

# METRO PLAZA

SAN JOSE / CA



25, 101 & 181 METRO DRIVE  
SAN JOSE, CALIFORNIA



[HUDSONPACIFICPROPERTIES.COM](http://HUDSONPACIFICPROPERTIES.COM)

# NORTH SAN JOSE'S MOST EXCITING REPOSITIONING



## BUILDING INFO

- + Flexible Growth Opportunities within 2.6 Million SF Portfolio
- + Upgraded Conference Center with Zoom Capability
- + Upgraded Fitness Center with Showers & Lockers
- + Bike Lab: Secured Parking and Maintenance Space
- + Jogging & Biking Trails Nearby
- + Wi-Fi throughout Ground-Floor Interior/Exterior Areas
- + On-Site Security & Property Management
- + Free Surface & Secured Garage Parking with EV Charging
- + Comcast and AT&T Serviced

## MARKET INFO

- + Prominent Silicon Valley Location
- + Walking Distance to Restaurants, Hotels, Retail & Public Transportation
- + Tenant Shuttle to Caltrain
- + Adjacent to SJC with Free Airport Shuttle
- + Convenient Freeway Access – 101, 880, 87 & 280

**±494,272 SF**  
OFFICE SPACE

**7 STORIES**  
IN 3 BUILDINGS

**3/1,000**  
PARKING RATIO



## MAKE BRAINSTORMING

# A BREEZE

The new 4,000 SF conference center is video conferencing ready and connected to a full kitchen. Nano doors also connect to a new exterior area with wi-fi, water bottle filling stations and expansive seating and collaboration areas.

### SEATING CAPACITY

28

CONFERENCE  
ROOM A & B

8

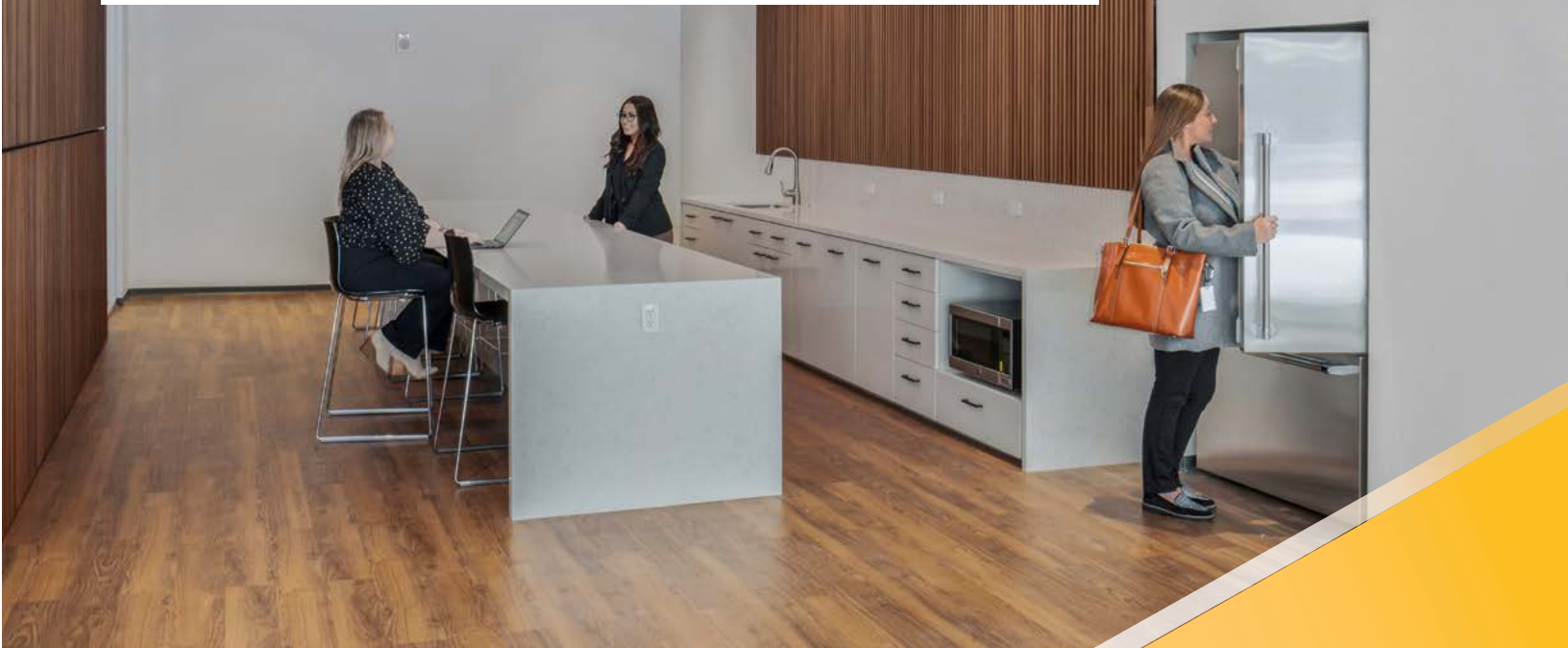
CONFERENCE  
ROOM C

4

CONFERENCE  
ROOM D

6

CONFERENCE  
ROOM E





**THERE'S NOTHING COMMON**

# ABOUT OUR COMMON AREAS

Our new lobby with a tenant lounge is located at the heart of the campus and features high ceilings and an abundance of natural light.



# YOU'LL BE TRAINING ON THE MOST CUTTING EDGE, STATE-OF-THE ART EQUIPMENT

Our new state-of-the-art, 5,000+ square foot fitness center features the most trusted fitness brands, including Precor, Stairmaster and Hoist, and provides an assortment of free weights. Explore 35+ cardio and strength machines for a truly customizable fitness experience.

STEPMILLS  
TREADMILLS  
ELLIPTICALS  
ROWERS  
UPRIGHT AND RECUMBENT BIKES  
FREE WEIGHTS

# SAFETY & SUSTAINABILITY



- + 100% Carbon Neutral Operations
- + Hospital-grade Cleaning Disinfectants and Frequent Common Area Wipe-downs
- + Use of MERV-13 Air Filters and Maximum Use of Outside Air
- + New Glass Facades with Energy Efficient Glazing to Mitigate Interior Heat
- + Upgraded Exterior Areas with Drought-Tolerant Plants, Seating and Water Bottle Filling Stations
- + Offering Electric Vehicle Charging



# GET TO KNOW AIRPORT PLACE



PARKING



EV STATION



RETAIL



WI-FI



GYM



HOTEL



CONFERENCE CENTER



BICYCLE RENTAL

GATEWAY

CONCOURSE

METRO PLAZA

1740 TECHNOLOGY

SKYPORT PLAZA



SJC

TO  
US 280

TO →  
US 880



# REIMAGINING NOW.

## TO CREATE WHAT'S NEXT.

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WHERE WE WORK IS NOT JUST WHERE WE WORK. IT'S PART OF WHO WE ARE AND HOW WE THRIVE. AT HUDSON PACIFIC PROPERTIES, THAT'S WHAT DRIVES US TO STAY ONE STEP AHEAD, LOOKING FOR OPPORTUNITIES IN JUST THE RIGHT PLACES TO BRING INNOVATION TO LIFE.

When you partner with us you get a lasting relationship focused on addressing your every need. From an entrance that signals you've arrived to an environment that fosters collaboration, creativity and success, we provide the state-of-the-art infrastructure and excellent service necessary to fulfill your business strategy. And when you're ready, we're here to help you expand for the future, because the sky's the limit.

We're driven to find the next amazing space for today and tomorrow's leading companies—building it from the ground up or reimagining it from the inside out. With Hudson Pacific Properties, everything is possible.



FOR MORE INFORMATION CONTACT:  
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