



Jay 101
SANTA CLARA

150,000 SF
3250-3260 JAY STREET, SANTA CLARA, CA

A VISIBLE ADVANTAGE IN SILICON VALLEY

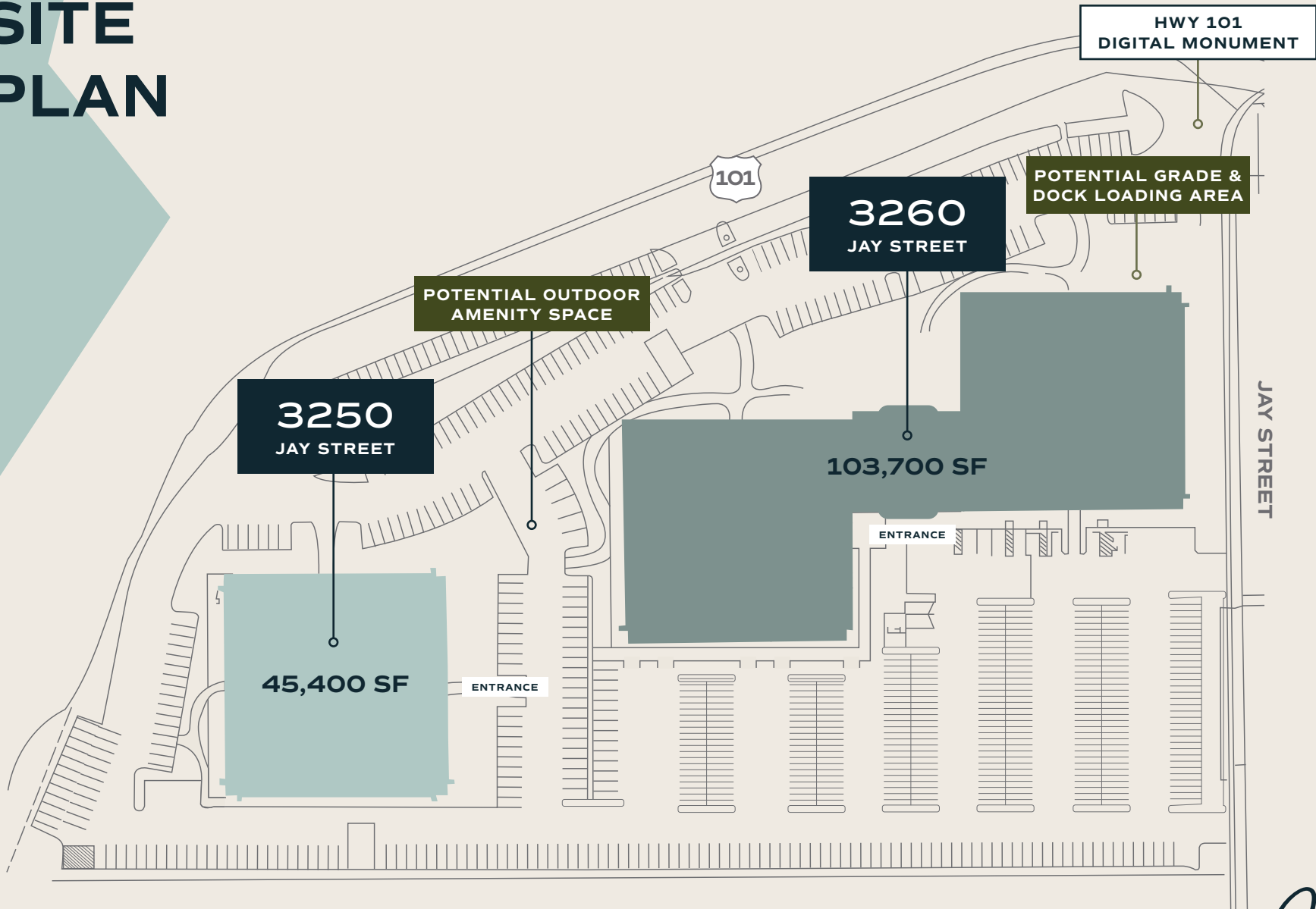
Jay 101 is a ±150,000 square foot, two-building campus with direct Highway 101 frontage, a 35-foot digital monument sign, flexible floor plates, and abundant parking. With move-in ready interiors and immediate access to San Tomas Expressway, the project offers visibility, infrastructure, and convenience in the heart of Silicon Valley.

3250 JAY STREET: ±45,400 SF

3260 JAY STREET: ±103,700 SF

- MOVE-IN READY, HIGH-END INTERIORS
- EXPANSIVE GLASSLINE WITH ABUNDANT NATURAL LIGHT
- 20+ FOOT SECOND FLOOR VAULTED CEILINGS
- 35-FOOT TALL DIGITAL MONUMENT SIGN ON HIGHWAY 101
- POWER:
 - 3250 JAY: 2,000 AMP SWITCHGEAR AT 277/480V
 - 3260: TWO, 2,000 AMP SWITCHGEARS AT 277/480V
- ±3.35 / 1,000 PARKING
- EV CHARGING STATIONS
- POTENTIAL GRADE & DOCK LOADING
- SANTA CLARA POWER SAVINGS
- POTENTIAL OUTDOOR AMENITY & COLLABORATION SPACE

SITE PLAN



WHERE EXPOSURE AND LOCATION ARE EVERYTHING

Prominently positioned along Highway 101, Jay 101 features a 35-foot digital monument sign visible to over 400,000 cars per day—offering unparalleled exposure for your company in one of Silicon Valley's busiest corridors.

DIGITAL SIGN UPGRADE COMING 2026

SIGN IS BEING UPGRADED WITH
STATE-OF-THE-ART LED CABINETS
AND ENCLOSURE IN 2026

—
IMAGE RESOLUTION INCREASED BY
39% WITH THE USE OF NEW 10MM LEDS

—
CAPABLE OF 16 MILLION COLORS

—
BRIGHTNESS WILL INCREASE BY 20
PERCENT AND LATERAL VISIBILITY BY
30 DEGREES



3250

JAY STREET

±45,400 SF

FIRST FLOOR

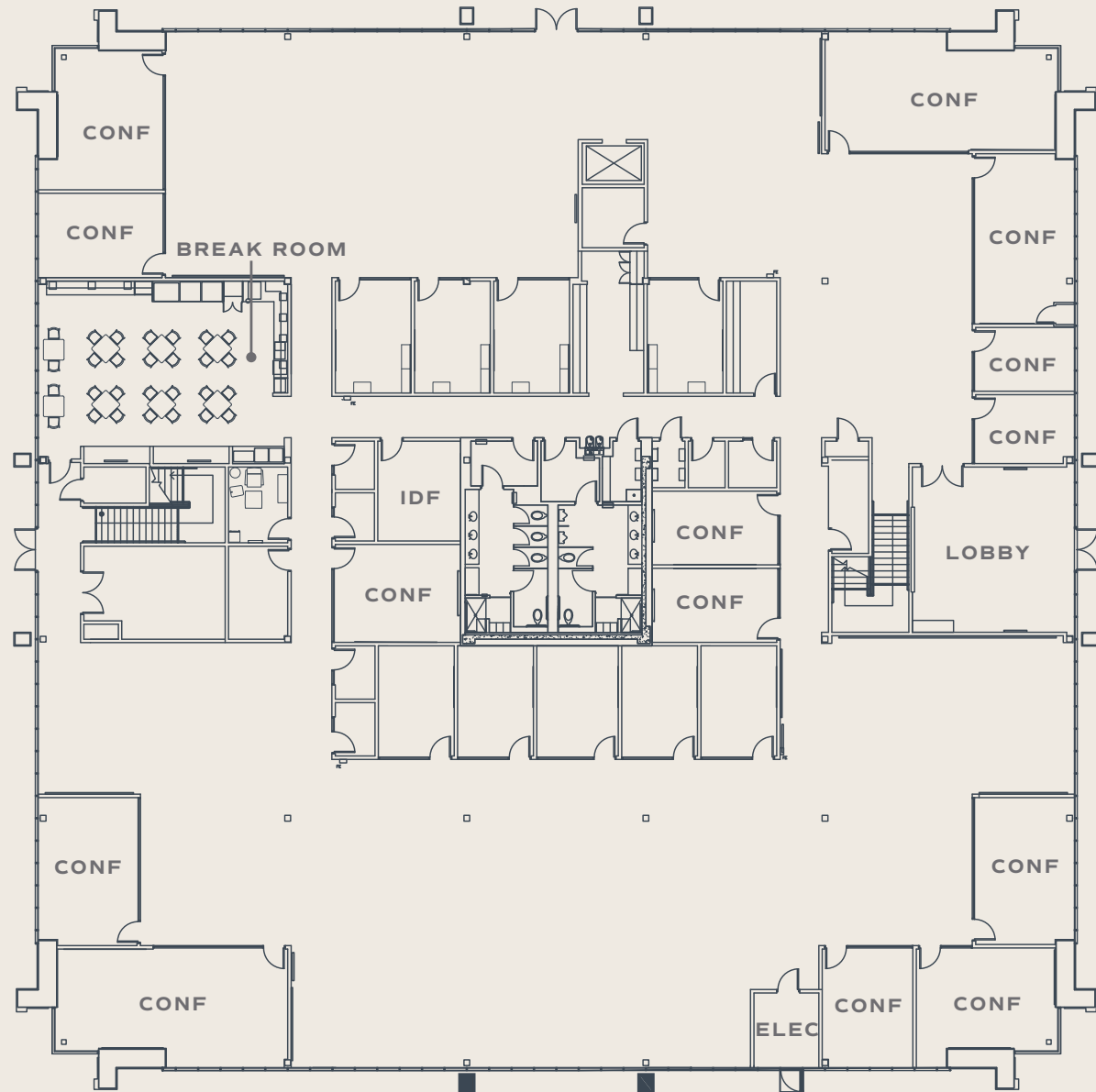
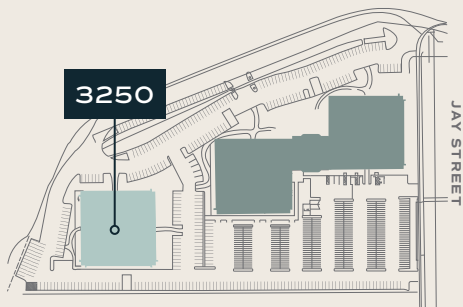
±22,700 SF

EXISTING FLOOR PLAN

9 Offices

14 Conference Rooms

Break Room



3250

JAY STREET

±45,400 SF

SECOND FLOOR

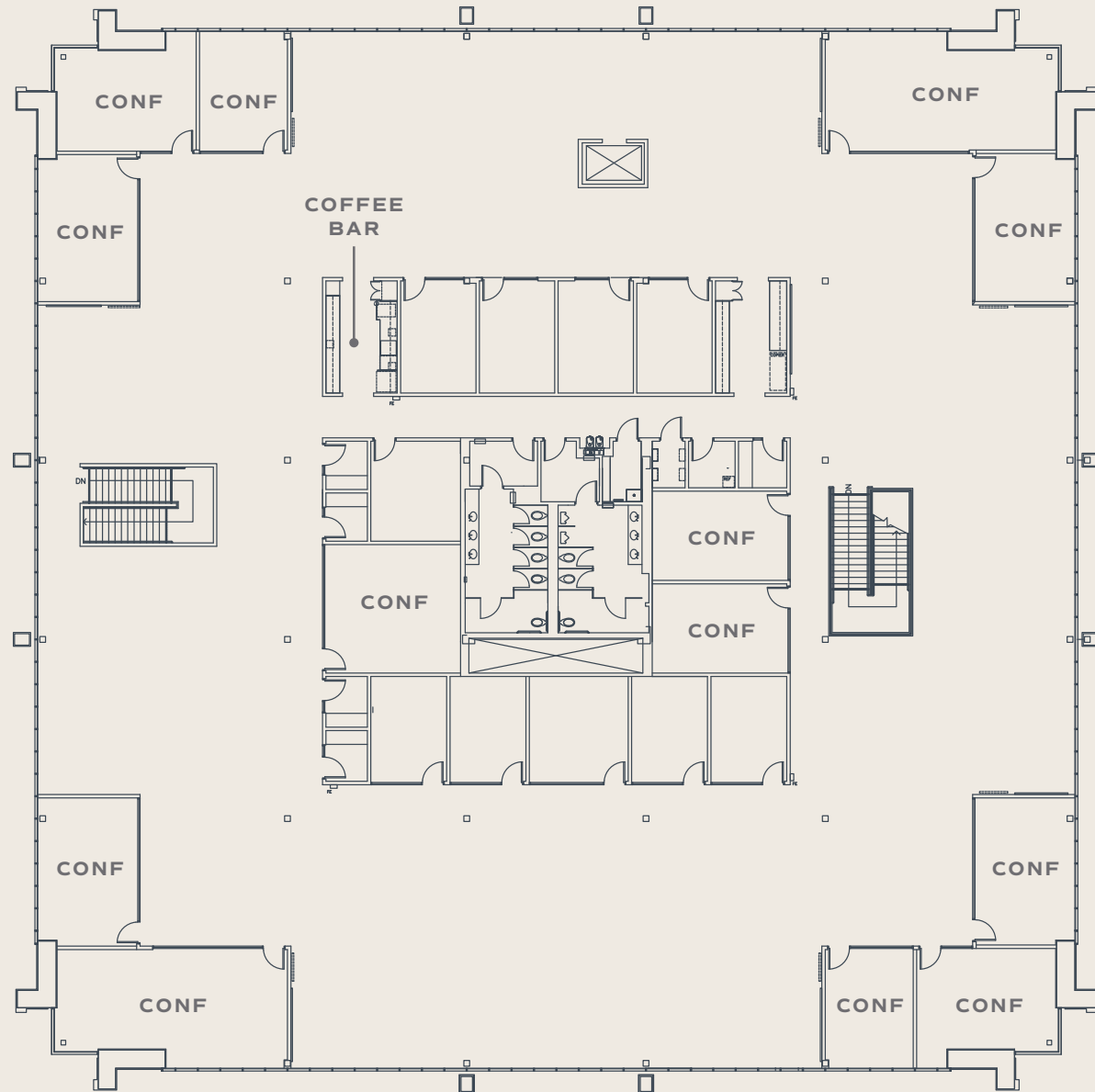
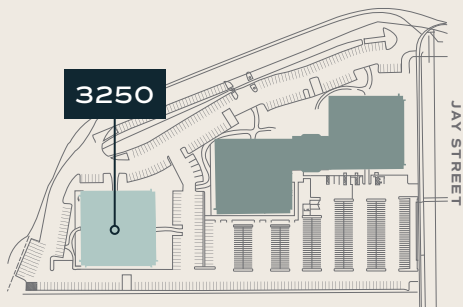
±22,700 SF

EXISTING FLOOR PLAN

13 Offices

9 Conference Rooms

Coffee Bar



3260

JAY STREET

±103,700 SF

FIRST FLOOR

±51,850 SF

EXISTING FLOOR PLAN

18 Offices

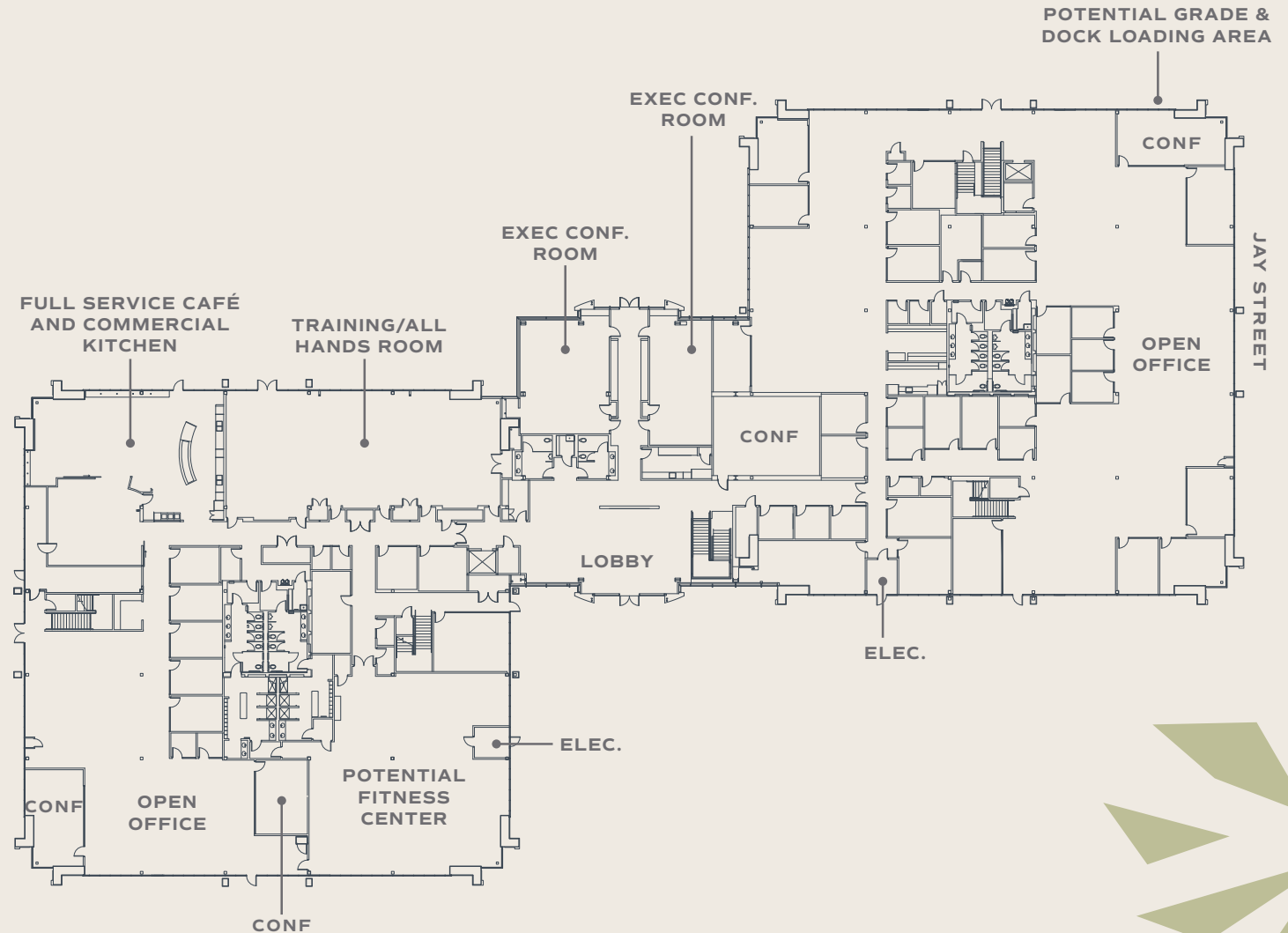
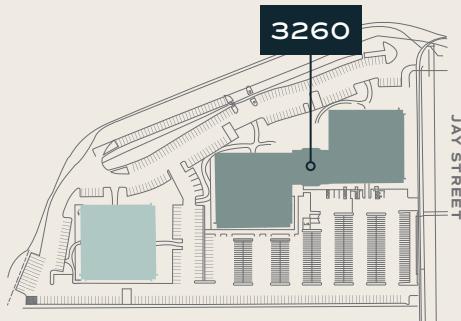
7 Conference Rooms

1 Training Room/All Hands Room

2 Executive Conference Rooms

Full Service Café and
Commercial Kitchen

Potential Fitness Center with
Dedicated Showers



3260

JAY STREET

±103,700 SF

SECOND FLOOR

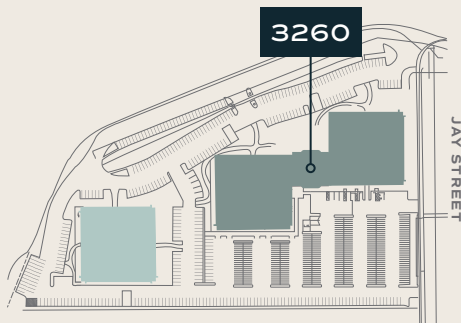
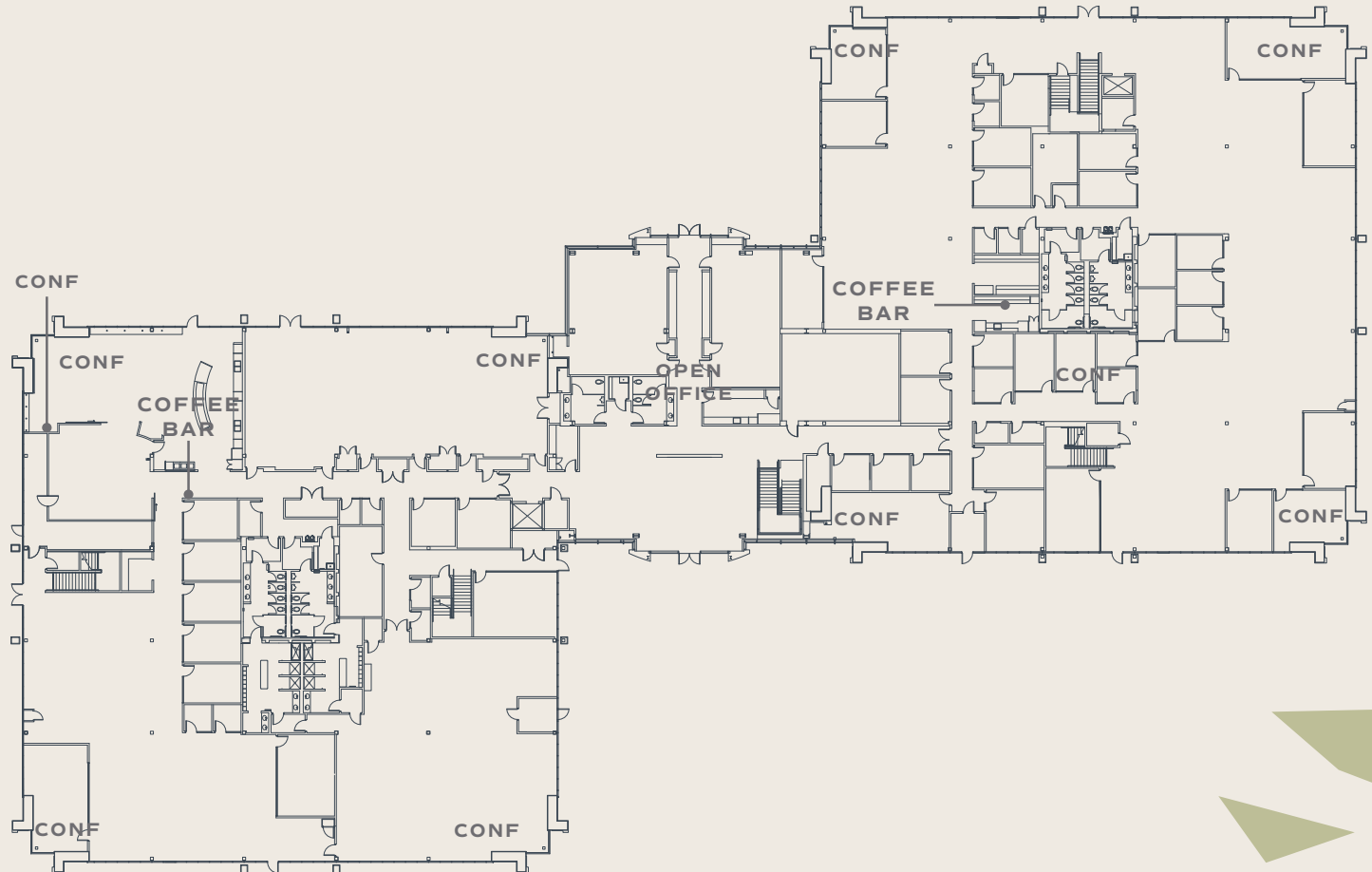
±51,850 SF

EXISTING FLOOR PLAN

27 Offices

4 Conference Rooms

2 Coffee Bars





IN
EXCELLENT
COMPANY

Jay¹⁰¹
SANTA CLARA

4 MINUTE
DRIVE

to Santa
Clara Square

6 MINUTE
DRIVE

to Levi's
Stadium

8 MINUTE
DRIVE

to Mercado
Shopping
Center

9 MINUTE
DRIVE

to ACE Great
America
Station

6 MINUTE
DRIVE

to San Jose
International
Airport

EVERYTHING WITHIN REACH

MERCADO SHOPPING CENTER

In-N-Out Burger
Starbucks
The Roasted Crab
Tomatina
Panda Express
Smoke Eaters
World Wrapps
Pho Hoa & Jazen Tea
Subway
Walmart

Birk's Restaurant
Pedro's Mexican

Levi's[®]
STADIUM

ACE
ALTAMONT CORRIDOR EXPRESS

Element Hotel
Starbucks
Mendocino Farms
Teriyaki Madness
Boichik Bagels
Habit Burger

SANTA CLARA SQUARE

Fleming's Steakhouse
CorePower Yoga
Barebottle Brewing
Chipotle
GongCha
Pacific Catch
Opa!
Whole Foods
Floodcraft Brewing
Puesto
Il Fornaio
Starbucks
The Halal Guys
Sweetgreen
Eureka! Burger
Lee's Sandwiches

Jay¹⁰¹
SANTA CLARA

ACE TRAIN SHUTTLE

101

JAY ST
10

Jay¹⁰¹
SANTA CLARA

POWER YOUR COMPANY WITH SILICON VALLEY POWER

SVP VS PG&E RATES

Jay 101 is served by multiple infrastructure providers including Santa Clara's electricity provider, Silicon Valley Power, which offers deeply discounted energy pricing.



Potential savings range from 30% to 50% over PG&E published rates.

Class of Service	SVP Avg Rates as of 01/01/25 (\$/kWh)*	PG&E Avg Total Rates as of 01/01/25 (\$/kWh)**†	SVP Lower Than PG&E (\$/kWh)	SVP Lower Than PG&E (%)
Small Commercial	C-1 \$0.259	B-1 \$0.436	\$0.177	41%
Large Commercial	CB-1 \$0.190	B-10S \$0.387	\$0.197	51%
Small Industrial	CB-1 \$0.190	B-19S \$0.349	\$0.158	45%
Large Industrial	CB-3 \$0.172	B-20P \$0.268	\$0.097	36%
Very Large Industrial	CB-6 \$0.153	E-20P \$0.268	\$0.115	43%

Per Silicon Valley Power website, 2025

* Average rates based on estimate usage for each class of service, including surcharges. Average rates are provided for general reference. Individual customer's average rate will depend on customer's applicable kW and kWh.

** This comparison does not factor in the additional user tax charge levied in most PG&E service jurisdictions (typically 5%). Santa Clara customers are not charged these additional fees.

†Source: PG&E Rates Effective 1/1/2025 to Present



Jay 101
SANTA CLARA

±150,000 SF AVAILABLE

3250 - 3260 JAY STREET
SANTA CLARA, CA



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