

Park Place

96 N. 3rd St., San Jose, CA

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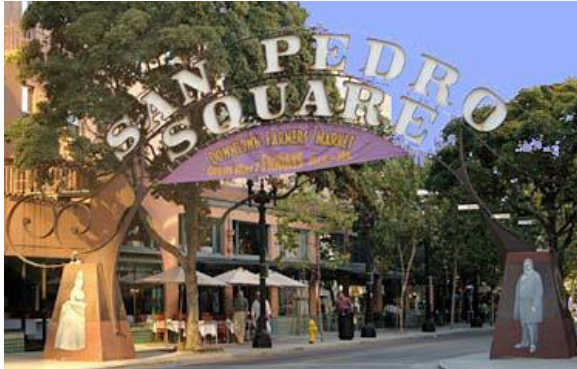
CA RE License #01758955



Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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HIGHLIGHTS

- Beautiful city views
- The building features a marble-clad lobby and on-site day porter
- Fully broadband wired by Comcast for voice/data/video
- Secured on-site garage parking 2/1000
- Additional parking available in City Garage located immediately across 3rd Street (sjdowntownparking.com)
- On-site storage available
- 1/2 block from Fitness Evolution San Jose Elite
- Located just blocks away from the new City Hall and Superior Court House
- Easy access to Highways 87, 101 and 280
- Walking distance to over 200 restaurants and the local Farmers Market and San Pedro Square Market



FITNESS EVOLUTION SAN JOSE ELITE

Fitness Evolution is conveniently located a half block from Park Place. From cardio training, group exercise, weight training, racquetball, aerobics and swimming, Fitness Evolution offers premier fitness staff, athletic facilities and equipment - all the amenities you need for a true club & fitness experience.

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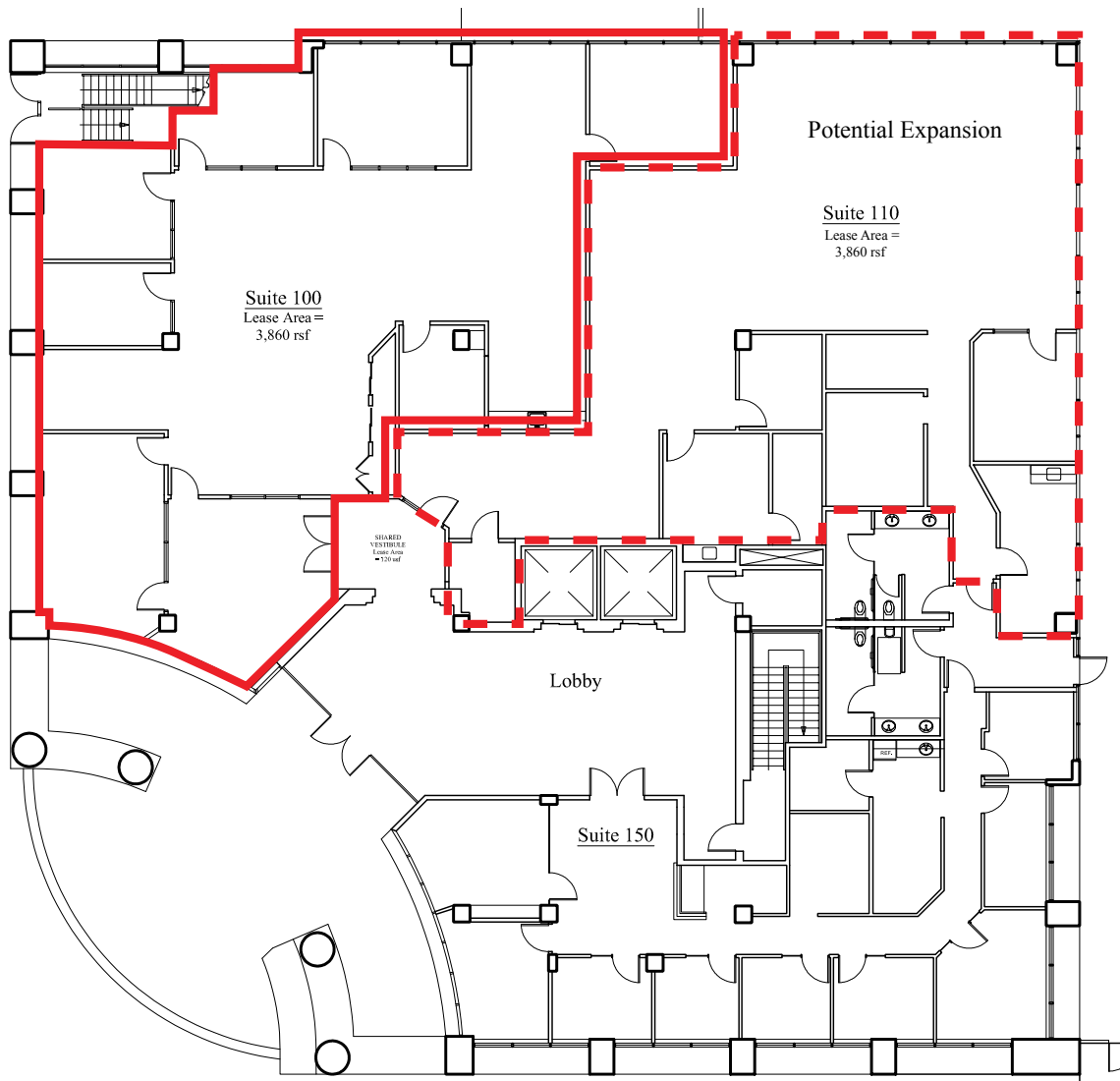


AMENITIES & TRANSPORTATION

- Central Downtown location. Only 2 freeway exits away from Norman Y. Mineta International Airport and San Jose State University.
- Easy access to Highways 87, 101 and 280

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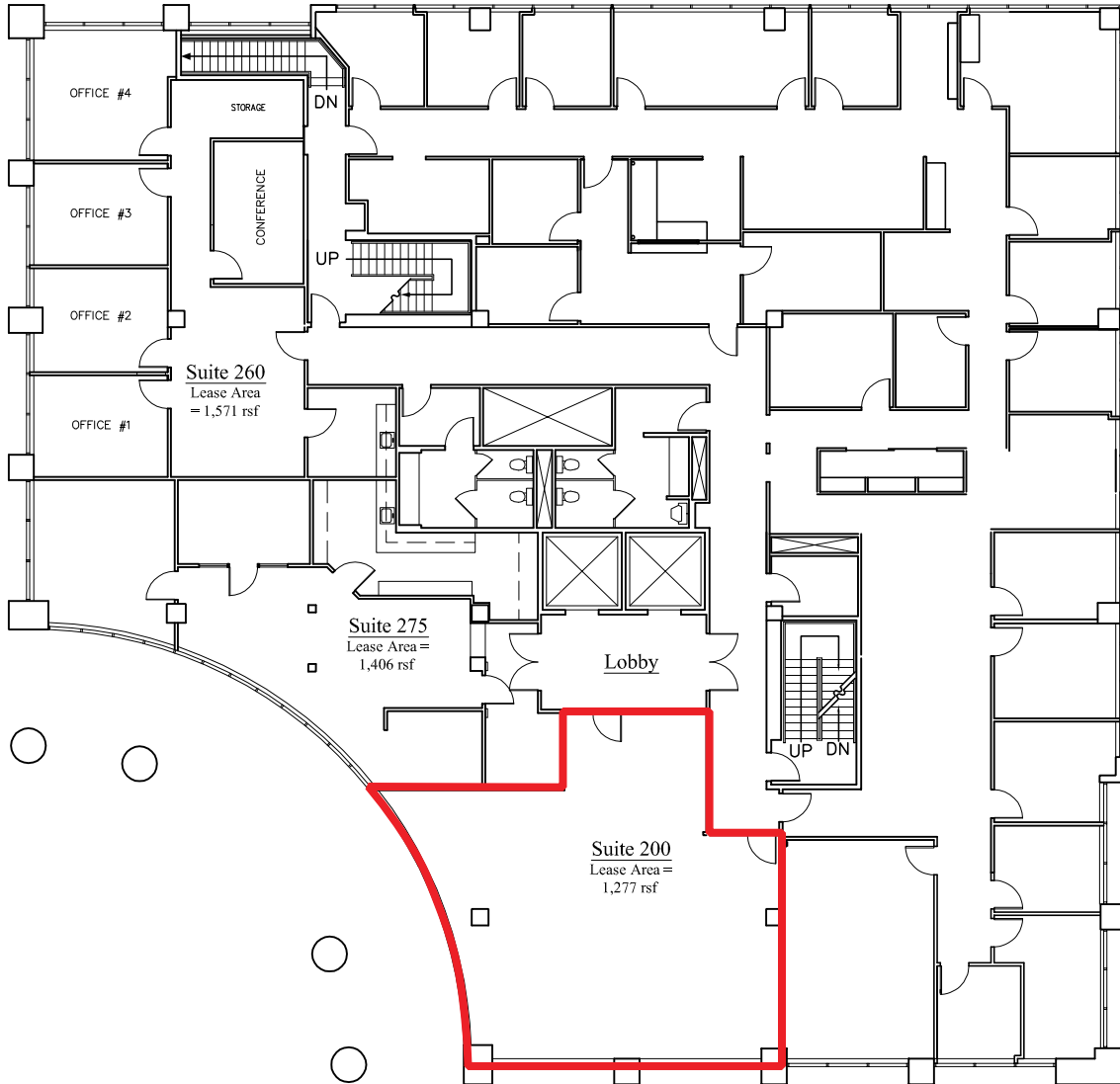


FLOOR PLAN

Suite	Square Feet	Comments
100	± 3,860 RSF	2 conference rooms, 4 private offices, kitchenette (Potential to expand to ±7,720 square feet)

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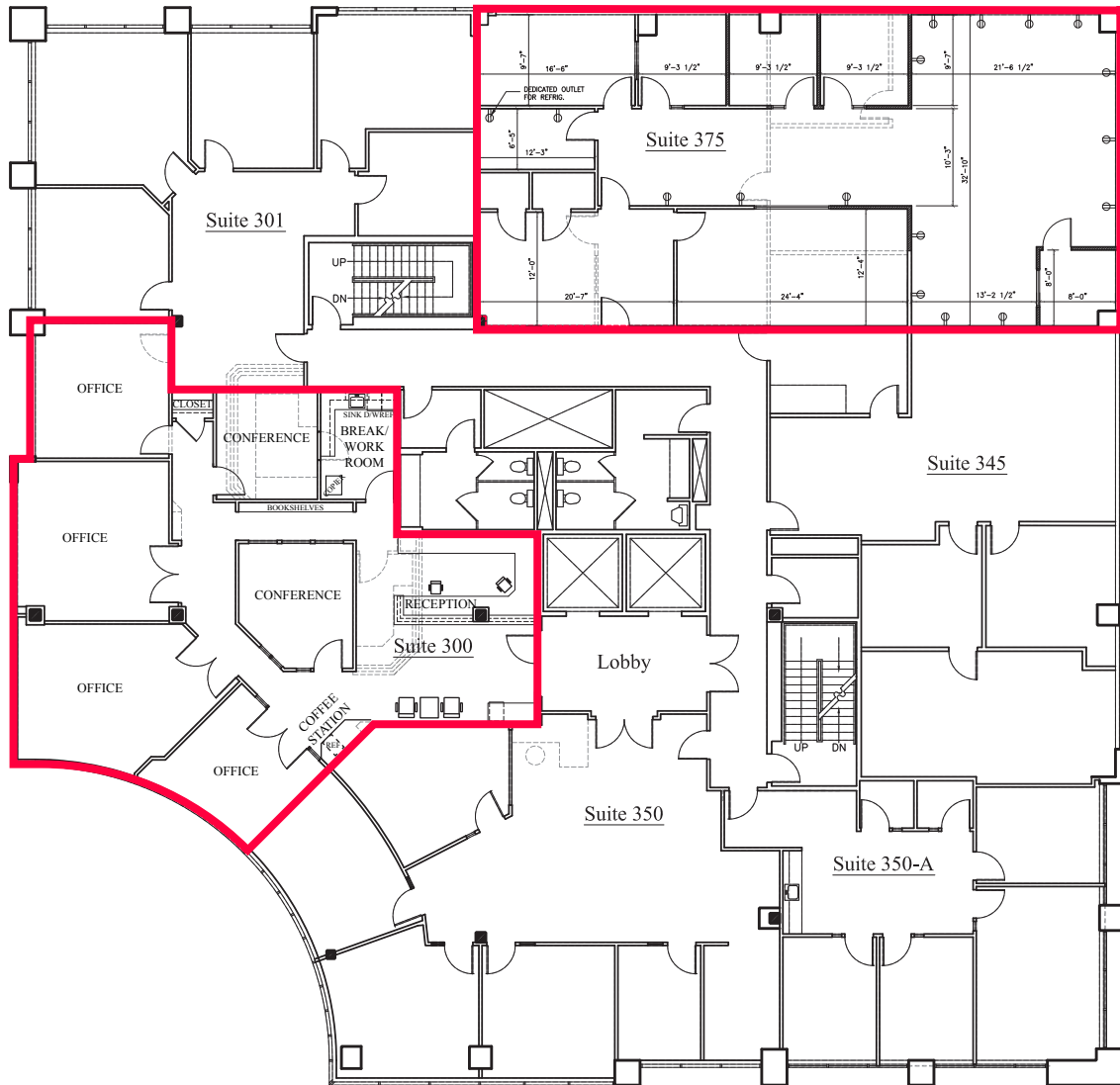


FLOOR PLAN

Suite	Square Feet	Comments
200	± 1,277 RSF	Corner suite with open floorplan and expansive floor to ceiling glassline

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FLOOR PLAN

Suite	Square Feet	Comments
300	± 2,332 RSF	Great glassline and views, 4 private offices, 2 conference rooms, kitchen/break room, reception/waiting area
375	± 2,547 RSF	5 privates, 1 large conference room, 1 work room, 2 storage closets

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