



**NORTH
SECOND
31
SAN JOSE**

**FULL FLOOR + NEW MARKET READY
UNITS AVAILABLE**



BUILDING HIGHLIGHTS

- ▶ LOCATED IN THE HEART OF DOWNTOWN
- ▶ EASY ACCESS TO HIGHWAYS 880, 280 AND 87
- ▶ ONLY ONE BLOCK FROM LIGHT RAIL AND CALTRAIN DASH SHUTTLE STOP
- ▶ ONSITE PARKING, ACROSS THE STREET FROM 2ND ST. PARKING GARAGE, AMPLE STREET PARKING
- ▶ WALKING DISTANCE TO CITY HALL, MULTIPLE HOTELS, COURTHOUSE AND MAIN POST OFFICE

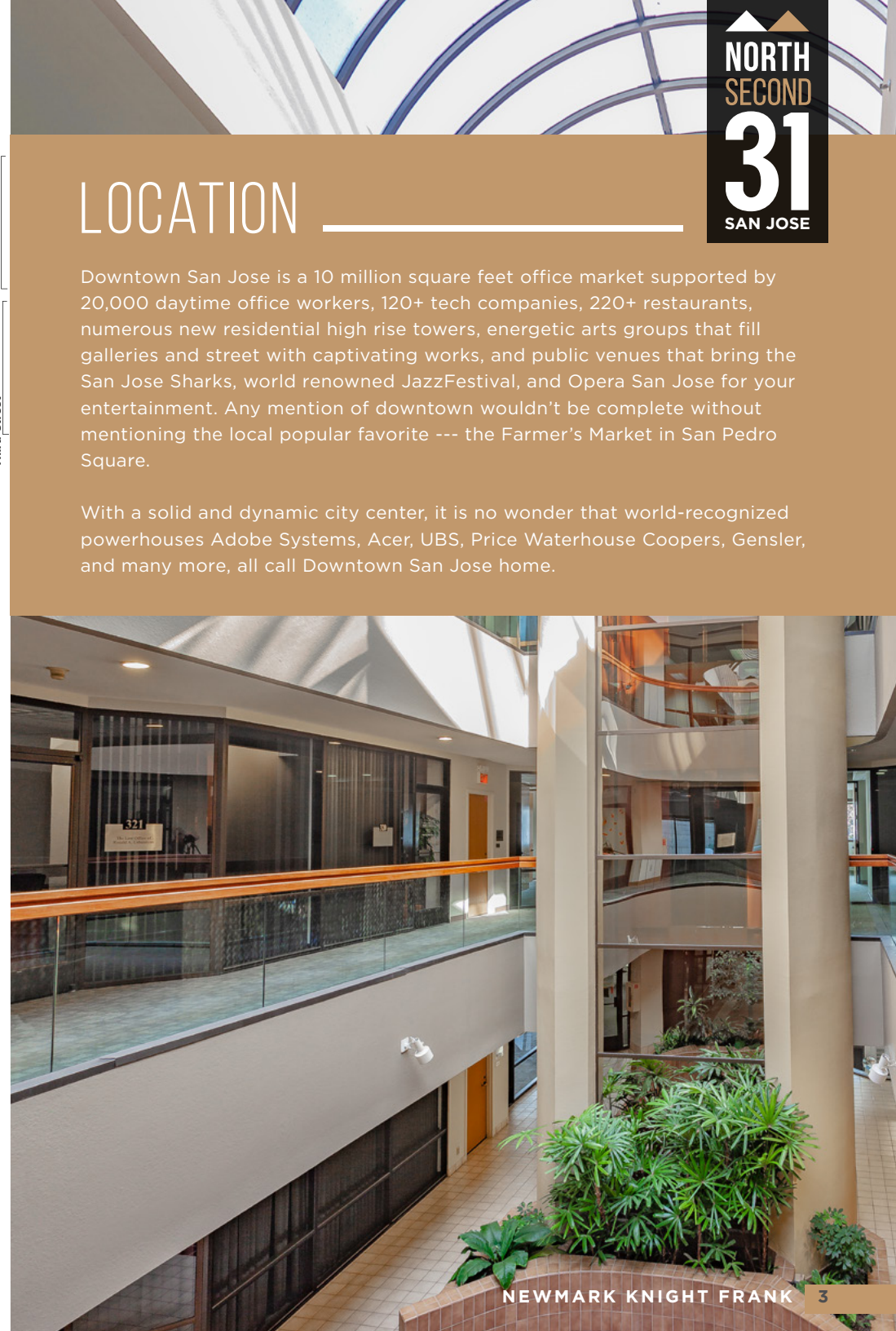
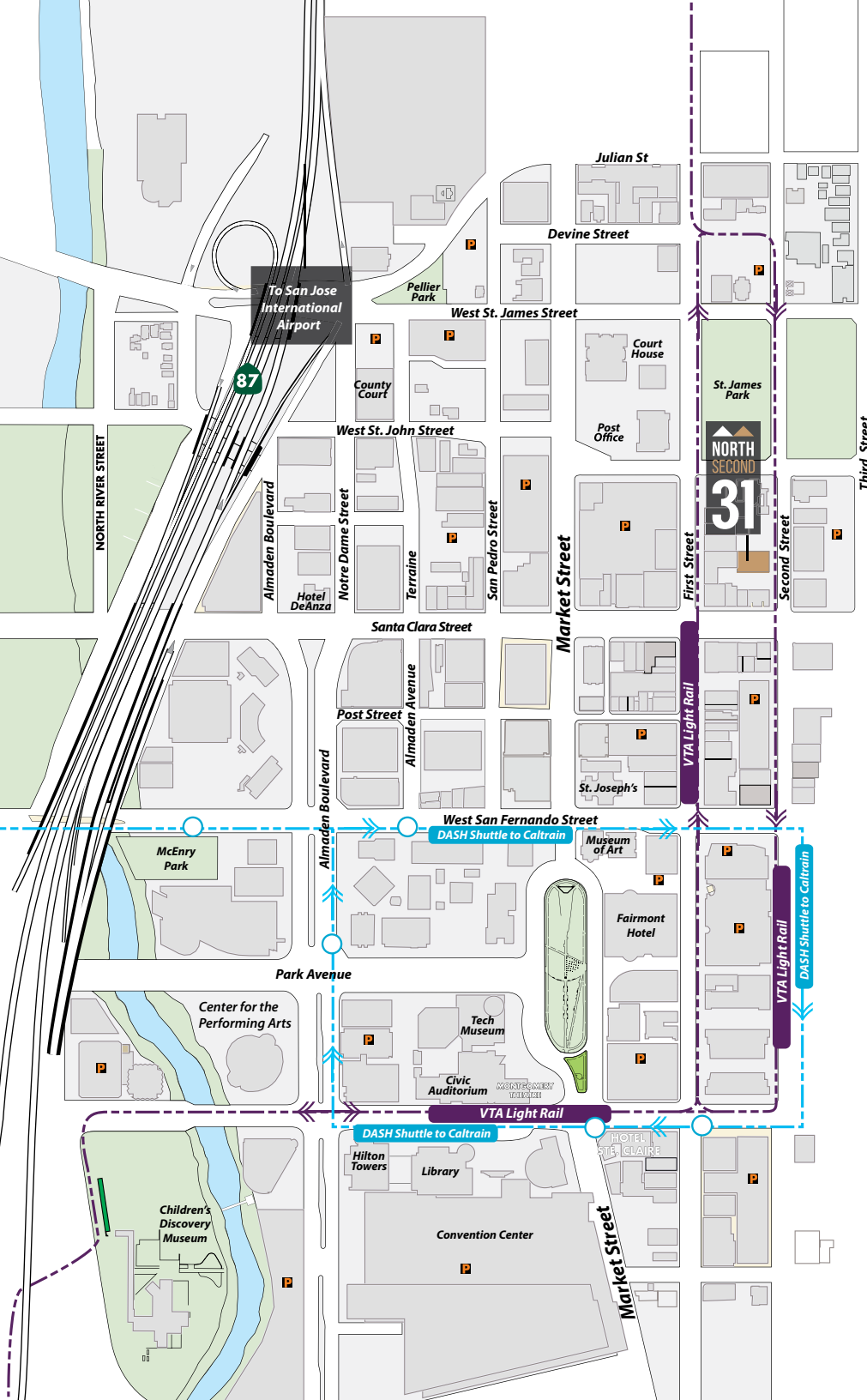
AMENITIES

- ▶ SHORT WALK TO SAN PEDRO SQUARE, STARBUCKS, AND OVER 200+ RESTAURANTS IN DOWNTOWN
- ▶ 10 MINUTE WALK TO SAP ARENA

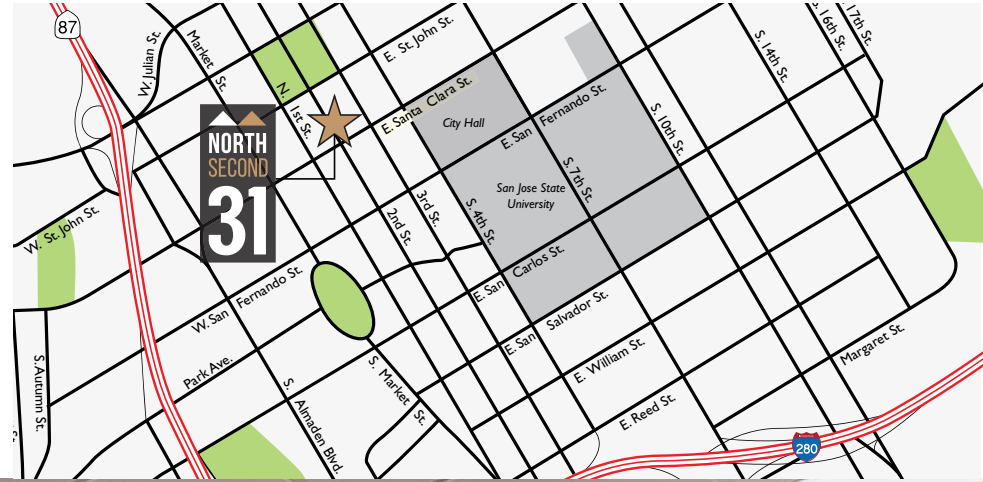
LOCATION

Downtown San Jose is a 10 million square feet office market supported by 20,000 daytime office workers, 120+ tech companies, 220+ restaurants, numerous new residential high rise towers, energetic arts groups that fill galleries and street with captivating works, and public venues that bring the San Jose Sharks, world renowned JazzFestival, and Opera San Jose for your entertainment. Any mention of downtown wouldn't be complete without mentioning the local popular favorite --- the Farmer's Market in San Pedro Square.

With a solid and dynamic city center, it is no wonder that world-recognized powerhouses Adobe Systems, Acer, UBS, Price Waterhouse Coopers, Gensler, and many more, all call Downtown San Jose home.

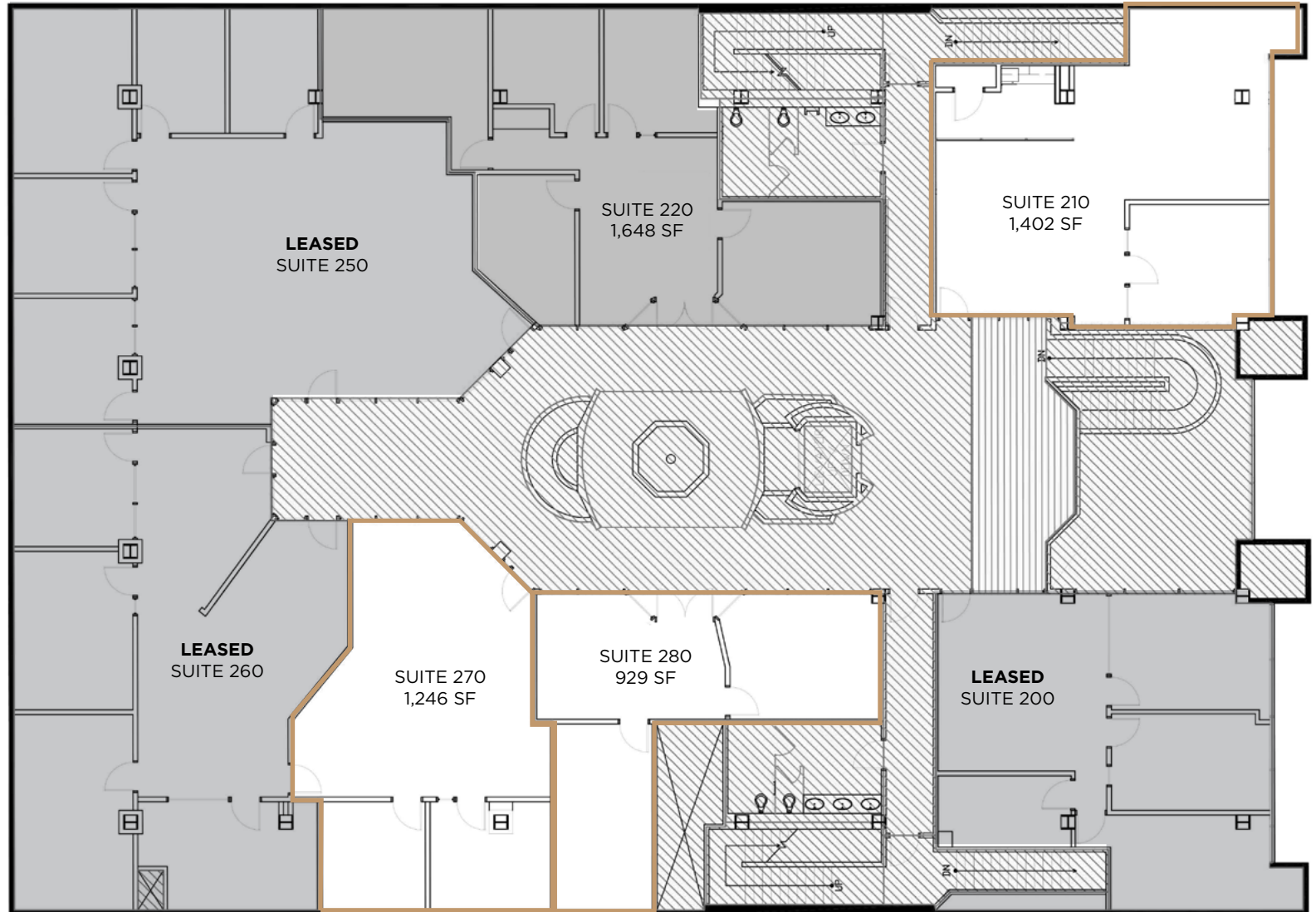


SUITE AVAILABILITY			
FLOOR	SUITE	AVAILABLE	
2	210	1,402 SF	Market Ready
2	270	1,246 SF	} Can be Combined for 2,175 SF
2	280	929 SF	
3	330	2,373 SF	Market Ready with Outdoor balcony
3	335	2,574 SF	

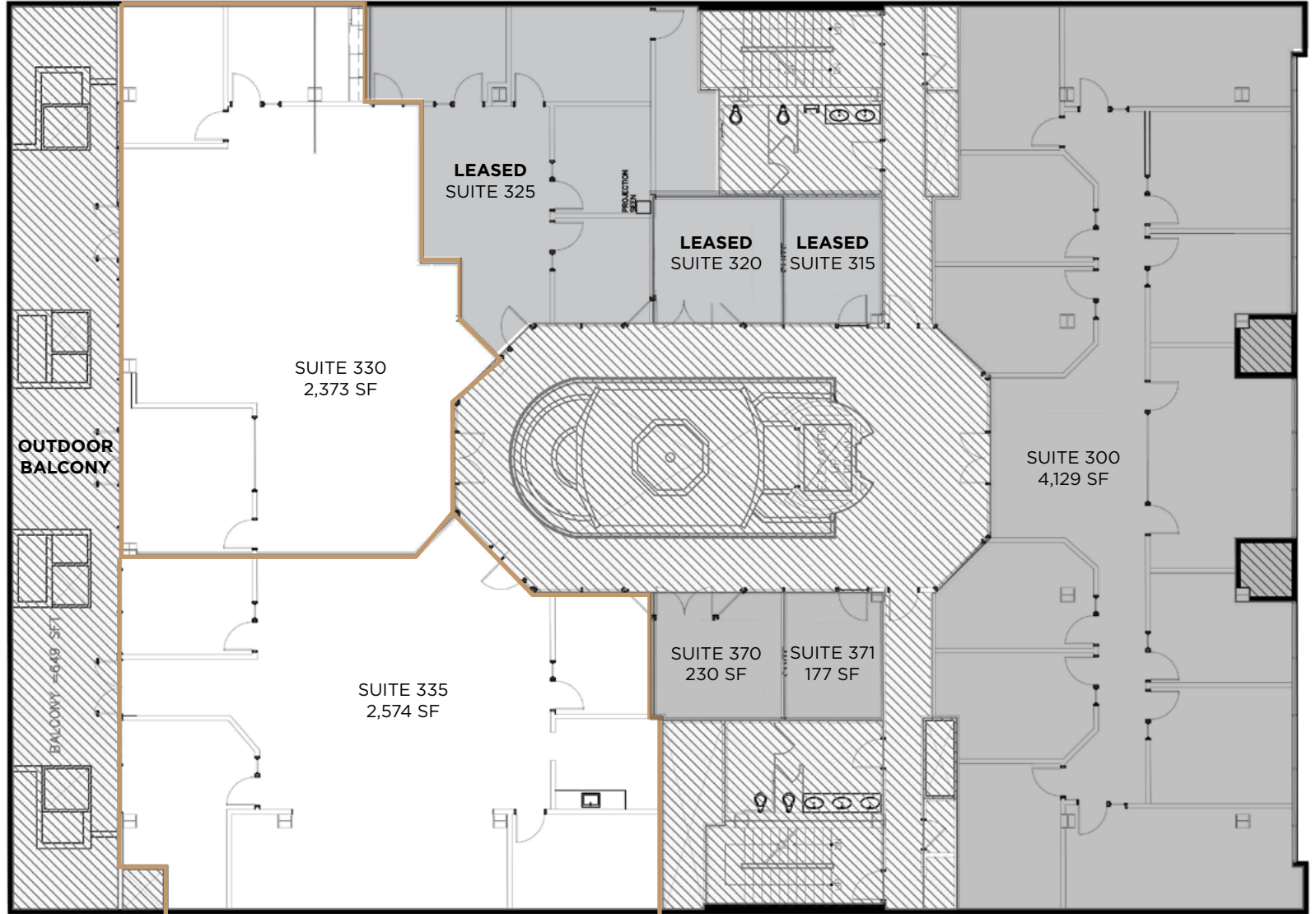


SUITE 210

2ND FLOOR AVAILABILITY



3RD FLOOR AVAILABILITY





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SAN JOSE**

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