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±43,000 RSF AVAILABLE
DIVISIBLE TO ±10,000 RSF

NEWMARK

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THE
OFFICES
AT SANTANA ROW

HIGHLIGHTS

One Santana West
370,000 RSF Class A office building
Divisible to 10,000 RSF

State of the art exposed concrete design

13' clear ceiling heights

±49,830 RSF – ±53,068 RSF floorplates

On-site café, golf simulator, fitness studio,
private showers, and conference center

3/1,000 dedicated parking
100+ EV charging stations

Direct access to Santana Row world-class amenities

Building signage available

Immediate freeway access

Secure bike garage

LEED Gold Certified

THE OFFICES AT SANTANA ROW



500
SANTANA ROW
±235,000 RSF

3055
OLIN AVENUE
±70,000 RSF

1SW
SANTANA WEST
±370,000 RSF

700
SANTANA ROW
±301,000 RSF

2SW
SANTANA WEST
±369,000 RSF

900
SANTANA ROW
±180,000 RSF

SW
SANTANA WEST
±250,000 RSF
EXPANSION OPPORTUNITY

300
SANTANA ROW
±65,000 RSF

Stevens Creek Boulevard



SITE PLAN



LEVEL ONE PLAN

LEGEND

Café/Conference Center - 8,600 RSF

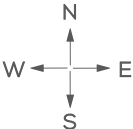
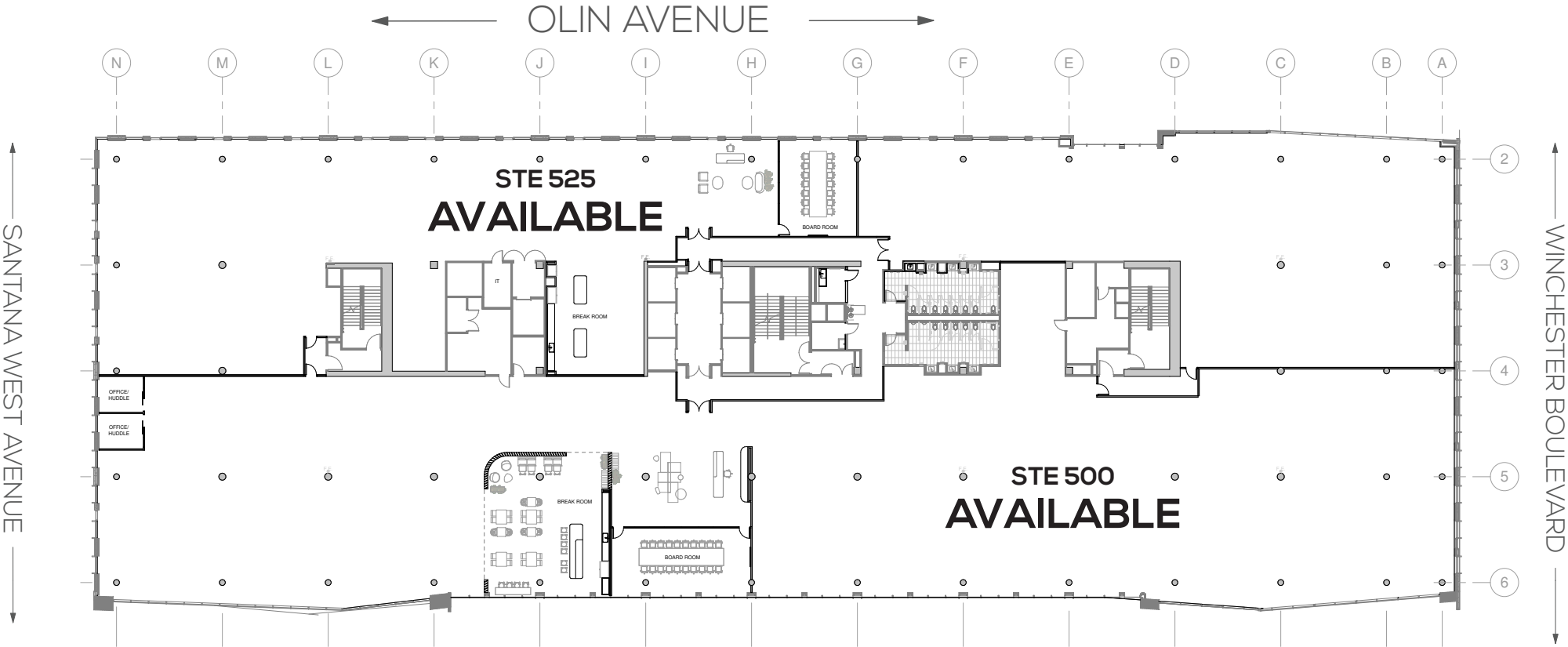
Fitness/Locker Rooms - 2,500 RSF

Office Space - ±23,342 RSF

← OLIN AVENUE →



LEVEL FIVE PLAN



LEVEL FIVE HYPOTHETICAL PLAN

TECH

LEGEND

- Open Office
- Meeting Space
- Support Space
- Amenity
- Building Core



SUITE 525 PROGRAM

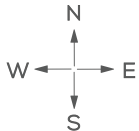
Workstations - Benching	72
Offices	0
Combined Seats	72

Reception	1
Board Rooms (15-20 ppl.)	1
Medium Conference Rooms (8-10 ppl.)	2
Small Conference Rooms (6-8 ppl.)	1
Huddle (Also Office)	5
Focus - Phone	1
Break Room	1
Collaboration	4
Copy/Print	1
IT	1

SUITE 500 PROGRAM

Workstations - Benching	196
Offices	0
Combined Seats	196

Reception	1
Board Rooms (20+ ppl.)	1
Medium Conference Rooms (8-10 ppl.)	2
Small Conference Rooms (6-8 ppl.)	2
Huddle (Also Office)	11
Focus - Phone	8
Break Room	1
Coffee	1
Collaboration	8
Copy/Print	2
Wellness	1
IT	1



LEVEL FIVE HYPOTHETICAL PLAN

PROFESSIONAL SERVICES

LEGEND

- Open Office
- Meeting Space
- Support Space
- Amenity
- Building Core



SUITE 525 PROGRAM

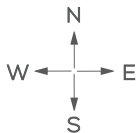
Workstations - Cubes	46
Offices	5
Combined Seats	51

Reception	1
Board Rooms (15-20 ppl.)	1
Medium Conference Rooms (8-10 ppl.)	2
Small Conference Rooms (6-8 ppl.)	1
Huddle (Also Office)	3
Break Room	1
Collaboration	4
Copy/Print	1
Storage	1
IT	1

SUITE 500 PROGRAM

Workstations - Cubes	106
Offices	22
Combined Seats	128

Reception	1
Board Rooms (20+ ppl.)	1
Medium Conference Rooms (8-10 ppl.)	2
Small Conference Rooms (6-8 ppl.)	4
Huddle (Also Office)	6
Focus - Phone	5
Break Room	1
Coffee	1
Collaboration	6
Copy/Print	2
Wellness	1
Storage	1
IT	1



ON CAMPUS + WALKING DISTANCE AMENITIES

345

SHOPS

95

RESTAURANTS

35

SERVICES

1,500

LOCAL HOMES

SW

SANTANA WEST

Westfield
VALLEY FAIR

STEVENS CREEK BOULEVARD

SANTANA ROW

WINCHESTER BOULEVARD



SANTANA ROW WORLD-CLASS AMENITIES



SHOPS AND RESTAURANTS

35 Restaurants & Cafes 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



RESIDENCES

615 Rental Studios, Townhomes, Flats & Penthouse Suites

219 Privately-Owned Condos



HOTEL VALENCIA

Voted #1 Hotel in San Jose by Conde Nast Traveler

215 Guest Rooms & Suites

A full-service conference center with indoor and outdoor conference spaces accommodating varying sizes between 12-220 guests

Rooftop Terrace



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

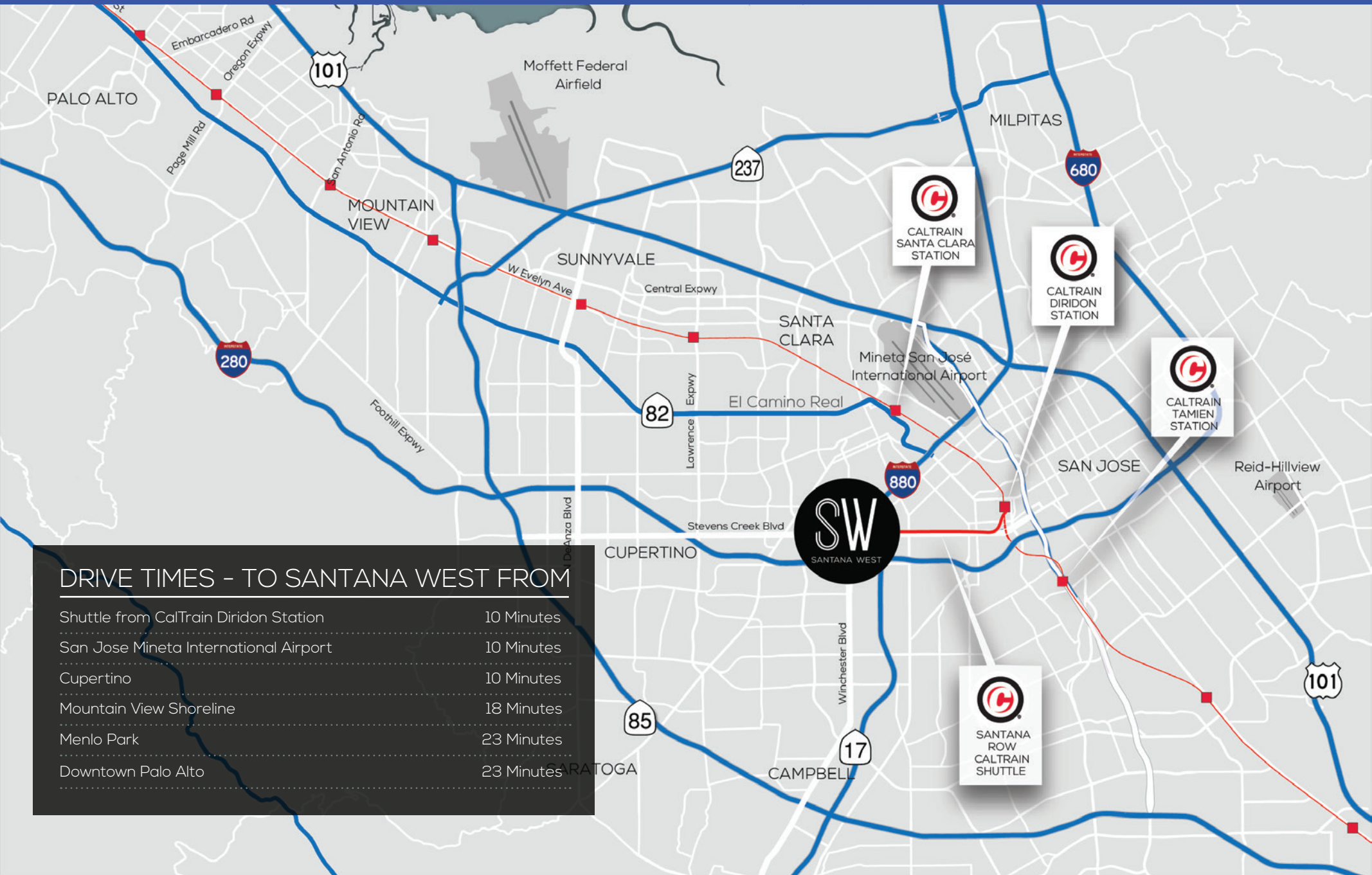
Free Wi-Fi

SANTANA ROW COMMUNITY FITNESS

Take advantage of Santana Row's fitness offerings. Enjoy a high-intensity workout at Barry's Bootcamp, a restorative yoga class at Hot 8 Yoga, a pilates workout at [solidcore], and exclusive access to the 7,000 SF FitStudio campus gym. The full-service gym includes private locker rooms and showers, all within walking distance.



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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