

ONE WEST

SANTA CLARA ST

DOWNTOWN SAN JOSE

— ±101,779 SF

Divisible to ±19,334 SF



NEWMARK


JAY PAUL
COMPANY

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PROPERTY HIGHLIGHTS



Stand-Alone Creative
Office Building in the Heart
of Downtown San Jose



±5 Minute to Drive to Mineta
SJ International Airport



±101,779 sf Available for Lease



Walking Distance to
Diridon Station and
Located on VTA Light Rail



Fitwell Certified



Over 3,500 Stalls of
Public Parking within
3 Block Radius



Private Rooftop Patio



Surrounded by Retail, Restaurant
and Service Amenities



Dramatic Interior Atrium
Amenity Area



Multiple Nearby Hotel and
Residential Offerings



Dynamic Live Work
Urban Environment



Flexible Nearby Expansion
Opportunities



Recently Completed Market
Ready Interior Build Out
Ready for Occupancy



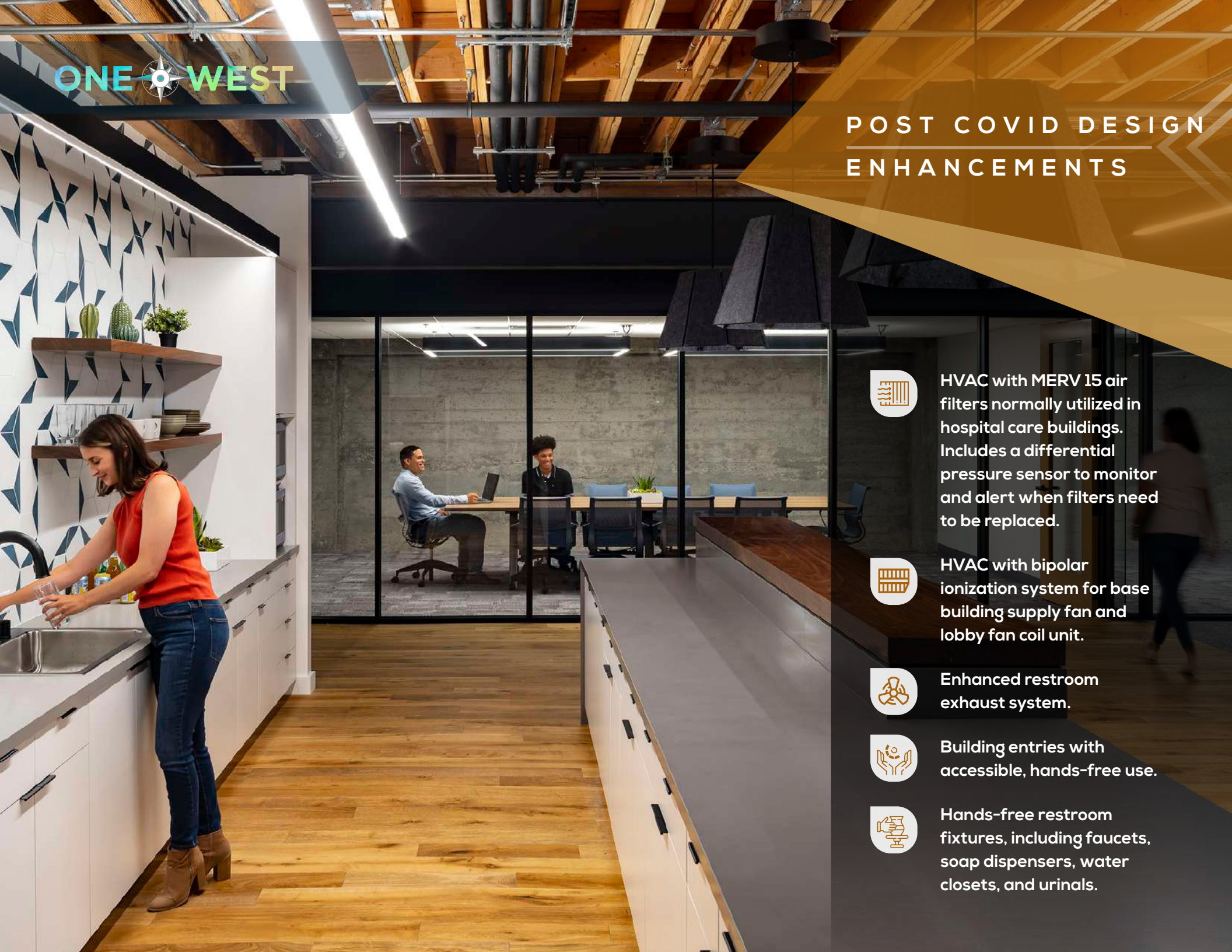
Prominent Local &
Responsive Ownership

BEST PRIVATE ROOFTOP PATIO
IN DOWNTOWN SAN JOSE

ONE  WEST



POST COVID DESIGN ENHANCEMENTS



HVAC with MERV 15 air filters normally utilized in hospital care buildings. Includes a differential pressure sensor to monitor and alert when filters need to be replaced.



HVAC with bipolar ionization system for base building supply fan and lobby fan coil unit.



Enhanced restroom exhaust system.



Building entries with accessible, hands-free use.



Hands-free restroom fixtures, including faucets, soap dispensers, water closets, and urinals.

LOCATION





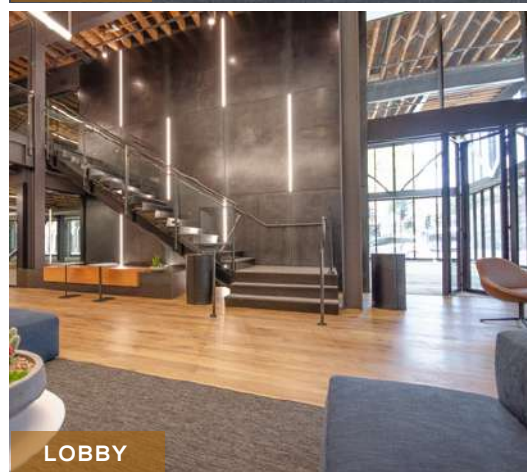
LOBBY



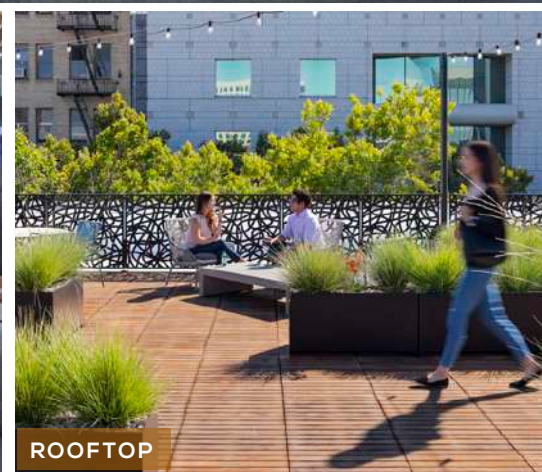
LEVEL 4



ATRIUM LEVEL



LOBBY



ROOFTOP



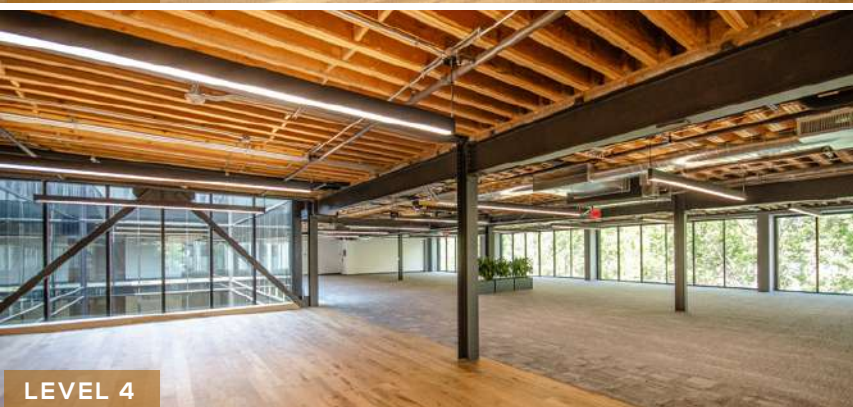
ATRIUM



ATRIUM LEVEL



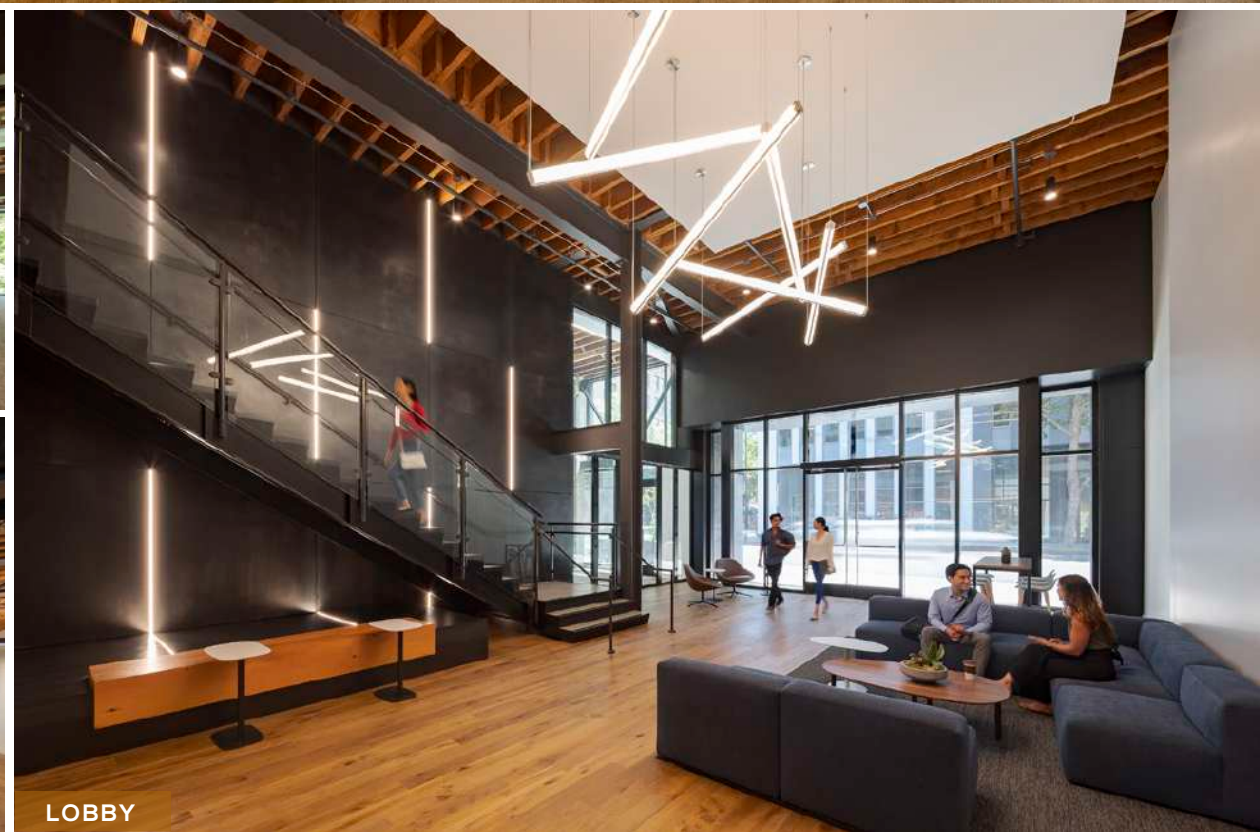
LEVEL 4



LEVEL 4

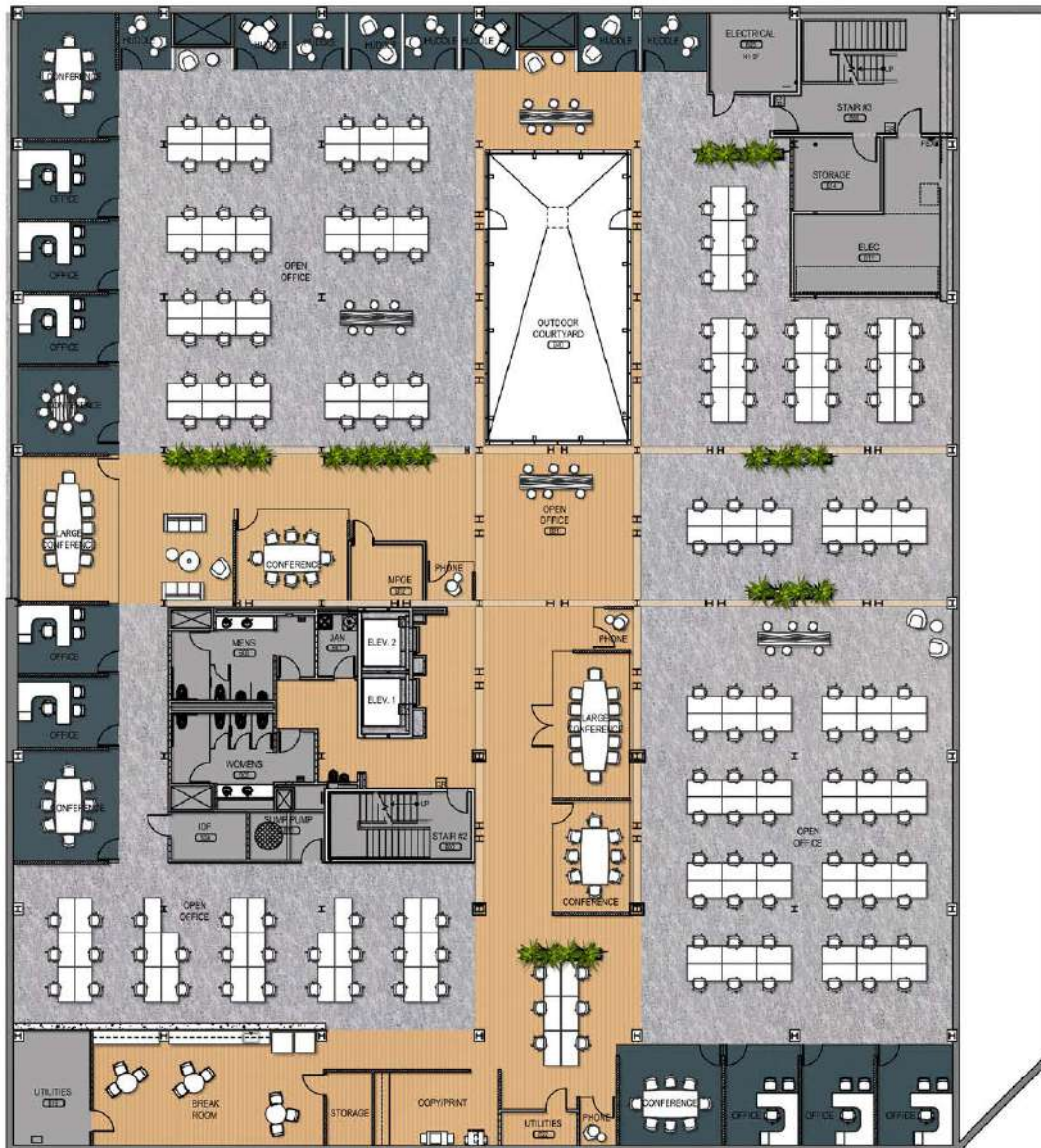


LEVEL 4



LOBBY

ATRIUM LEVEL / TRADITIONAL DENSITY / ±22,014 SF



SPACE SUMMARY

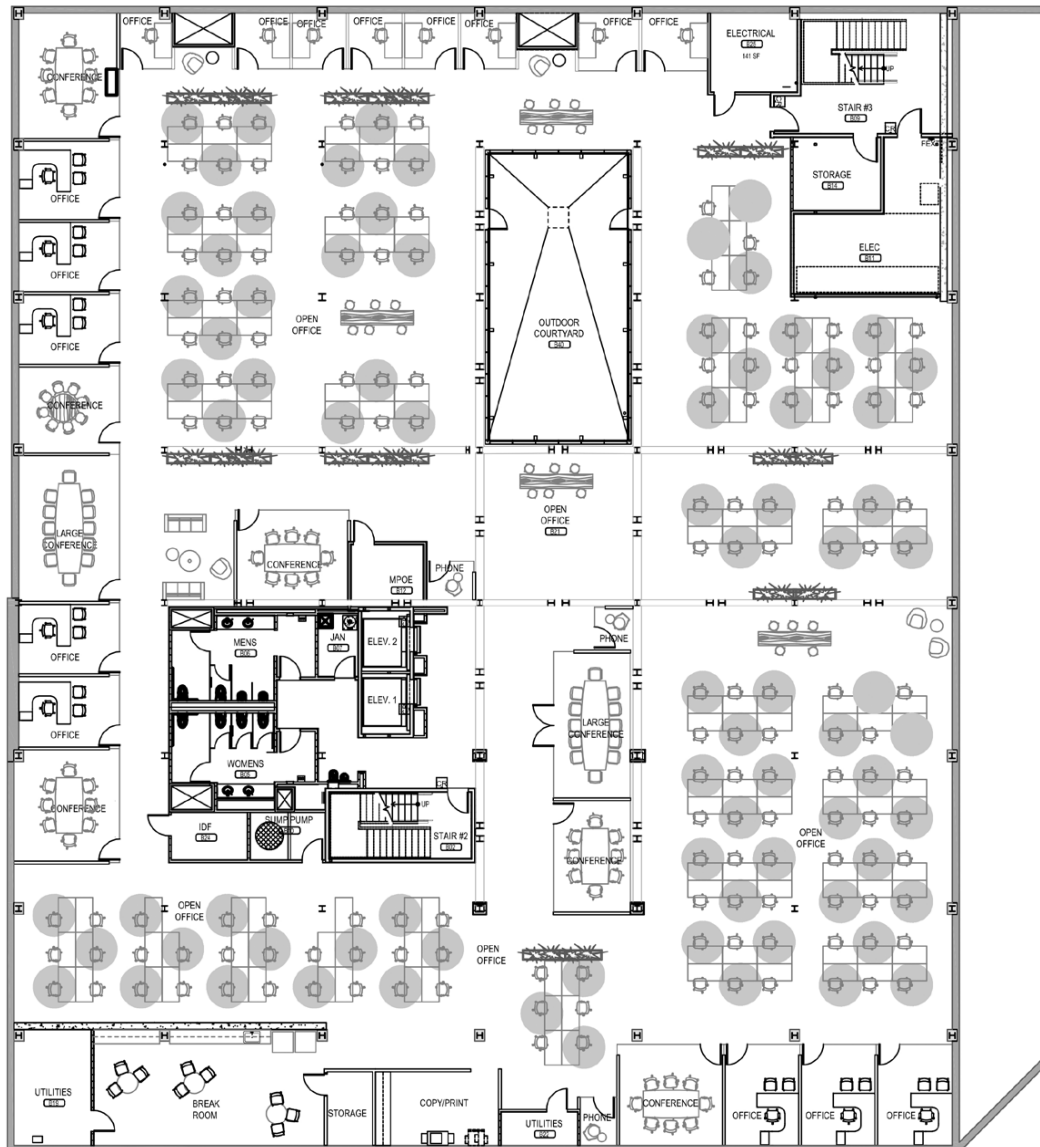
8	PRIVATE OFFICES
160	WORKSTATIONS
168	HEADCOUNT
2	LARGE CONFERENCE ROOMS
6	MEDIUM CONFERENCE ROOMS
8	HUDDLE
3	PHONES

FLOOR PLAN SIZES

Atrium	±22,014 SF
Level 1	±19,334 SF
Level 2	±17,510 SF
Level 3	±19,459 SF
Level 4	±19,458 SF
Roof	±4,004 SF
Total	±101,779 SF

FLOORPLANS

ATRIUM LEVEL / TRANSITIONAL DENSITY / ±22,014 SF



SPACE SUMMARY

TRANSITIONAL CHECKERBOARD PLANNING

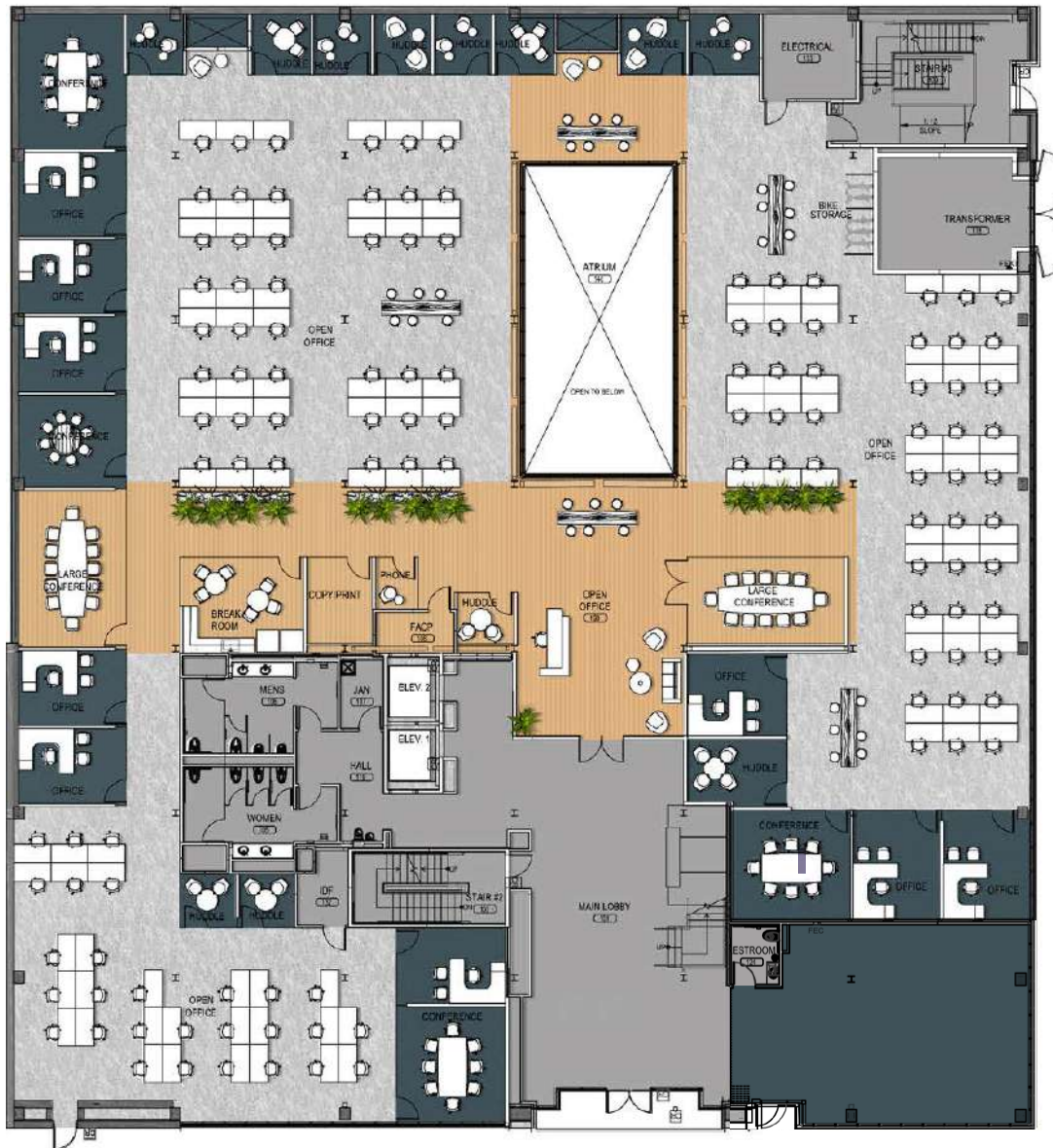
8 + 8	PRIVATE OFFICES
80	WORKSTATIONS
96	HEADCOUNT
2	LARGE CONFERENCE ROOMS
5	MEDIUM CONFERENCE ROOMS
3	PHONES

FLOOR PLAN SIZES

Atrium	±22,014 SF
Level 1	±19,334 SF
Level 2	±17,510 SF
Level 3	±19,459 SF
Level 4	±19,458 SF
Roof	±4,004 SF
Total	±101,779 SF

FLOORPLANS

LEVEL 1 / TRADITIONAL DENSITY / ±19,334 SF



SPACE SUMMARY

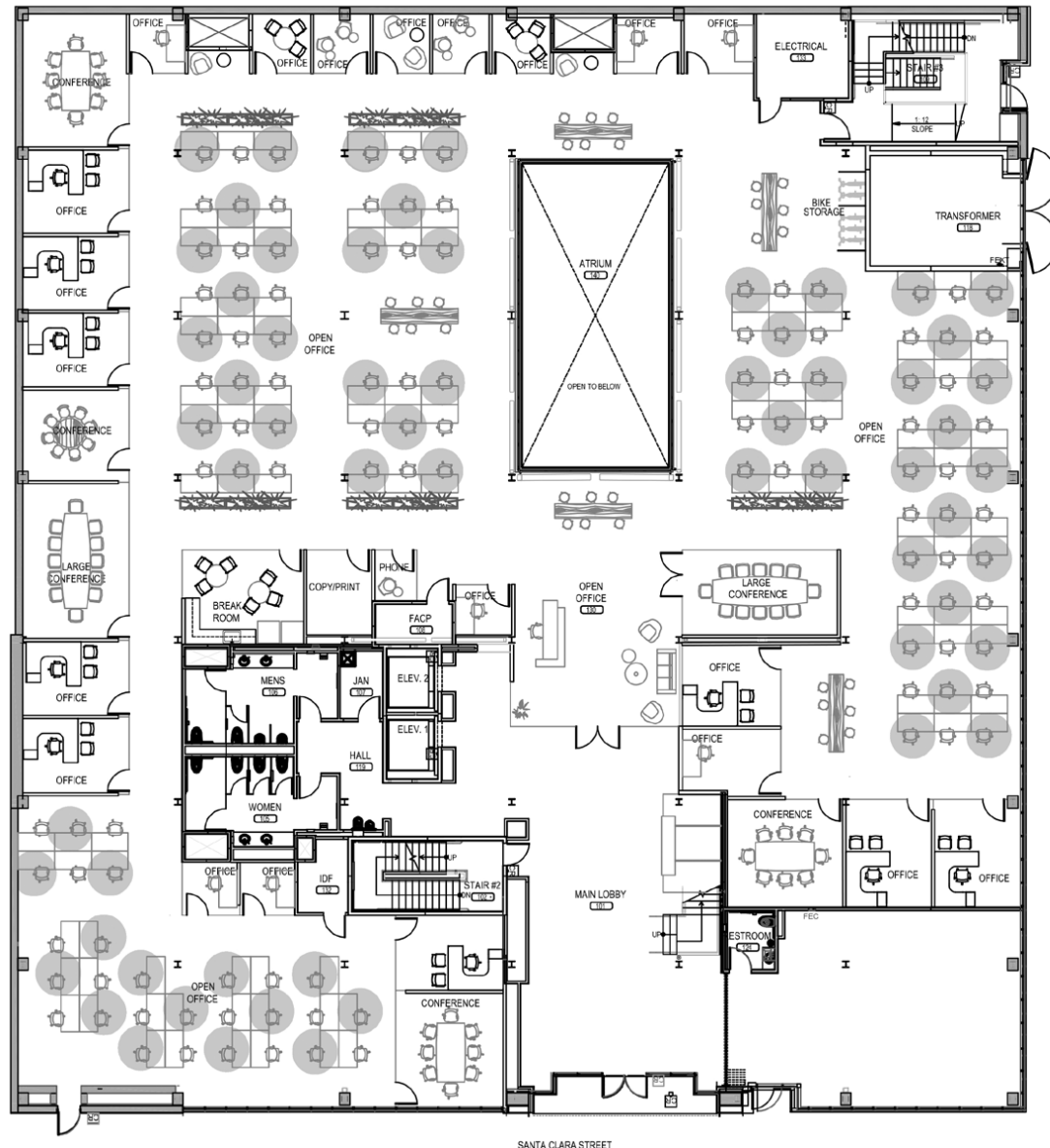
9	PRIVATE OFFICES
118	WORKSTATIONS
127	HEADCOUNT
2	LARGE CONFERENCE ROOMS
4	MEDIUM CONFERENCE ROOMS
13	PHONES

FLOOR PLAN SIZES

Atrium	±22,014 SF
Level 1	±19,334 SF
Level 2	±17,510 SF
Level 3	±19,459 SF
Level 4	±19,458 SF
Roof	±4,004 SF
Total	±101,779 SF

FLOORPLANS

LEVEL 1 / TRANSITIONAL DENSITY / ±19,334 SF



SPACE SUMMARY

TRANSITIONAL CHECKERBOARD PLANNING

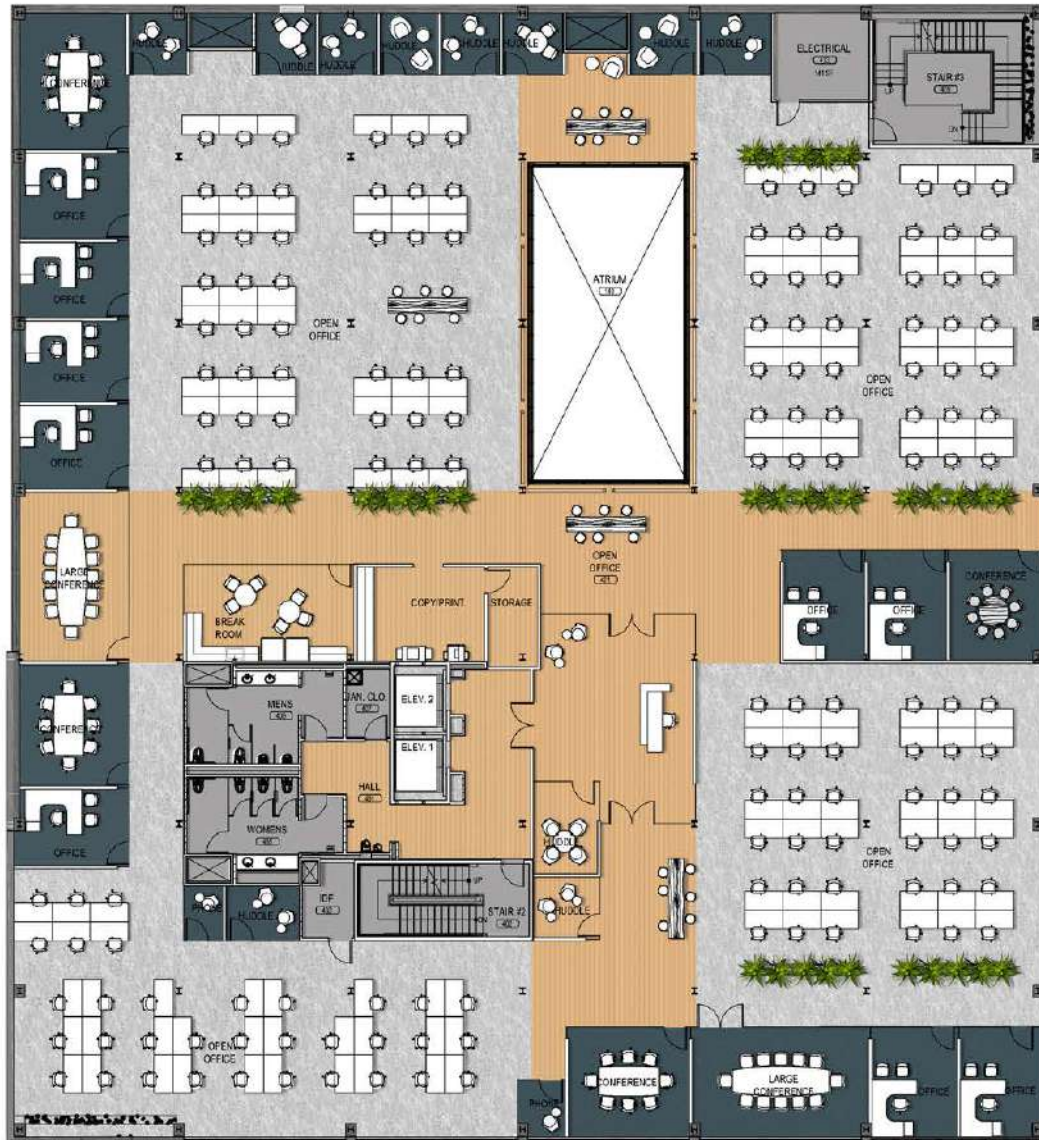
16	PRIVATE OFFICES
62	WORKSTATIONS
78	HEADCOUNT
2	LARGE CONFERENCE ROOMS
4	MEDIUM CONFERENCE ROOMS
1	PHONE/HUDDLE

FLOOR PLAN SIZES

Atrium	±22,014 SF
Level 1	±19,334 SF
Level 2	±17,510 SF
Level 3	±19,459 SF
Level 4	±19,458 SF
Roof	±4,004 SF
Total	±101,779 SF

FLOORPLANS

LEVEL 4 / TRADITIONAL DENSITY / ±19,458 SF



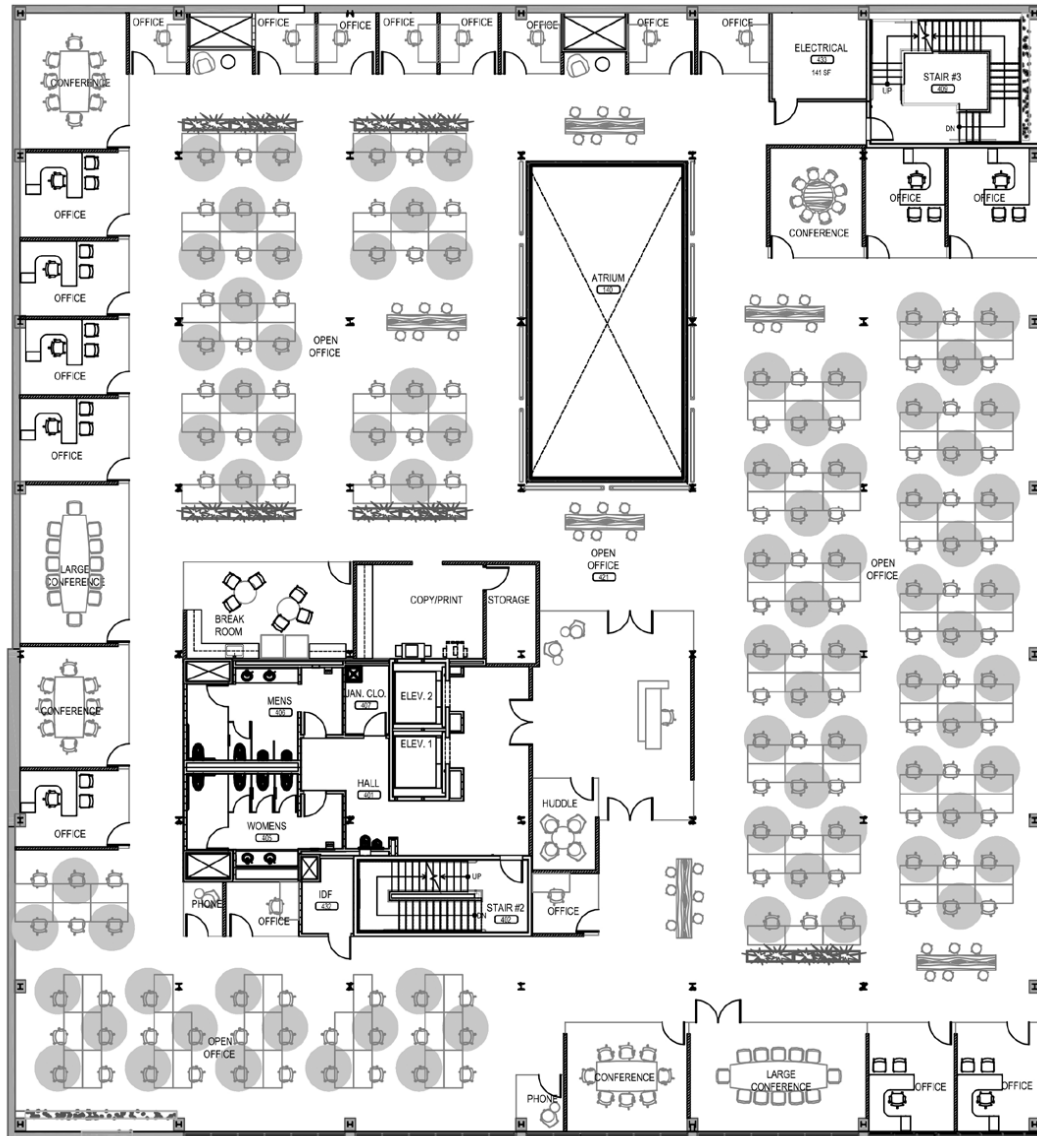
SPACE SUMMARY

9	PRIVATE OFFICES
154	WORKSTATIONS
163	HEADCOUNT
2	LARGE CONFERENCE ROOMS
4	MEDIUM CONFERENCE ROOMS
9	PHONES/HUDDLE

FLOOR PLAN SIZES

Atrium	±22,014 SF
Level 1	±19,334 SF
Level 2	±17,510 SF
Level 3	±19,459 SF
Level 4	±19,458 SF
Roof	±4,004 SF
Total	±101,779 SF

LEVEL 4 / TRANSITIONAL DENSITY / ±19,458 SF



SPACE SUMMARY

TRANSITIONAL CHECKERBOARD PLANNING

19	PRIVATE OFFICES
79	WORKSTATIONS
98	HEADCOUNT
2	LARGE CONFERENCE ROOMS
4	MEDIUM CONFERENCE ROOMS
1	PHONE/HUDDLE

FLOOR PLAN SIZES

Atrium	±22,014 SF
Level 1	±19,334 SF
Level 2	±17,510 SF
Level 3	±19,459 SF
Level 4	±19,458 SF
Roof	±4,004 SF
Total	±101,779 SF

ROOF LEVEL / ±4,004 SF



— DOWNTOWN AMENITIES

San Jose's thriving urban environment and job market means nearby transit, ample housing, and diverse dining options are always close at hand.

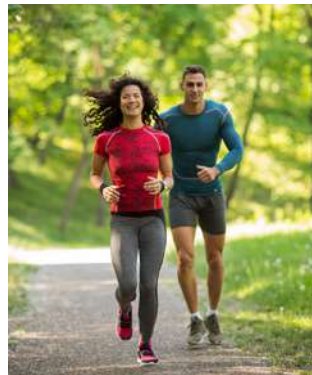
250+ Restaurants & Retail Amenities

6 Major Hotels within Walking Distance

5 Large Scale Parks within Walking Distance



DOWNTOWN AMENITIES



San Jose has consistently ranked among the top 15 places to live in the country for its outdoorsy lifestyle, 300 days of sunshine per year, and spirit of diversity and innovation.



TRANSPORTATION



ONE WEST

SANTA CLARA ST

NEWMARK



JAY PAUL
COMPANY

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