



THREE 3 THREE

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 **CUSHMAN & WAKEFIELD**

PROJECT HIGHLIGHTS



Class A, 12-Story Highrise Office Building with Market Ready Spaces



Upgraded Modern Lobby!



Modern Fitness Center with Showers on the Third Floor



Walking Distance to San Pedro Square



Superior Downtown Location
Steps Away from Restaurants, Hotels, Caltrain & Light Rail



609 Parking Spaces - Best Parking Ratio in All of Downtown



4th Floor Post Office Facility with Daily Delivery & Pickup



Security On-Site



Easy Access to Highway 87 & 280



3rd Floor Café with Catering Services



Energy Efficient "Smart" Building & Energy Star Certified



Local Ownership and On-Site Property Management



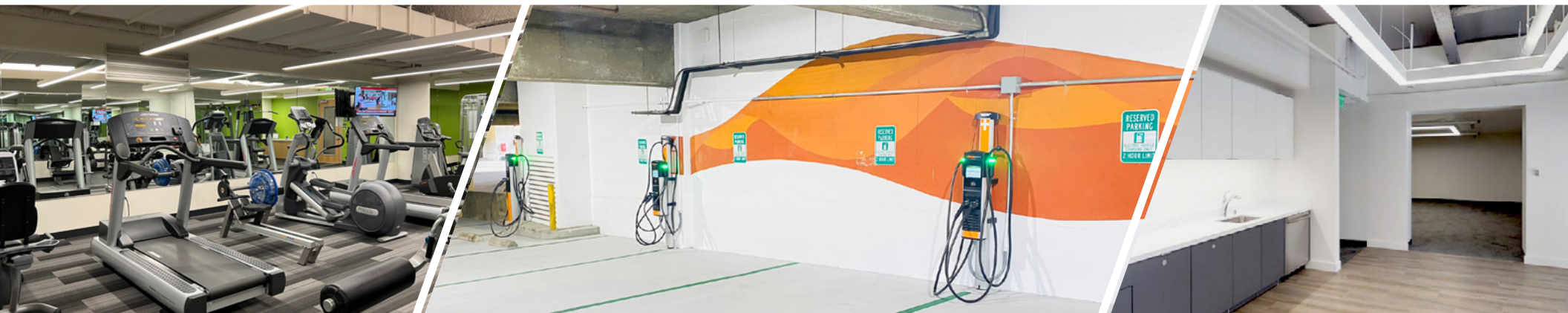
New EV Charging Stations & 4/1000 Parking



CURRENT AVAILABILITY

3

SUITE	SIZE	AVAILABLE	COMMENTS
100	±11,597 SF	11/1/26	Glass Double Doors, 10 Private Offices, 3 Conference Rooms, IT/Storage Room & Double Glass Door Entry with Secured Lobby
220	±6,851 SF	8/1/26	Lobby, 8 Private Offices, 3 Conference Rooms, Kitchen
600	±3,116 SF	Now	Market Ready - LED Lighting, 3 Private Offices, 1 Conference Room, Modern Kitchen & Lobby
610	±1,978 SF	Now	LED Lighting, 4 Private Offices, 2 Conference Rooms, Storage Area & Kitchen
614	±3,337 SF	Now	Enclosed Lobby, 1 Conference Room, 3 Offices, Open Office Area, Server Room, & Large Open Kitchen
618	±1,498 SF	Now	Lobby, Kitchen, 1 Conference Room & 2 Offices
730	±4,855 SF	Now	Market Ready – Glass Double Doors, 3 Private Offices, 2 Conference Rooms, Server/IT Room, Open Kitchen & Double Glass Door Entry
750	±4,845 SF	Now	12 Private Offices, Large Conference Room, Lobby, Kitchen, Wet Bar, IT/Server, Storage, Corner Glass Line
760	±4,152 SF	Now	9 Private Offices, 2 Conference Rooms, Modern Break Room, Upgraded Glass Lobby & New Finishes
910	± 3,912 SF	Now	6 Private Offices, 2 Conference Rooms, Meeting Room, New Break Room & Large Server Room
950	±3,218 SF	Now	Market Ready – LED Lighting, 3 Private Offices, 2 Conference Rooms, Work Room, Modern Kitchen & Lobby



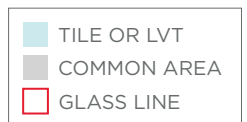
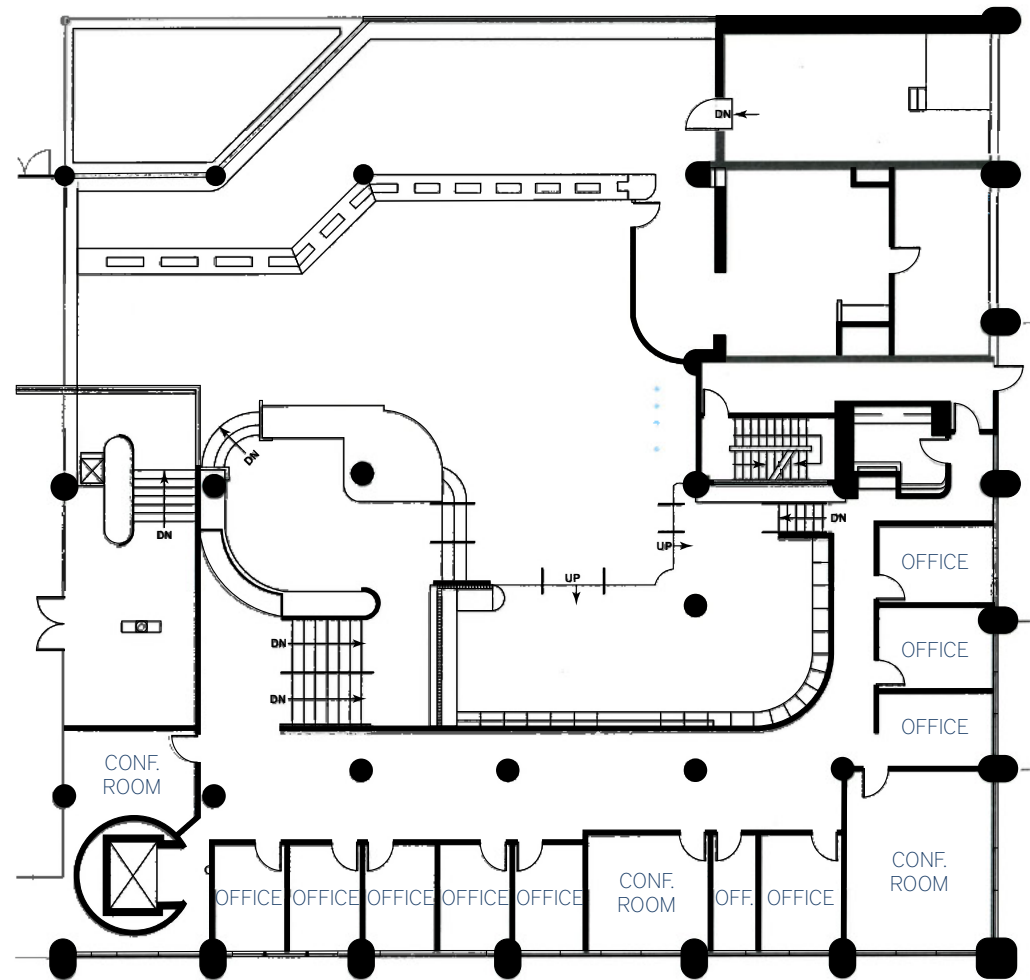
**MODERN
LOBBY &
COMMON
CONFERENCE
ROOM**



FLOOR PLAN

Suite 100: ±11,597 SF
Available 11/1/26

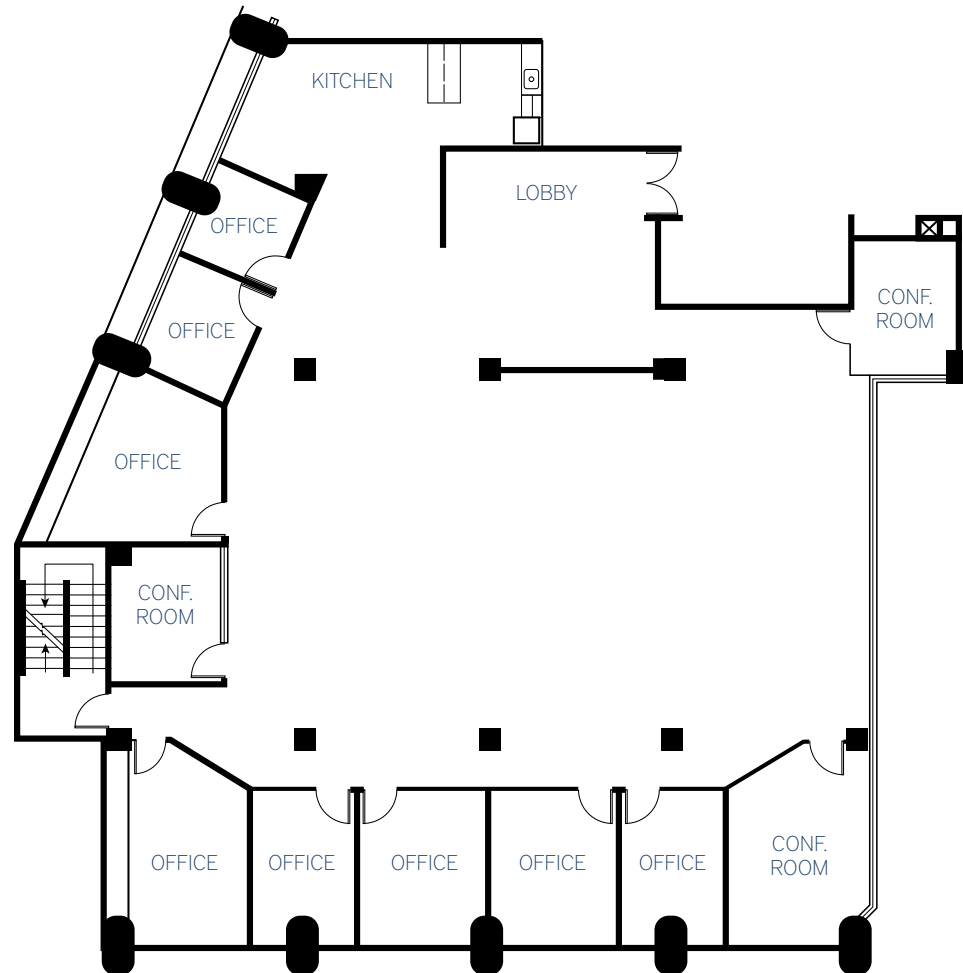
- Glass Double Doors
- 10 Private Offices
- 3 Conference Rooms
- IT/Storage Room
- Double Glass Door Entry with Secured Lobby



FLOOR PLAN

Suite 220: ±6,851 SF
Available 8/1/2026

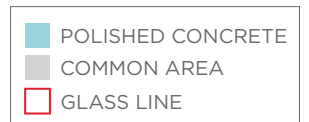
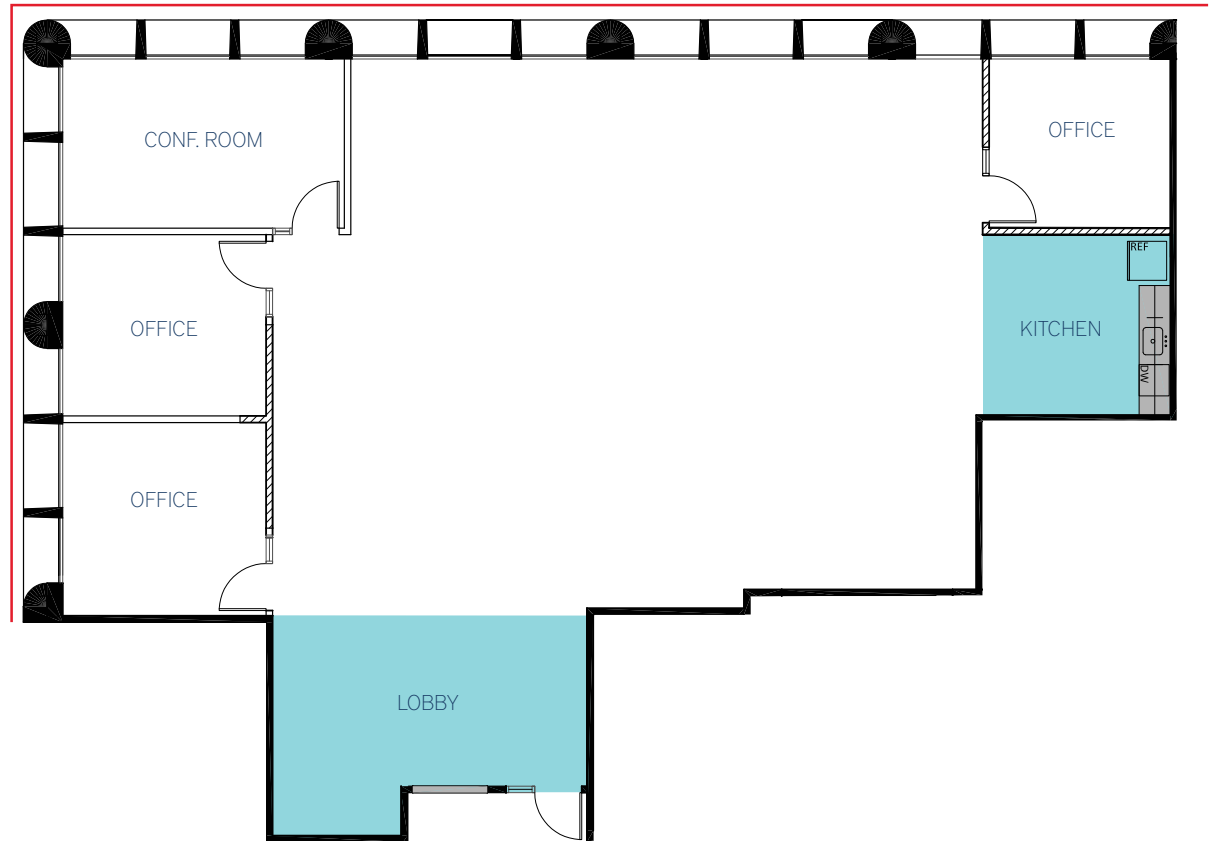
- Lobby
- 8 Private Offices
- 3 Conference Rooms
- Kitchen



FLOOR PLAN

Suite 600: ±3,116 SF
Available Now

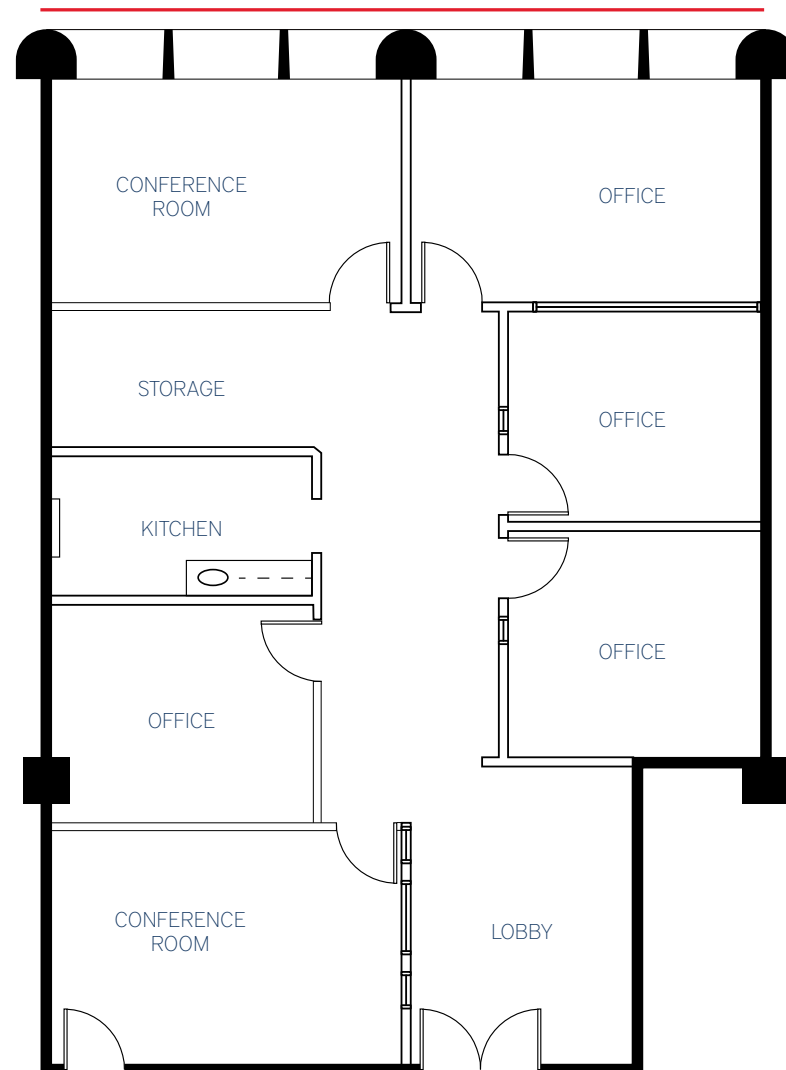
- Market Ready - LED Lighting
- 3 Private Offices
- 1 Conference Room
- Modern Kitchen
- Lobby



FLOOR PLAN

Suite 610: ±1,978 SF
Available Now

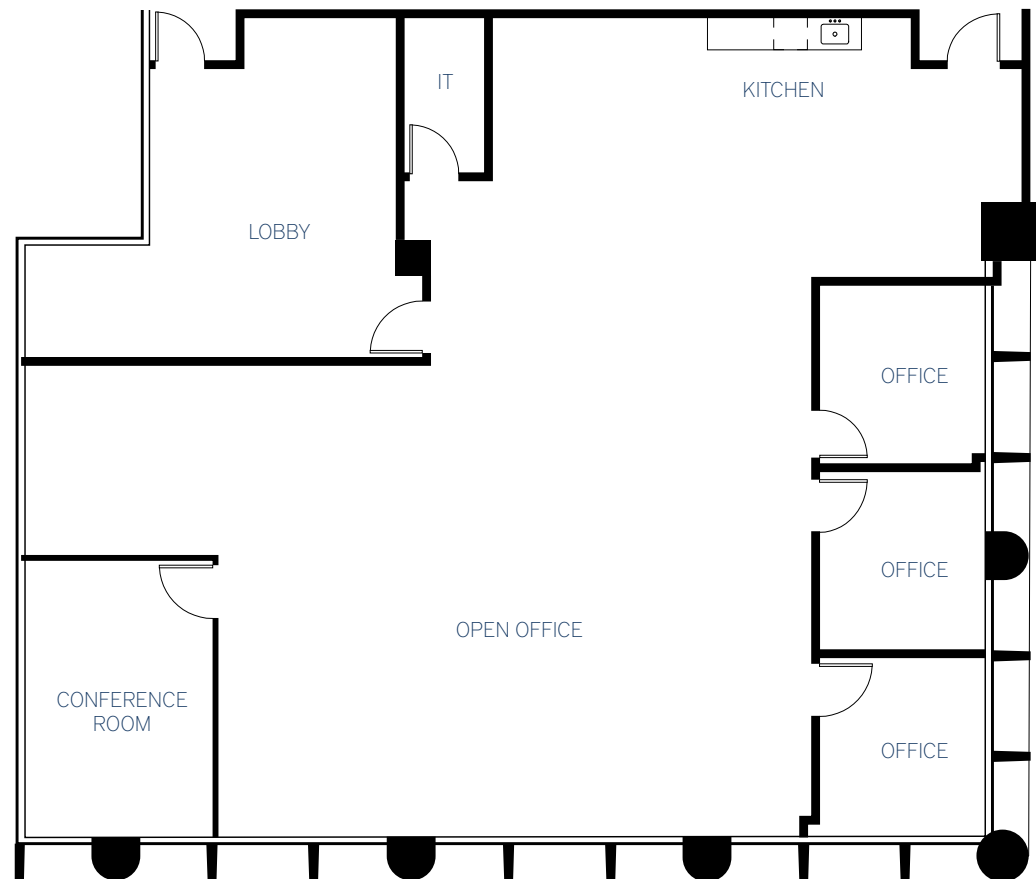
- LED Lighting
- 4 Private Offices
- 2 Conference Rooms
- Storage Area
- Kitchen



FLOOR PLAN

Suite 614: ±3,337 SF
Available Now

- Enclosed Lobby
- 1 Conference Room
- 3 Offices
- Open Area
- Server Room
- Large Open Kitchen

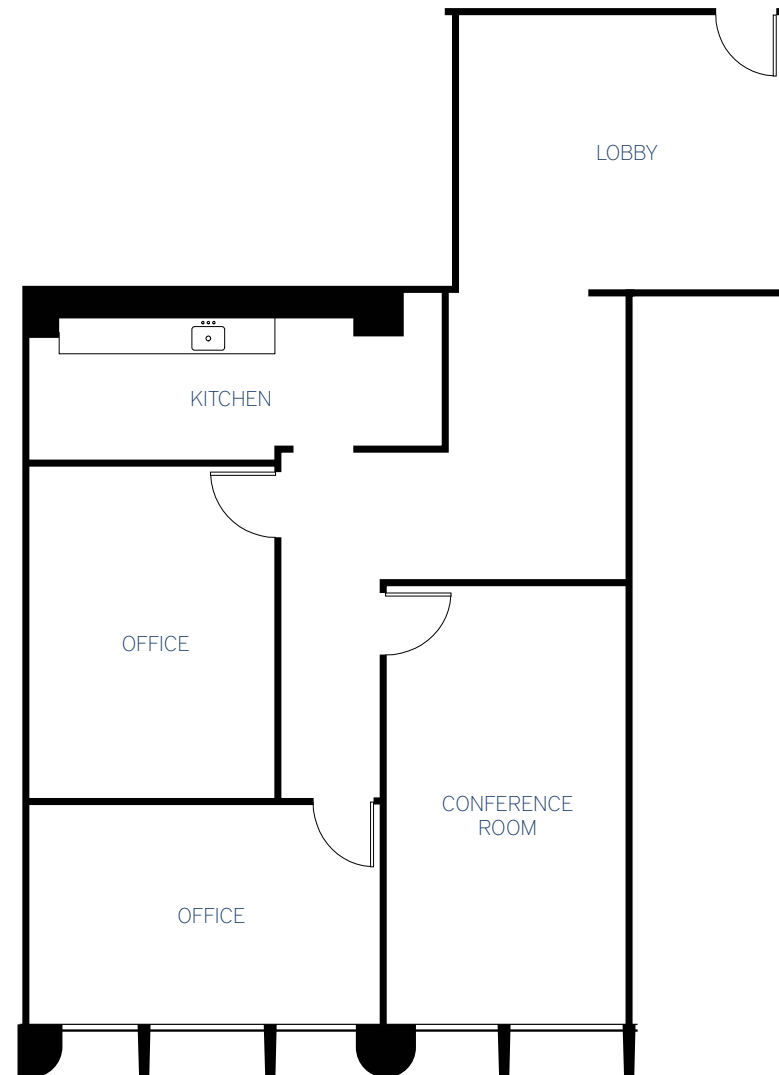


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FLOOR PLAN

Suite 618: ±1,498 SF
Available Now

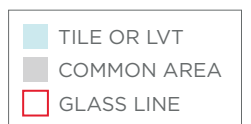
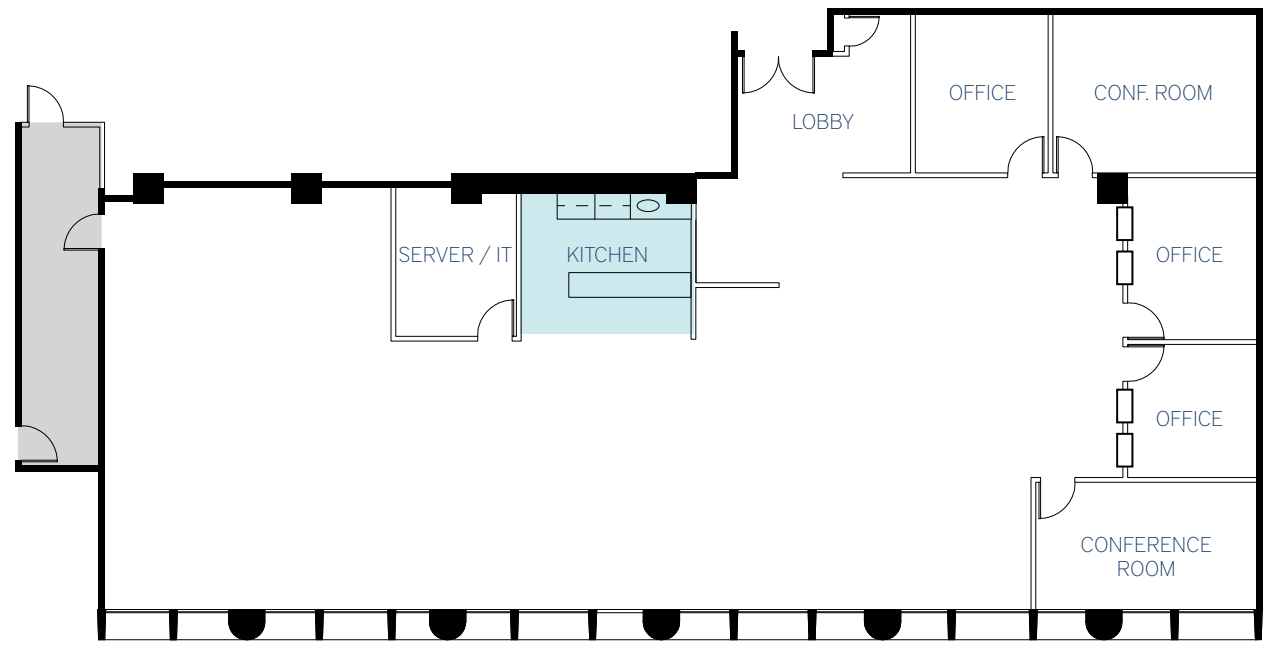
- Lobby
- Kitchen
- 1 Conference Room
- 2 Offices



FLOOR PLAN

Suite 730: ±4,855 SF
Available Now

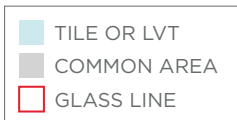
- Market Ready
- Glass Double Doors
- 3 Private Offices
- 2 Conference Rooms
- Server / IT Room
- Open Kitchen
- Double Glass Door Entry



FLOOR PLAN

Suite 750: ±4,845 SF
Available Now

- Lobby
- Large Conference Room
- 12 Offices
- Kitchen
- Wet Bar
- IT/Server
- Storage
- Corner Glass Line

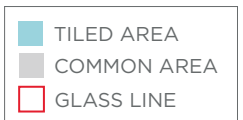


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FLOOR PLAN

Suite 760: ±4,152 SF
Available Now

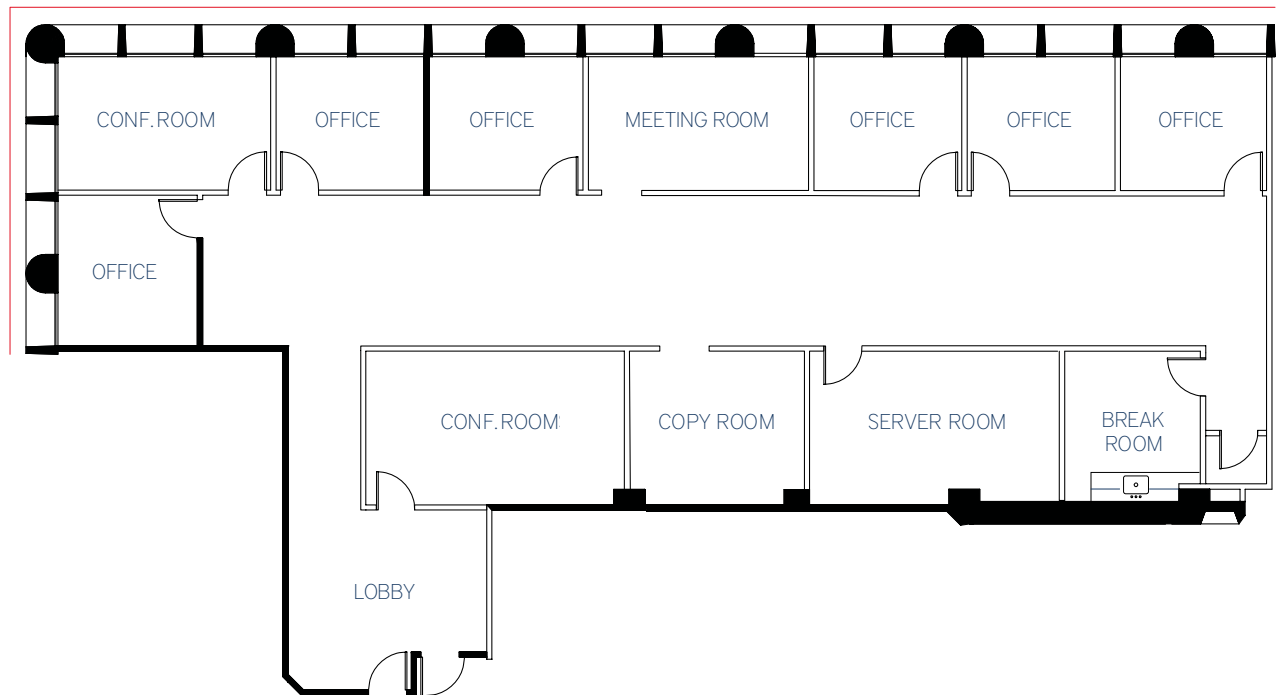
- 9 Private Offices
- 2 Conference Rooms
- Modern Break Room
- Upgraded Glass Lobby
- New Finishes



FLOOR PLAN

Suite 910: ±3,912 SF
Available Now

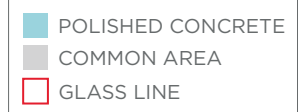
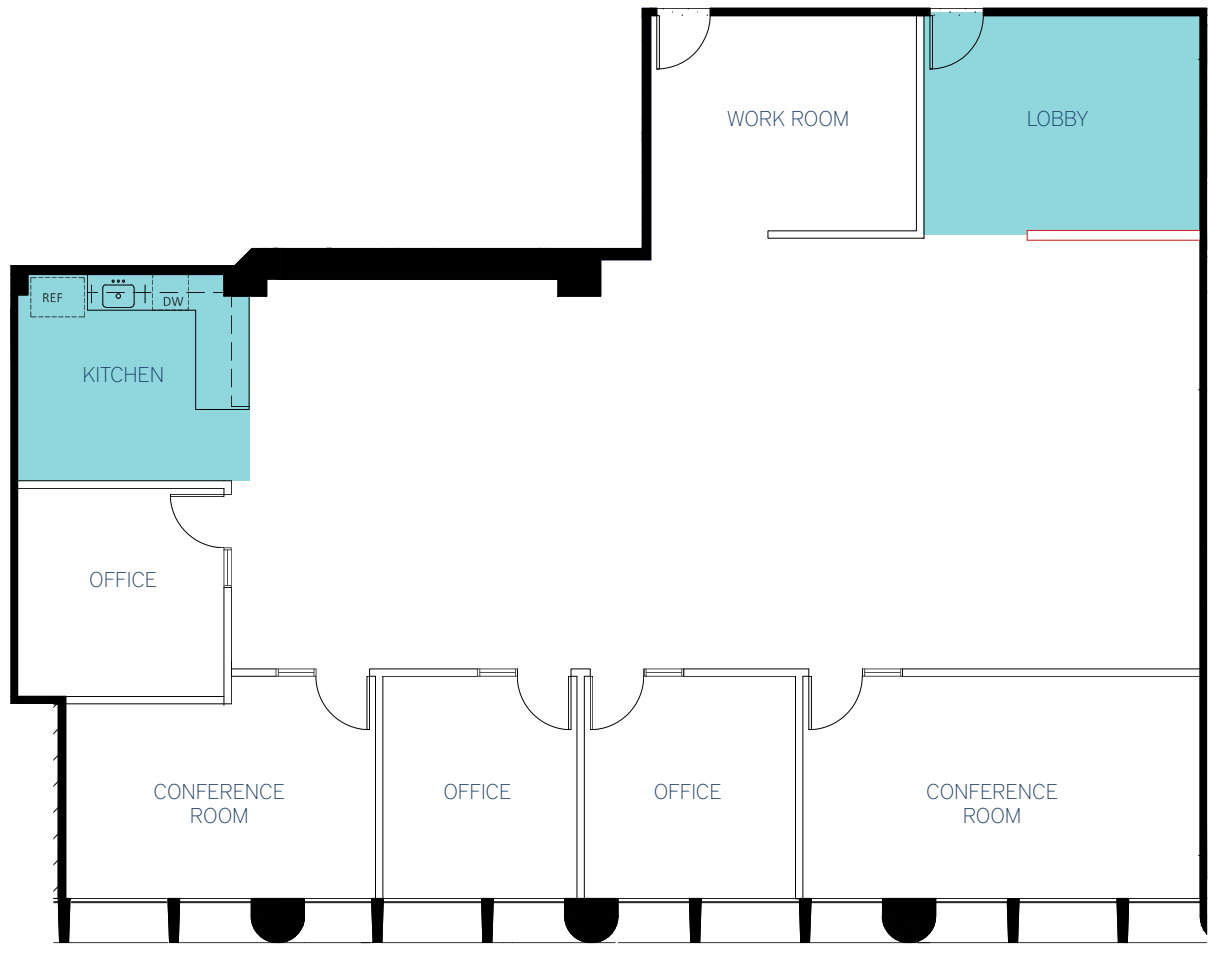
- 6 Private Offices
- 2 Conference Rooms
- Meeting Room
- New Break Room
- Large Server Room



FLOOR PLAN

Suite 950: ±3,218 SF
Available Now

- Market Ready – LED Lighting
- 3 Private Offices
- 2 Conference Rooms
- Work Room
- Modern Kitchen
- Lobby





-  SEE

 1. San Pedro Square Market
 2. SAP Center
 3. McEnery Convention Center
 4. The Tech Museum
 5. San Jose Improv Comedy Club

 STAY

 6. Signia Hilton
 7. The DeAnza Hotel
 8. Hilton San Jose
 9. San Jose Marriott

 EAT & DRINK

 10. San Pedro Bistro & Wine Bar
 11. Pasteleria Adegá
 12. Chipotle
 13. Original Gravity Public House
 14. Mezzal
 15. Rookies Sports Grill
 16. Loft Bar & Bistro
 17. Fahrenheit Restaurant & Lounge
 18. Piology Pizzeria
 19. SmokeEaters Hot Wings
 20. Muchos!
 21. HoM Korean Kitchen
 22. Starbucks
 23. Subway
 24. Scott's Seafood
 25. 4th Street Pizza
 26. Liquid Restaurant & Lounge
 27. El Agave Mexican Grill
 28. Ike's Love and Sandwiches
 29. Angelou's Mexican Grill
 30. Cafe Eden
 31. La Victoria
 32. Starbucks
 33. Nick the Greek
 34. Peet's
 35. Olla Cocina
 36. Grill on the Alley
 37. Morten's
 38. Sushi Confidential
 39. Serious Dumplings
 40. Pono Grill Hawaiian
 41. Voyager Coffee
 42. SP2
 43. The Brit
 44. Opa!

 BANK

 45. Chase
 46. Umpqua



TRANSPORTATION MAP

CALTRAIN DIRIDON STATION



8 Minute Walk



3 Minute Scooter Ride



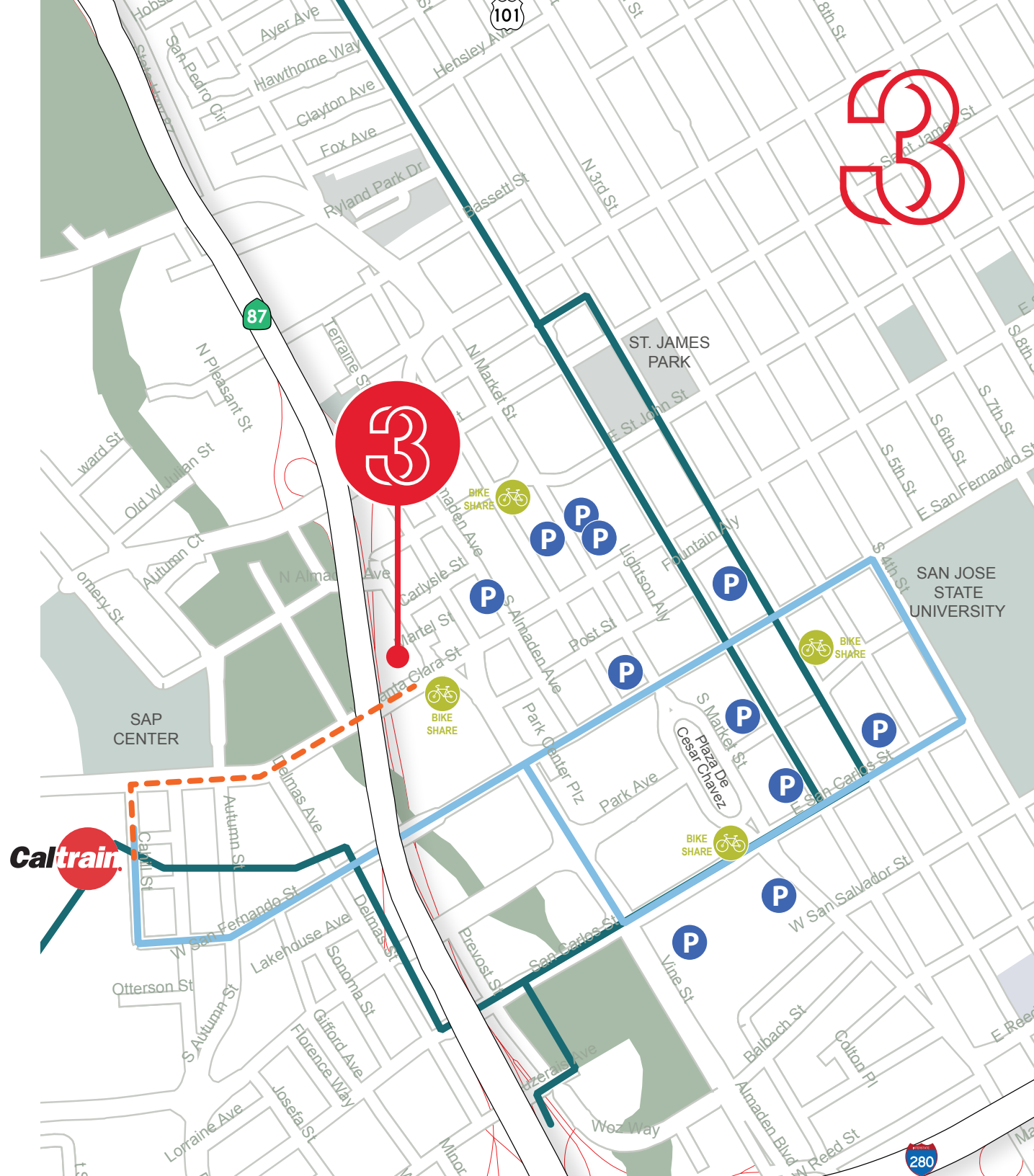
3 Minute Drive



AIRPORT DRIVE TIMES

8 Min. Drive to San Jose Airport
30 Min. Drive to SFO

-  VTA Light Rail
-  SH Shuttle Route
-  Walking Path





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