

COLEMAN HIGHLINE

± 317,000 SF AVAILABLE

CURATED
FOR CREATIVITY

FINAL PHASE DELIVERING Q2 - 2024

HUNTER STORM

CBRE


THE FACTS



- **TOTAL NET RENTABLE AREA**
± 317,000
- **NUMBER OF FLOORS**
Coleman Frontage: 3 Floors
Aviation Frontage: 5 Floors
- **TYPICAL FLOOR PLATE SIZE**
Levels 1 - 3: ± 74,000 SF
Levels 4 - 5: ± 35,000 SF
- **SLAB-TO-SLAB**
Level 1: 17' 0"
Levels 2 - 5: 14' - 6"
- **ELEVATORS**
Aviation Frontage: 5
Coleman Frontage: 2
- **FINISHING CEILING HEIGHT**
10'
- **RESTROOM FINISHES**
Class A finish
- **SHOWERS**
9 showers
- **BIKE ROOM**
- **PARKING**
± 914 stall garage &
± 37 surface parking stalls
- **ELECTRIC VEHICLE READY**
EV chargers available day 1: 20
Infrastructure available for 35
chargers at tenants cost
- **TECHNOLOGY & COMMS**
Fiber carriers located on
Coleman Avenue
- **HVAC**
VAV Packaged Units
- **LOADING**
At Grade
- **GENERATOR**
Capacity up to 1.5 MW
- **LIVE LOAD**
80 PSF uniform live load
- **AMENITIES**
Stand alone amenity building. Half
mile to Santa Clara CalTrain/BART
station. Adjacent to SJC, PayPal
Park, Coleman Landings retail, etc.,
and highways 101, 880 and 87.
- **SIGNAGE AVAILABILITY**
Building mounted signage
(Coleman and aviation frontages)
and monument signs
- **OUTDOOR SPACE/BALCONY**
Abundant outdoor space
(balcony/grade level)
- **BUILDING DEVELOPER/OWNER**
Hunter/Storm, LLC
- **BUILDING ARCHITECT**
Gensler
- **CONTRACTOR**
Devcon Construction Inc.
- **LEED**
LEED Silver on Shell/core

MIXED-USE COMMUNITY



 **Santa Clara Station**
Caltrain, ACE; Amtrak Capitol Corridor; VTA;
10 Airport Flyer, Future BART Station



1179 COLEMAN AVE | AVAILABLE Q2 2024 | 317,000 SF | 5 STORIES



AMENITIES
A3 1185 COLEMAN AVE



RESIDENTIAL
1565 PLANNED APARTMENTS



HOTEL
H1 ELEMENT HOTEL 1130 WONDO WAY 175 ROOMS
H2 PROPOSED 225 ROOMS



PARKING



RETAIL
±7,836 OF RETAIL/RESTAURANT SPACE

DESIGN PERFECTION //

THE HIGHLINE



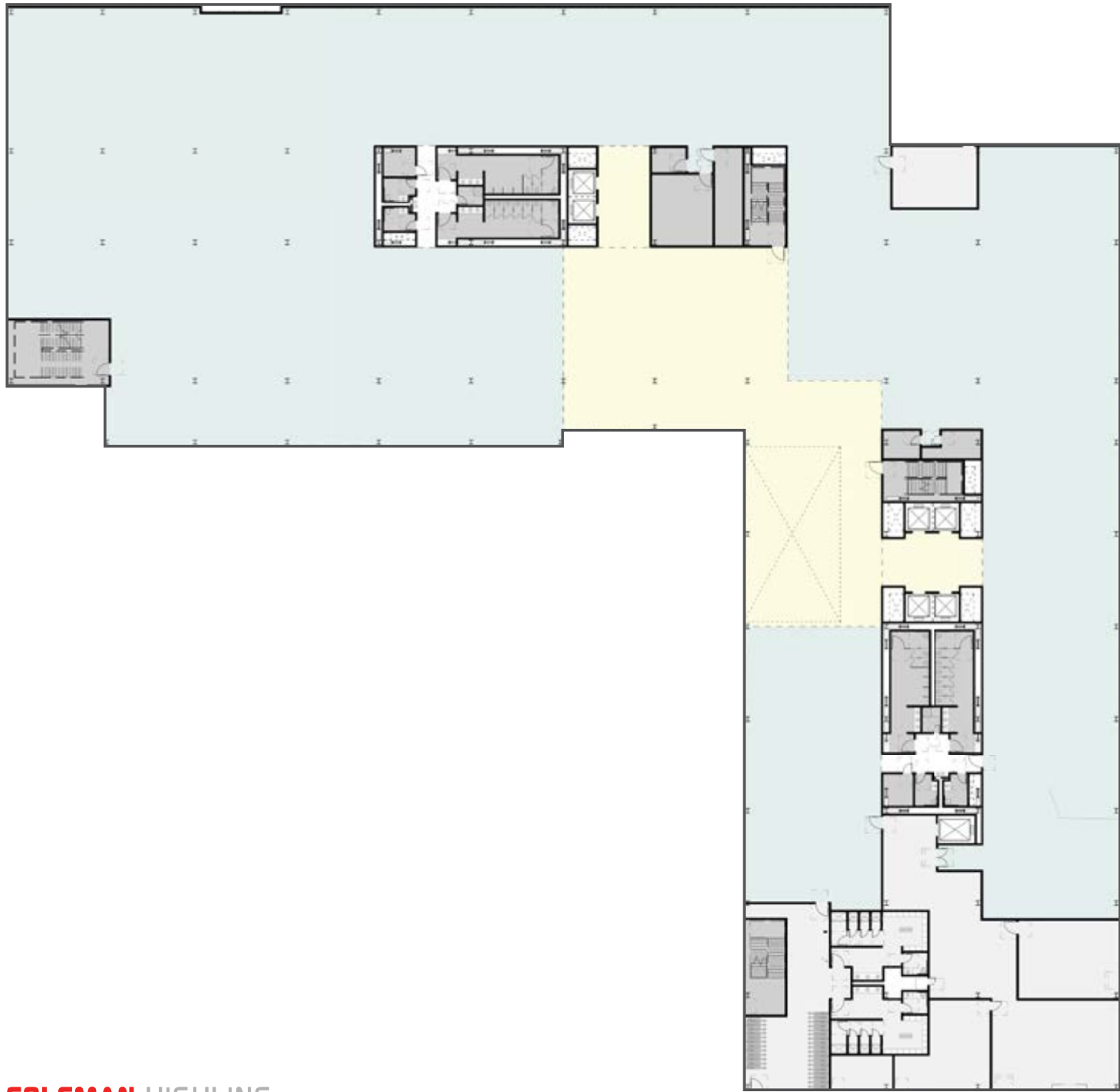
THE BEST GATHERING SPOT //

AMENITIES
BUILDING

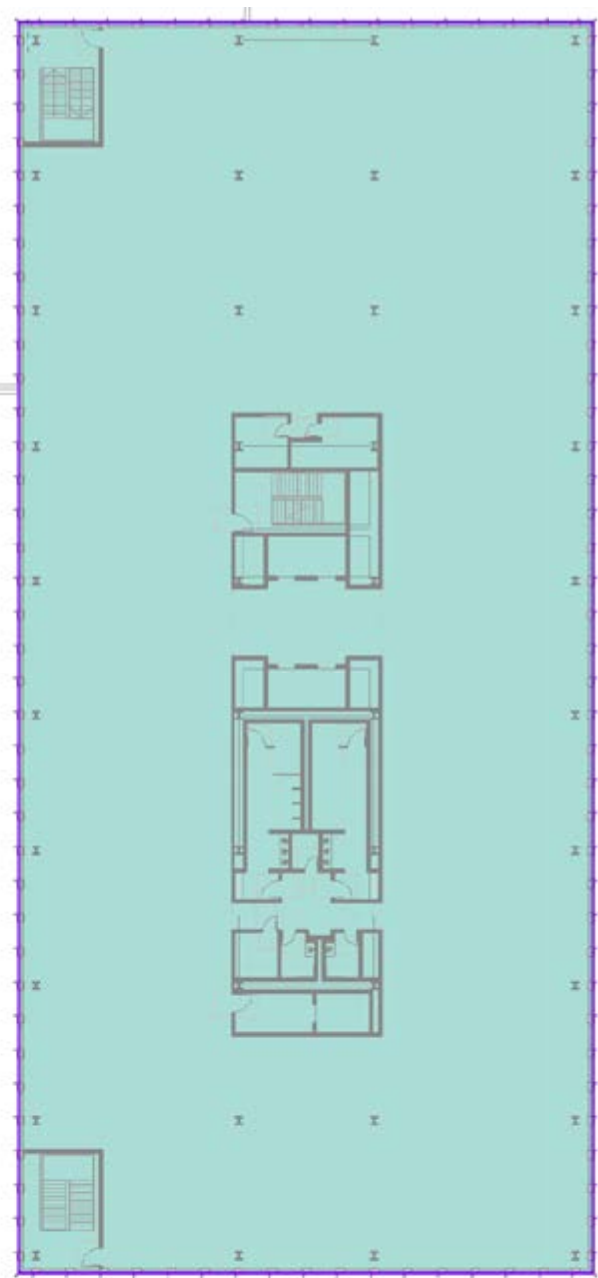


TYPICAL FLOOR PLAN

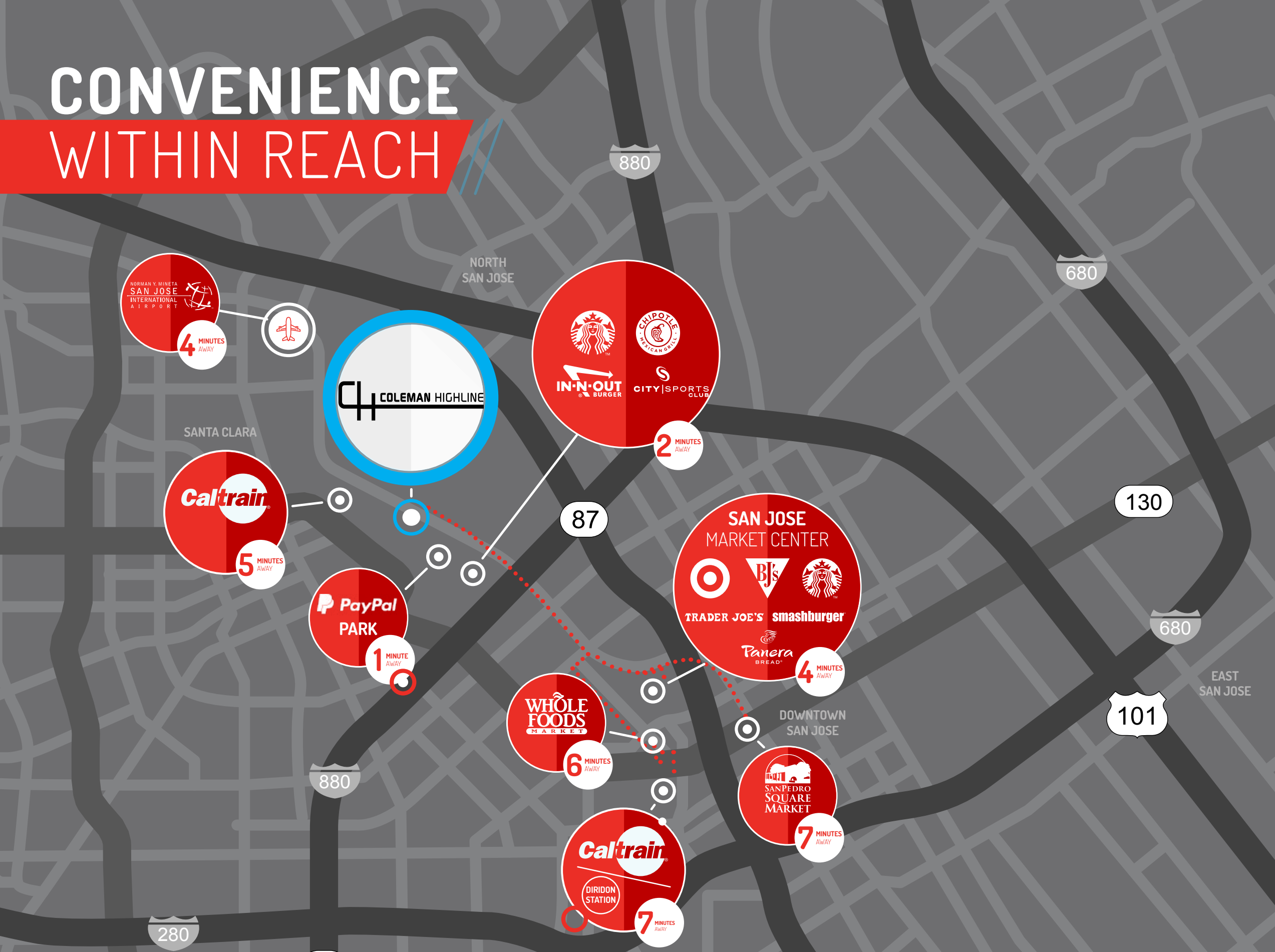
LEVELS 1-3
± 74,000



LEVELS 4-5
± 37,000 SF



CONVENIENCE WITHIN REACH



250+
RESTAURANTS



2,500+
NEW HOUSING UNITS



2,000+
HOTEL ROOMS



11 acres
OF URBAN PARKLAND

GATEWAY CROSSINGS

1205 COLEMAN AVENUE



Just west of Coleman Highline is an in-progress five-floor development at 1205 Coleman Avenue. The mixed-use building will include both residential apartments and retail space, as well as amenities.



1,565 residential units
750 under construction (R1/R2)
Summer of 2024



152,000 square-foot full-service hotel with **225** rooms



45,000 square feet of supporting retail



Structured parking facilities



2.1-acre park

COLEMAN HIGHLINE

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