



**TOWERS
AT 2ND**

**CLAIM YOUR
SPOT IN DOWNTOWN
SAN JOSE**



Brookfield



**CUSHMAN &
WAKEFIELD**



Located in
Vibrant Downtown
San Jose

Towers at 2nd is the city's most innovative urban office project to date. Branded by its fresh, creative feel, Towers equips its family of tenants with sleek workspaces and a host of exclusive indoor and outdoor amenities. Convenient access to every necessity—from transportation to entertainment—enables Silicon Valley's brightest talent to co-exist in a world flush with friends, fun, and innovation.



Work Redefined

At Towers at 2nd, everything is at your fingertips: work, collaborate, play, and relax—all on-site



Ownership

New ownership with project upgrades and renovations in progress



Amenities

State-of-the-art outdoor amenity plaza, VIP Lounge and training center



Fitness

High-end fitness center with private showers and lockers



Views

Tremendous identity with spectacular panoramic views



Games

One-of-a-kind arcade lounge featuring vintage and current games



Mobility

Indoor bike-lab and quick access to shared bike and scooter drop points



Growth

±431,838 SF office project with multiple options for future growth



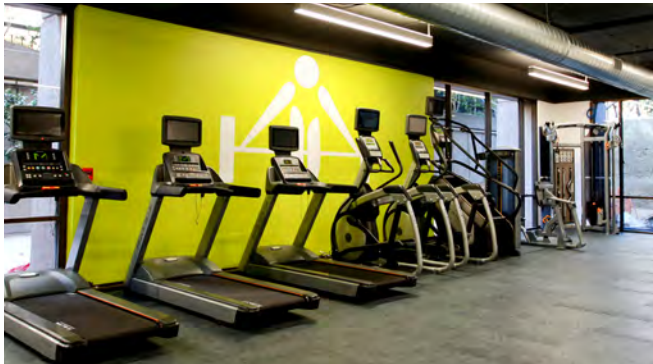
Collaboration

Energized conference center featuring multiple rooms and soft seating



Security

Building card-key access and 24-hour on-site security



Reimagined at Street Level

New Basketball Court, Putting
Green, and Outdoor Tenant
Collaboration Concourse



North Tower Availabilities

4 N 2nd Street, San Jose, CA

Featuring market ready spaces with modern, light filled workspaces providing enhanced productivity.

Suite 650		±724 SF
Suite 430		±1,759 SF
Suite 550	Available 8/1/20	±2,280 SF
Suite 1240	Market Ready	±2,284 SF
Suite 560	Market Ready	±2,370 SF
Suite 210		±2,498 SF
Suite 580	Market Ready	±3,763 SF
Suite 1270B	Market Ready	±9,045 SF
Suite 290		±10,489 SF
Floor 3	Market Ready	±17,459 SF
Floor 8	Available 2/1/22	±17,485 SF
Floor 7	Available 2/1/22	±17,537 SF



South Tower Availabilities

75 E Santa Clara Street, San Jose, CA

Enjoy updated finishes, dramatic views, and prominent building identity, with flexible floor plates offering the ability to expand and grow.

Suite 250		±2,001 SF
Suite 1175		±2,207 SF
Suite 1150		±4,365 SF
Suite 300	Market Ready	±5,860 SF
Suite 350		±6,236 SF
Suite 1100	Market Ready	±6,425 SF

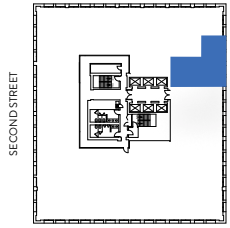
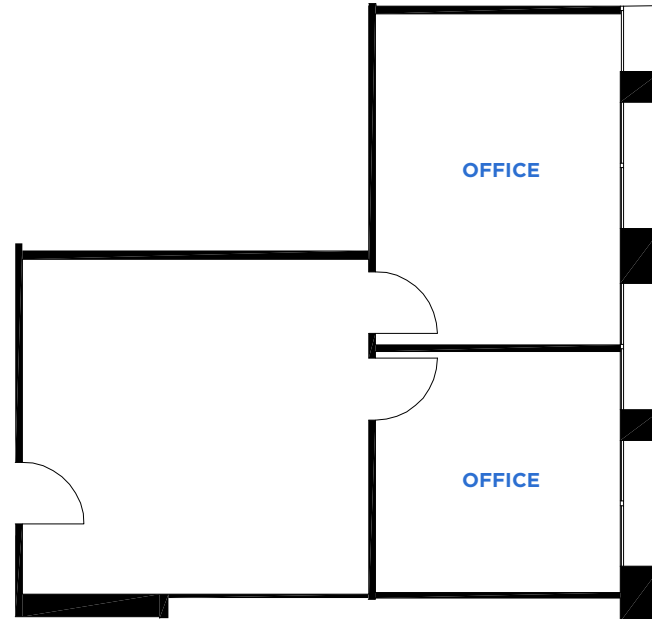




North Tower

Suite 650 — ±724 SF

- 2 Private Offices
- Available Now

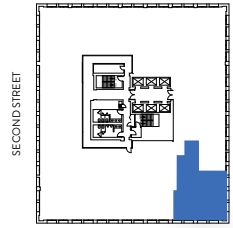
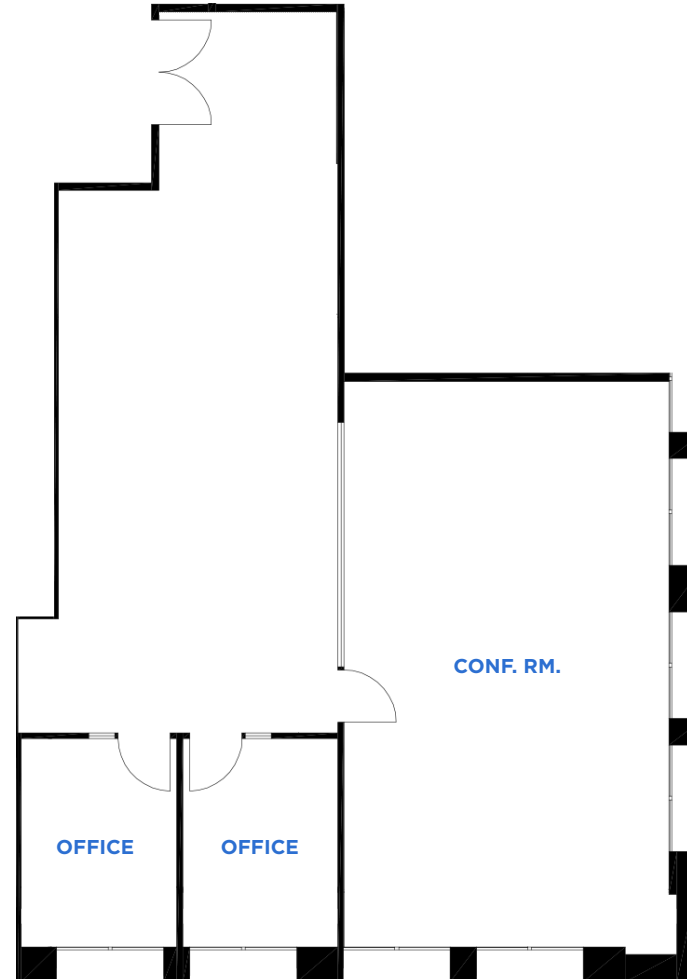




North Tower

Suite 430 — ±1,759 SF

- 2 Private Offices
- 1 Conference Room
- Open Office Area
- Available Now

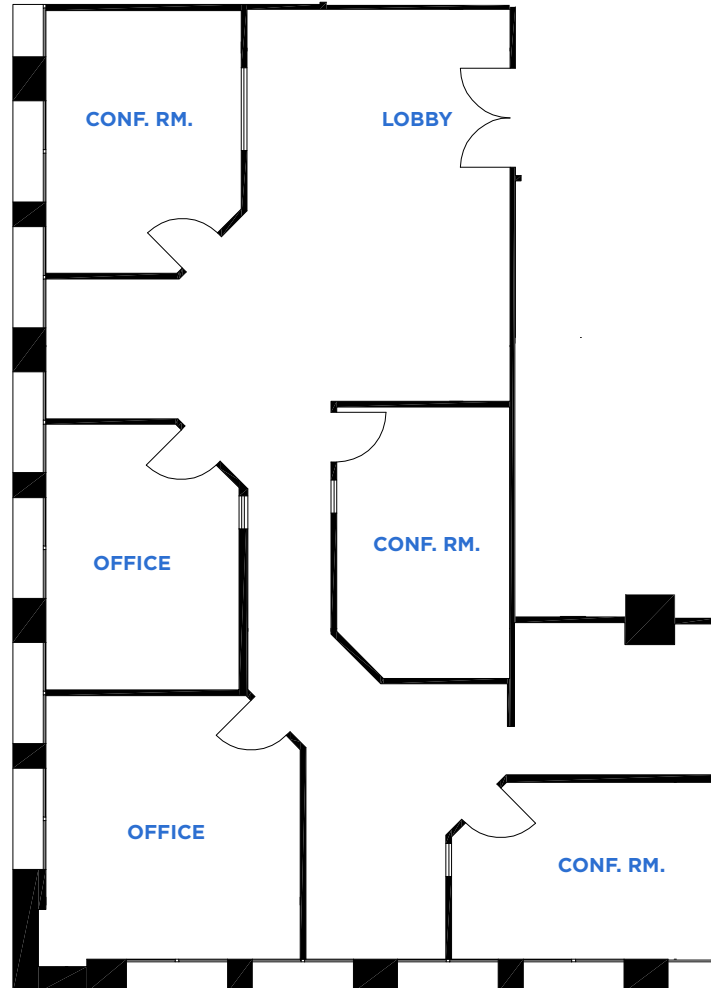




North Tower

Suite 550 — ±2,280 SF

- 2 Private Offices
- 3 Conference Rooms
- Available 8/1/20



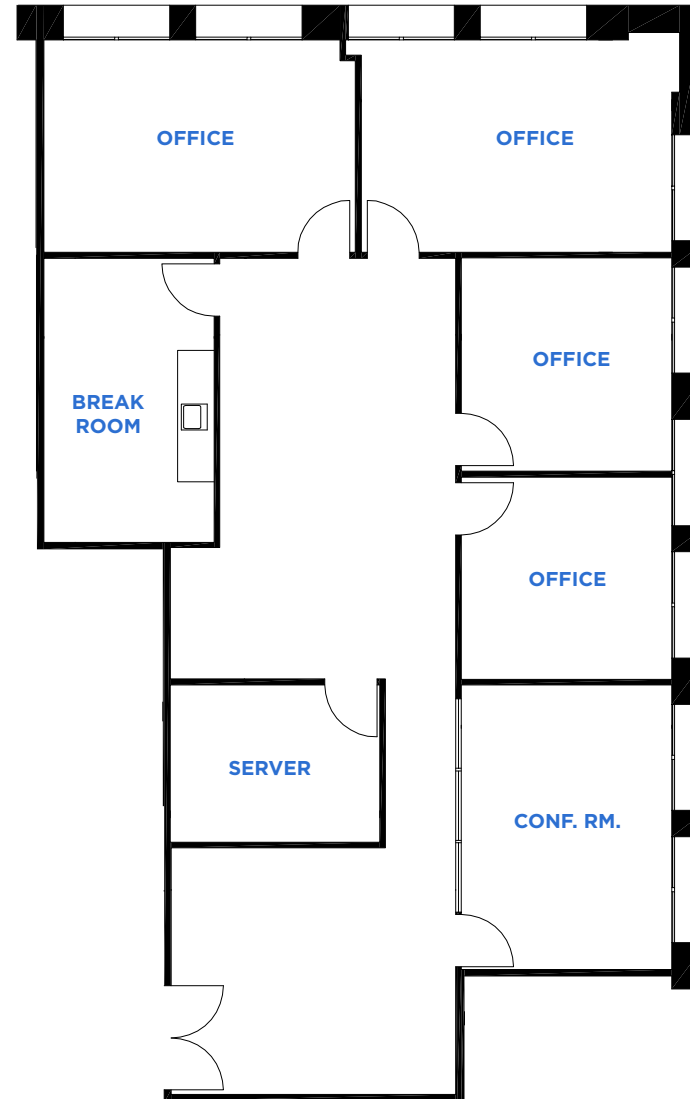


North Tower

Suite 1240 — ±2,284 SF

Market Ready

- 4 Private Offices
- 1 Conference Room
- Break Room
- Server Room
- Open Office Area
- Available Now



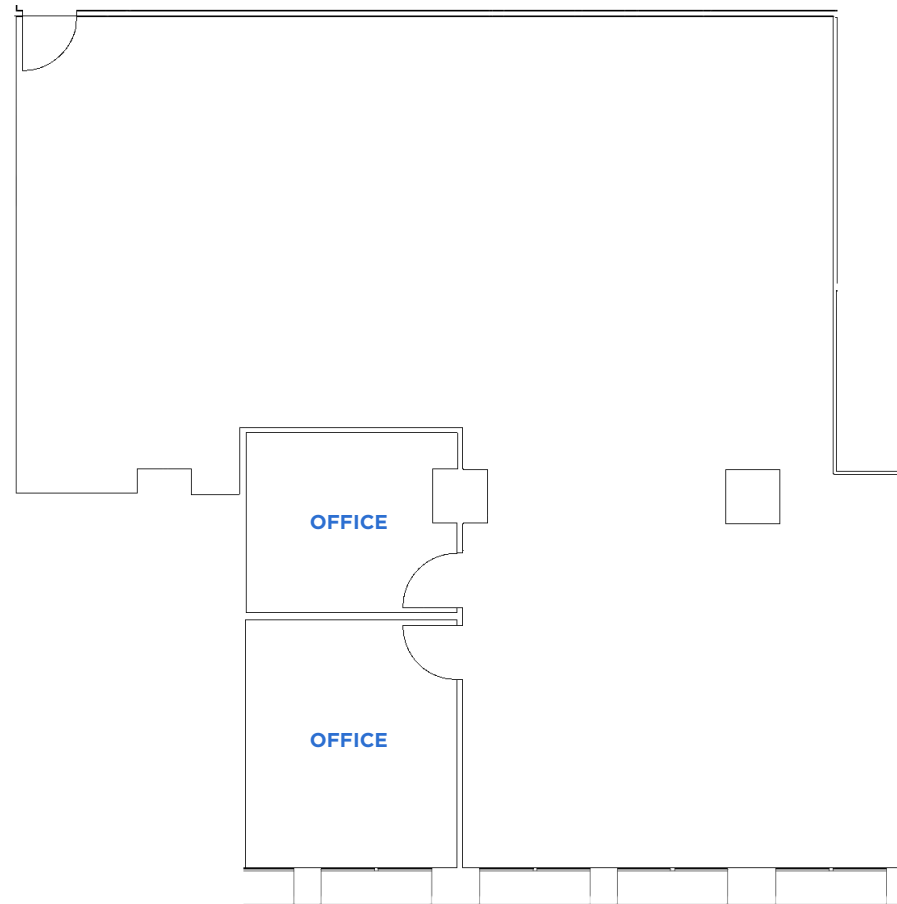
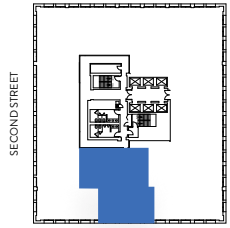


North Tower

Suite 560 — ±2,370 SF

Market Ready

- 2 Private Offices
- Open Office Area
- Available Now





North Tower

Suite 210 — ±2,498 SF

- 3 Private Offices
- 2 Conference Rooms
- Break Room
- Open Office Area
- Available Now



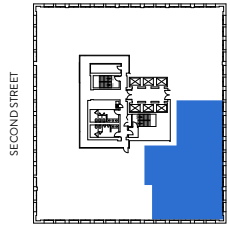
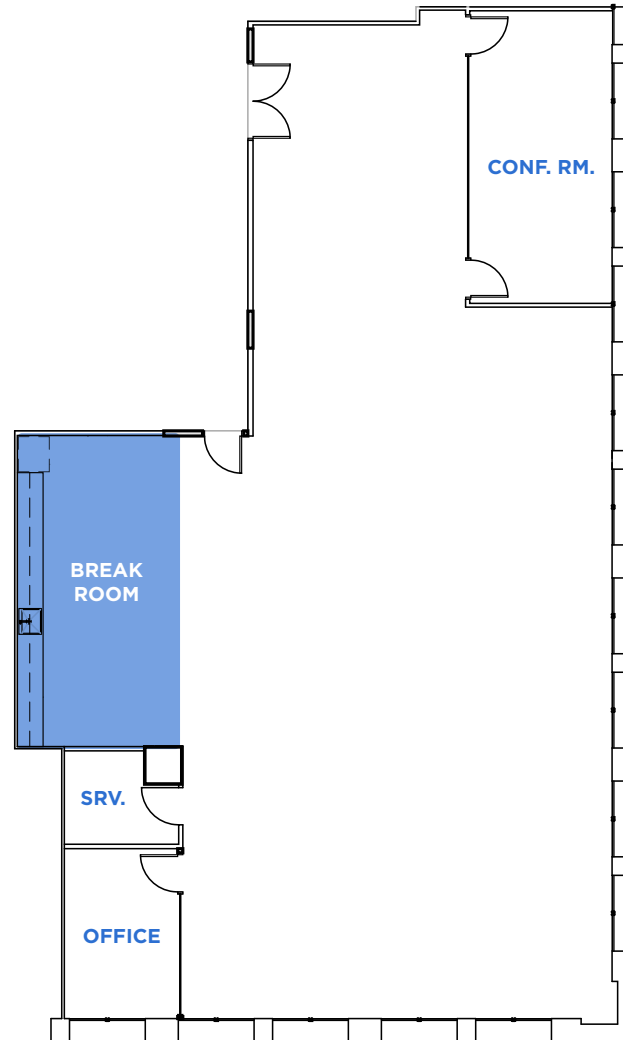


North Tower

Suite 580 — ±3,763 SF

Market Ready

- 1 Private Office
- 1 Conference Room
- Open Break Room
- Open Office Area
- Server Room
- Available Now



 Polished Concrete

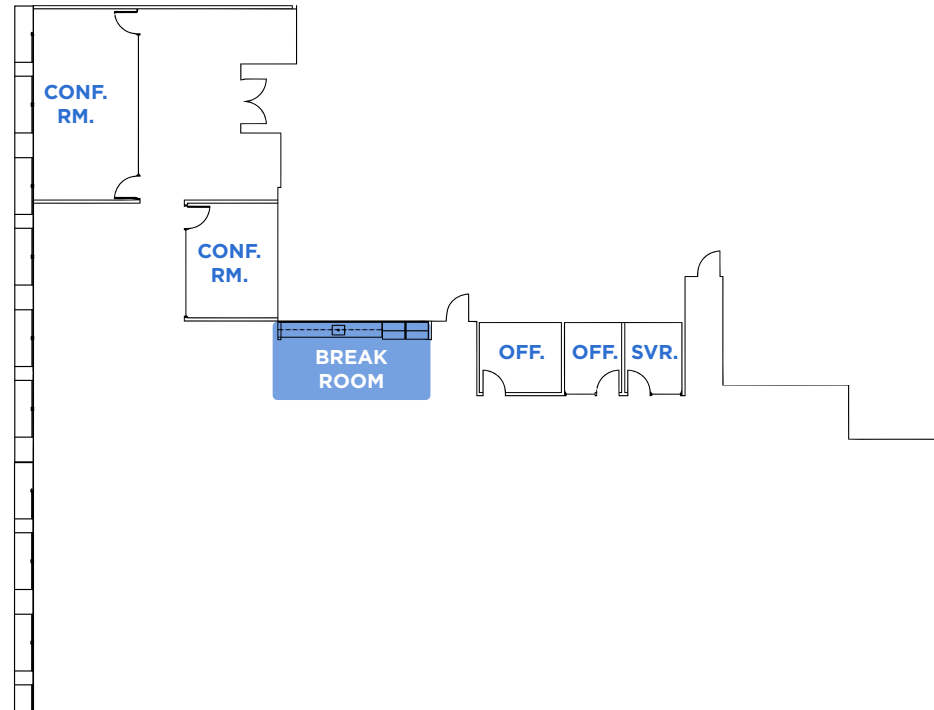


North Tower

Suite 1270B — ±9,045 SF

Market Ready

- 2 Private Offices
- 2 Conference Rooms
- Open Break Room
- Open Office Area
- Server Room
- Available Now



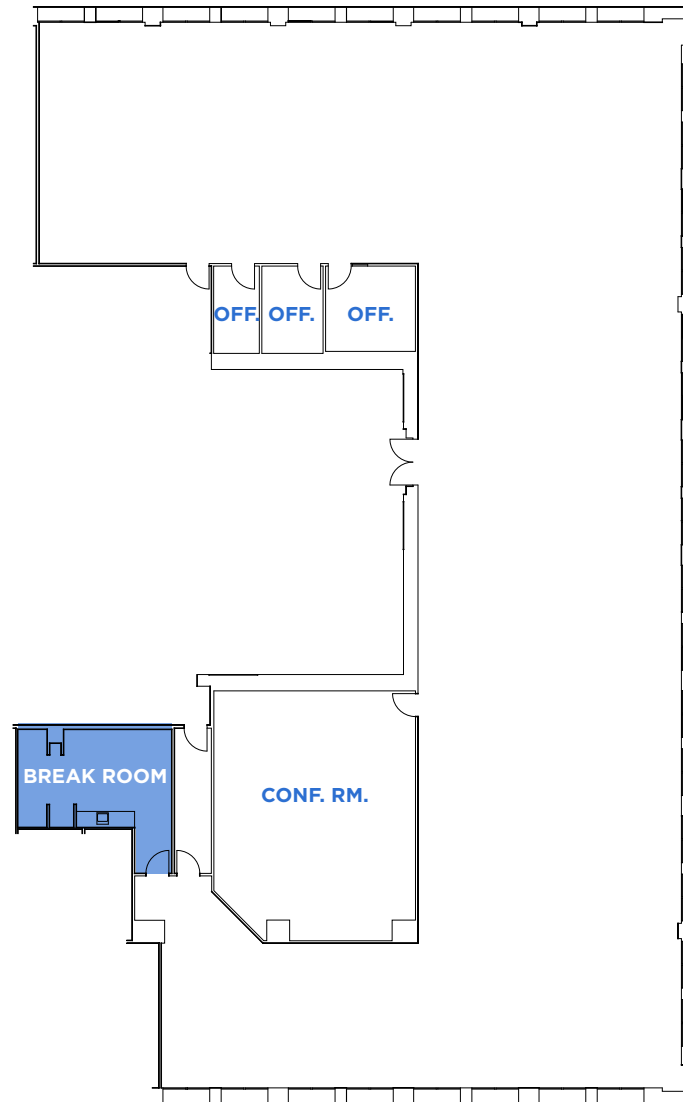
 Polished Concrete



North Tower

Suite 290 — ±10,489 SF

- 3 Private Offices
- 1 Conference Room
- Break Room
- Open Office Area
- Available Now



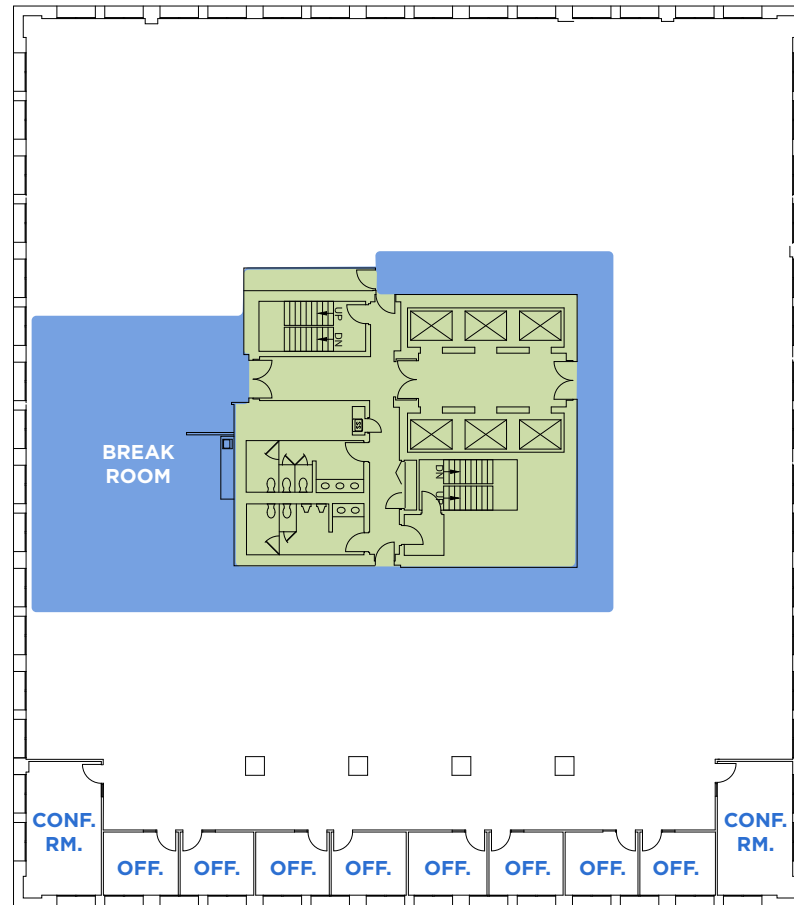
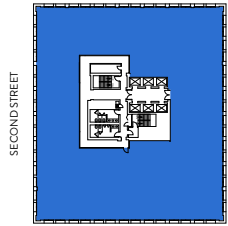


North Tower

Floor 3 — ±17,459 SF

Market Ready

- 8 Private Offices
- 2 Conference Rooms
- Open Break Room
- Exposed Ceilings
- Available Now



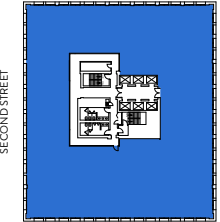
 Polished Concrete



North Tower

Floor 8 — ±17,485 SF

- 17 Private Offices
- 4 Conference Rooms
- Break Room
- Open Office Area
- Available 2/1/22

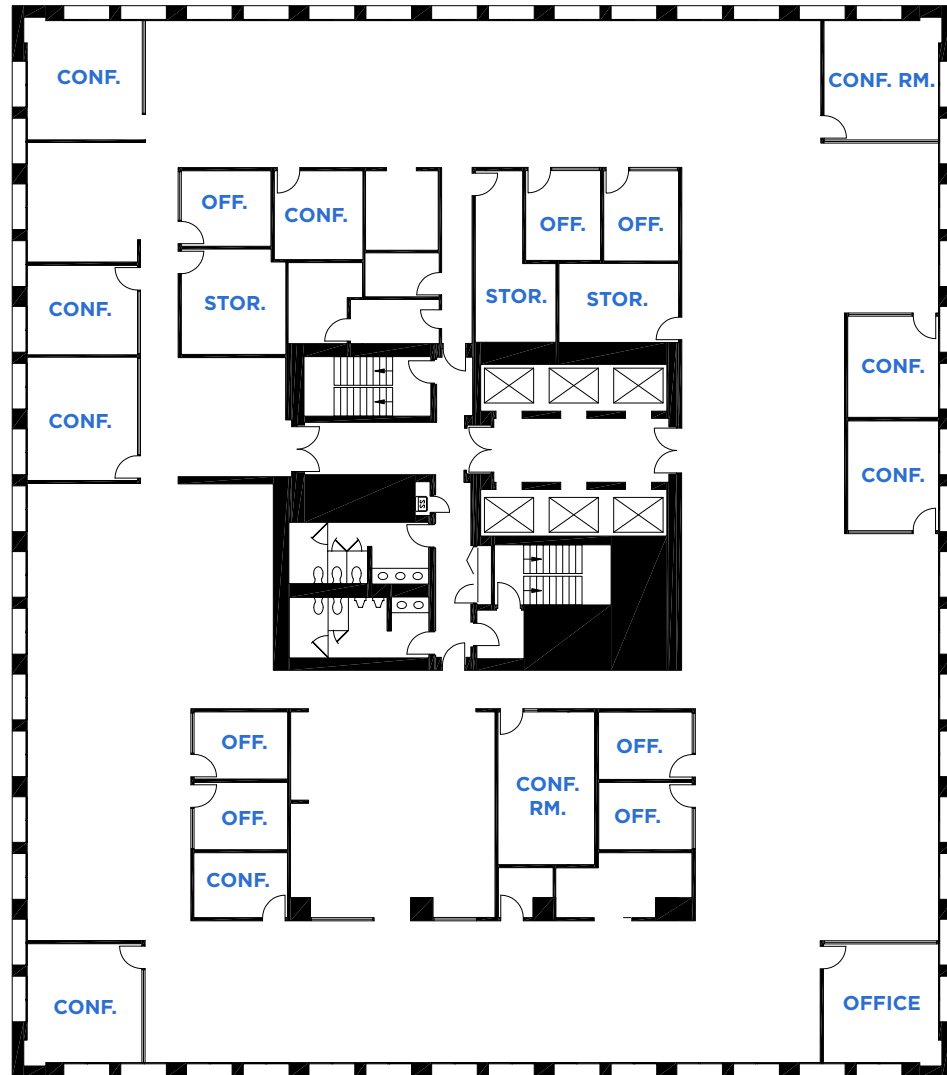
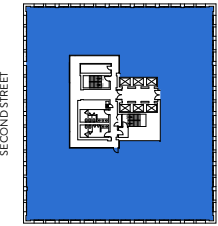




North Tower

Floor 7 — ±17,537 SF

- 8 Private Offices
- 9 Conference Rooms
- Open Office Area
- Available 2/1/22





South Tower

Suite 250 — ±2,001 SF

- 4 Private Offices
- 1 Conference Room
- Break Room
- 5 Patios
- Available Now

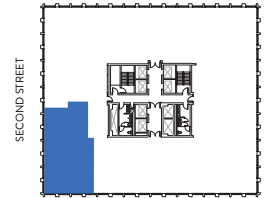
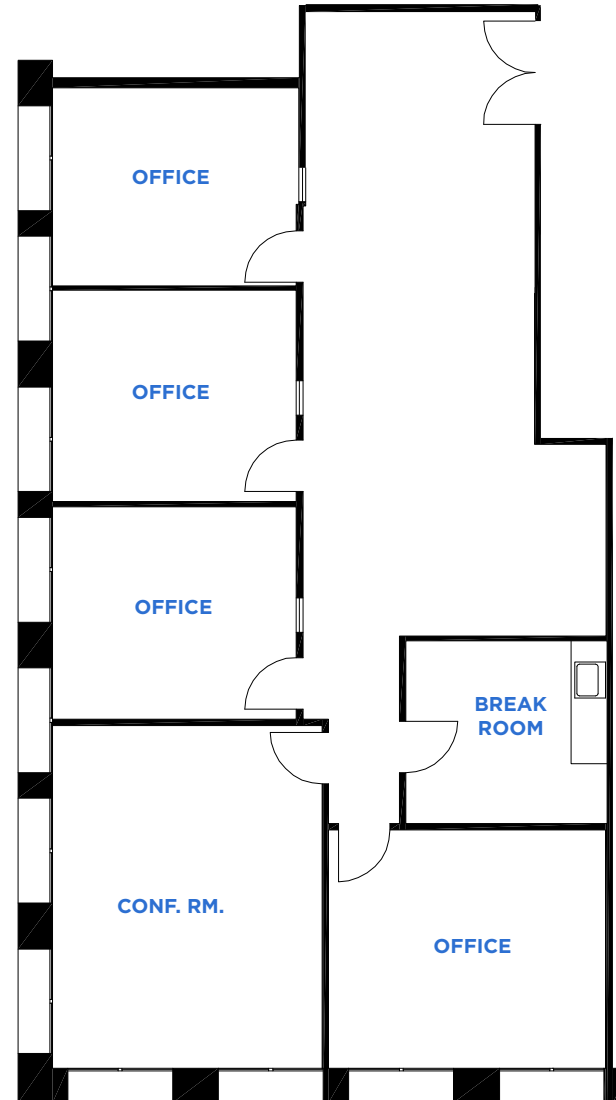




South Tower

Suite 1175 — ±2,207 SF

- 4 Private Offices
- 1 Conference Room
- Break Room
- Open Office Area
- Available Now

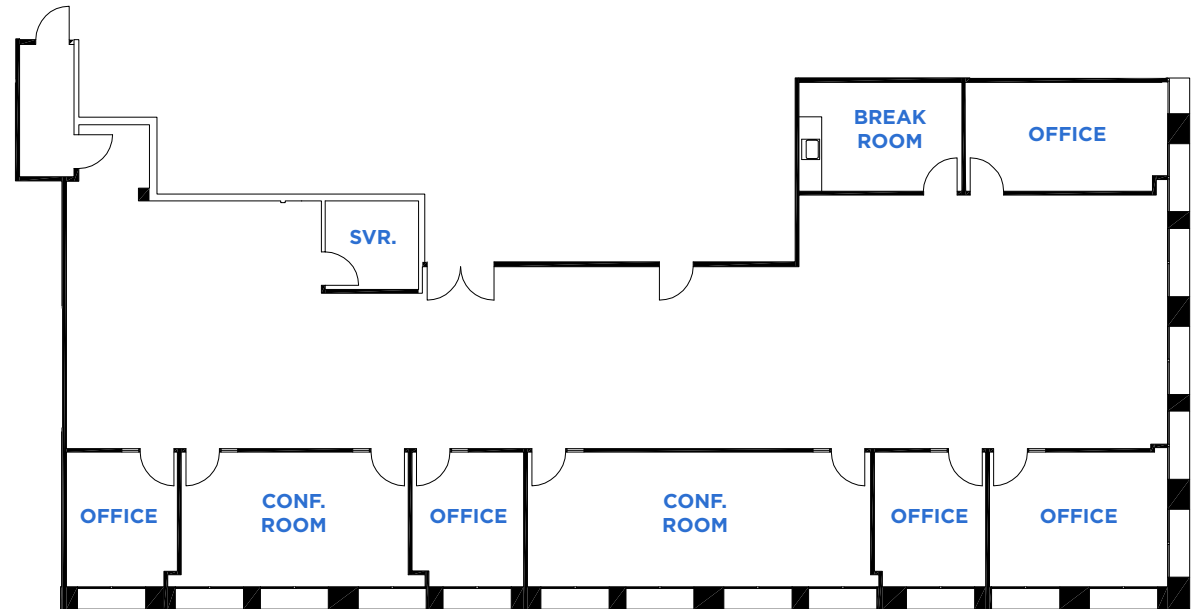
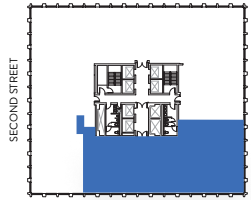




South Tower

Suite 1150 — ±4,365 SF

- 5 Private Offices
- 2 Conference Room
- Break Room
- Open Office Area
- Available Now



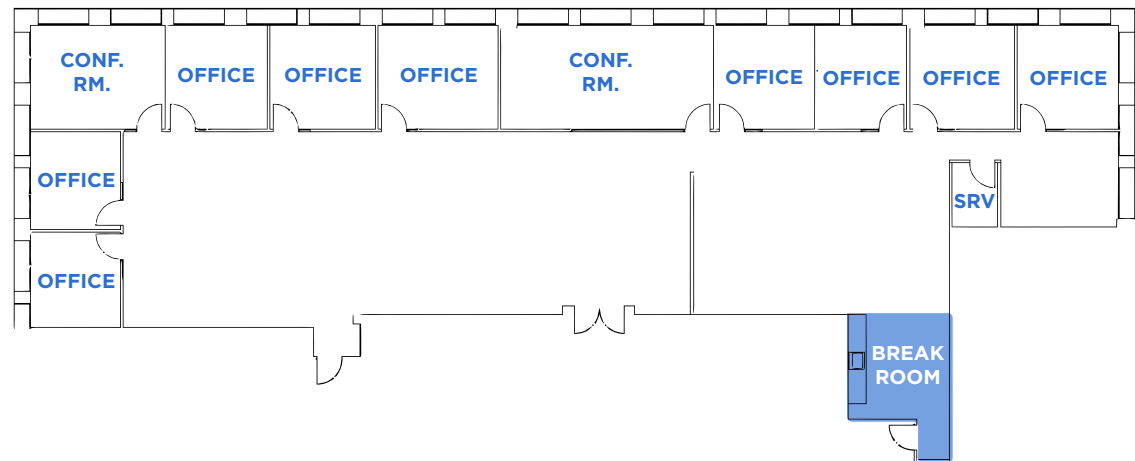
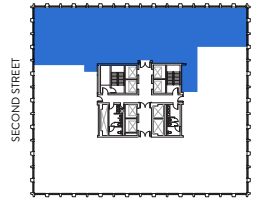


South Tower

Suite 300 — ±5,860 SF

Market Ready

- 9 Private Offices
- 2 Conference Rooms
- Open Office Area
- Open Break Room
- Server Room
- Available Now



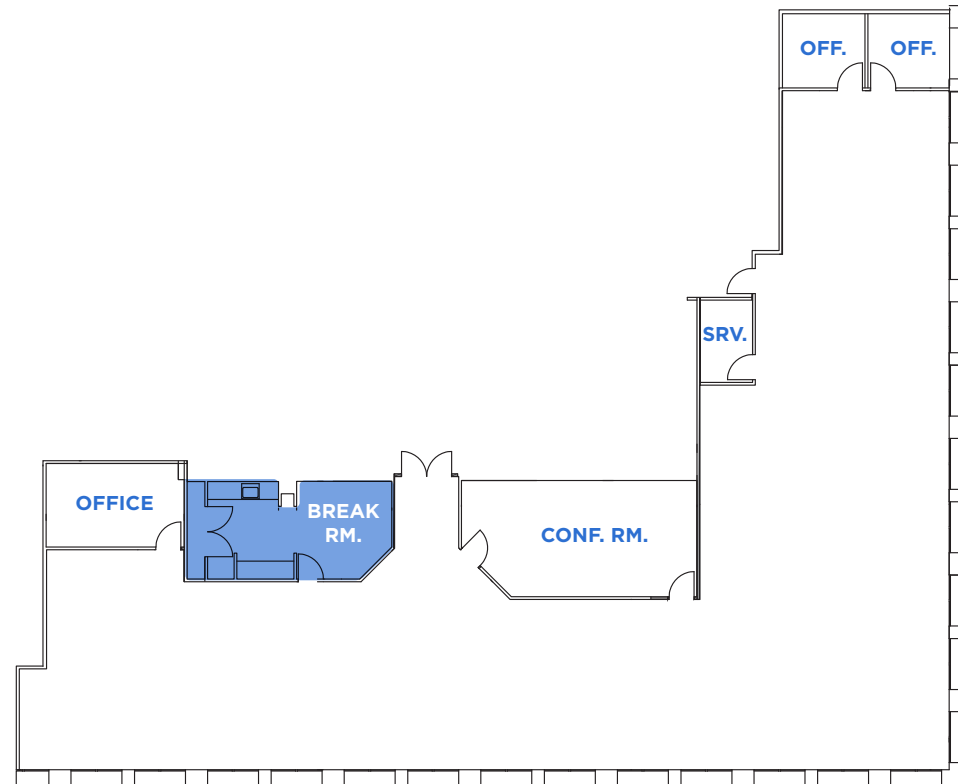
 Wood Laminate



South Tower

Suite 350 — ±6,236 SF

- 3 Private Offices
- 1 Conference Room
- Open Office Area
- Break Room
- Server Room
- Available Now



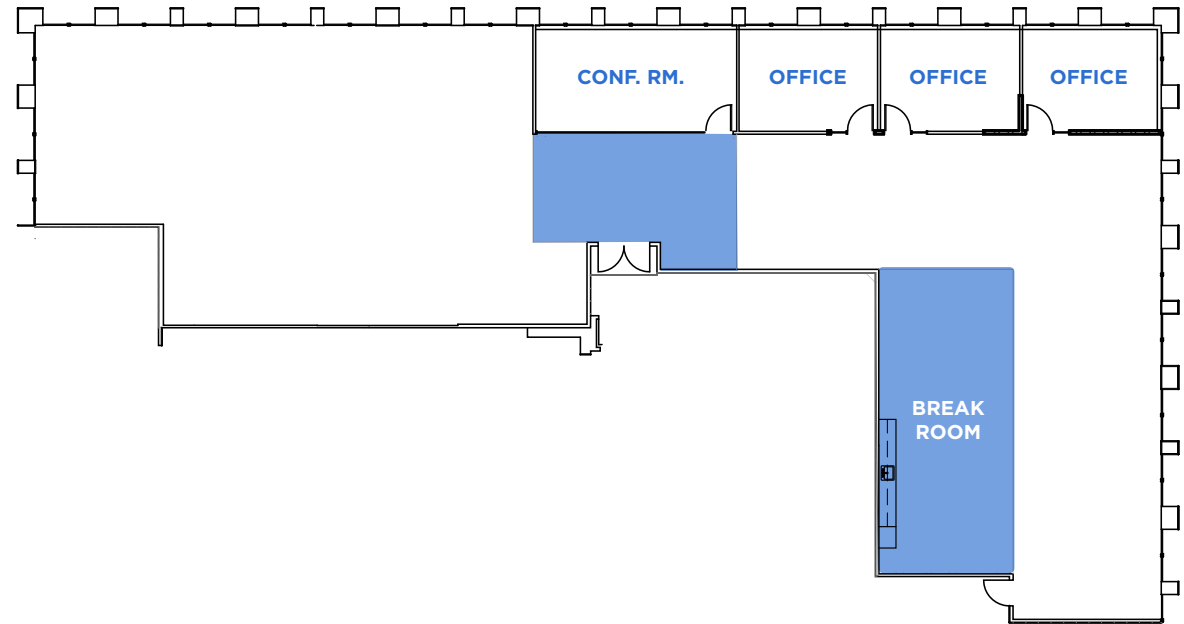
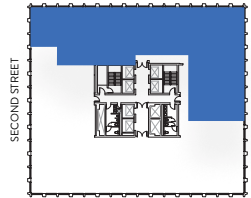


South Tower

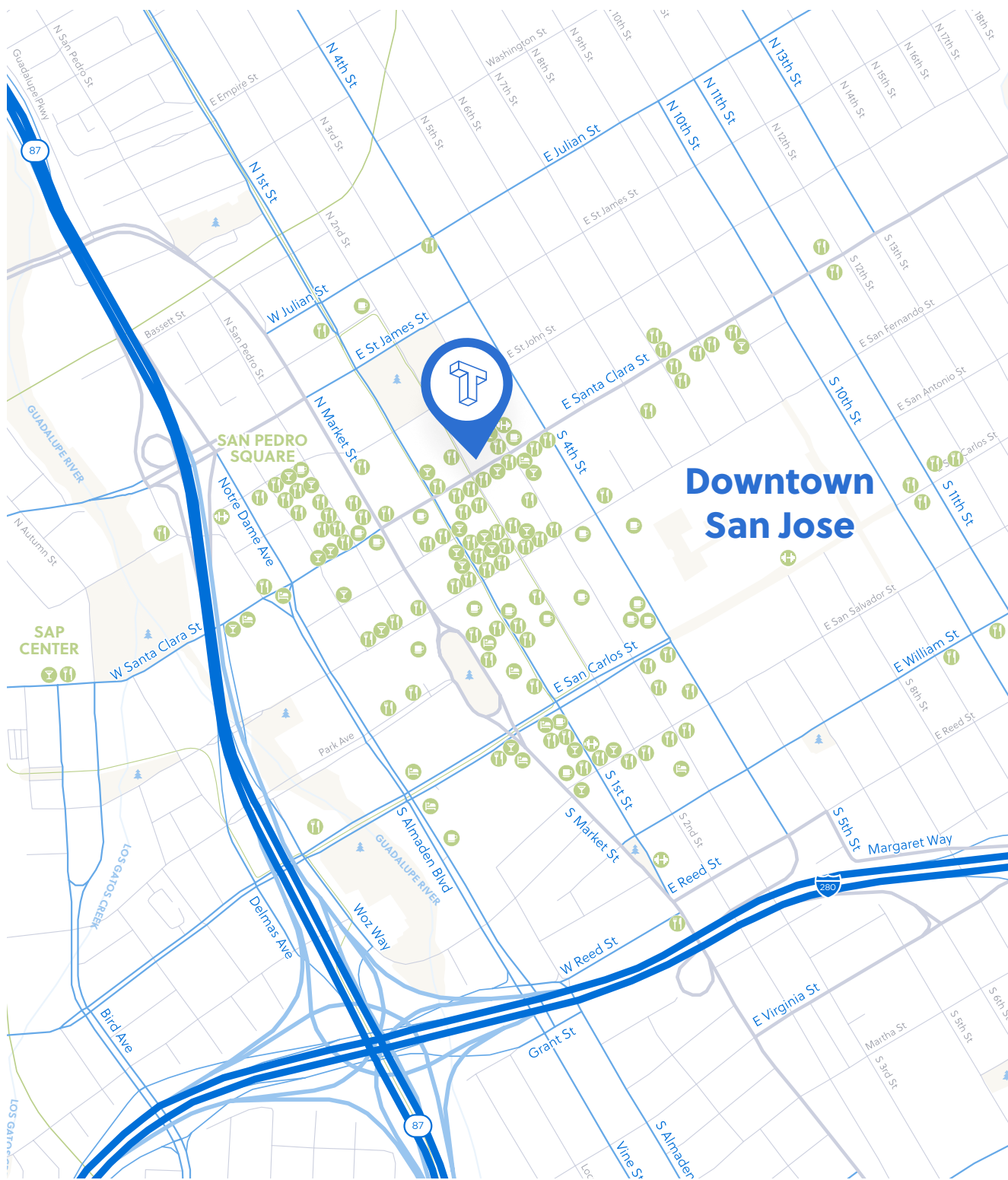
Suite 1100 — ±6,425 SF

Market Ready

- 3 Private Offices
- 1 Conference Room
- Open Break Room
- Open Office Area
- Double Door Entry
- Exposed Ceilings
- Available Now



 Polished Concrete



Within steps of Towers at 2nd

Gyms
35

Restaurants
72

Shopping
50

Cafes
36

Entertainment
40

Bars
39

Grocery Stores
21

Outdoor Events
Annually
300+

Parks
16

Arts and Cultural
Events
40+





Hotels
15

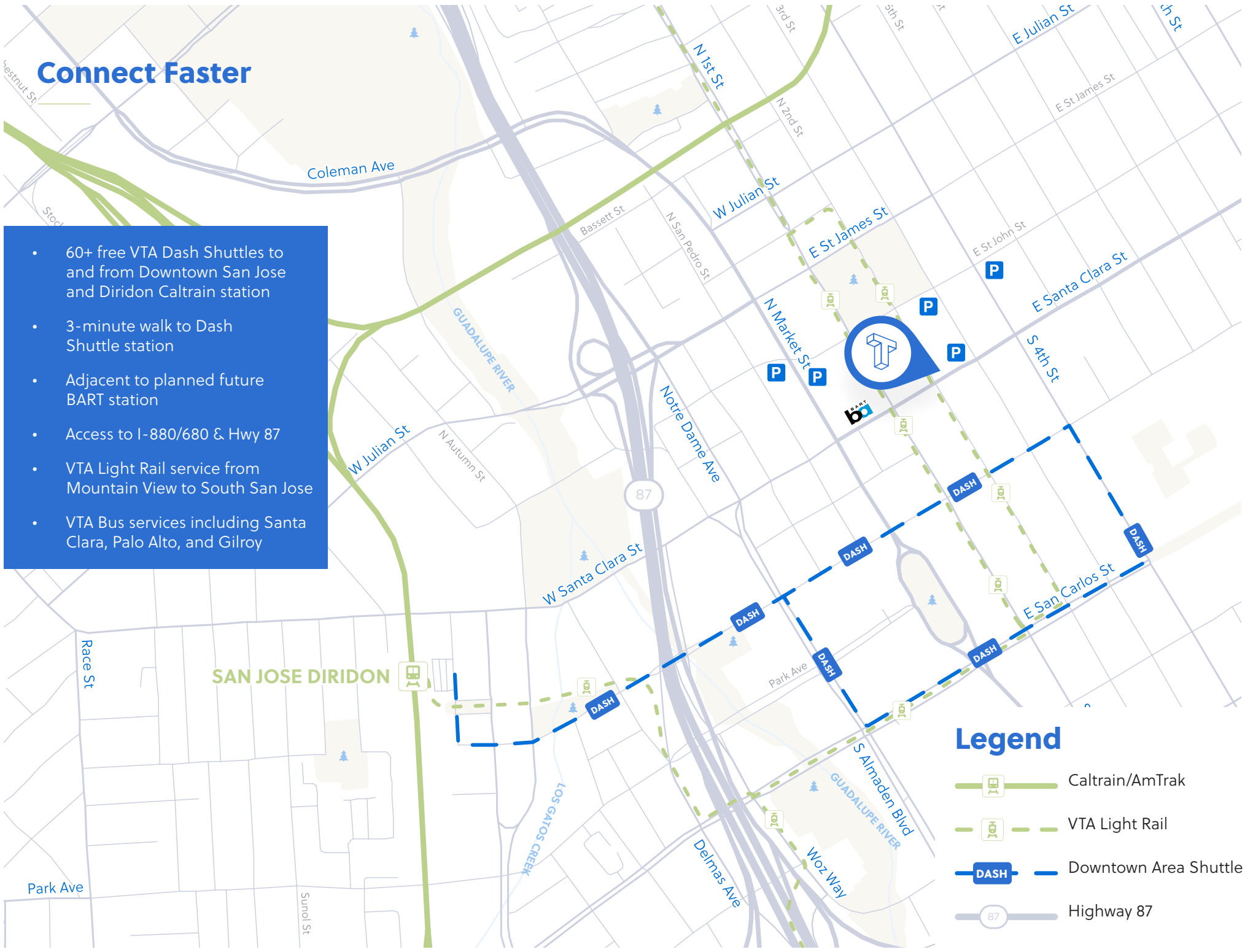
Connect Faster

- 60+ free VTA Dash Shuttles to and from Downtown San Jose and Diridon Caltrain station
- 3-minute walk to Dash Shuttle station
- Adjacent to planned future BART station
- Access to I-880/680 & Hwy 87
- VTA Light Rail service from Mountain View to South San Jose
- VTA Bus services including Santa Clara, Palo Alto, and Gilroy

SAN JOSE DIRIDON

Legend

-  Caltrain/AmTrak
-  VTA Light Rail
-  Downtown Area Shuttle
-  Highway 87



Revitalization

- 3,000+ residential units planned or under construction in Downtown San Jose



Silvery Towers

2 towers: 22 & 20 stories
 640 condo units
 20,000 sqft of retail
 Developer:
 Full Power Properties /
 KT Urban



Parkview Towers

2 towers: 18 & 12 Stories
 220 condos & 6 townhomes
 18,000 sqft retail
 Refitted church building
 flex community space.
 Developer:
 Fulton Street Ventures



St. James Park Revitalization

New master landscaping plan includes an outdoor concert hall, playground, fountain, dog park, and picnic area



San Pedro Square

A 5-minute walk to this vibrant downtown market with restaurants, bars, sidewalk cafes, live music, and an open-air plaza.



Modera

8 Stories: 204 units
 4,000–5,000 SF retail
 Developer:
 Mill Creek Residential Trust



Marshall Square

7 Stories: 109 units
 9,400 SF retail
 Developer:
 Fairfield Residential



Miro

2 towers:
 28 stories, 304 condo units
 28 stories, 326 apt units
 14,000 SF retail &
 25,000 SF office
 Developer:
 SJSC Properties /
 Beijing Damei

Brandon Bain

408 615 3416

brandon.bain@cushwake.com

Lic. #01308375

Alex Lagemann

408 221 2310

alex.lagemann@cushwake.com

Lic. #02024474



**TOWERS
AT 2ND**

Bob Simpson

408 615 3421

bob.simpson@cushwake.com

Lic. #01240540

Rob Souza

408 615 3448

rob.souza@cushwake.com

Lic. #01916129

Brookfield

