



THREE 3 THREE

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 **CUSHMAN & WAKEFIELD**

PROJECT HIGHLIGHTS



Class A, 12-Story Highrise Office Building with Market Ready Spaces



Exterior Renovations Completed



New Fitness Center with Showers on the Third Floor



Walking Distance to San Pedro Square



Superior Downtown Location
Steps Away from Restaurants, Hotels, Caltrain & Light Rail



609 Parking Spaces - Best Parking Ratio in All of Downtown



4th Floor Post Office Facility with Daily Delivery & Pickup



Security On-Site



Easy Access to Highway 87 & 280



3rd Floor Café with Catering Services



Energy Efficient "Smart" Building & Energy Star Certified



Local Ownership and On-Site Property Management



CURRENT AVAILABILITY



SUITE	SIZE	AVAILABLE	COMMENTS
110	±8,934	Now	7 Private Offices, 3 Conference Rooms, Expansive Open Area, Board Room, Kitchen, Building Signage Available & 2-Story Lobby
200	±10,067 SF	Now	Market Ready, Open Kitchen & New Lounge Area
260	±537 SF	Now	1 Private Office & Lobby
600	±3,116 SF	Now	Market Ready, 3 Private Offices, 1 Conference Room, Kitchen & Large Open Area
712	±1,390 SF	Now	3 Private Offices, Kitchen & Lobby
730	±4,855 SF	Now	5 Private Offices, 2 Conference Rooms, Server Room & Kitchen
760	±4,152 SF	Now	9 Private Offices, 2 Conference Rooms, Break Room & Upgraded Glass Lobby & New Finishes
910	±3,912 SF	Now	7 Private Offices, 3 Conference Rooms, Copy Room, Break Room & Lobby
950	±3,218 SF	Now	6 Private Offices, 1 Conference Room, Work Room, Open Area & Lobby





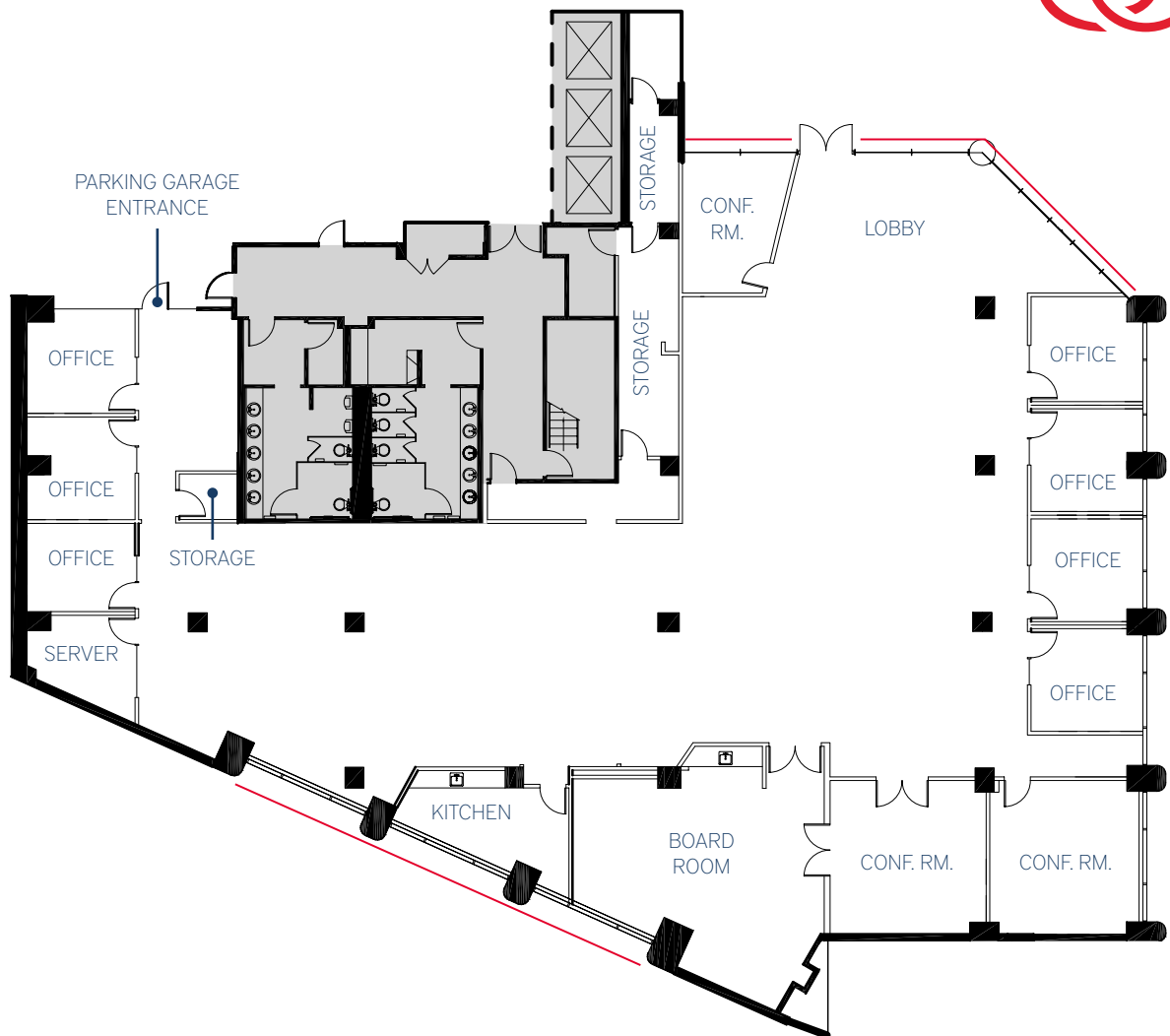
**NEW LOBBY
COMING
IN 2021**



FLOOR PLAN

Suite 110: ±8,934 SF
Available Now

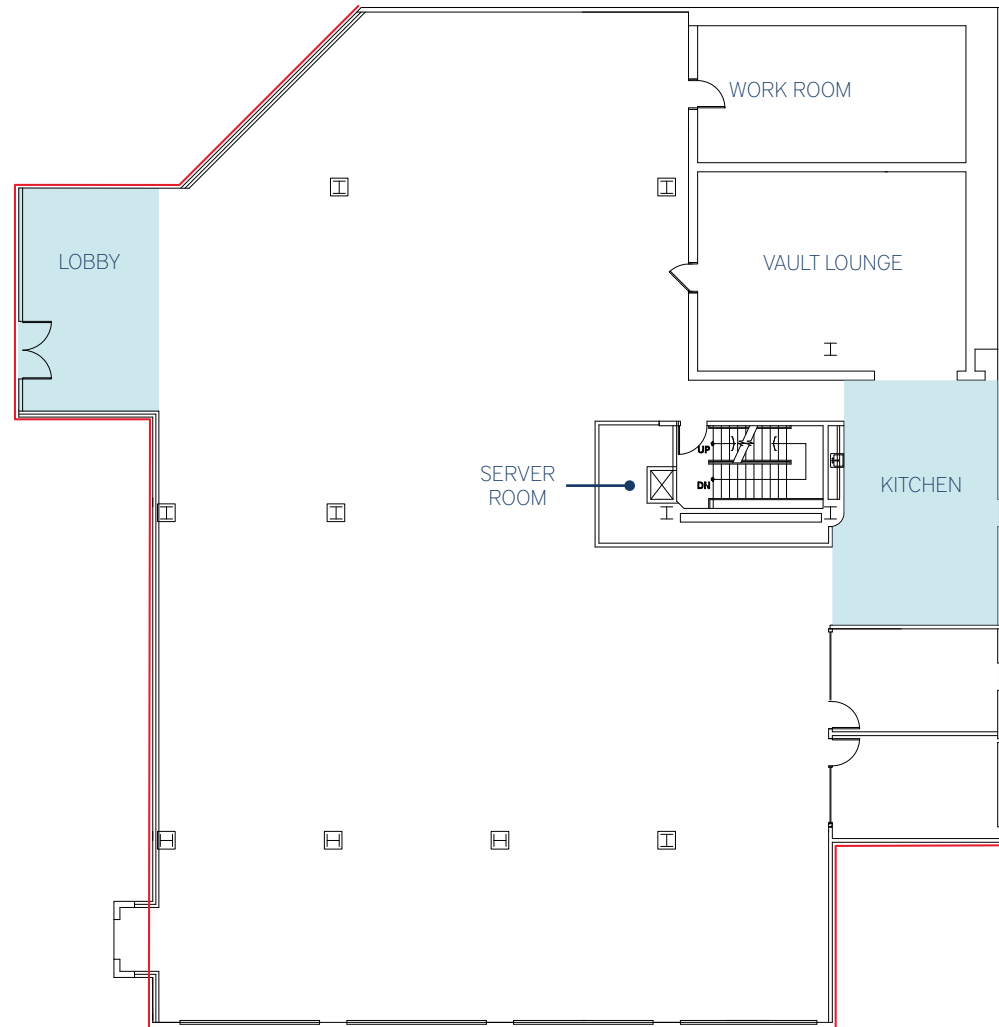
- 7 Private Offices
- 3 Conference Rooms
- Expansive Open Area
- Board Room
- Kitchen
- Building Signage Available
- 2-Story Open Lobby



FLOOR PLAN

Suite 200: ±10,067 SF
Available Now

- Market Ready - New Lighting
- New Open Ceiling Kitchen
- New Lounge Area
- Direct Access to Visitor Parking



HYPOTHETICAL FLOOR PLAN

Suite 200: ±10,067 SF

- 4 Private Offices
- 59 Workstations
- 3 Focus Rooms
- 2 Huddle Rooms
- 2 Meeting Rooms
- Lounge Area



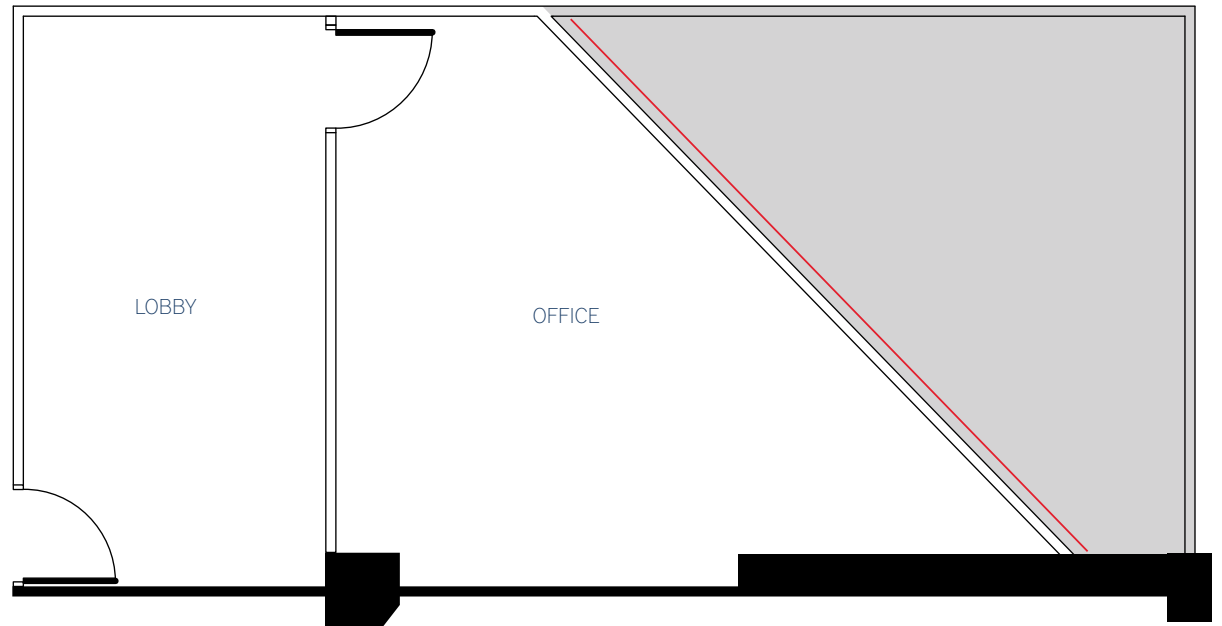
3



FLOOR PLAN

Suite 260: ±537 SF
Available Now

- 1 Private Office
- Lobby

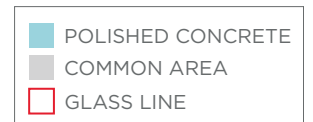
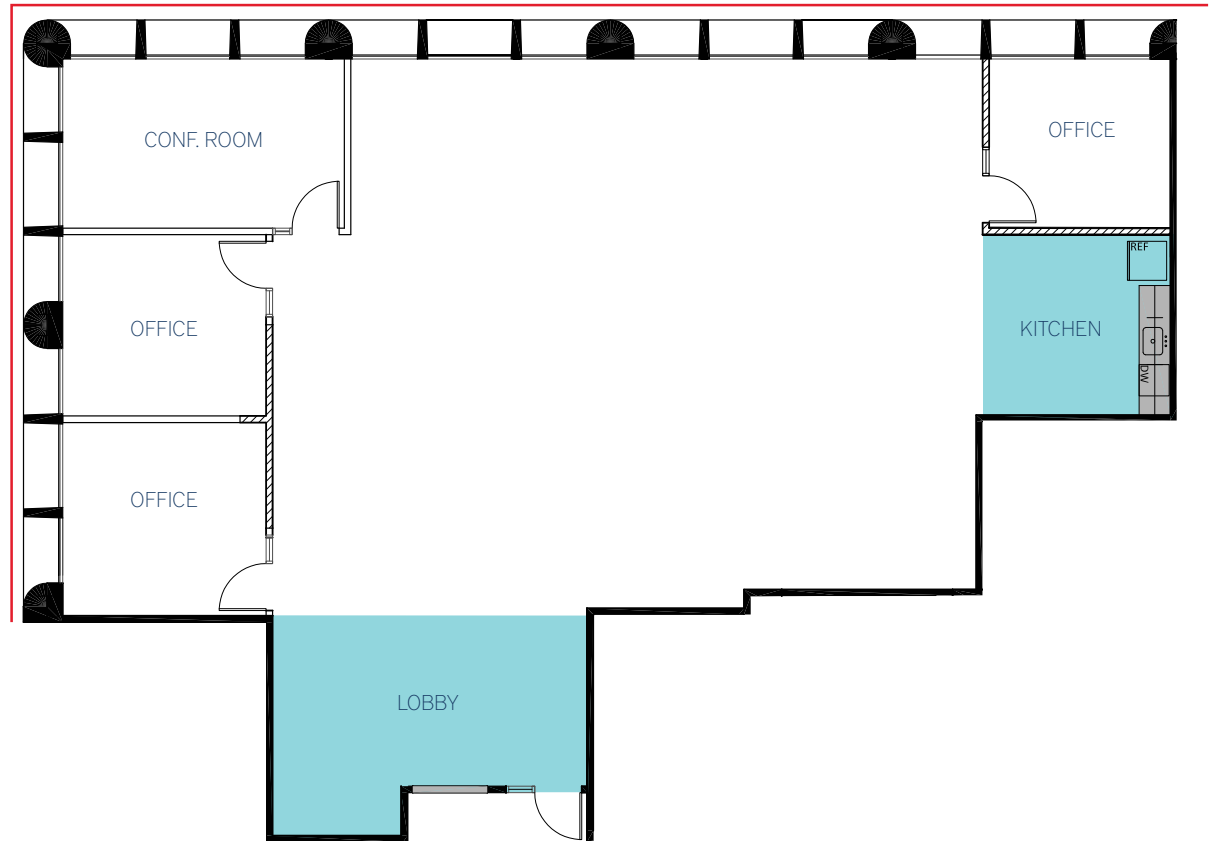


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FLOOR PLAN

Suite 600: ±3,116 SF
Available Now

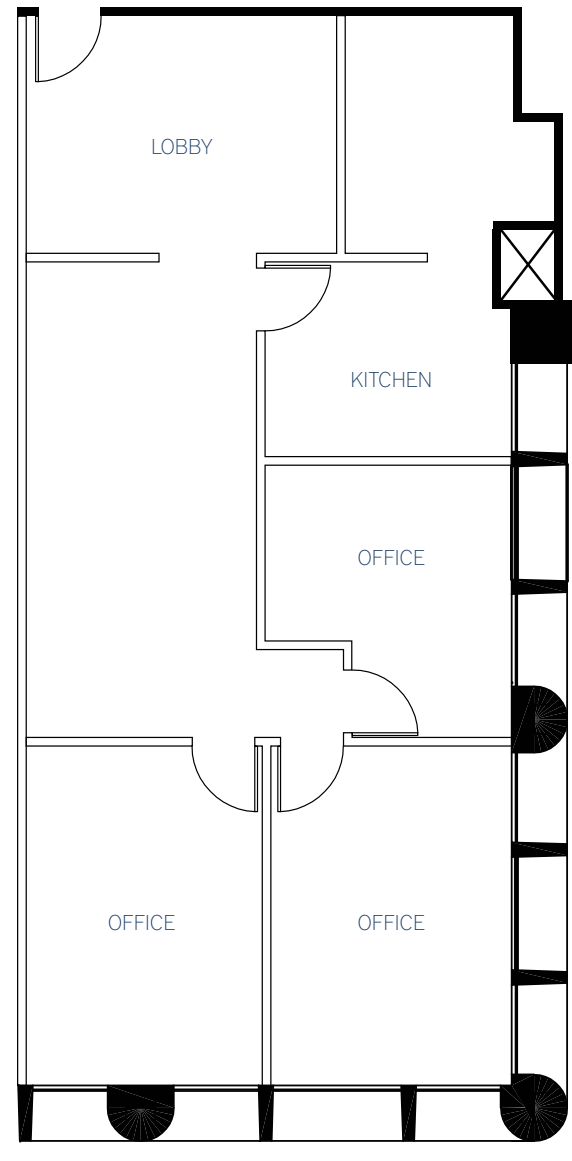
- Market Ready - New Lighting
- 3 Private Offices
- 1 Conference Room
- New Kitchen
- Large Open Area



FLOOR PLAN

Suite 712: ±1,390 SF
Available Now

- 3 Private Offices
- Kitchen
- Lobby

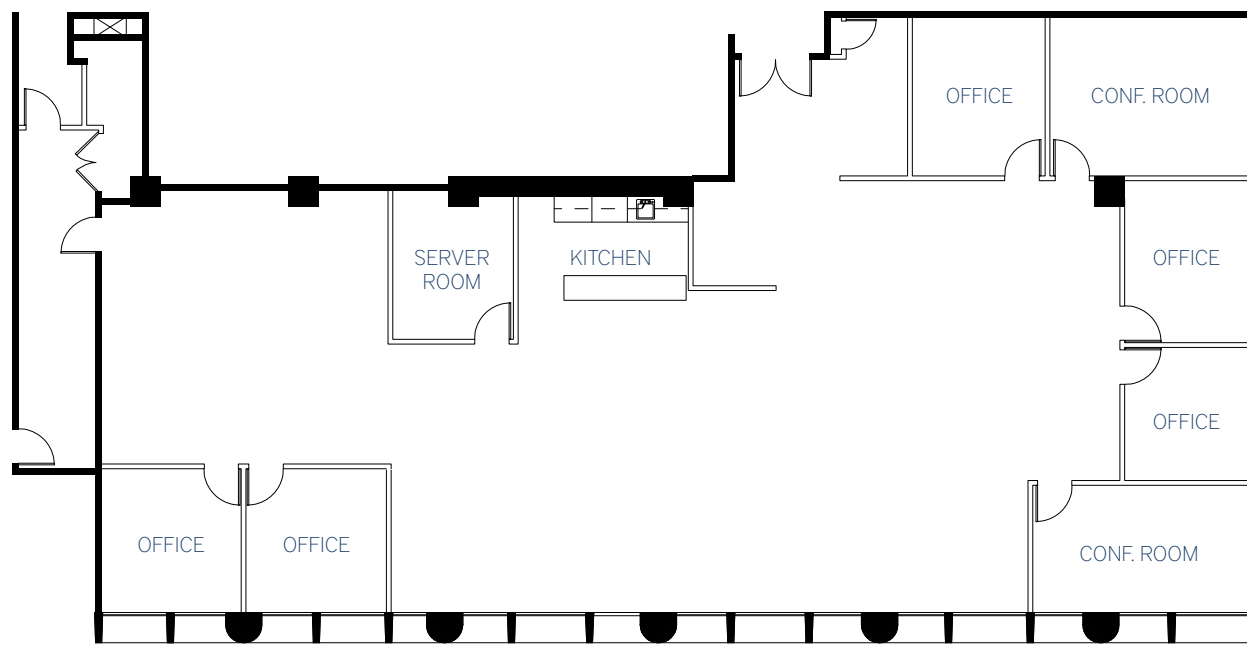


3

FLOOR PLAN

Suite 730: ±4,855 SF
Available Now

- 5 Private Offices
- 2 Conference Rooms
- Server Room
- Kitchen



■ COMMON AREA
■ GLASS LINE

3

FLOOR PLAN

Suite 760: ±4,152 SF
Available Now

- 9 Private Offices
- 2 Conference Rooms
- New Break Room
- Upgraded Glass Lobby
- New Finishes

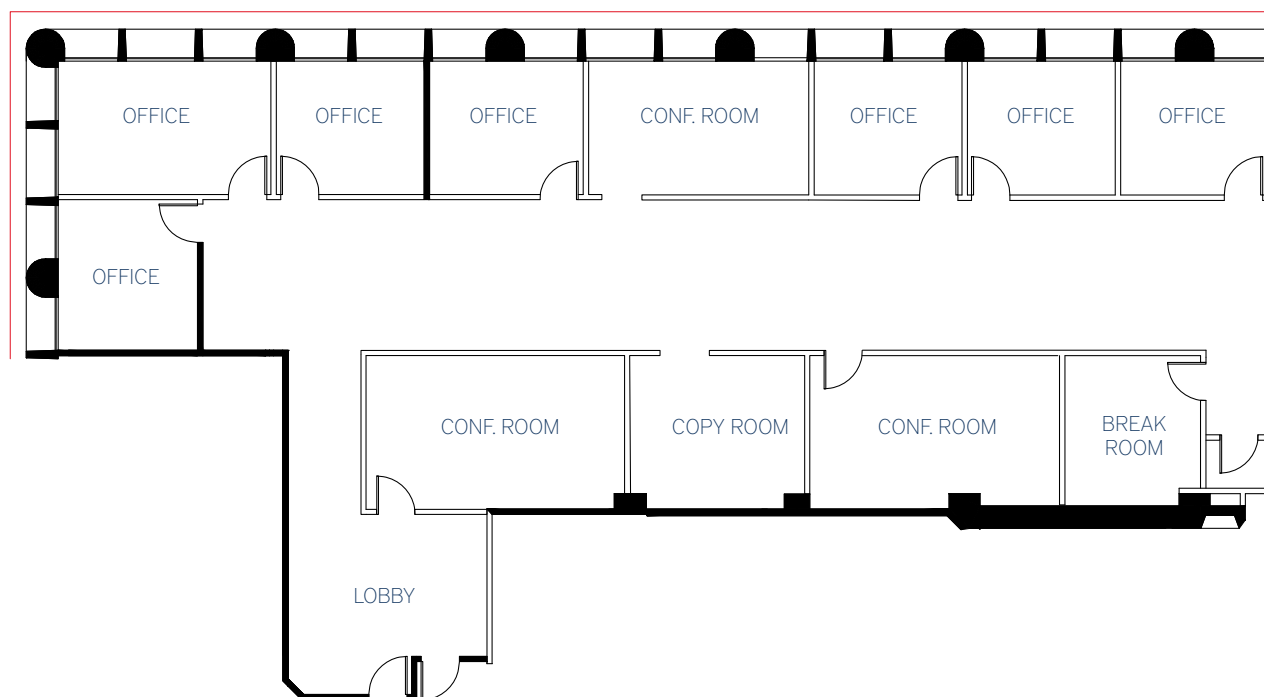


FLOOR PLAN

Suite 910: ±3,912 SF

Available Now

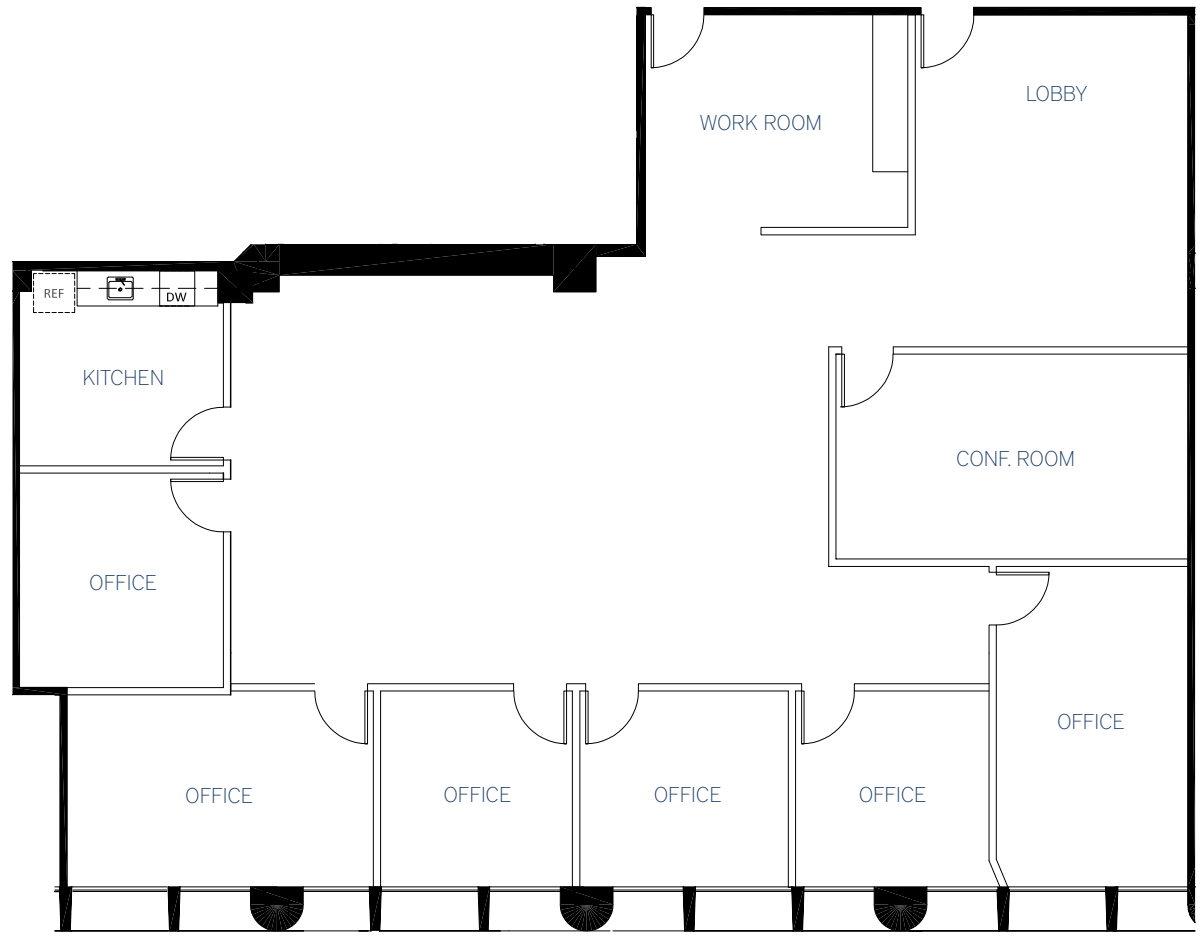
- 7 Private Offices
- 3 Conference Rooms
- Copy Room
- Break Room
- Lobby
- Expansive Views



FLOOR PLAN

Suite 950: ±3,218 SF
Available Now

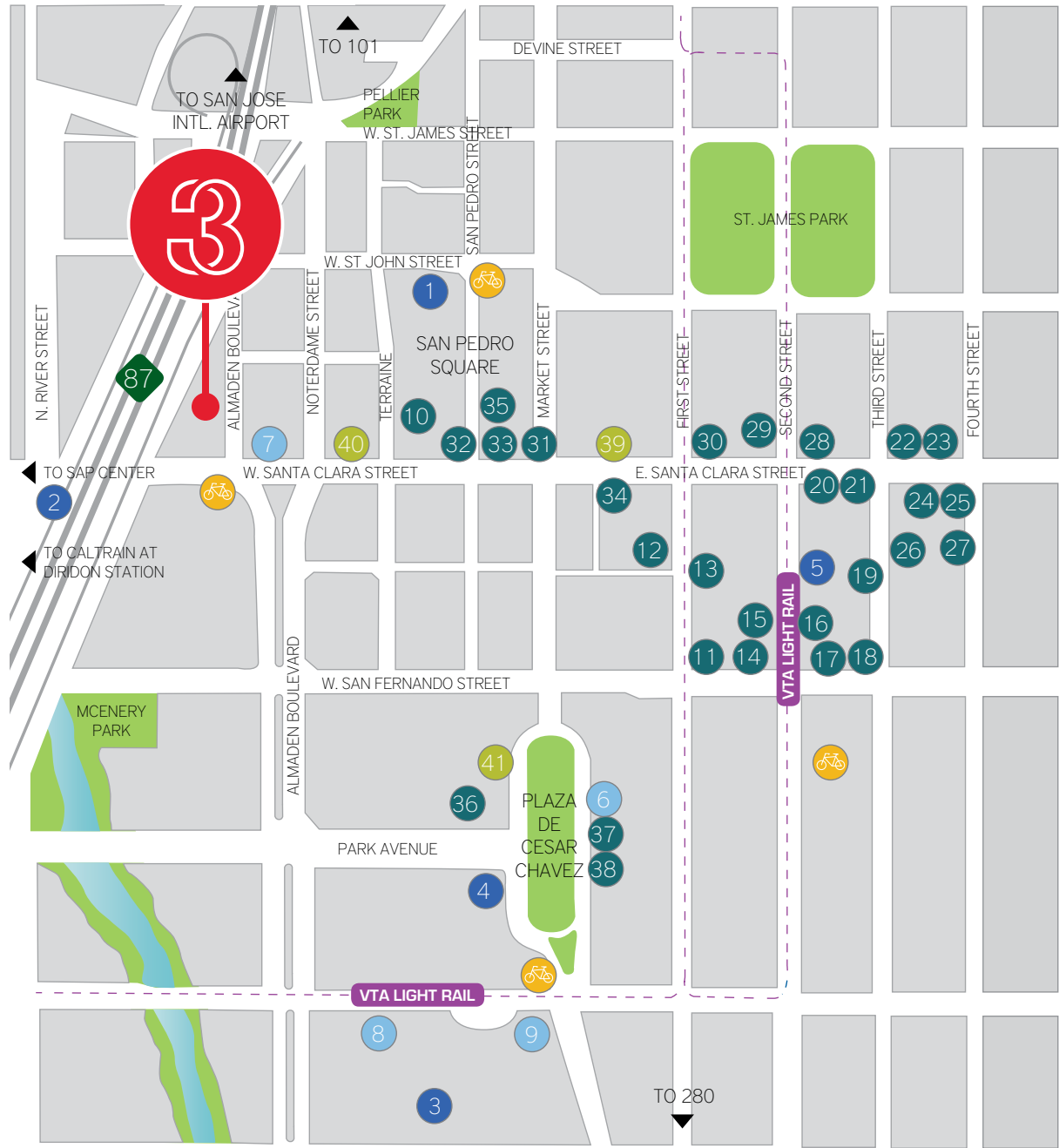
- 6 Private Offices
- Conference Room
- Lobby
- Work Room
- Open Area
- Expansive Views



NEARBY AMENITIES



-  SEE
 1. San Pedro Square Market
 2. SAP Center
 3. McEnery Convention Center
 4. The Tech Museum
 5. San Jose Improv Comedy Club
-  STAY
 6. The Fairmont Hotel
 7. The DeAnza Hotel
 8. Hilton San Jose
 9. San Jose Marriott
-  EAT & DRINK
 10. San Pedro Bistro & Wine Bar
 11. Nemea
 12. Cream
 13. Original Gravity Public House
 14. Gordon Biersch
 15. Safeway
 16. Loft Bar & Bistro
 17. Fahrenheit Restaurant & Lounge
 18. Piology Pizzeria
 19. SmokeEaters Hot Wings
 20. Muchos!
 21. HoM Korean Kitchen
 22. Starbucks
 23. Subway
 24. Seven Seas Sushi
 25. 4th Street Pizza
 26. Liquid Restaurant & Lounge
 27. El Agave Mexican Grill
 28. Ike's Love and Sandwiches
 29. Angelou's Mexican Grill
 30. Cafe Eden
 31. La Victoria
 32. Starbucks
 33. Nick the Greek
 34. Peet's
 35. Sonoma Chicken Coop
 36. Specialty's Cafe & Bakery
 37. Grill on the Alley
 38. McCormick & Schmick's
-  BANK
 39. Chase
 40. Umpqua
 41. Bank of America
-  LIGHT RAIL
-  BIKE SHARE



TRANSPORTATION MAP

CALTRAIN DIRIDON STATION



10 Minute Walk



5 Minute Bike Ride






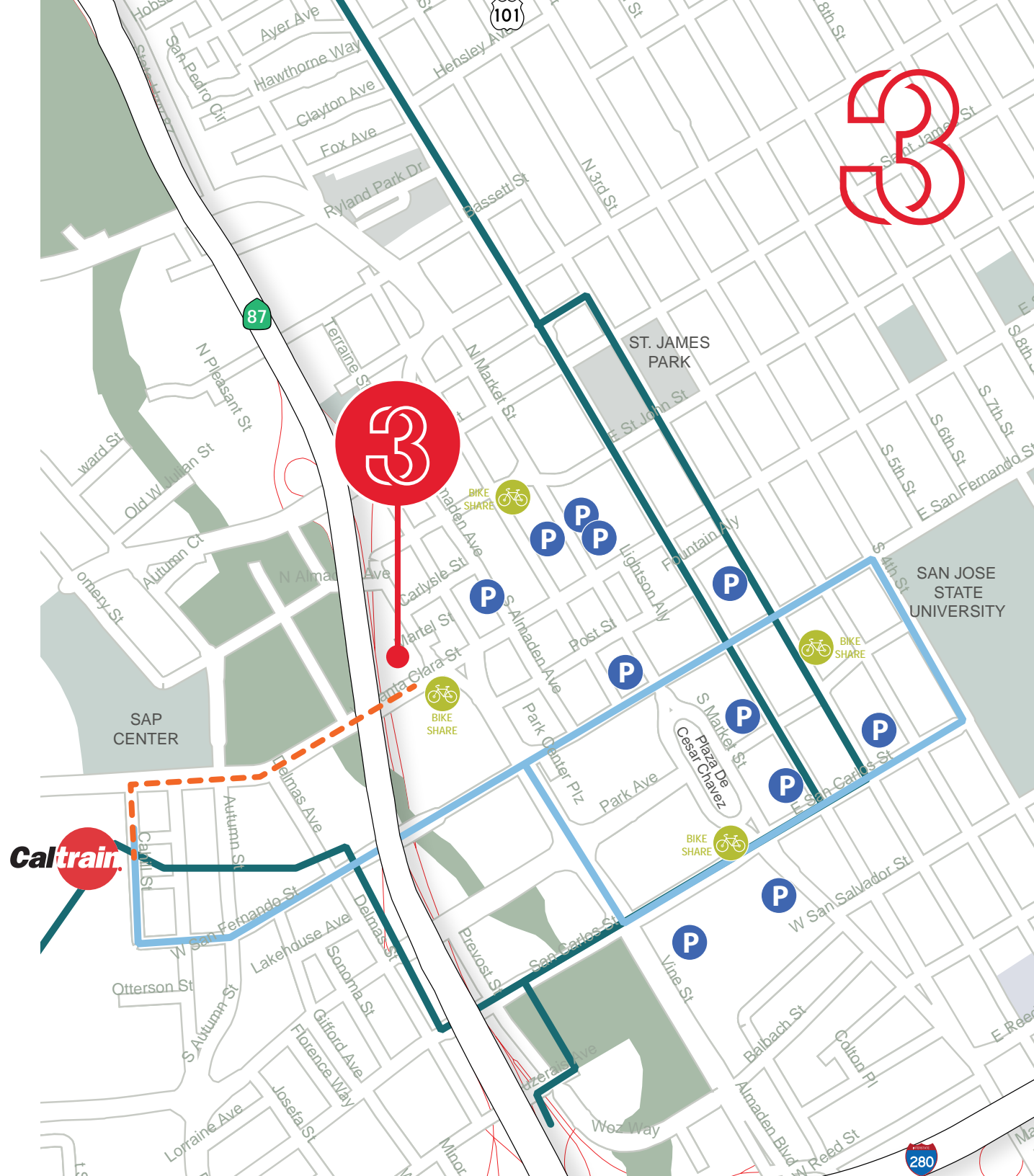
5 Minute Drive



AIRPORT DRIVE TIMES

8 Min. Drive to San Jose Airport
30 Min. Drive to SFO

-  VTA Light Rail
-  SH Shuttle Route
-  Walking Path



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[VIEW SITE SPECIFIC COVID-19 PREVENTION PLAN](#)

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