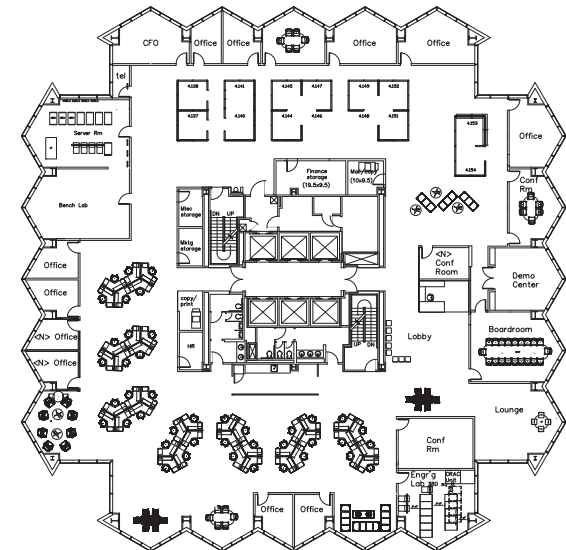




PROPERTY HIGHLIGHTS

19,379 SF (COMBINE TWO FLOORS FOR 38,758 SF)

- > Class A Office Building
- > Full Floor - Opportunity to Take Two Adjacent Floors (Up To 40,000 SF)
- > Open Floor Plan with Numerous Conference Rooms and Private Offices
- > LED: March 31st, 2019
- > Furniture Available
- > Available Early 2018
- > Call to Tour – Please Do Not Disturb Tenant

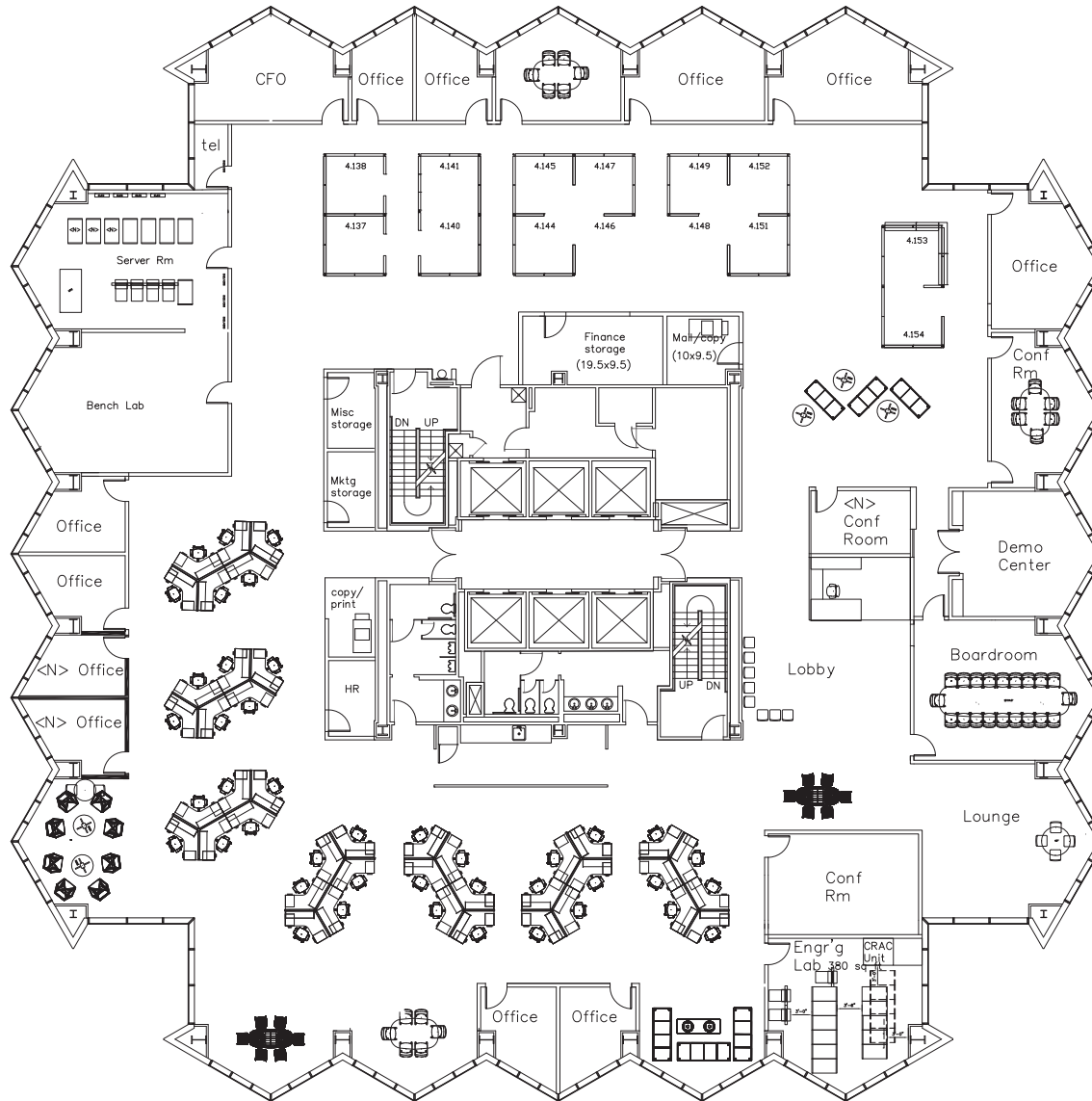


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FLOOR PLAN



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DOWNTOWN AMENITIES MAP

FOOD & DINING

1. The Freshly Baked Eatery
2. Starbucks
3. Starbucks
4. Arcadia
5. Teske's Germania
6. Amici's East Coast Pizzeria
7. Paper Plane
8. Billy Berk's
9. Gordon Biersch
10. The Grill on the Alley
11. McCormick's Seafoos & Steaks
12. Il Fornaio
13. Loft Bar & Grill
14. Morton's Steakhouse
15. Scott's Seafood
16. Mosaic Restaurant & Lounge
17. Original Joe's
18. San Pedro Square: Peggy Sue's
Sonoma Chicken Coop
71 Saint Peter
O'Falrity's Irish Pub
SP2
Old Wagon Wheel
Firehouse No. 1 Gastropub
San Pedro Square Bistro & Wine
The Farmer's Union
Take One Pizza
Old Spaghetti Factory
19. San Pedro Square Market: Vino Vino
Taco Bar
On a Roll
Konjoe Burger Bar
Blush Raw Bar & Lounge
Robee's Falafel
Little Chef Counter
Phonomenal
Treatbot
Bray Butcher Block & Bistro
20. Silicon Valley Capital Club
21. Britannia Arms
22. Eulipia Restaurant & Bar
23. Cafe Stritch
24. Agenda Restaurant & Lounge
25. La Pastina

26. Emile's Restaurant
27. Henry's HiLife
29. Myth Taverna & Lounge
30. Good Karma Artisan Ales & Cafe, Subway

RETAIL SHOPPING

1. Walgreens
3. Rosies & Posies Florist

BANKS

1. Bank of America
2. Bank of the West
3. Comerica Bank
4. Chase
5. Wells Fargo

FITNESS

1. San Jose Athletic Club

AUTOMOTIVE

1. Chevron Gas Station
2. Avis Rent A Car
3. California Car Wash

DRY CLEANERS

1. Star Cleaners
2. Angel's Cleaners & Alterations
3. Diamond Laundry & Cleaners
4. Poly Cleaners
5. Art Cleaners Dry Cleaning

ENTERTAINMENT & ARTS

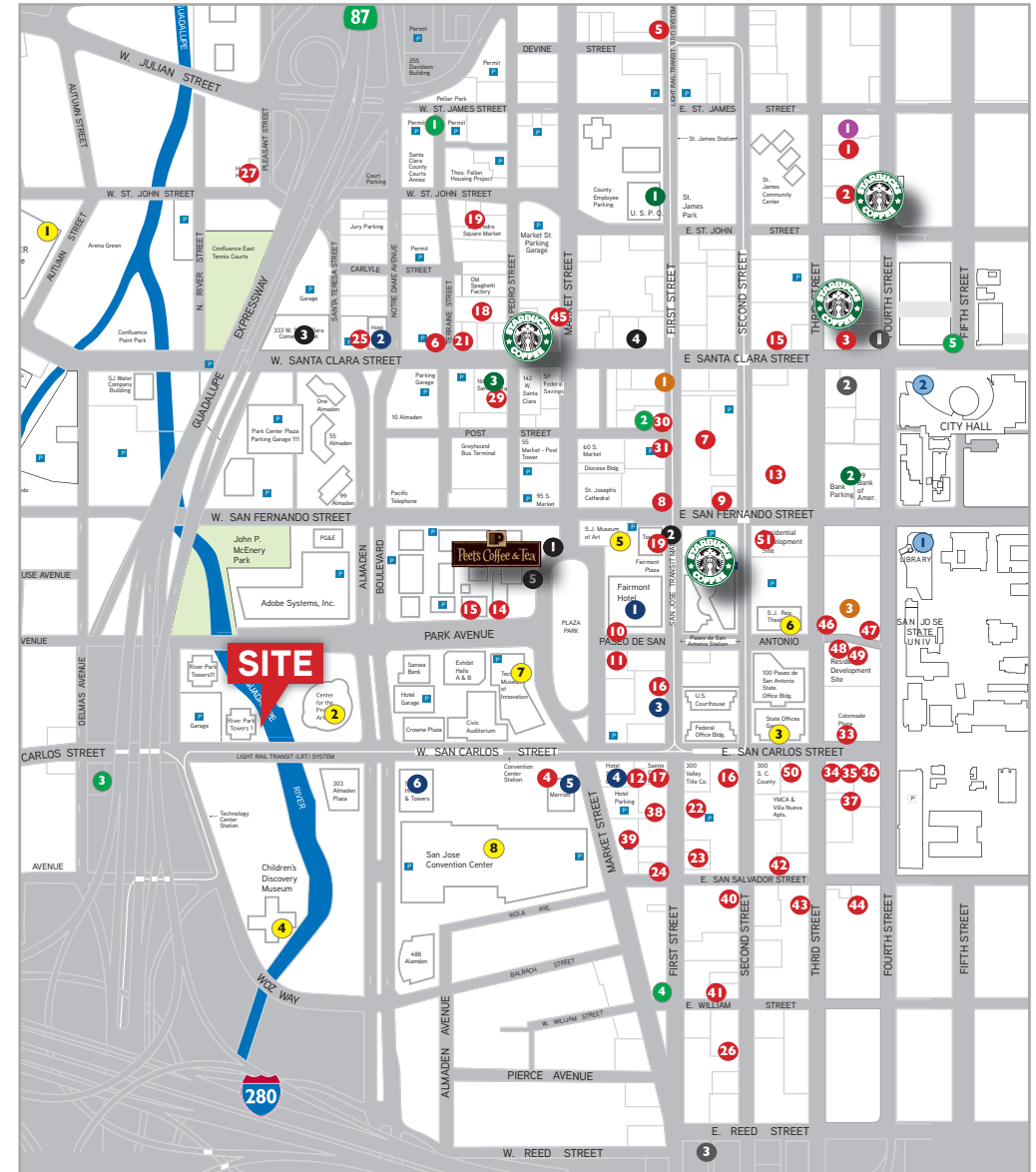
1. SAP Center
2. Center for Performing Arts
3. Camera 12 Cinemas
4. Children's Discovery Museum
5. San Jose Museum of Art
6. San Jose Repertory Theatre
7. Tech Museum of Innovation
8. San Jose Convention Center

HOTELS

1. Fairmont
2. Hotel De Anza
3. Hotel Montgomery
4. Hyatt-Saint Claire
5. Marriott
6. San Jose Hilton & Towers











POST OFFICES

1. US Post Office
2. UPS Store
3. FedEx Office



TRANSPORTATION & PARKING MAP



-  **DASH Shuttle Route & Stops**
free service
-  **One Way Street**
-  **Validated Parking**
-  **Other Public Parking**
-  **Parking Entrance**
-  **Caltrain Station**
-  **Light Rail Stations:**
L1 St. James
L2 Santa Clara
L3 Paseo de San Antonio
L4 Convention Center
L5 Children's Discovery Museum
L6 San Fernando
L7 San Jose Diridon
-  **Taxi Stands**
-  **Guadalupe River Park**
grpg.org
-  **Motorcycle Parking**

0.1
Miles

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