

97 E BROKAW RD
San Jose, CA

**ASK ABOUT
BONUS!***

YOUR NAME HERE

97

Office Spaces **AVAILABLE FOR LEASE**

NEWMARK

*3-year deals as-is.

LUKE ALLARD

408.982.8492

luke.allard@nmrk.com

CA RE License #01910058

GABE REGALADO

408.455.4913

gabe.regalado@nmrk.com

CA RE License #02008286

Project Highlights

ASK ABOUT BUILDING TOP SIGNAGE!



3-Story Office Building with Atrium Lobby



Outdoor Patio Seating



Ample Parking ($\pm 4.1/1,000$)



Mature Tree Line



Located within Silicon Valley's Golden Triangle



Across from Google's Brand New 700K+ SF Campus



Convenient Location off HWY 101 & N. 1st St.



Easy Access to HWY 87, 880 and SJ Int'l Airport



Walking Distance to Light Rail



Extensive Window Line



HVAC Filtration to MERV 13 Filters



AT&T Dedicated Internet, Business Fiber (broadband service), and Comcast Business Internet (Coax) Available. Comcast Dedicated Internet (Fiber) - Construction required 2-3 months



Free Access to Large 10-20 Person Meeting Room

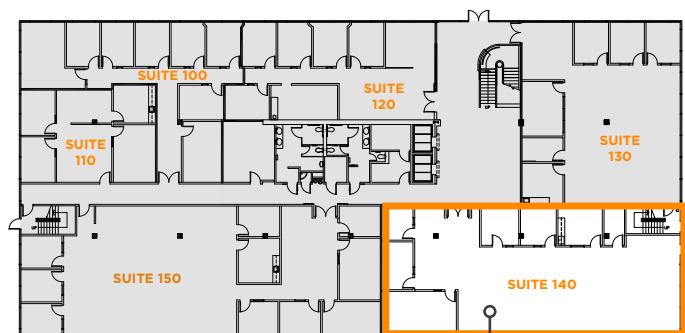


Street Monument Signage Available

97 E BROKAW RD
San Jose, CA

Floor Plan

97 E BROKAW RD
San Jose, CA

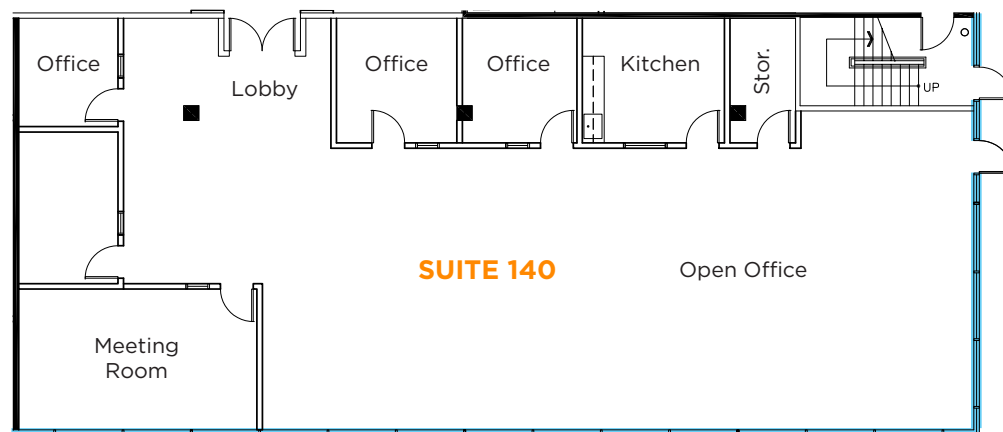


Available
Leased

1ST FLOOR

Suite 140 ±3,710 SF

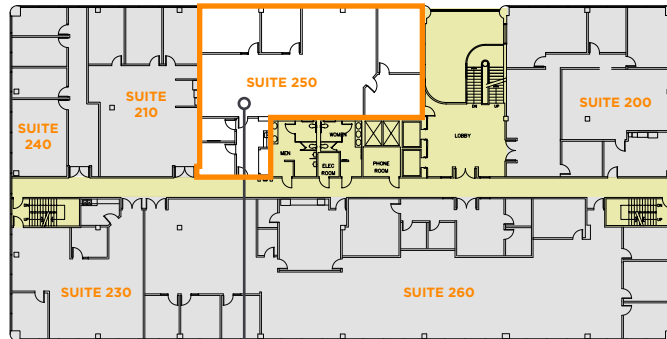
- 3 Private Offices
- 1 Meeting Room
- 1 Kitchen
- 1 Storage
- Ample Open Office



Window Line

Floor Plan

97 E BROKAW RD
San Jose, CA



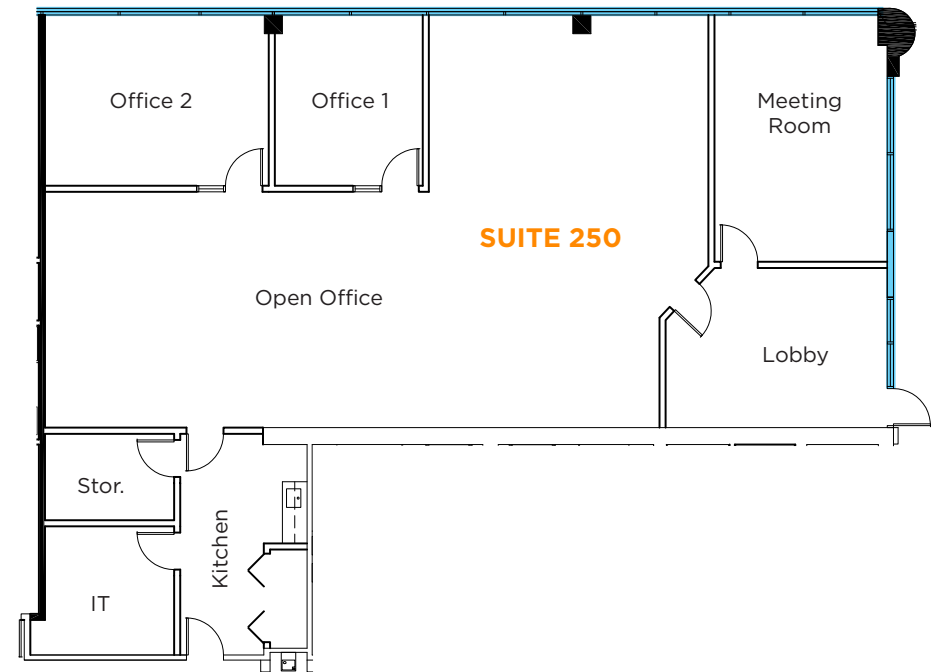
- Available
- Leased
- Common Area

2ND FLOOR

Suite 250

±3,200 SF

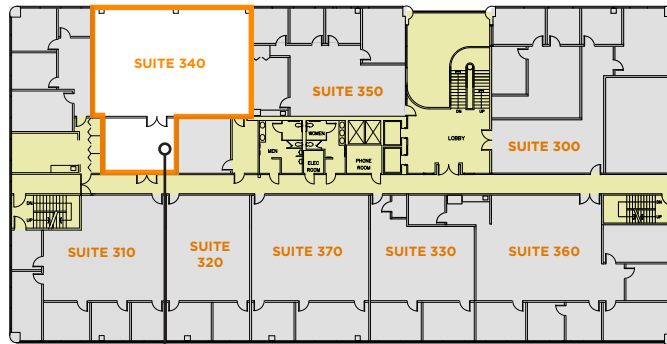
- 1 Kitchen
- Ample Open Office
- 1 Lobby
- 1 Meeting Room
- 2 Private Offices
- 1 IT
- 1 Storage
- Available May 1, 2026



— Window Line

Floor Plan

97 E BROKAW RD
San Jose, CA



- Available
- Leased
- Common Area

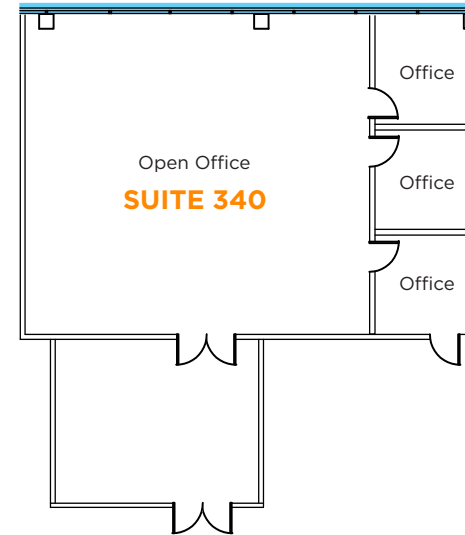
3RD FLOOR

Suite 340

±2,452 SF

- 3 Private Offices
- 1 Hypothetical/Proposed Confernece Room
- Ample Open Office
- Available ASAP

Existing Floor Plan



Proposed Floor Plan



Window Line

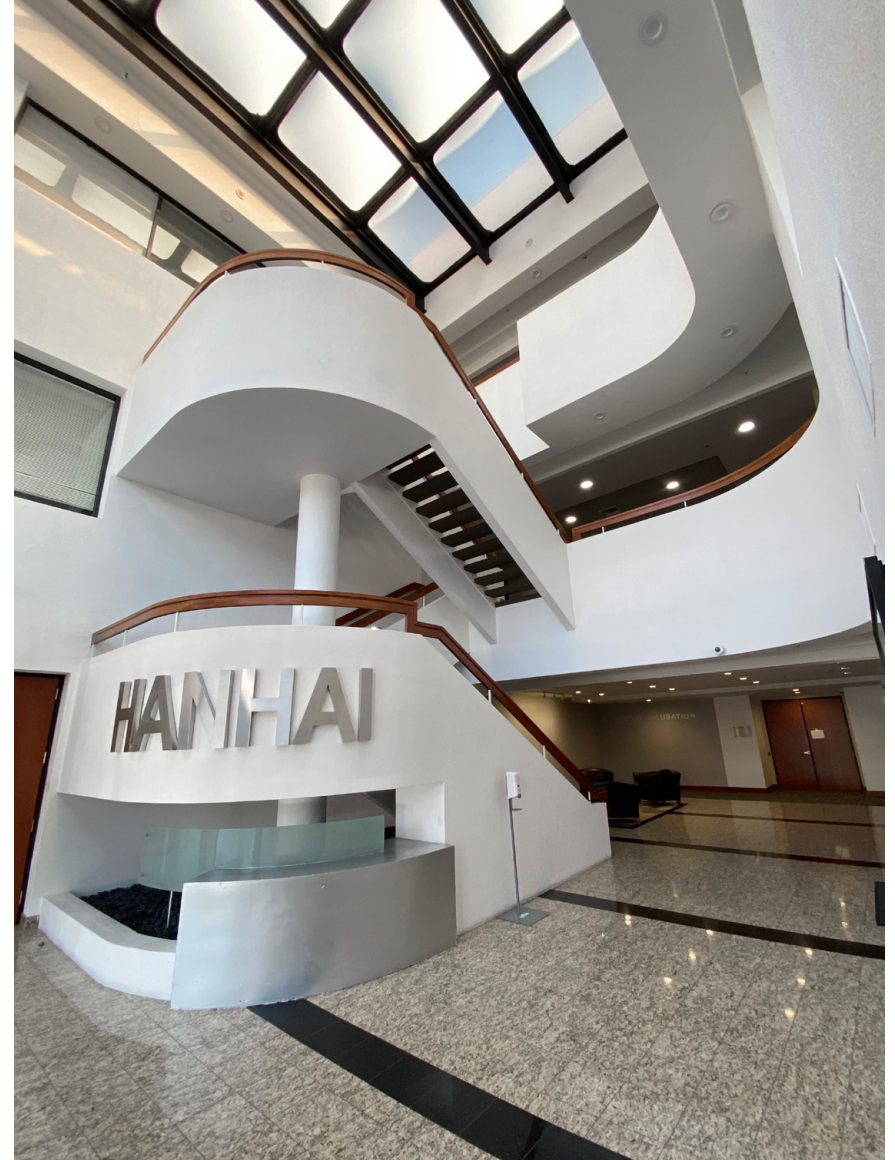
Photo Gallery

97 E BROKAW RD
San Jose, CA



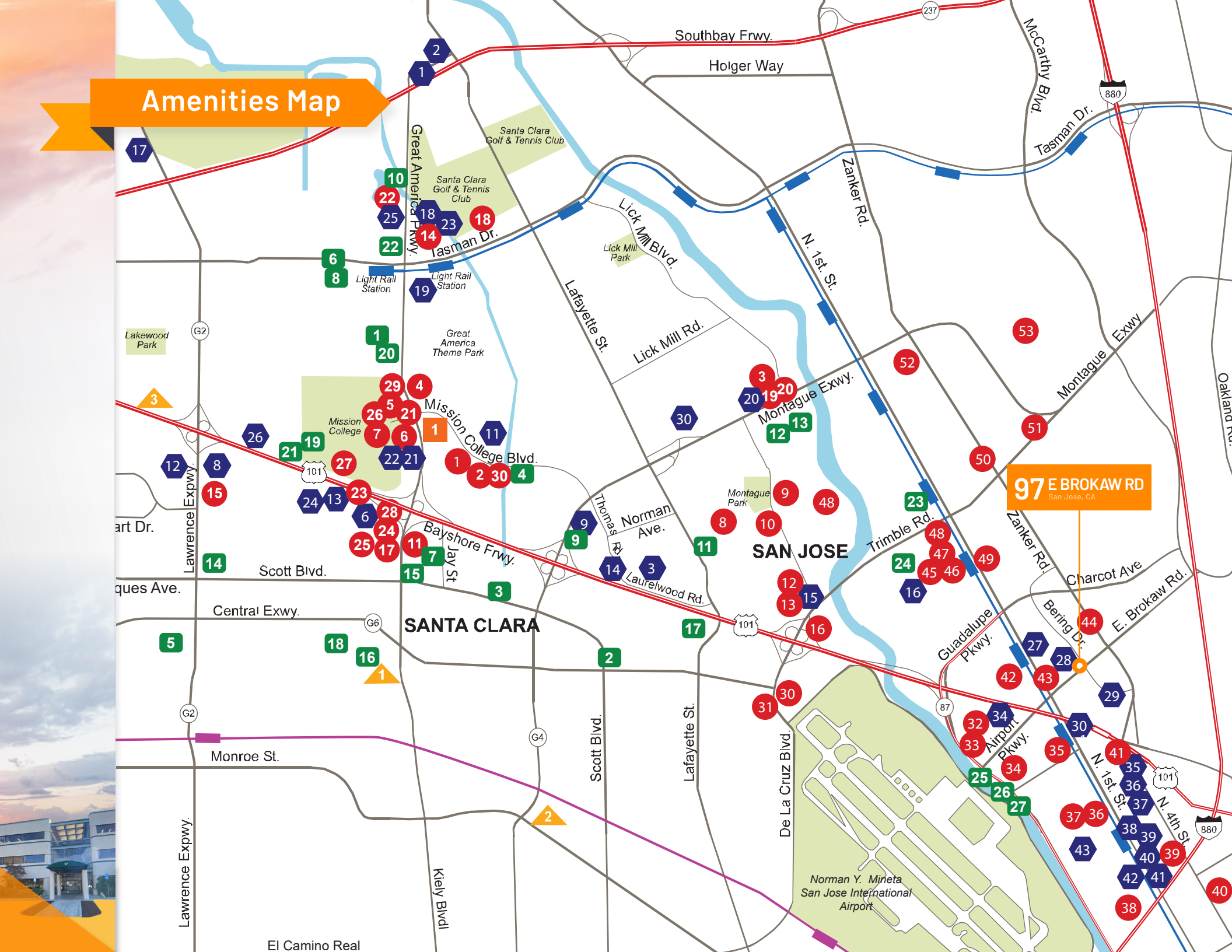
Photo Gallery - Exterior

97 E BROKAW RD
San Jose, CA



Amenities Map

97 E BROKAW RD
San Jose, CA



Amenities

● RESTAURANTS

1. Birks
2. Pedro's
3. Piatti
4. Bennigans
5. Noah's Bagel
6. Starbucks
7. Mexicali Grill
8. Sariling Atin Restaurant
9. Nham Restaurant Vietnamese
10. Last Chances
11. Specialty's Café & Bakery
12. Togo's Eatery
13. Royal Garden Chinese Restaurant
A Taste of Java
14. Chef Lee Chinese Restaurant
15. Coco's Family Restaurant
16. Burger King
17. Arthur's
18. David's
19. Peet's Coffee & Tea
20. Yan Can
21. Togo's Eatery
22. KFC
Togo's Eatery
Taco Bell
23. El Torito
24. Sizzler
25. McDonald's
26. iHop
27. Tomatina
Jamba Juice
Sushi Yoyo
Subway
Taxi's Restaurant
Starbucks
World Wraps
In-N-Out Burger
28. Jack in the Box
29. House of Bagels
Round Table Pizza
30. De La Cruz Café
31. Subway

● RESTAURANTS

32. Max's Restaurant
33. DD's Café
34. Senior Jalapeno
Honba Sushi
Starbucks
Bagel Street Café
35. Le Boulanger
36. Madhuban Indian Cuisine
37. Shagun
Century Café
Quiznos
Vito Trattoria
Spencer's
It's a Grind
Camille's
Sonoma Chicken Coop
Booster Juice
38. Cathy Chinese Cuisine
39. San Fresco
40. Togo's Eatery
41. Amalfi's Grill
42. Denny's
43. McDonald's
44. Bread Basket
45. Olives Greek & Middle Eastern Cuisine
Una Mas
De La Cruz Deli
Premier Pizza
Honbi Sushi
Starbucks
Uma Chinese
46. Sangam Indian Cuisine
47. Carl's Jr. Restaurant
48. Thai Orchid Thai Cuisine
Mimo's Café
49. Specialty's Bakery & Café
50. A&D Café
51. Dairy Bell Freeze
52. Beryl's Place
53. Una Mas
Hobee's Restaurant
China Taste

◆ HOTELS

1. Aloft Hotel
2. Extended Stay America
3. Biltmore Hotel and Suites
4. DoubleTree Hotel
5. Homewood Suites
6. Embassy Suites Hotel
7. Executive Inn
8. Hilton Inn Sunnyvale
9. Biltmore Hotel
10. Hyatt
11. Marriott Santa Clara
12. Marriott Residence Inn
13. Marriott Residence Inn
14. Homestead Village
15. Gateway Inn
16. Homestead Suites
17. Wyndam Garden
18. Westin Santa Clara
19. Hilton Santa Clara
20. Homestead Suites
21. Days Inn
22. Avatar Hotel
23. Westin
24. Plaza Suites
25. Hyatt
26. Ramada
27. E-Z8 Motel
28. Sierra Suites
29. Summerfield Suites
30. Fairfield by Marriott
31. Larkspur Landing
32. Best Western Inn
33. Comfort Inn
34. Doubletree Hotel
35. Holiday Inn
36. Homestead Village
37. Radisson Plaza
38. Vagabond Inn
39. Red Roof Inn
40. Wyndham Hotel
41. Comfort Suites
42. Executive Inn
43. Marriott Courtyard

97 E BROKAW RD
San Jose, CA

■ SERVICES

1. Alliance Credit Union
2. Bank of America
3. Bank of the West
4. East West Bank
5. National First Credit Union
6. Silicon Valley Bank
7. Technology Credit Union
8. Wells Fargo Bank
9. Exxon
10. Great America Shell
11. Rotten Robbie
12. Safeway
13. Town & Country Cleaners
14. 24 Hour Fitness
15. Decathlon Club
16. City Beach Sports Club
17. Gold's Gym
18. Planet Granite Rock Climbing
19. Mission College
20. Cingular
21. FedEx Kinko's
Micro Center
Verizon
22. Santa Clara Convention Center
23. Bank of America
24. Fremont Bank
25. National Bank
26. Comerica Bank
27. Mizuho Corporate Bank
28. Bank of the West
29. Union Bank

■ SHOPPING CENTERS

1. Mercado Santa Clara

▲ CHILD CARE

1. California Young World
2. California Young World
3. Rainbow Pre-School

— LIGHT RAIL STATIONS

— CALTRAIN STATIONS

97 E BROKAW RD

San Jose, CA

YOUR NAME HERE

EXCLUSIVE AGENTS

LUKE ALLARD

408.982.8492

luke.allard@nmrk.com

CA RE License #01910058

GABE REGALADO

408.455.4913

gabe.regalado@nmrk.com

CA RE License #02008286

97

NEWMARK

3055 Olin Avenue, Suite 2200, San Jose, CA 95128 | The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. **8432955351 | 08/25**