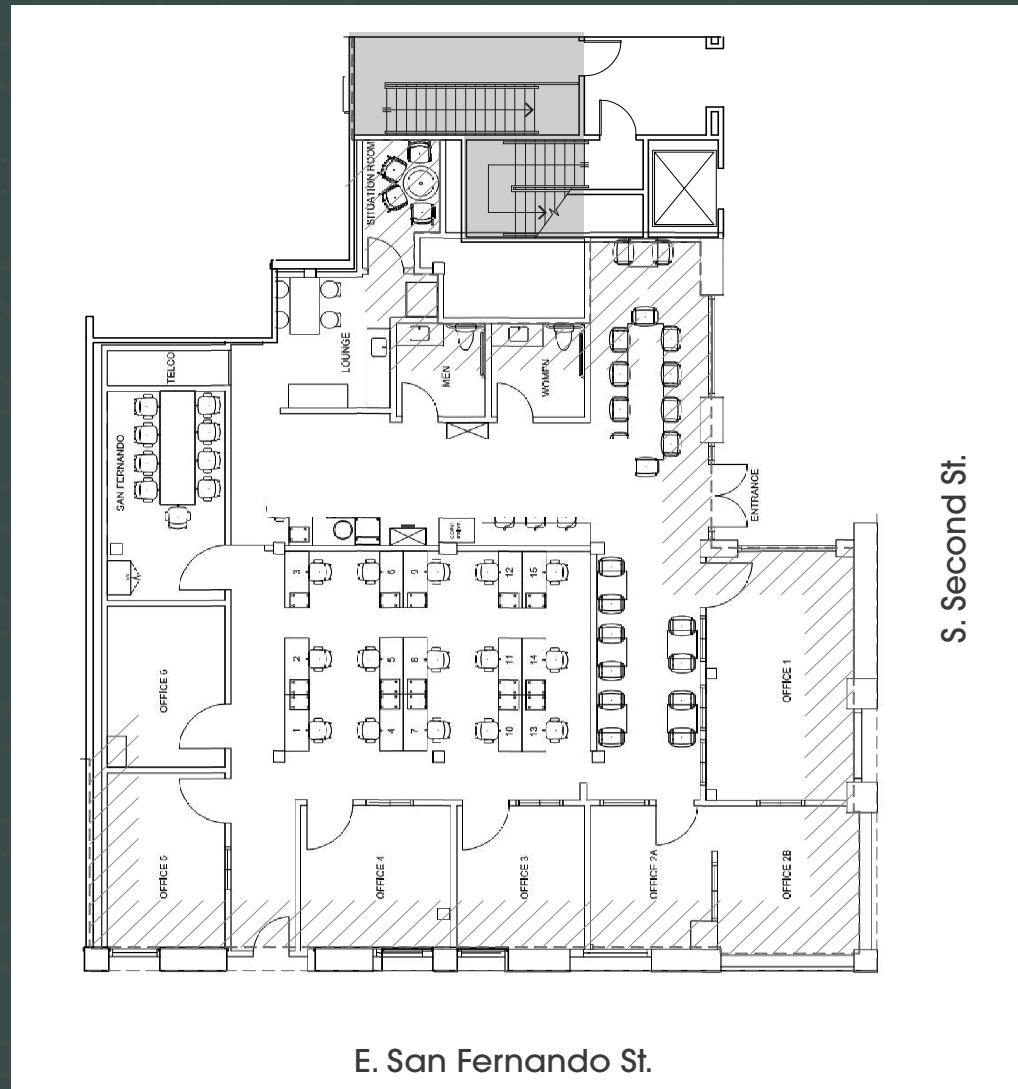
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±3,500 SF FLOOR PLAN






SAN JOSE DOWNTOWN



San Jose residents and visitors enjoy a variety of retail and entertainment amenities. SAP Center, home of the National Hockey League San Jose Sharks and Arena Football League SaberCats, hosts nearly 200 events per year including the area's major concerts and a variety of national sporting events.

There are also several museums located in the city including The Tech Museum, San Jose Museum of Art and Children's Discovery Museum of San Jose. Additionally, the San Jose Convention Center encompasses 143,000 square feet of exhibit space, and 31 meeting rooms and banquet facilities that can accommodate approximately 5,000 people. Nearby recreational amenities include Coyote Creek Trail, Guadalupe River Trail, and the San Jose Municipal Golf Course.

NEIGHBORHOOD DEMOGRAPHICS

	 Population	 Median Household Income	 Daytime Population
1 Mile	44,845	\$99,734	70,589
3 Miles	257,130	\$110,962	295,226
5 Miles	673,516	\$124,009	725,736

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TRAFFIC COUNT MAP

As San Jose retains the #1 ranking as a knowledge-based economy along with the highest percentage of tech employees in the nation, it is poised to continue its success and expansion in this high tech movement.

MAJOR EMPLOYERS

BROADCOM

cisco

ebay

IBM

HITACHI
Inspire the Next

Microsoft

cadence

XILINX

SANMINA

ERICSSON

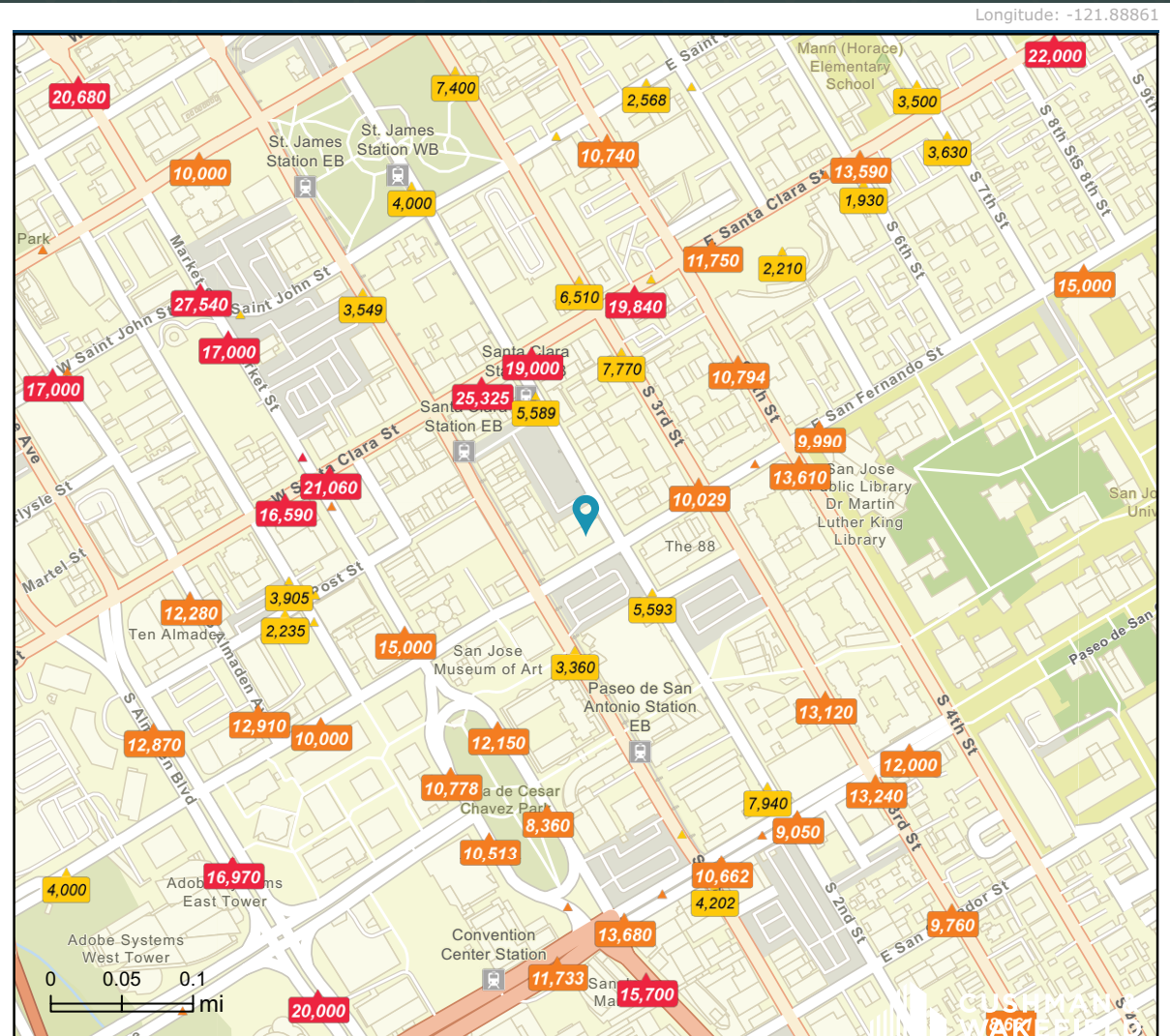
intel

Western Digital

Adobe

Johnson & Johnson

Lam
RESEARCH



AMENITIES MAP

