



CLAIM YOUR SPOT IN DOWNTOWN SAN JOSE

Brookfield

 **CUSHMAN &
WAKEFIELD**



Located in
Vibrant Downtown
San Jose

Towers at 2nd is the city's most innovative urban office project to date. Branded by its fresh, creative feel, Towers equips its family of tenants with sleek workspaces and a host of exclusive indoor and outdoor amenities. Convenient access to every necessity—from transportation to entertainment—enables Silicon Valley's brightest talent to co-exist in a world flush with friends, fun, and innovation.



Work Redefined

At Towers at 2nd, everything is at your fingertips: work, collaborate, play, and relax—all on-site



Ownership

New ownership with project upgrades and renovations in progress



Amenities

State-of-the-art outdoor amenity plaza, VIP Lounge and training center



Fitness

High-end fitness center with private showers and lockers



Views

Tremendous identity with spectacular panoramic views



Games

One-of-a-kind arcade lounge featuring vintage and current games



Mobility

Indoor bike-lab and quick access to shared bike and scooter drop points



Growth

±431,838 SF office project with multiple options for future growth



Collaboration

Energized conference center featuring multiple rooms and soft seating



Security

Building card-key access and 24-hour on-site security



Reimagined at Street Level

New Basketball Court, Putting
Green, and Outdoor Tenant
Collaboration Concourse



South Tower Availabilities

75 E Santa Clara Street, San Jose, CA

Enjoy updated finishes, dramatic views, and prominent building identity, with flexible floor plates offering the ability to expand and grow.

Suite 380		±498 SF
Suite 1180		±1,274 SF
Suite 1460		±1,448 SF
Suite 1390		±1,620 SF
Suite 375	Market Ready	±2,121 SF
Suite 1225	Market Ready	±2,543 SF
Suite 1250		± 2,700 SF
Suite 1400	Market Ready	±3,253 SF
Suite 1340	Market Ready	±3,278 SF
Suite 1300		±3,871 SF
Suite 290		±3,997 SF
Suite 300		±5,562 SF
Suite 350		±6,236 SF
Floor 4	Market Ready	±14,849 SF
Floor 9	Market Ready	±14,892 SF



Floor 10	Market Ready	±14,939 SF
Floor 8	Market Ready	±15,007 SF
Floor 7	Market Ready	±15,031 SF
Floor 5	Market Ready	±15,032 SF
Floor 6	Market Ready	±15,034 SF



North Tower Availabilities

4 N 2nd Street, San Jose, CA

Featuring market ready spaces with modern, light filled workspaces providing enhanced productivity.

Suite 650	±724 SF
Suite 280	± 1,071 SF
Suite 275	± 1,102 SF
Suite 1230	±1,410 SF
Suite 260	±1,511 SF
Suite 430	±1,775 SF
Suite 550	±2,280 SF
Suite 1240	±2,284 SF
Suite 560	±2,370 SF
Suite 210	±2,498 SF
Suite 570	Market Ready ±3,763 SF
Suite 400	±5,330 SF
Suite 1150	Market Ready ±7,995 SF
Suite 450	Market Ready ±8,427 SF
Suite 1100	Market Ready ±9,275 SF
Suite 290	±10,489 SF
Floor 4	±16,789 SF
Floor 8	±17,537 SF



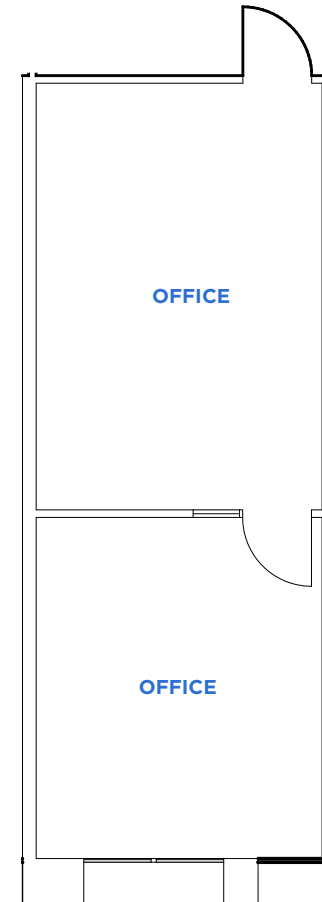
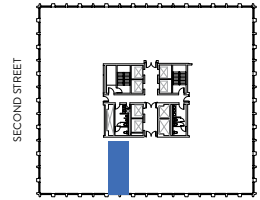


TOWERS
AT 2ND

South Tower

Suite 380 — ±498 SF

- 2 Offices
- Available Now

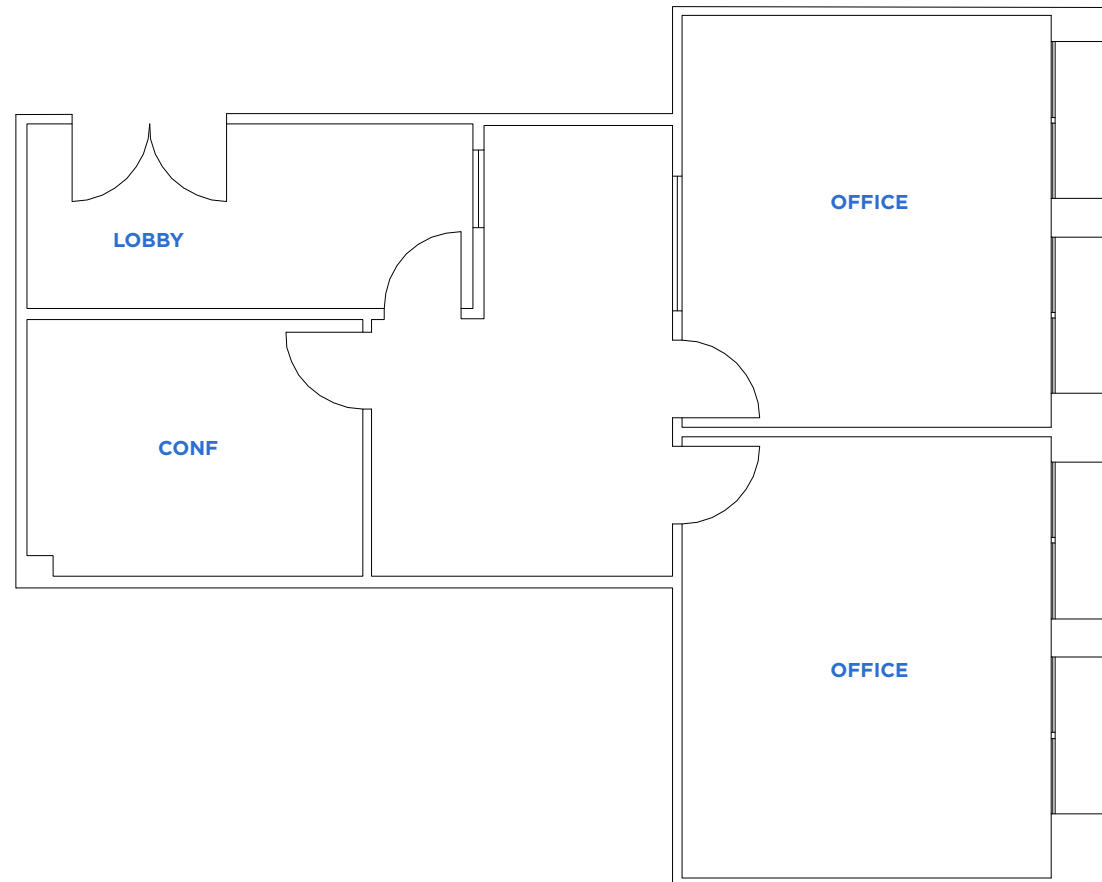
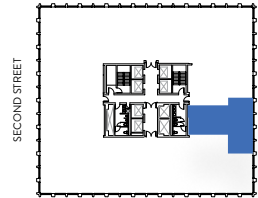




South Tower

Suite 1180 — ±1,274 SF

- 2 Offices
- 1 Conference Room
- Lobby
- Available Now

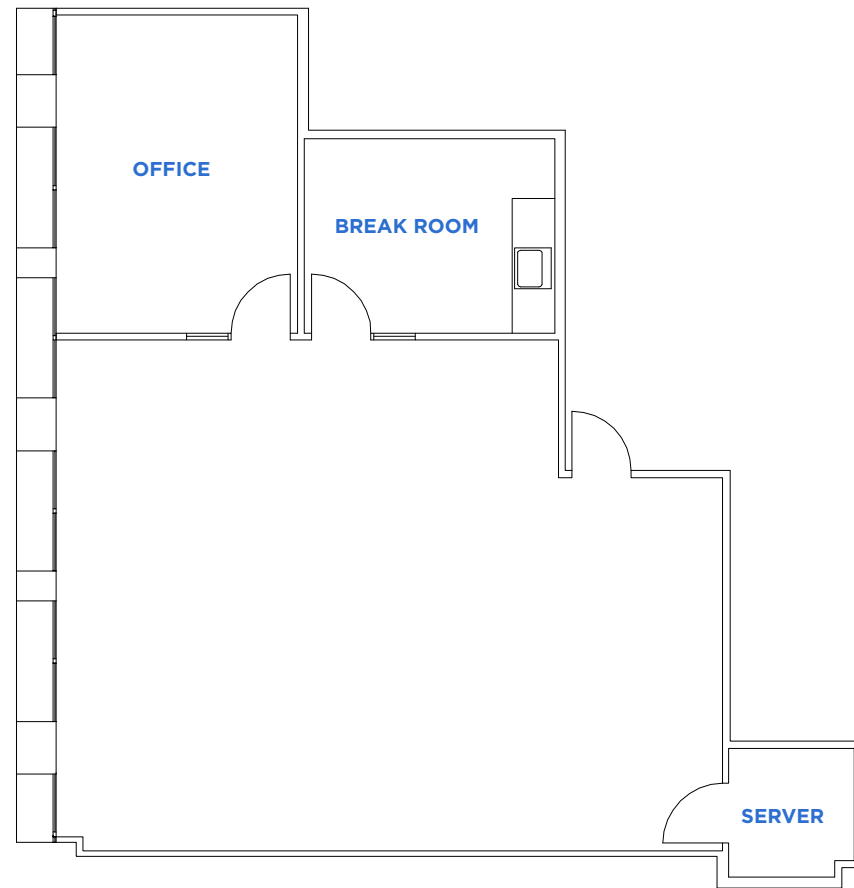
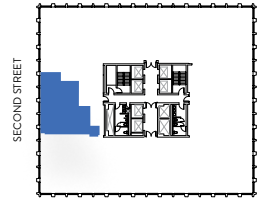




South Tower

Suite 1460 — ±1,448 SF

- Open Office Area
- 1 Private Office
- Break Room
- Server Room
- Available Now

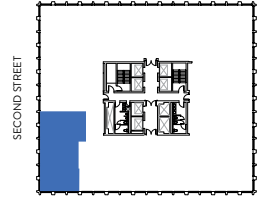
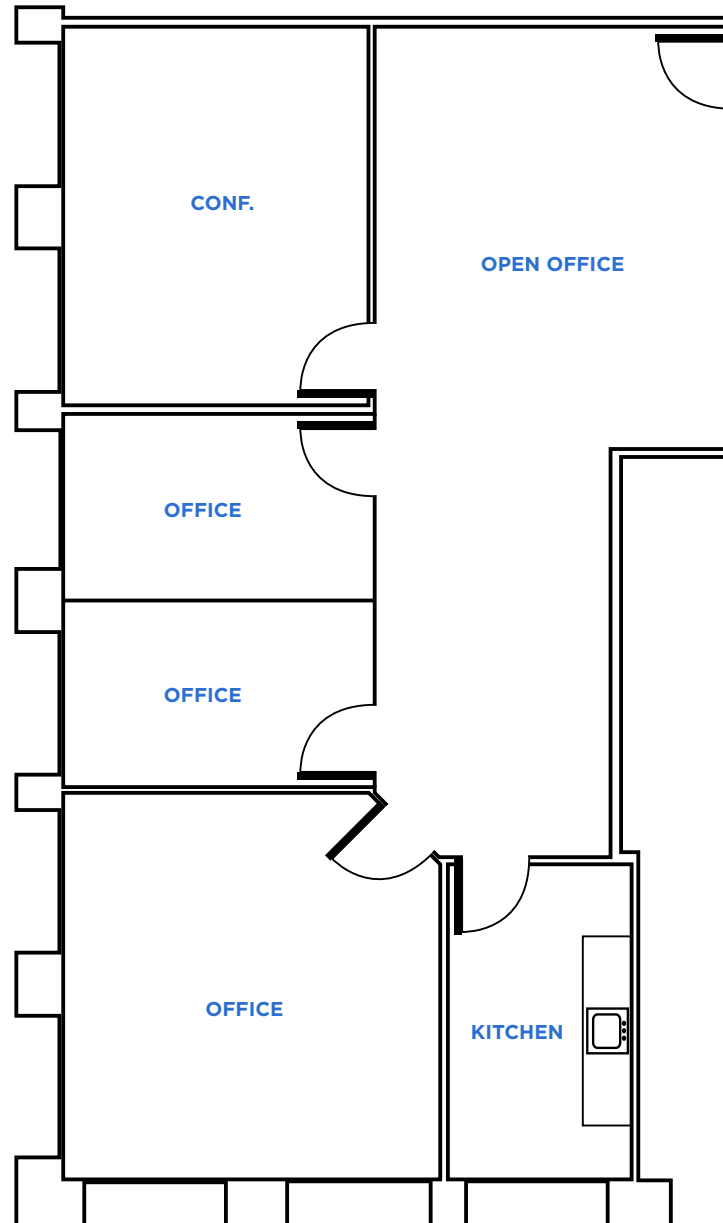




South Tower

Suite 1215 — ±1,524 SF

- Open Office Area
- 3 Private Offices
- 1 Conference Room
- Kitchen
- Available Now

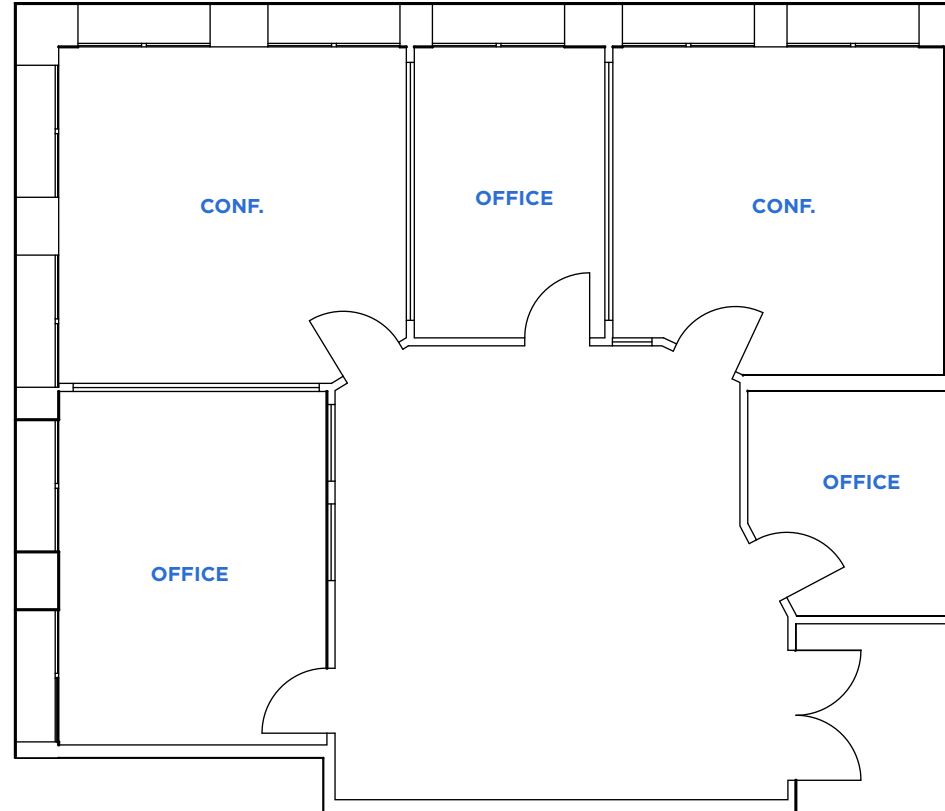
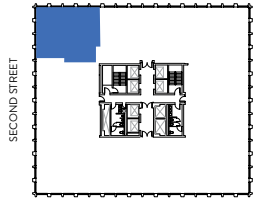




South Tower

Suite 1390 — ±1,620 SF

- 3 Private Offices
- 2 Conference Rooms
- Available Now



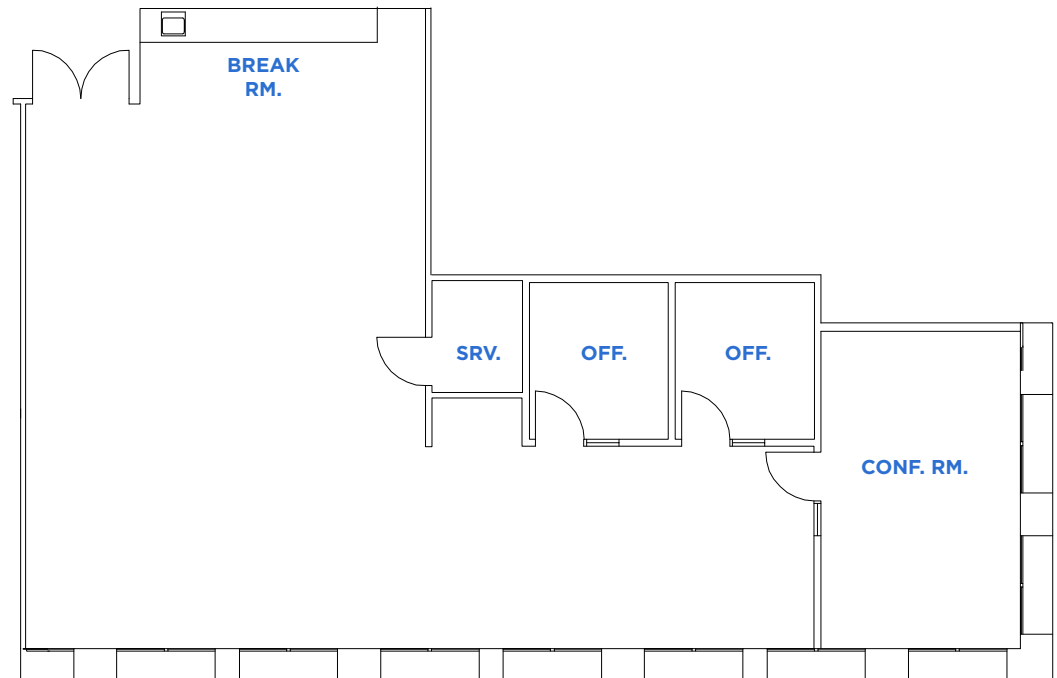
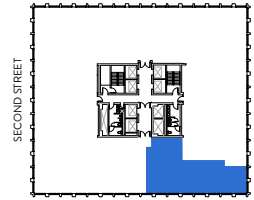


South Tower

Suite 375 — ±2,121 SF

Market Ready

- 2 Private Offices
- 1 Conference Room
- Open Office Area
- Break Room
- Server Room
- Available Now



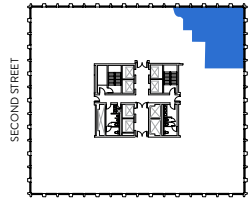
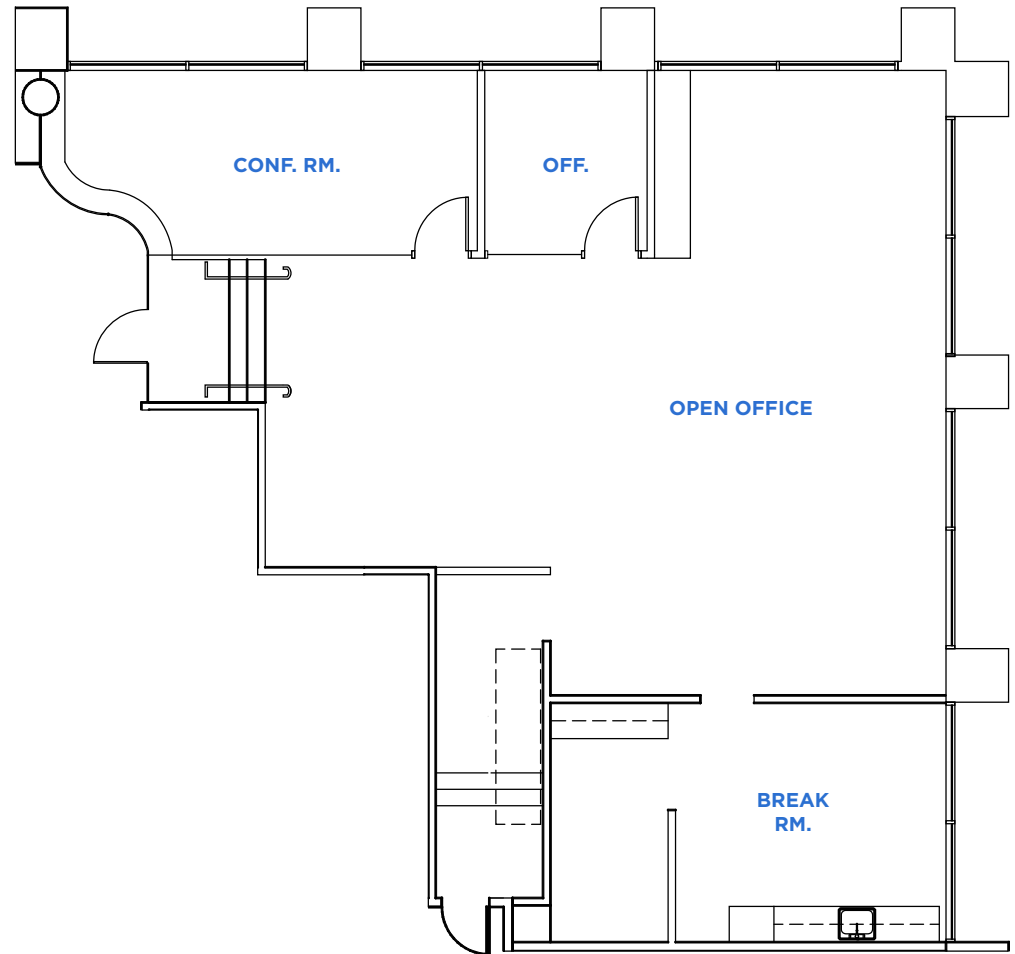


South Tower

Suite 100 — ±2,278 SF

Market Ready

- Exposed Ceilings
- Open Office Area
- 1 Private Office
- 1 Conference Room
- Break Room
- Available Now



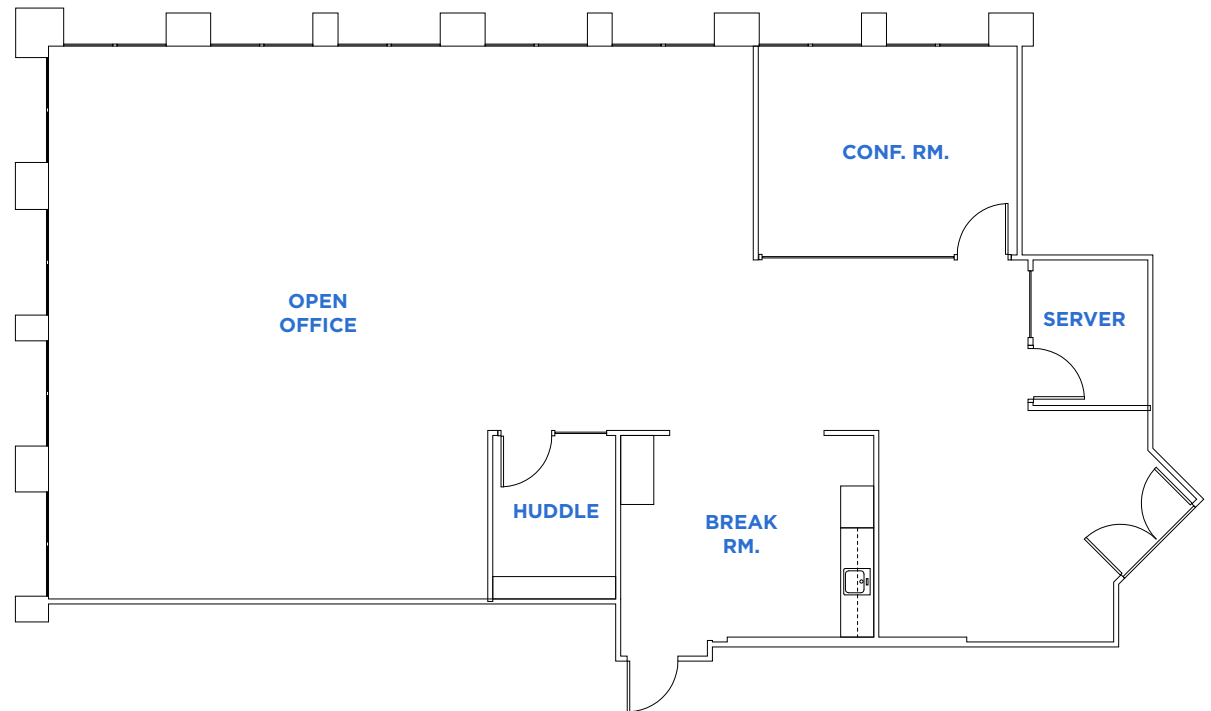
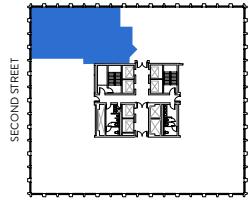


South Tower

Suite 1225 — ±2,543 SF

Market Ready

- Exposed Ceilings
- Open Office Area
- 1 Huddle Room
- 1 Conference Room
- Break Room
- Server Room
- Available Now

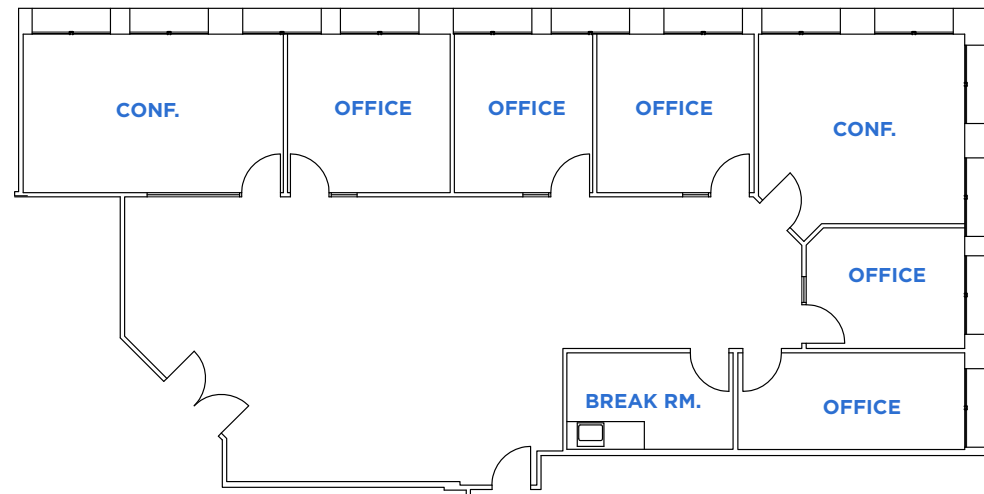
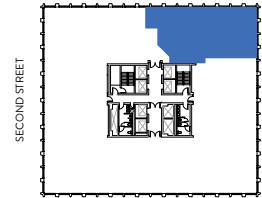




South Tower

Suite 1250 — ±2,700 SF

- 4 Private Offices
- 2 Conference Rooms
- Break Room
- Storage
- Available Now



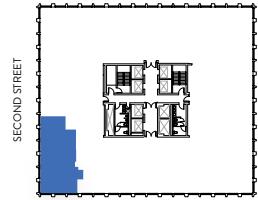
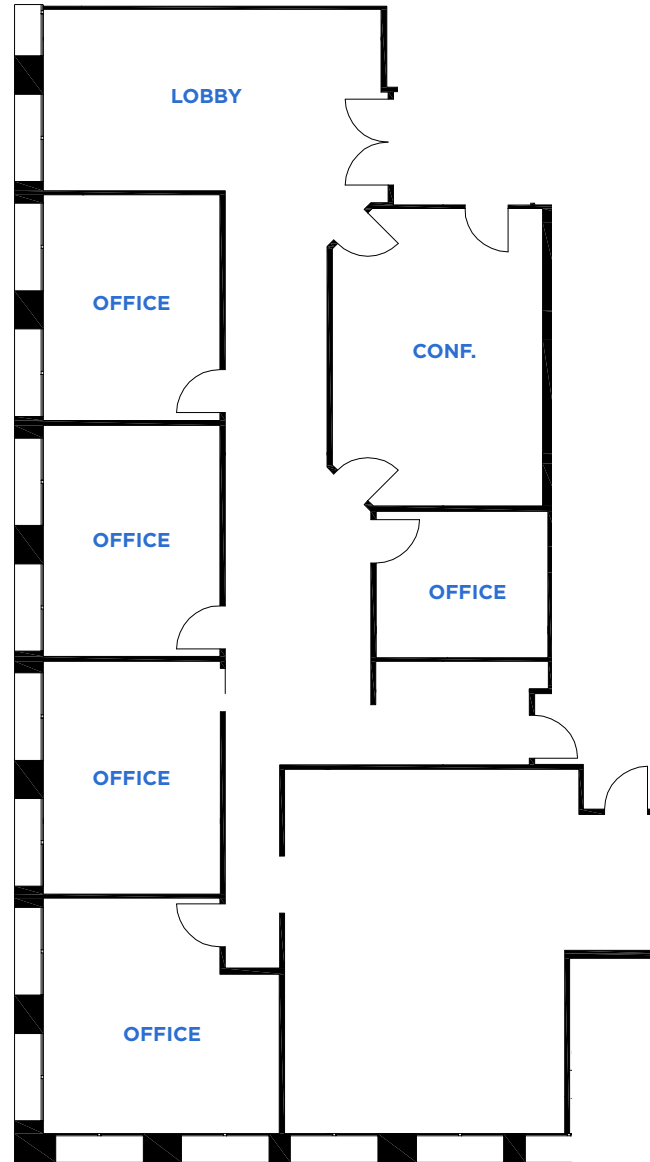


South Tower

Suite 1400 — ±3,253 SF

Market Ready

- Open Office Area
- 5 Private Offices
- 1 Conference Room
- Available Now



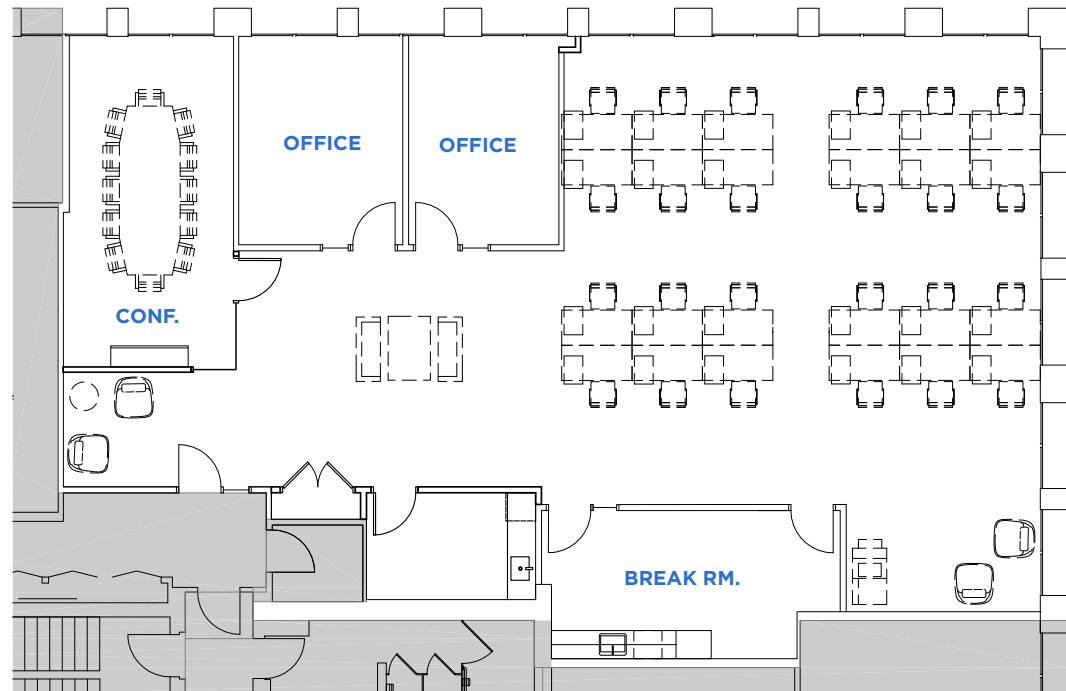
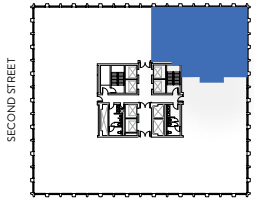


South Tower

Suite 1340 — ±3,278 SF

Market Ready

- Open Office Area
- 2 Private Offices
- 1 Conference Room
- Break Room
- Available Now

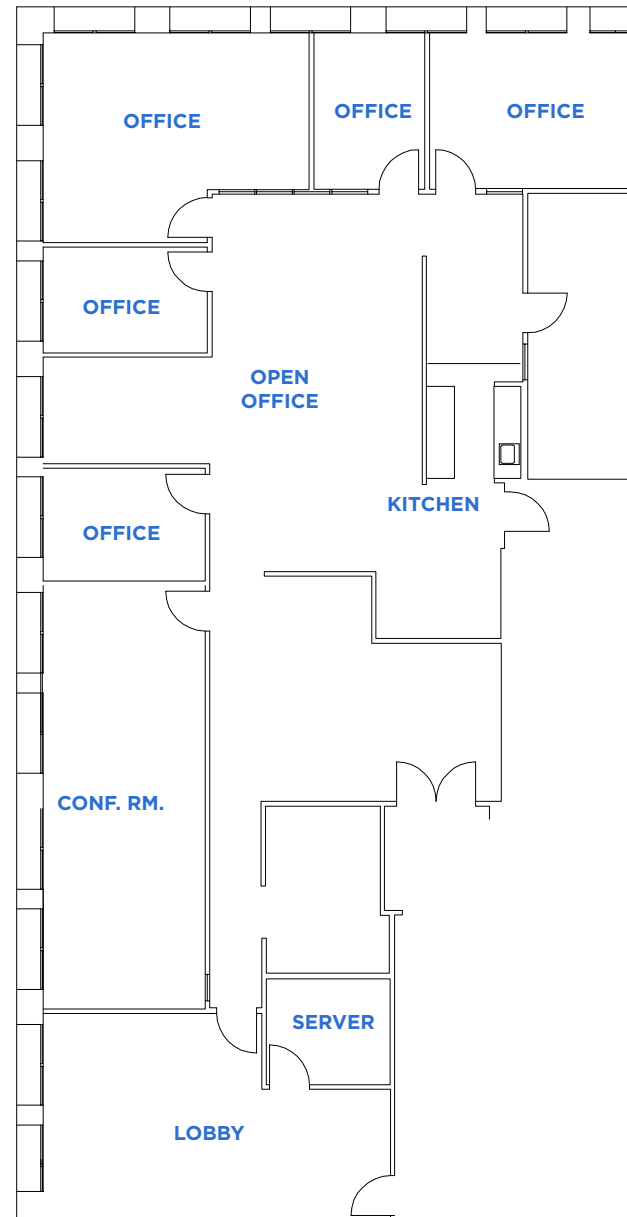
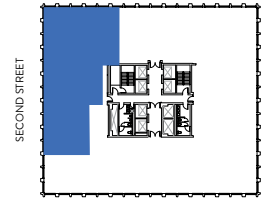




South Tower

Suite 1300 — ±3,871 SF

- 5 Private Offices
- 1 Conference Room
- Kitchen/Break Room
- Server Room
- Open Office Area
- Available Now

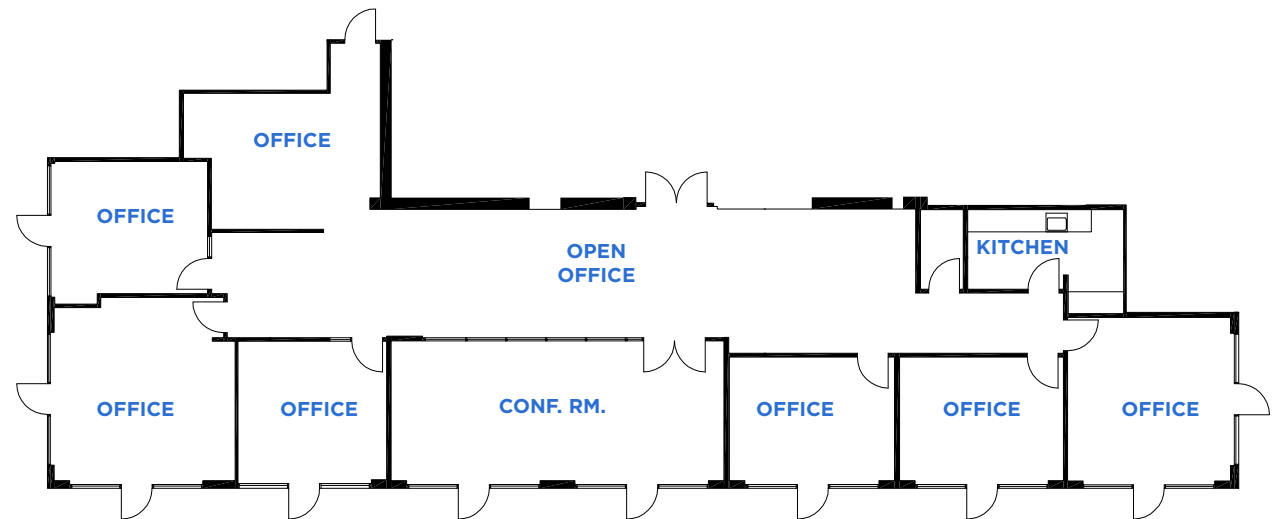
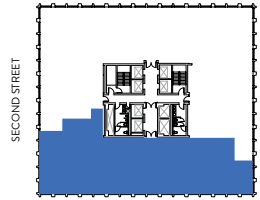




South Tower

Suite 290 — ±3,997 SF

- 7 Private Offices
- 1 Conference Room
- Kitchen/Break Room
- Open Office Area
- Available Now

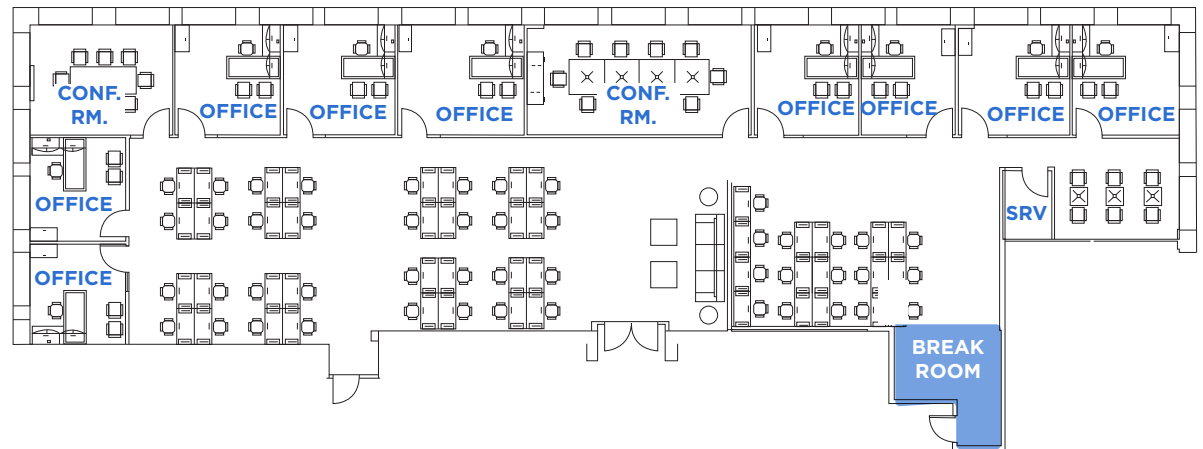
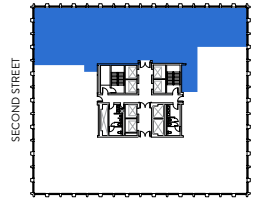




South Tower

Suite 300 — ±5,562 SF

- Fully Furnished with 57 Desks
- 9 Private Offices
- 2 Conference Rooms
- Open Office Area
- Open Break Room
- Server Room
- Available Now



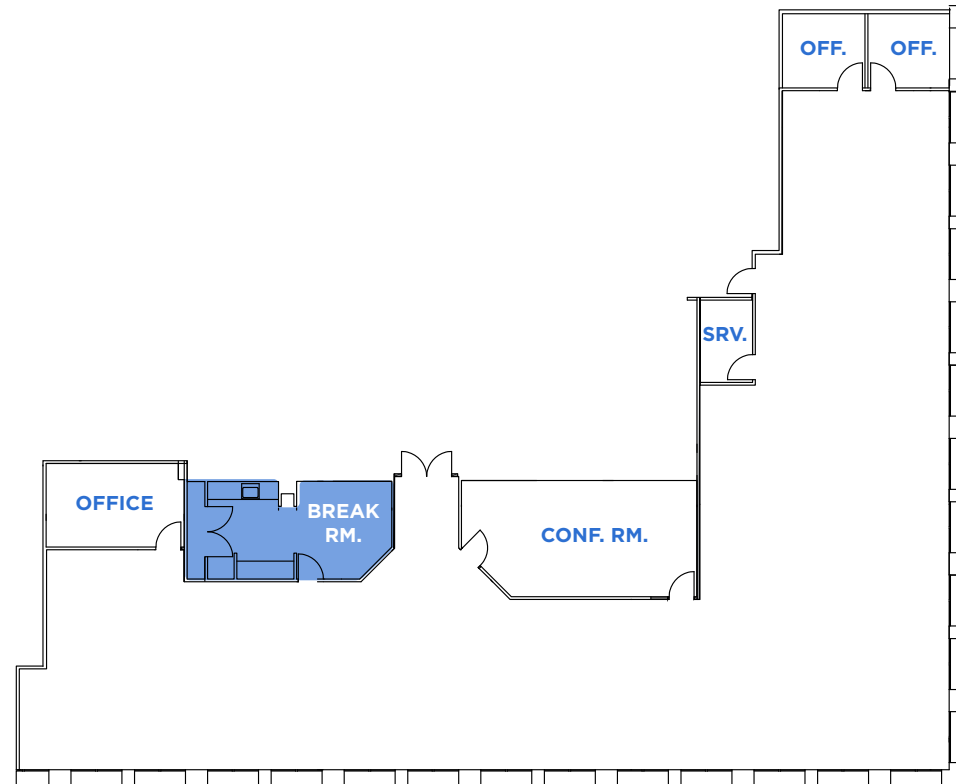
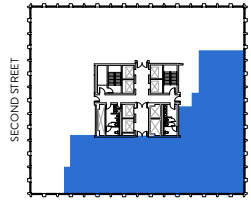
 Wood Laminate



South Tower

Suite 350 — ±6,236 SF

- 3 Private Offices
- 1 Conference Room
- Open Office Area
- Break Room
- Server Room
- Available Now



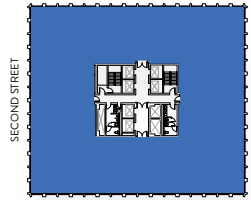
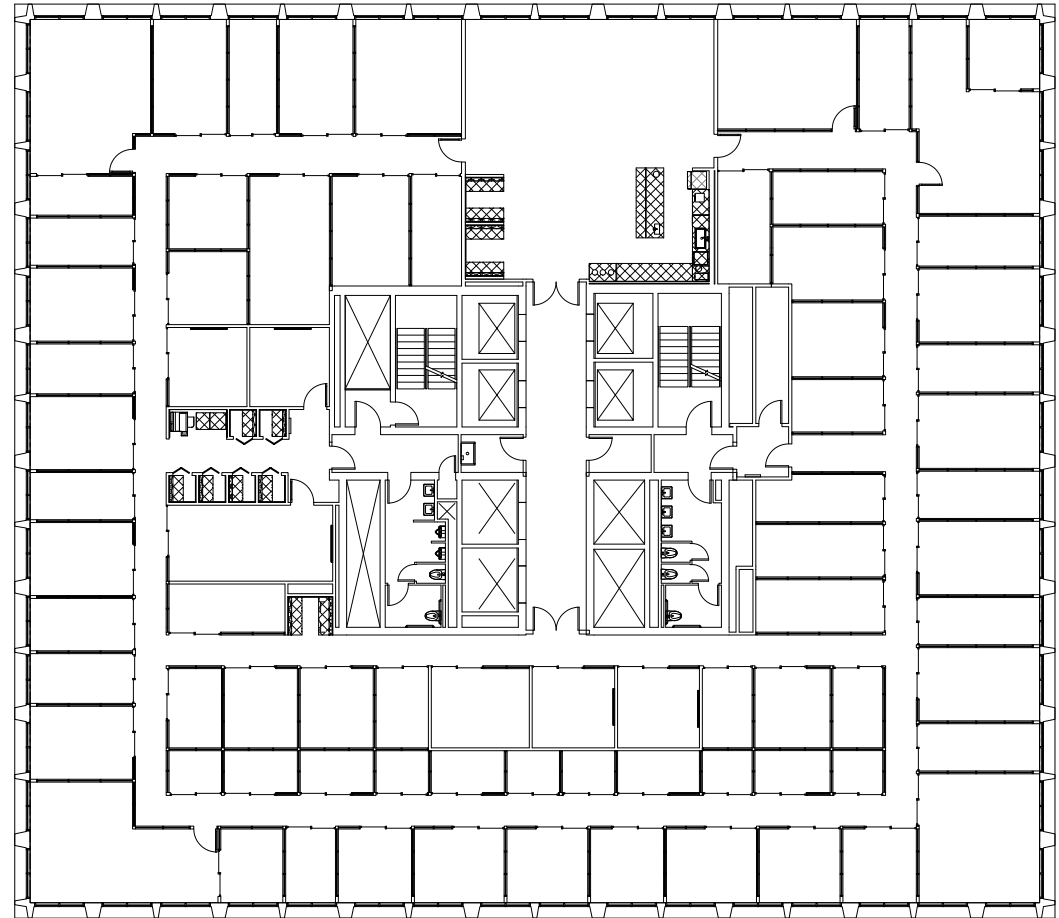


South Tower

Floor 4 — ±14,849 SF

Market Ready

- Flexibly Divisible
- Dynamic Work Rooms
- Interior Glass Walls Throughout
- Mixture of Private and Open Areas
- Contiguous Floors Available
- Polished Concrete Throughout
- Available Now

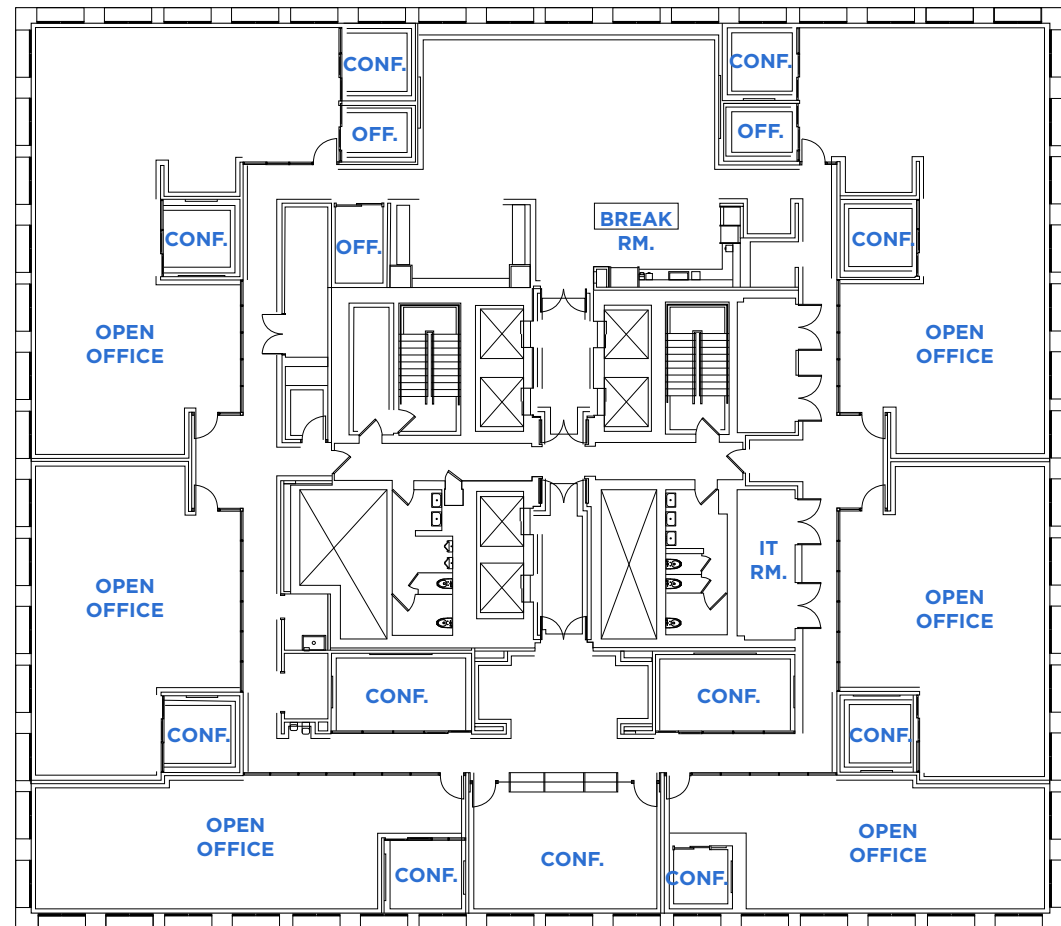
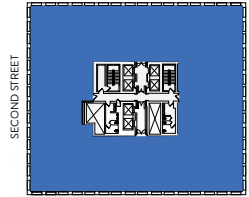




South Tower

Floor 9 — ±14,892 SF

Market Ready

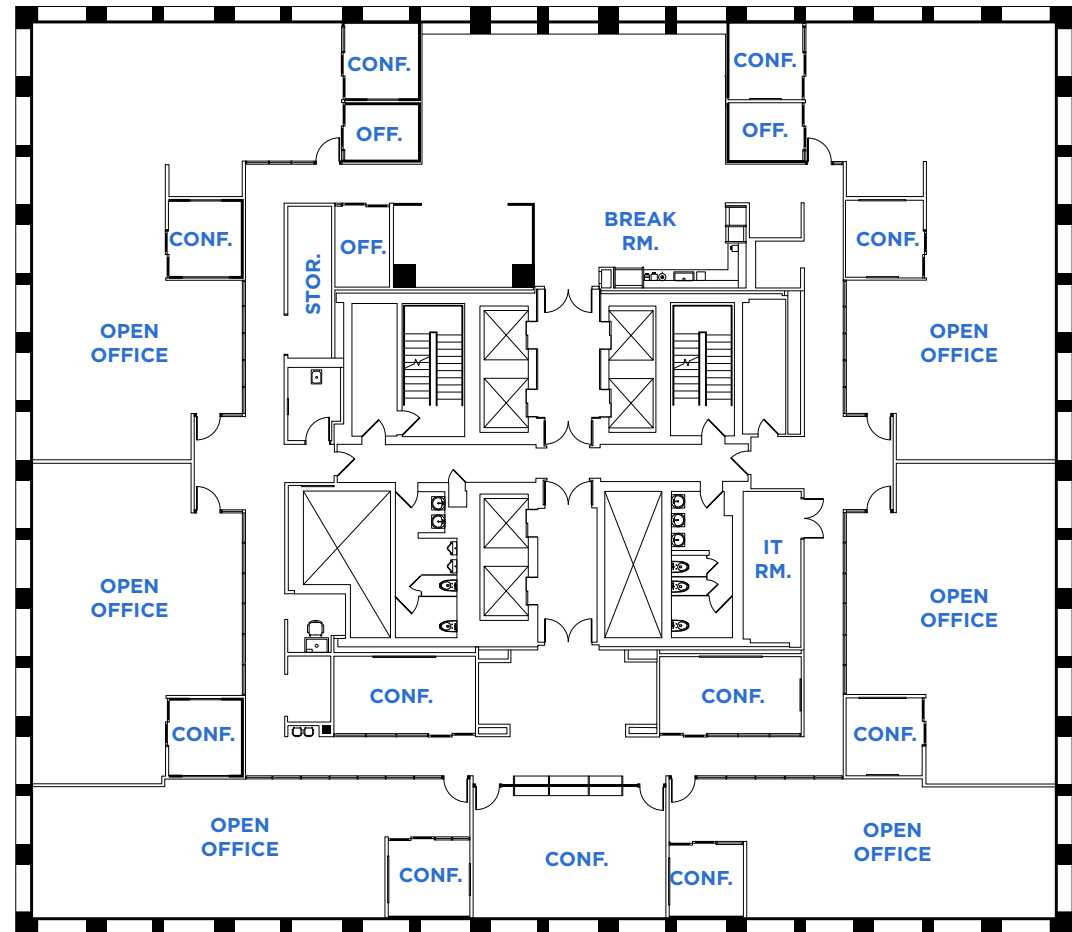
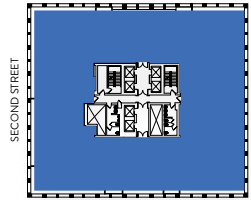




South Tower

Floor 10 — ±14,939 SF

Market Ready

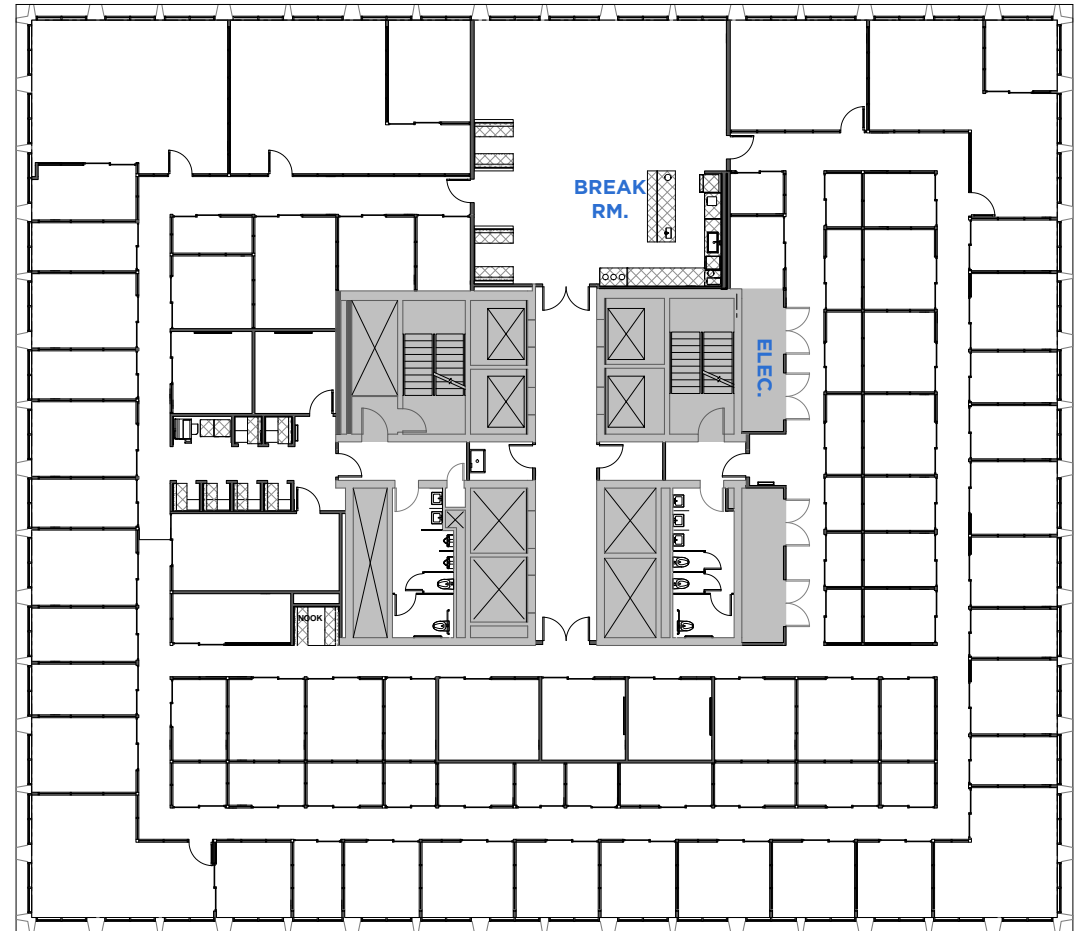
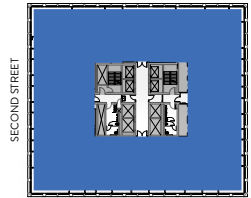




South Tower

Floor 8 — ±15,007 SF

Market Ready

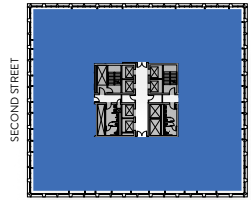
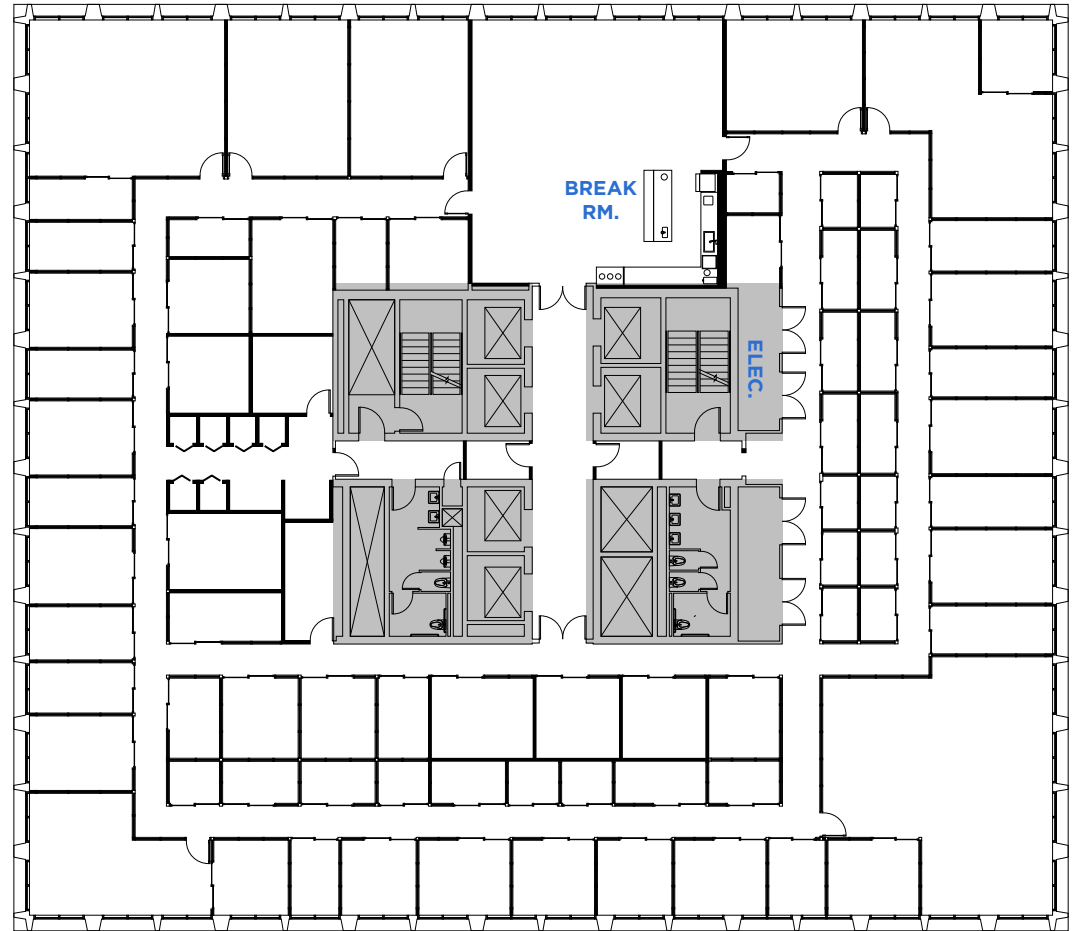




South Tower

Floor 7 — ±15,031 SF

Market Ready



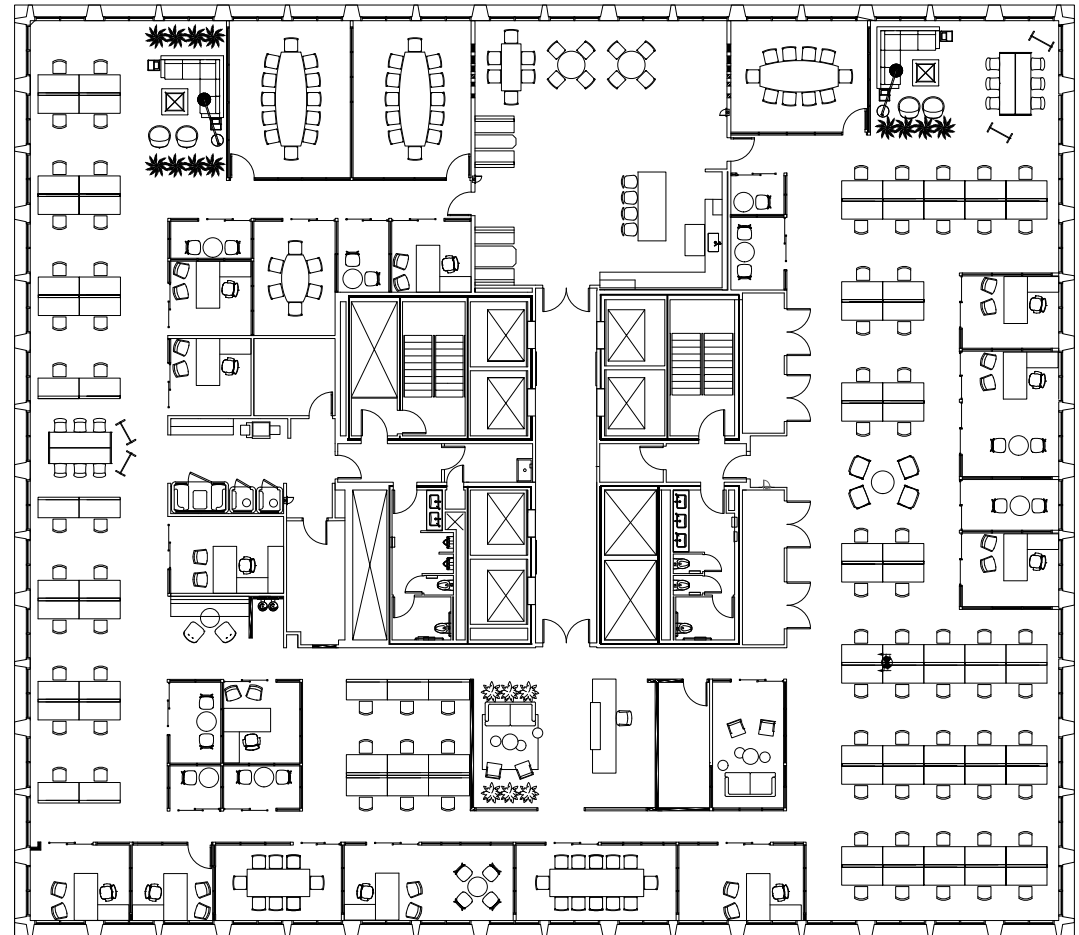


South Tower

Floor 5 — ±15,032 SF

Market Ready

- Fully Furnished
- 12 Private Offices
- 6 Conference Rooms
- 8 Phone Rooms
- Open Break Room
- Server Room
- Available Now



SECOND STREET



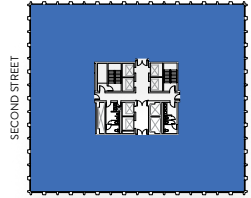
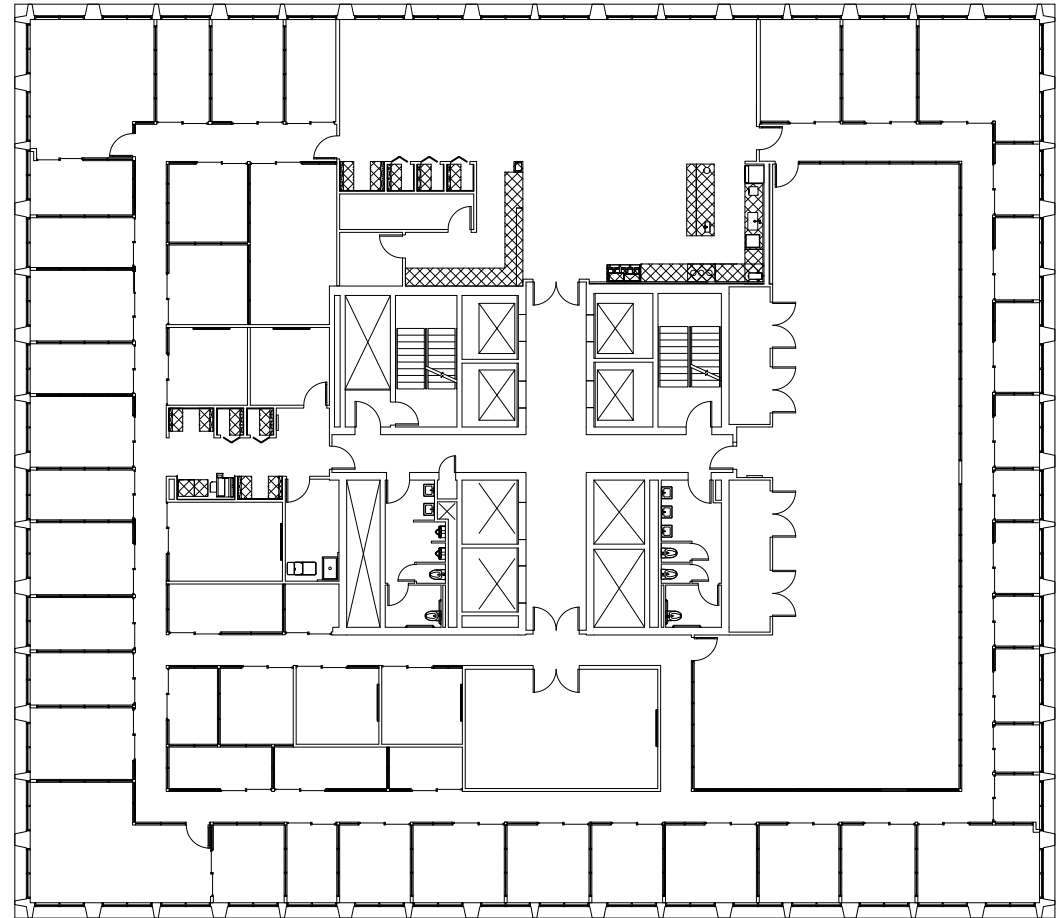


South Tower

Floor 6 — ±15,034 SF

Market Ready

- Flexibly Divisible
- Dynamic Work Rooms
- Interior Glass Walls Throughout
- Mixture of Private and Open Areas
- Contiguous Floors Available
- Polished Concrete Throughout
- Available Now

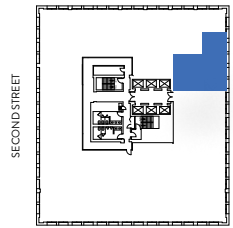
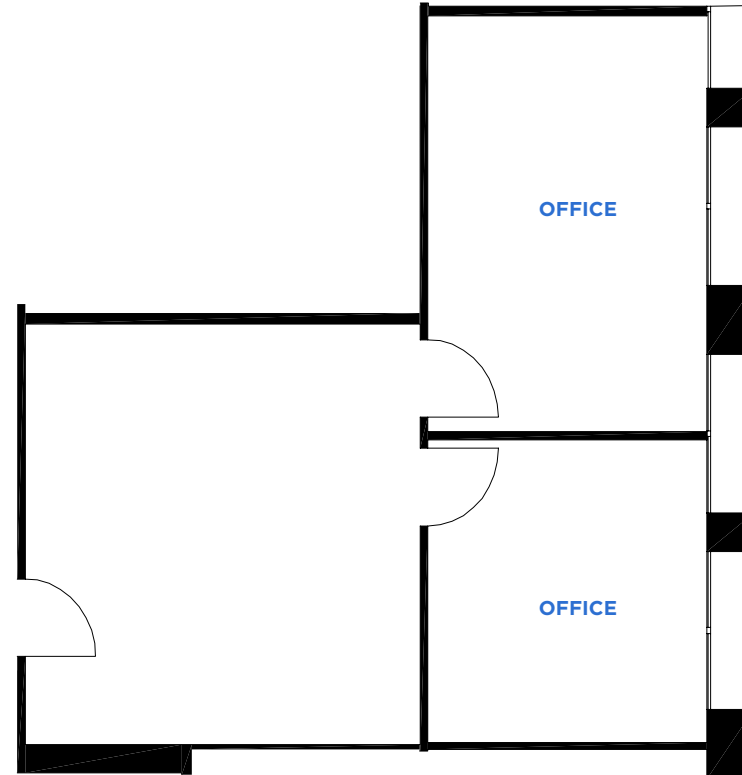




North Tower

Suite 650 — ± 724 SF

- 2 Private Offices
- Available 8/1/2026

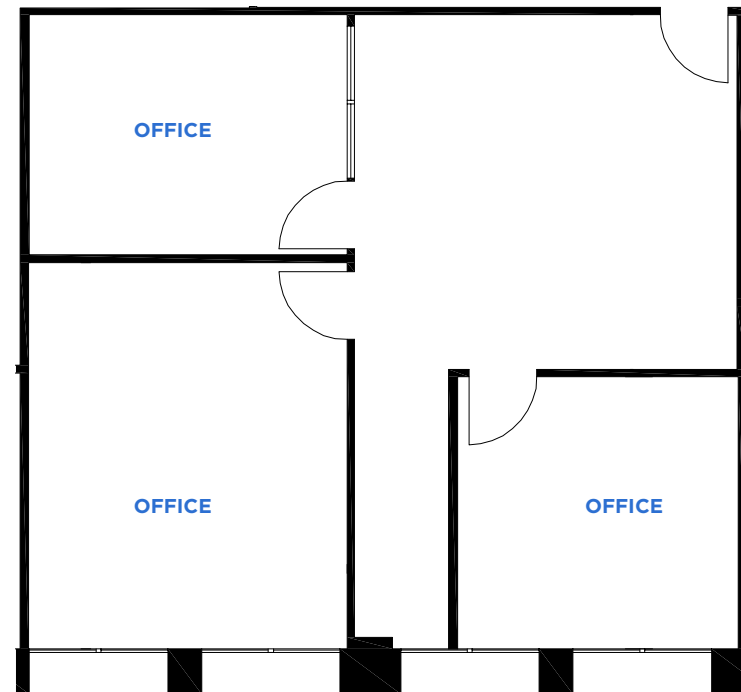
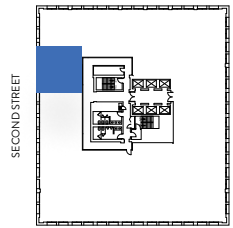




North Tower

Suite 280 — ± 1,071 SF

- 3 Offices
- Available Now

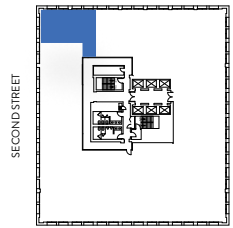
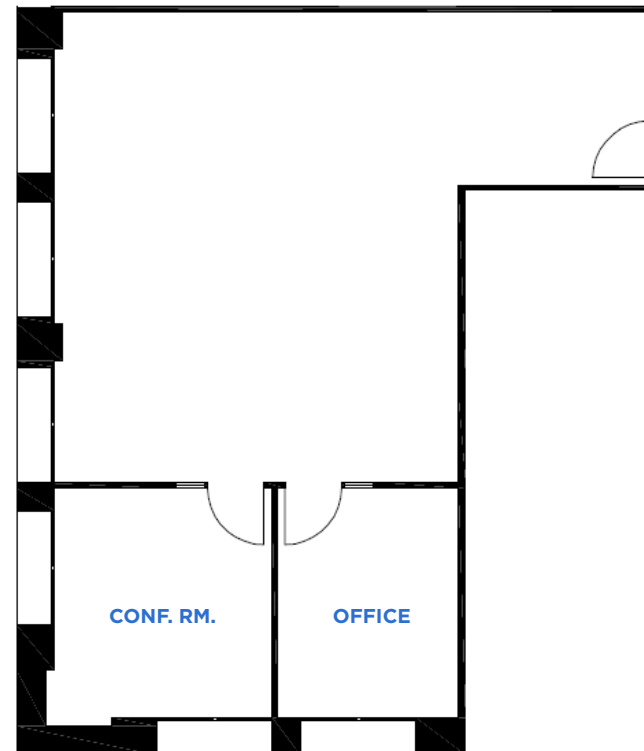




North Tower

Suite 275 — ± 1,102 SF

- 1 Office
- 1 Conference Room
- Available Now

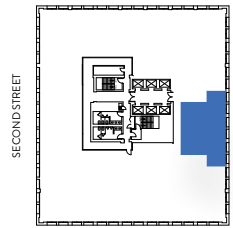
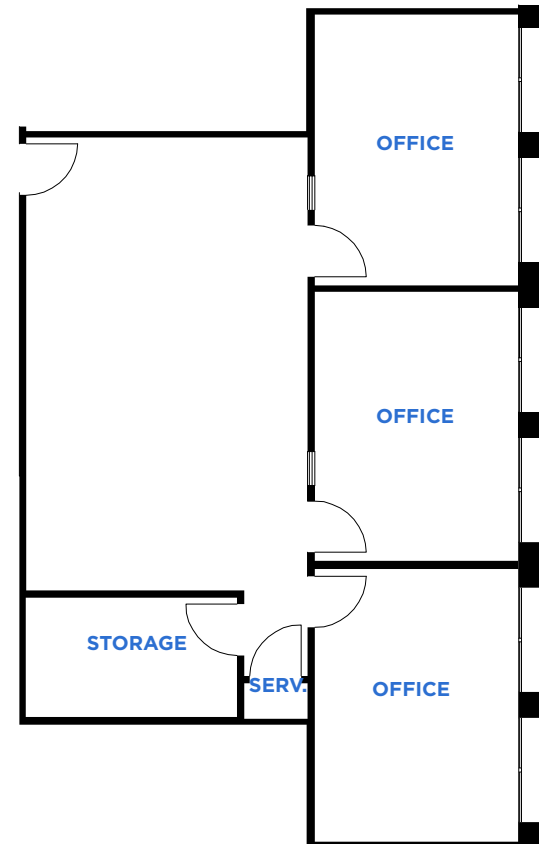




North Tower

Suite 1230 — ± 1,410 SF

- Reception
- 3 Offices
- Storage
- Server Room
- Available Now

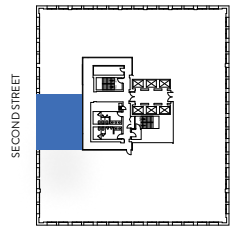
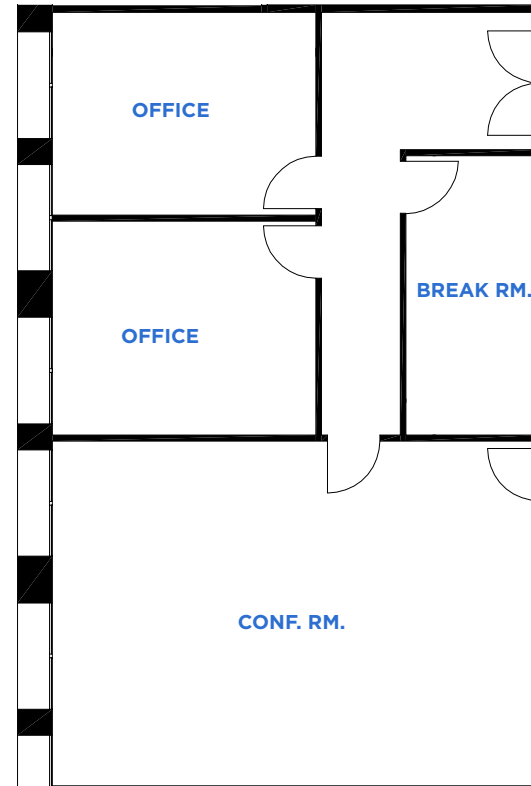




North Tower

Suite 260 — ± 1,511 SF

- Lobby
- 2 Offices
- 1 Conference Room
- Break Room
- Available Now

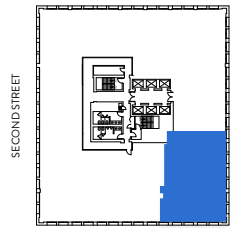
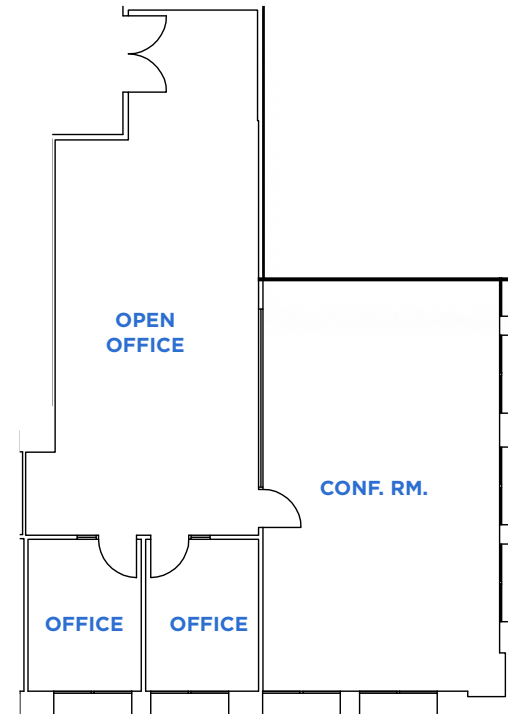




North Tower

Suite 430 — ±1,775 SF

- 2 Private Offices
- 1 Conference Room
- Open Office Area
- Available Now

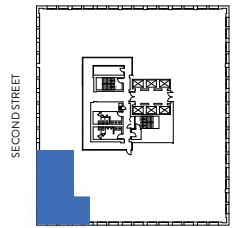
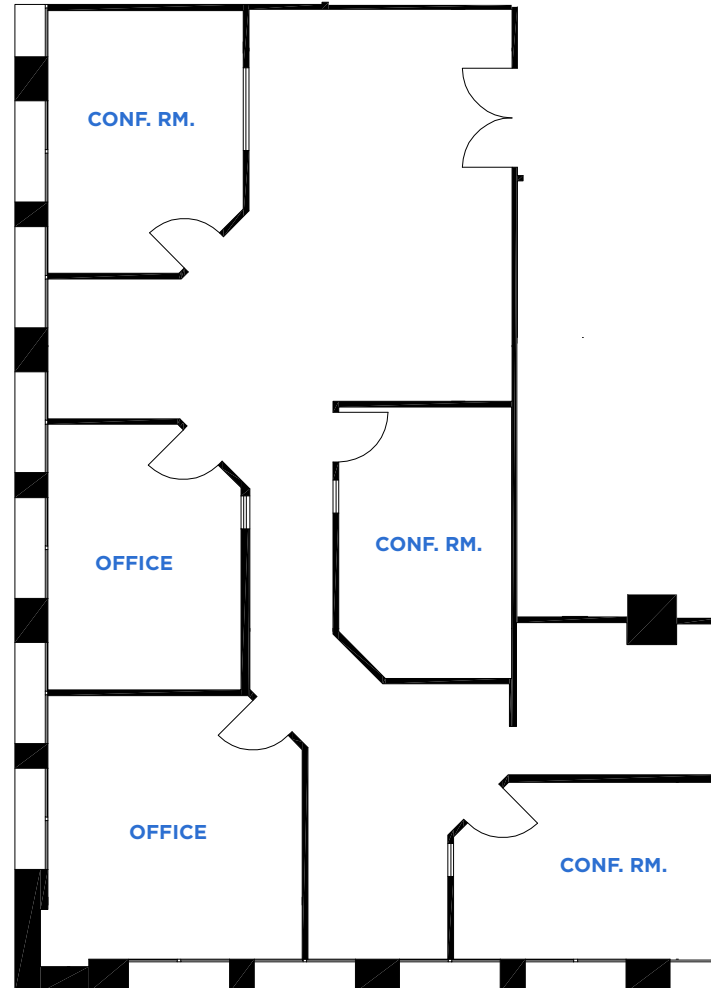




North Tower

Suite 550 — ±2,280 SF

- 2 Private Offices
- 3 Conference Rooms
- Available Now

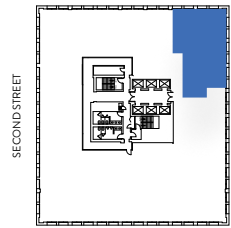
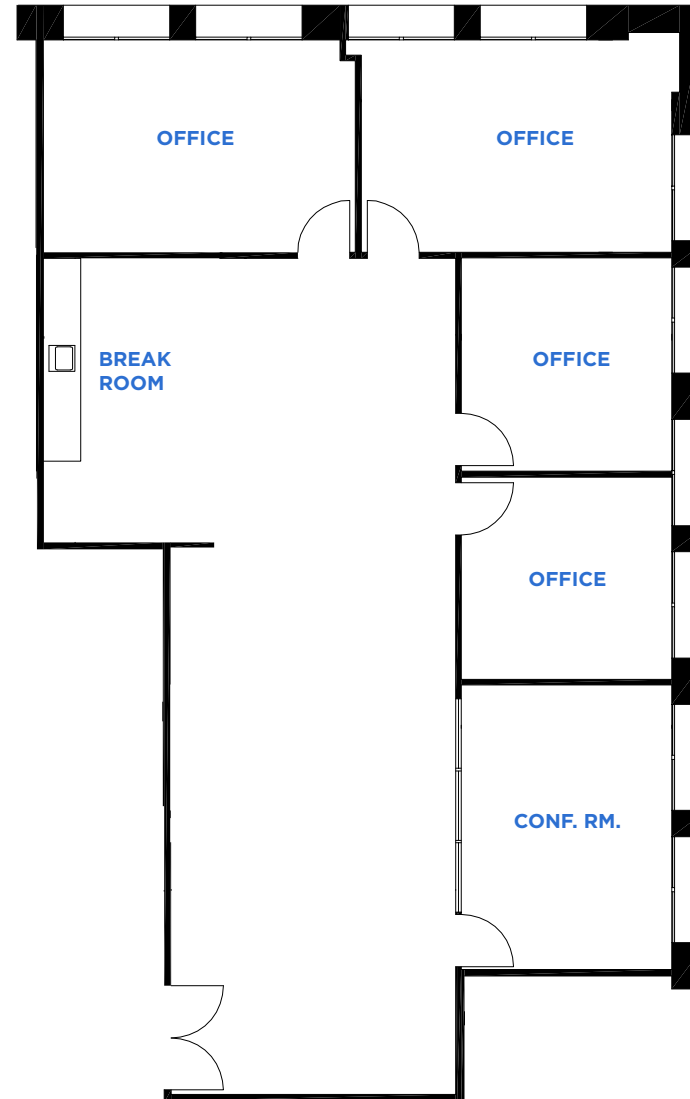




North Tower

Suite 1240 — ±2,284 SF

- 4 Private Offices
- 1 Conference Room
- Break Room
- Open Office Area
- Available Now

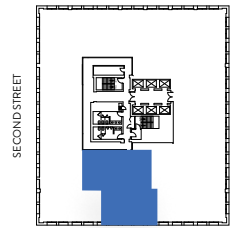
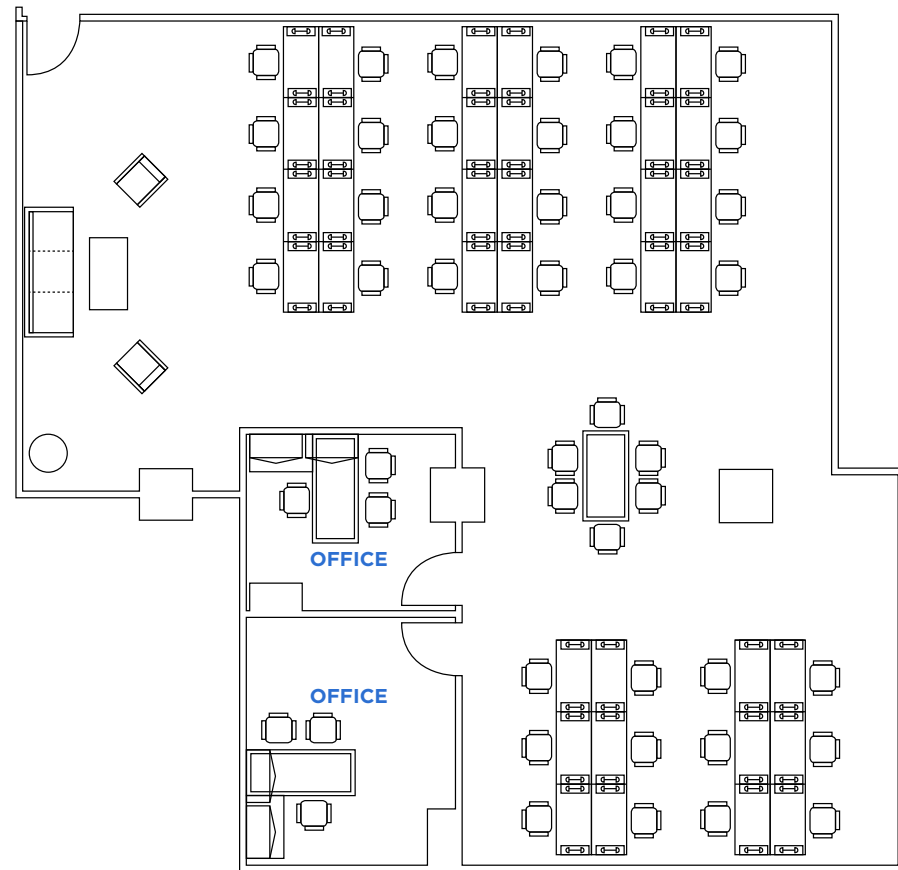




North Tower

Suite 560 — ±2,370 SF

- Fully Furnished with 38 Desks
- 2 Private Offices
- Open Office Area
- Available Now

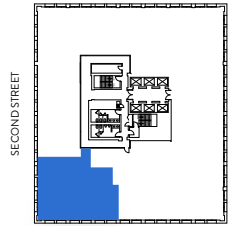
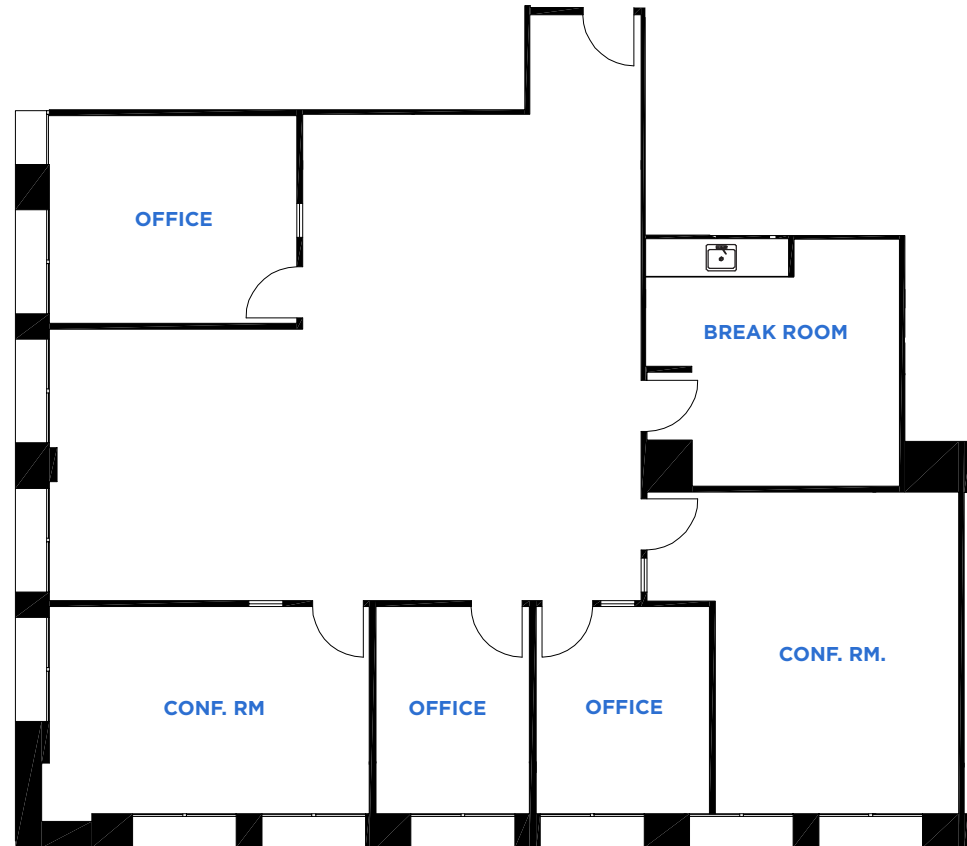




North Tower

Suite 210 — ±2,498 SF

- 3 Private Offices
- 2 Conference Rooms
- Break Room
- Open Office Area
- Available Now



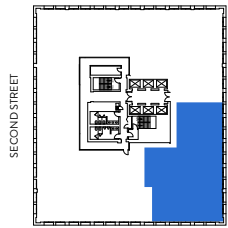
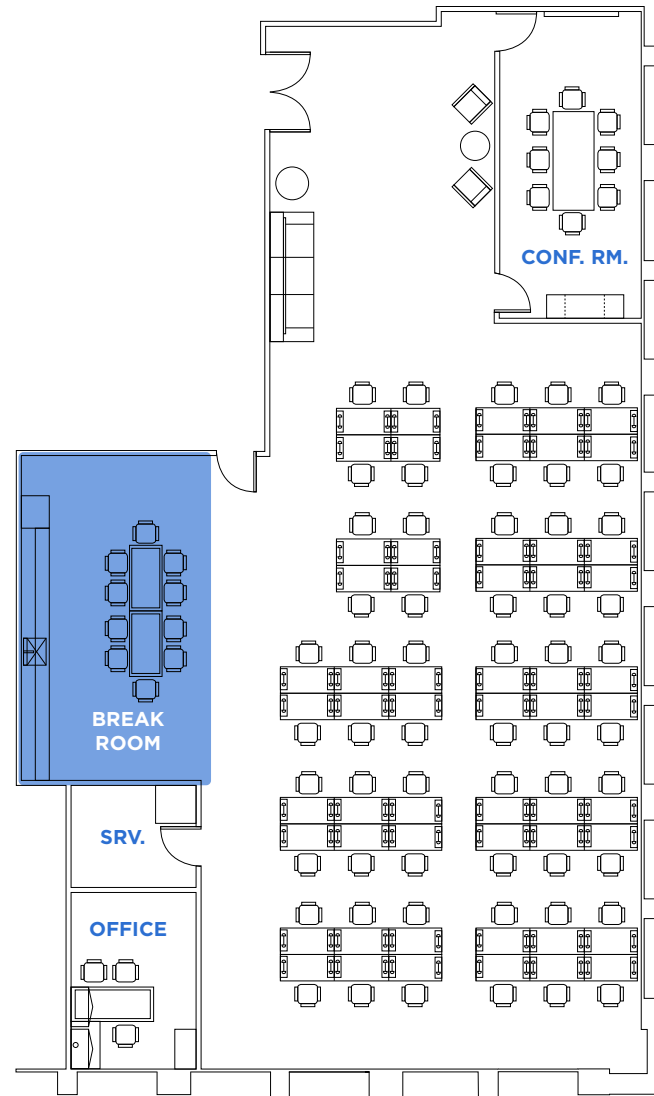



North Tower

Suite 570 — ±3,763 SF

Market Ready

- Fully Furnished with 57 Desks
- 1 Private Office
- 1 Conference Room
- Open Break Room
- Open Office Area
- Server Room
- Available Now



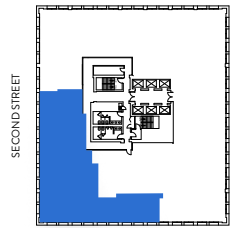
 Polished Concrete



North Tower

Suite 400 — ±5,330 SF

- 15 Private Offices
- 1 Conference Room
- Break Room
- Open Office Area
- Server Room
- Copy Room
- Storage Room
- Available Now



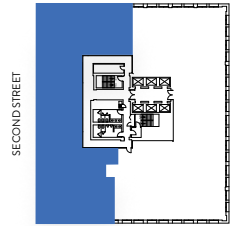
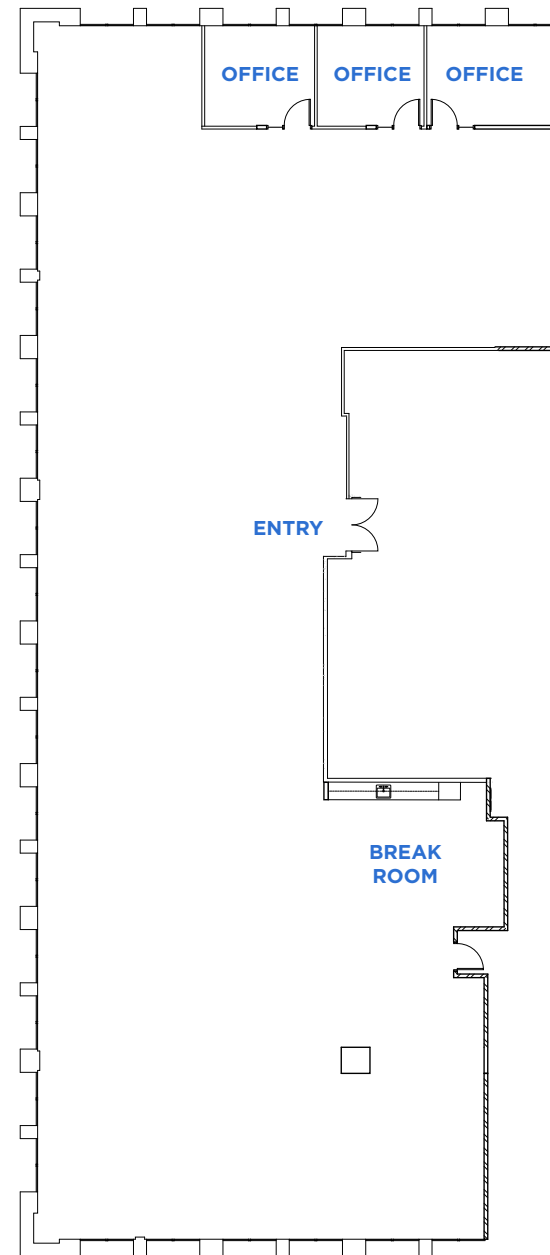


North Tower

Suite 1150 — ± 7,995 SF

Market Ready

- Reception
- 3 Offices
- Break Room
- Open Office Area
- Available Now



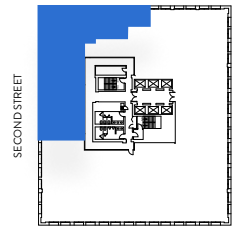
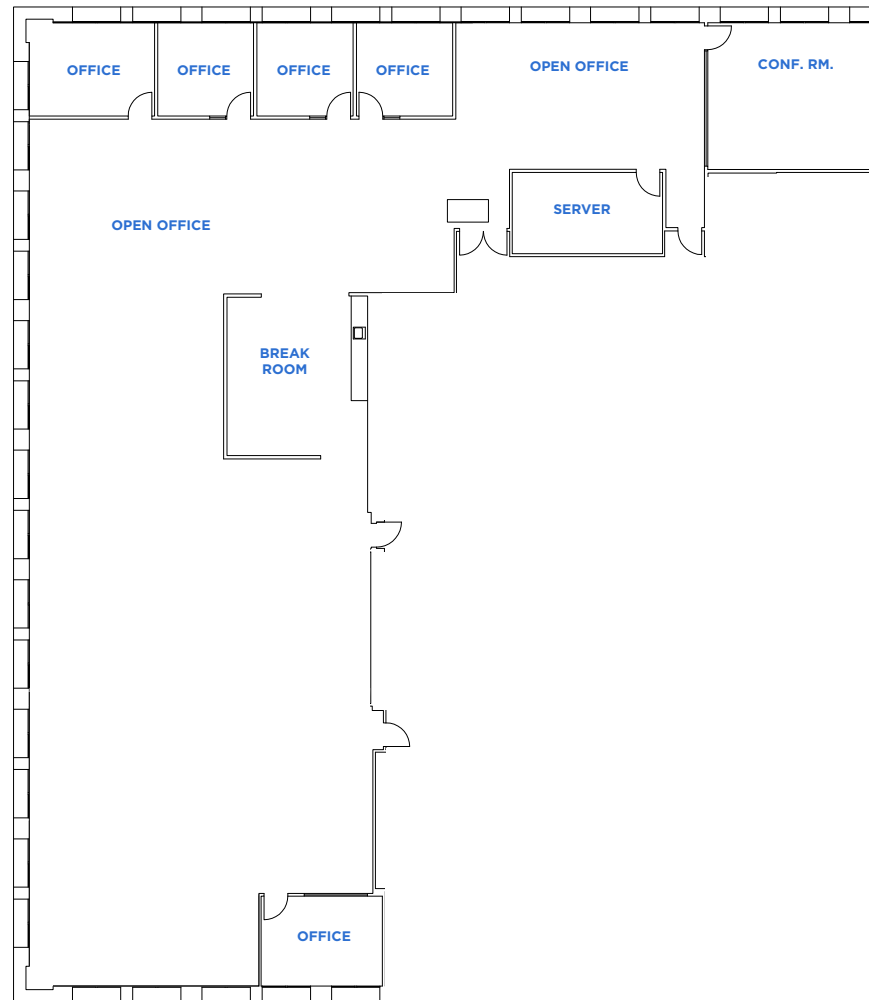


North Tower

Suite 450 — ±8,427 SF

Market Ready

- Fully Furnished
- 5 Private Offices
- 1 Conference Room
- Server Room
- Copy Room
- Break Room
- Open Office Area
- Available Now



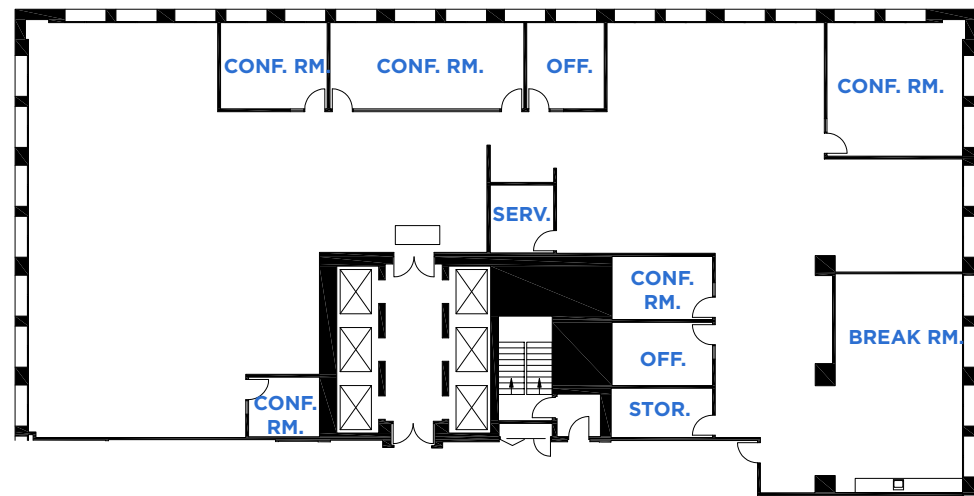
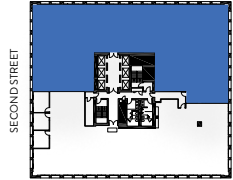


North Tower

Suite 1100 — ±9,275 SF

Market Ready

- 2 Private Offices
- 5 Conference Rooms
- Break Room
- Open Office Area
- Available Now

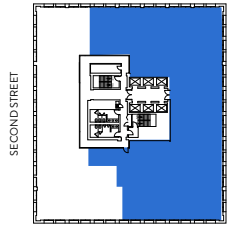
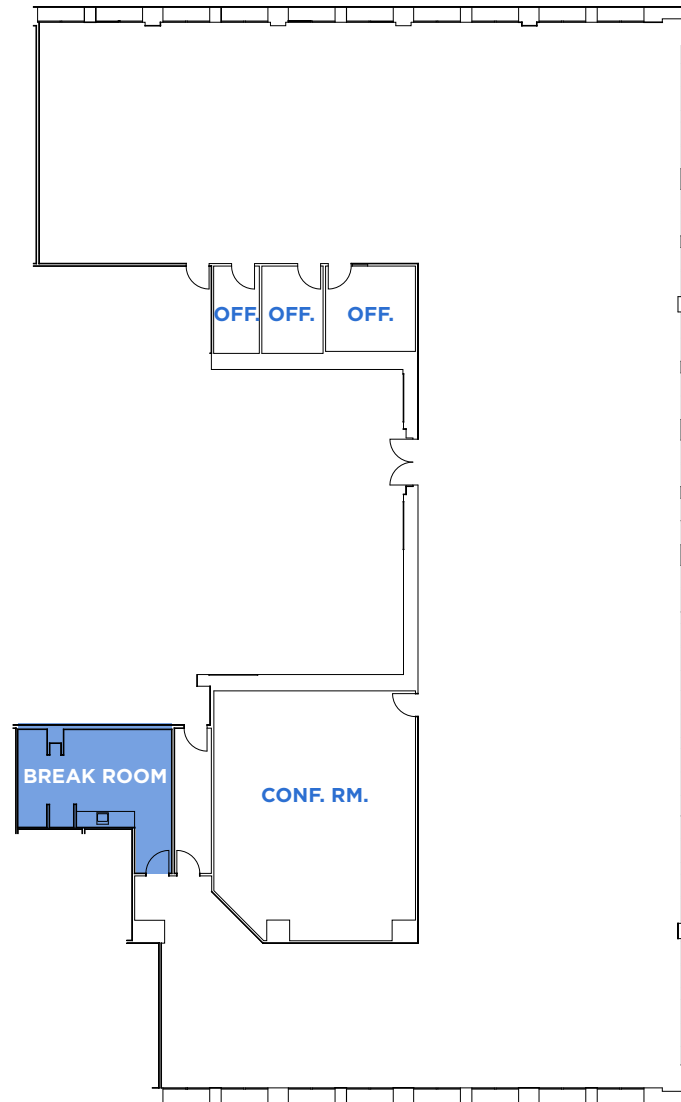




North Tower

Suite 290 — ±10,489 SF

- 3 Private Offices
- 1 Conference Room
- Break Room
- Open Office Area
- Available Now

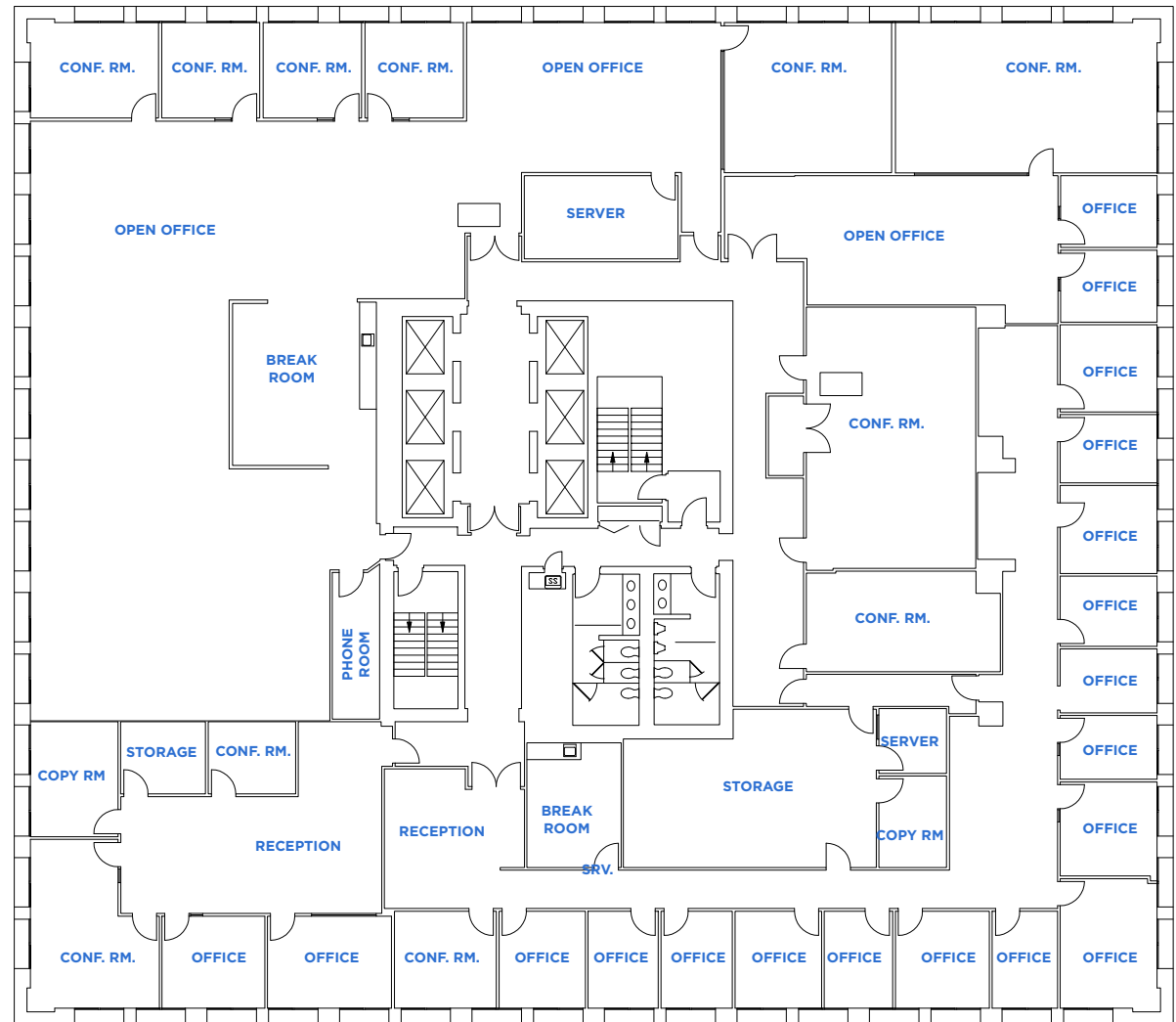
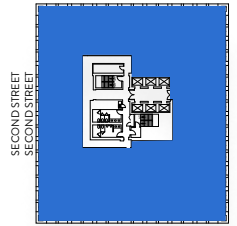




North Tower

Floor 4 — ±16,789 SF

- 19 Private Offices
- 11 Conference Rooms
- 2 Open Office Areas
- 2 Break Rooms
- 2 Server Rooms
- 2 Storage Rooms
- 2 Copy Rooms
- 2 Receptions
- 1 Phone Room
- Available Now

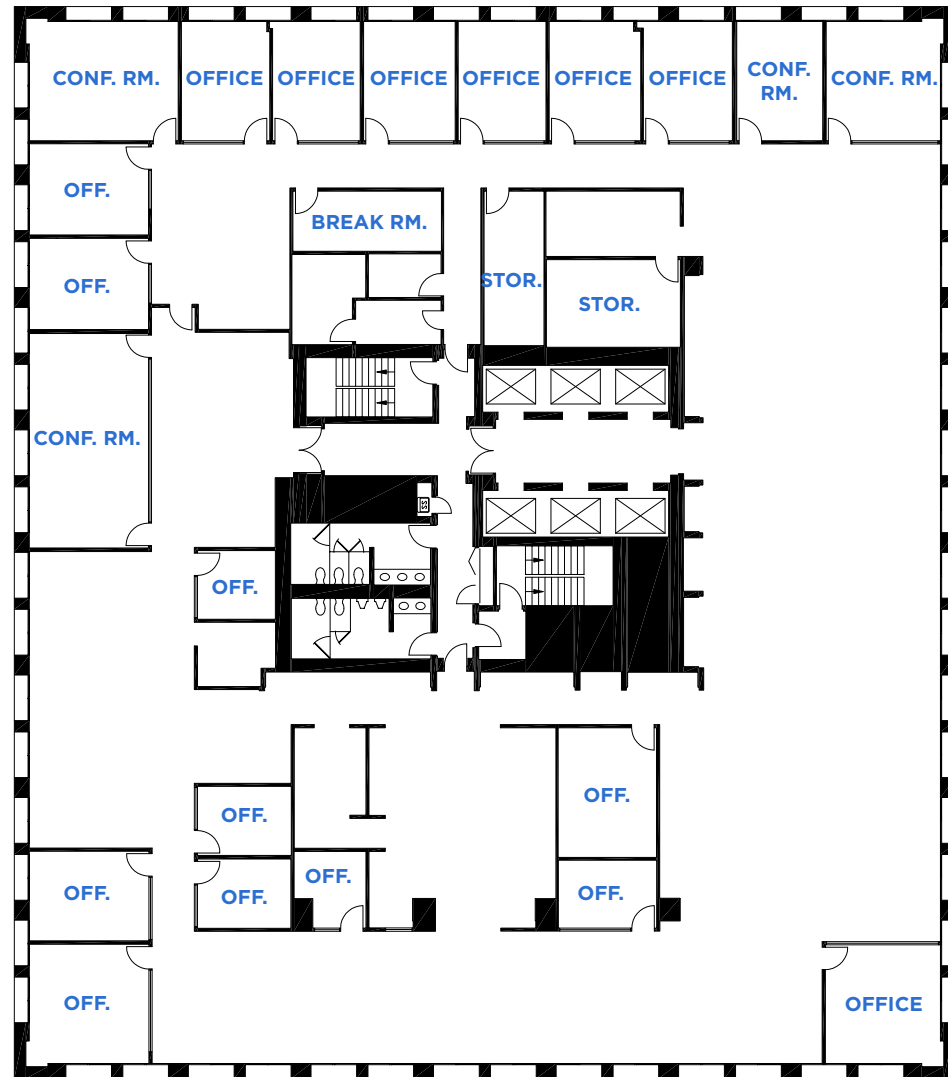
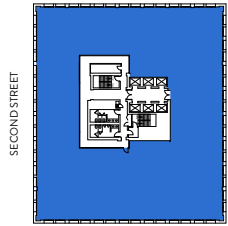


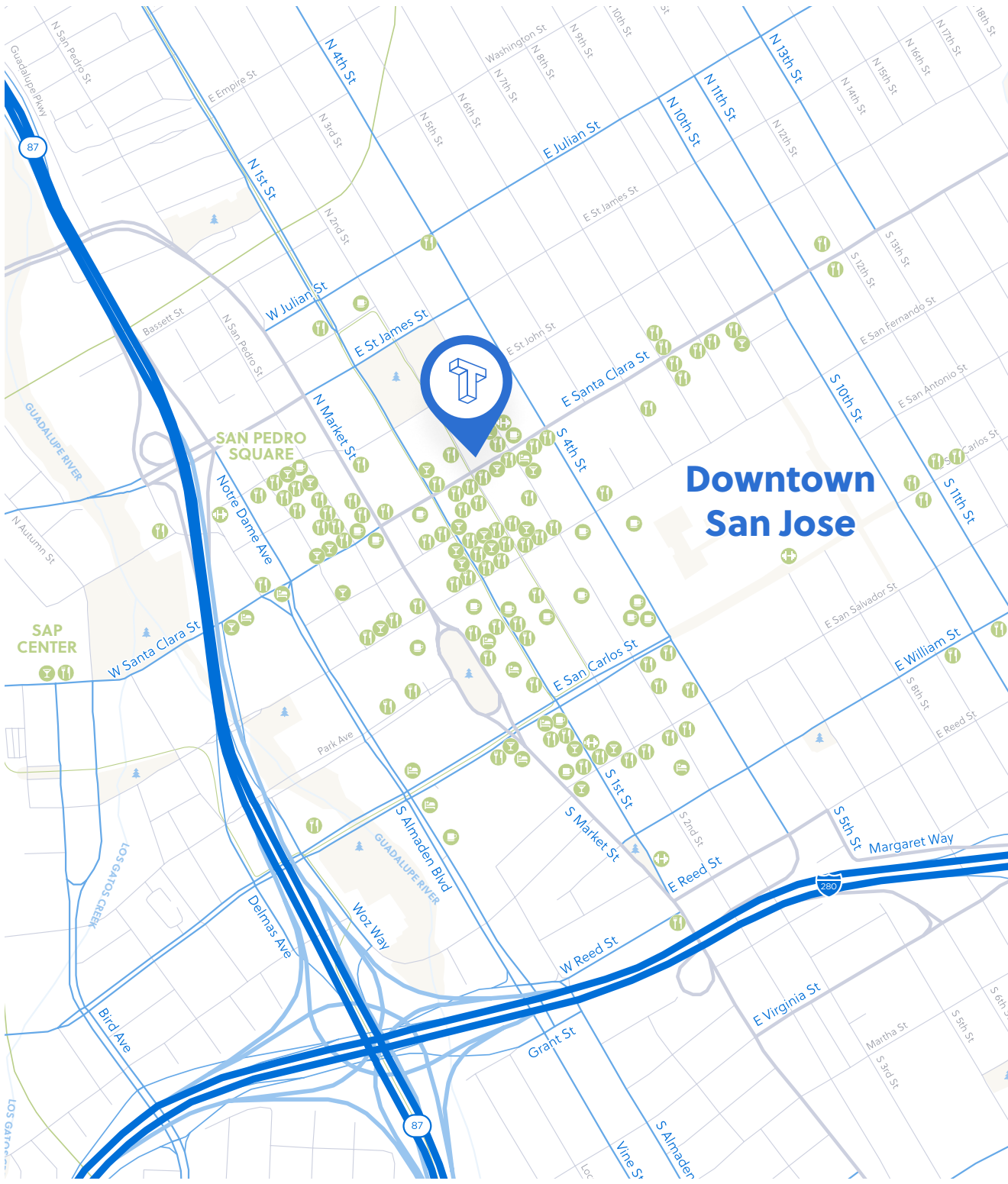


North Tower

Floor 8 — ± 17,537 SF

- 17 Private Offices
- 4 Conference Rooms
- Break Room
- Open Office Area
- Available Now





Within steps of Towers at 2nd

Gyms
35

Restaurants
72

Shopping
50

Cafes
36

Entertainment
40

Bars
39

Grocery Stores
21

Outdoor Events
Annually
300+

Parks
16

Arts and Cultural
Events
40+





Hotels
15

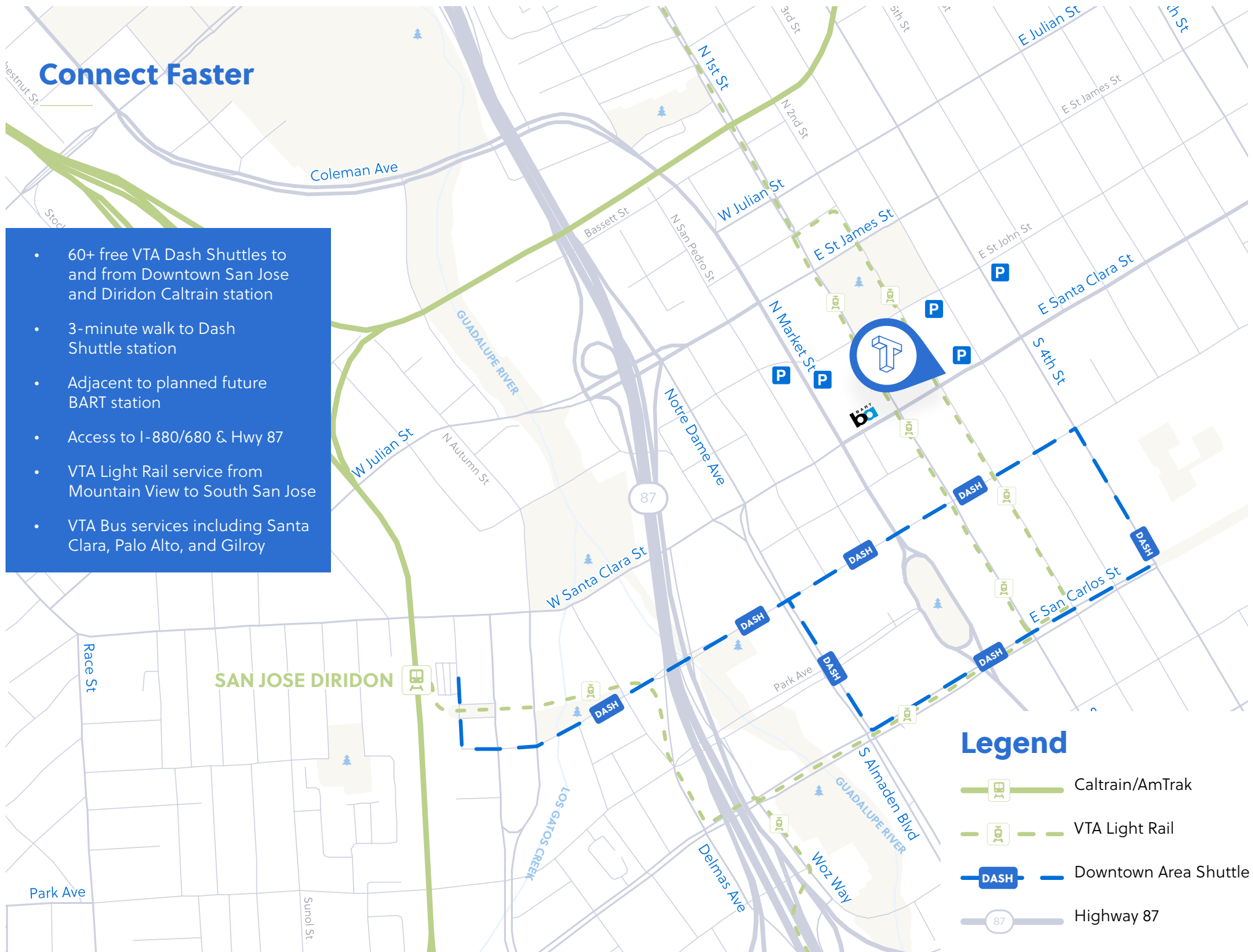
Connect Faster

- 60+ free VTA Dash Shuttles to and from Downtown San Jose and Diridon Caltrain station
- 3-minute walk to Dash Shuttle station
- Adjacent to planned future BART station
- Access to I-880/680 & Hwy 87
- VTA Light Rail service from Mountain View to South San Jose
- VTA Bus services including Santa Clara, Palo Alto, and Gilroy

SAN JOSE DIRIDON

Legend

-  Caltrain/AmTrak
-  VTA Light Rail
-  Downtown Area Shuttle
-  Highway 87



Revitalization

- 3,000+ residential units planned or under construction in Downtown San Jose



Silvery Towers

2 towers: 22 & 20 stories
640 condo units
20,000 sqft of retail
Developer:
Full Power Properties /
KT Urban



Parkview Towers

2 towers: 18 & 12 Stories
220 condos & 6 townhomes
18,000 sqft retail
Retrofitting church building
flex community space.
Developer:
Fulton Street Ventures



St. James Park Revitalization

New master landscaping plan includes an outdoor concert hall, playground, fountain, dog park, and picnic area



San Pedro Square

A 5-minute walk to this vibrant downtown market with restaurants, bars, sidewalk cafes, live music, and an open-air plaza.



Modera

8 Stories: 204 units
4,000–5,000 SF retail
Developer:
Mill Creek Residential Trust



Marshall Square

7 Stories: 109 units
9,400 SF retail
Developer:
Fairfield Residential



Miro

2 towers:
28 stories, 304 condo units
28 stories, 326 apt units
14,000 SF retail &
25,000 SF office
Developer:
SJSC Properties /
Beijing Damei



TOWERS AT 2ND

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