

111 NORTH MARKET STREET & 111 WEST SAINT JOHN STREET



MARKET
SQUARE

IN THE HEART OF DOWNTOWN.
AT THE CENTER OF EVERYTHING.



Surrounded by culture.

READY FOR GROWTH.

Located in the vibrant core of downtown San Jose, Market Square places you at the pulse of the city's innovation and culture. Steps from San Pedro Square Market, a premier destination for dining and entertainment, this modern workplace offers the perfect blend of business and lifestyle.





work-life balance STARTS HERE

A workspace designed to support productivity, wellness, and team engagement. The modern amenities and thoughtful design create an environment where businesses can focus on innovation and efficiency while employees enjoy a comfortable and inspiring workplace.



State-of-the-art office suites with sleek finishes and flexible layouts



Enhanced common areas featuring refreshed lobbies and corridors



±5,000 SF fitness center with yoga room, locker rooms, and towel service



Tenant lounge and conference center designed for collaboration



Outdoor courtyard with seating and landscaping



On-site security and property management by a dedicated professional team



On-site Voyager Craft Coffee

unmatched AMENITIES

Enjoy a work-life balance with access to some of the best dining, entertainment, and lifestyle options in San Jose. Whether you're stepping out for a quick lunch, meeting clients at a nearby café, or winding down at a cultural venue, Market Square ensures you're always connected to the city's best experiences.

250+

Cafés & Restaurants

12+

Cultural Landmarks

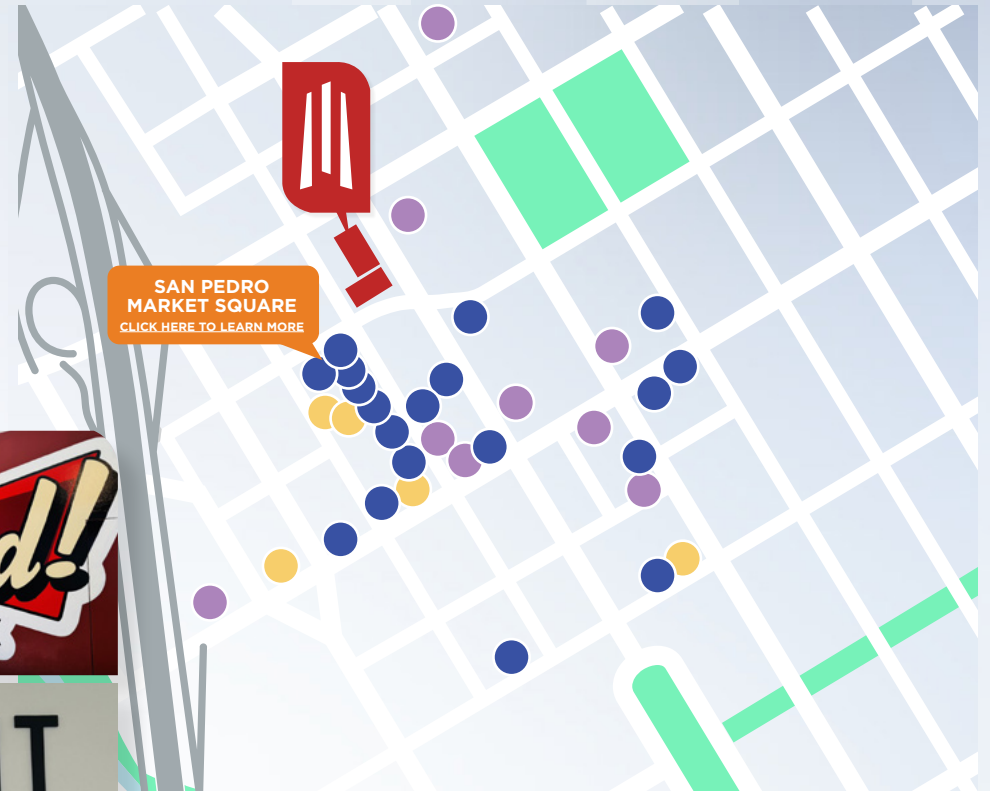
50+

Diverse Housing Developments

1,500

Hotel Rooms Nearby

- Cafe & Deli
- Casual Dining
- Fine Dining





- St. James Station - 5 min walk or 3 min bike ride
- Directly adjacent to Market & San Pedro Square Parking garage
- Diridon Station - 20 min walk or 5 min bike ride
- Immediate access to highways 101, 87, & 280
- Minutes from San Jose Mineta Intl' Airport
- Walk Score of 90
- Bike Score of 91
- On-site bike lockers and electric vehicle chargers

connected & CONVENIENT

- Caltrain Route
- VTA Light Rail Route
- VTA Dash Bus Route
- Diridon Station
- St James Station
- Guadalupe River Park Trail

Commuting is seamless, whether you're traveling locally or connecting to the broader Bay Area. Market Square's central location makes it easy for teams to reach the office efficiently, while its proximity to public transit encourages sustainable commuting options.

current

AVAILABILITY

SAINT JOHN TOWER

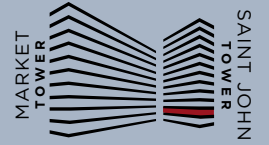
| SUITE | SF |
|-------|------------|
| 404 | ±1,752 SF |
| 910 | ±1,827 SF |
| 900 | ±4,270 SF |
| 445 | ±4,979 SF |
| 1100 | ±5,980 SF |
| 600 | ±13,299 SF |
| 205 | ±687 SF |
| 420 | ±751 SF |
| 1110 | ±1,338 SF |
| 702 | ±1,481 SF |
| 888 | ±1,726 SF |
| 500 | ±1,962 SF |
| 400 | ±2,016 SF |
| 230 | ±2,899 SF |
| 850 | ±4,592 SF |
| 200 | ±5,083 SF |
| 1010 | ±9,182 SF |

■ Market-ready

MARKET TOWER

| SUITE | SF |
|---------|------------|
| 730 | ±899 SF |
| 460 | ±990 SF |
| 1000B | ±2,086 SF |
| 910 | ±2,704 SF |
| 402 | ±3,142 SF |
| 950 | ±3,176 SF |
| 1010 | ±3,191 SF |
| 160 | ±3,569 SF |
| 100 | ±4,471 SF |
| 400 | ±5,323 SF |
| 200 | ±15,639 SF |
| 404 | ±980 SF |
| 920 | ±1,230 SF |
| 1015 | ±1,333 SF |
| 420 | ±2,039 SF |
| 440 | ±2,056 SF |
| 810 | ±2,784 SF |
| 705 | ±2,882 SF |
| 820/888 | ±4,108 SF |
| 700 | ±7,156 SF |
| 800 | ±9,526 SF |
| 300 | ±15,697 SF |

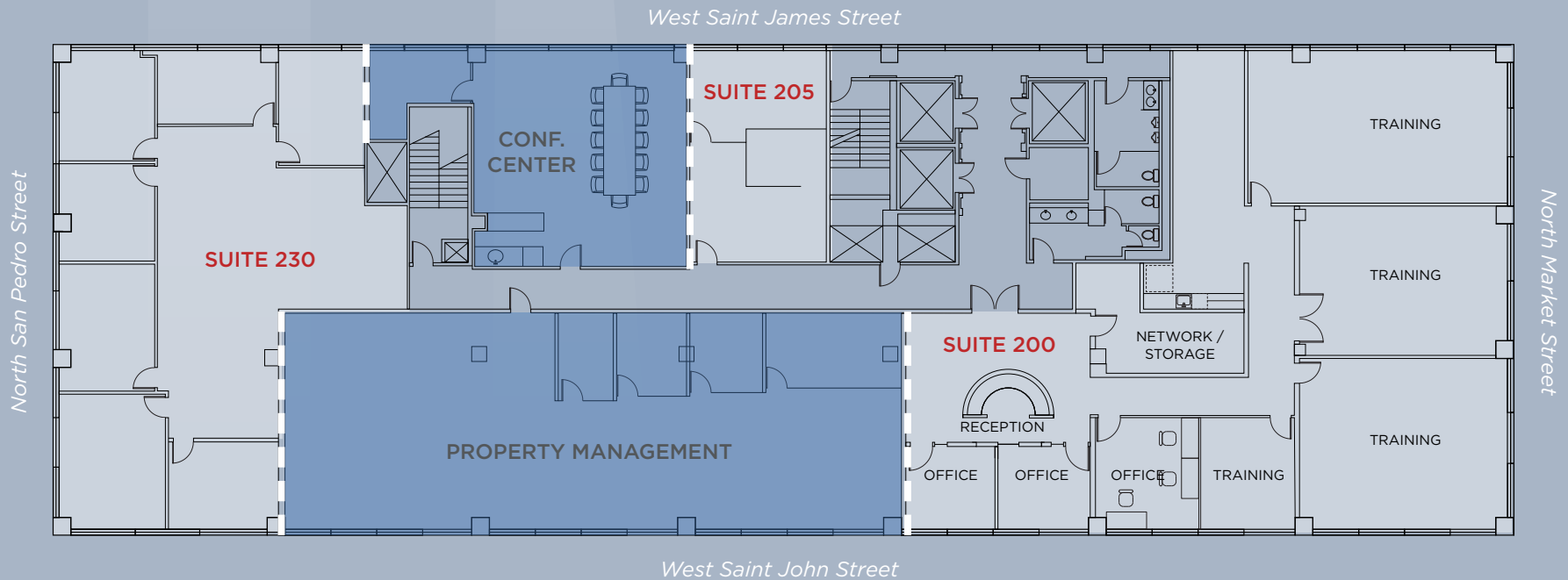


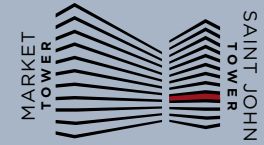


saint john tower

SECOND FLOOR

- Suite 200 | ±5,083 RSF
- Suite 205 | ±687 RSF
- Suite 230 | ±2,899 RSF
- Conference Center | ±1,194 RSF



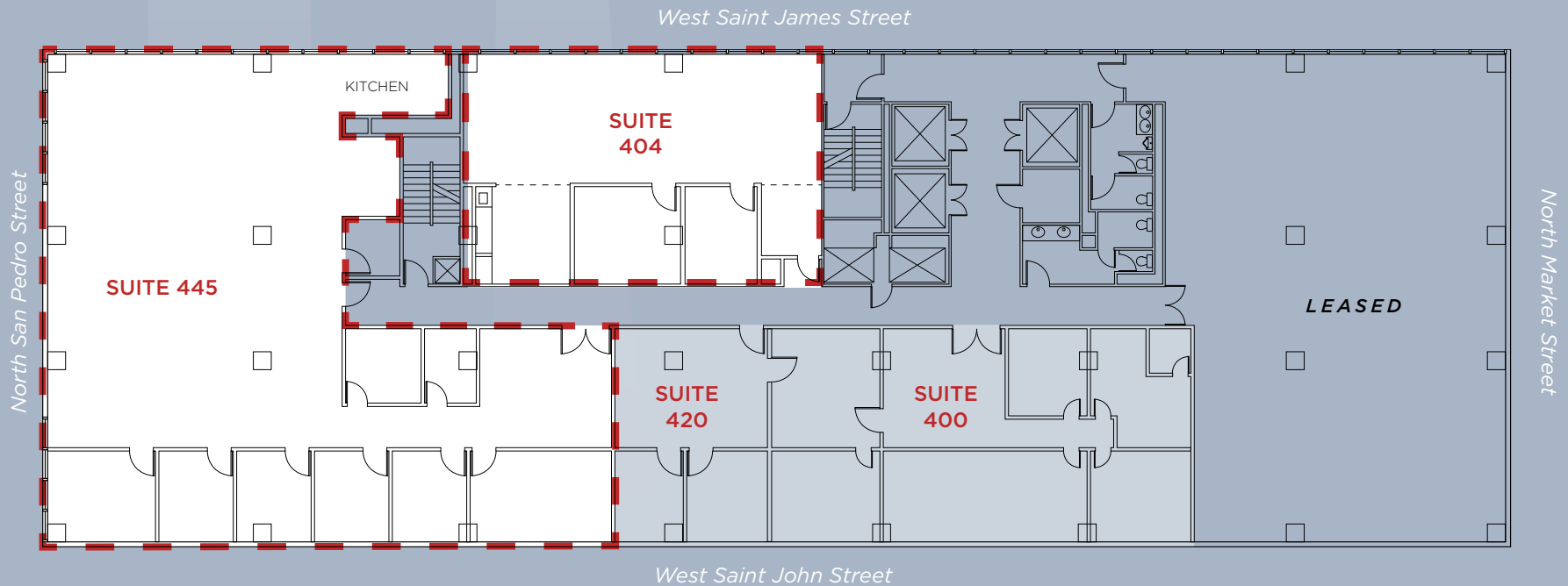


saint john tower

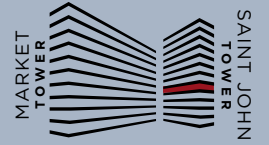
FOURTH FLOOR

- Suite 420 | ±751 RSF
- Suite 404 | ±1,752 RSF
- Suite 400 | ±2,016 RSF
- Suite 445 | ±4,979 RSF

Contiguous to ±9,498 SF



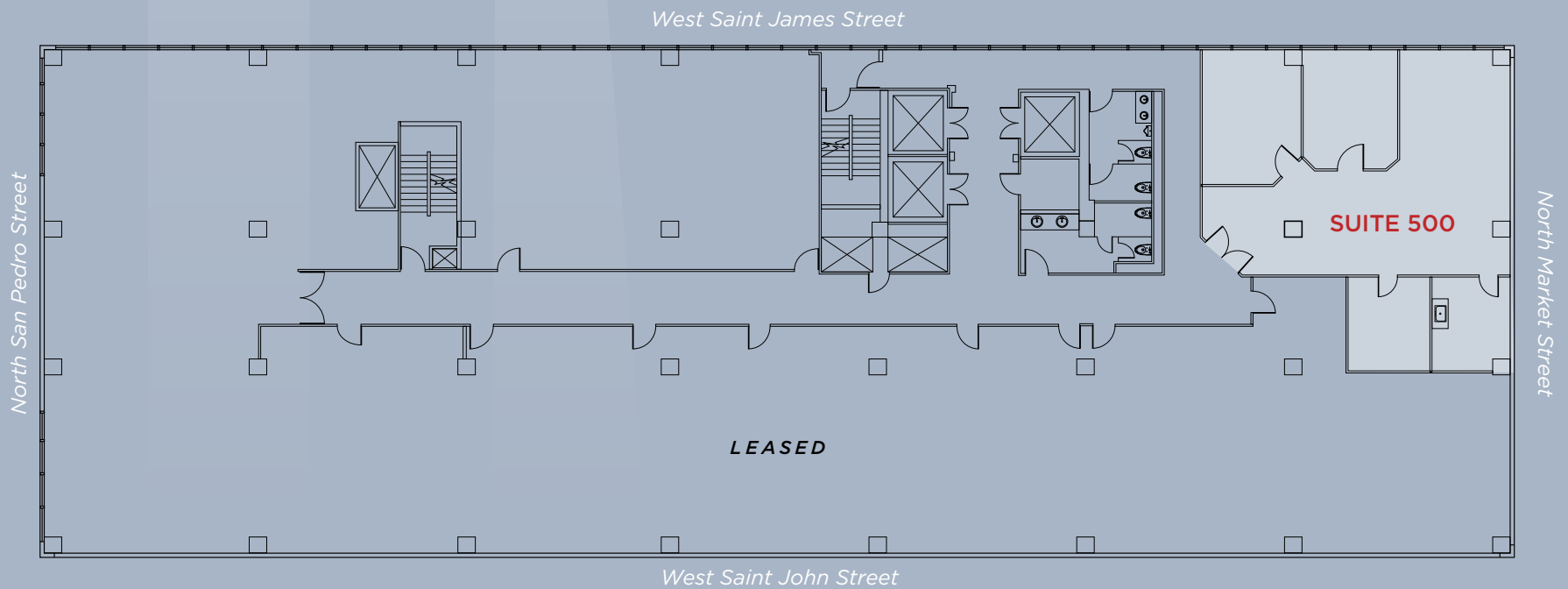
 Market-ready

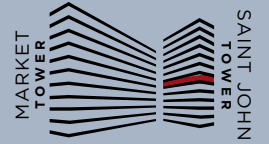


saint john tower

FIFTH FLOOR

■ Suite 500 | ±1,962 RSF

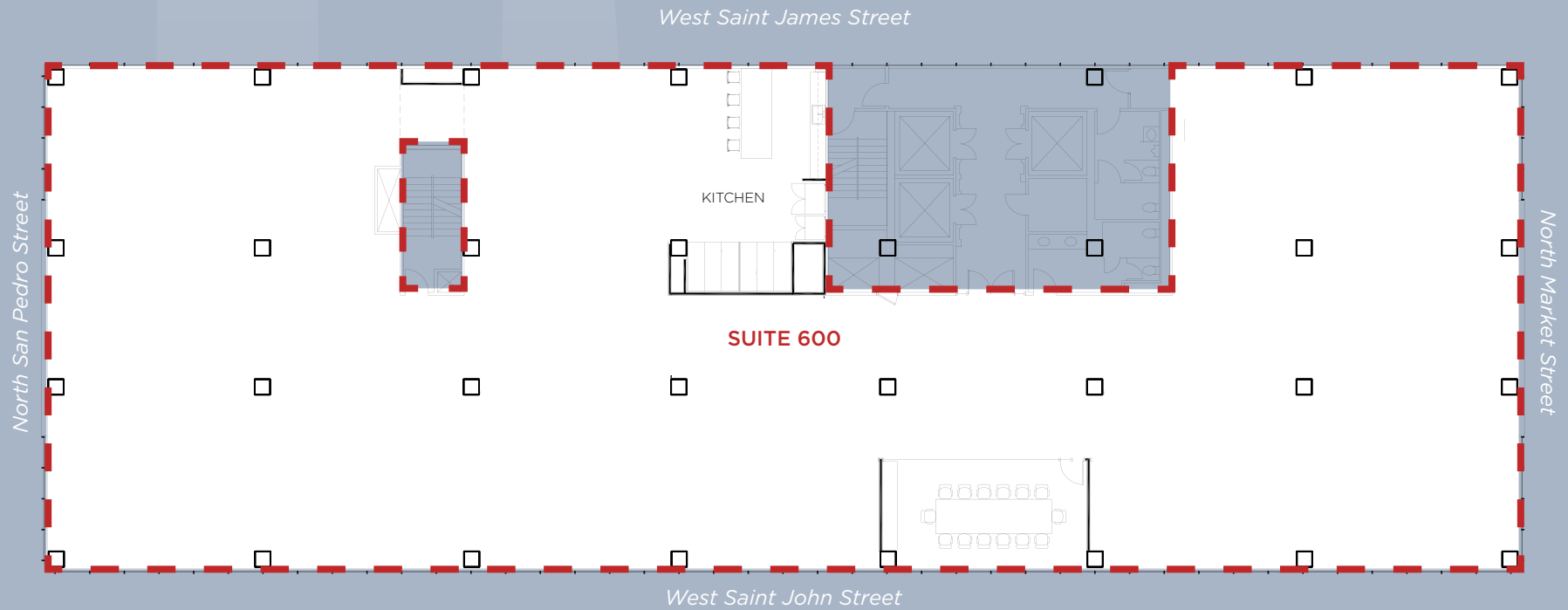




saint john tower

SIXTH FLOOR

■ Suite 600 | ±13,299 RSF
Full Floor & Market Ready

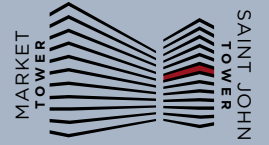


■ Market-ready

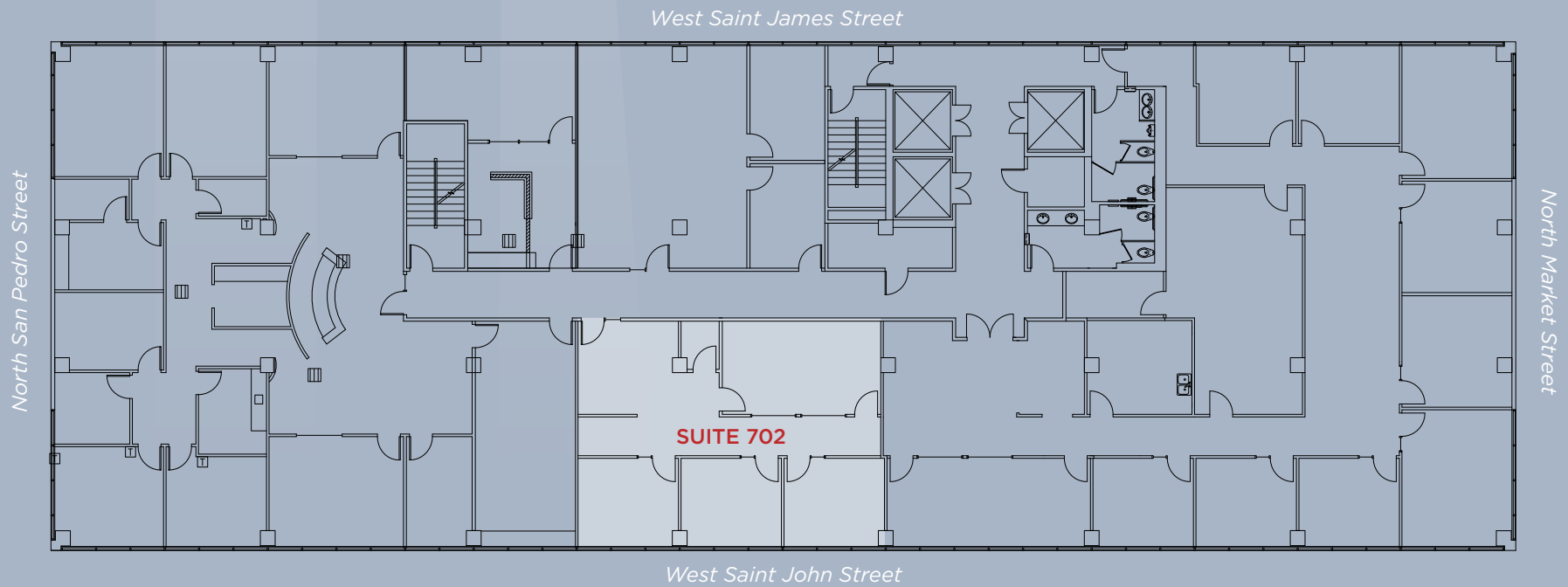


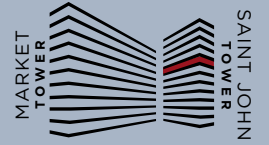
saint john tower

SEVENTH FLOOR



■ Suite 702 | ±1,481 RSF

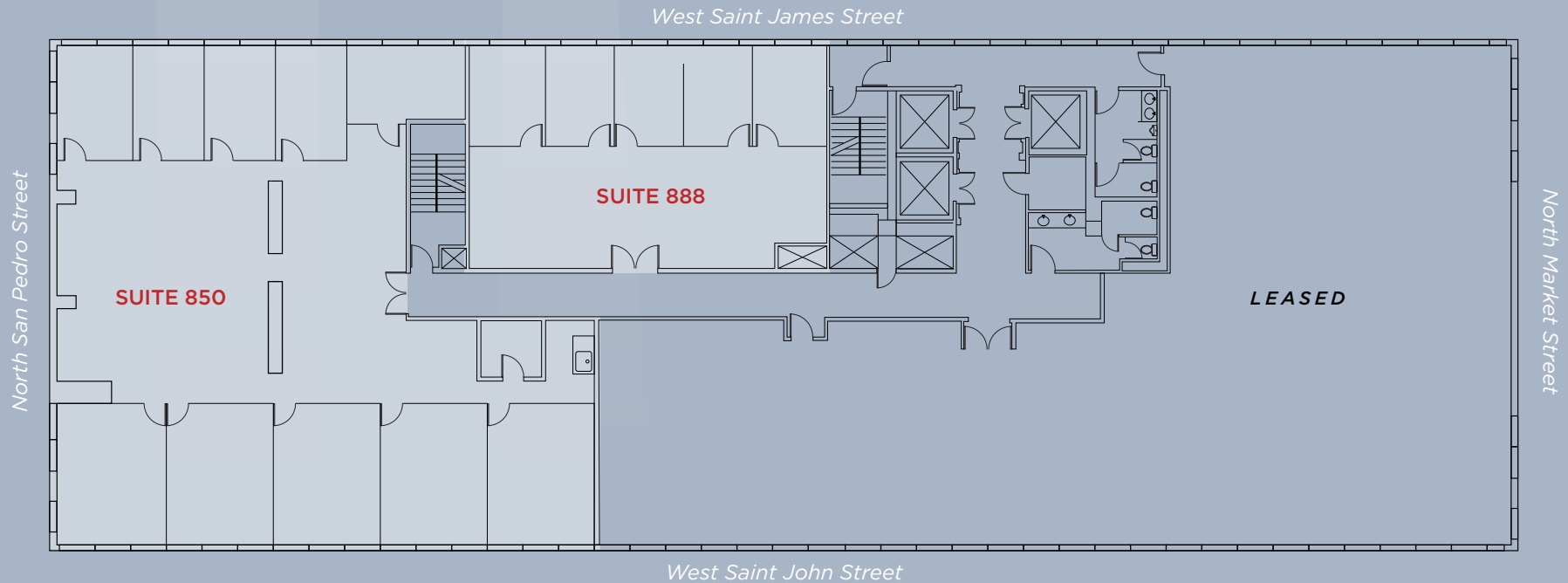


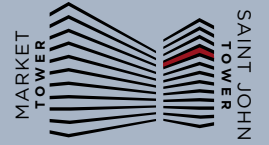


saint john tower

EIGHTH FLOOR

- Suite 888 | $\pm 1,726$ RSF
 - Suite 850 | $\pm 4,592$ RSF
- Contiguous to $\pm 6,318$ SF

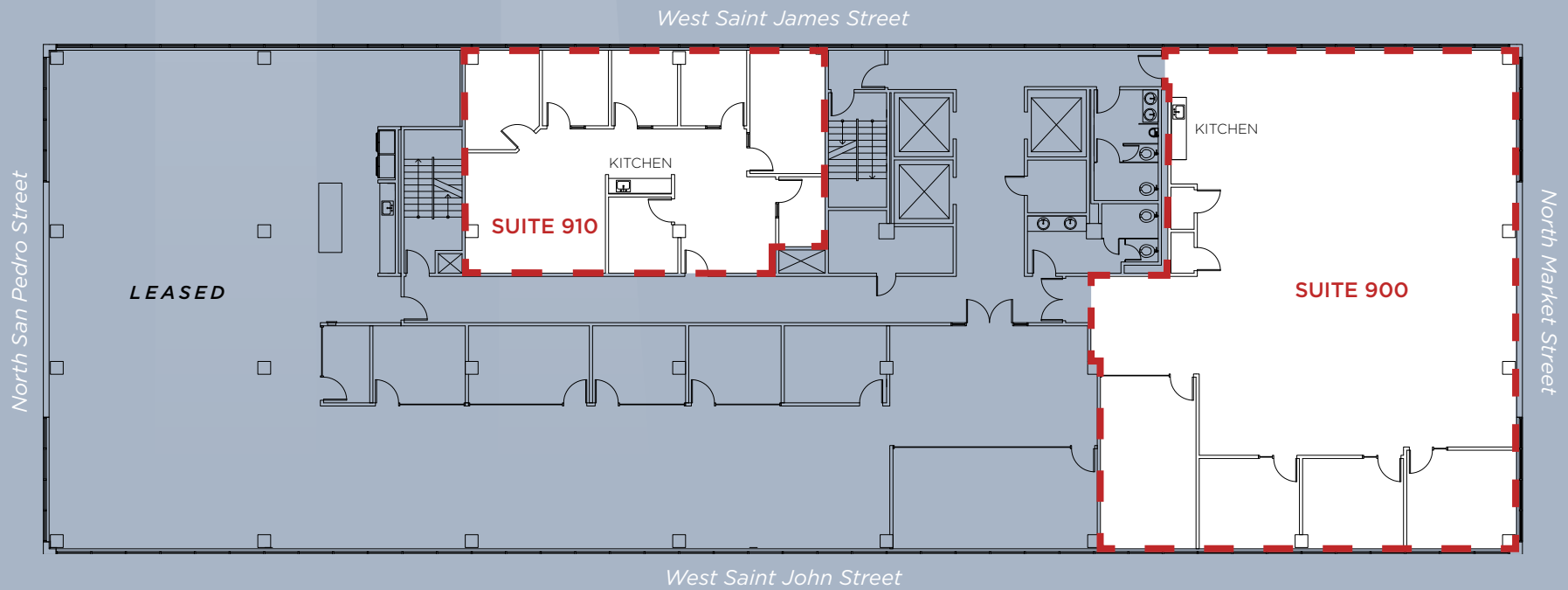




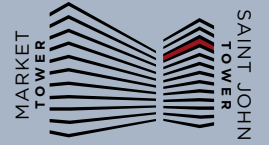
saint john tower

NINTH FLOOR

- Suite 910 | ±1,827 RSF
- Suite 900 | ±4,270 RSF



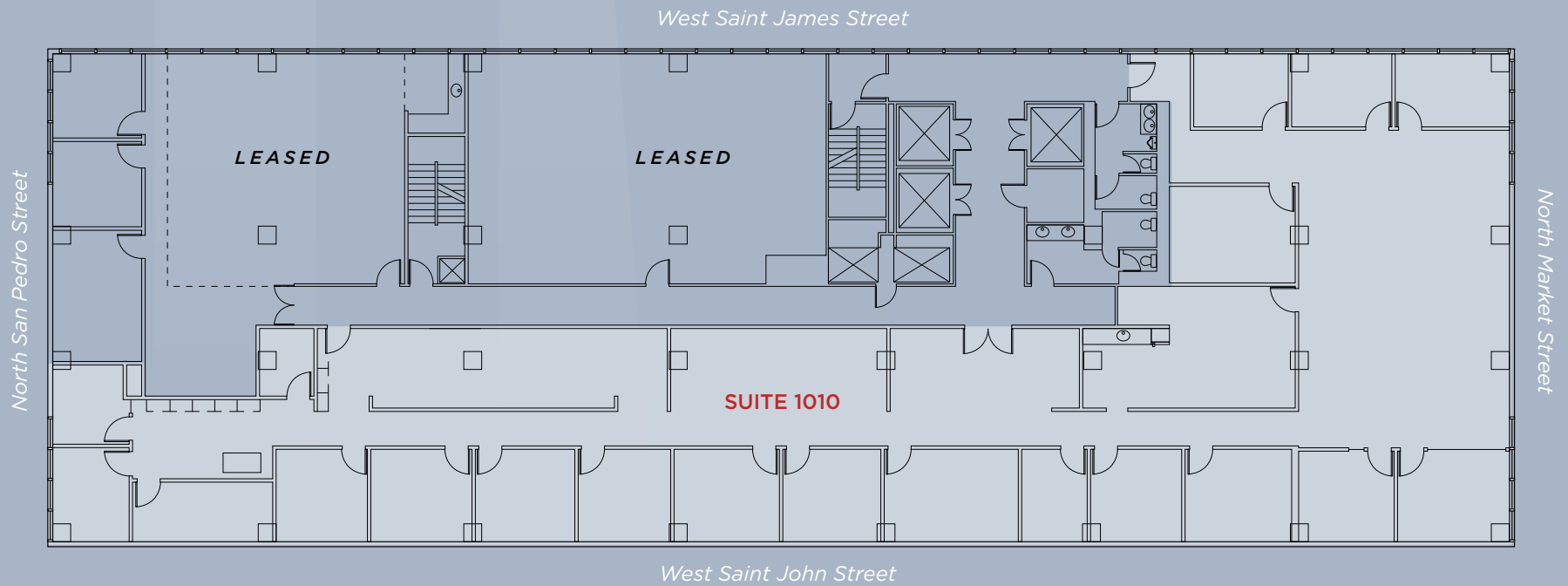
 Market-ready

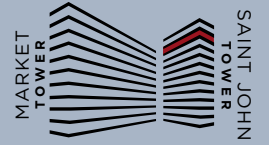


saint john tower

TENTH FLOOR

■ Suite 1010 | ±9,182 RSF

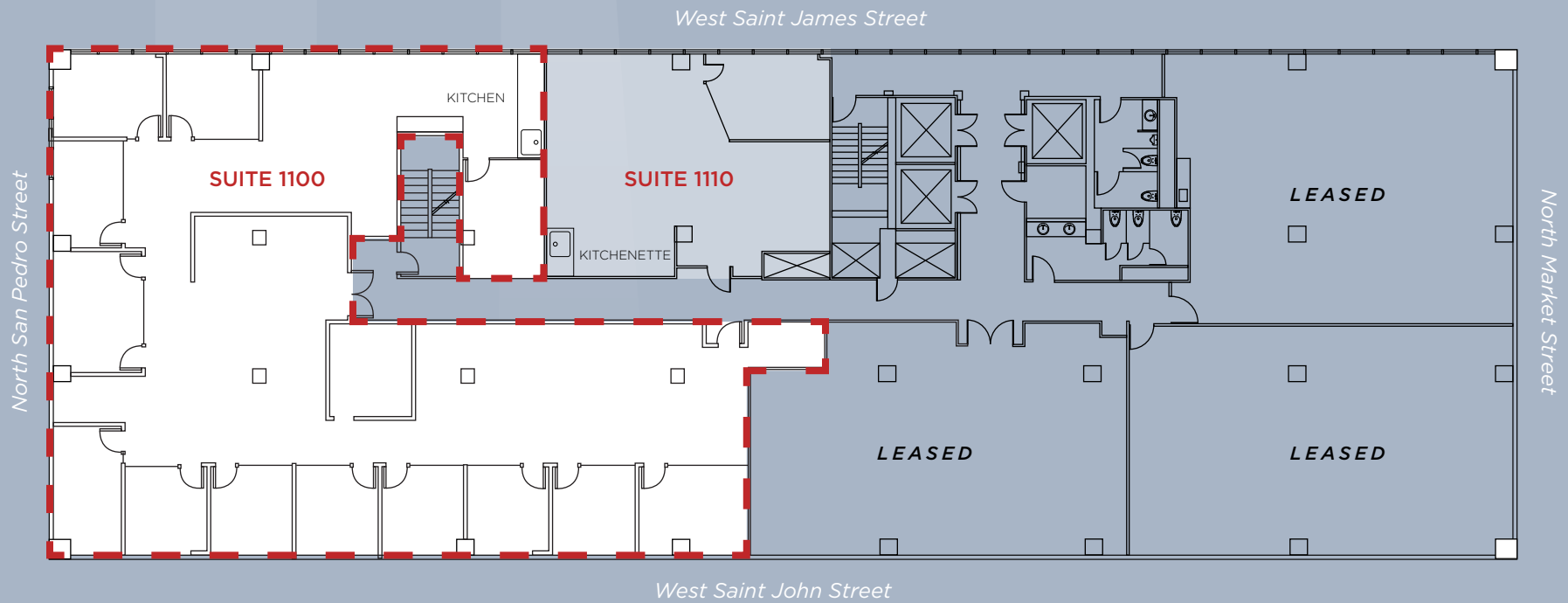




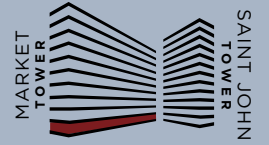
saint john tower

ELEVENTH FLOOR

- Suite 1110 | ±1,338 RSF
- Suite 1100 | ±5,980 RSF



 Market-ready

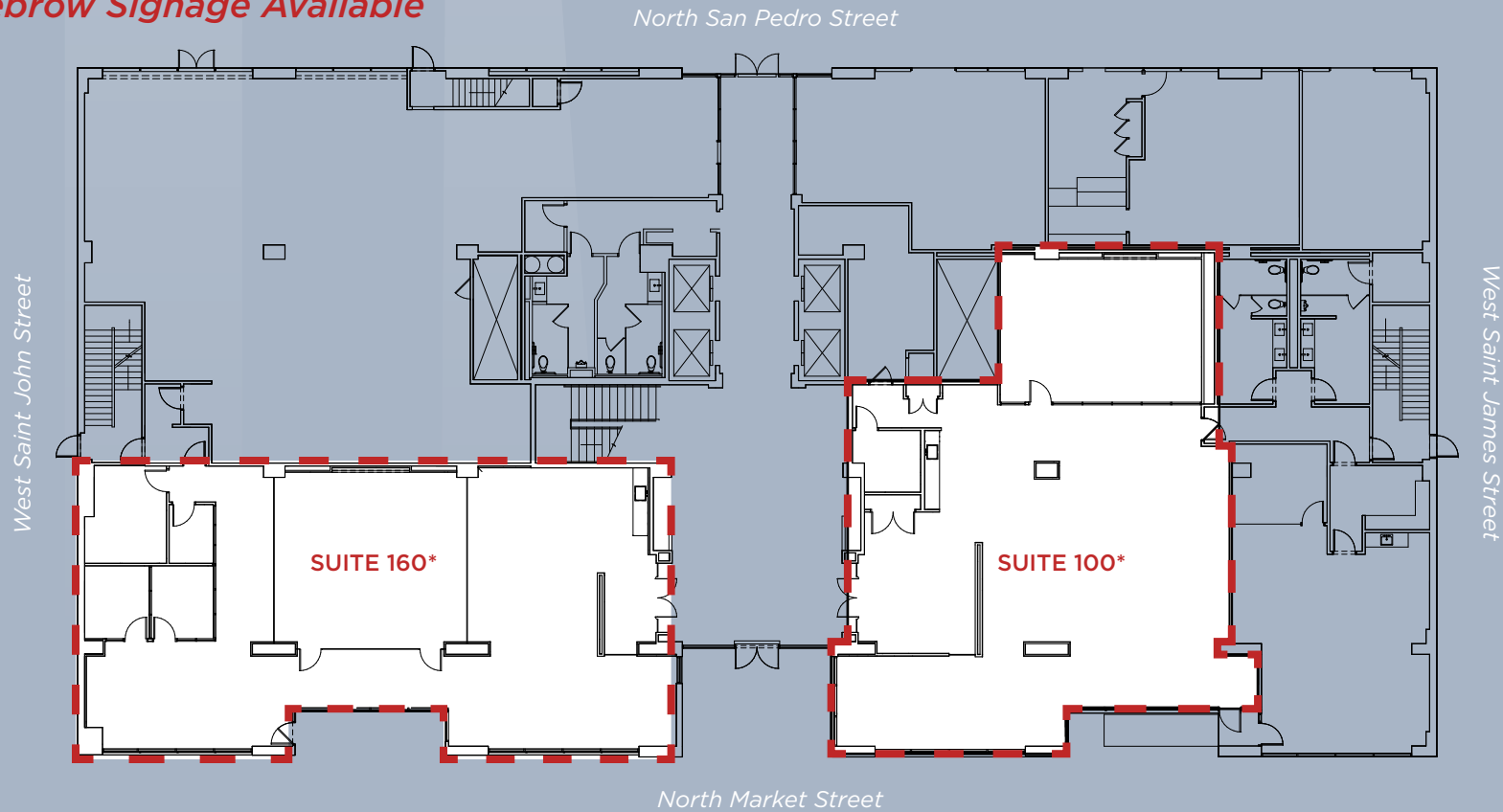


market tower

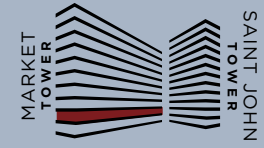
FIRST FLOOR

- Suite 160 | ±3,569 RSF
- Suite 100 | ±4,471 RSF

**Eyebrow Signage Available*



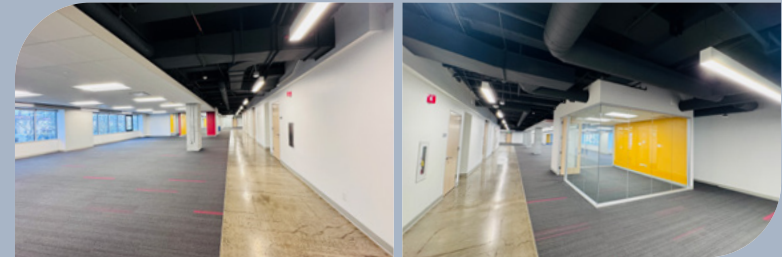
 Market-ready



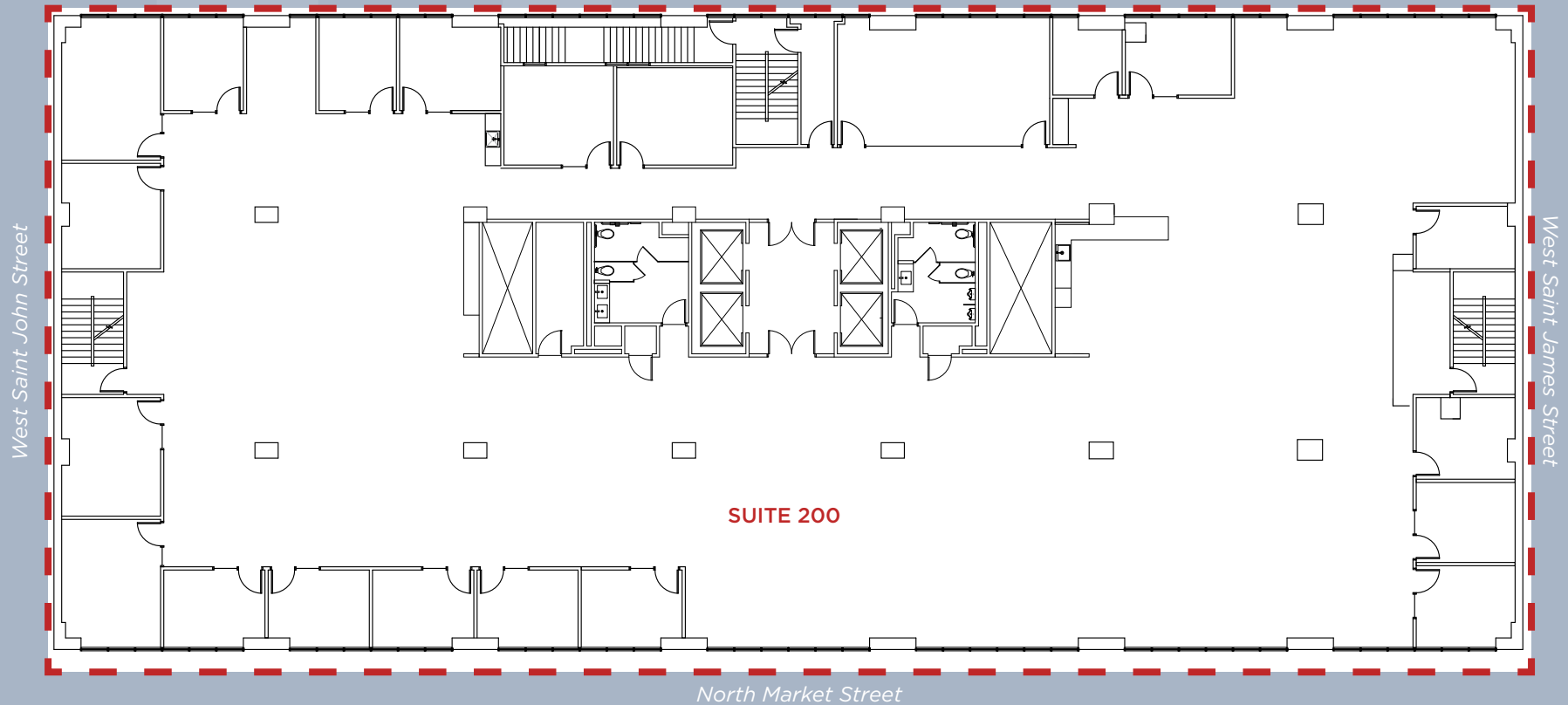
market tower

SECOND FLOOR

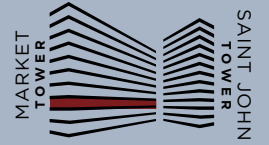
■ Suite 200 | ±15,639 RSF
Full Floor & Market Ready
Bldg Top Signage Available



North San Pedro Street



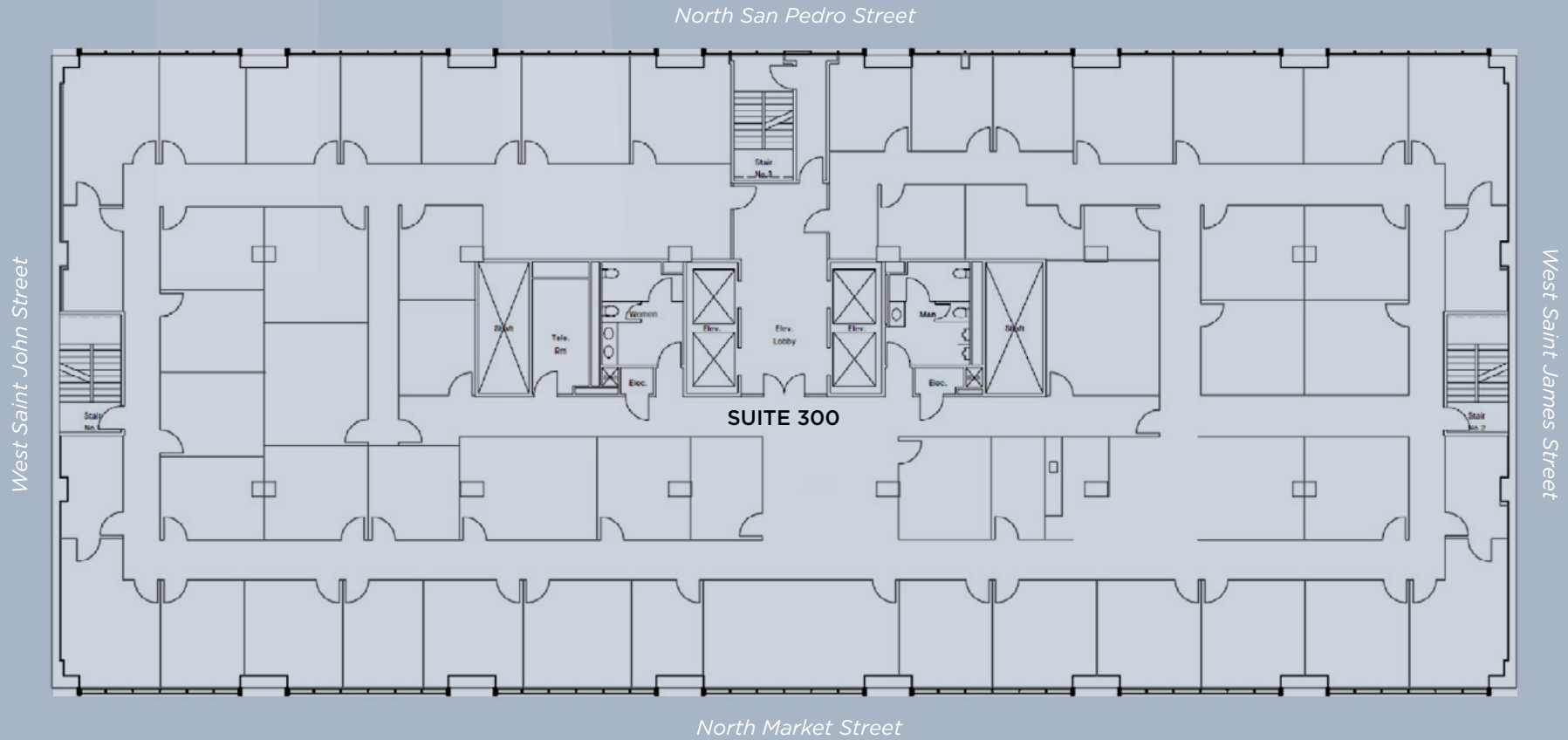
■ Market-ready

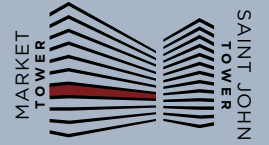


market tower

THIRD FLOOR

■ Suite 300 | ±15,697 RSF





market tower

FOURTH FLOOR

- Suite 404 | ±980 RSF
- Suite 460 | ±990 RSF
- Suite 420 | ±2,039 RSF
- Suite 440 | ±2,056 RSF
- Suite 402 | ±3,142 RSF
- Suite 400 | ±5,323 RSF

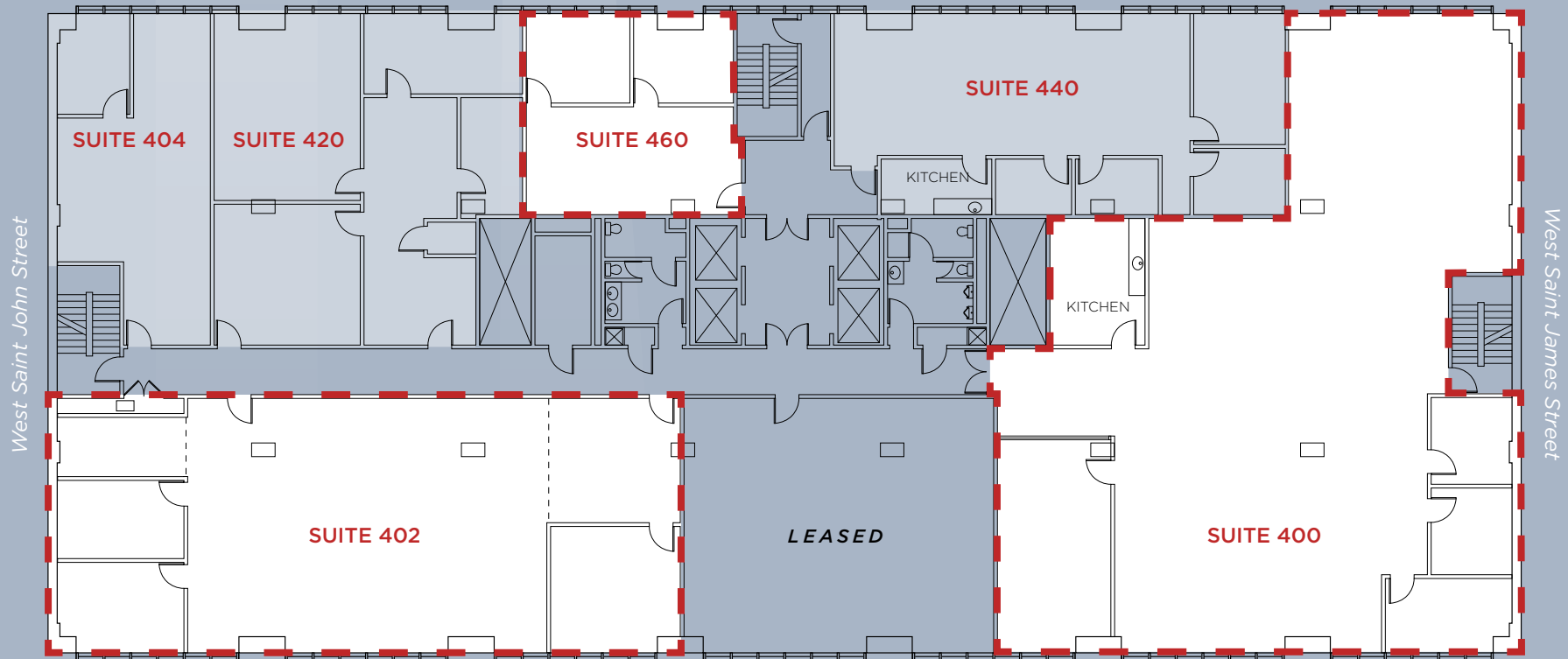


SUITE 402



SUITE 402

North San Pedro Street

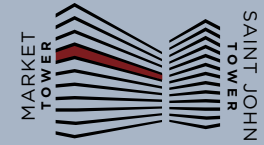


West Saint John Street

West Saint James Street

North Market Street

Market-ready

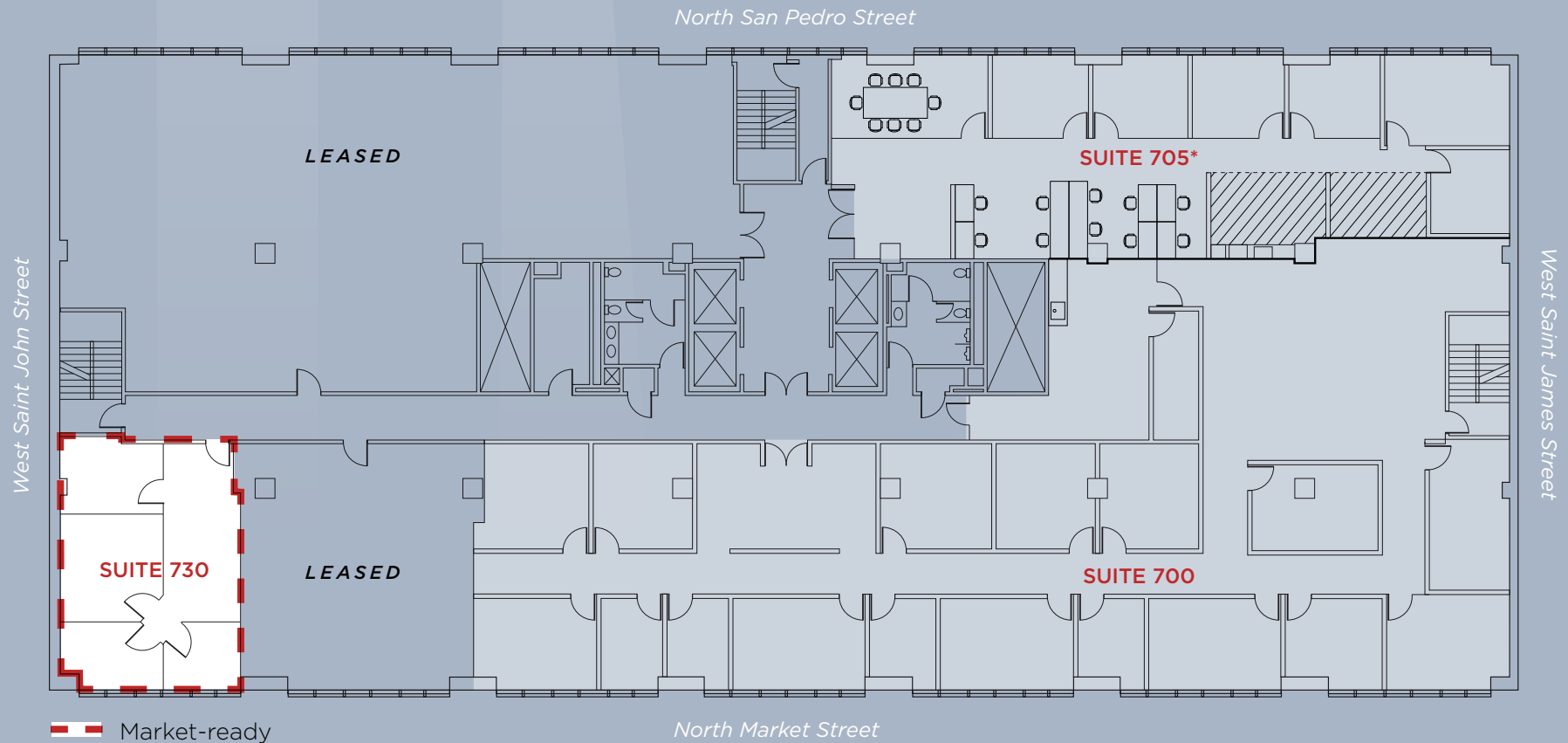


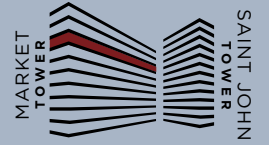
market tower

SEVENTH FLOOR

- Suite 730 | ±899 RSF
 - Suite 705* | ±2,882 RSF
 - Suite 700 | ±7,156 RSF
- Contiguous to ±10,038 SF

**Furnished Suite*

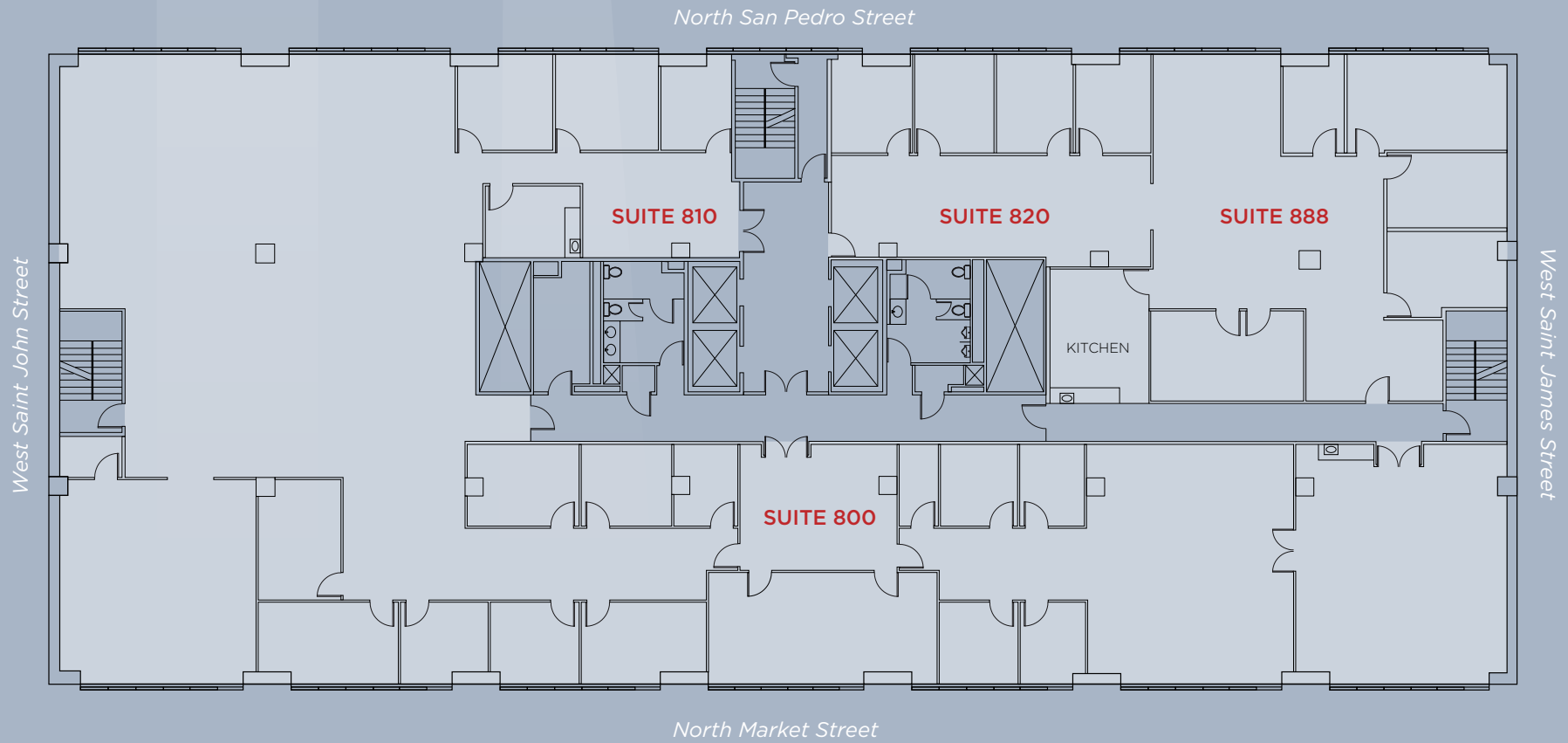


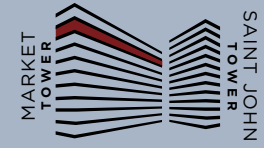


market tower

EIGHTH FLOOR

- Suite 810 | ±2,784 RSF
- Suite 800 | ±9,526 RSF
- Suite 820/888 | ±4,108 RSF



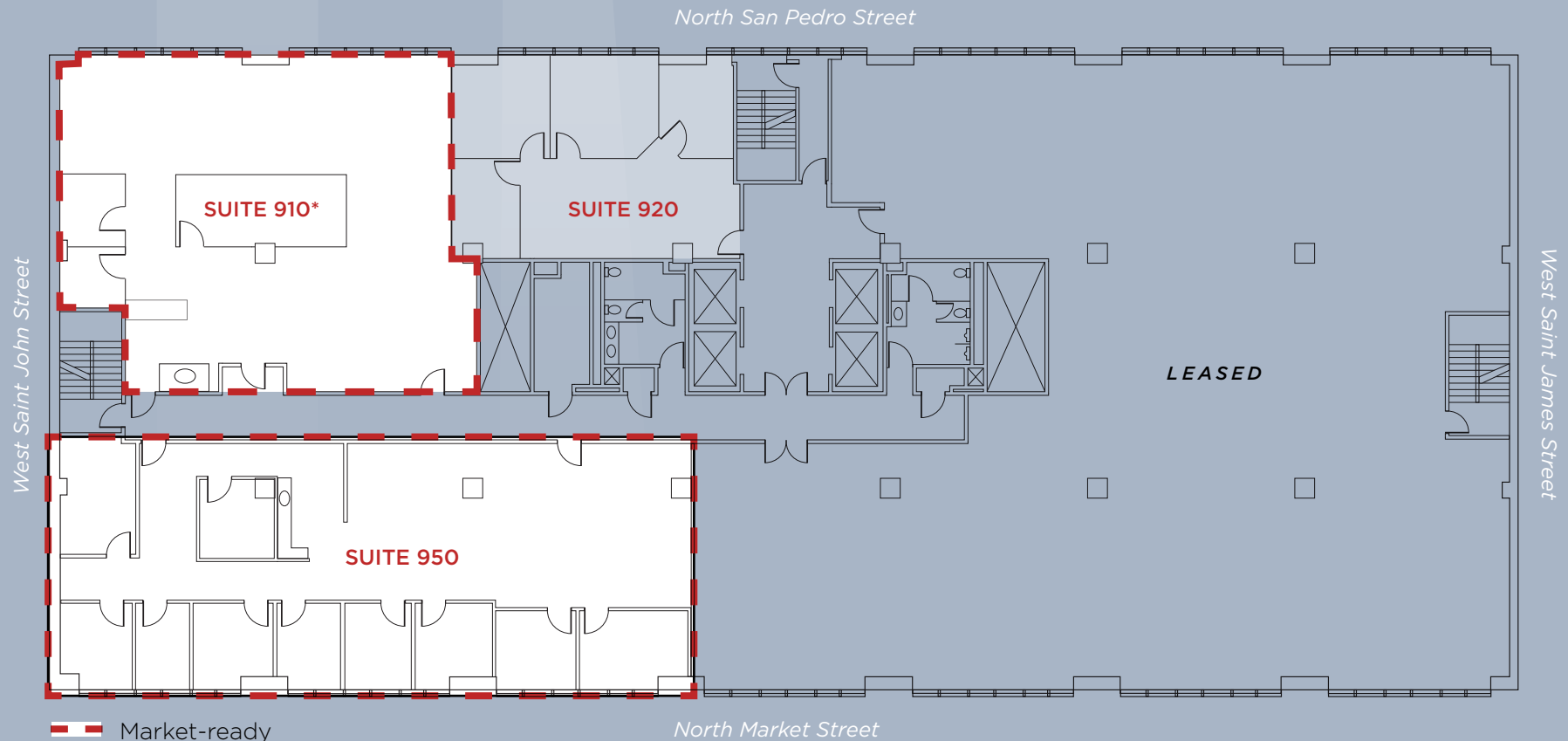
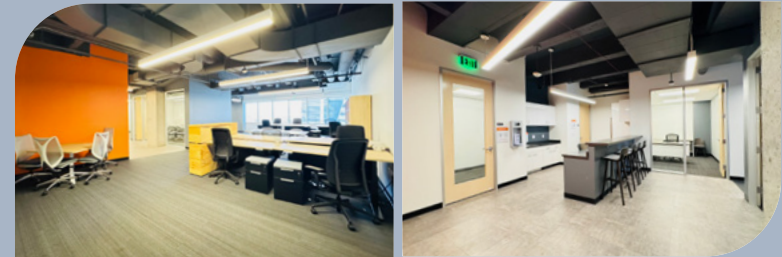


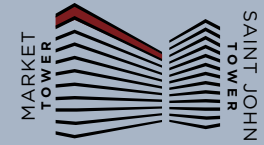
market tower

NINTH FLOOR

- Suite 920 | ±1,230 RSF
- Suite 910* | ±2,704 RSF
- Suite 950 | ±3,176 RSF

**Furnished Suite*

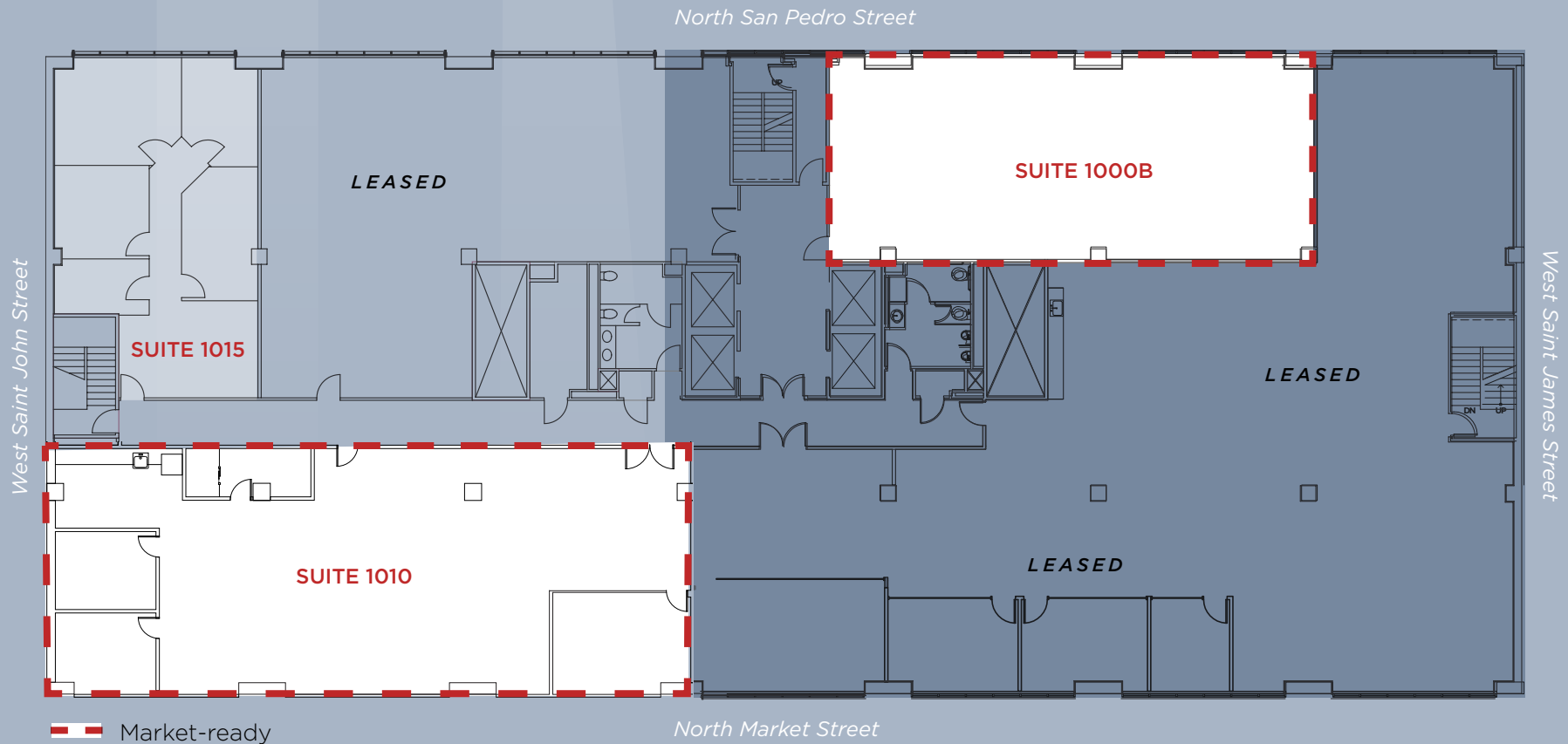




market tower

TENTH FLOOR

- Suite 1015 | ±1,333 RSF
- Suite 1000B | ±2,086 RSF
- Suite 1010 | ±3,191 RSF



innovate today, THRIVE TOMORROW.

Market Square delivers a prime downtown location, thoughtfully modernized workspaces, and seamless access to top-tier amenities. In turn, creating the ideal environment for companies ready to grow in the heart of San Jose. Designed to boost efficiency, foster connectivity, and enhance employee satisfaction, Market Square combines high-end design with strategic positioning to support forward-thinking businesses in every stage of their journey.

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MARKET
SQUARE

