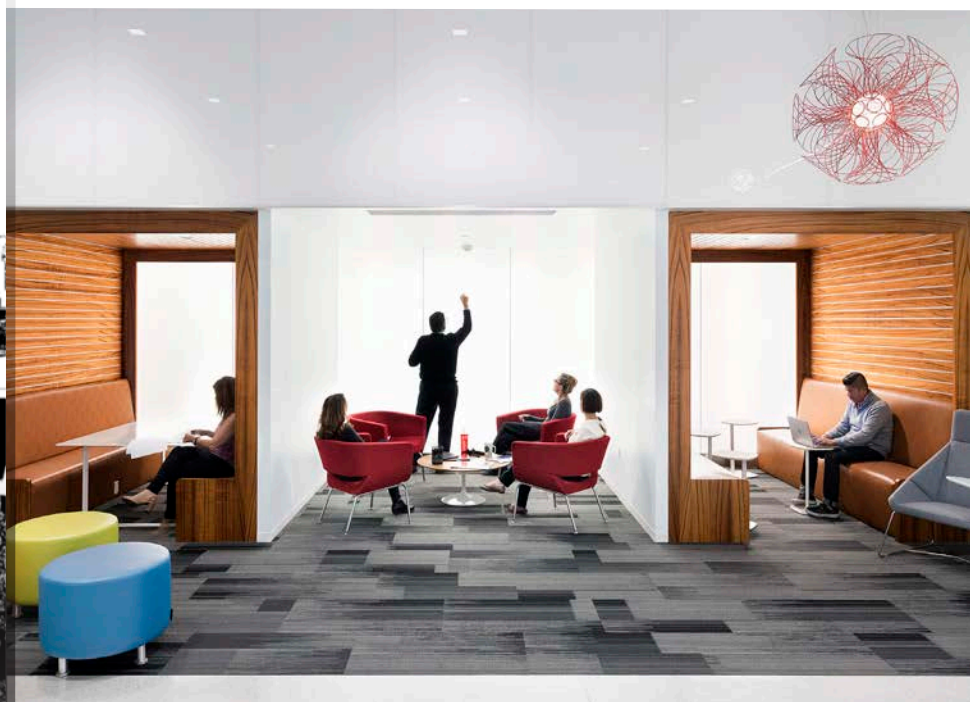


2,599 SF - 36,946 SF

# 60 SO MA

SO MUCH MORE



**CBRE**

  
**HARVEST**  
PROPERTIES

**INTERCONTINENTAL**  
REAL ESTATE CORPORATION

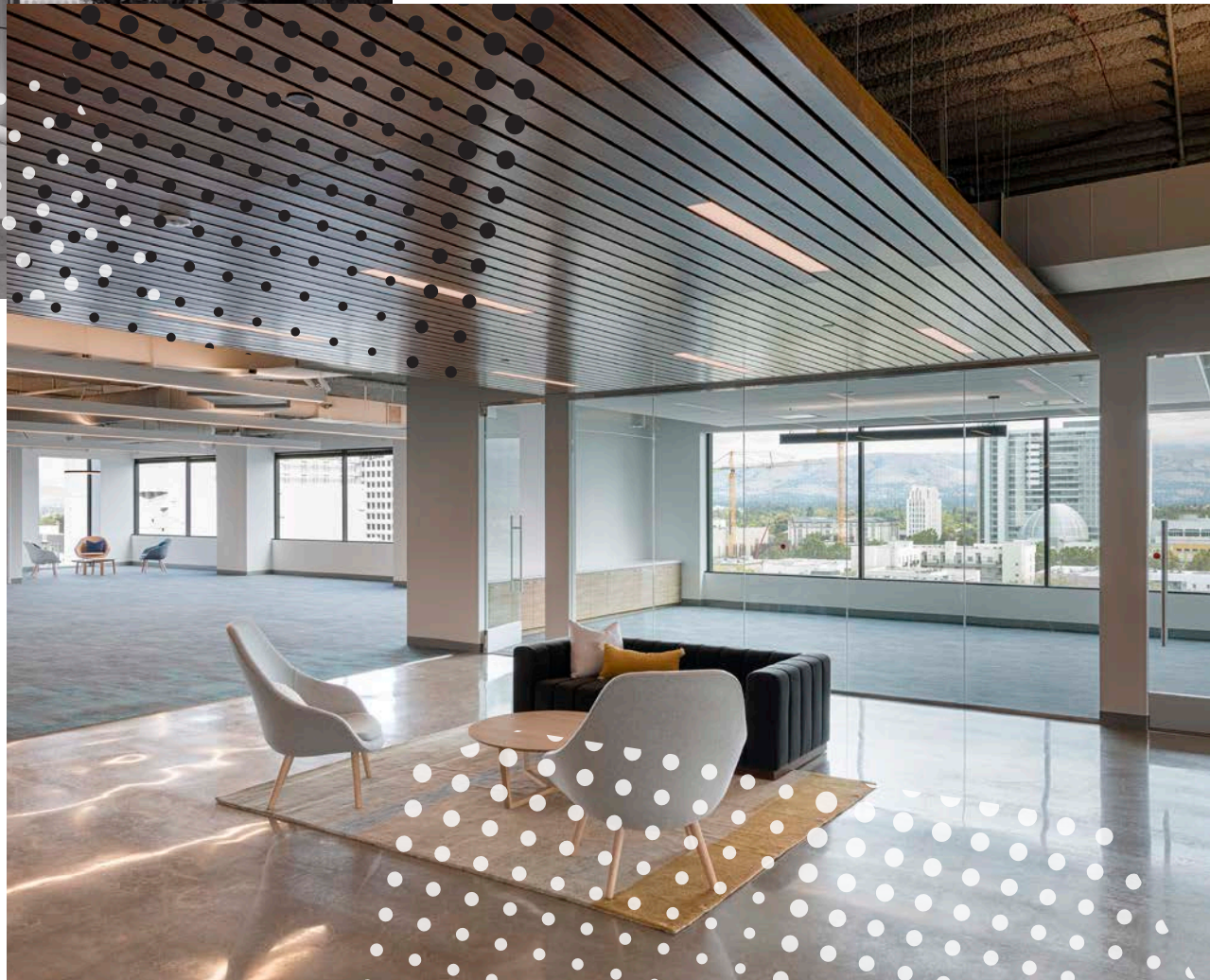




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SO MUCH  
HERE!

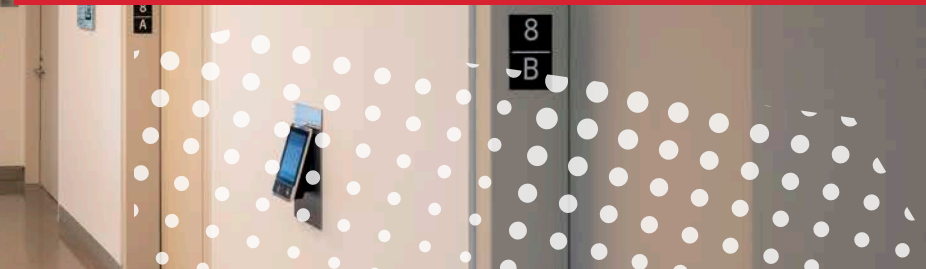
Rooted in tradition but on the cusp of cutting-edge, downtown San Jose brings urban renewal to a new meaning. Prominently located in the fastest growing city in the nation, **60 SOMA** puts you at the center.



# EVERYTHING YOU WOULD EXPECT FROM A CLASS A OFFICE BUILDING

±235,513 SF

- » 15-story Class “A” office tower centrally located in downtown San Jose, CA
- » First floor tenant lounge
- » LEED Gold certification
- » Major building and lobby upgrades
- » Beautiful, modern interiors
- » On-site fitness center, featuring:
  - 2 Peloton bikes
  - Bi-weekly yoga classes
  - Locker rooms with showers
  - Daily towel service
- » Large training room
- » 3/1000 covered parking
- » 24-hour security
- » On-site property management
- » Walking distance to dozens of amenities
- » Easy access to Caltrain and VTA Light Rail
- » Close to major freeways
- » Elevator modernization with destination dispatch recently completed
- » Waterless carwash [Futurewash.com](http://Futurewash.com)



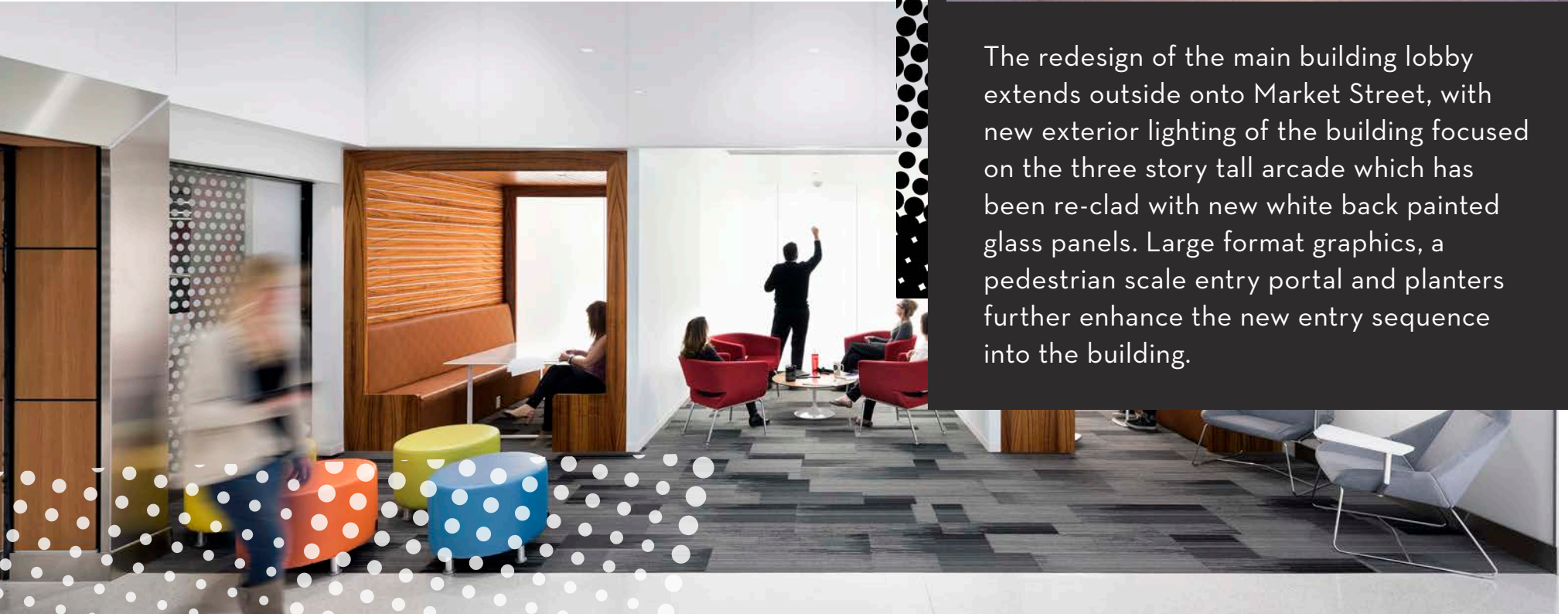


# SO COOL!

The **60 SOMA** transformation includes renovation of both entries to the main building lobby and the adjacent parking structure. Our innovative design includes the reuse of wood paneled walls in key areas, and the addition of new ceilings and lighting, back painted glass wall panels, rear illuminated LED wall panels, and new terrazzo flooring. Collaborative spaces in the lobby allow for spontaneous meetings by tenants and visitors to the building.



The redesign of the main building lobby extends outside onto Market Street, with new exterior lighting of the building focused on the three story tall arcade which has been re-clad with new white back painted glass panels. Large format graphics, a pedestrian scale entry portal and planters further enhance the new entry sequence into the building.



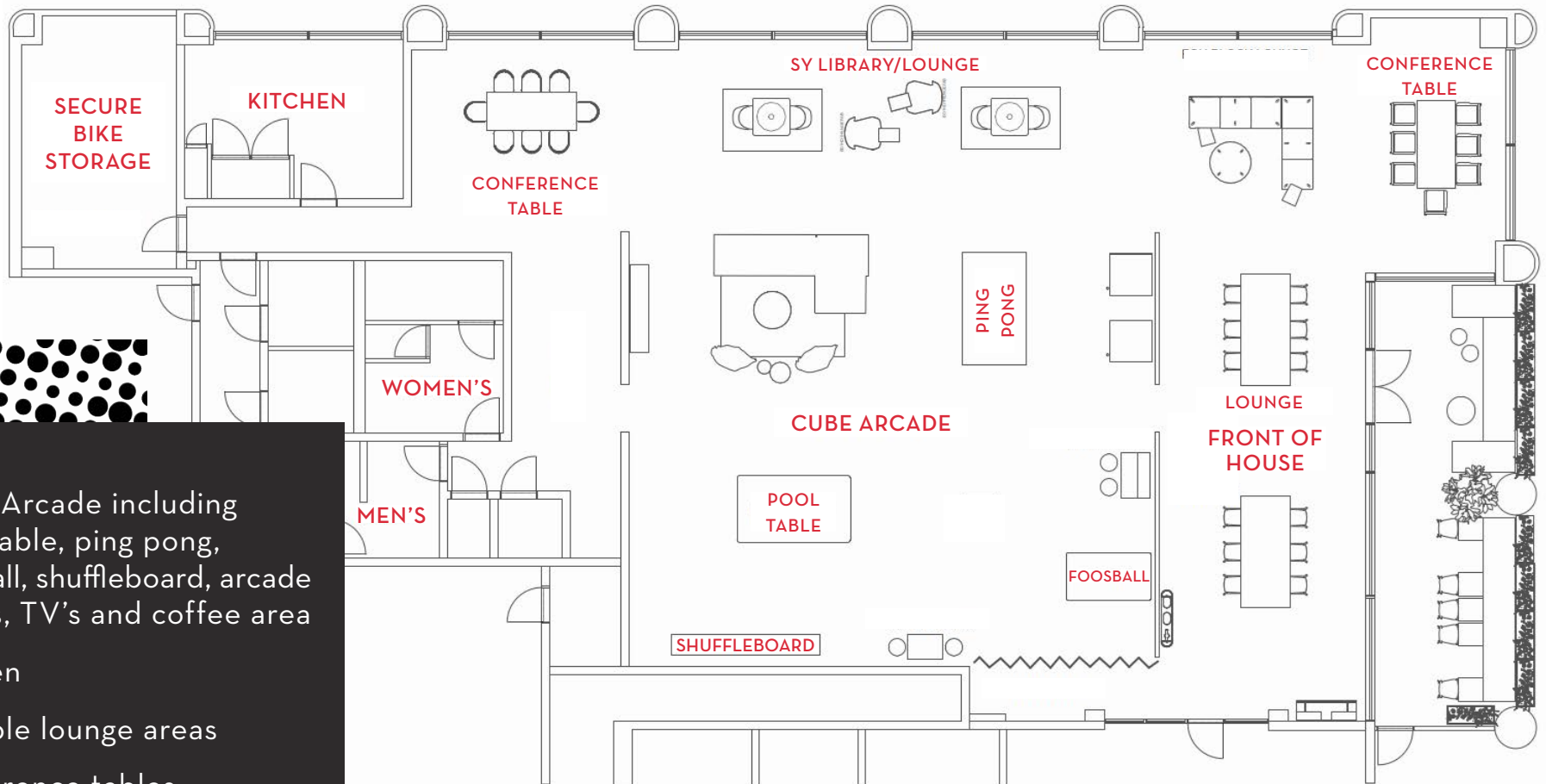


# THE SOMA LOUNGE





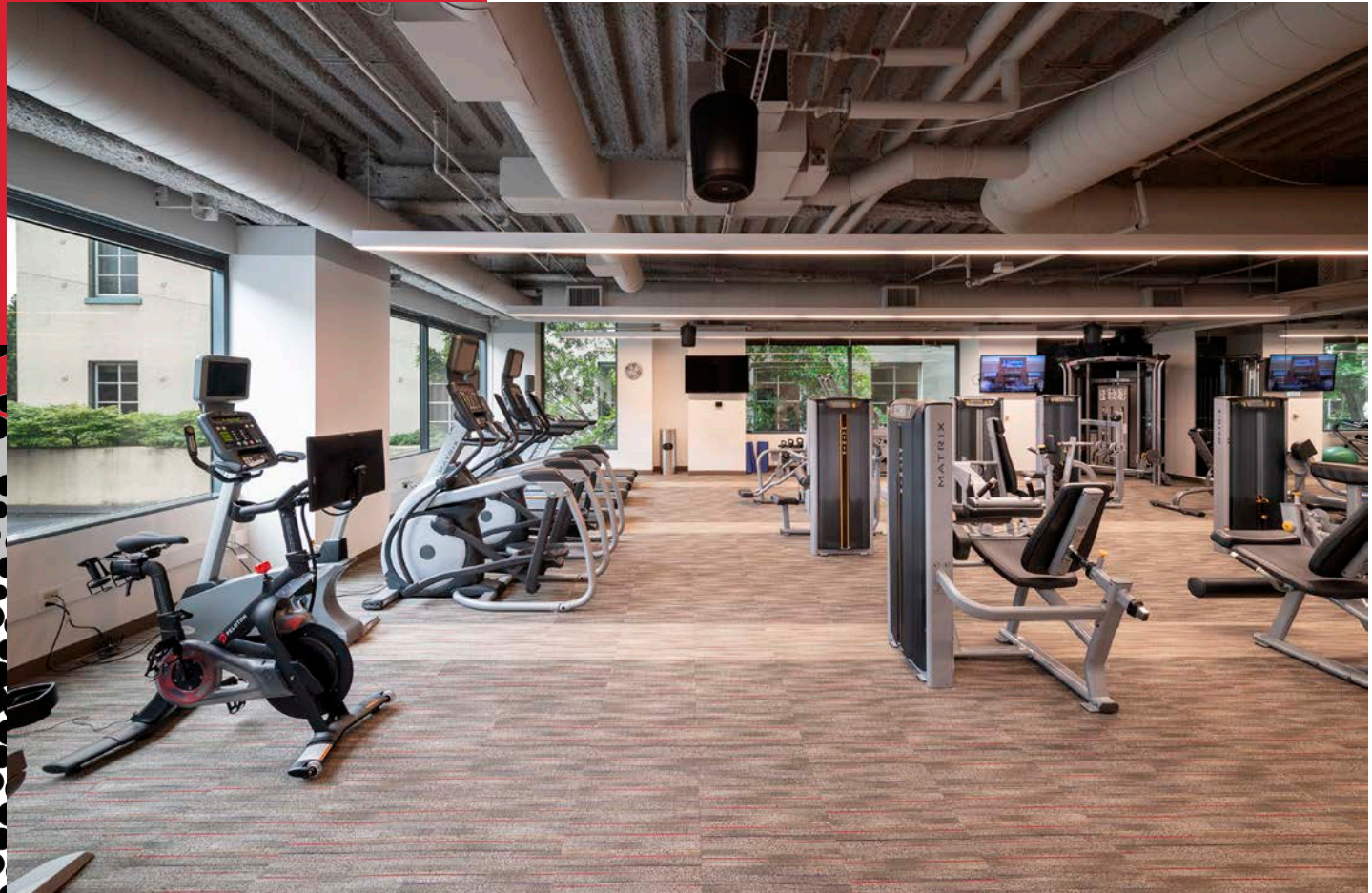
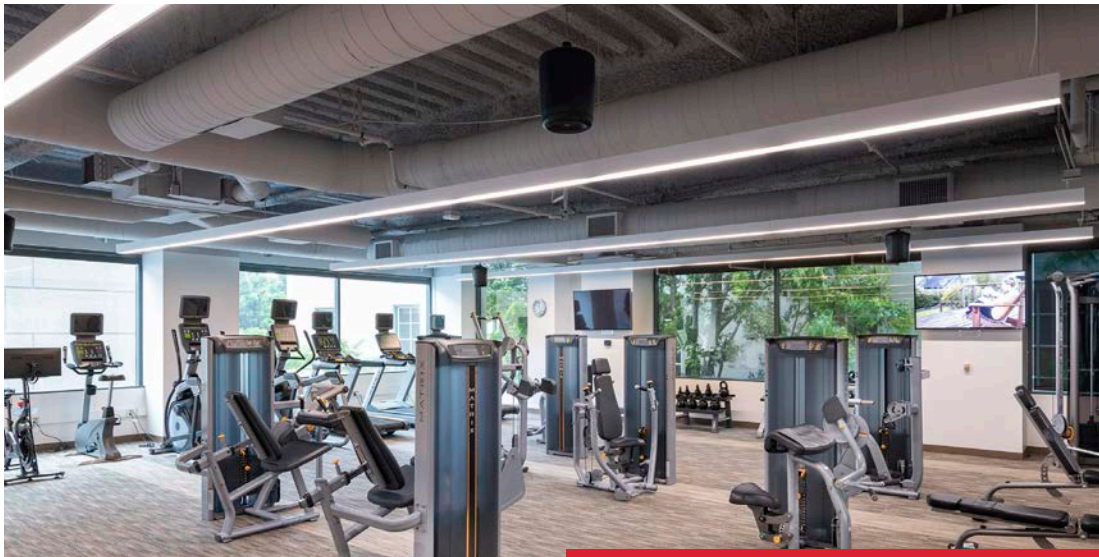
# THE SOMA LOUNGE



- » Cube Arcade including pool table, ping pong, foosball, shuffleboard, arcade games, TV's and coffee area
- » Kitchen
- » Multiple lounge areas
- » Conference tables
- » Secure bike storage



# UPGRADED FITNESS CENTER



- » On-site fitness center, featuring:
  - » 2 peloton bikes
  - » Locker rooms with showers
  - » Daily towel service

# UNMATCHED AMENITIES

## LOCATED IN THE CORE OF DOWNTOWN SAN JOSE

60 SOMA enables you to seamlessly transition from office hours to happy hour without missing a beat. Enveloped by bountiful urban living options, chef-driven restaurants, craft coffee cafes, happy hour hot spots and diverse cultural destinations – experience a hub of activity just steps from your office.



A WALKER'S PARADISE:  
**90 WALK SCORE**



A BIKER'S PARADISE:  
**91 RIDE SCORE**

Navigate downtown San Jose like a resident with the below curated destinations.

## 12+ POINTS OF INTEREST

SAN PEDRO SQUARE MARKET	3 BLOCKS
ST. JAMES PARK	3 BLOCKS
SAN JOSE MUSEUM OF ART	ADJACENT

## 1500+ HOTEL ROOMS

SIGNIA BY HILTON	2 BLOCKS
HOTEL DE ANZA	4 BLOCKS
THE WESTIN SAN JOSE	2 BLOCKS

## 250+ CAFES & EATERIES

VOYAGER CRAFT COFFEE	4 BLOCKS
OLLA COCINA	3 BLOCKS
FARMERS UNION	3 BLOCKS



# DOWNTOWN AMENITIES



## YOUR CURATED GUIDE TO DOWNTOWN SAN JOSE FAVORITES

### STAY

- AC Hotels San Jose Downtown
- Signia by Hilton
- Four Points by Sheraton San Jose Downtown
- Hotel Clariana
- Hotel De Anza
- Hilton San Jose
- Hyatt Place San Jose Downtown
- San Jose Marriott
- The Westin San Jose

### LIVE

- One South Market Residential Tower
- Axis Residential
- Silvery Towers
- Centerra

### WELLNESS

- Orange Theory Fitness (on-site)
- Third Space Fitness
- Westca Fitness
- The Studio Climbing
- Salus Zone
- Dark Horse Gym, Inc.

### COFFEE

- Starbucks
- Dr. Ink
- Nirvana Soul
- Voyager Craft Coffee
- Philz
- Chromatic Coffee

### EATERIES

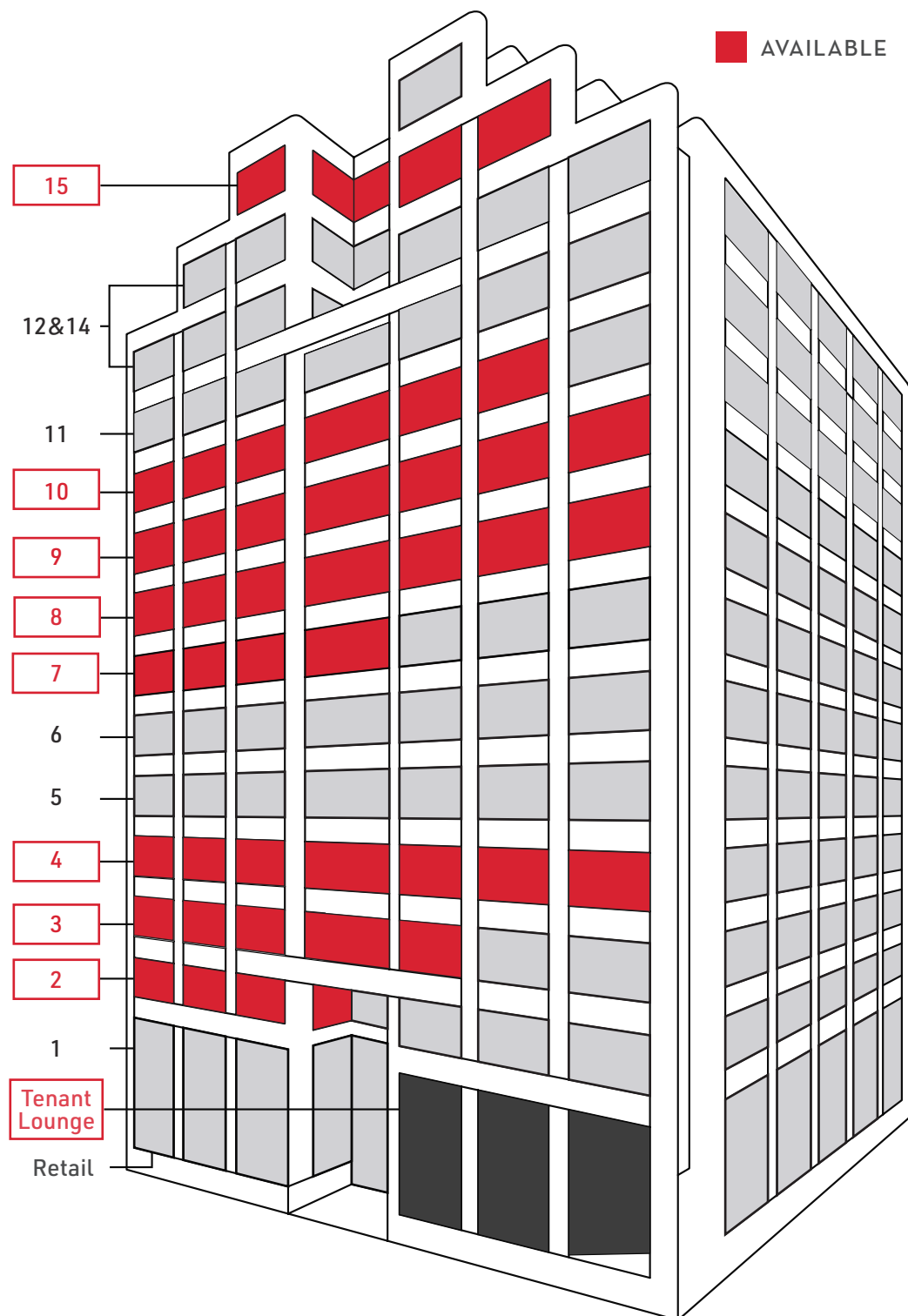
- Dr. Funk
- Scotts Seafood
- Firehouse
- Slice of Homage Pizza
- Serious Dumpling
- Chipotle
- Club on Post
- District
- Eos & Nyx
- Farmers Union
- Five Points
- Haberdasher
- Headley
- La Victorias
- Little Italy
- Nick the Greek
- Olla Cocina
- Paper Plane
- Press Room
- SP2
- Whole Foods
- 55 South Whiskey Bar

# FIND THE ROOM TO GROW AT 60 SO MA

## AVAILABLE SUITES

SUITE	RSF	AVAILABLE
Suite 1500	4,019	Available Now
Suites 1050/1060*	9,397	Available Now
Suite 900**	18,476	Plug & Play
Suite 800**	18,470	Market Ready
Suite 760***	4,860	Market Ready
Suite 750***	5,958	Plug & Play
Suite 480	2,599	Market Ready
Suite 470	12,827	Market Ready
Suite 450	2,976	Available Now
Suite 300	8,335	Market Ready
Suite 260	5,111	Market Ready
Suite 200	7,601	Market Ready
TOTAL	100,629 RSF	

contiguous\*



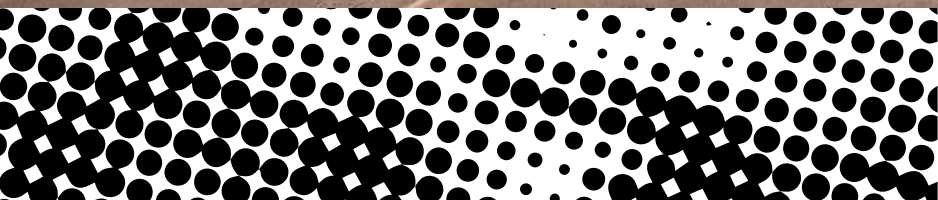
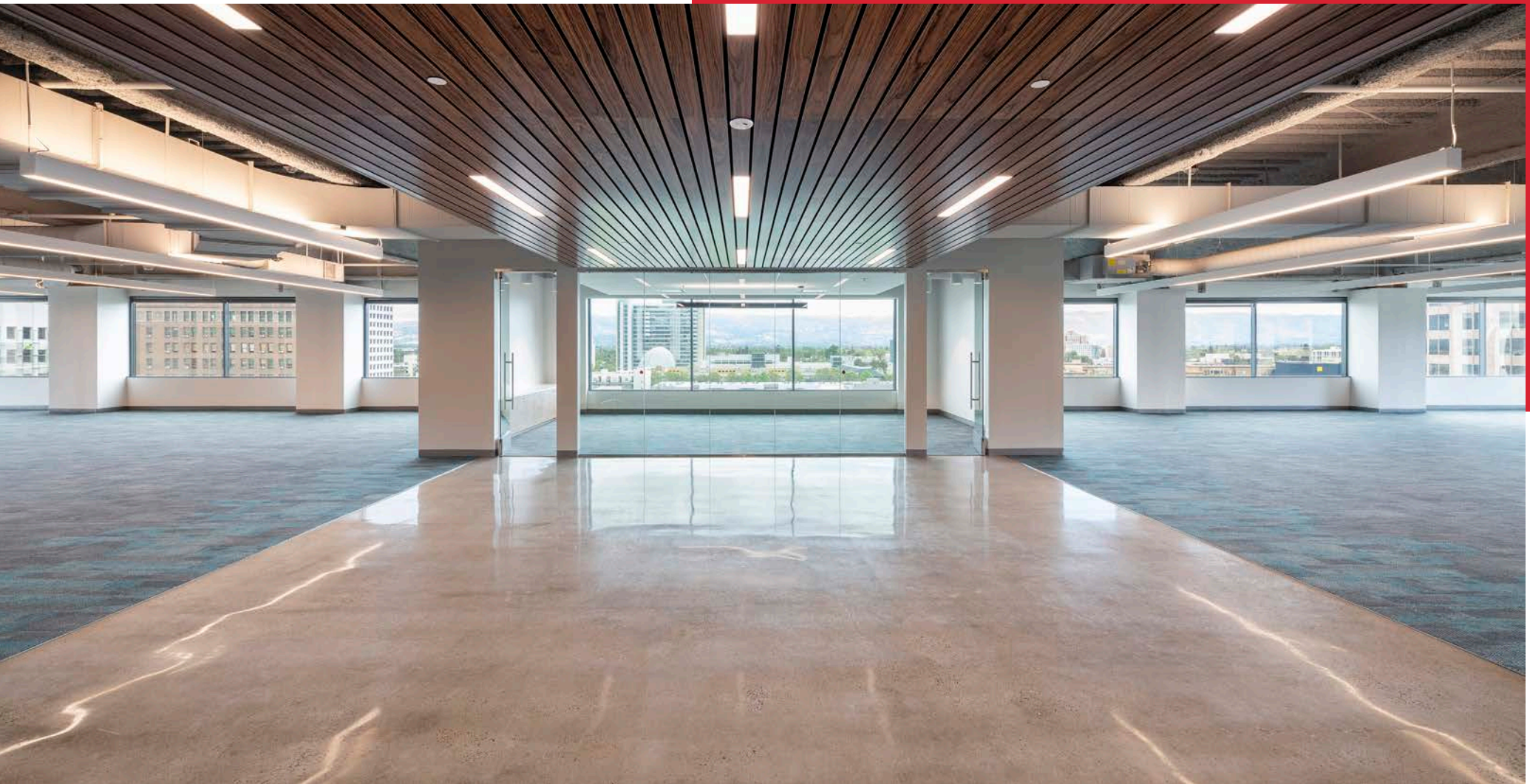
\*Suites 1050/1060 divisible to 4,337 and 5,060 SF total

\*\*Suites 800 and 900 can be combined for 36,946 SF total

\*\*\*Suites 750 and 760 can be combined for 10,818 SF total

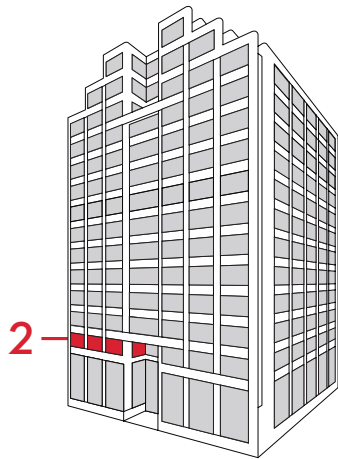


# MARKET READY SUITES AVAILABLE



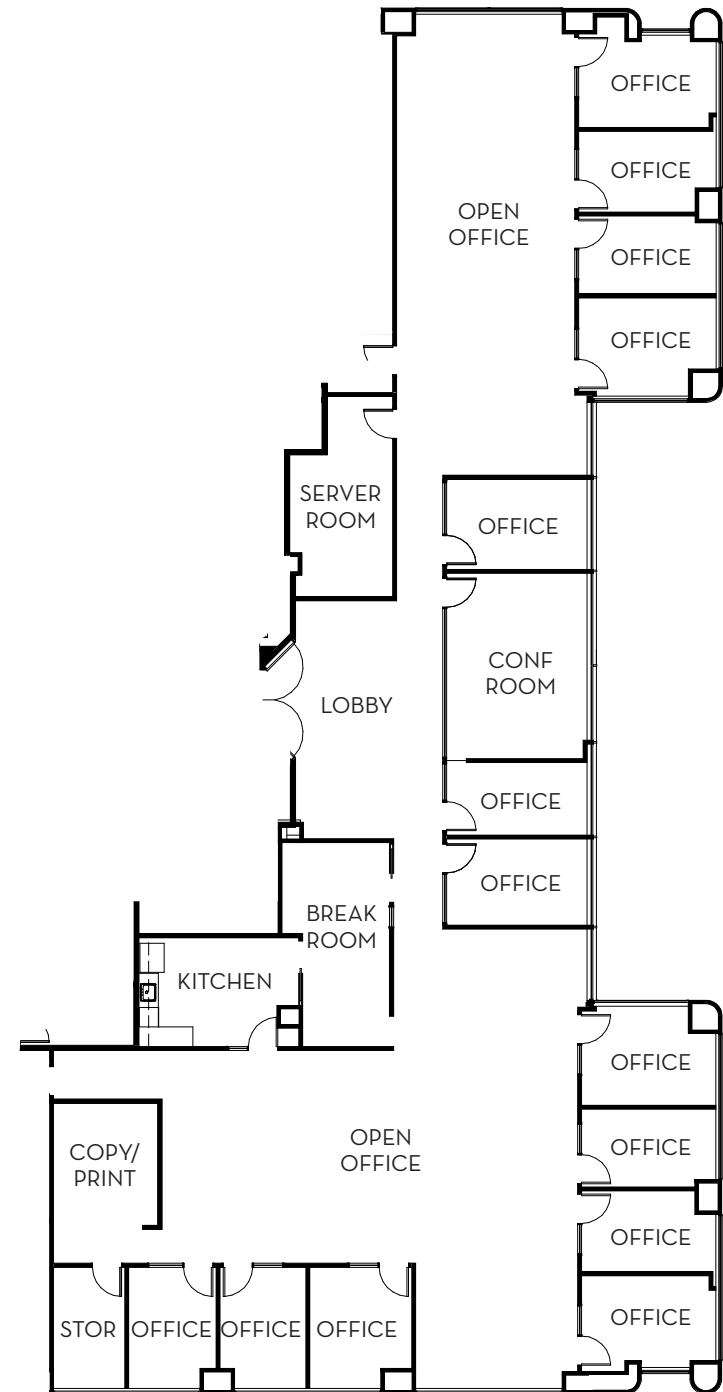
60<sup>SO</sup><sub>MA</sub>

AVAILABILITIES



## SUITE 200

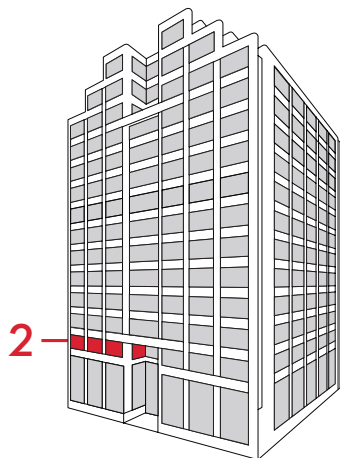
- » ±7,601 RSF
- » Market-ready
- » 14 Private offices
- » 1 Conference room
- » 1 Kitchen
- » 1 Break room





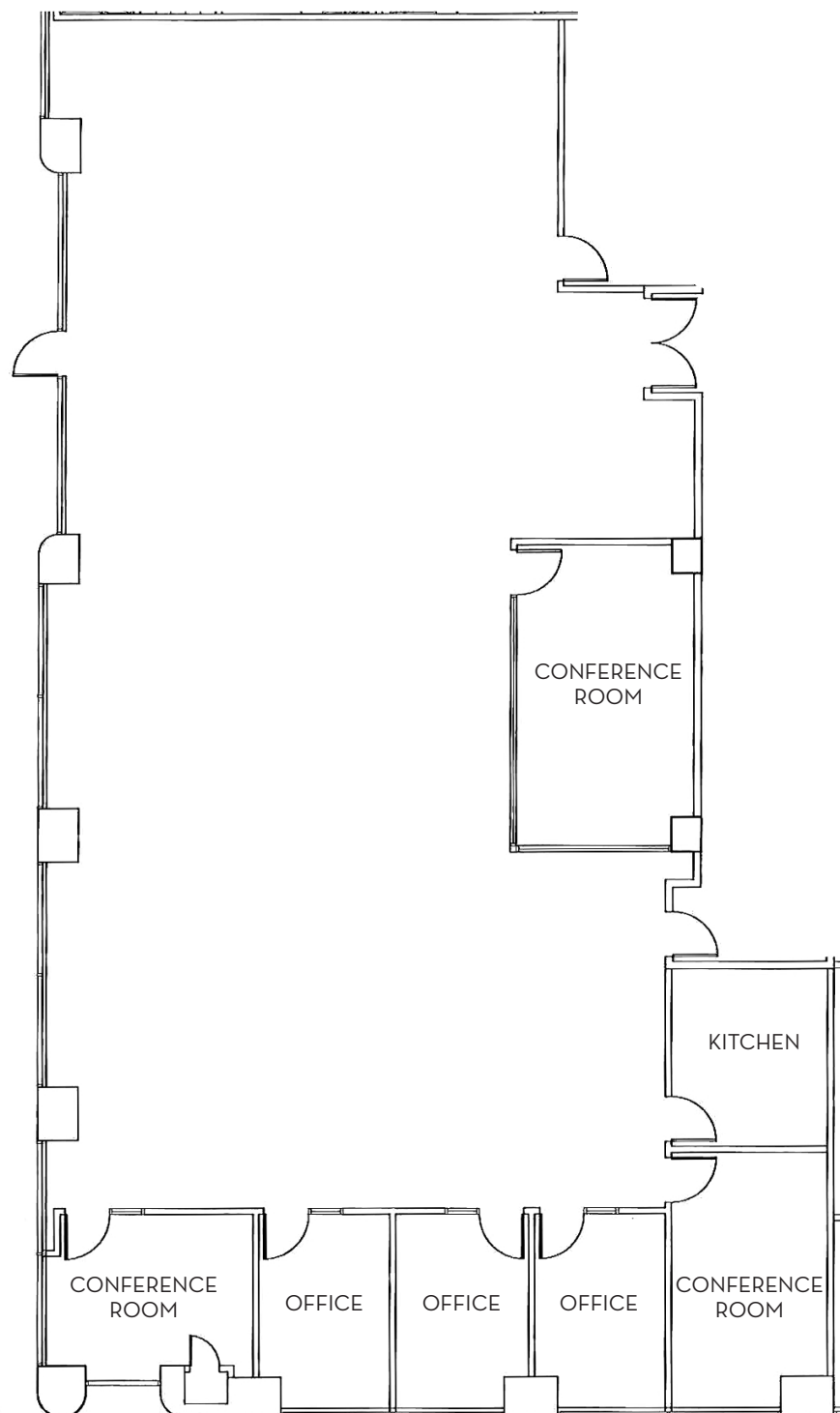
60<sup>SO</sup><sub>MA</sub>

AVAILABILITIES



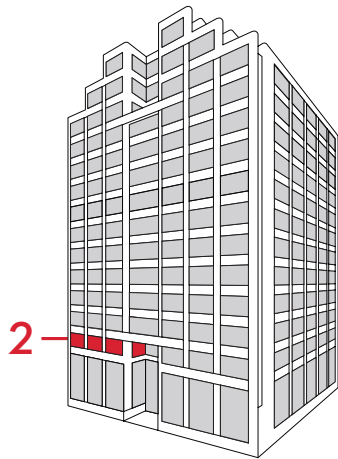
## SUITE 260

- » ±5,111 RSF
- » Market-ready
- » 3 Private offices
- » 3 Conference rooms
- » 1 Kitchen



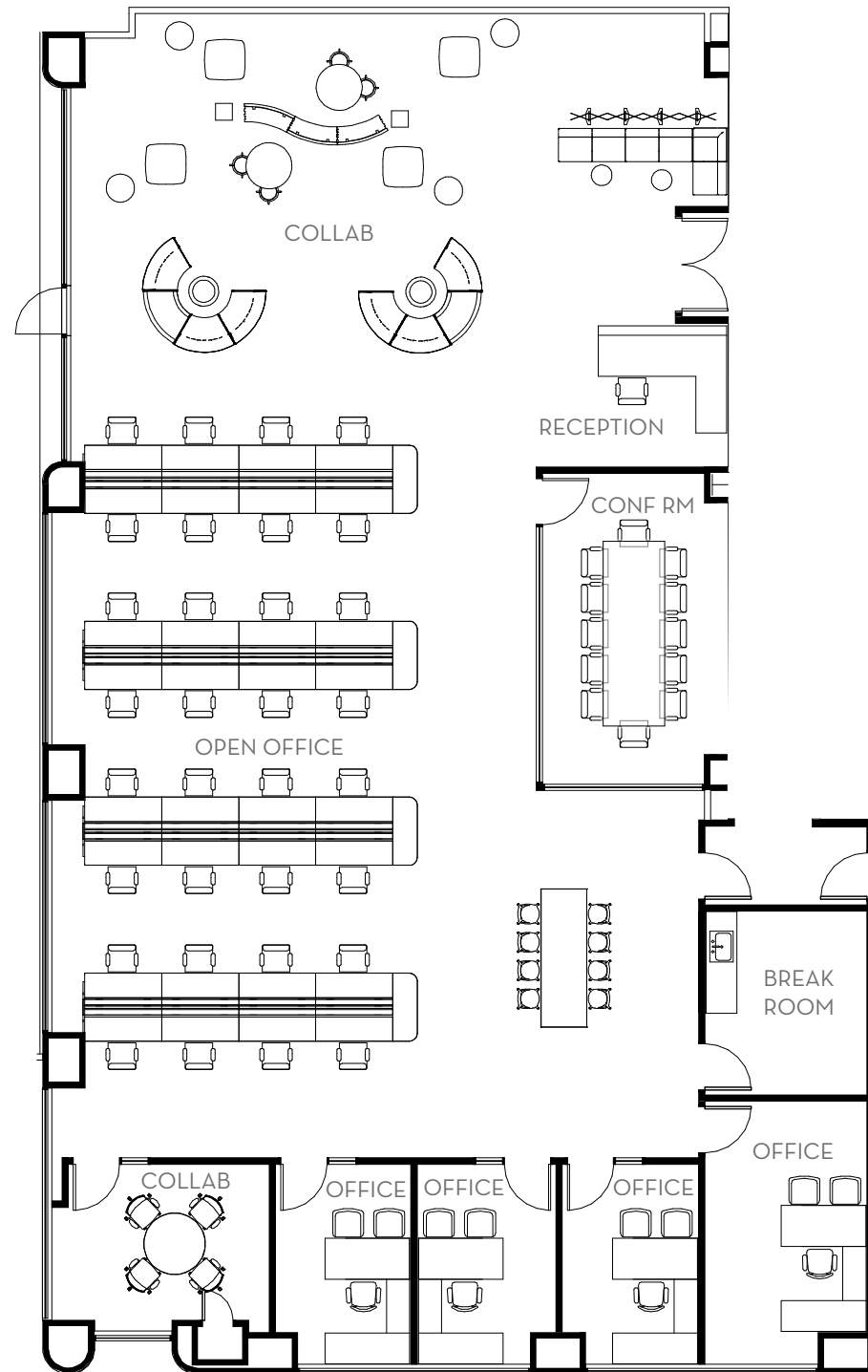
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AVAILABILITIES



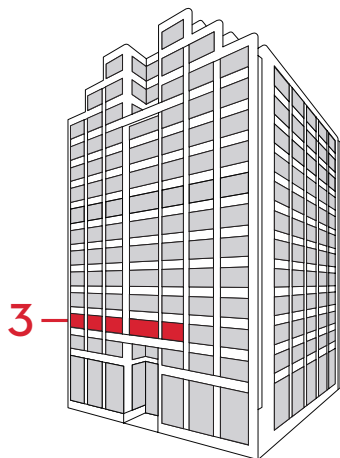
## SUITE 260 HYPOTHETICAL

- » ±5,111 RSF
- » 32 Workstations
- » 4 Private offices
- » 1 Conference room
- » 2 Collaboration areas
- » 1 Break room



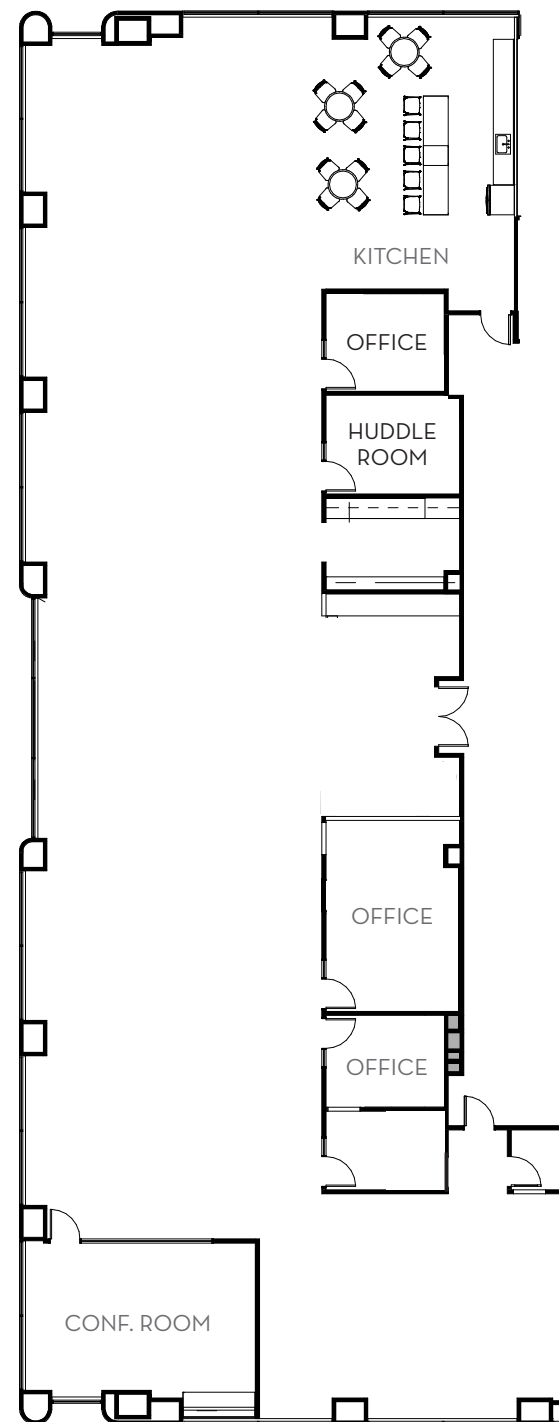
Note: This is a hypothetical plan.





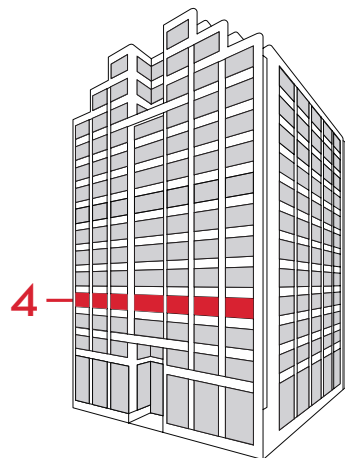
## SUITE 300

- » ±8,335 RSF
- » Market-ready
- » 3 Private offices
- » 1 Conference room
- » 1 Huddle room
- » 1 Kitchen



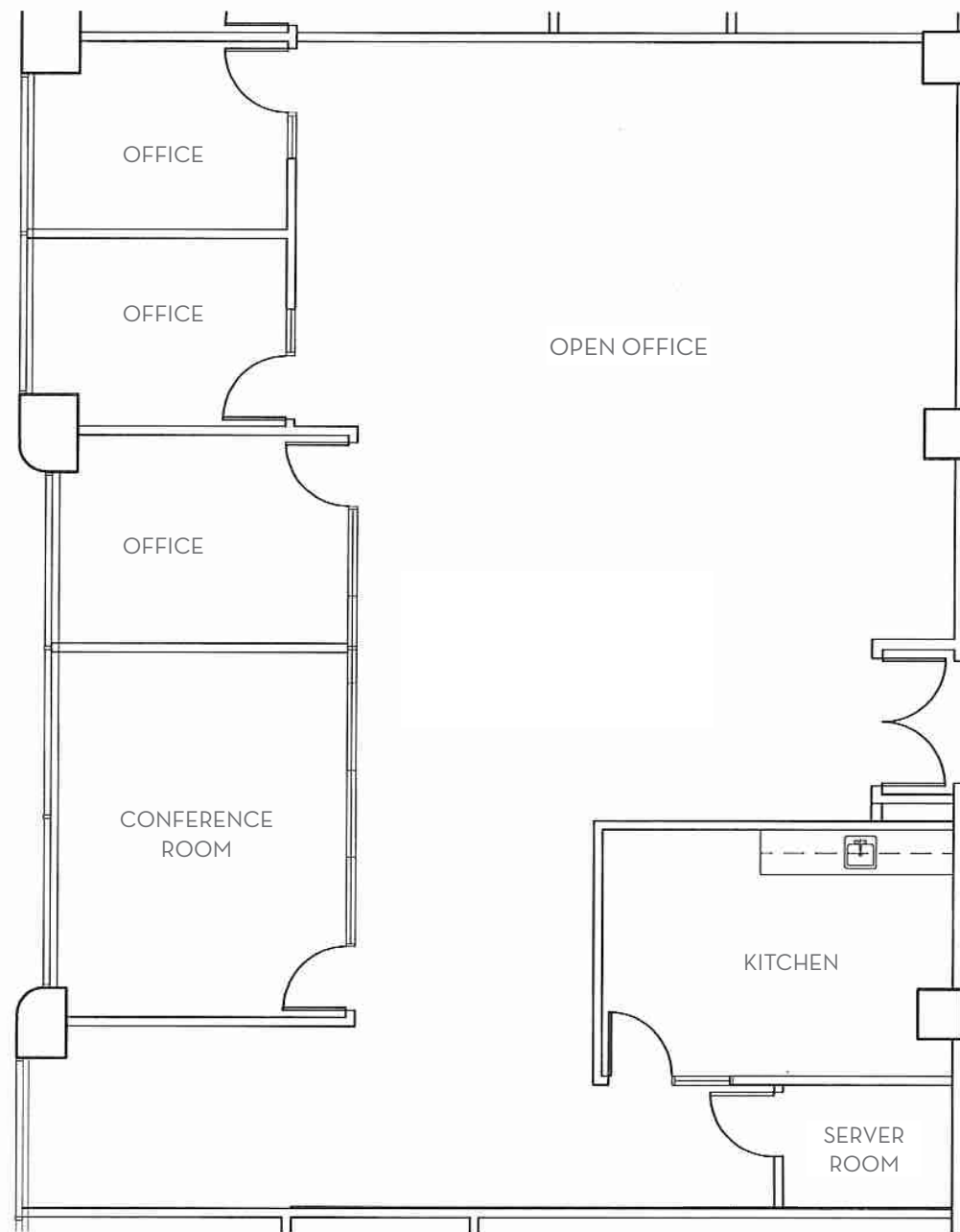
60<sup>SO</sup><sub>MA</sub>

AVAILABILITIES



## SUITE 450

- » ±2,976 RSF
- » Available now
- » 3 Private offices
- » 1 Conference room
- » 1 Kitchen

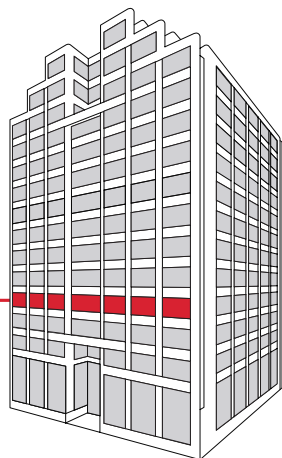




60<sup>SO</sup><sub>MA</sub>

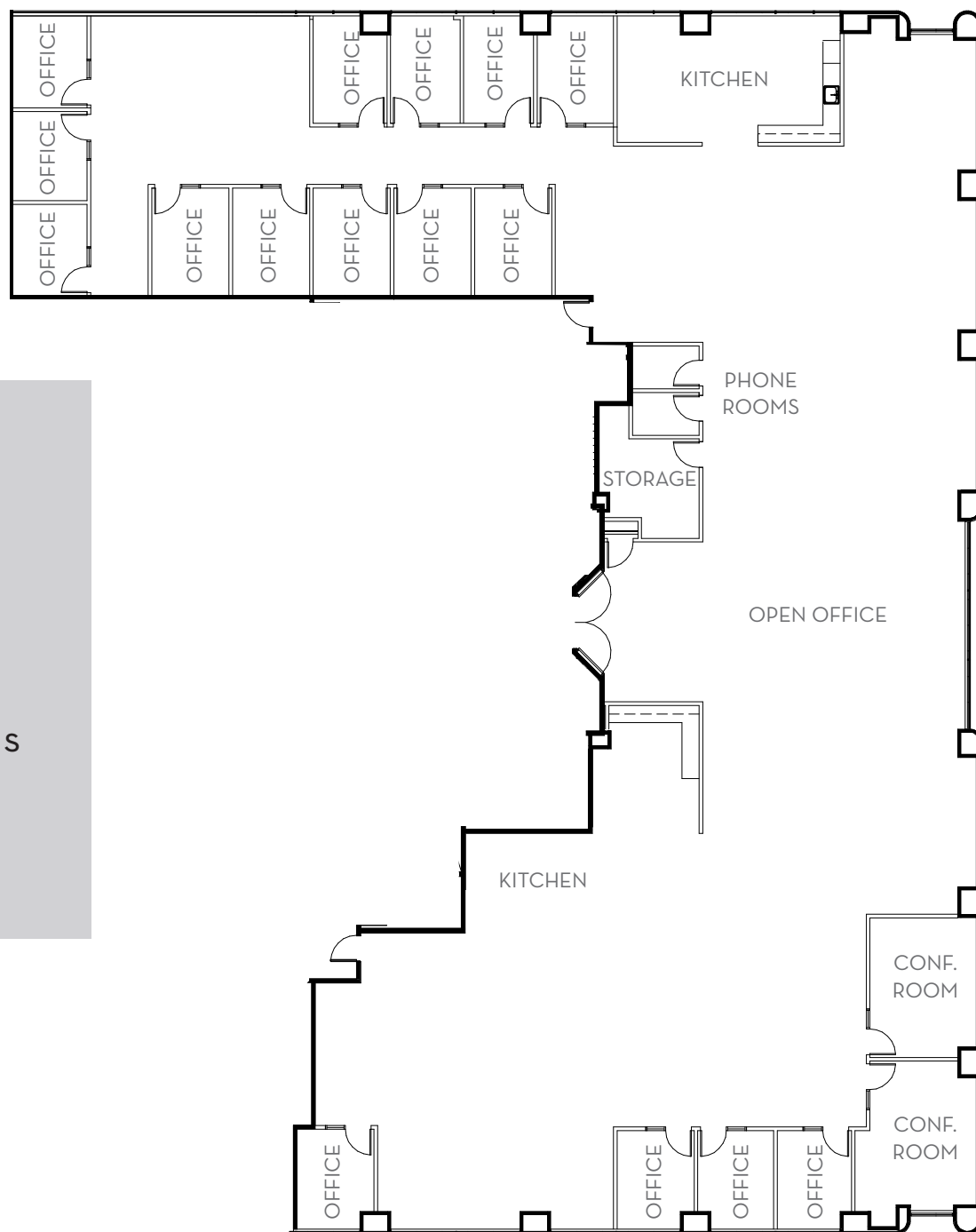
AVAILABILITIES

4



## SUITE 470

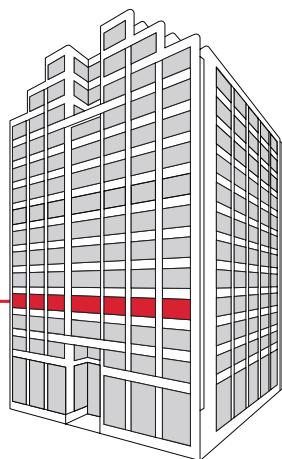
- » ±12,827 RSF
- » Market-ready
- » 16 Private offices
- » 2 Conference rooms
- » 2 Phone rooms
- » 2 Kitchens



60<sup>SO</sup><sub>MA</sub>

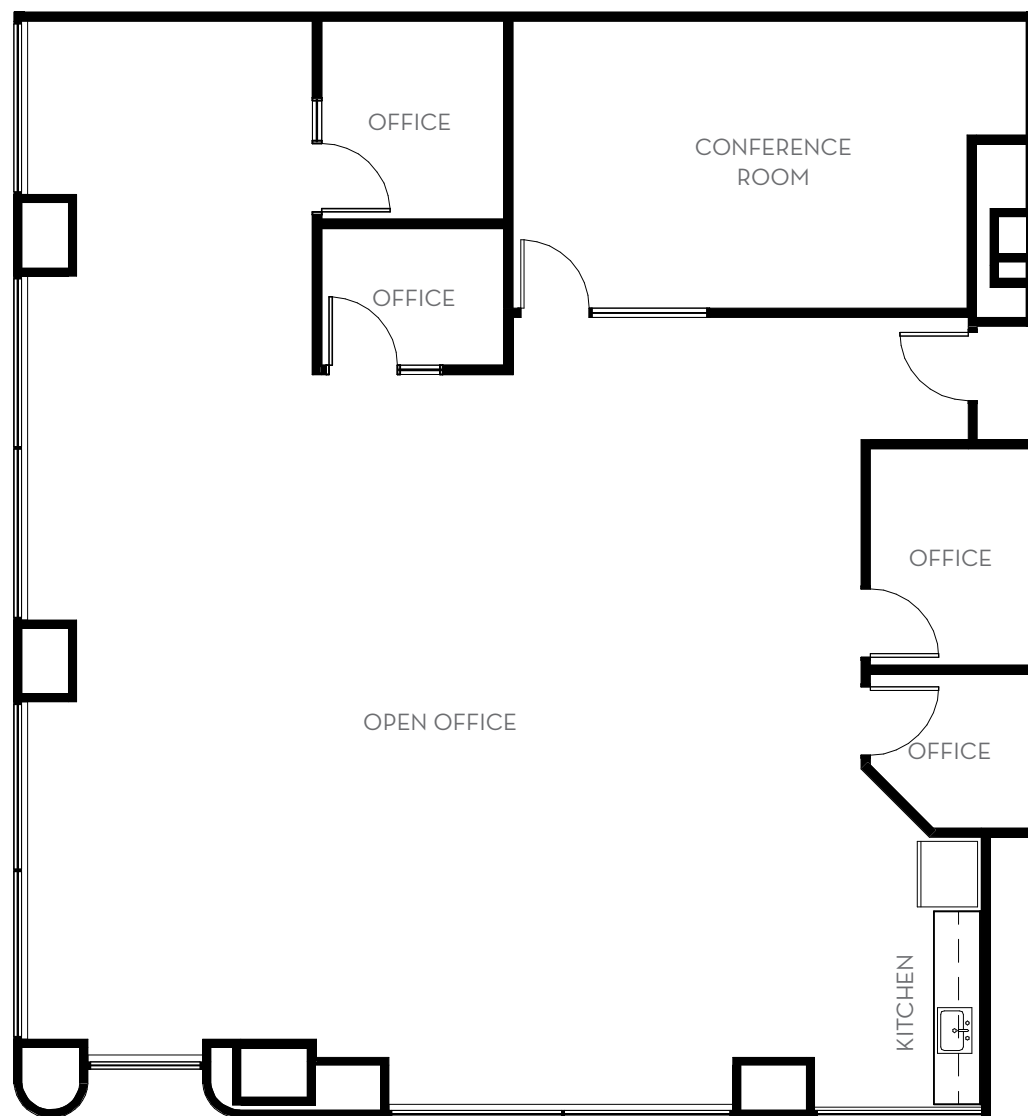
AVAILABILITIES

4



## SUITE 480

- » ±2,599 RSF
- » Market-ready
- » 4 Private offices
- » 1 Conference room
- » 1 Kitchen





60<sup>SO</sup><sub>MA</sub>

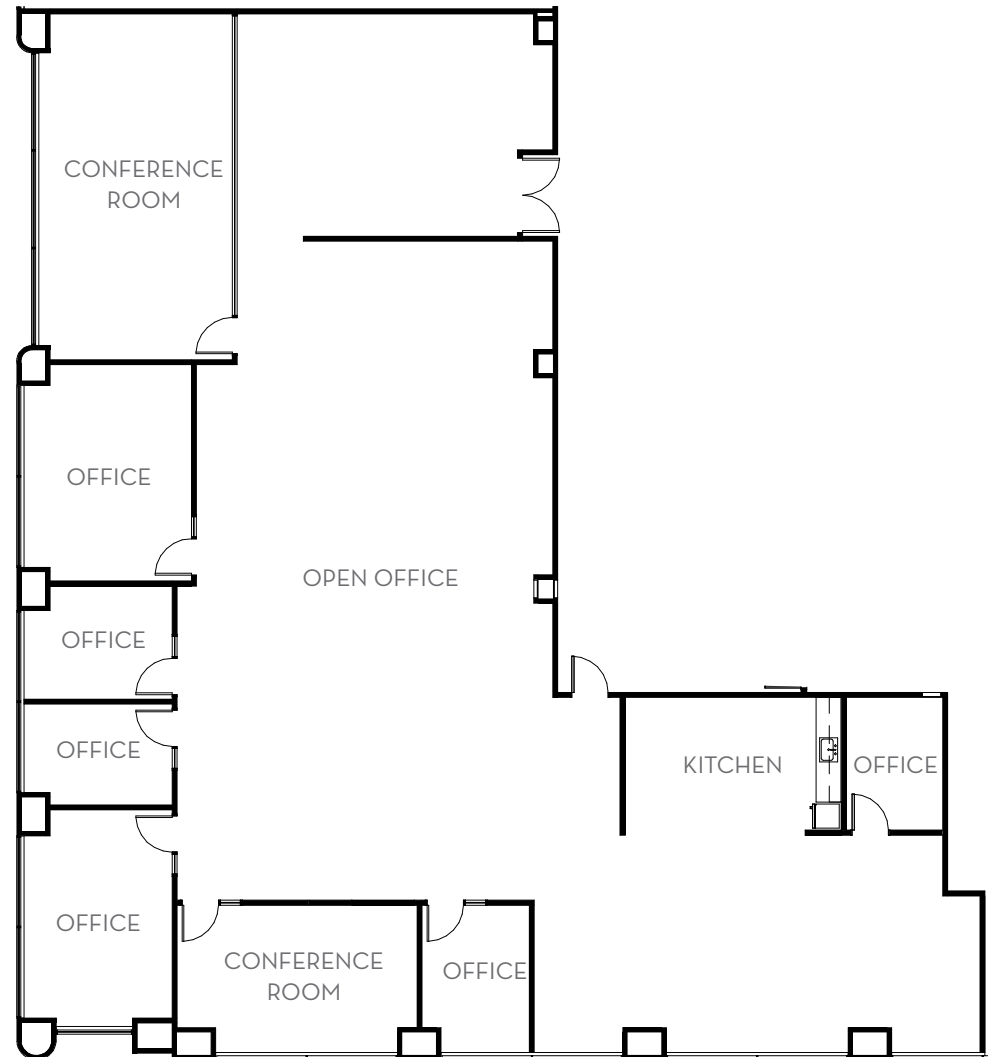
AVAILABILITIES



## SUITE 750

- » ±5,958 RSF
- » Available 12/1/25
- » Plug and play
- » 2 Conference rooms
- » 6 Private offices
- » 1 Kitchen

\*Suites 750 and 760 can be combined for a total of 10,818 SF



60<sup>SO</sup><sub>MA</sub>

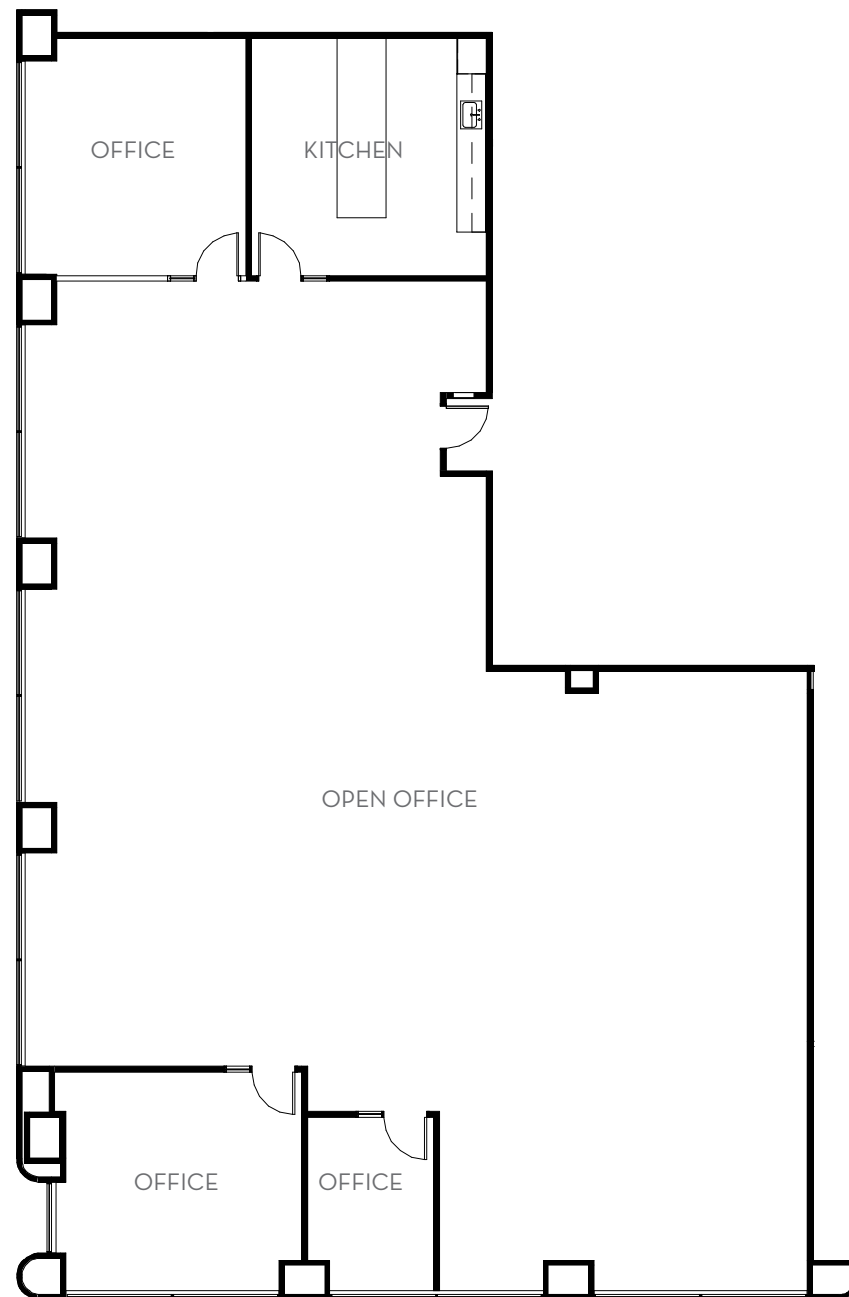
AVAILABILITIES



## SUITE 760

- » ±4,860 RSF
- » Market-ready
- » 3 Private offices
- » Basilica views
- » 1 Kitchen

\*Suites 750 and 760 can be combined for a total of 10,818 SF





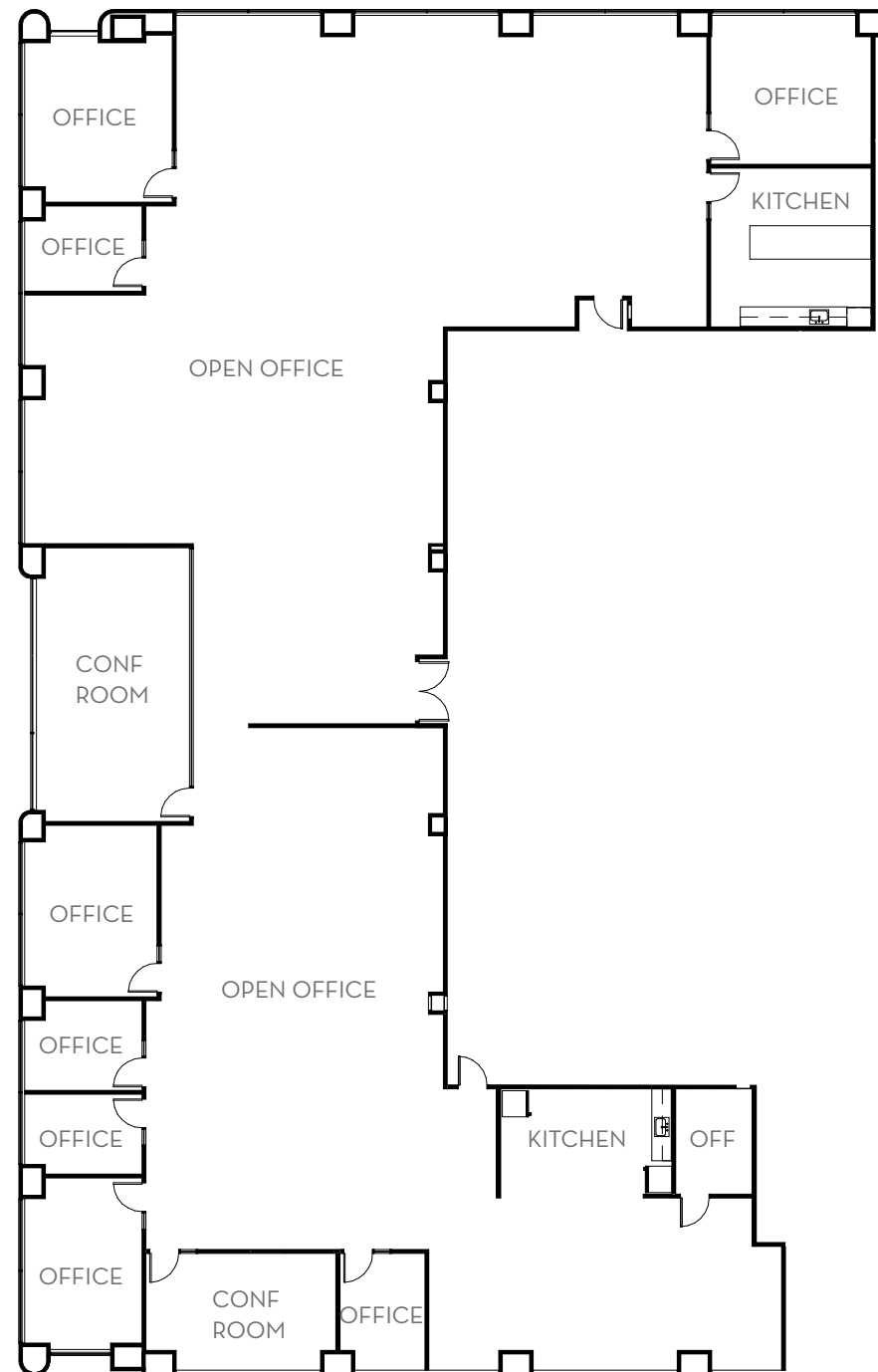
60<sup>SO</sup><sub>MA</sub>

AVAILABILITIES



## SUITE 750/760

- » ±10,818 RSF
- » Market-ready
- » 2 Conference rooms
- » 9 Private offices
- » 2 Kitchens
- » Basilica views



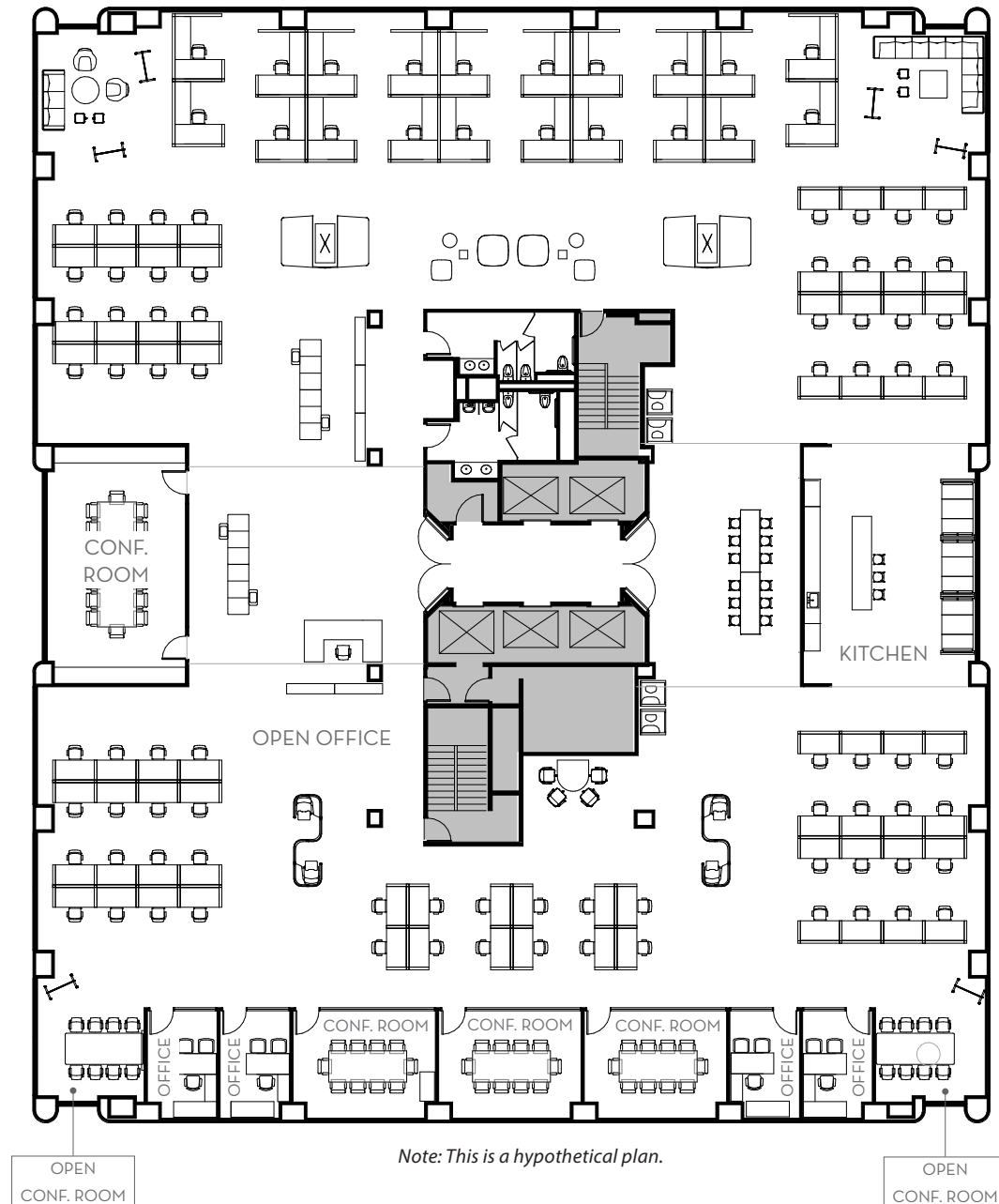


## SUITE 800

### HYPOTHETICAL

- » ±18,470 RSF
- » Market-ready
- » 4 Private offices
- » 4 Conference rooms
- » 2 Open conference rooms
- » 96 Cube count
- » 1 Kitchen
- » Private restrooms

\*Suites 800 and 900 can be combined for a total of 36,946 SF

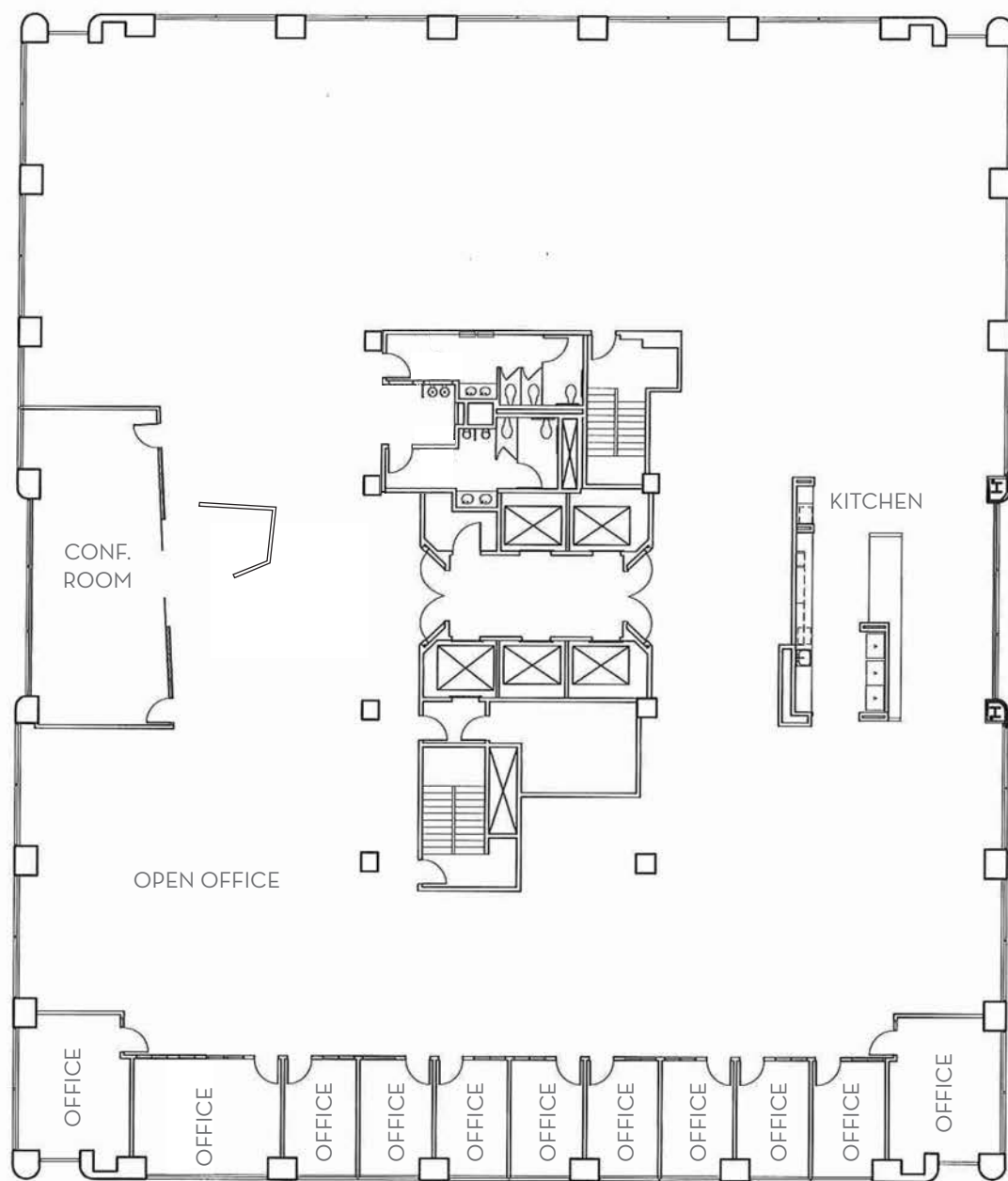




## SUITE 900

- » ±18,476 RSF
- » Plug and play
- » 1 Conference room
- » 11 Private offices
- » 1 Kitchen
- » Private restrooms
- » Bathrooms in suite
- » 100 Desks

\*Suites 800 and 900 can be combined for a total of 36,946 SF

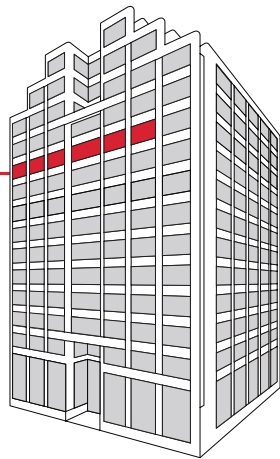




60<sup>SO</sup><sub>MA</sub>

AVAILABILITIES

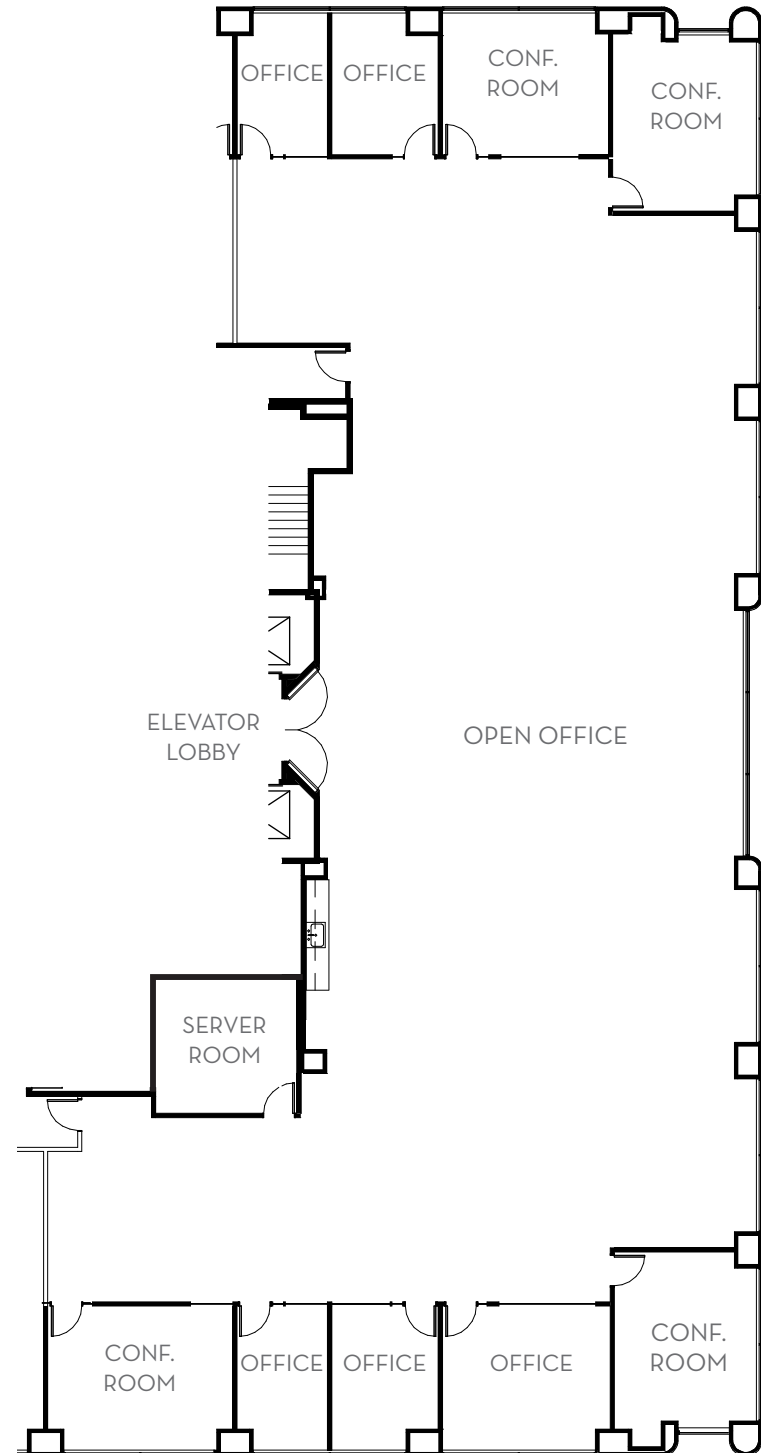
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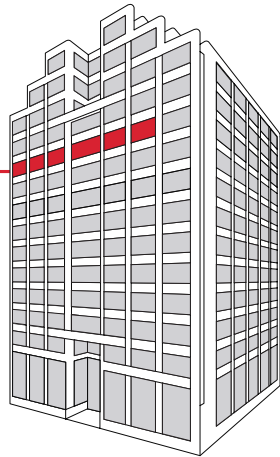
## SUITE 1050/1060

- » ±9,397 RSF
- » Available now
- » 5 Private offices
- » 4 Conference rooms

\*Suites 1050/1060 divisible to 4,337 and 5,060 SF



10

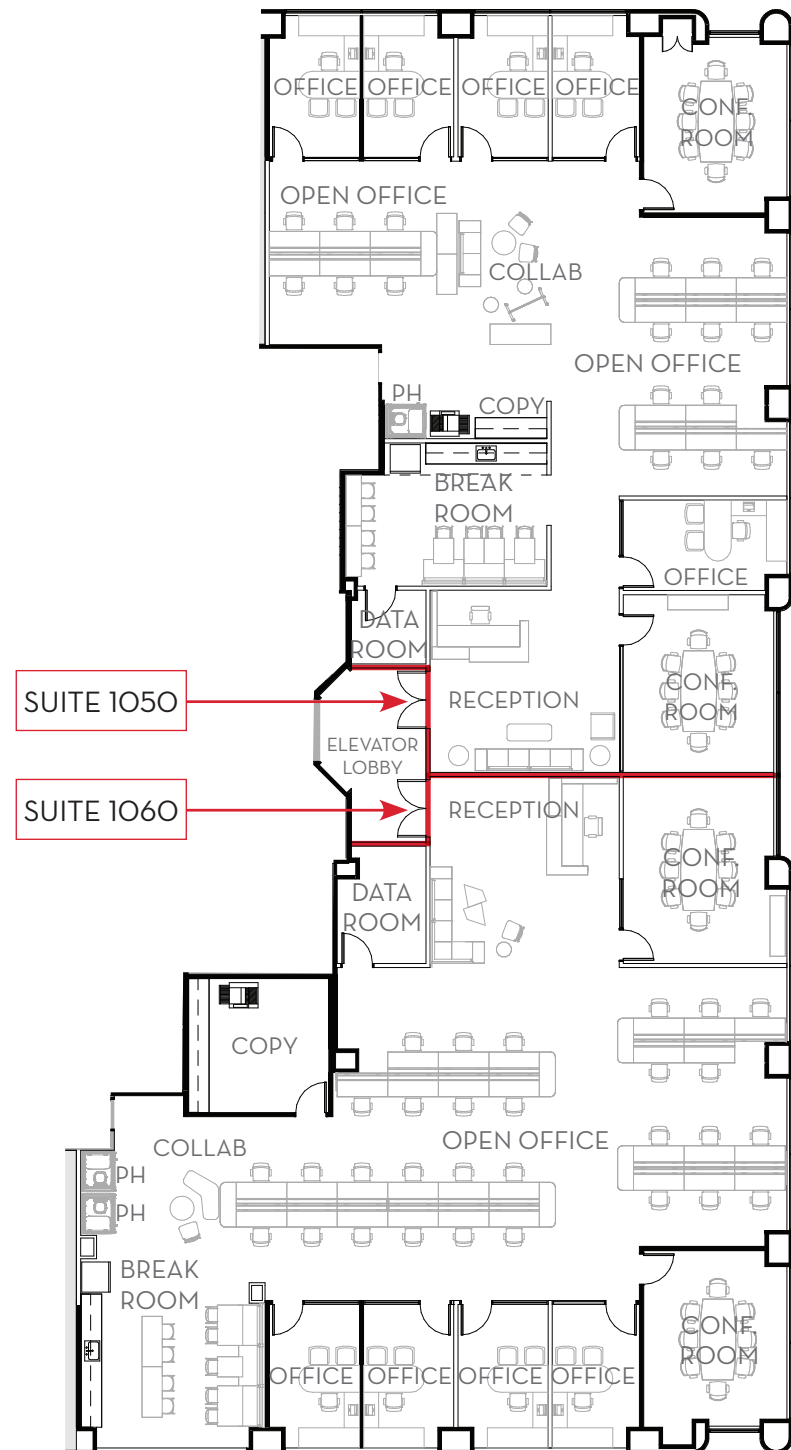


## SUITE 1050/1060

### HYPOTHETICAL

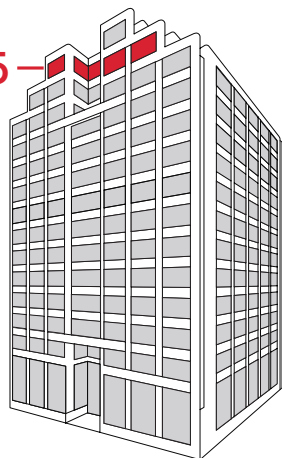
SUITE 1050	4,337 RSF
OPEN OFFICE / WORKSTATIONS (30"x60")	17
PRIVATE OFFICE (+/-10'x12')	5
CONFERENCE ROOM	2
COLLABORATION AREA	1
BREAK ROOM	1
PHONE ROOM	1
DATA ROOM	1
COPY / PRINT	1

SUITE 1060	5,060 RSF
OPEN OFFICE / WORKSTATIONS (30"x60")	30
PRIVATE OFFICE (+/-10'x12')	4
CONFERENCE ROOM	2
COLLABORATION AREA	1
BREAK ROOM	1
PHONE ROOM	2
DATA ROOM	1
COPY / PRINT	1



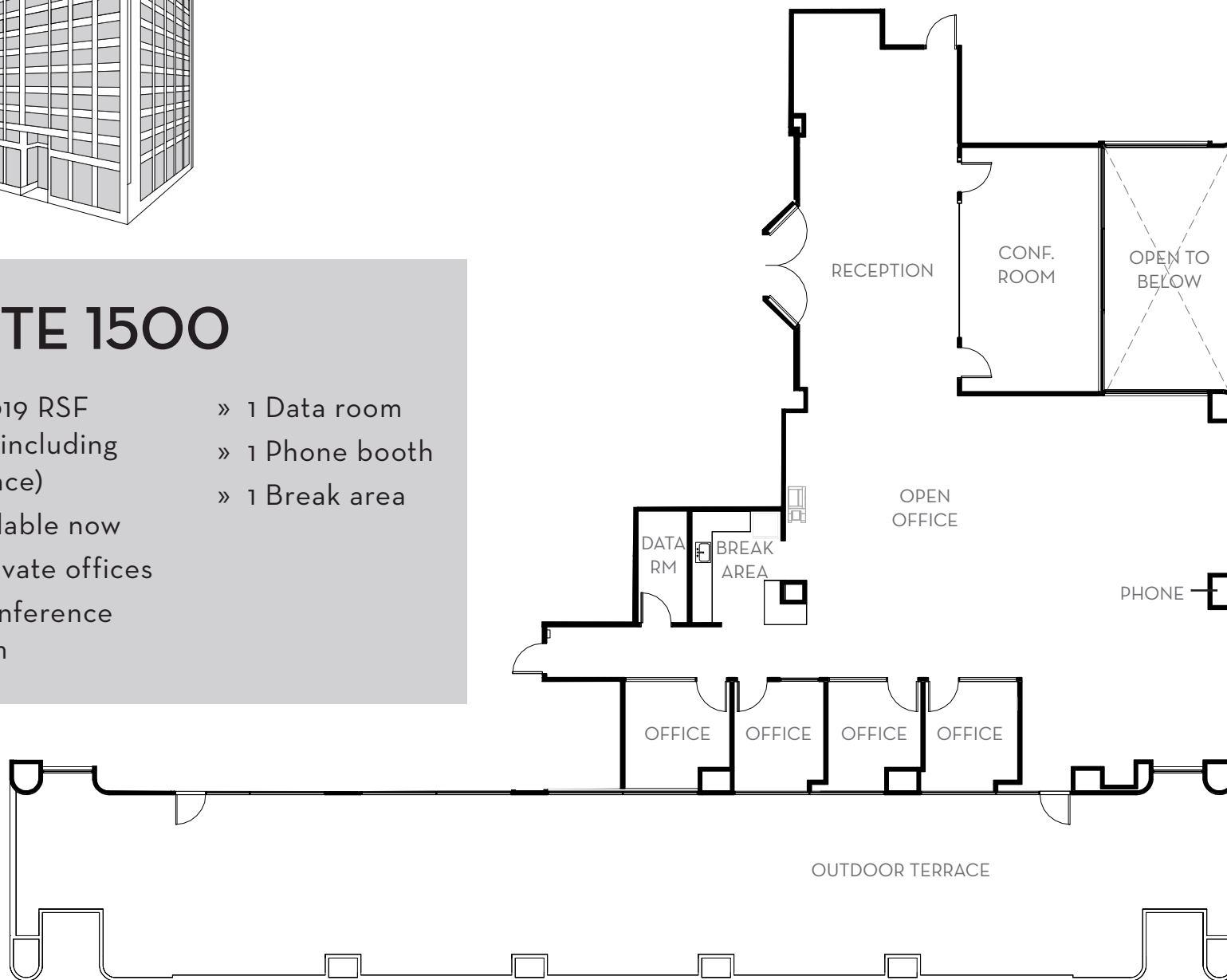
Note: This is a hypothetical plan.

15



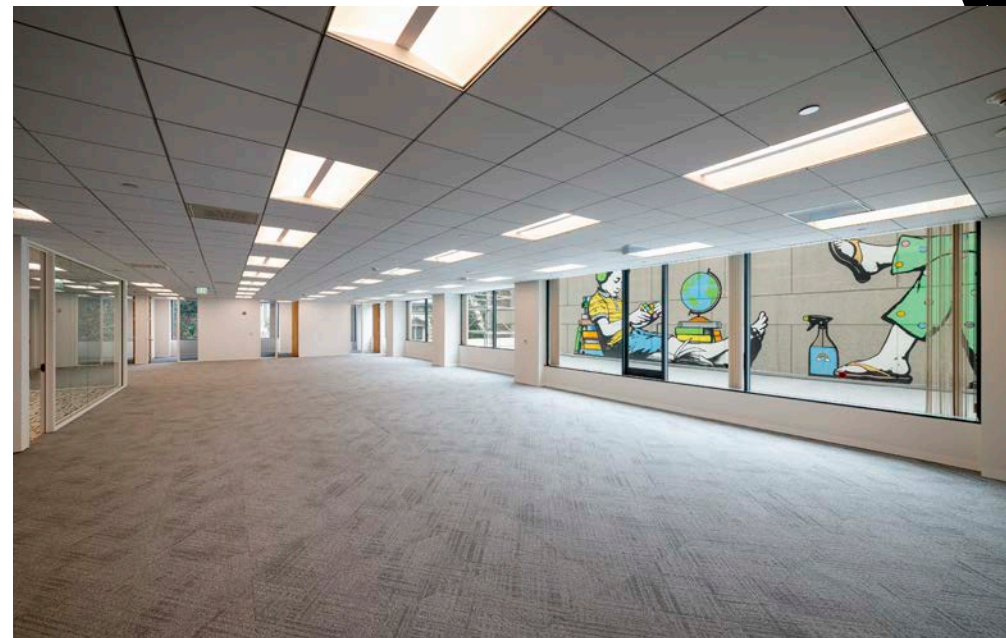
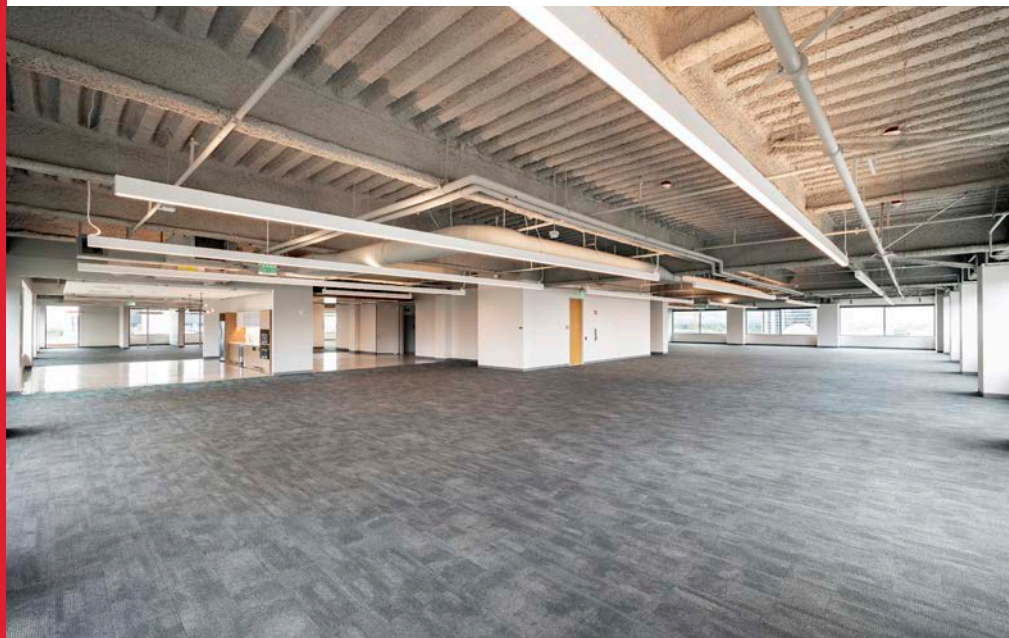
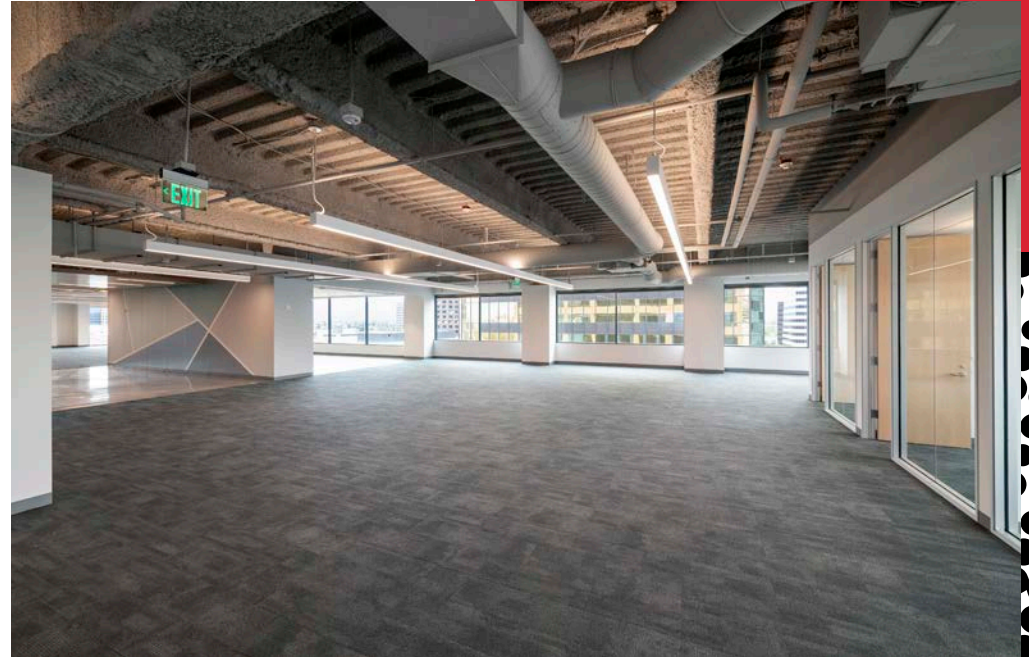
## SUITE 1500

- » ±4,019 RSF (not including terrace)
- » Available now
- » 4 Private offices
- » 1 Conference room
- » 1 Data room
- » 1 Phone booth
- » 1 Break area





# MARKET READY SUITES AVAILABLE





60 SOUTH MARKET STREET, SAN JOSE, CA

# 60 SO MA

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**CBRE**



INTERCONTINENTAL  
REAL ESTATE CORPORATION