

INTRODUCING



SANTANA WEST

±375,000 SF OFFICE CAMPUS
DIVISIBLE UP TO ±50,000 SF PER FLOOR

NEWMARK

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THE
OFFICES
AT SANTANA ROW

HIGHLIGHTS

±375,000 SF Class A office campus with expansion up to 1,000,000 SF

One Santana West - 375,000 SF Class A office building complete and ready for tenant build-out

Two Santana West - 375,000 SF Class A office building

Buildings may be connected

State of the art exposed concrete design

13' clear ceiling heights

36,000 SF - 51,000 SF floorplates

3/1,000 dedicated parking

Expansive rooftop terraces & gardens

On-site shuttle to Diridon Caltrain Station

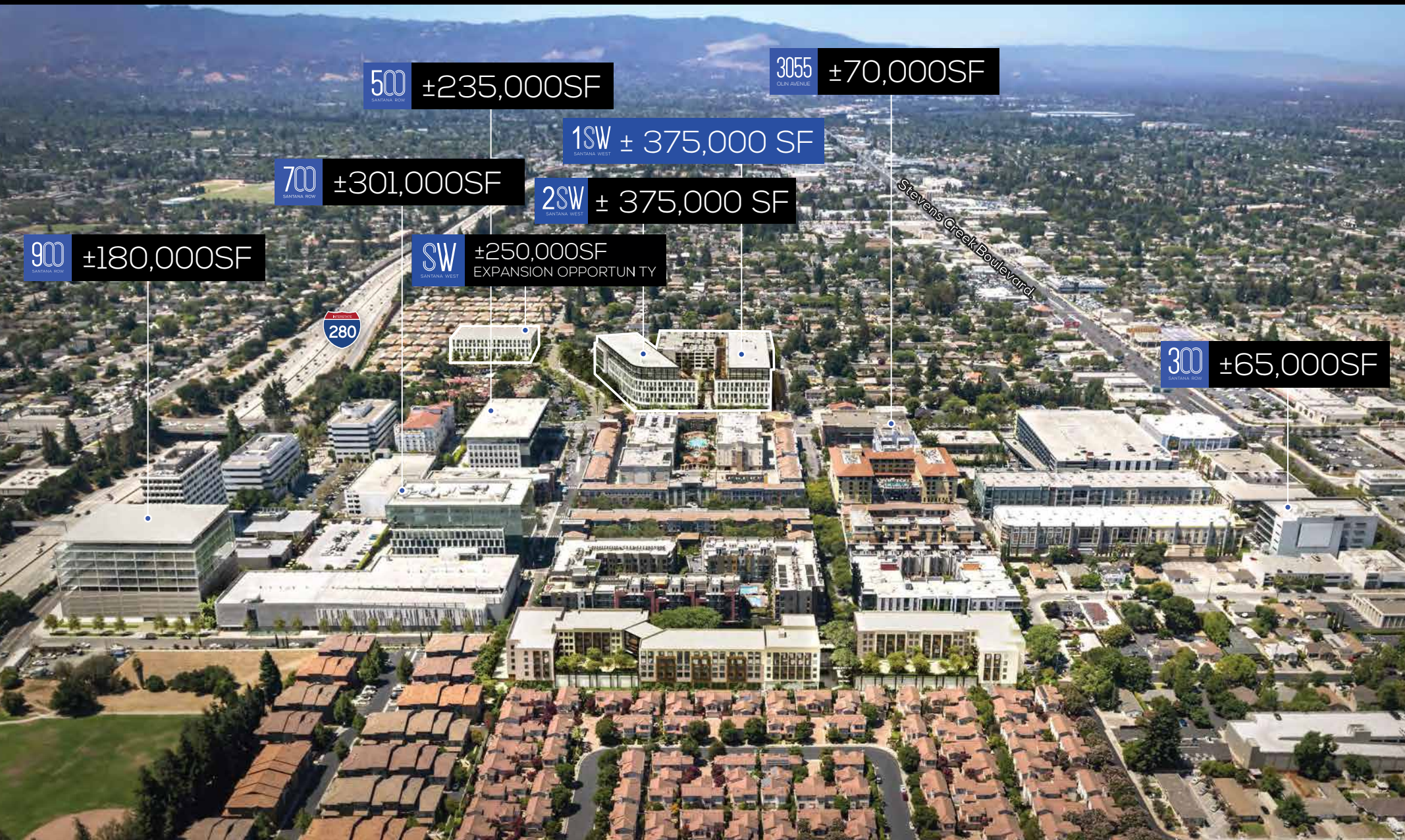
Direct access to Santana Row world-class amenities

Building signage available

Immediate freeway access



THE OFFICES AT SANTANA ROW



500
SANTANA ROW
±235,000SF

3055
OLIN AVENUE
±70,000SF

1SW
SANTANA WEST
± 375,000 SF

700
SANTANA ROW
±301,000SF

2SW
SANTANA WEST
± 375,000 SF

900
SANTANA ROW
±180,000SF

SW
SANTANA WEST
±250,000SF
EXPANSION OPPORTUNITY

300
SANTANA ROW
±65,000SF

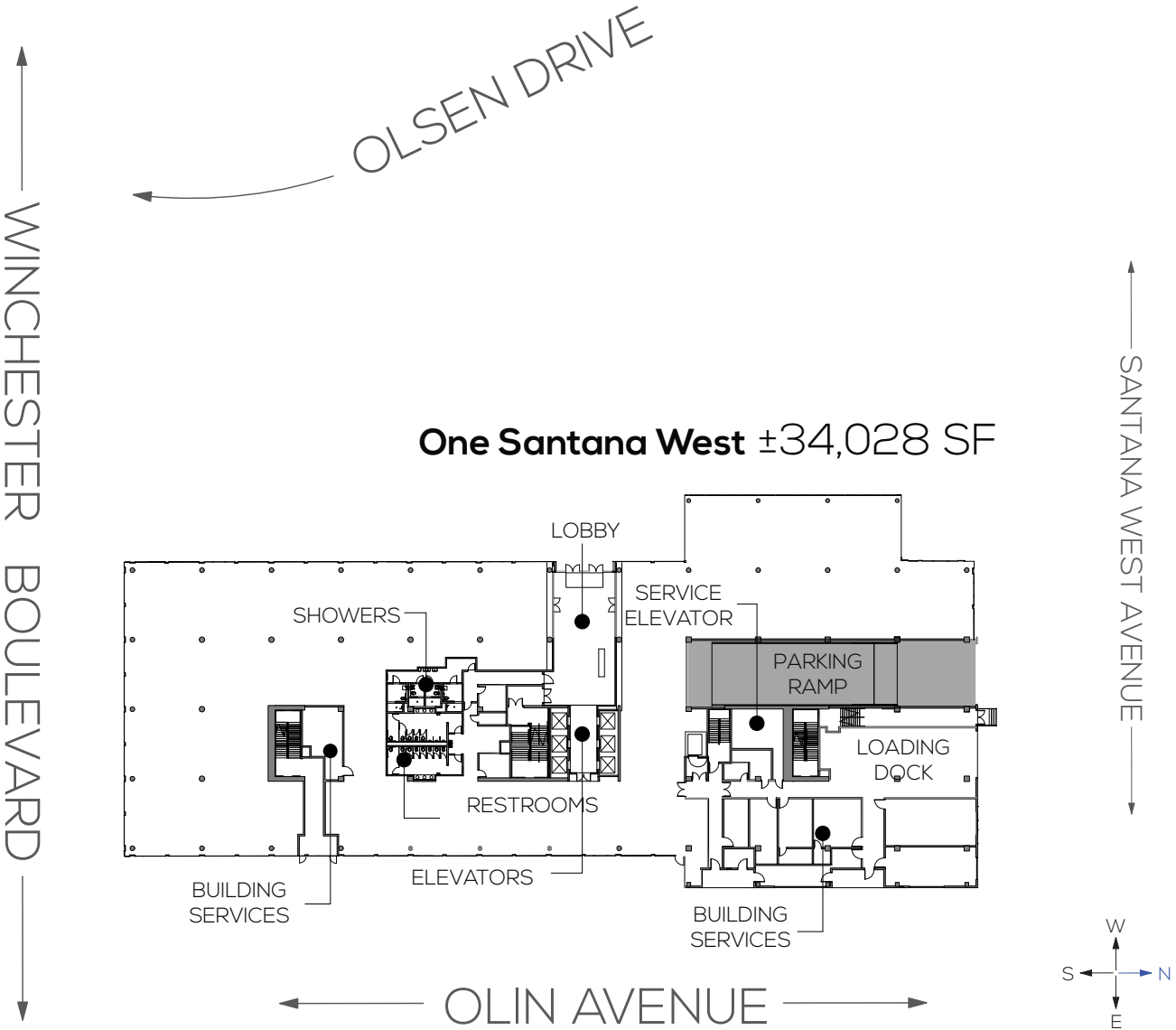
Stevens Creek Boulevard



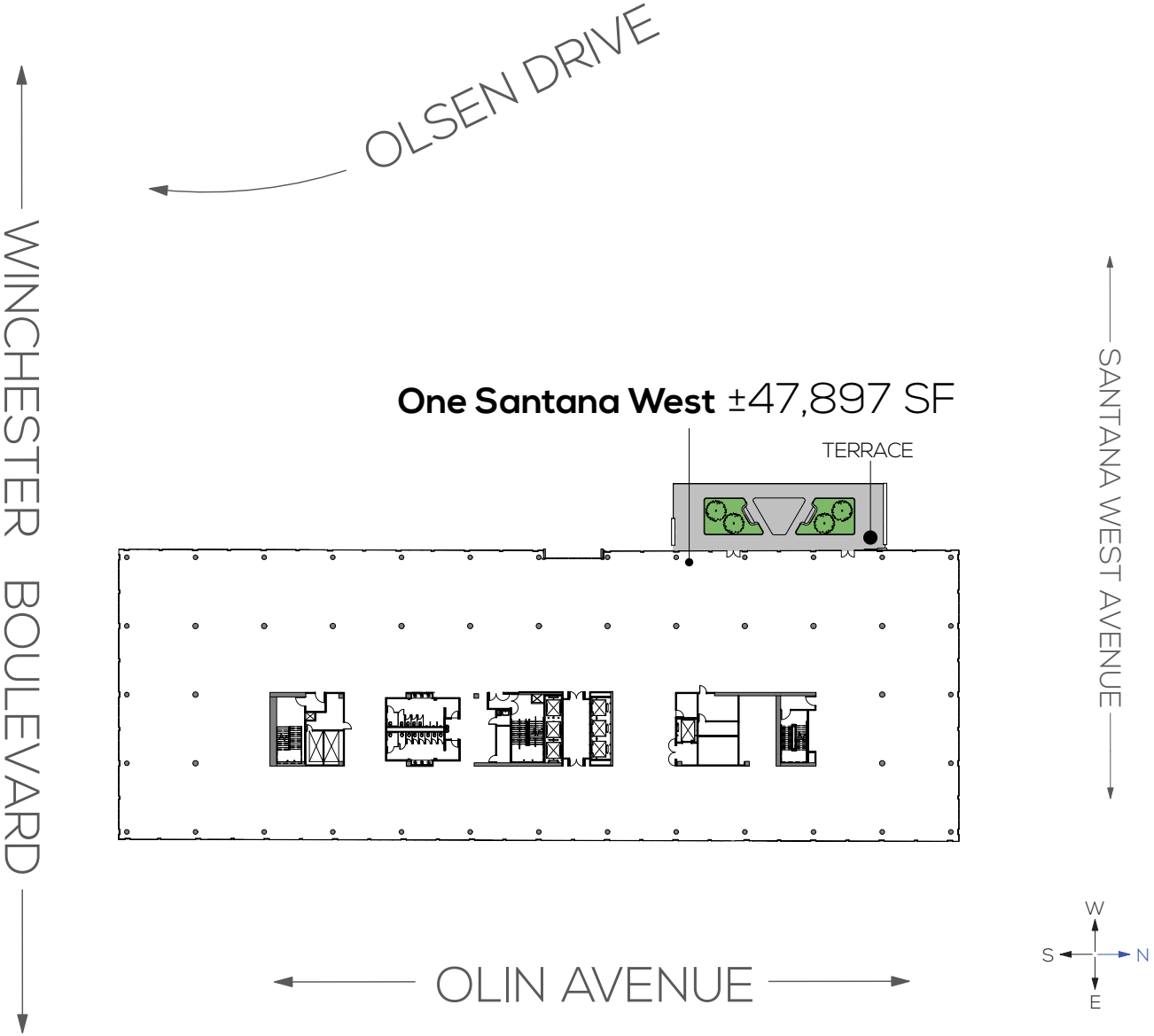
SITE PLAN



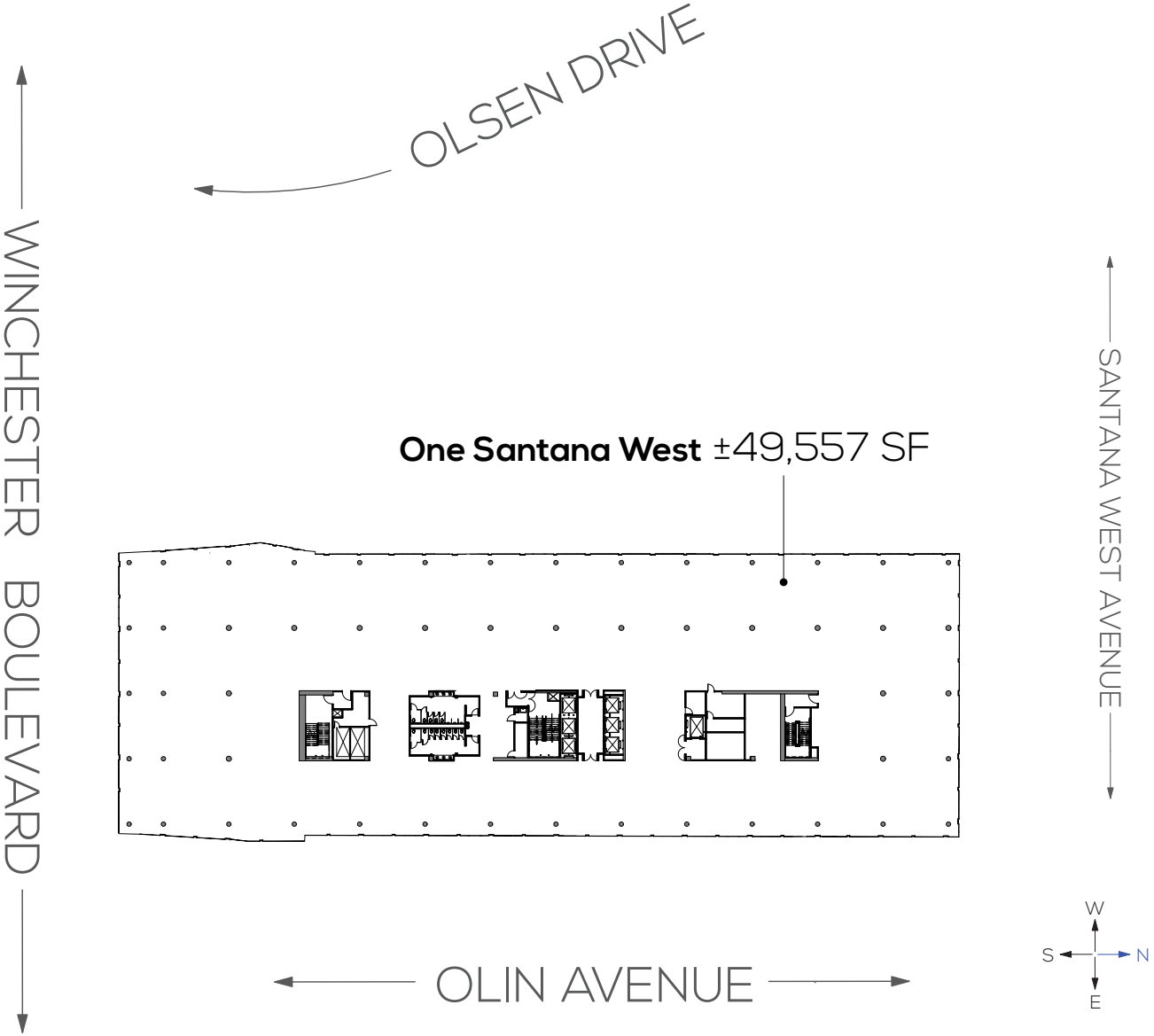
CONCEPTUAL LEVEL ONE PLAN



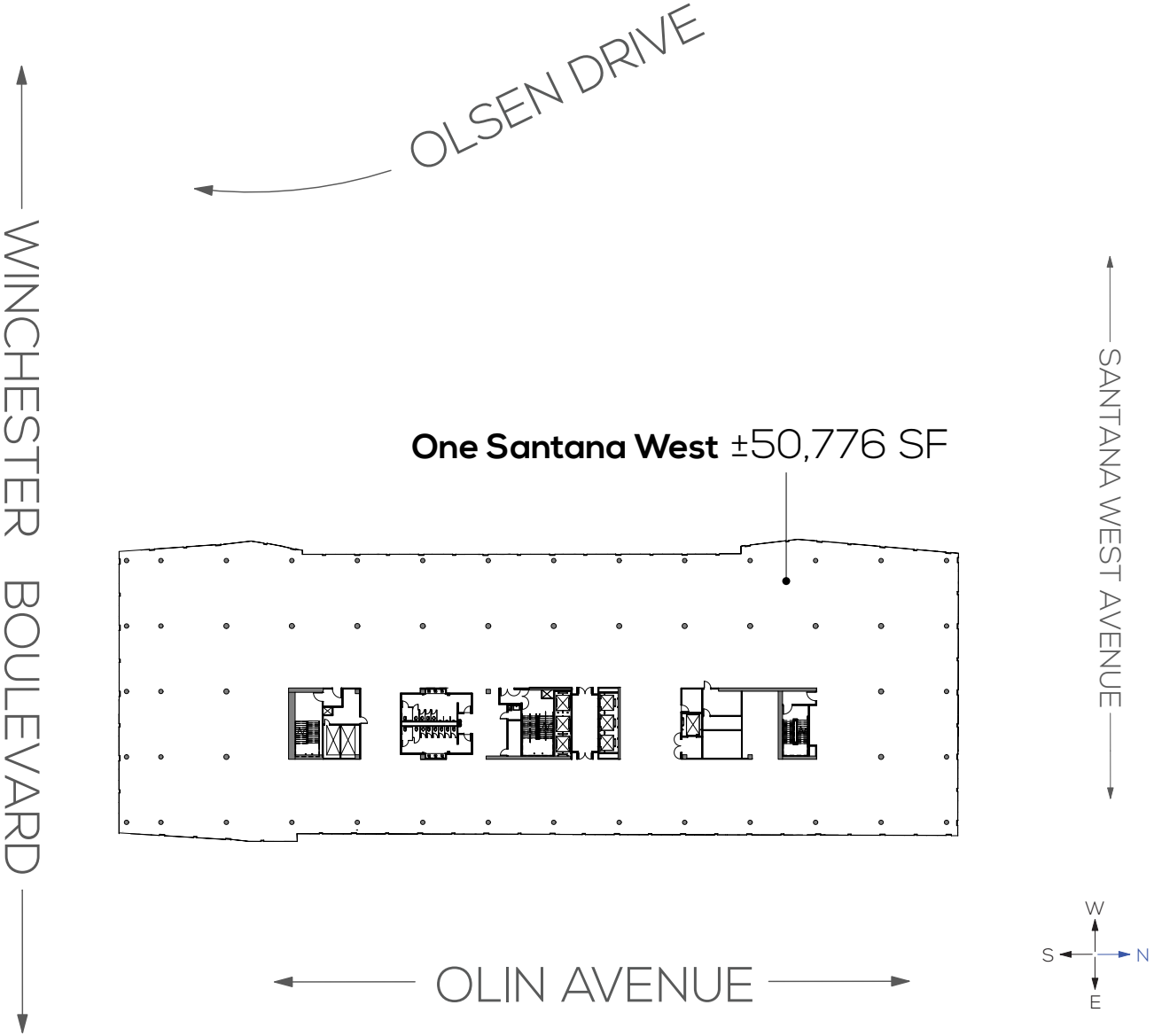
CONCEPTUAL LEVEL TWO PLAN



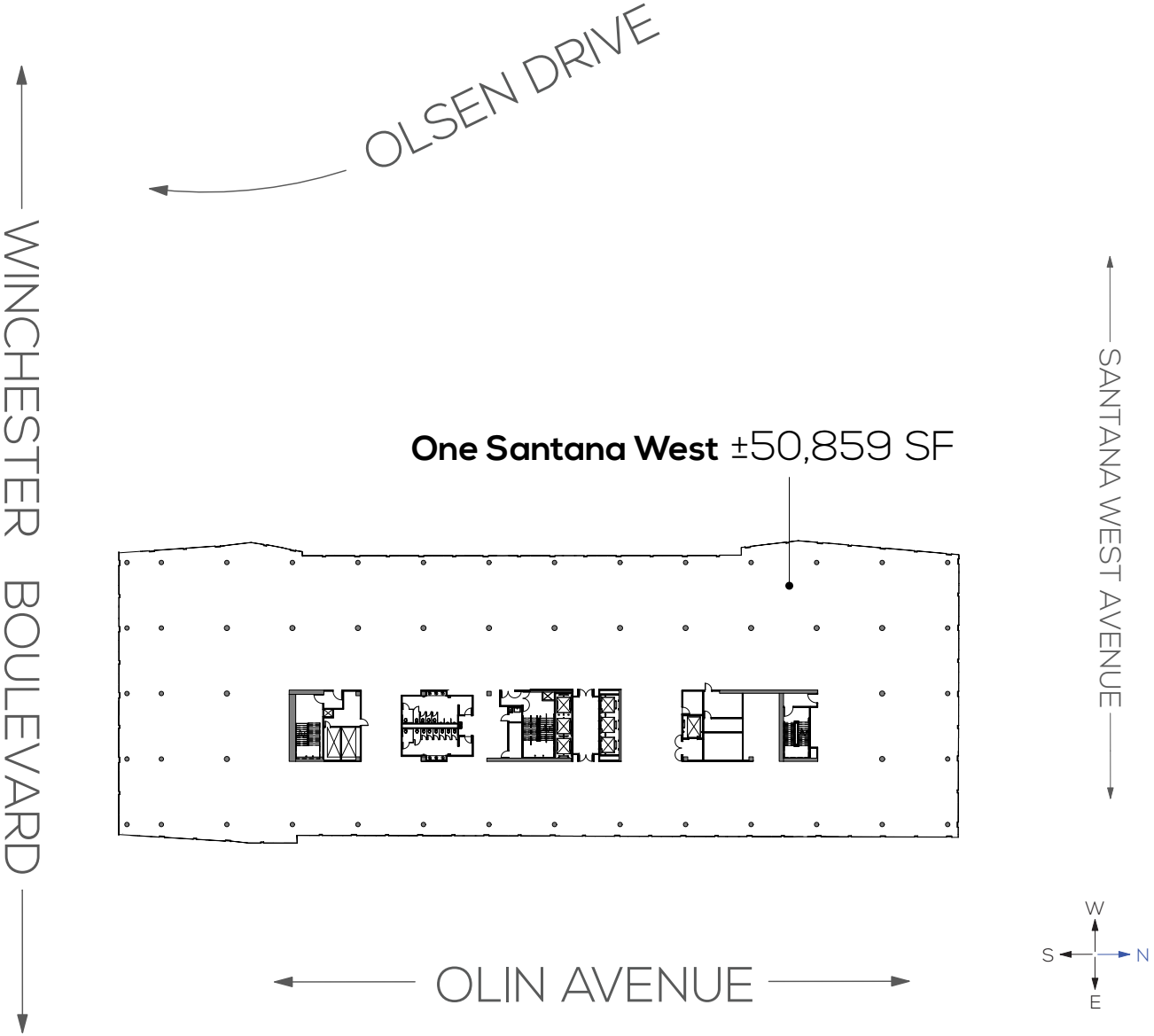
CONCEPTUAL LEVEL THREE PLAN



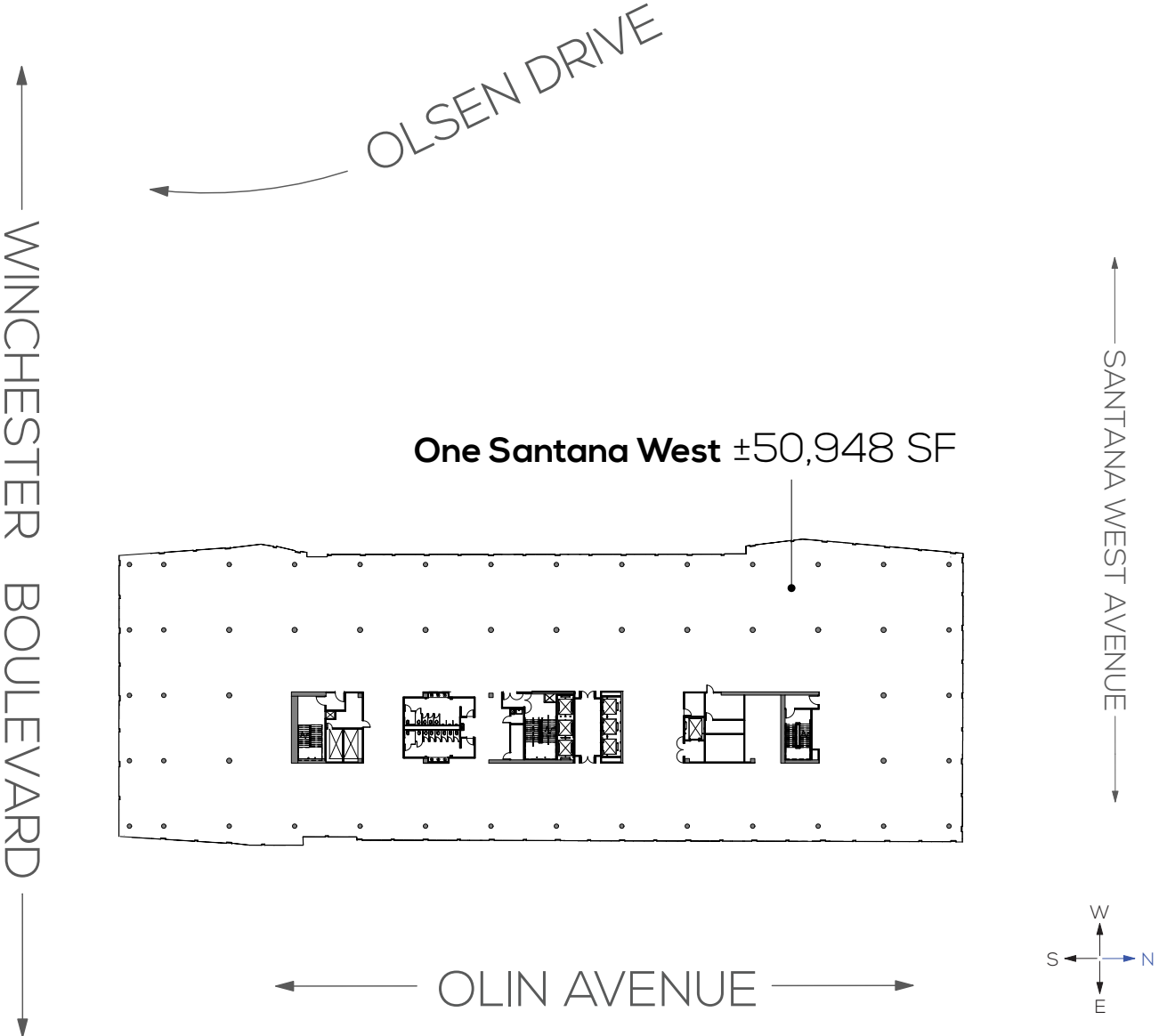
CONCEPTUAL LEVEL FOUR PLAN



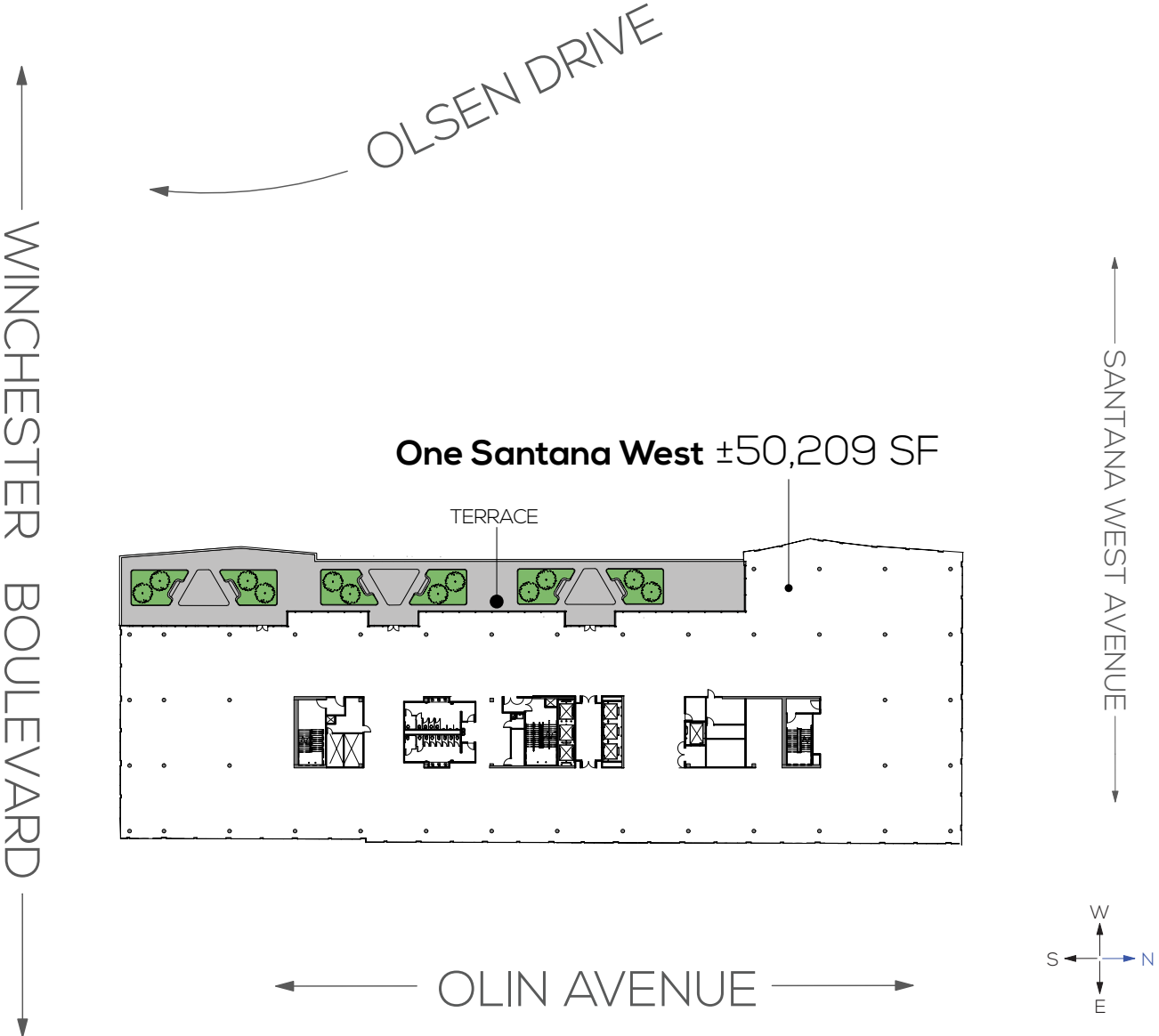
CONCEPTUAL LEVEL FIVE PLAN



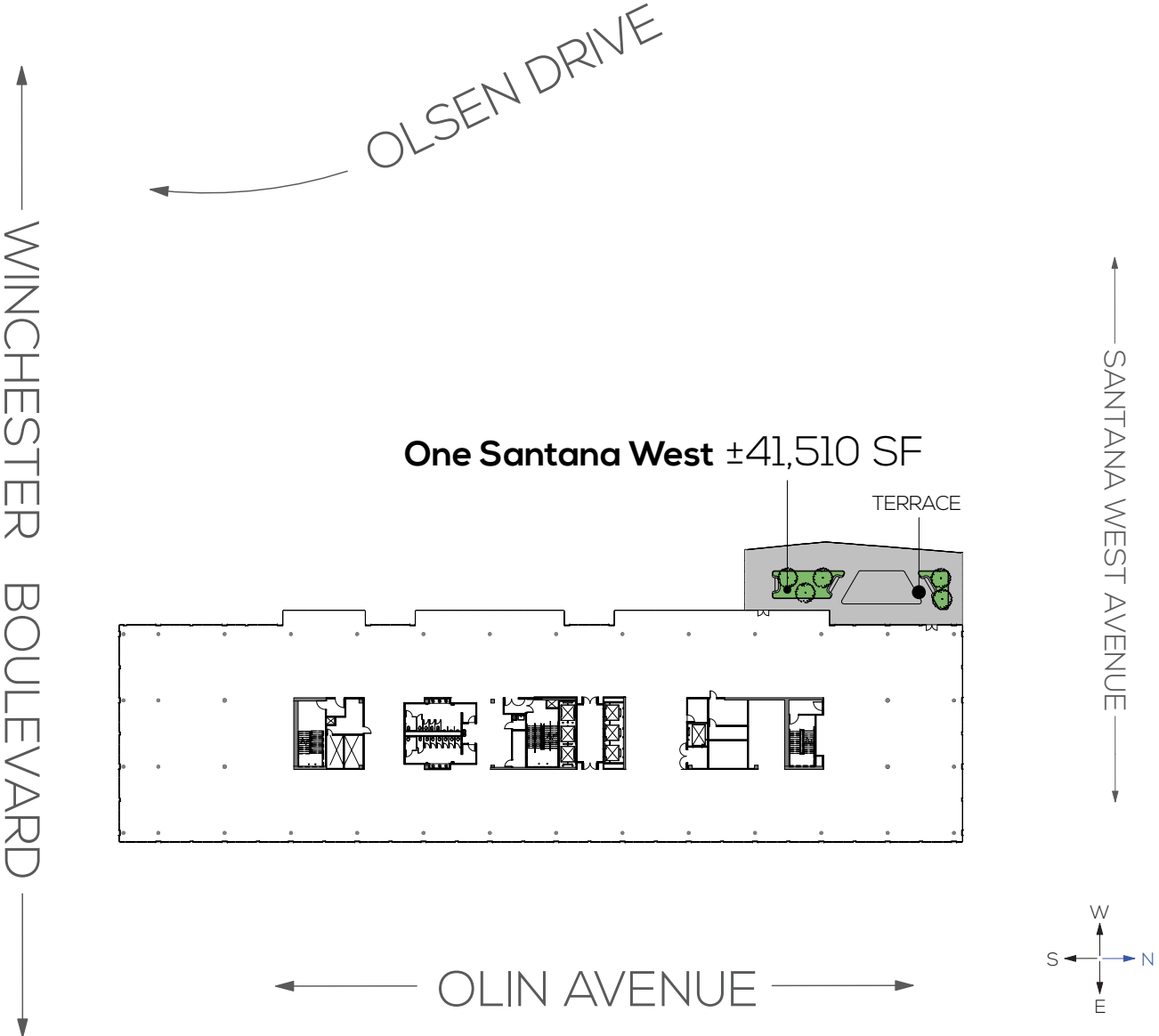
CONCEPTUAL LEVEL SIX PLAN



CONCEPTUAL LEVEL SEVEN PLAN



CONCEPTUAL LEVEL EIGHT PLAN



ON CAMPUS + WALKING DISTANCE AMENITIES

345

SHOPS

95

RESTAURANTS

35

SERVICES

990

RENTAL HOMES

STEVENS CREEK BOULEVARD

Westfield
VALLEY FAIR

SANTANA ROW

SW

SANTANA WEST

WINCHESTER BOULEVARD

WINCHESTER RANCH



SANTANA ROW WORLD-CLASS AMENITIES



SHOPS AND RESTAURANTS

35 Restaurants & Cafe's Offering Everything From Pizza To Sushi, Tea To Cappuccino, Salads To Burgers, Charcuterie To Oysters, Or Trout To Steak - The Options Are Endless

30+ Shops Boasting Everything From Paper Source Where You Can Find That Perfect Card To Tumi For That Last Minute Business Trip



HOTEL VALENCIA

Voted #1 Hotel In San Jose By Conde Nast Traveler

215 Guest Rooms & Suites

Full Service Conference Center Offering 4,000 SF Of Meeting Space

8 Indoor & Outdoor Conference Centers Accommodating Up To 285 Guests

Rooftop Terrace



RESIDENCES

615 Rental Studios, Townhomes, Flats & Penthouse Suites

219 Privately Owned Condos



COMMUNITY FITNESS

Take advantage of Santana Row's fitness offerings. Enjoy an inspirational ride at SoulCycle, a high intensity workout at Barry's Bootcamp, yoga classes at Hot 8 Yoga or visit the campus fitness center with a full service gym & locker rooms.



CinéArts THEATER

Theater With Conferencing Capabilities

Large Capacity Meeting Area & Available For Corporate Functions



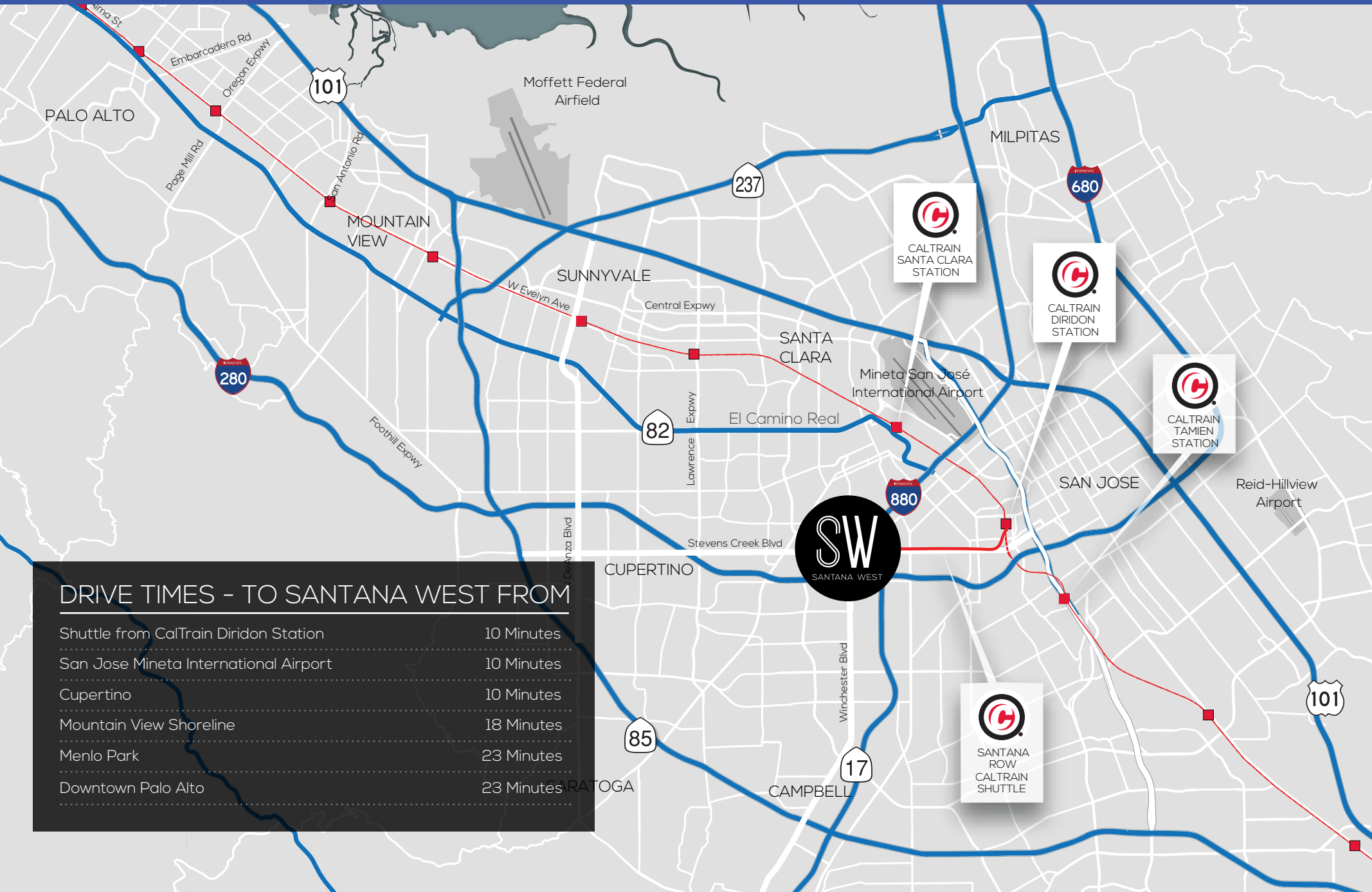
PUBLIC SPACES

Outdoor Collaborative Areas

Three Parks & Multiple Courtyards With Outdoor Seating

Free Wi-Fi

EASY ACCESS THROUGHOUT SILICON VALLEY



DRIVE TIMES - TO SANTANA WEST FROM

Shuttle from CalTrain Diridon Station	10 Minutes
San Jose Mineta International Airport	10 Minutes
Cupertino	10 Minutes
Mountain View Shoreline	18 Minutes
Menlo Park	23 Minutes
Downtown Palo Alto	23 Minutes

SRW

SANTANA WEST

NOW LEASING
theofficesatSR.com

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