



# CLAIM YOUR SPOT IN DOWNTOWN SAN JOSE



**Brookfield**





Located in  
**Vibrant Downtown**  
San Jose

Towers at 2<sup>nd</sup> 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 2<sup>nd</sup>, 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



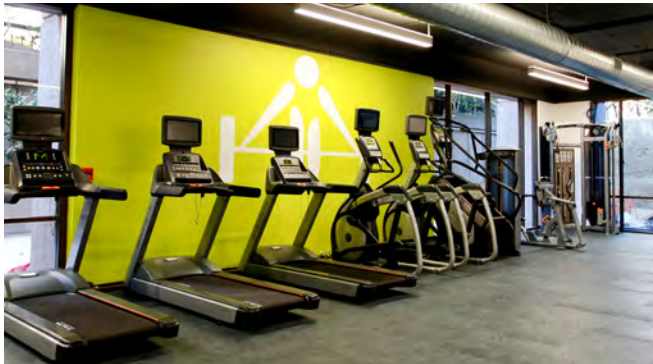
## Collaboration

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

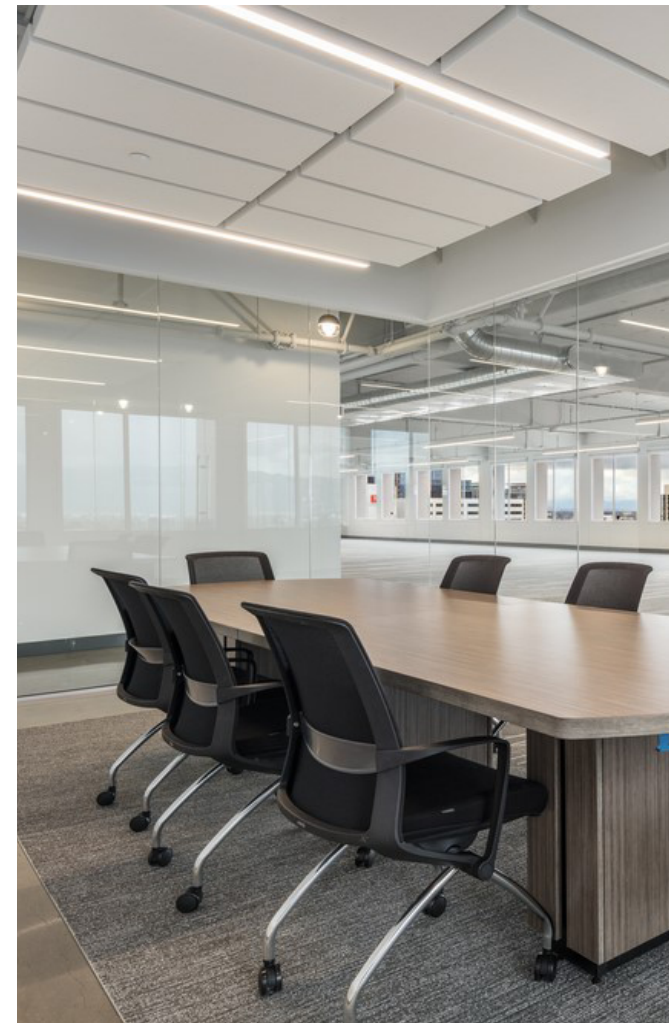


# North Tower Availabilities

4 N 2<sup>nd</sup> 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		±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

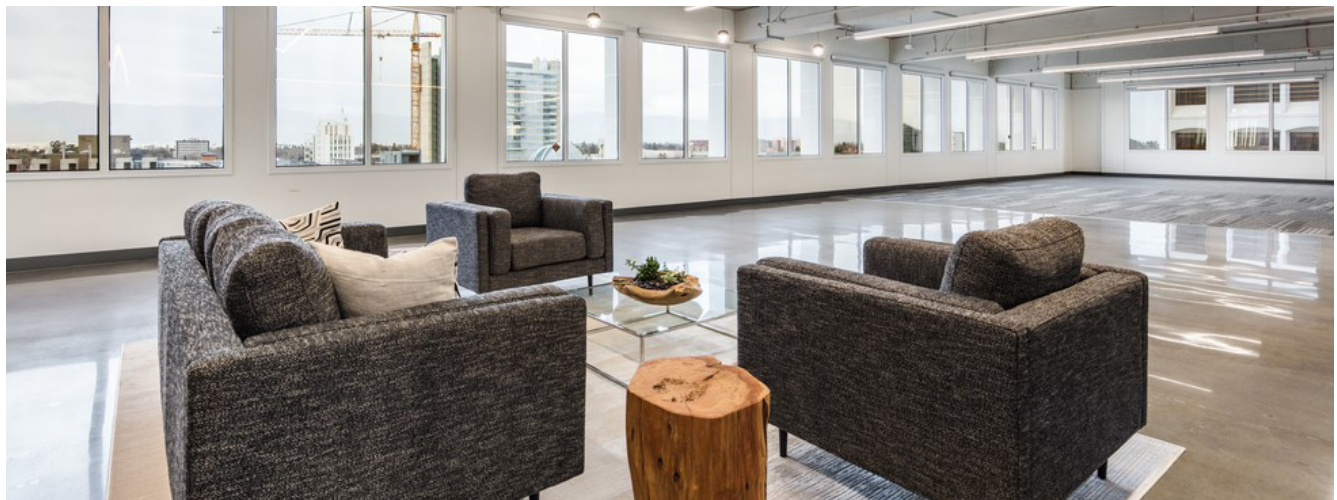


# South Tower Availabilities

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 1460		±1,448 SF
Suite 250		±2,001 SF
Suite 1175		±2,207 SF
Suite 1400		±3,253 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

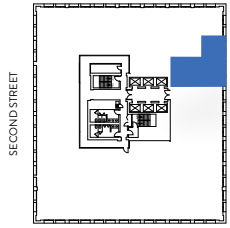
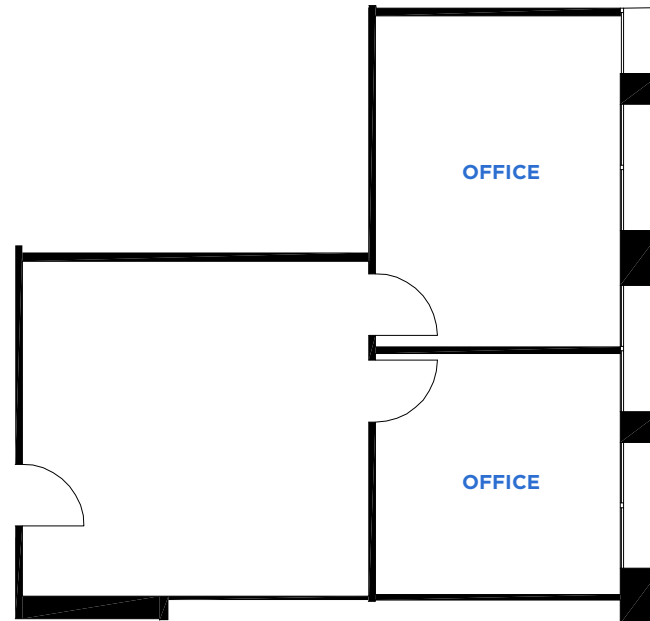




## North Tower

Suite 650 — ±724 SF

- 2 Private Offices
- Available Now

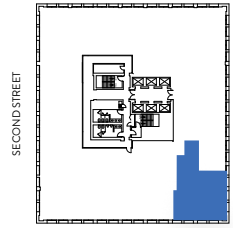
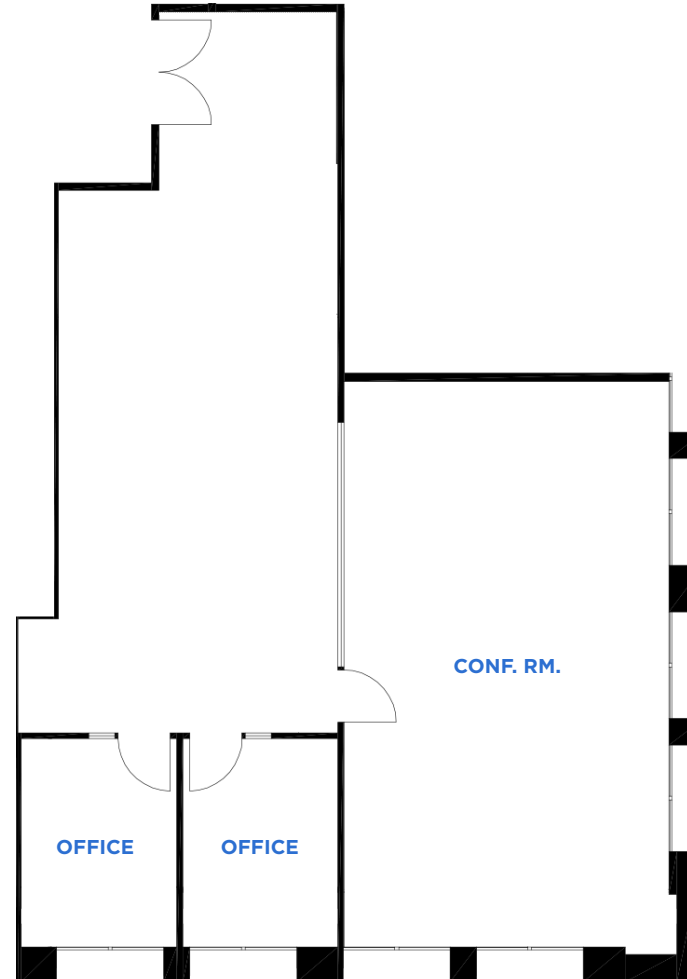




## North Tower

Suite 430 — ±1,759 SF

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



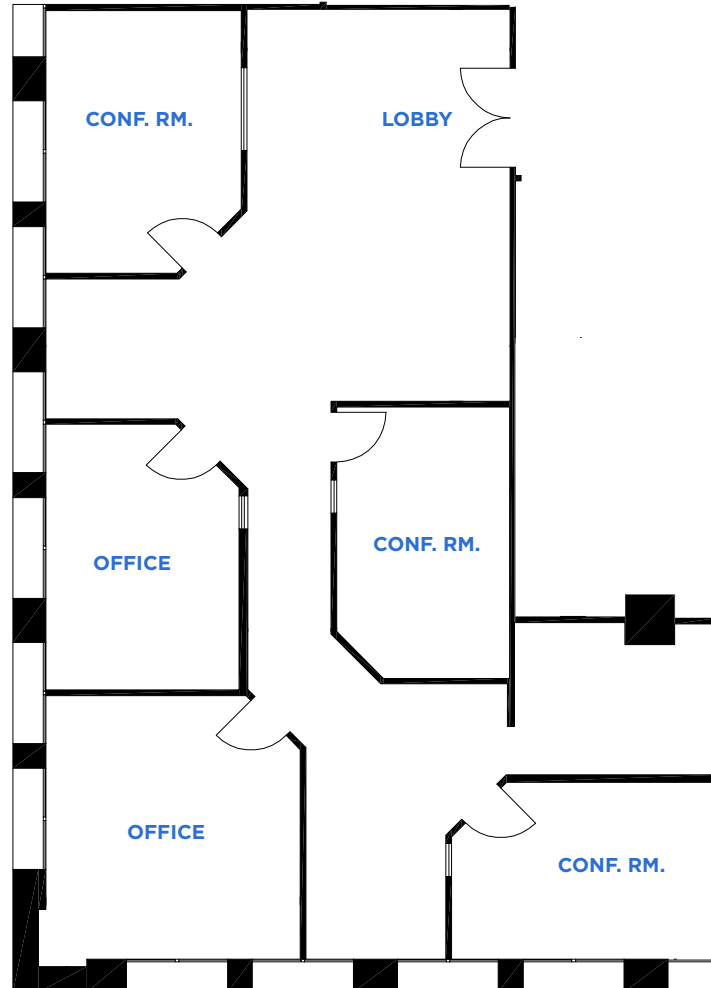




## North Tower

Suite 550 — ±2,280 SF

- 2 Private Offices
- 3 Conference Rooms
- Available Now



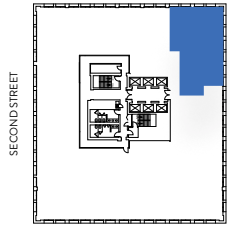
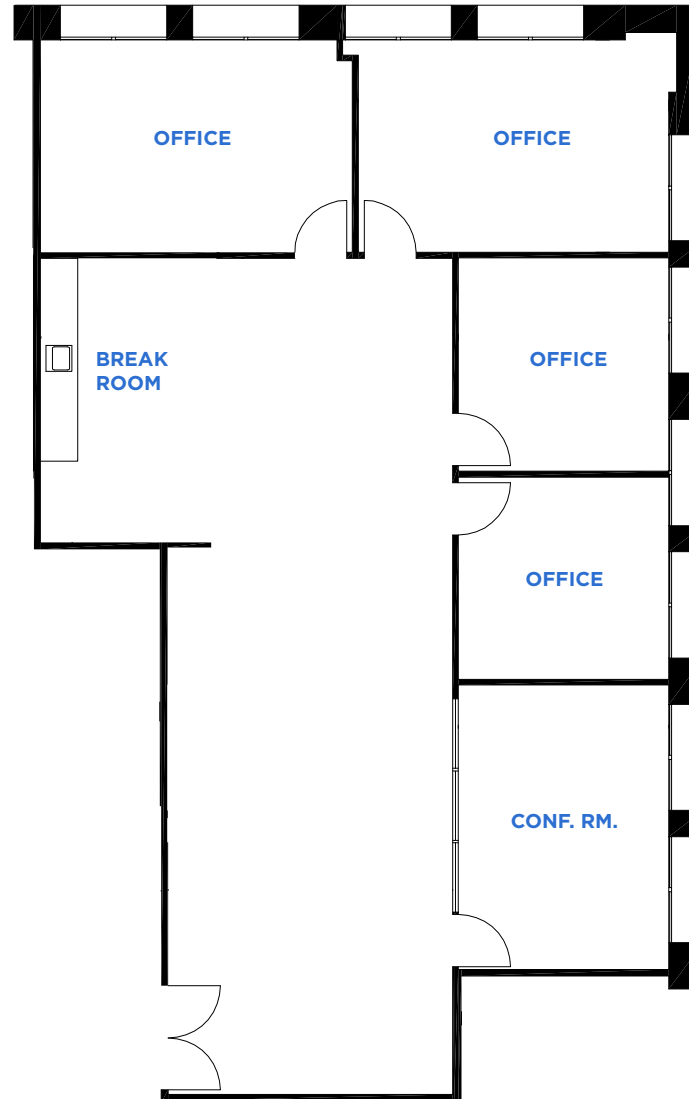


## North Tower

Suite 1240 — ±2,284 SF

Market Ready

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



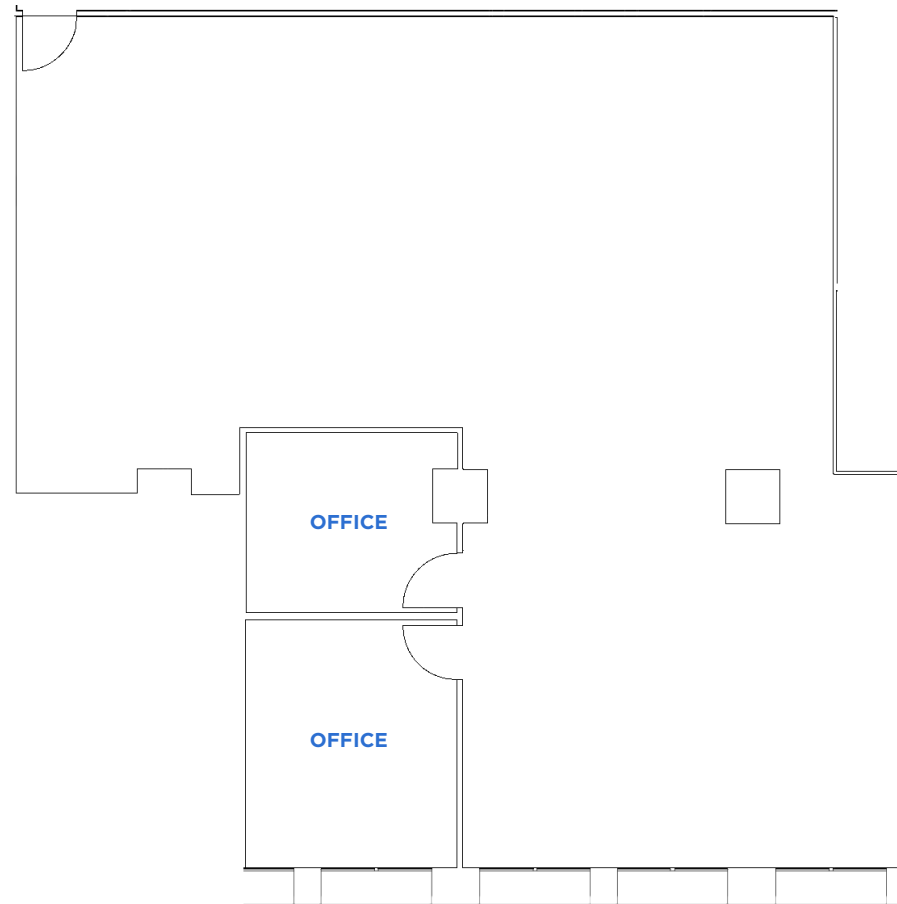
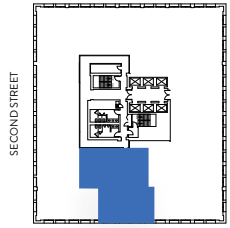


## North Tower

Suite 560 — ±2,370 SF

Market Ready

- 2 Private Offices
- Open Office Area
- Available Now

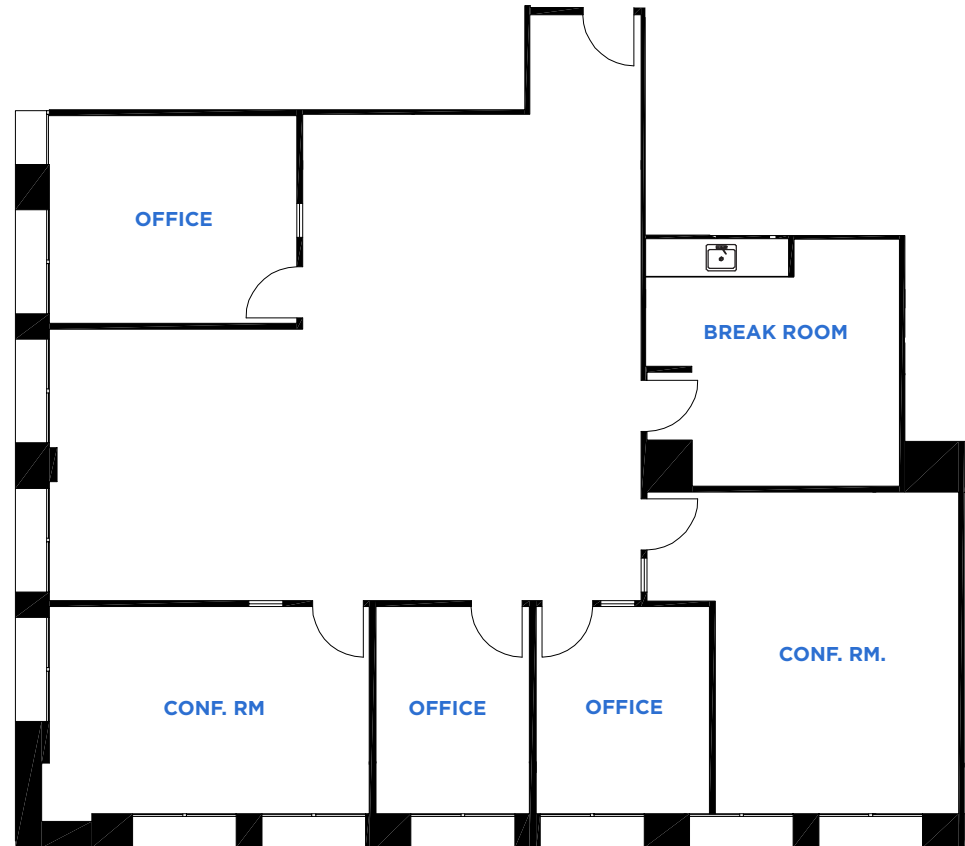




## North Tower

Suite 210 — ±2,498 SF

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



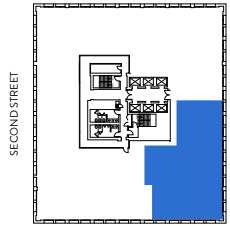
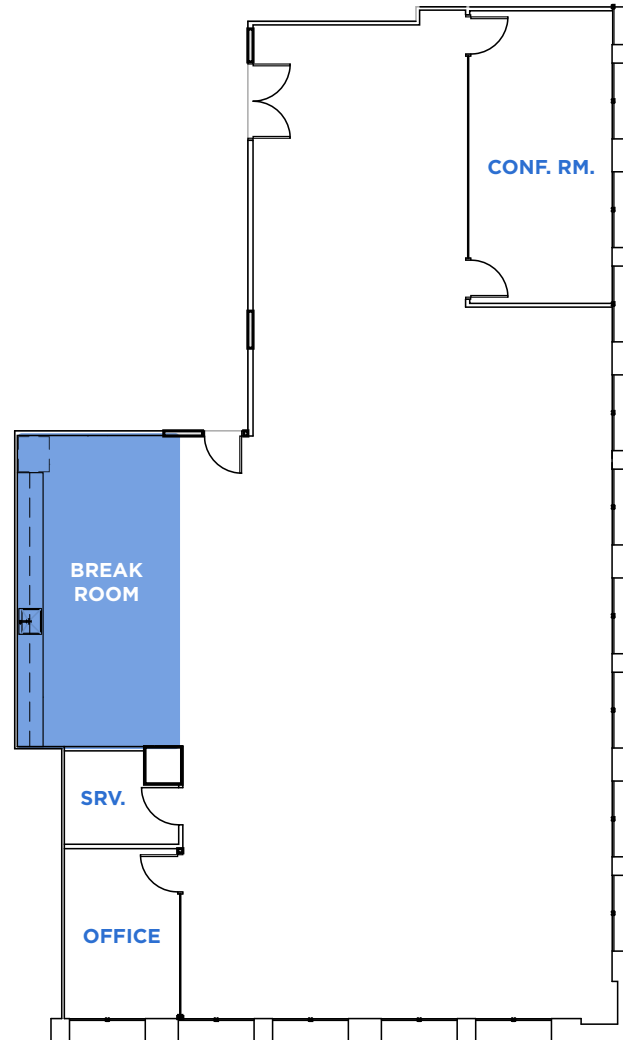


## North Tower

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

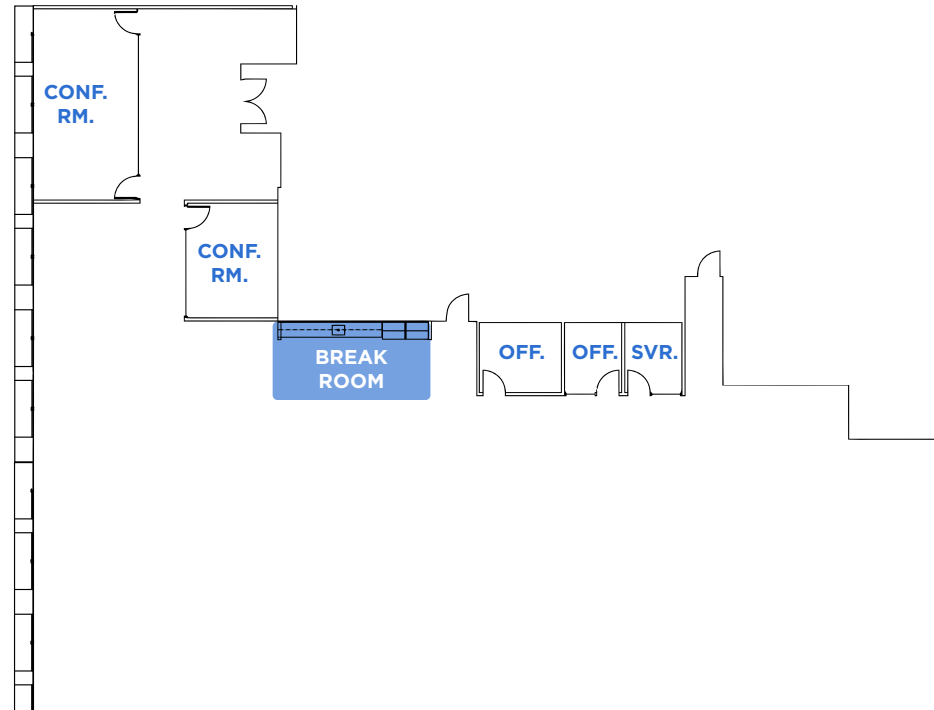


## North Tower

Suite 1270B — ±9,045 SF

Market Ready

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



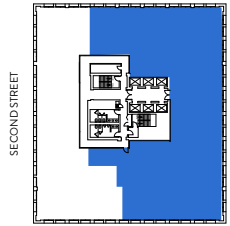
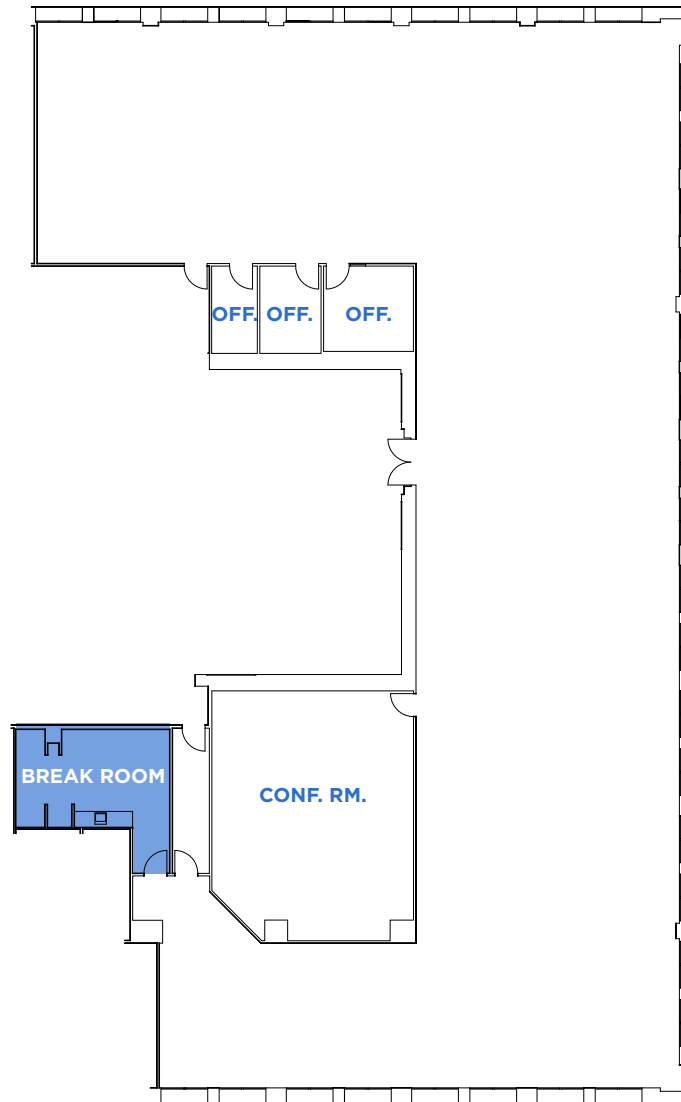
 Polished Concrete



## North Tower

Suite 290 — ±10,489 SF

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



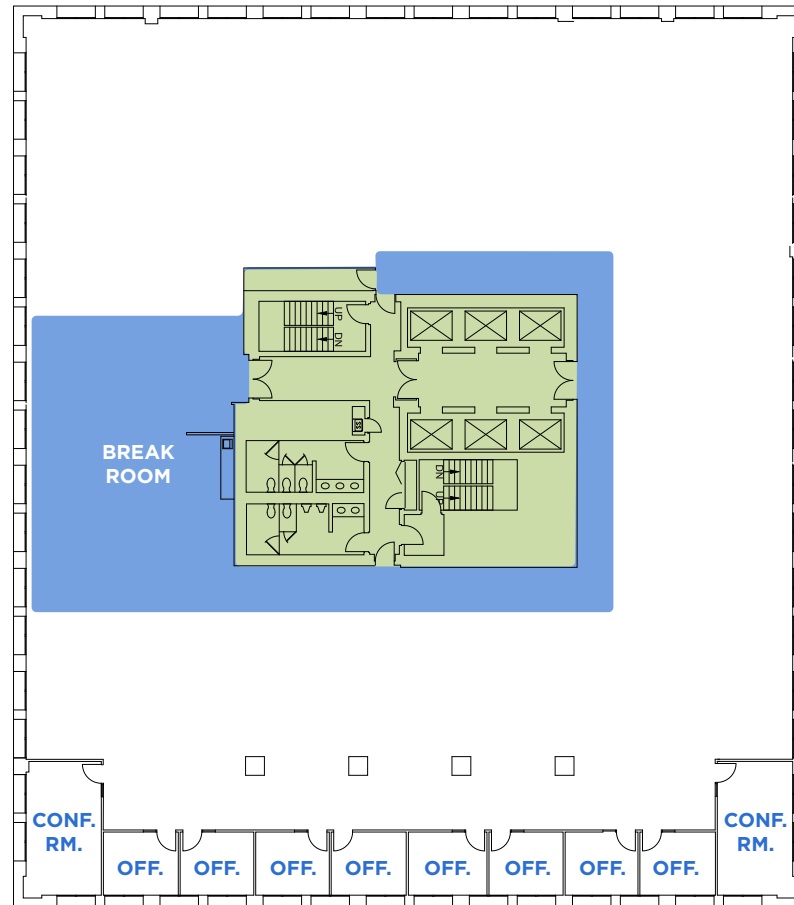
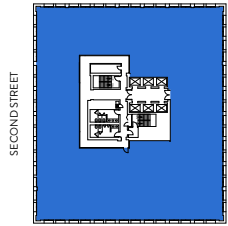


## North Tower

Floor 3 — ±17,459 SF

Market Ready

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



 Polished Concrete

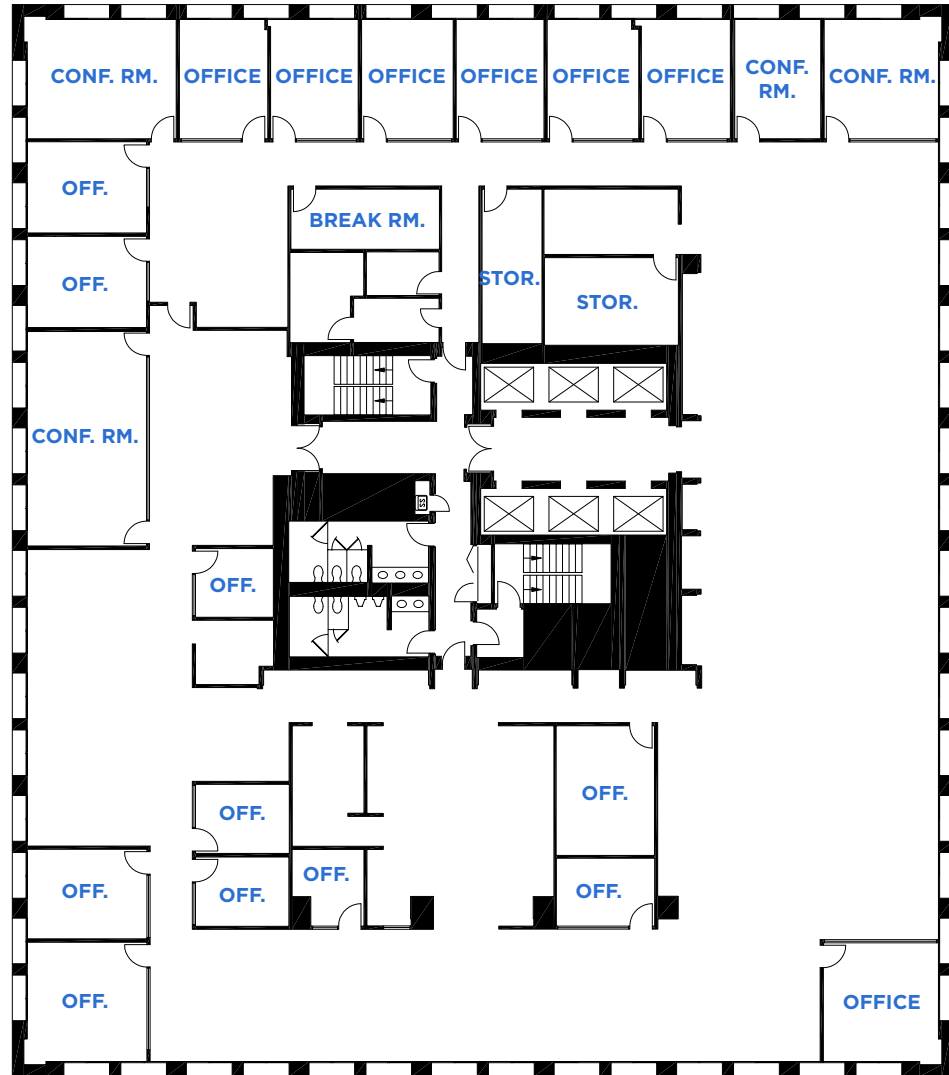
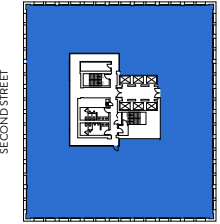




## North Tower

Floor 8 — ±17,485 SF

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

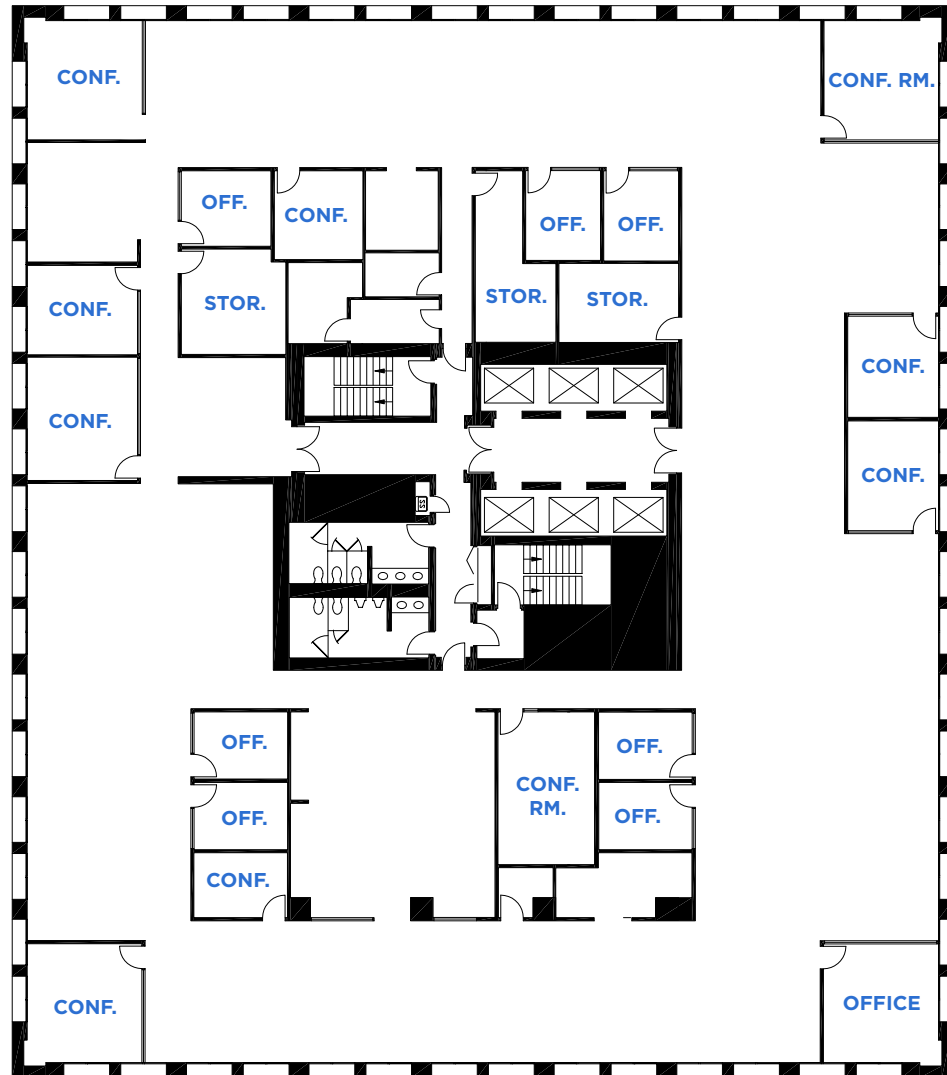
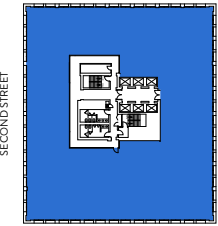




## North Tower

Floor 7 — ±17,537 SF

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

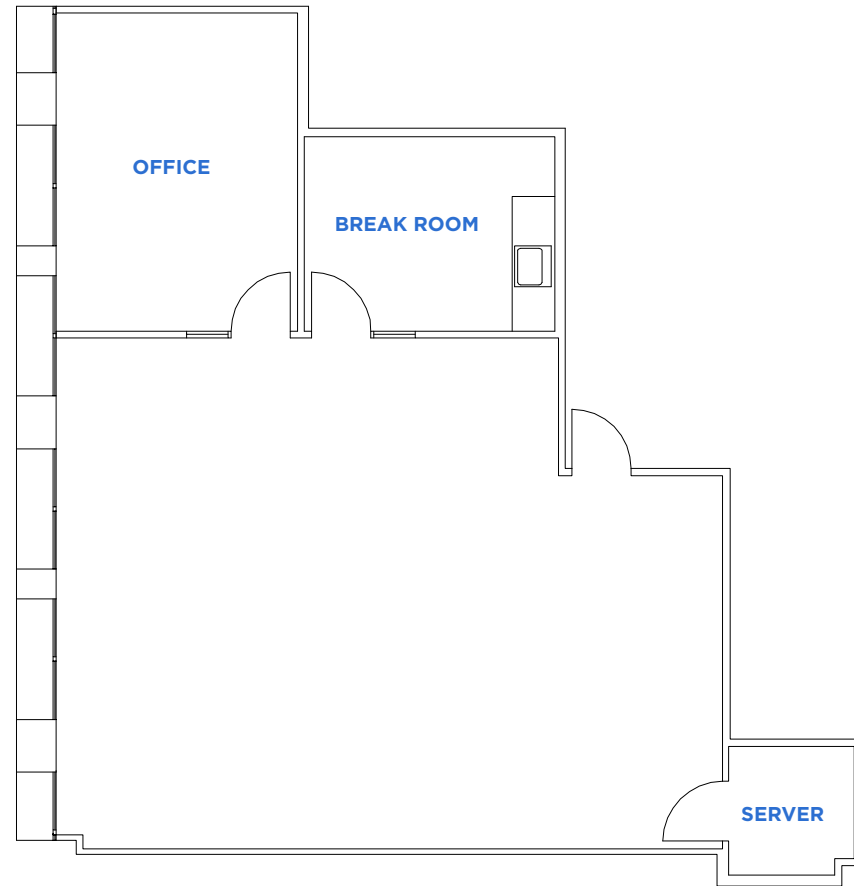
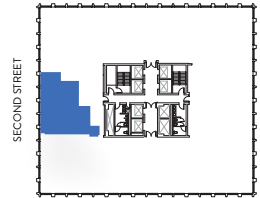




## South Tower

Suite 1460 — ±1,448 SF

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

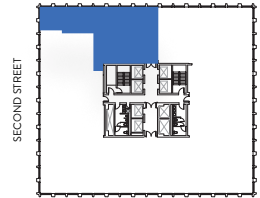




## South Tower

Suite 250 — ±2,001 SF

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

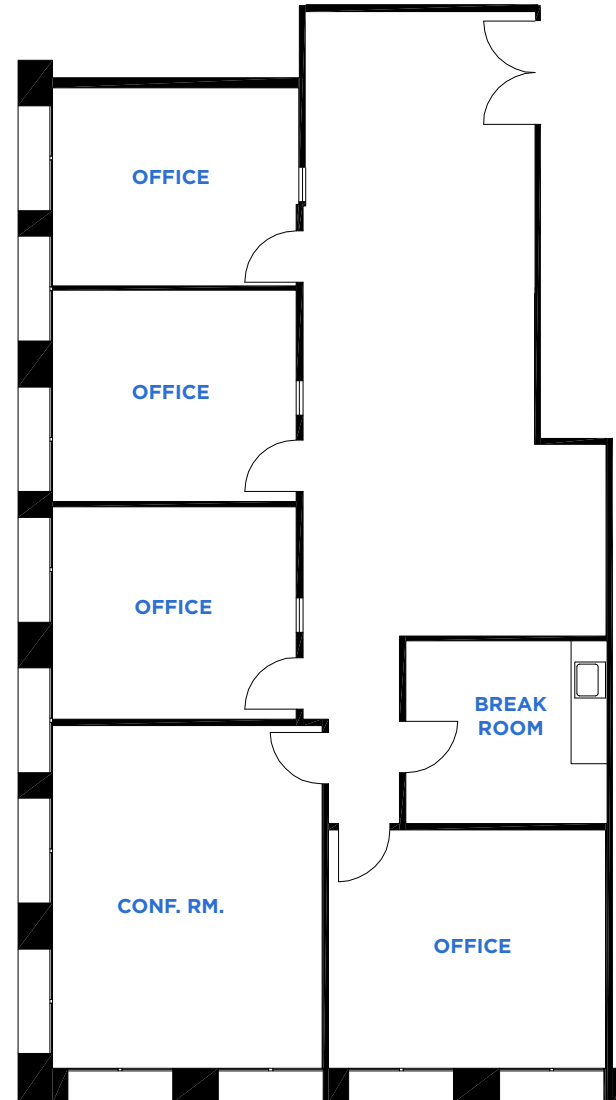




## South Tower

Suite 1175 — ±2,207 SF

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

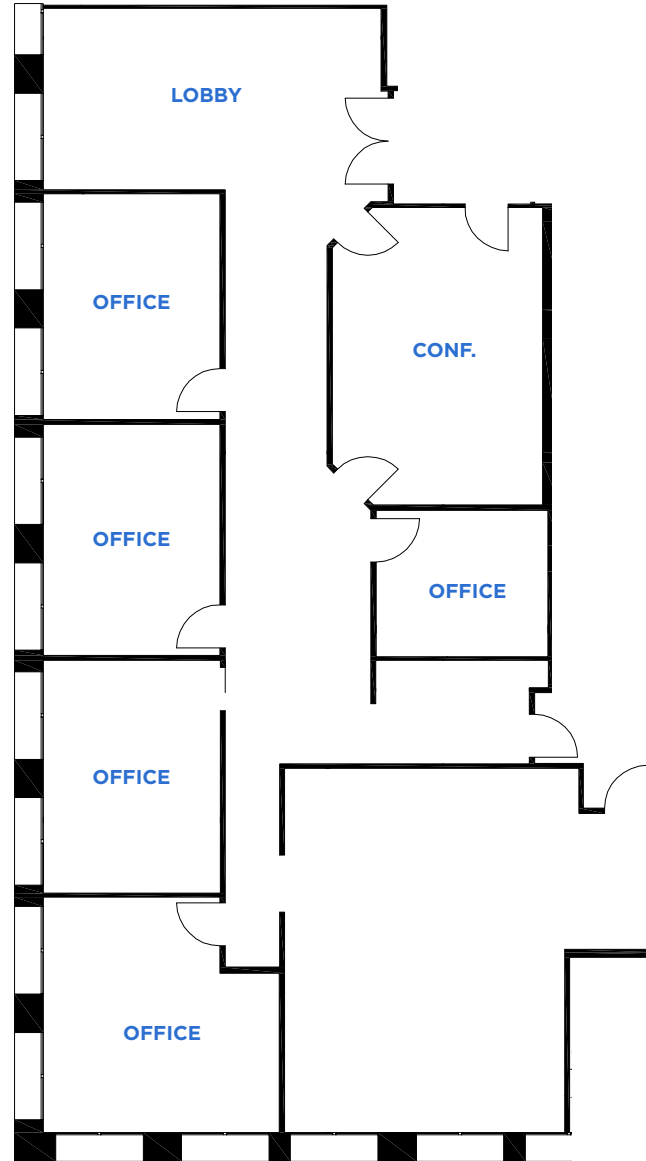




## South Tower

Suite 1400 — ±3,253 SF

- Open Office Area
- 5 Private Offices
- 1 Conference Room
- Available 1/1/21

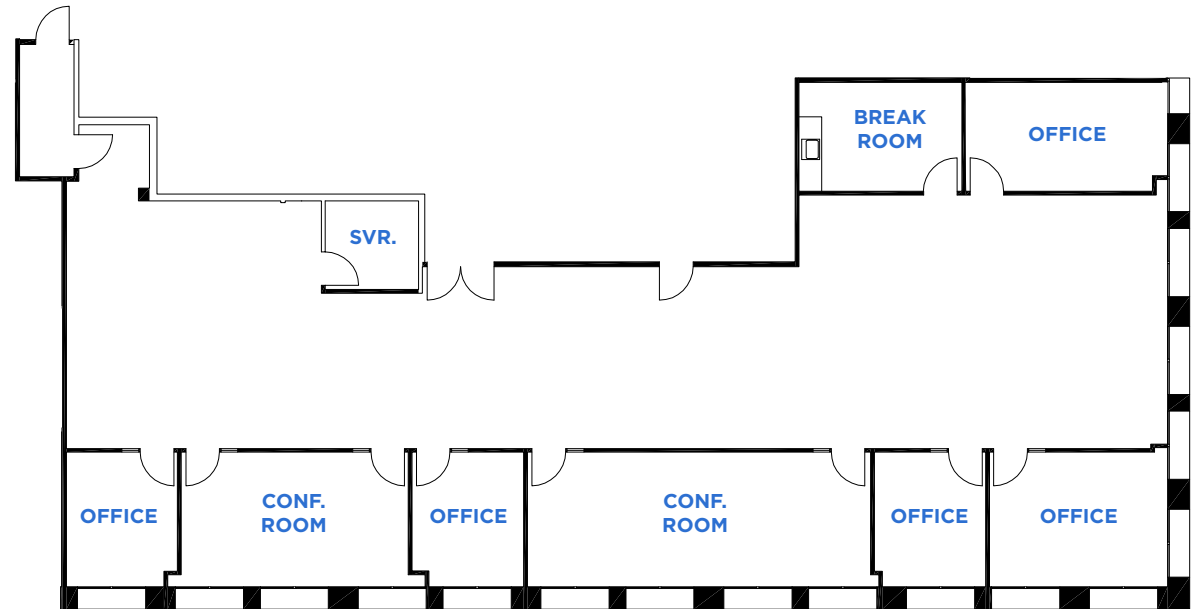
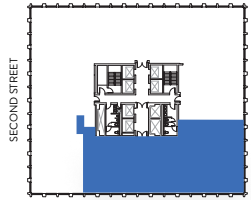




## South Tower

Suite 1150 — ±4,365 SF

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



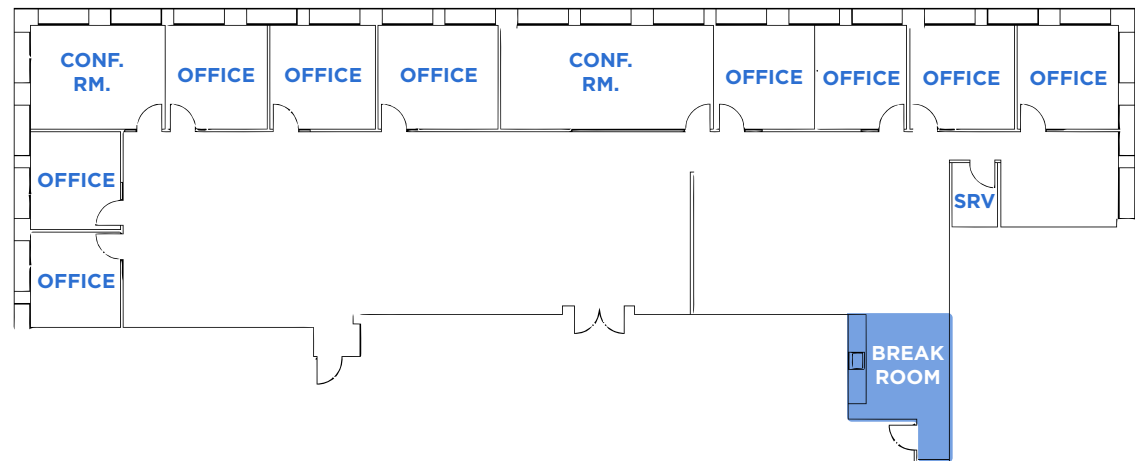
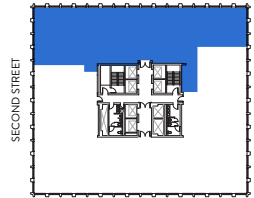


## South Tower

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

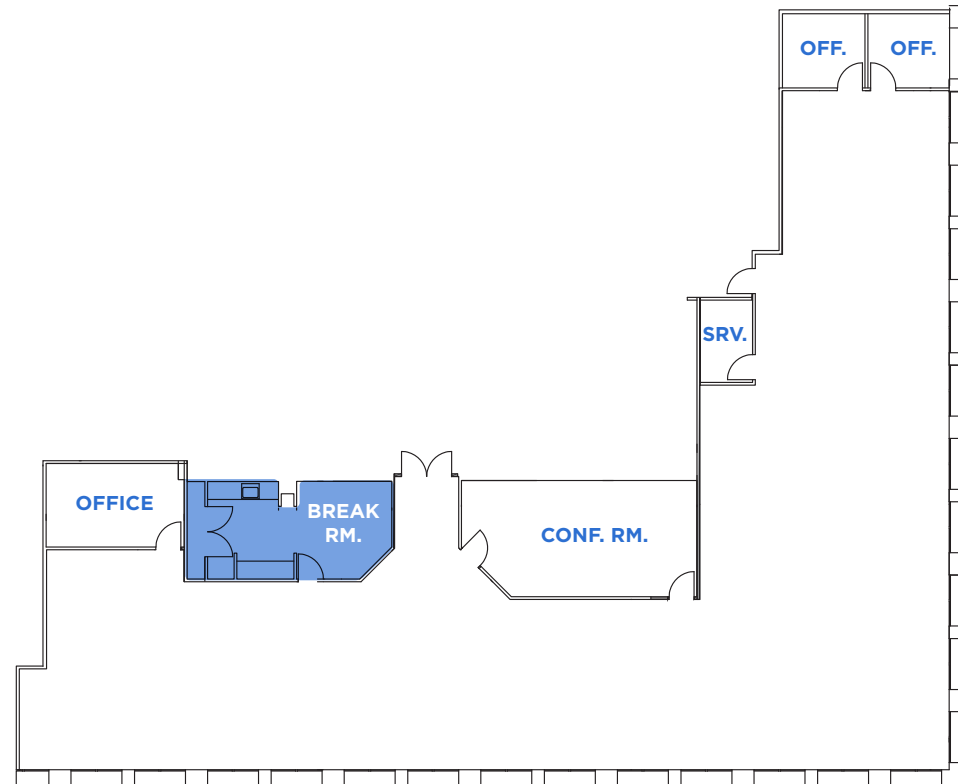




## South Tower

Suite 350 — ±6,236 SF

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



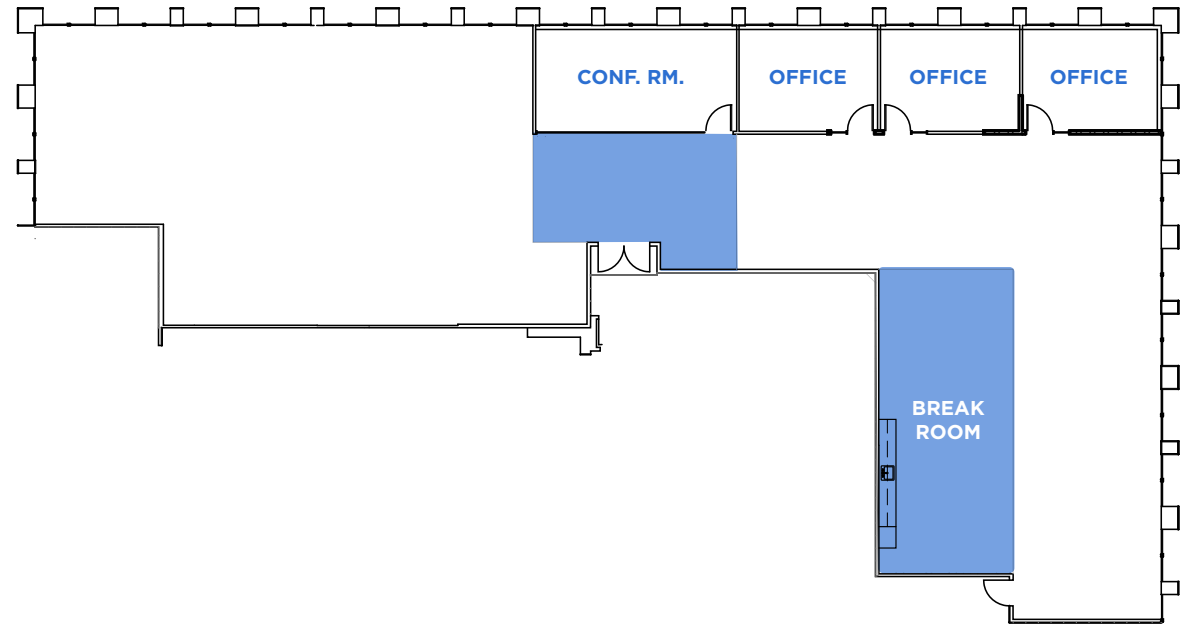
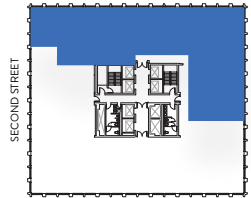


## South Tower

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 2<sup>nd</sup>

Gyms  
**35**

Restaurants  
**72**

Shopping  
**50**

Cafes  
**36**

Entertainment  
**40**

Bars  
**39**

Grocery Stores  
**21**

Outdoor Events  
Annually  
**300+**

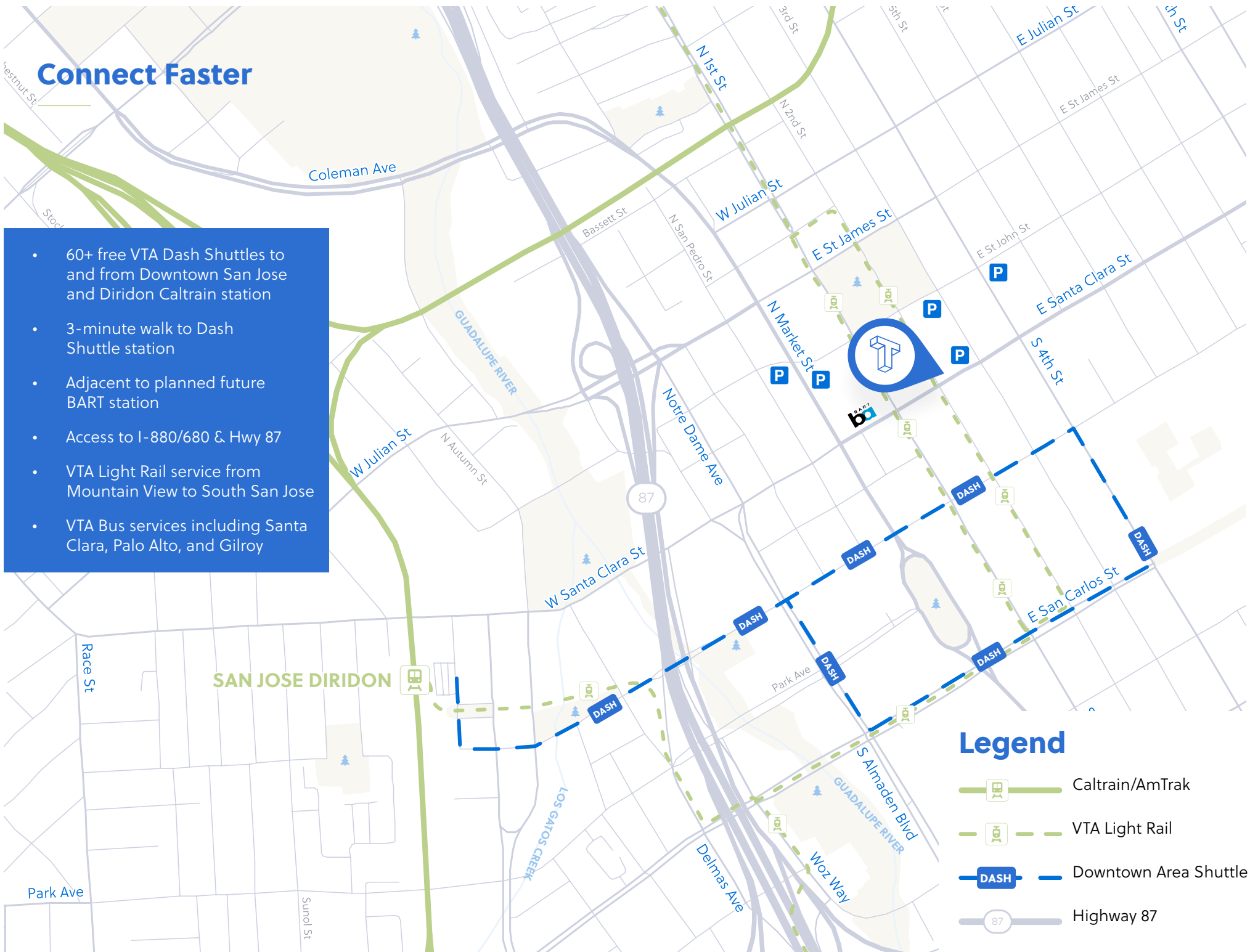
Parks  
**16**

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



## 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

VIEW SITE SPECIFIC COVID-19 PREVENTION PLAN

**Brookfield**

