



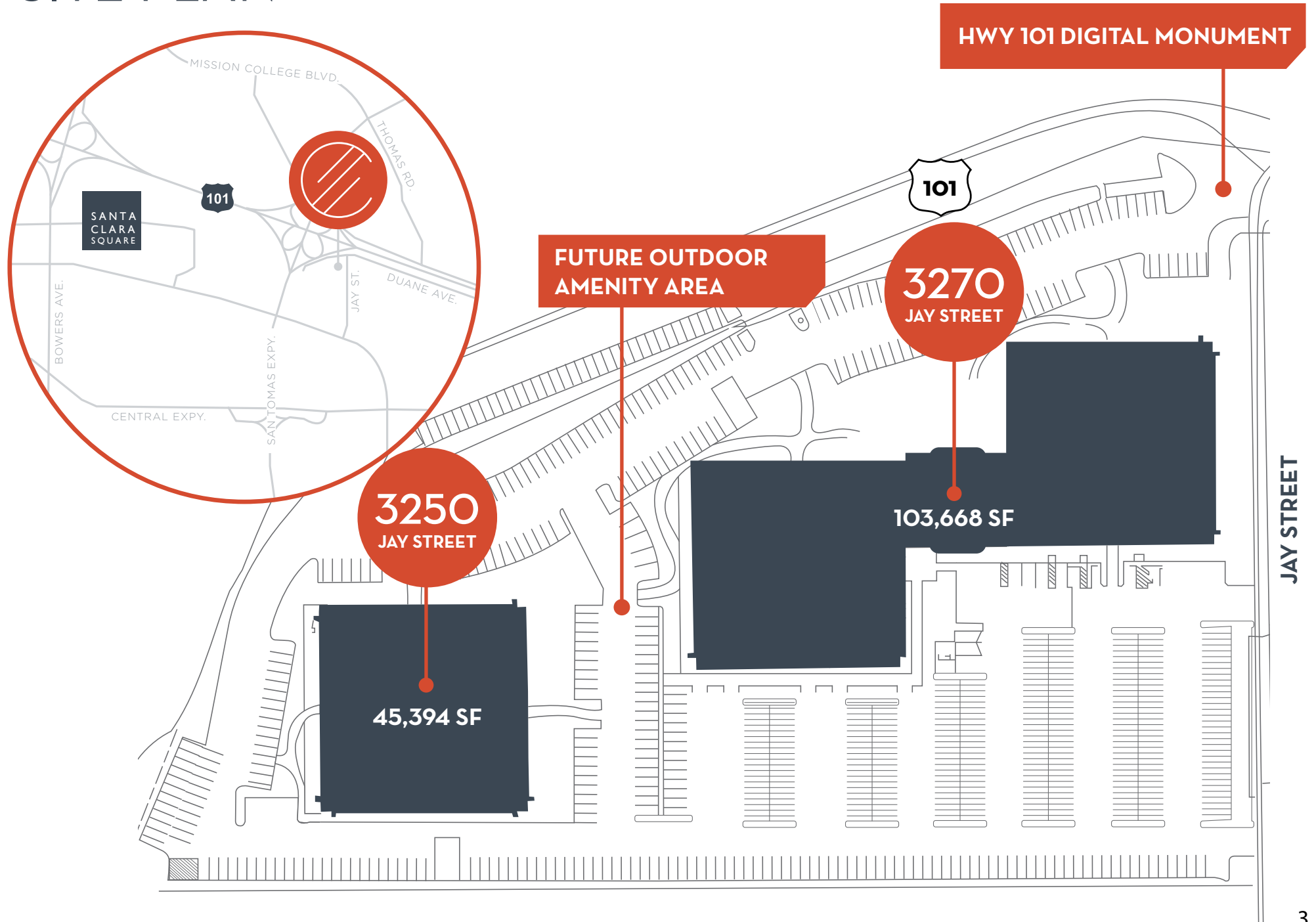
CONNECT 101

3250-3270 JAY STREET | SANTA CLARA

149,062 SQUARE FOOT CAMPUS IN THE HEART OF SILICON VALLEY



SITE PLAN



BUILDING HIGHLIGHTS

- Two Building High Identity Campus
Totaling 149,062 SF
- Exceptional Highway 101 and San Tomas
Expressway Visibility ($\pm 200,000$ Cars Per Day)
- 35 Foot Digital Monument Sign on Highway 101
- Move in Ready High End Interiors
- Expansive Glassline with Abundant Natural Light
- 3250 Jay Street: 2,000 Amps at 277/480
- 3270 Jay Street: 4,000 Amps at 277/480
- $\pm 3.35/1,000$ Parking
- EV Chargers
- 6 Minutes to San Jose Airport
- Santa Clara Power Savings
- 1 Mile to Santa Clara Square Retail & Amenities



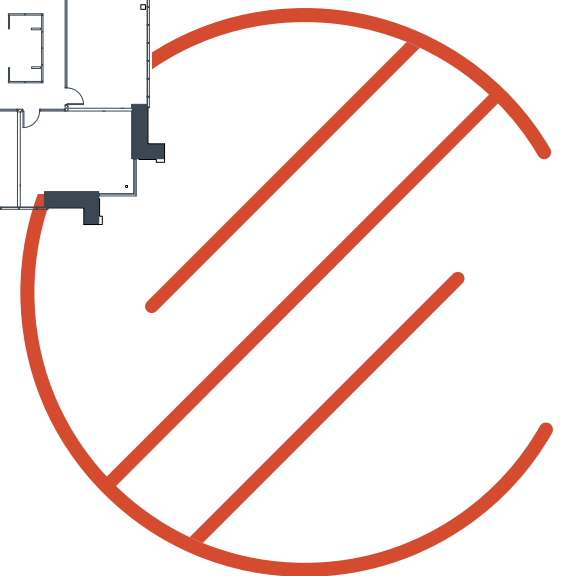
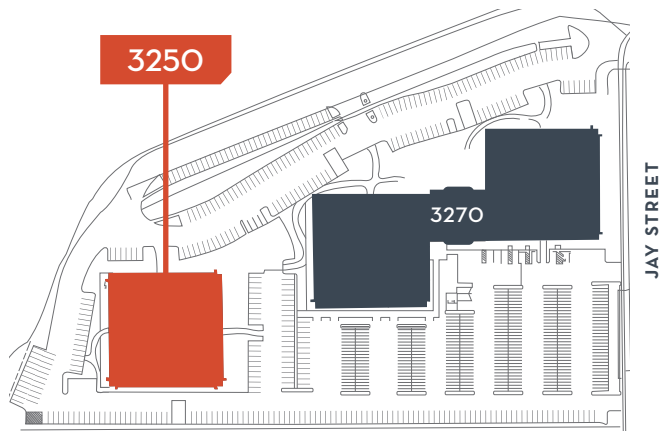
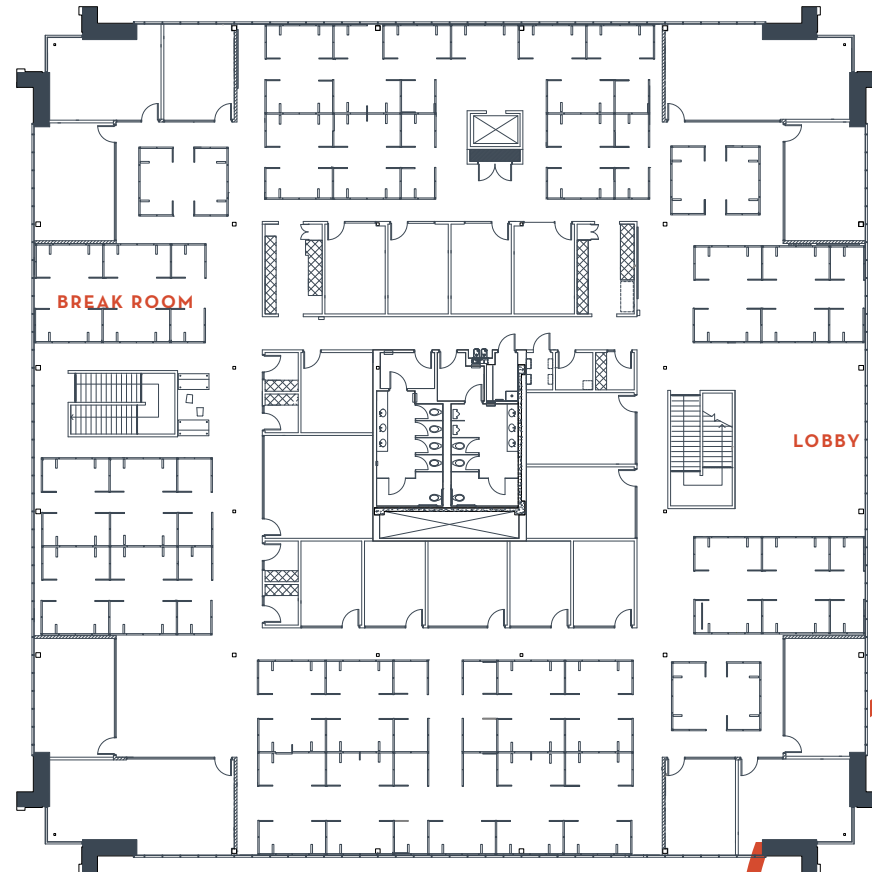
**GREAT PROXIMITY
TO RESTAURANTS
& AMENITIES**

3250 JAY STREET

±45,394 SF

FIRST FLOOR ±22,697 SF

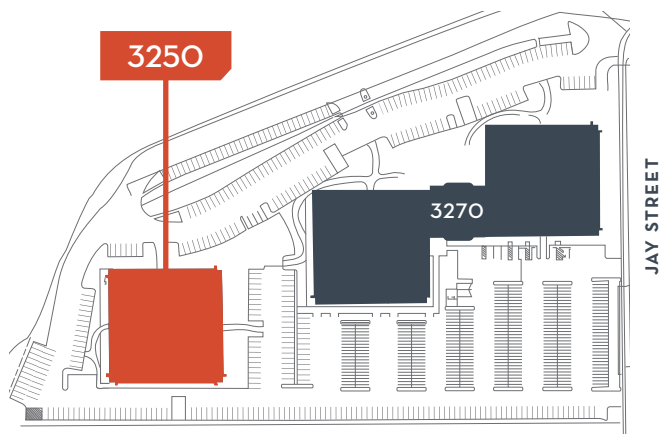
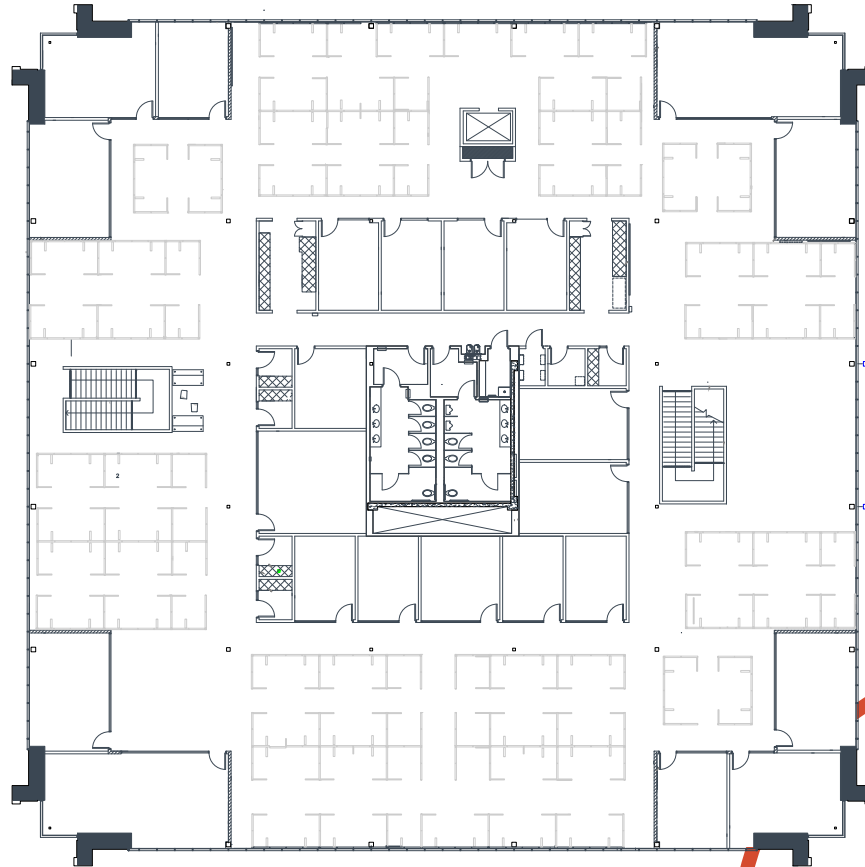
HYPOTHETICAL
FURNITURE LAYOUT



3250 JAY STREET

±45,394 SF

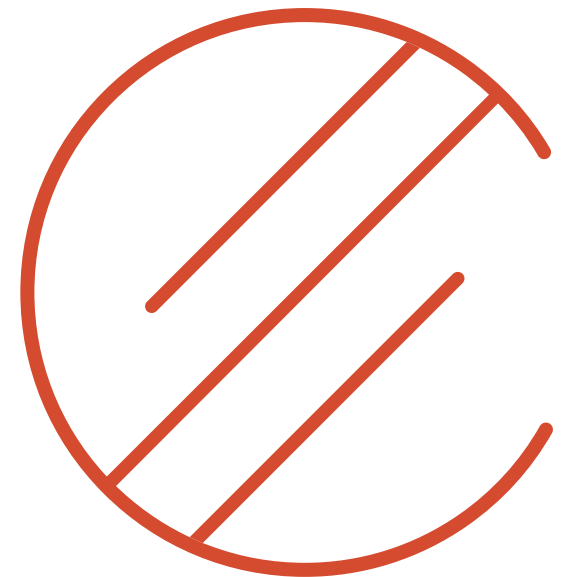
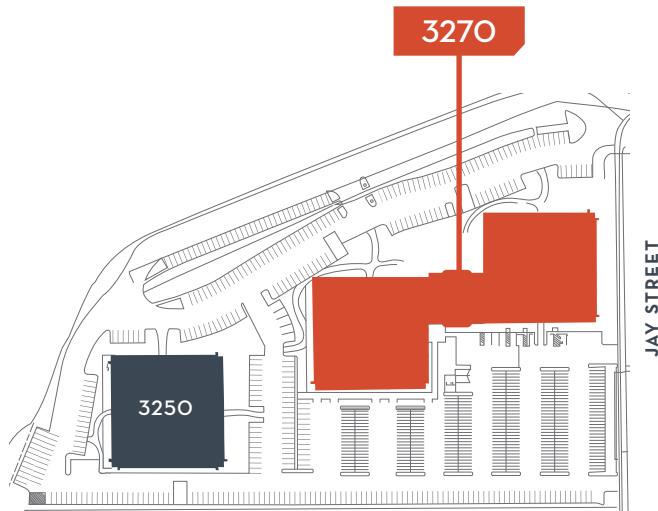
SECOND FLOOR ±22,697 SF
HYPOTHETICAL
FURNITURE LAYOUT



3270 JAY STREET

±103,668 SF

FIRST FLOOR ±51,834 SF

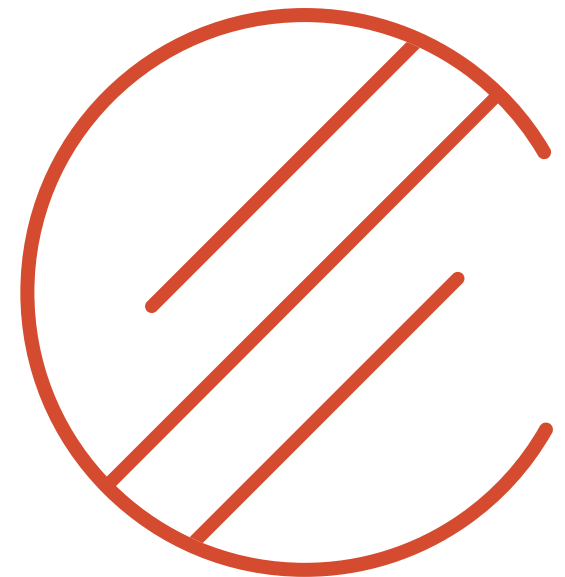
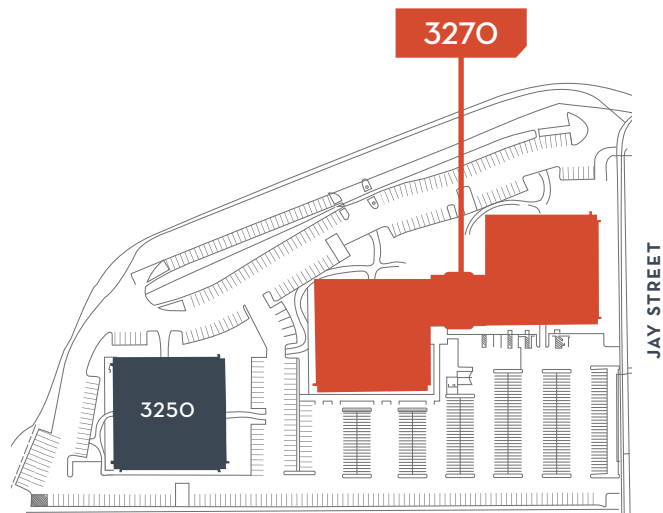


3270 JAY STREET

±103,668 SF

SECOND FLOOR | ±51,834 SF

HYPOTHETICAL
FURNITURE LAYOUT



FUTURE OUTDOOR AMENITY AREA



CONNECT TO AMENITIES & TRANSPORTATION



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

SANTA CLARA SQUARE

LEVI'S STADIUM

ACE
ALTAMONT CORRIDOR EXPRESS

ELEMENT HOTEL
STARBUCKS
MENDO
TERIYAKI MADNESS
ORANGETHEORY
FITNESS

101



SAN TOMAS EXPY

101

JAY ST

SANTA CLARA SQUARE

Fleming's Steakhouse	Opa!
CorePower Yoga	Whole Foods
Lula's Chocolates	Floodcraft Brewing
Sur la Table	Puesto
Barebottle Brewing	Il Fornaio
Chipotle	Silverlake Ramen
GongCha	Starbucks
Kumar's	TenderGreens
Pacific Catch	The Halal Guys

— ACE TRAIN SHUTTLE



CONNECT 101

3250-3270 JAY STREET | SANTA CLARA

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