

# SOLAR ROW



1245 & 1275 S. Winchester Blvd.  
San Jose, CA

Office Spaces Available for Lease

# SITE FEATURES

Total of 71,781 RSF among two buildings

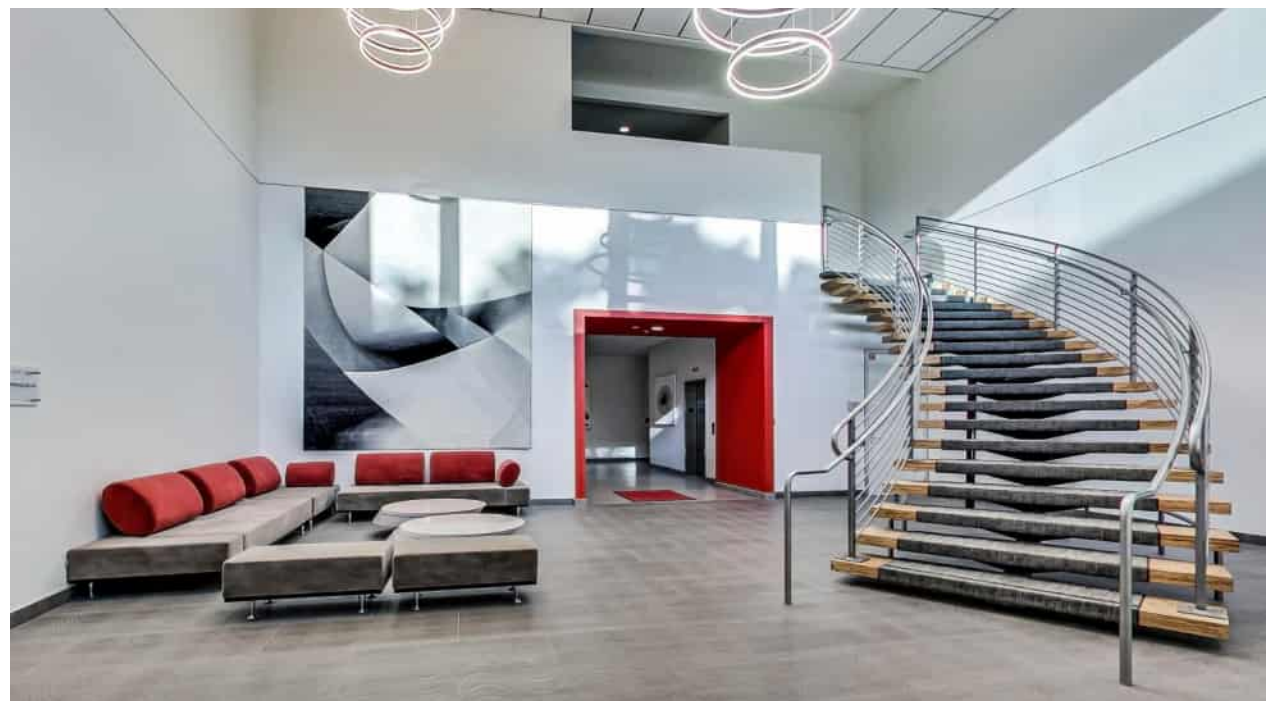
Minutes from Valley Fair Mall, Santana Row, and the Pruneyard

Easy access to major highways, including HWY 17, I-280, and I-880

Abundant parking, monument signage, and on-site banking

Green building with solar power and energy-efficient LED lighting

Common conference room, Comcast high-speed internet, and outdoor collaborative spaces



# CURRENT AVAILABILITIES

	Address	Suite	Size
<a href="#">jump to page ▶</a>	1245 S. Winchester Blvd.	200	3,518 RSF
<a href="#">jump to page ▶</a>	1245 S. Winchester Blvd.	108	3,133 RSF
<a href="#">jump to page ▶</a>	1245 S. Winchester Blvd.	300	2,041 RSF
<a href="#">jump to page ▶</a>	1245 S. Winchester Blvd.	209	2,003 RSF
<a href="#">jump to page ▶</a>	1245 S. Winchester Blvd.	203	1,566 RSF
<a href="#">jump to page ▶</a>	1245 S. Winchester Blvd.	301	1,505 RSF



where  
**COLLABORATION**  
*and*  
**QUALITY**  
*meet*

The statement with the information it contains is given with the understanding that all negotiations relating to this purchase, renting or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable. Offering subject to change.

# PROPERTY GALLERY



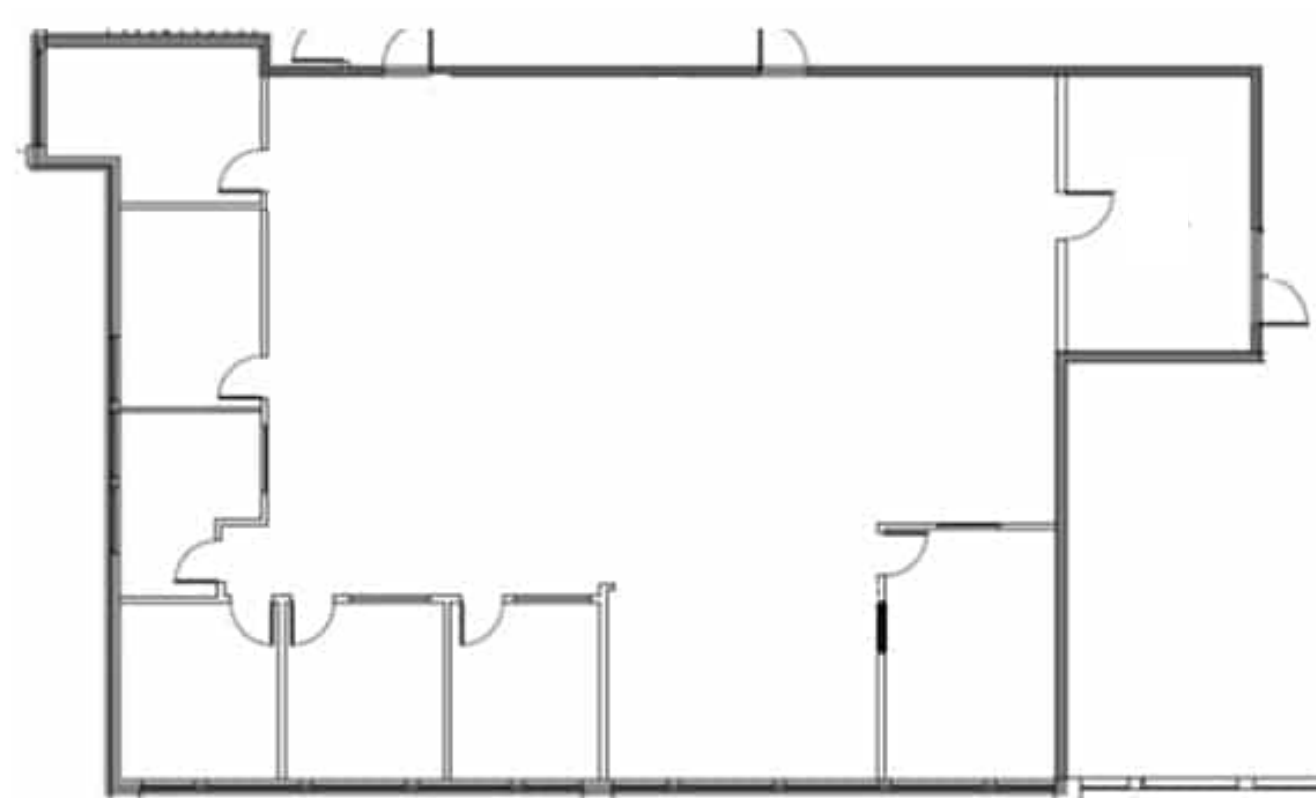
1245 & 1275 S. Winchester Blvd.  
San Jose, CA

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# 1245 S. WINCHESTER BLVD. SUITE 200

3,518 RSF

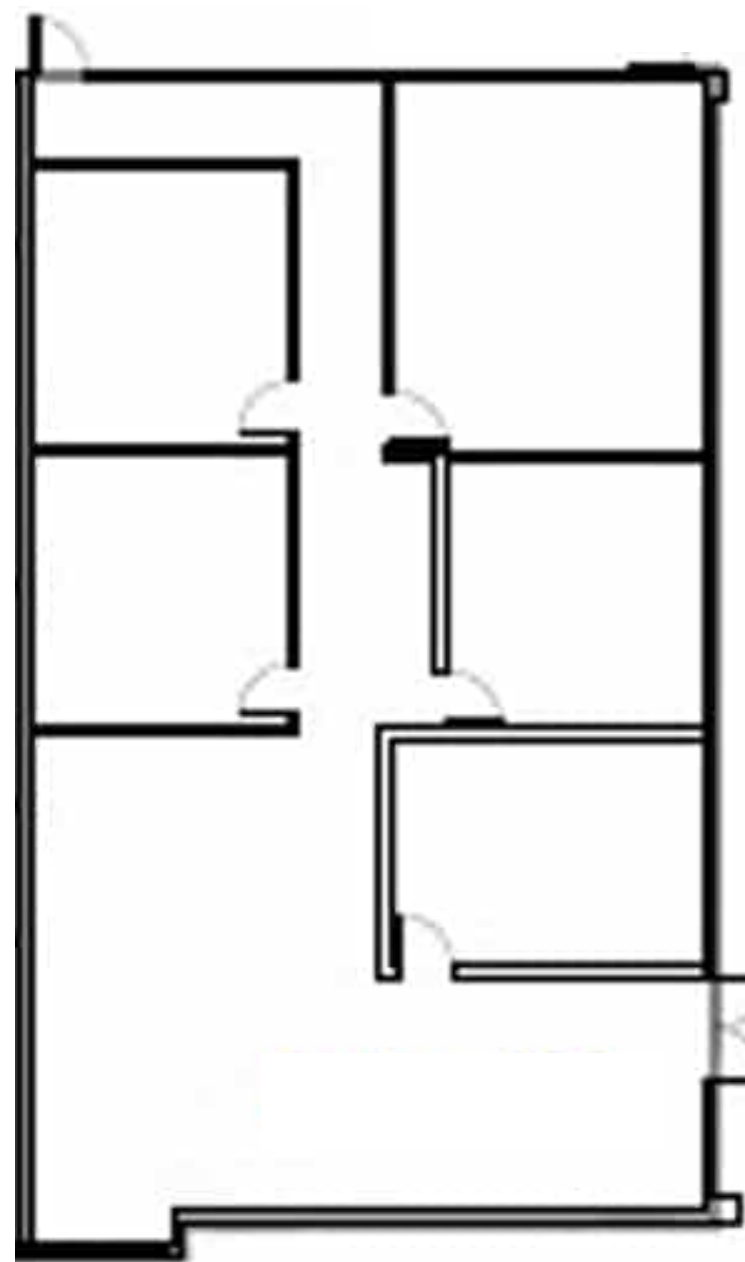
- 5 private offices
- Conference room
- Kitchen
- Reception
- Large open area



# 1245 S. WINCHESTER BLVD. SUITE 108

3,133 RSF

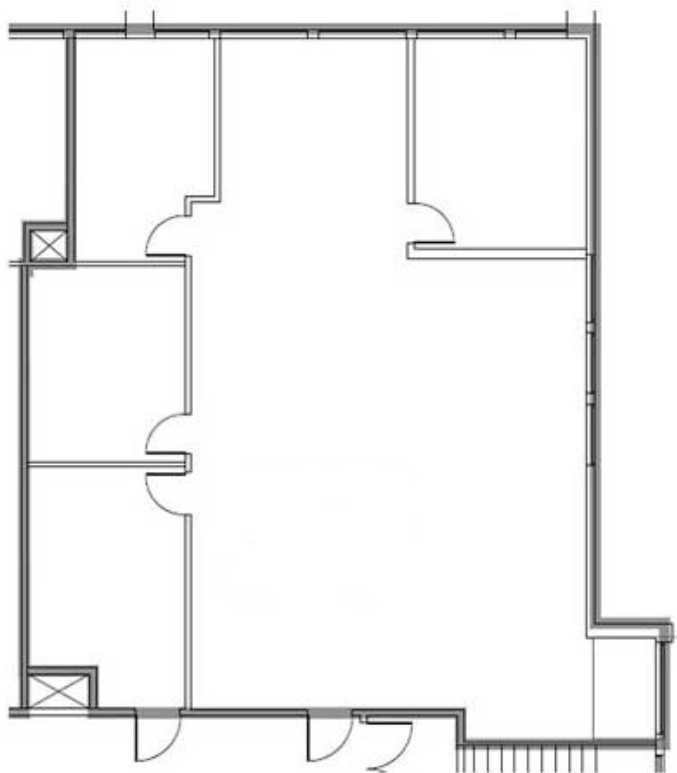
- 5 private offices
- Exterior entrance to suite
- Reception
- Large open area



# 1245 S. WINCHESTER BLVD. SUITE 300

2,041 RSF

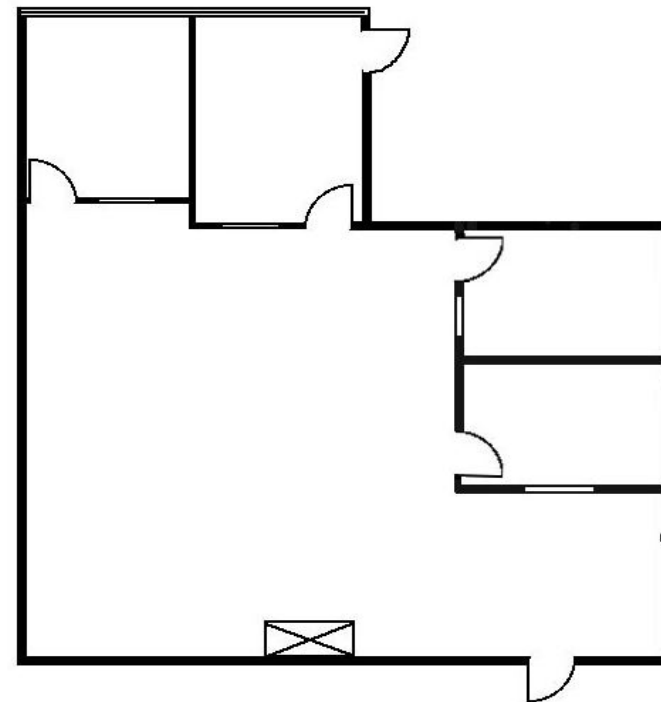
- Corner suite with lots of natural light
- 4 private offices
- Open area



# 1245 S. WINCHESTER BLVD. SUITE 209

2,003 RSF

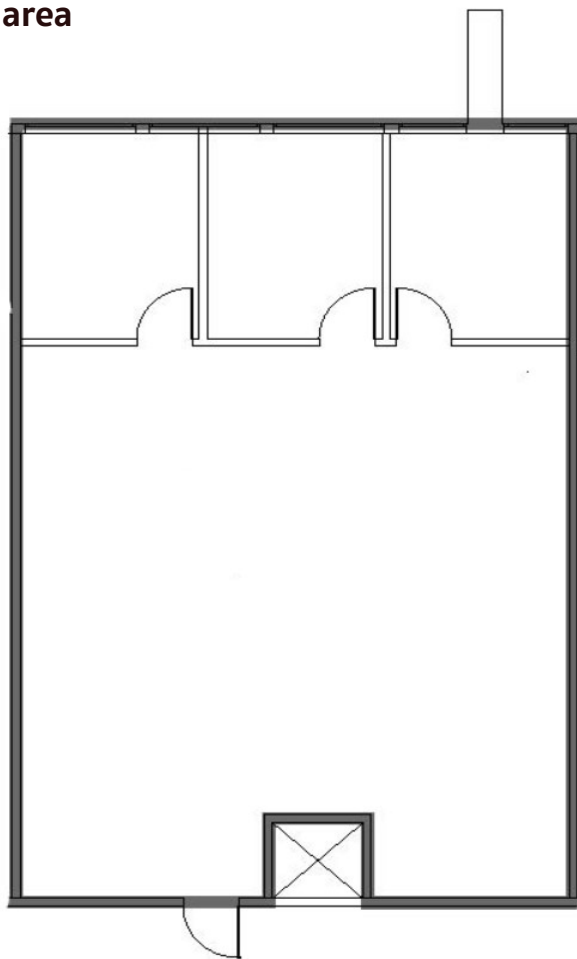
- 3 private offices
- Lunch room
- Large open area



# 1245 S. WINCHESTER BLVD. SUITE 203

1,566 RSF

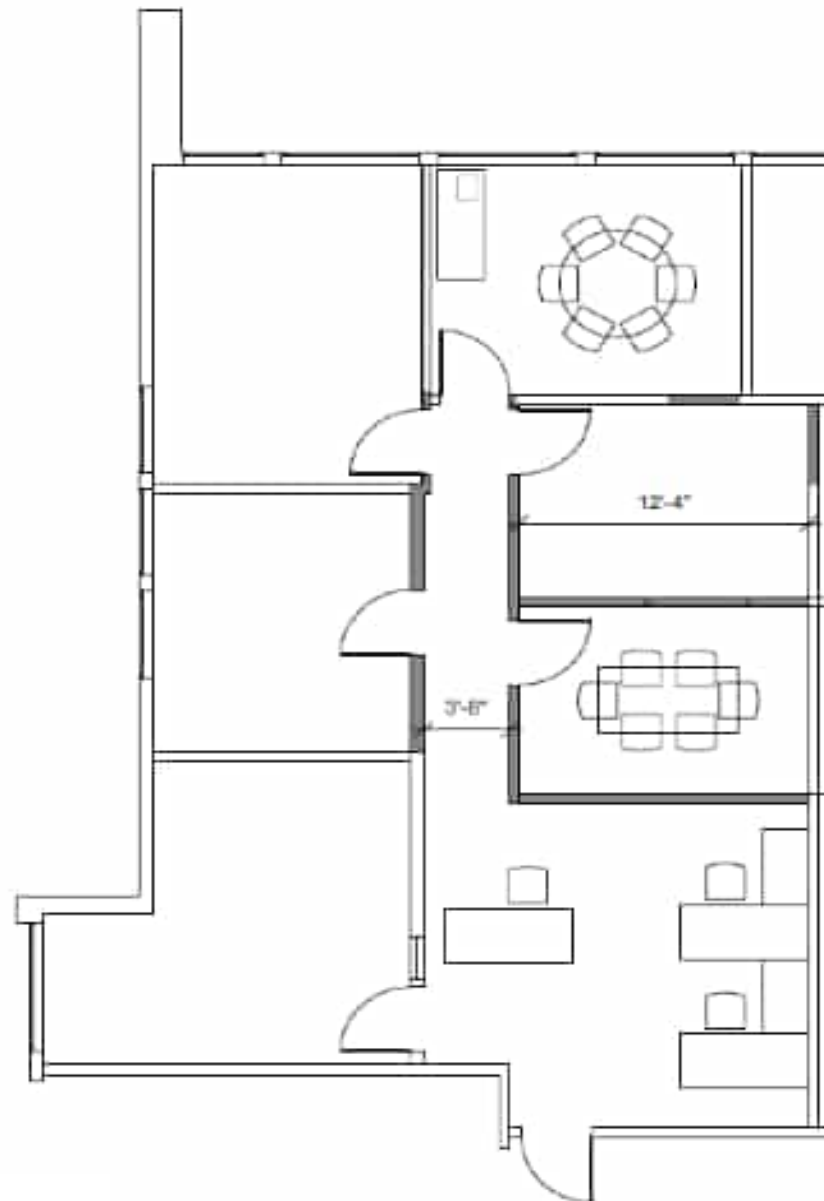
- 3 private offices
- Large open area



# 1275 S. WINCHESTER BLVD. SUITE 301

1,505 RSF

- Five private offices
- Conference room
- Reception area



*Furniture in floorplan is not included*

# SOLAR ROW

## NEARBY AMENITIES

### Within Two Miles

#### Downtown Campbell

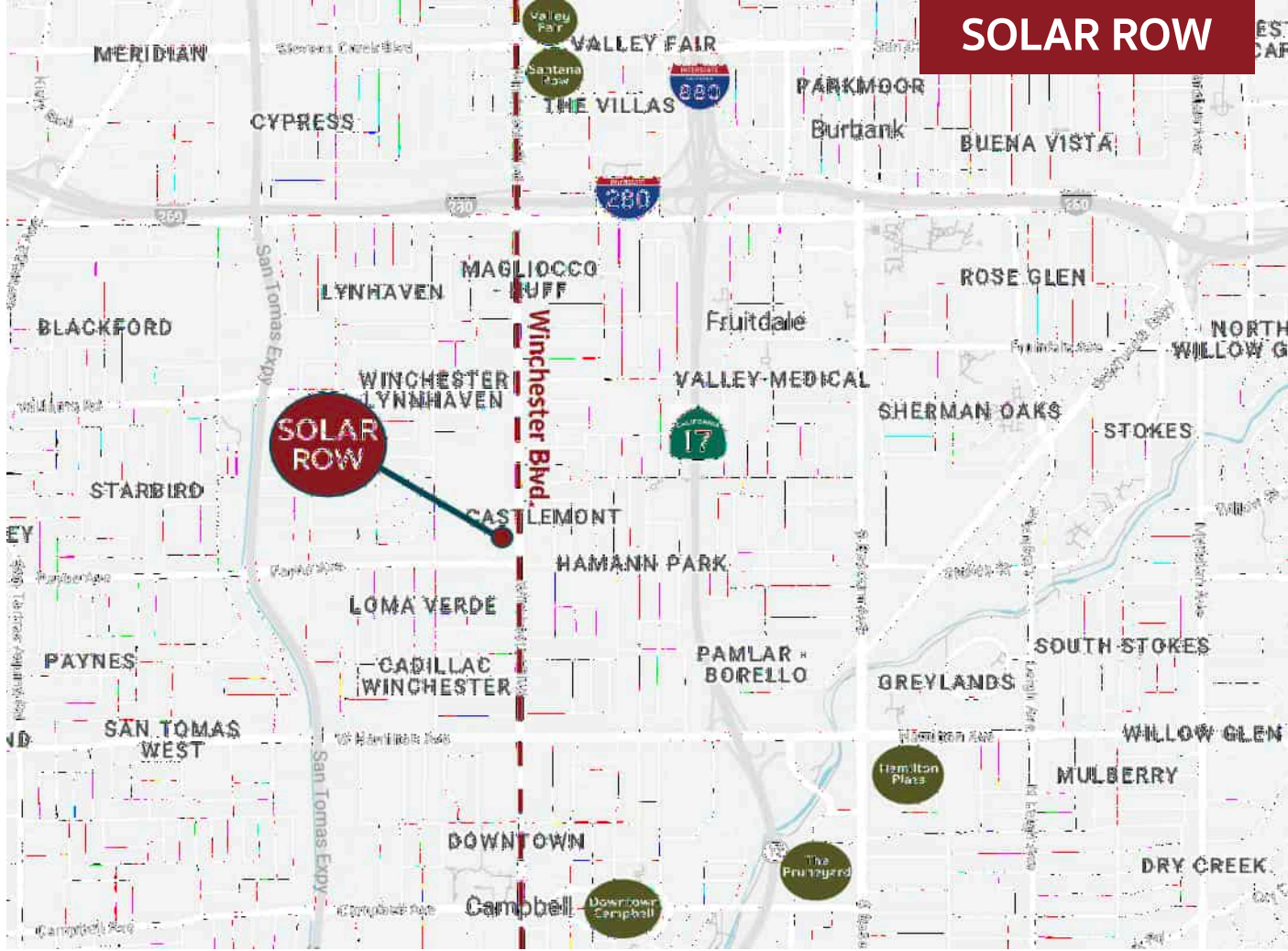
- Stacks
- Aqi
- Starbucks
- Willard Hicks
- Orchard Valley Coffee
- Water Tower Kitchen
- Blue Line Pizza
- and more*

#### Santana Row

- Mendocino Farms
- Peet's Coffee
- Left Bank Brasserie
- Boba Guys
- Maggiano's Little Italy
- The Counter
- Pressed
- Pizza Antica
- Warby Parker
- The Container Store
- Best Buy
- and more*

#### Valley Fair Mall

- Eataly
- Mastro's Steakhouse
- Bloomingdale's
- Cold Stone Creamery
- Nordstrom
- Zara
- Levi's
- California Pizza Kitchen
- Chipotle
- Chase Bank
- and more*



#### Hamilton Plaza

- House of Bagels
- Whole Foods Market
- Panda Express
- CVS Pharmacy
- Ulta Beauty
- Wells Fargo Bank
- Patelco Credit Union
- and more*

#### The Pruneyard

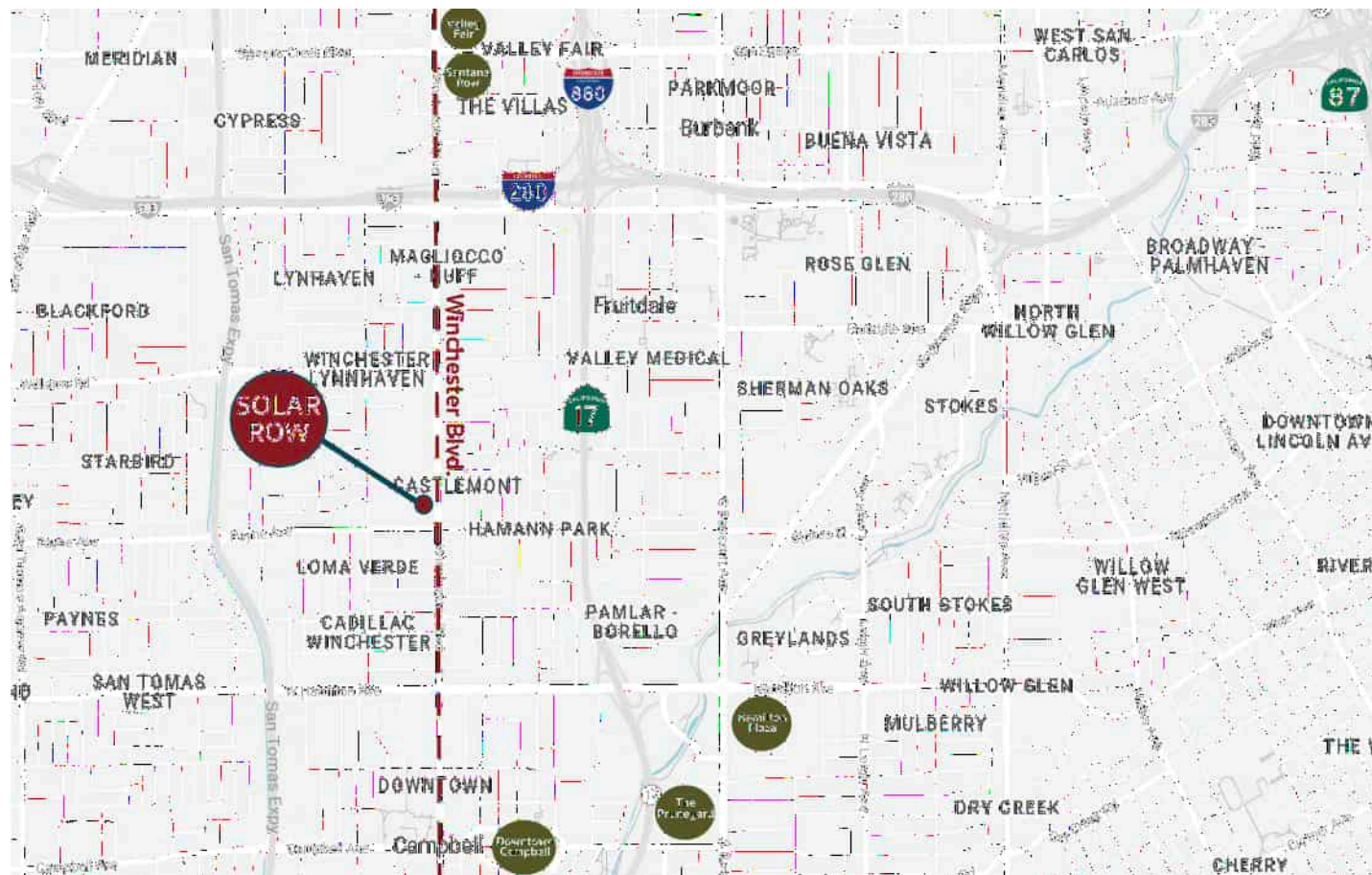
- Bank of America
- TOGO'S Sandwiches
- World Wrapps
- Buca di Beppo
- Pasta Armellino
- Trader Joe's
- Kyoto Palace
- Pacific Catch
- DoubleTree by Hilton
- and more*

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# ACCESSIBILITY

Solar Row's prime San Jose location is hard to beat. Busy Winchester Blvd. provides excellent street visibility, and combined with available monument signage, your business has the perfect opportunity to thrive at Solar Row. Just a few minutes north on Winchester Blvd., you'll find some of the best shopping destinations at Valley Fair Mall and Santana Row. Less than two miles south will bring you to various local businesses in Downtown Campbell, the Pruneyard, and Hamilton Plaza, providing a multitude of nearby amenities for your employees and customers alike. Plus, easy and convenient freeway and expressway access cuts commute times for your employees. Contact us today to learn more about Solar Row and how it can fit your business's needs.



## DRIVE TIMES

0.9 mi	1.2 mi	1.3 mi	1.3 mi
San Tomas Expy.	Highway 17	Downtown Campbell	Interstate 280
1.5 mi	1.8 mi	1.9 mi	2.1 mi
Santana Row & Valley Fair Mall	Hamilton Plaza	The Pruneyard	Interstate 880

# SOLAR ROW



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San Jose, CA 95128



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Scan or click for  
more information

