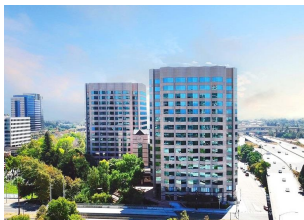


1 Riverpark I

333 San Carlos St, W., Suite 945

San Jose



Submarket: SJS-Downtown San Jose

Property Type: Office Class A

Building SF: 300,224

Status: Built (1987)

Floors: 16

Owner: AEW

Agents: Cushman & Wakefield, San Jose | Brandon Bain, Erik Hallgrimson, Kate Myers | (408) 615-3400

Available Type: Direct Lease

Available SF: 3,276

Divisible: No

Asking Rent: \$3.95 Full Service

Expenses:

Parking Ratio: 2.3/1,000

Date Available: Immediate

Comments:

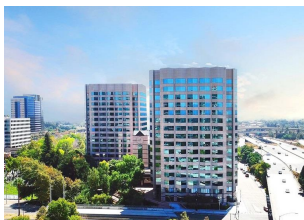
Includes Server Rooms with Dedicated HVAC. Flexible multi-floor blocks & efficient floor plates. Signage opportunities include rare, freeway-facing, building top visibility. Seamless regional connectivity via Caltrain, VTA, DASH, Future BART & major freeway corridors. Hospitality-inspired amenities include fitness centers, tenant lounge, game room & conference facilities. Riverfront setting with direct access to the Guadalupe River Trail.

120327692 | Y

2 Riverpark I

333 San Carlos St, W., Suite 1625

San Jose



Submarket: SJS-Downtown San Jose

Property Type: Office Class A

Building SF: 300,224

Status: Built (1987)

Floors: 16

Owner: AEW

Agents: Cushman & Wakefield, San Jose | Brandon Bain, Erik Hallgrimson, Kate Myers | (408) 615-3400

Available Type: Direct Lease

Available SF: 4,727

Divisible: No

Asking Rent: \$3.95 Full Service

Expenses:

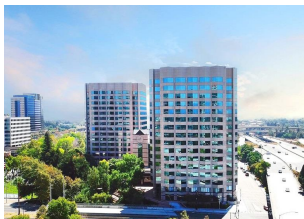
Parking Ratio: 2.3/1,000


Date Available: Immediate


Comments:

Flexible multi-floor blocks & efficient floor plates. Signage opportunities include rare, freeway-facing, building top visibility. Seamless regional connectivity via Caltrain, VTA, DASH, Future BART & major freeway corridors. Hospitality-inspired amenities include fitness centers, tenant lounge, game room & conference facilities. Riverfront setting with direct access to the Guadalupe River Trail.

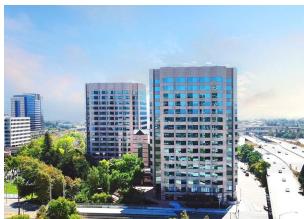
121267344 | Y

3 Riverpark I 333 San Carlos St, W., Suite 900 San Jose	Submarket: SJS-Downtown San Jose	Available Type: Sublease 07/31/2026	Comments: Active Video Network sublease. Contact agents for further information.	
	Property Type: Office Class A	Available SF: 9,119		
	Building SF: 300,224	Divisible: No		
	Status: Built (1987)	Asking Rent: \$1.80 Full Service		
	Floors: 16	Expenses:		
	Owner: AEW	Parking Ratio: 2.3/1,000		
		Date Available: Immediate		
	Agents: JLL, Silicon Valley Anthony Guglielmi, Sean Toomey (650) 480-2191			
				121390849 Y


4 Riverpark I 333 San Carlos St, W., Suite 800/850 San Jose	Submarket: SJS-Downtown San Jose	Available Type: Direct Lease	Comments: Flexible multi-floor blocks & efficient floor plates. Signage opportunities include rare, freeway-facing, building top visibility. Seamless regional connectivity via Caltrain, VTA, DASH, Future BART & major freeway corridors. Hospitality-inspired amenities include fitness centers, tenant lounge, game room & conference facilities. Riverfront setting with direct access to the Guadalupe River Trail.	
	Property Type: Office Class A	Available SF: 20,193		
	Building SF: 300,224	Divisible: Yes 4,789		
	Status: Built (1987)	Asking Rent: \$3.95 Full Service		
	Floors: 16	Expenses:		
	Owner: AEW	Parking Ratio: 2.3/1,000		
		Date Available: Immediate		
	Agents: Cushman & Wakefield, San Jose Brandon Bain, Erik Hallgrimson, Kate Myers (408) 615-3400			
				121408299 Y

5 Riverpark I 333 San Carlos St, W., Suite 1700 San Jose	Submarket: SJS-Downtown San Jose	Available Type: Direct Lease	Comments: Flexible multi-floor blocks & efficient floor plates. Signage opportunities include rare, freeway-facing, building top visibility. Seamless regional connectivity via Caltrain, VTA, DASH, Future BART & major freeway corridors. Hospitality-inspired amenities include fitness centers, tenant lounge, game room & conference facilities. Riverfront setting with direct access to the Guadalupe River Trail.	
	Property Type: Office Class A	Available SF: 20,192		
	Building SF: 300,224	Divisible: No		
	Status: Built (1987)	Asking Rent: \$3.95 Full Service		
	Floors: 16	Expenses:		
	Owner: AEW	Parking Ratio: 2.3/1,000		
		Date Available: Immediate		
	Agents: Cushman & Wakefield, San Jose Brandon Bain, Erik Hallgrimson, Kate Myers (408) 615-3400			
				121540742 Y


This report contains information available to the public and has been relied upon by Cushman & Wakefield on the basis that it is accurate and complete. Cushman & Wakefield accepts no responsibility if this should prove not to be the case. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

6 Riverpark I 333 San Carlos St, W., Suite 950 San Jose	Submarket:	SJS-Downtown San Jose	Available Type:	Direct Lease	Comments: Includes Server Rooms with Dedicated HVAC. Flexible multi-floor blocks & efficient floor plates. Signage opportunities include rare, freeway-facing, building top visibility. Seamless regional connectivity via Caltrain, VTA, DASH, Future BART & major freeway corridors. Hospitality-inspired amenities include fitness centers, tenant lounge, game room & conference facilities. Riverfront setting with direct access to the Guadalupe River Trail.
	Property Type:	Office Class A	Available SF:	7,655	
	Building SF:	300,224	Divisible:	No	
	Status:	Built (1987)	Asking Rent:	\$3.95 Full Service	
	Floors:	16	Expenses:		
	Owner:	AEW	Parking Ratio:	2.3/1,000	
			Date Available:	Immediate	
Agents: Cushman & Wakefield, San Jose Brandon Bain, Erik Hallgrimson, Kate Myers (408) 615-3400					


121860021 | Y

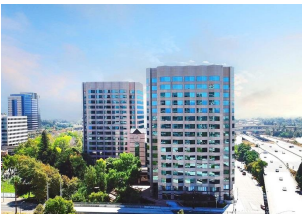
7 Riverpark I 333 San Carlos St, W., Suite 12th-15th flr San Jose	Submarket:	SJS-Downtown San Jose	Available Type:	Direct Lease	Comments: Interstitial connecting stairs between 1200 and 1400. Flexible multi-floor blocks & efficient floor plates. Signage opportunities include rare, freeway-facing, building top visibility. Seamless regional connectivity via Caltrain, VTA, DASH, Future BART & major freeway corridors. Hospitality-inspired amenities include fitness centers, tenant lounge, game room & conference facilities. Riverfront setting with direct access to the Guadalupe River Trail.
	Property Type:	Office Class A	Available SF:	60,579	
	Building SF:	300,224	Divisible:	Yes 20,193	
	Status:	Built (1987)	Asking Rent:	\$3.95 Full Service	
	Floors:	16	Expenses:		
	Owner:	AEW	Parking Ratio:	2.3/1,000	
			Date Available:	11/01/2026	
Agents: Cushman & Wakefield, San Jose Brandon Bain, Erik Hallgrimson, Kate Myers (408) 615-3400					

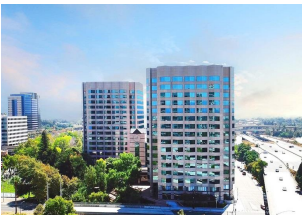
121871446 | N

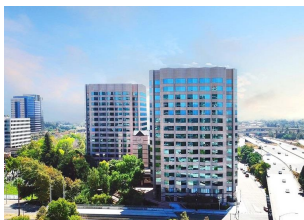
8 Riverpark I 333 San Carlos St, W., Suite 700 San Jose	Submarket:	SJS-Downtown San Jose	Available Type:	Direct Lease	Comments: Flexible multi-floor blocks & efficient floor plates. Signage opportunities include rare, freeway-facing, building top visibility. Seamless regional connectivity via Caltrain, VTA, DASH, Future BART & major freeway corridors. Hospitality-inspired amenities include fitness centers, tenant lounge, game room & conference facilities. Riverfront setting with direct access to the Guadalupe River Trail.
	Property Type:	Office Class A	Available SF:	10,670	
	Building SF:	300,224	Divisible:	No	
	Status:	Built (1987)	Asking Rent:	\$3.95 Full Service	
	Floors:	16	Expenses:		
	Owner:	AEW	Parking Ratio:	2.3/1,000	
			Date Available:	11/01/2026	
Agents: Cushman & Wakefield, San Jose Brandon Bain, Erik Hallgrimson, Kate Myers (408) 615-3400					

122087337 | N

9 Riverpark I 333 San Carlos St, W., Suite 8th/9th Flr San Jose 	Submarket:	SJS-Downtown San Jose	Available Type:	Direct Lease	Comments:
	Property Type:	Office Class A	Available SF:	31,124	
	Building SF:	300,224	Divisible:	Yes 3,276	
	Status:	Built (1987)	Asking Rent:	\$3.95 Full Service	
	Floors:	16	Expenses:		
	Owner:	AEW	Parking Ratio:	2.3/1,000	
			Date Available:	Immediate	
	Agents:	Cushman & Wakefield, San Jose Brandon Bain, Erik Hallgrimson, Kate Myers (408) 615-3400			
				122087476 N	

10 Riverpark I 333 San Carlos St, W., Suite 1000 San Jose 	Submarket:	SJS-Downtown San Jose	Available Type:	Direct Lease	Comments:
	Property Type:	Office Class A	Available SF:	10,480	
	Building SF:	300,224	Divisible:	No	
	Status:	Built (1987)	Asking Rent:	\$3.95 Full Service	
	Floors:	16	Expenses:		
	Owner:	AEW	Parking Ratio:	2.3/1,000	
			Date Available:	Immediate	
	Agents:	Cushman & Wakefield, San Jose Brandon Bain, Erik Hallgrimson, Kate Myers (408) 615-3400			
				122126807 Y	

11 Riverpark I 333 San Carlos St, W., Suite 900 San Jose 	Submarket:	SJS-Downtown San Jose	Available Type:	Direct Lease	Comments:
	Property Type:	Office Class A	Available SF:	5,566	
	Building SF:	300,224	Divisible:	No	
	Status:	Built (1987)	Asking Rent:	\$3.95 Full Service	
	Floors:	16	Expenses:		
	Owner:	AEW	Parking Ratio:	2.3/1,000	
			Date Available:	Immediate	
	Agents:	Cushman & Wakefield, San Jose Brandon Bain, Erik Hallgrimson, Kate Myers (408) 615-3400			
				122135986 N	

12 Riverpark I
333 San Carlos St, W., Suite 940
San Jose


Submarket:	SJS-Downtown San Jose	Available Type:	Direct Lease
Property Type:	Office Class A	Available SF:	3,695
Building SF:	300,224	Divisible:	No
Status:	Built (1987)	Asking Rent:	\$3.95 Full Service
Floors:	16	Expenses:	
Owner:	AEW	Parking Ratio:	2.3/1,000
		Date Available:	Immediate

Agents: Cushman & Wakefield, San Jose | Brandon Bain, Erik Hallgrimson, Kate Myers | (408) 615-3400

Comments: Flexible multi-floor blocks & efficient floor plates. Signage opportunities include rare, freeway-facing, building top visibility. Seamless regional connectivity via Caltrain, VTA, DASH, Future BART & major freeway corridors. Hospitality-inspired amenities include fitness centers, tenant lounge, game room & conference facilities. Riverfront setting with direct access to the Guadalupe River Trail.

122135988 | Y