

THREE 3 THREE

333 W. SANTA CLARA STREET, SAN JOSE

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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



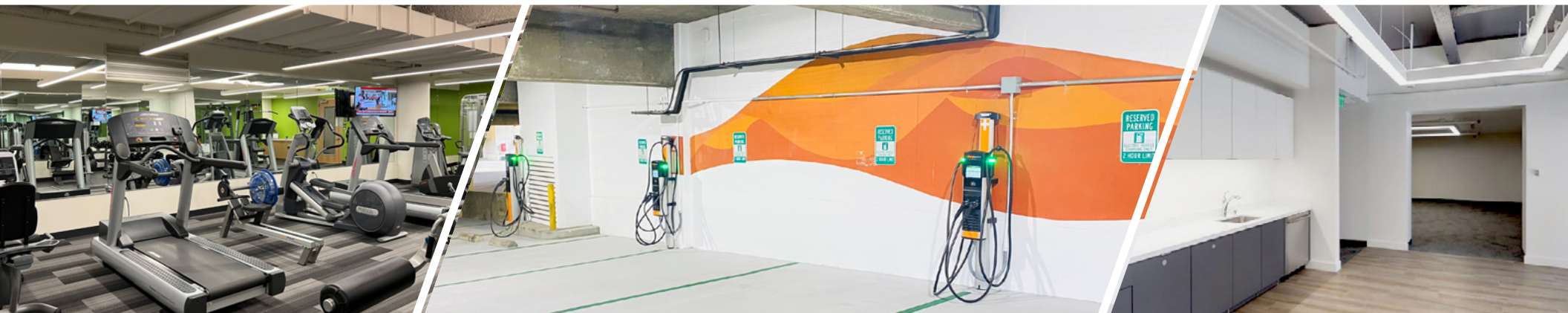
New EV Charging Stations & 4/1000 Parking



CURRENT AVAILABILITY

3

| SUITE | SIZE | AVAILABLE | COMMENTS |
|-------|------------|-----------|---|
| 110 | ±8,934 SF | Now | New Finishes - 7 Private Offices, 1 Conference Room, Expansive Open Area, Modern Kitchen, Eyebrow Signage Available, 2-Story Glass Lobby & 5 Dedicated Parking Stalls |
| 200 | ±10,447 SF | Now | Market Ready - LED Lighting, 2 Offices, Work Room, Open Ceiling Kitchen, Lounge/Meeting Area, Direct Access to Visitor Parking & 15 Dedicated Parking Stalls |
| 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 |
| 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**



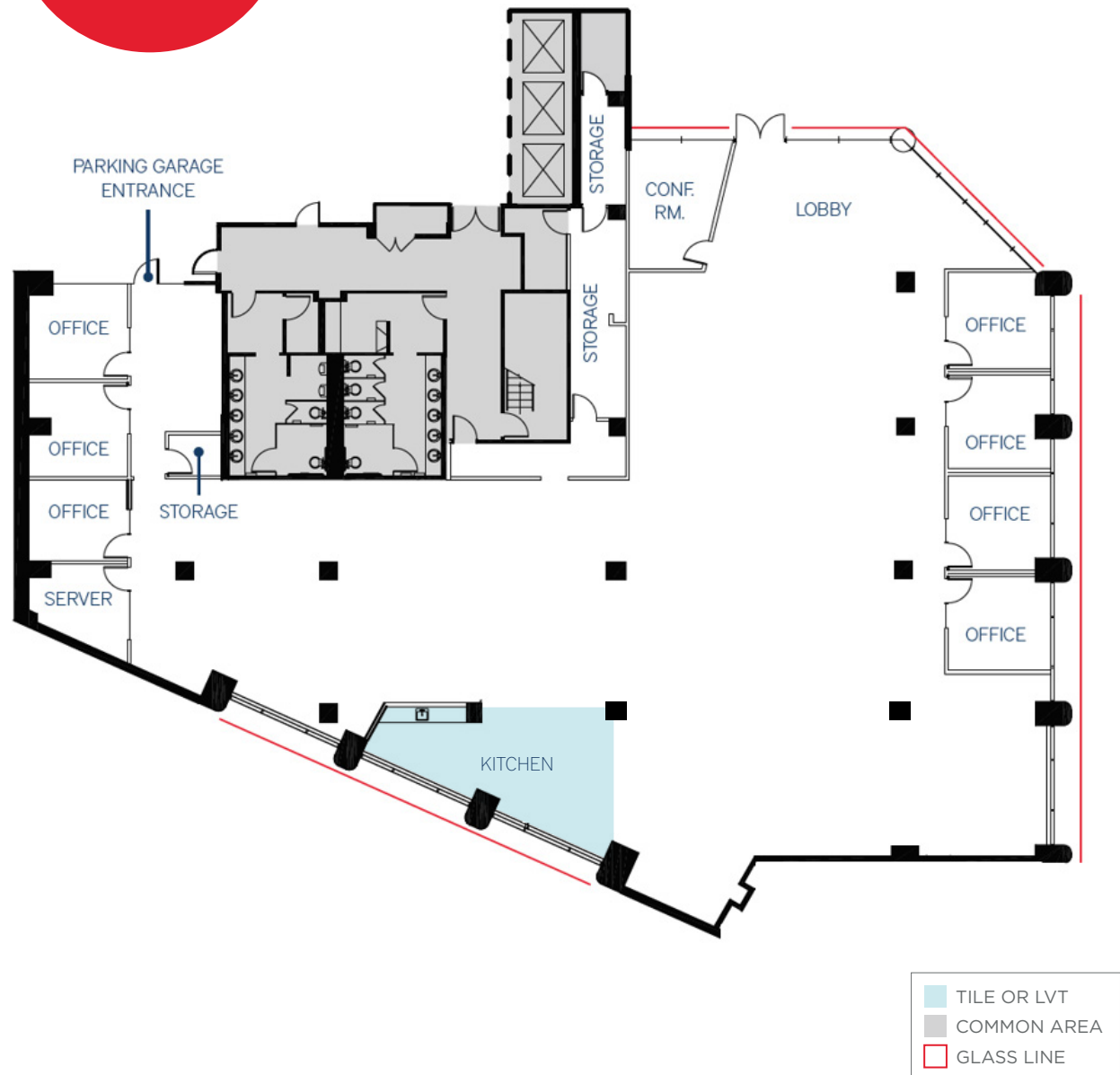
5
DEDICATED
PARKING
STALLS

3

FLOOR PLAN

Suite 110: ±8,934 SF
Available Now

- New Finishes
- 7 Private Offices
- 1 Conference Room
- Expansive Open Area
- Modern Kitchen
- Eyebrow Signage Available
- 2-Story Glass Lobby



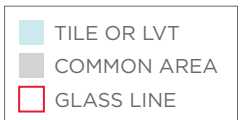
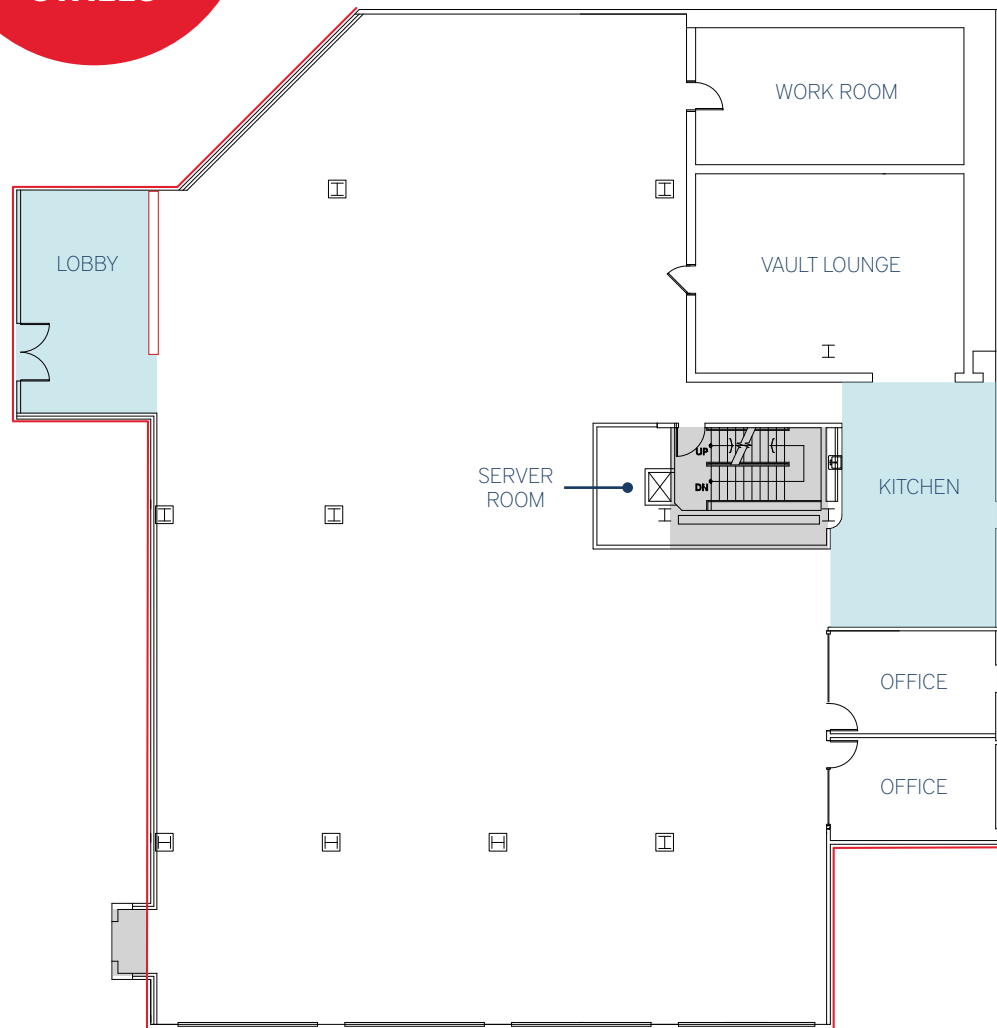
15
DEDICATED
PARKING
STALLS

3

FLOOR PLAN

Suite 200: ±10,447 SF
Available Now

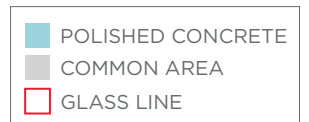
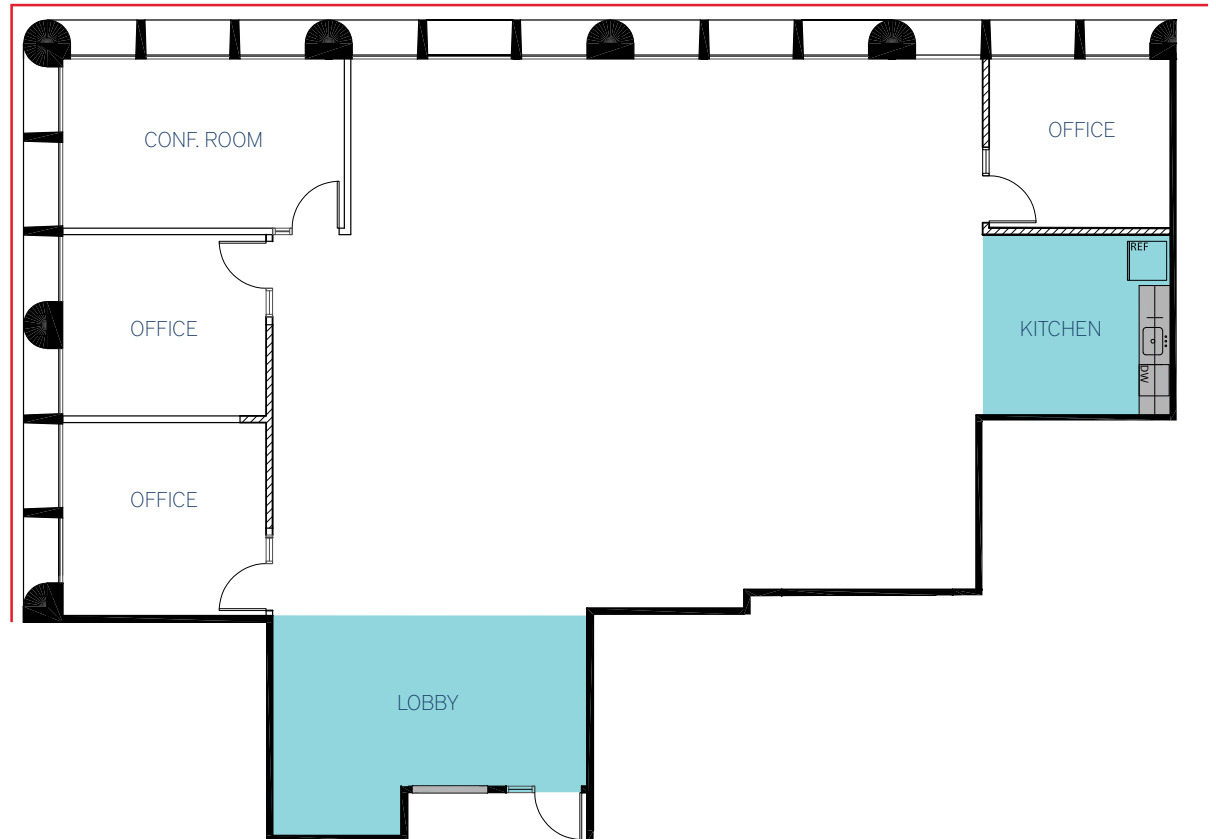
- Market Ready - LED Lighting
- 2 Offices
- Work Room
- Open Ceiling Kitchen
- Lounge/Meeting Area
- Direct Access to Visitor Parking



FLOOR PLAN

Suite 600: ±3,116 SF
Available Now

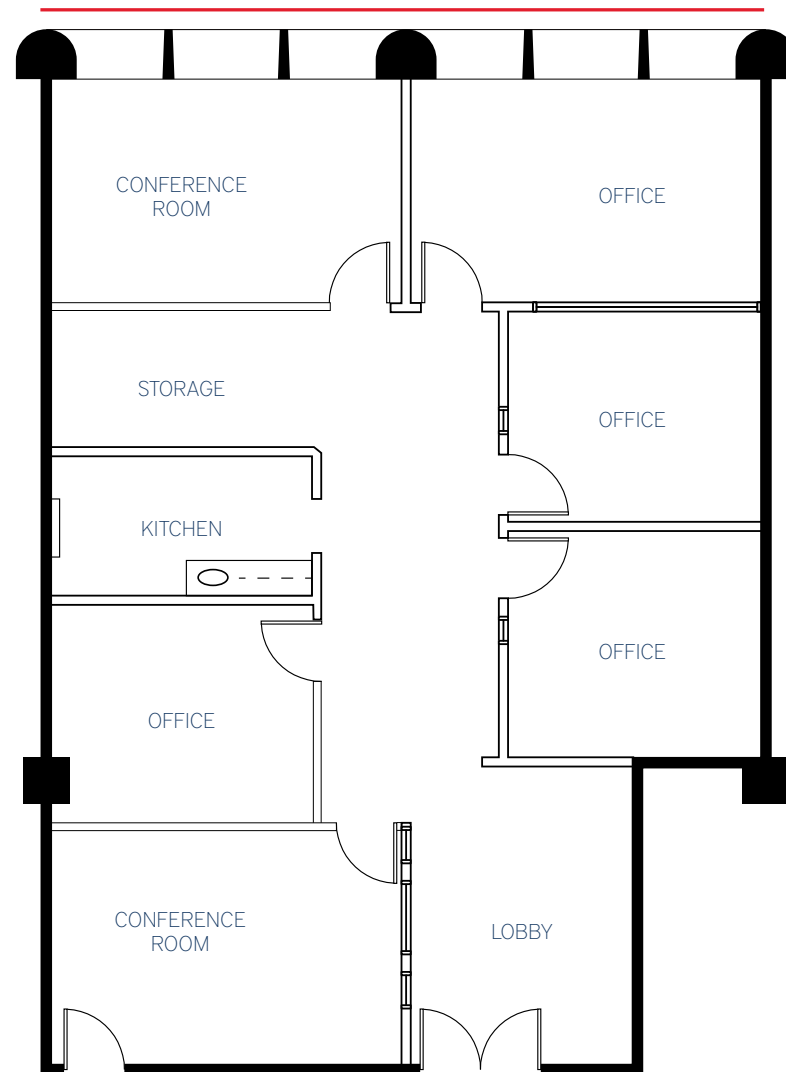
- Market Ready - LED Lighting
- 3 Private Offices
- 1 Conference Room
- Modern Kitchen
- Lobby



FLOOR PLAN

Suite 610: ±1,978 SF
Available Now

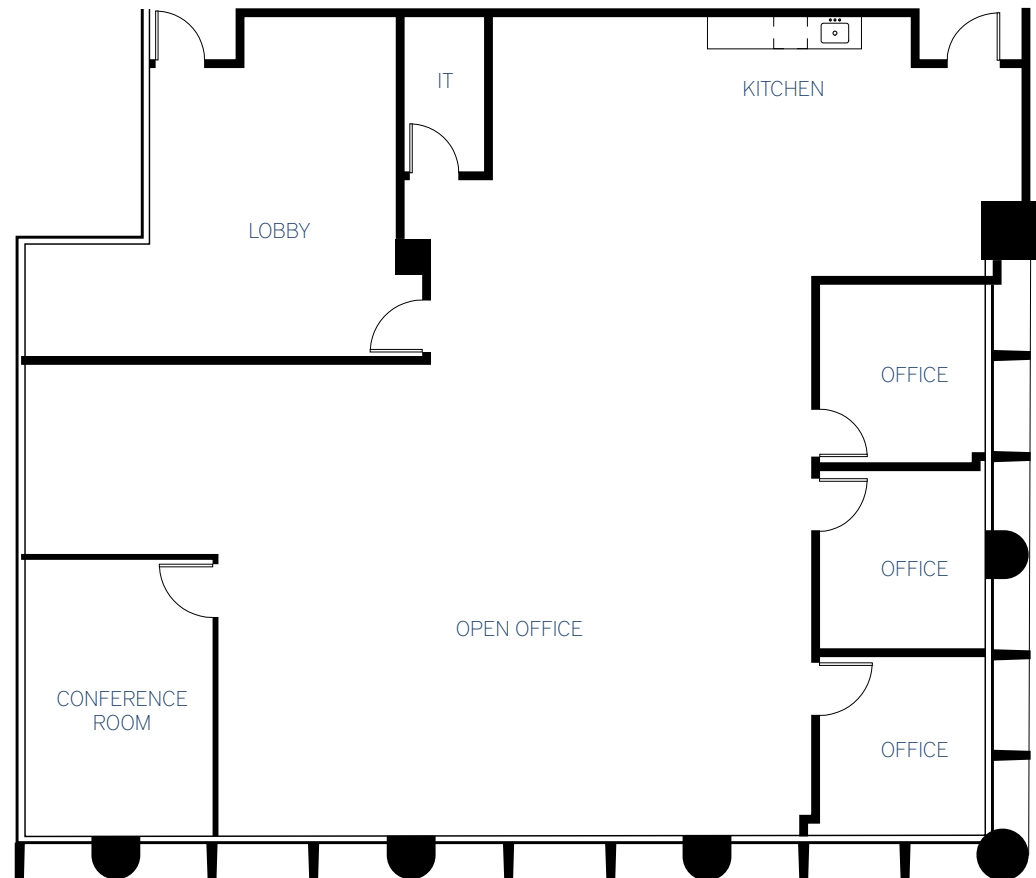
- LED Lighting
- 4 Private Offices
- 2 Conference Rooms
- Storage Area
- Kitchen



FLOOR PLAN

Suite 614: ±3,337 SF
Available Now

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

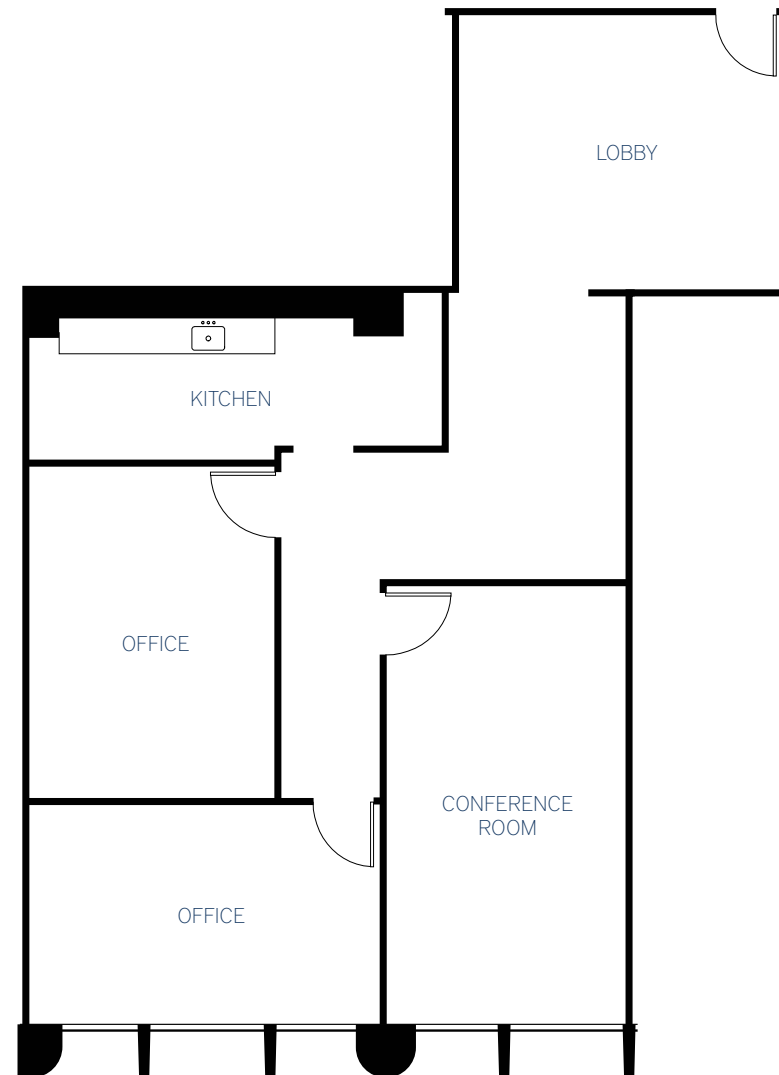


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FLOOR PLAN

Suite 618: ±1,498 SF
Available Now

- Lobby
- Kitchen
- 1 Conference Room
- 2 Offices

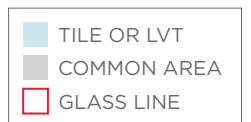
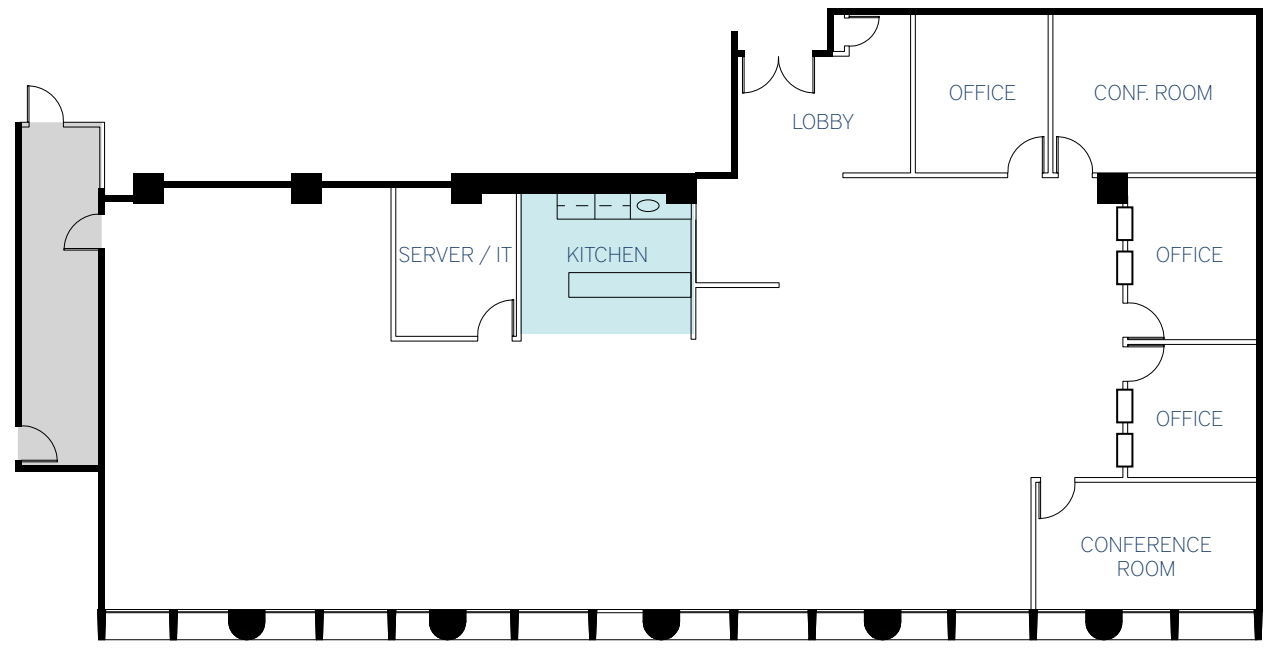


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FLOOR PLAN

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

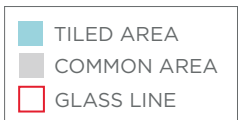


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FLOOR PLAN

Suite 760: ±4,152 SF
Available Now

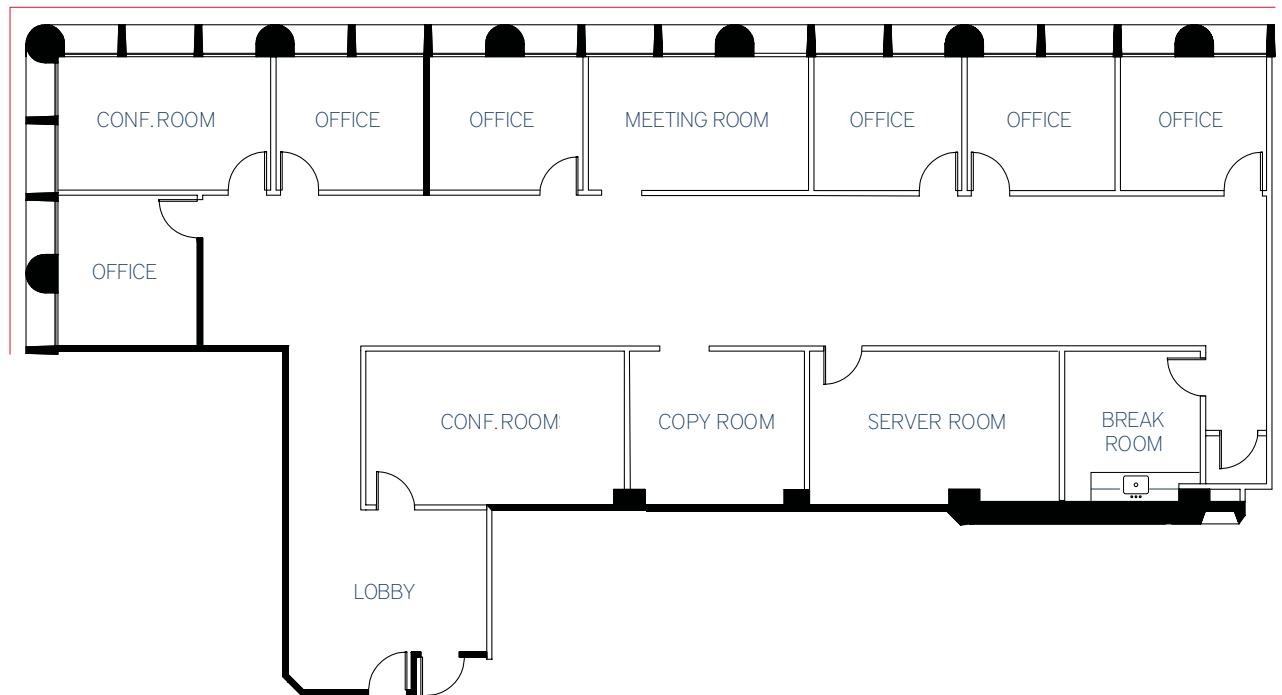
- 9 Private Offices
- 2 Conference Rooms
- Modern Break Room
- Upgraded Glass Lobby
- New Finishes



FLOOR PLAN

Suite 910: ±3,912 SF
Available Now

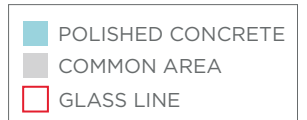
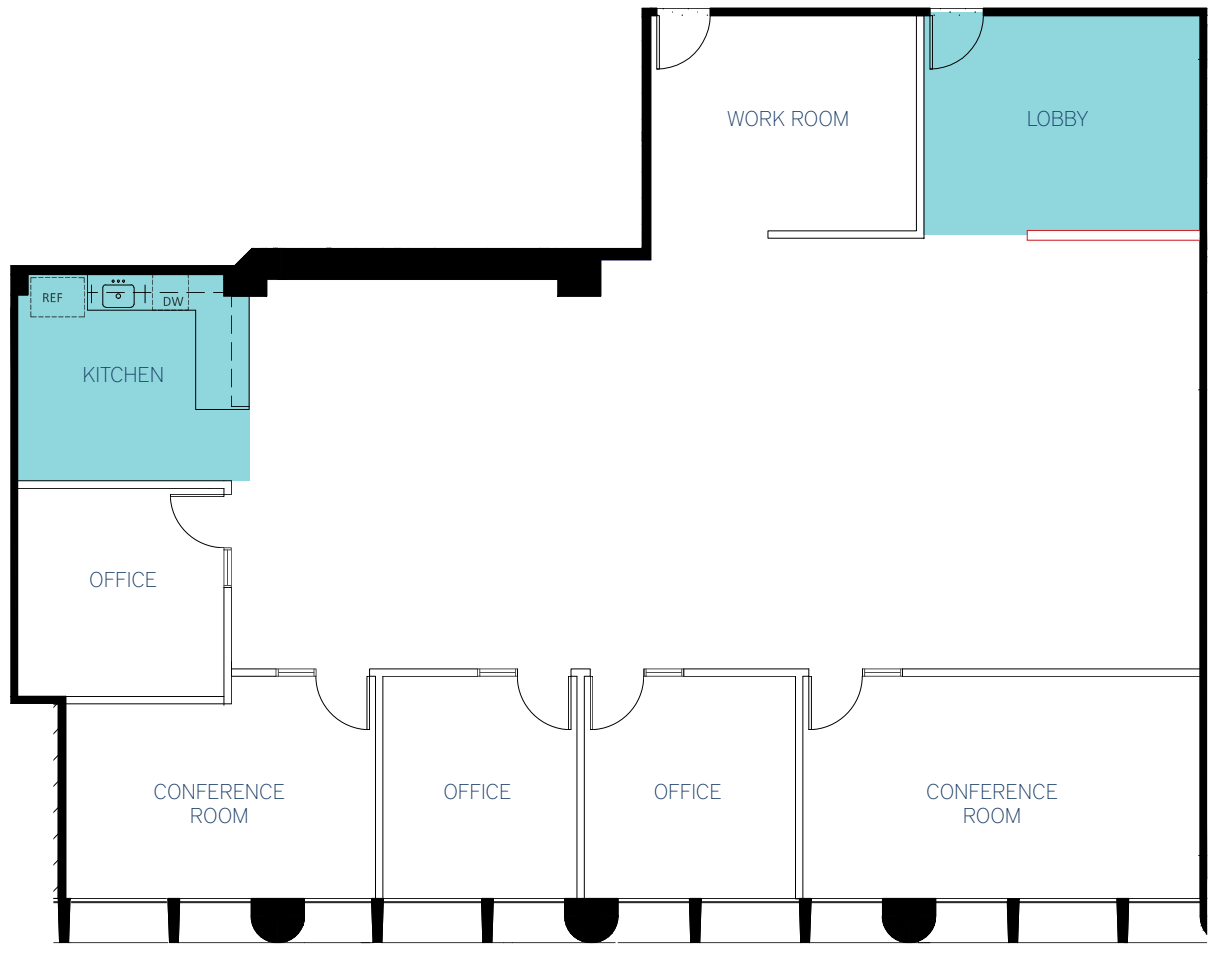
- 6 Private Offices
- 2 Conference Rooms
- Meeting Room
- New Break Room
- Large Server Room



FLOOR PLAN

Suite 950: ±3,218 SF
Available Now

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



3

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- The map displays the 3rd Street Light Rail station in San Jose, CA. The station is located at the intersection of 3rd Street and N. San Fernando Street. The map shows the surrounding urban area, including streets such as N. River Street, N. San Fernando Street, N. Santa Clara Street, and N. Santa Rosa Street. It also depicts parks like McEnery Park and Plaza de Cesar Chavez. The VTA Light Rail line is shown in red, with the 3rd Street station marked by a large red circle with the number 3. Various numbered stops (1-37) are indicated along the line, and a large red circle with the number 3 is placed near the station.

CALTRAIN DIRIDON STATION



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





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