



PARK

±885,000 sf

ICONIC DOWNTOWN SAN JOSE CLASS "A" OFFICE TOWER

PHIL MAHONEY

408.982.8430
pmahoney@ngkf.com
CA RE License #00834704

MICHAEL SAIGN

408.982.8403
msaign@ngkf.com
CA RE License #01706668

JULIA SZABO

408.982.8496
jszabo@ngkf.com
CA RE License #01365162



**Newmark
Knight Frank**





PARK

**±885,000 sf Iconic Downtown
Class “A” Office Space**



**19-Story Tower With
Unrivaled Views**



**Central Urban Location In the
Heart of Downtown San Jose**



**Highly Efficient
±54,000 sf Floorplates**



**±25,000 sf of Outdoor Sky
Terraces Integrated with Light
Canyons and Open Floorplan**



**±2.0/1,000 sf On-Site Grade
and Below Grade Parking**



**±5 Minutes to San Jose
International Airport**



**High-Performance
Sustainable Design**



**Walking Distance to
Diridon Station**

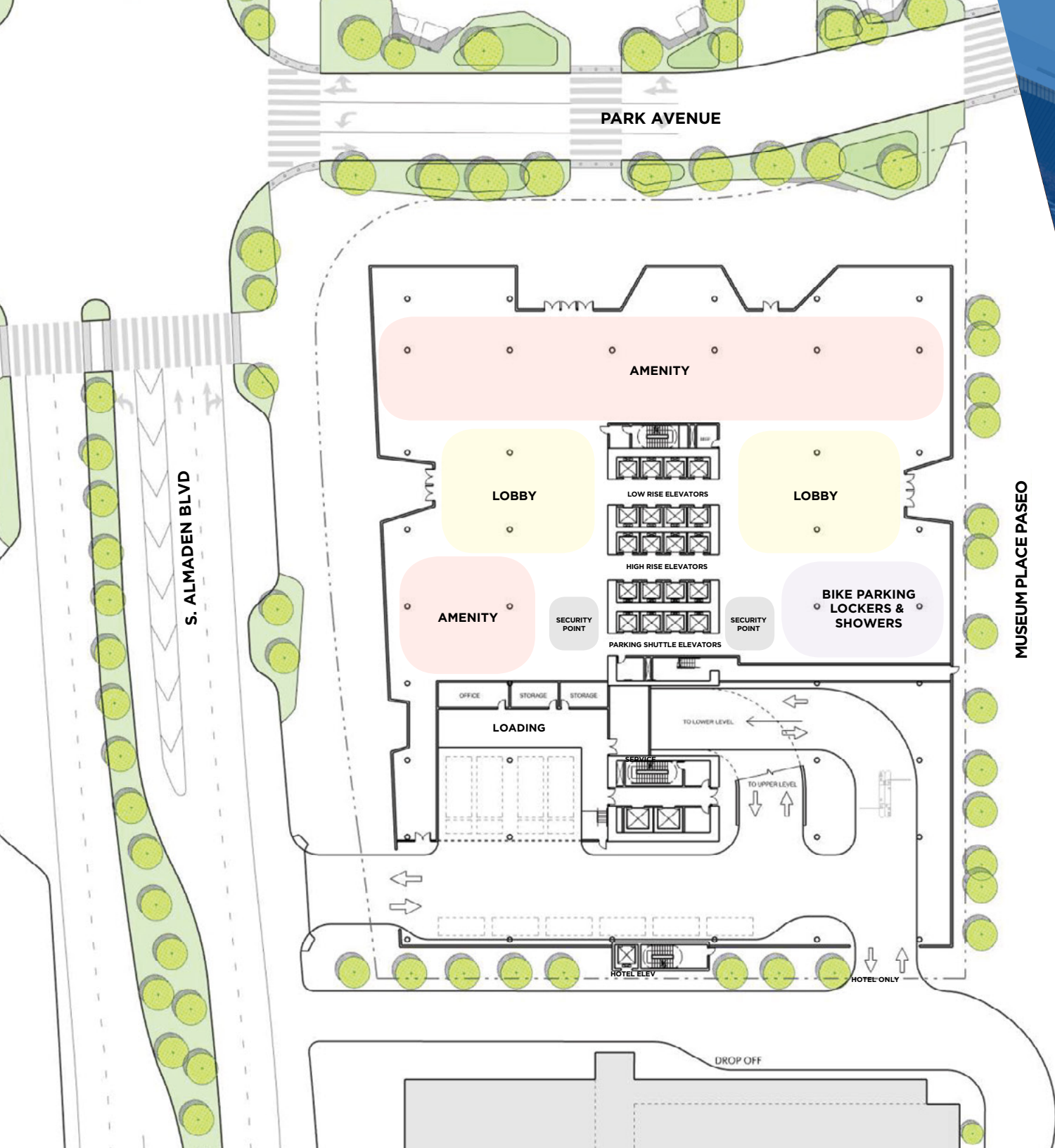


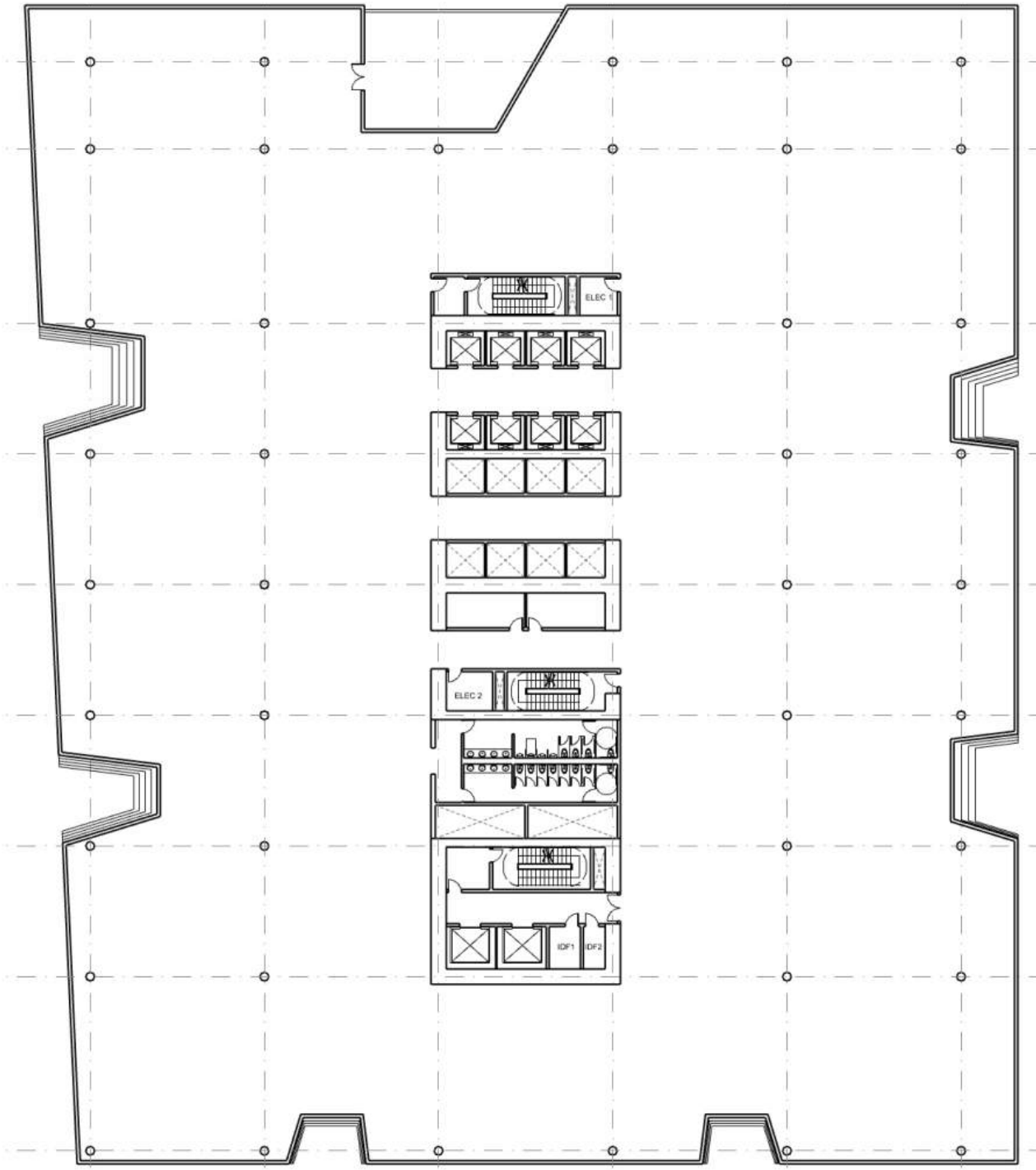
Expandable to ±4.5m sf





- PUBLIC TRANSPORTATION
- CIVIC SPACE
- PARK SPACE





DOWNTOWN SAN JOSE RESIDENTIAL DEVELOPMENT OVERVIEW



COMPLETED PROJECTS

±2,400 total units

1. City Heights
2. Axis
3. One South Market
4. The Globe
5. The 88
6. 360 Residences
7. Centerra
8. 27 North
9. Donner Lofts
10. The Pierce

UNDER CONSTRUCTION

±2,800 total units

1. Silvery Towers
2. The James
3. The Modera
4. 180 Balbach Street
5. Miro
6. Park View Towers
7. The Graduate
8. SP78
9. San Pedro Square Residences
10. Spar0/598 S First St

PROPOSED PROJECTS

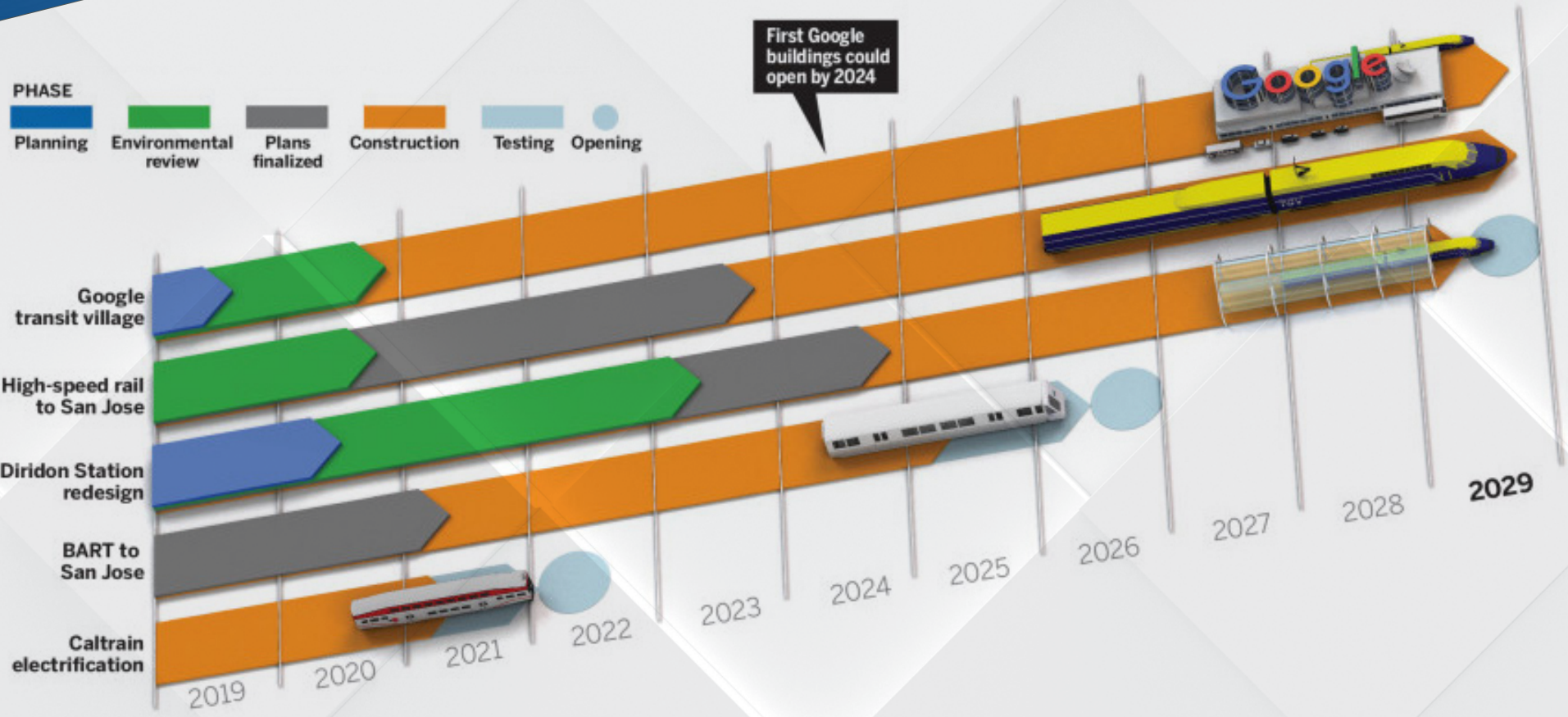
±5,900 total units

1. San Pedro Tower 3
2. The Carlyle
3. Post & San Pedro Tower
4. Sobrato Block 3
5. SJ Rep
6. Greyhound Towers
7. Gateway Tower
8. Railyard Place
9. Davidson Plaza Towers
10. 6th Street Flats
11. Invicta Towers
12. Garden Gate
13. The Aviato @ North San Pedro
14. Fourth St & St. John St.
15. 27 West



Over ±8,700 New Units
Under Construction &
Proposed Downtown

MAJOR DOWNTOWN SAN JOSE DEVELOPMENT PROJECTS



Source: San Jose Mercury News / Bay Area News Group

PARK

SAN JOSE \ \ CALIFORNIA

PHIL MAHONEY

408.982.8430

pmahoney@ngkf.com

CA RE License #00834704

MICHAEL SAIGN

408.982.8403

msaign@ngkf.com

CA RE License #01706668

JULIA SZABO

408.982.8496

jszabo@ngkf.com

CA RE License #01365162

3055 Olin Avenue, Suite 2200
San Jose, CA 95128



**Newmark
Knight Frank**



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. 19-0588.07/19