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±43,047 RSF AVAILABLE
DIVISIBLE TO ±12,919 RSF

NEWMARK

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THE
OFFICES
AT SANTANA ROW

HIGHLIGHTS

One Santana West
370,000 RSF Class A office building

Available: 5th Floor- ±43,047 RSF
Divisible to ±12,919 RSF

State of the art exposed concrete design

13' clear ceiling heights

On-site café, golf simulator, fitness studio,
private showers, and conference center

3/1,000 dedicated parking
100+ EV charging stations

Direct access to Santana Row world-class amenities

Building signage available

Immediate freeway access

Secure bike garage

LEED Gold Certified

THE OFFICES AT SANTANA ROW



500
SANTANA ROW
±235,000 RSF

3055
OLIN AVENUE
±70,000 RSF

1SW
SANTANA WEST
±370,000 RSF

700
SANTANA ROW
±301,000 RSF

2SW
SANTANA WEST
±369,000 RSF

900
SANTANA ROW
±180,000 RSF

SW
SANTANA WEST
±250,000 RSF
EXPANSION OPPORTUNITY

300
SANTANA ROW
±65,000 RSF

Stevens Creek Boulevard

280

SITE PLAN



LEVEL ONE PLAN

LEGEND

Café/Conference Center - 8,600 RSF

Fitness/Locker Rooms - 2,500 RSF

Office Space - ±23,342 RSF



LEVEL FIVE PLAN

One Santana West ±43,047 RSF AVAILABLE
DIVISIBLE TO ±30,128 RSF & ±12,919 RSF



LEVEL FIVE HYPOTHETICAL PLAN

TECH

LEGEND

- Open Office
- Meeting Space
- Support Space
- Amenity
- Building Core



SUITE 525 PROGRAM

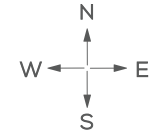
Workstations - Benching	72
Offices	0
Combined Seats	72

Reception	1
Board Rooms (15-20 ppl.)	1
Medium Conference Rooms (8-10 ppl.)	2
Small Conference Rooms (6-8 ppl.)	1
Huddle (Also Office)	5
Focus - Phone	1
Break Room	1
Collaboration	4
Copy/Print	1
IT	1

SUITE 500 PROGRAM

Workstations - Benching	196
Offices	0
Combined Seats	196

Reception	1
Board Rooms (20+ ppl.)	1
Medium Conference Rooms (8-10 ppl.)	2
Small Conference Rooms (6-8 ppl.)	2
Huddle (Also Office)	11
Focus - Phone	8
Break Room	1
Coffee	1
Collaboration	8
Copy/Print	2
Wellness	1
IT	1



LEVEL FIVE HYPOTHETICAL PLAN

PROFESSIONAL SERVICES

- LEGEND
- Open Office
 - Meeting Space
 - Support Space
 - Amenity
 - Building Core



ON CAMPUS + WALKING DISTANCE AMENITIES

345

SHOPS

95

RESTAURANTS

35

SERVICES

1,500

LOCAL HOMES

Westfield
VALLEY FAIR

SW
SANTANA WEST

SANTANA ROW

STEVENS CREEK BOULEVARD

WINCHESTER BOULEVARD



SANTANA ROW WORLD-CLASS AMENITIES



SHOPS AND RESTAURANTS

35 Restaurants & Cafes offering everything from pizza to sushi, tea to cappuccino, salads to burgers, charcuterie to oysters, or trout to steak - the options are endless

30+ Shops boasting everything from Paper Source, where you can find that perfect card, to Tumi for that last-minute business trip



RESIDENCES

615 Rental Studios, Townhomes, Flats & Penthouse Suites

219 Privately-Owned Condos



HOTEL VALENCIA

Voted #1 Hotel in San Jose by Conde Nast Traveler

215 Guest Rooms & Suites

A full-service conference center with indoor and outdoor conference spaces accommodating varying sizes between 12-220 guests

Rooftop Terrace



CinéArts THEATER

Theater with conferencing capabilities

Large capacity meeting area available for corporate functions



PUBLIC SPACES

Outdoor Collaborative Areas

Three Parks & Multiple Courtyards with outdoor seating

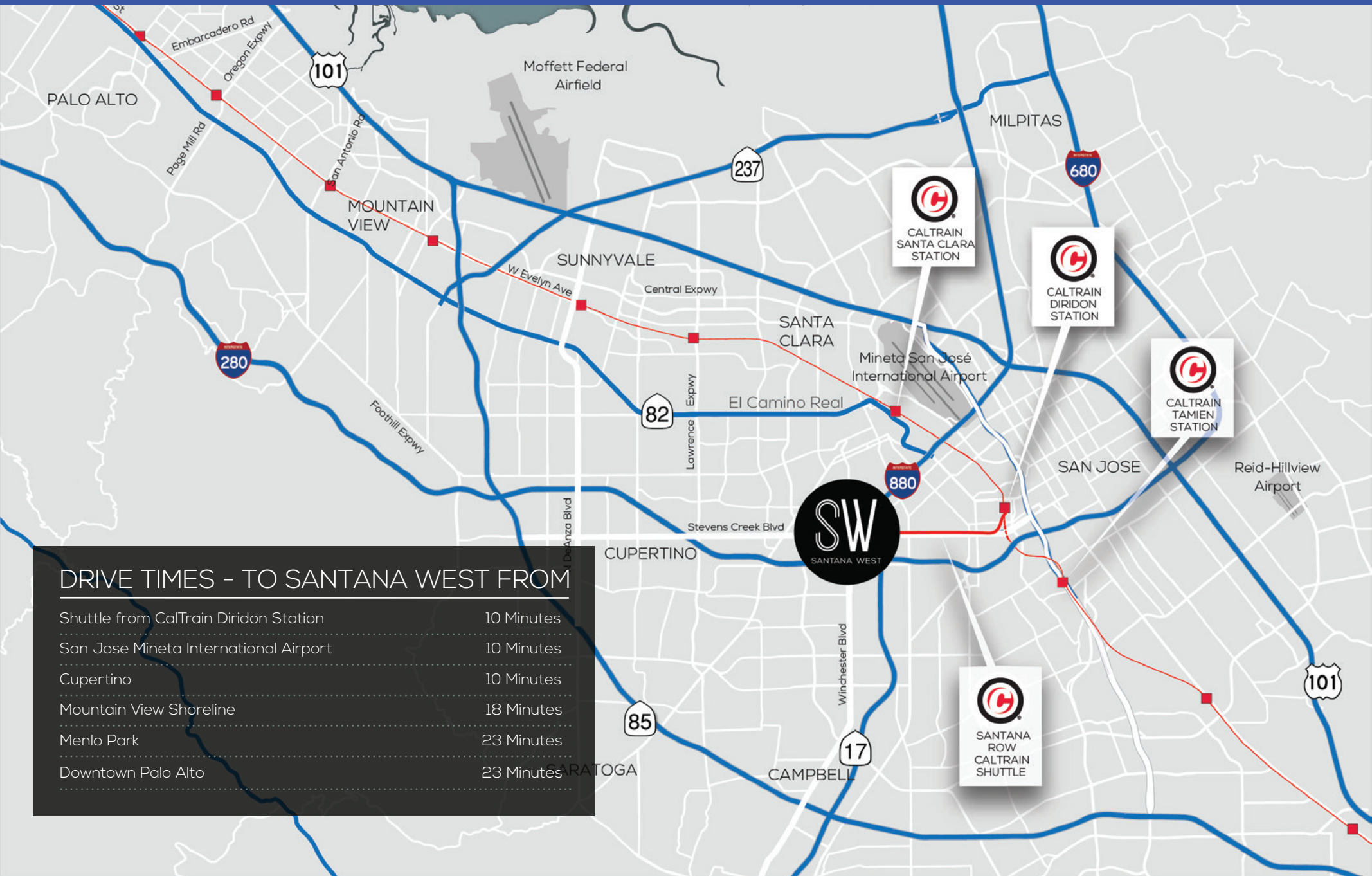
Free Wi-Fi

SANTANA ROW COMMUNITY FITNESS

Take advantage of Santana Row's fitness offerings. Enjoy a high-intensity workout at Barry's Bootcamp, a restorative yoga class at Hot 8 Yoga, a pilates workout at [solidcore], and exclusive access to the 7,000 SF FitStudio campus gym. The full-service gym includes private locker rooms and showers, all within walking distance.



EASY ACCESS THROUGHOUT SILICON VALLEY



SR

SANTANA WEST

NOW LEASING
theofficesatSR.com

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