



# 152

N. 3RD STREET, SAN JOSE, CALIFORNIA

**CBRE**



# PROPERTY HIGHLIGHTS

BUILDING SIZE:

**±130,714 SF**



130,714 SF VACANT BUILDING WITH FULL BUILDING SYSTEMS UPGRADES

- Floors 2, 3, 4 and 5 are approximately 95% built out with co-working partitions that are suitable for large and small users with a total square footage of 61,386:
  - > 2nd floor: 9,597 SF
  - > 3rd floor: 19,377 SF
  - > 4th floor: 16,295 SF
  - > 5th floor: 16,117 SF



VALLEY-WIDE VIEWS



ON-SITE PARKING RATIO 1:1,000 SF



NEW FITNESS CENTER



NEW LOBBY COMPLETED Q4 2022



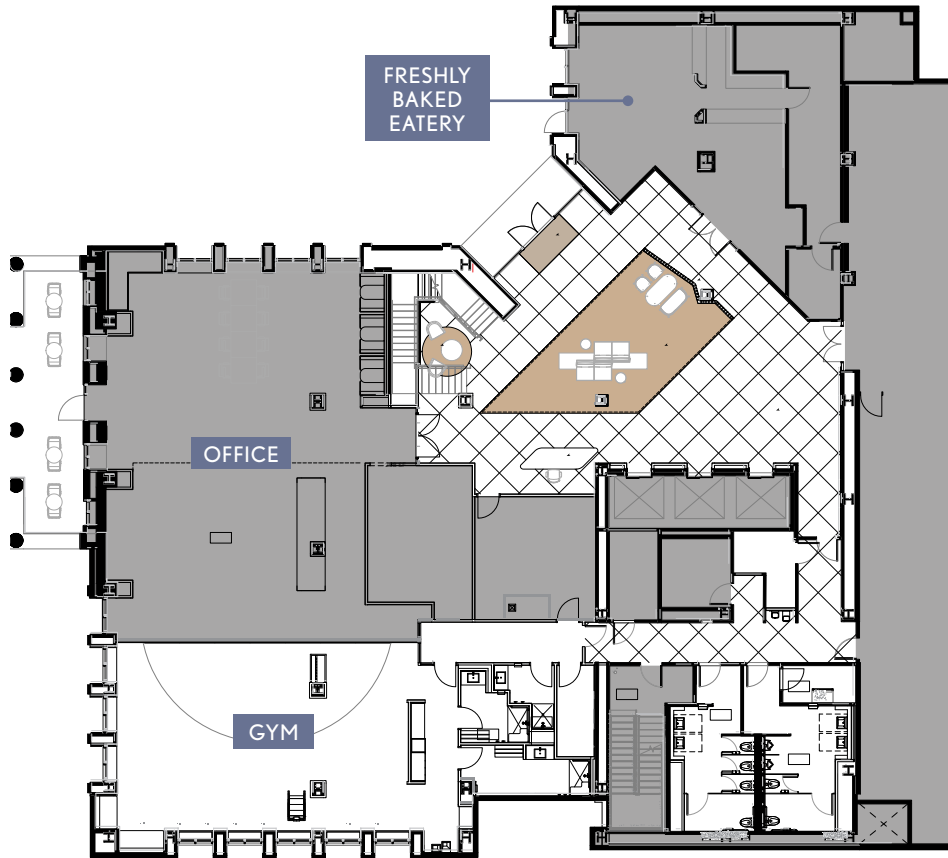
GREEN ENERGY USING SOLAR PANELS



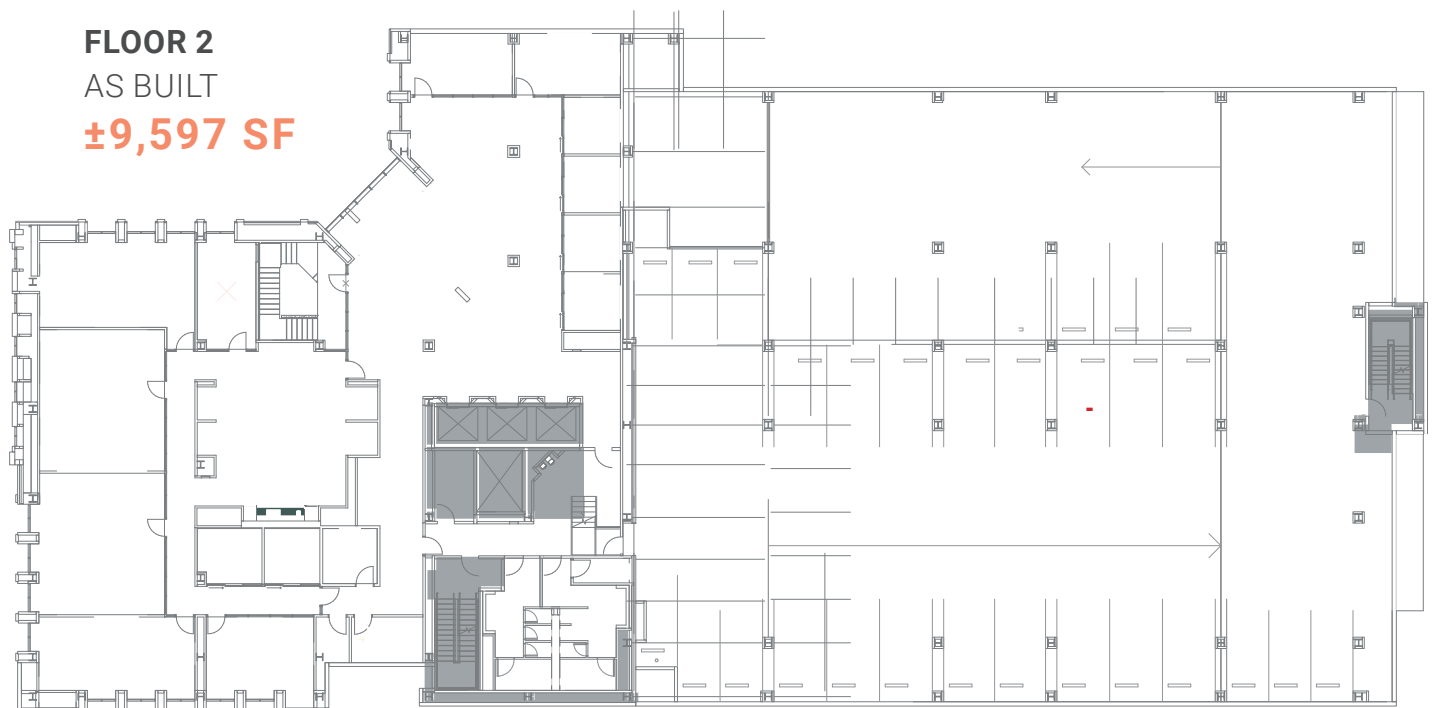
LOWER LEVELS FEATURE WRAP-AROUND BALCONIES FACING ONTO PARK AND INTERIOR CONNECTING STAIR

# FLOOR PLANS

152 N. 3RD STREET, SAN JOSE, CA



**FLOOR 1**  
AS BUILT  
**±4,760 SF**



**FLOOR 2**  
AS BUILT  
**±9,597 SF**

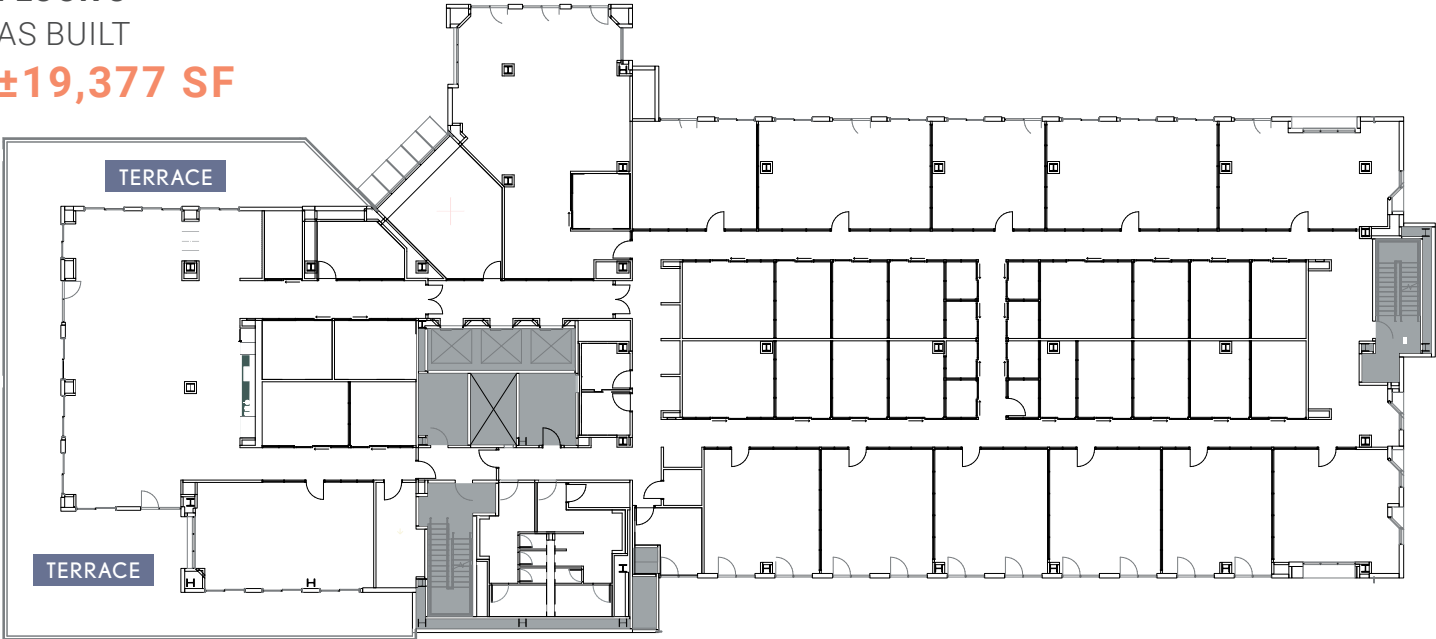
# FLOOR PLANS

±35,672 SF in 95% turnkey condition prepared for immediate tenant occupancy

## FLOOR 3

AS BUILT

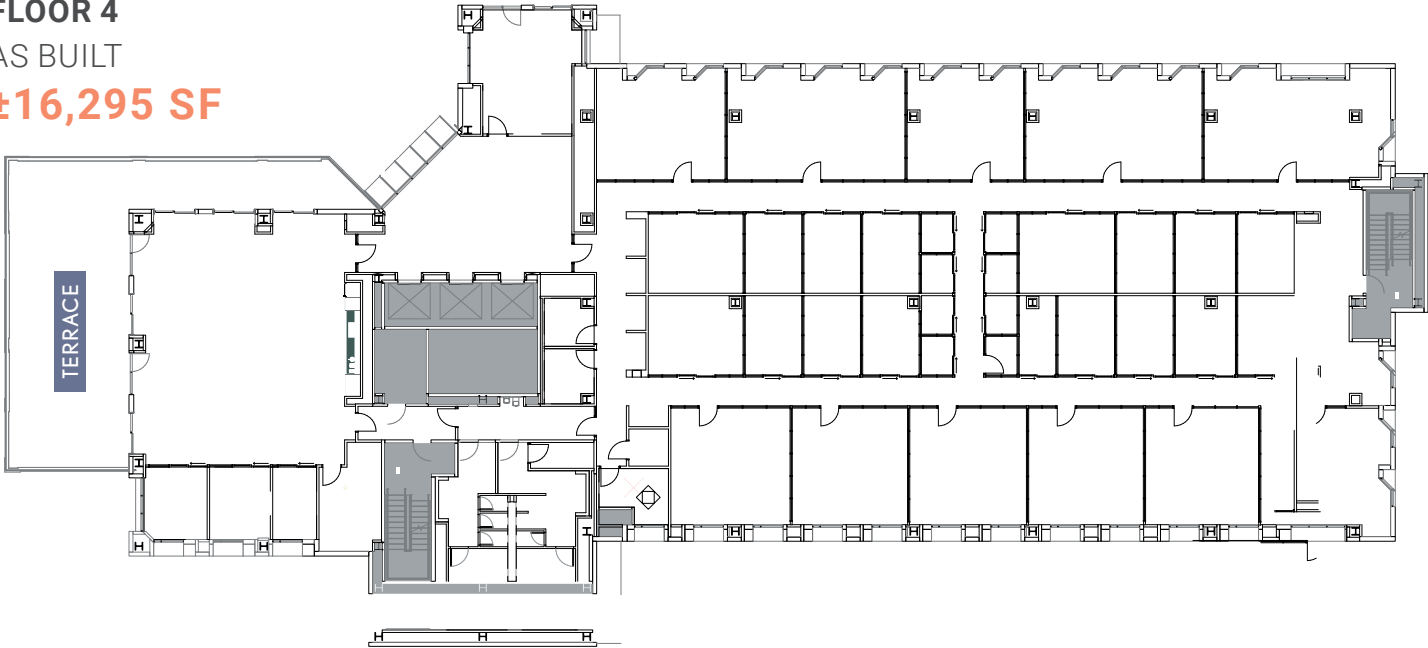
±19,377 SF



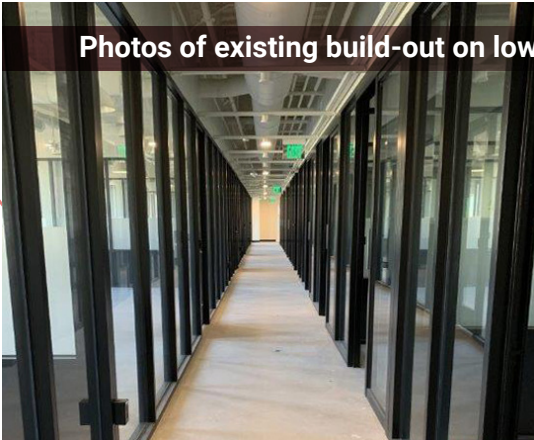
## FLOOR 4

AS BUILT

±16,295 SF



Photos of existing build-out on lower floors.



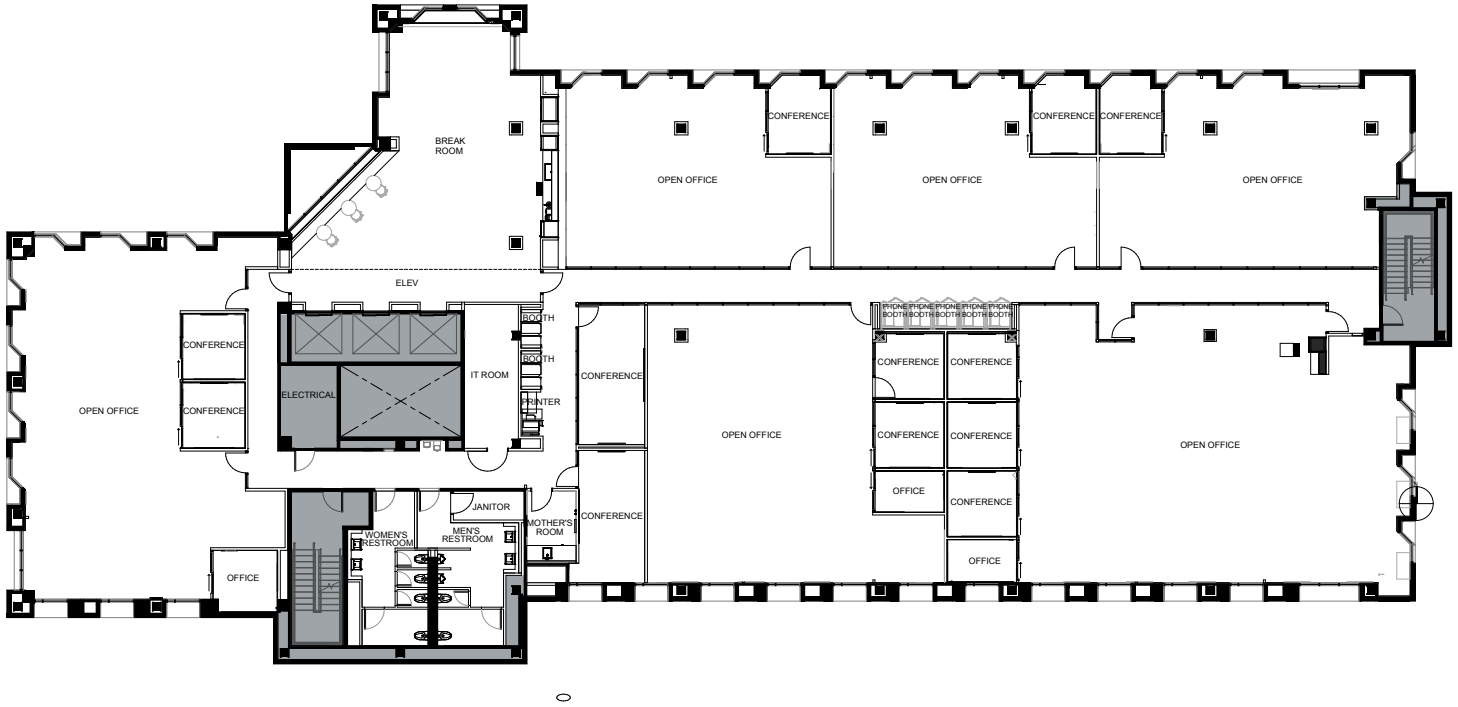
# FLOOR PLAN

152 N. 3RD STREET, SAN JOSE, CA

## FLOOR 5

AS BUILT

±16,117 SF

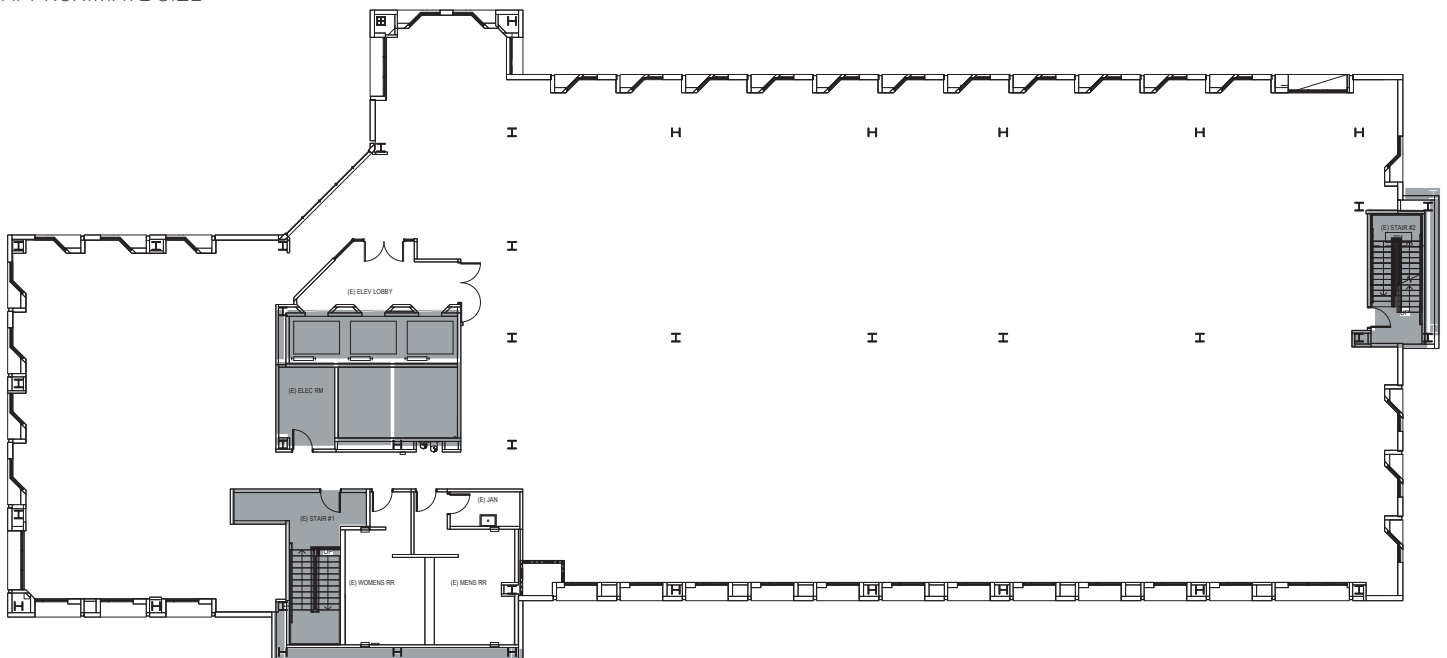


## FLOORS 6-9

TYPICAL FLOOR PLAN

±16,117

APPROXIMATE SIZE





# AVAILABILITIES



Floors 5-9: ±16,117 SF

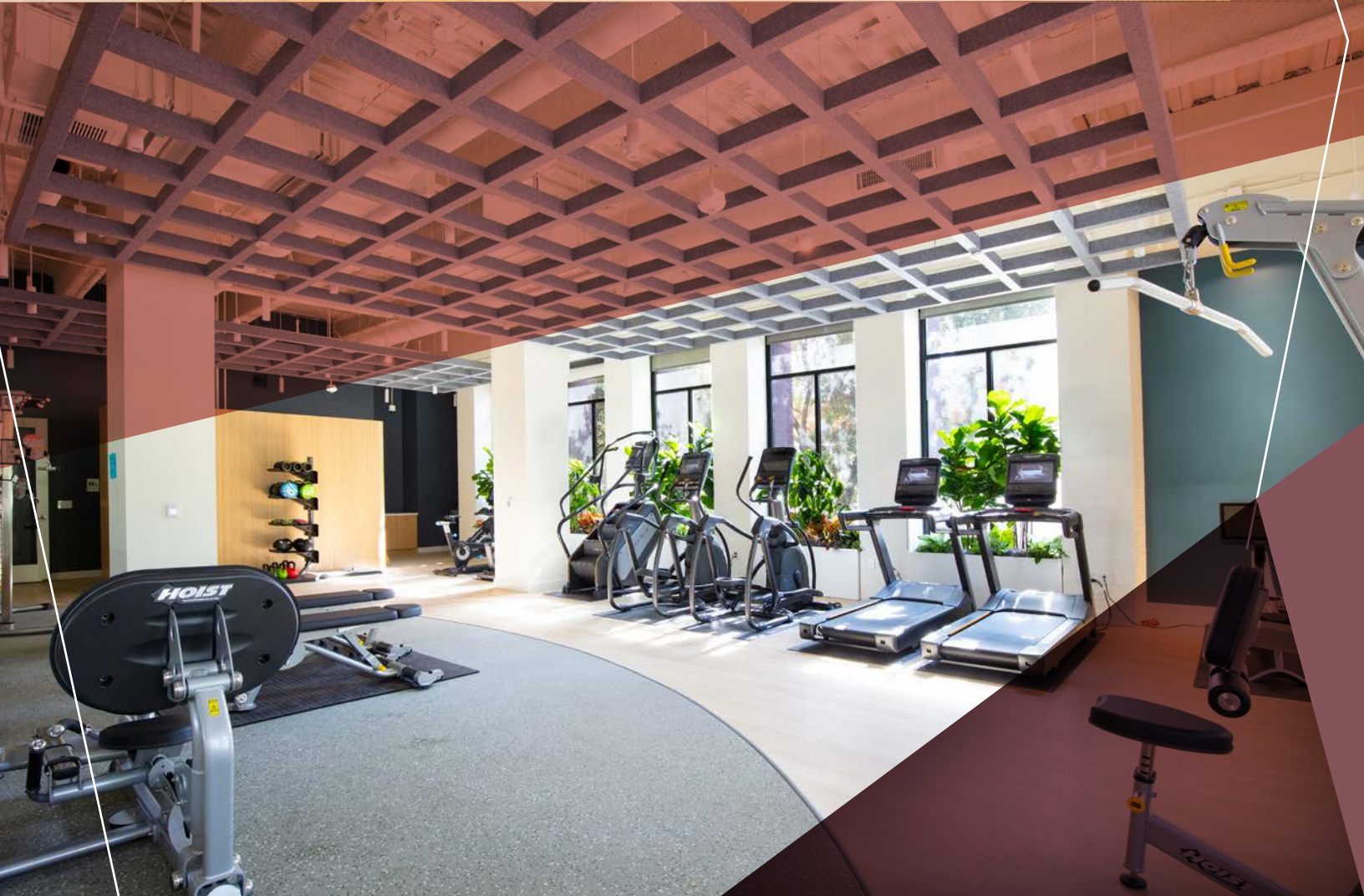
Floor 4: ±16,295 SF with terrace

Floor 3: ±19,377 SF with terrace

Floor 2: ±9,597 SF

Floor 1: ±4,760 SF

**152**  
N. 3RD STREET





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# EXCELLENT LOCATION IN THE HEART OF DOWNTOWN SAN JOSE

## DOWNTOWN SAN JOSE AMENITIES



HOTEL/  
CONVENTION  
CENTER: HOME TO  
GOOGLE, APPLE,  
& ADOBE ANNUAL  
CONFERENCES



SAN PEDRO  
SQUARE  
FOOD &  
ENTERTAINMENT



SAP CENTER  
FEATURING  
SJ SHARKS,  
CONCERTS, ETC.



WALKING  
DISTANCE TO SOFA  
ARTS DISTRICT  
AND MUSEUMS



LOCAL  
FARMER'S  
MARKETS

## TRANSPORTATION



BYRD SCOOTERS  
7 MIN. TO DIRIDON



PLANNED  
BART/FUTURE  
REGIONAL TRAIN



2 MINUTES  
OFF  
HIGHWAY 87



AMTRAK/  
LIGHT RAIL



WALKING DISTANCE TO  
SAN PEDRO SQUARE  
AMENITIES  
& RESTAURANTS



THRIVING PRE-GAME  
DOWNTOWN SCENE



JUST MINUTES TO  
SAN JOSE INTERNATIONAL  
AIRPORT

# AMENITY MAP

FACING ONTO ST JAMES PARK AND HOME TO FRESHLY BAKED EATERY, THE 152 N. 3RD STREET BUILDING IS LOCATED ONE BLOCK FROM DOWNTOWN SAN JOSE COMMERCIAL DISTRICT AND A 3-MINUTE WALK TO THE THRIVING SAN PEDRO SQUARE AND RESTAURANT CORRIDOR.



## **BANKING**

1. BANK OF THE WEST
2. FREMONT BANK
3. BANK OF AMERICA
4. CHASE

## **COFFEE TEA**

- 1-2. STARBUCKS

## **FITNESS**

1. ORANGE THEORY FITNESS

## **LODGING**

1. HOTEL DE ANZA
2. AC HOTEL BY MARRIOTT

## **RETAIL**

1. SAFEWAY

## **RESTAURANTS**

1. TOGO'S EATERY
2. AMICI'S EAST COAST PIZZERIA
3. CHIPOTLE
4. PEKING HOUSE RESTAURANT
5. EARL OF SANDWICH
6. SUBWAY
7. TOGO'S EATERY
8. CHINA WOK RESTAURANT
9. LA VICTORIA TAQUERIA
10. CURRY ON
11. IKES' SANDWICHES
12. THE CITY FISH
13. SMOKEEATERS
14. M ASIAN FUSION RESTAURANT
15. PAPER PLANE
16. NOMIKAI
17. LABYRINTH BAR & KITCHEN
18. CREAM
19. MEZCAL
20. MY MILKSHAKE
21. SUSHI CONFIDENTIAL
22. BACK A YARD
23. LA VICTORIA TAQUERIA
24. OLLA COCINA
25. THE OLD SPAGHETTI FACTORY
26. SAN PEDRO SQUARE MARKET BAR
27. HOM KOREAN KITCHEN
28. INSOMNIA COOKIES
29. ERIK'S DELICAFE
30. GOTTA EATTA PITA
31. NICK THE GREEK
32. THE FARMER'S UNION

# TRANSPORTATION MAP



**152**  
N. 3RD STREET

152 N. 3RD BUILDING IS AN 8-MIN. DRIVE FROM THE SJ INTERNATIONAL AIRPORT, AND A FEW MIN. DRIVE FROM DIRIDON REGIONAL TRAIN STATION & SAP CENTER

THE LIGHT RAIL CONNECTS 152 N. 3RD BUILDING TO REGION AT LARGE

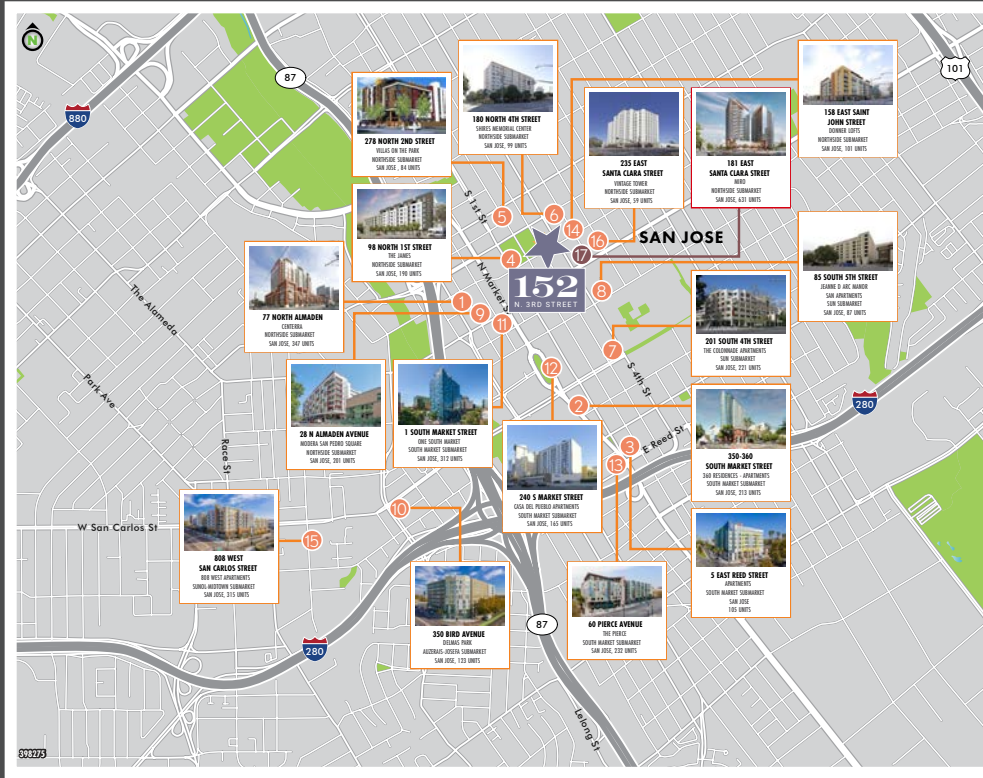
BIKE LANES AND SCOOTERS ARE FREELY AVAILABLE IN DOWNTOWN SAN JOSE

**P** PARKING  
 - - - BIKE LANES  
 . . . . . VTA LIGHT RAIL













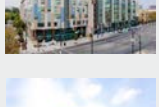



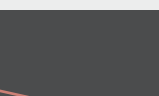
8 MINS DRIVE



# RESIDENTIAL TOWERS MAP LIVE & WORK IN SAN JOSE



- EXISTING
- UNDER CONSTRUCTION

- |  |  |   |  |
|--|--|---|--|
| <p><b>1</b></p>  <p><b>2</b></p>  <p><b>3</b></p>  <p><b>4</b></p>  <p><b>5</b></p>  <p><b>6</b></p>  <p><b>7</b></p>  <p><b>8</b></p>  | <p><b>77 North Almaden</b><br/>Centerra<br/>Apartments – Northside Submarket<br/>San Jose<br/>347 Units</p> <p><b>350-360 South Market Street</b><br/>360 Residences<br/>Apartments – South Market Submarket<br/>San Jose<br/>213 Units</p> <p><b>5 East Reed Street</b><br/>Apartments – South Market Submarket<br/>San Jose<br/>105 Units</p> <p><b>98 North 1<sup>st</sup> Street</b><br/>The James Apartments<br/>Apartments – Northside Submarket<br/>San Jose<br/>190 Units</p> <p><b>278 North 2<sup>nd</sup> Street</b><br/>Villas on the Park<br/>Apartments – Northside Submarket<br/>San Jose<br/>84 Units</p> <p><b>180 North 4<sup>th</sup> Street</b><br/>Shires Memorial Center<br/>Apartments – Northside Submarket<br/>San Jose<br/>99 Units</p> <p><b>201 South 4<sup>th</sup> Street</b><br/>The Colonnade<br/>Apartments – Sun Submarket<br/>San Jose<br/>221 Units</p> <p><b>85 South 5<sup>th</sup> Street</b><br/>Jeanne D ARC Manor<br/>SAN Apartments – Sun Submarket<br/>San Jose<br/>87 Units</p> | <p><b>9</b></p>  <p><b>10</b></p>  <p><b>11</b></p>  <p><b>12</b></p>  <p><b>13</b></p>  <p><b>14</b></p>  <p><b>15</b></p>  <p><b>16</b></p>  <p><b>17</b></p>  | <p><b>28 North Almaden Avenue</b><br/>Modera San Pedro Square<br/>Apartments – Northside Submarket<br/>San Jose<br/>201 Units</p> <p><b>350 Bird Avenue</b><br/>Delmas Park<br/>Apartments – Auzerais-Josefa Submarket<br/>San Jose<br/>123 Units</p> <p><b>1 South Market Street</b><br/>One South Market<br/>Apartments – South Market Submarket<br/>San Jose<br/>312 Units</p> <p><b>240 South Market Street</b><br/>Casa del Pueblo Apartments<br/>Apartments – South Market Submarket<br/>San Jose<br/>165 Units</p> <p><b>60 Pierce Avenue</b><br/>The Pierce<br/>Apartments – South Market Submarket<br/>San Jose<br/>232 Units</p> <p><b>158 East Saint John Street</b><br/>Donner Lofts<br/>Apartments – Northside Submarket<br/>San Jose<br/>101 Units</p> <p><b>808 West San Carlos Street</b><br/>808 West Apartments<br/>Apartments – Sunol-Midtown Submarket<br/>San Jose<br/>315 Units</p> <p><b>235 East Santa Clara Street</b><br/>Vintage Tower<br/>Apartments – Northside Submarket<br/>San Jose<br/>59 Units</p> <p><b>181 East Santa Clara Street</b><br/>MIRO<br/>Apartments – Northside Submarket<br/>San Jose<br/>631 Units<br/>Under Construction</p> |
|--|--|---|--|



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