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W. SANTA CLARA STREET



MICHAEL L. ROSENDIN, SIOR, CCIM
+1 408 282 3900
michael.rosendin@colliers.com
CA License No. 00826095

CRAIG L. FORDYCE, SIOR, CCIM
+1 408 282 3911
craig.fordyce@colliers.com
CA License No. 00872812

SHANE MINNIS, LEED AP
+1 408 282 3901
shane.minnis@colliers.com
CA License No. 01708656



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160 West Santa Clara is located in the heart of downtown San Jose (at San Pedro Square between Market Street and Almaden Boulevard)

Exceptional regional access via Interstate 280, Highway 87 and US 101

Adjacent to the free Downtown Area Shuttle (DASH) line, serving downtown San Jose from Diridon intermodal train station (CalTrain, ACE, Light Rail, VTA Bus)

Amenity rich environment within walking distance to more than 30 restaurants (something for everyone's taste) and numerous other retail services

Also within walking distance:

- San Pedro Square Market
- SAP Center
- Center for Performing Arts
- Discovery Museum
- Tech Museum
- SJ Museum of Modern Art
- Susan Hammer Repertory Theater
- Guadalupe River Park and Trails
- San Jose City Hall




BUILDING AMENITIES:

The building and lobby have undergone extensive interior renovations including all new high-quality area finishes, floor and wall coverings, upgraded lighting and site signage.

State-of-the-art fitness center with showers and lockers.

Bike Lockers

- Energy Star Rated 
- 24/7 Security - After hours access by card key only to parking structure elevators and doors for greater peace of mind.
- On-site management
- Shared executive conference facility free of charge
- AT&T, AboveNet, and Comcast fiber services, CATV

- 2.6/1,000 integrated parking structure
- Car wash / detailing and shoe-shine services on-site
- Efficient Floor Plates / Corridor Systems
- Direct Office to Parking Elevator System
- Fitness center with showers
- On-site storage units available for rent

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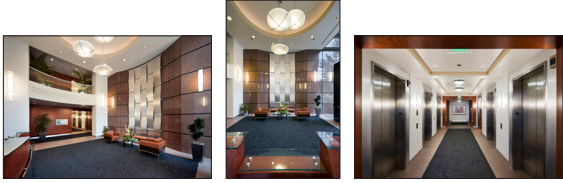


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Available Space:

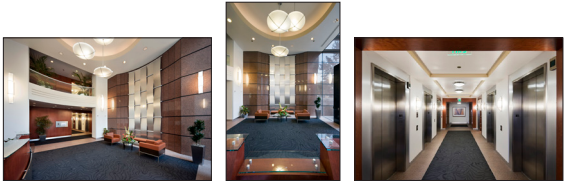
Suite Number	Square Footage	Comments
625	1,764	<ul style="list-style-type: none"> • Available Now • Built-in Reception • Large glass conference room • 3 private offices • Break room • Corner Location
500	1,800	<ul style="list-style-type: none"> • Available Now • Double door entry off elevator lobby • Three private offices • Full front glass offices • Break room
1050	2,461	<ul style="list-style-type: none"> • Available Now • Warm Shell Suite • Corner Location • Exceptional window line • Ready for T.I. Build Out
650	2,586	<ul style="list-style-type: none"> • Available 10/1/15 • Large conference room • 2 private offices • break room • Server/copy room • Balance area open
700	4,038	<ul style="list-style-type: none"> • Available Now • Double Door Entry off Elevator Lobby • 7 private offices • Break room • Large board room • File/copy/storage room
850	4,327	<ul style="list-style-type: none"> • Available Now • Double Door Entry off Elevator Lobby • Large Glass Conference Room • Build-To-Suit Interior • Exceptional Glass Line • Great Views of Almaden Foothills
1500	5,306	<ul style="list-style-type: none"> • Available Now • Double Door Entry off Elevator Lobby • Large Glass Conference Room • Exceptional Window Line • Three (3) Private Offices • Break Room • Storage Room

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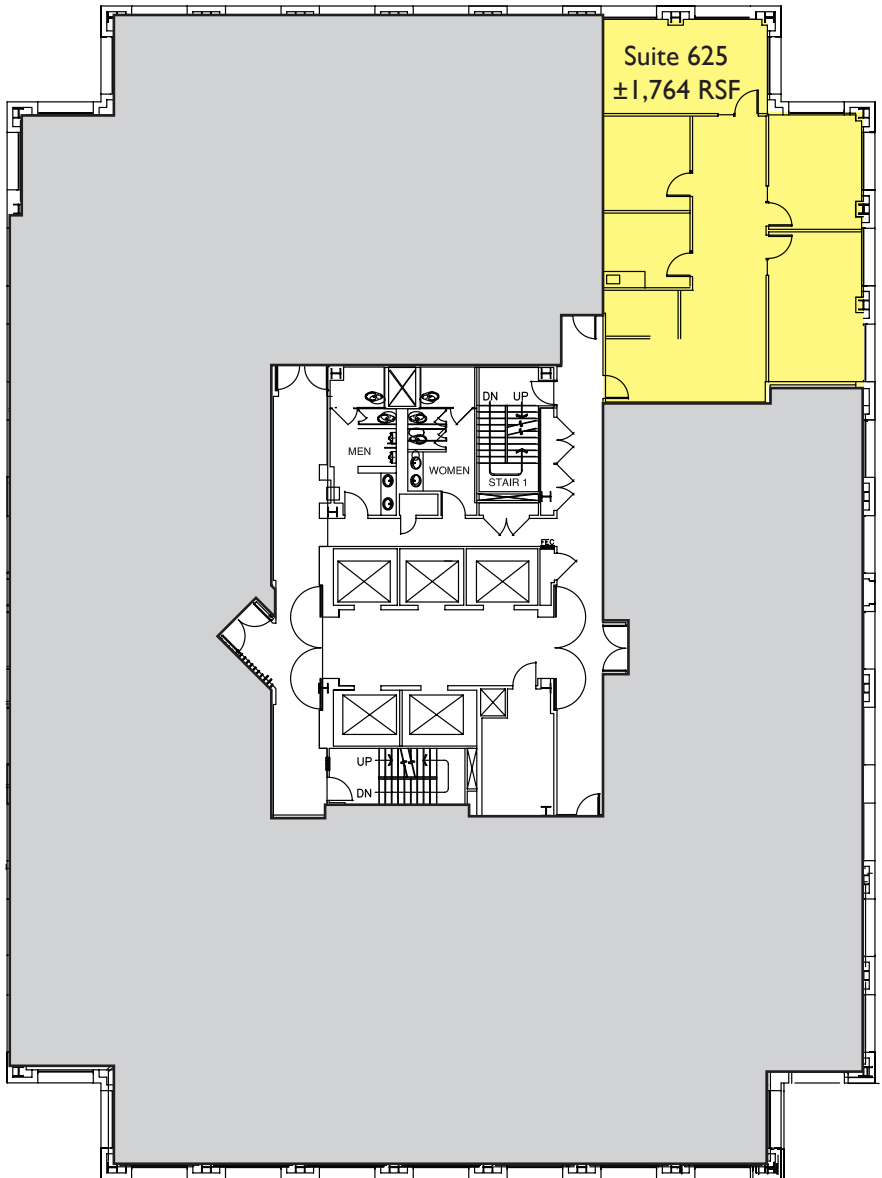
SHANE MINNIS, LEED AP
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CA License No. 01708656





Suite 625 - ±1,764 RSF

- Available Now
- Reception
- Large glass conference room
- 3 private offices
- Break room
- Corner Location

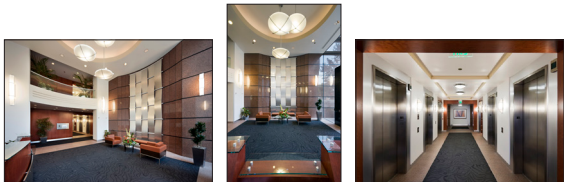


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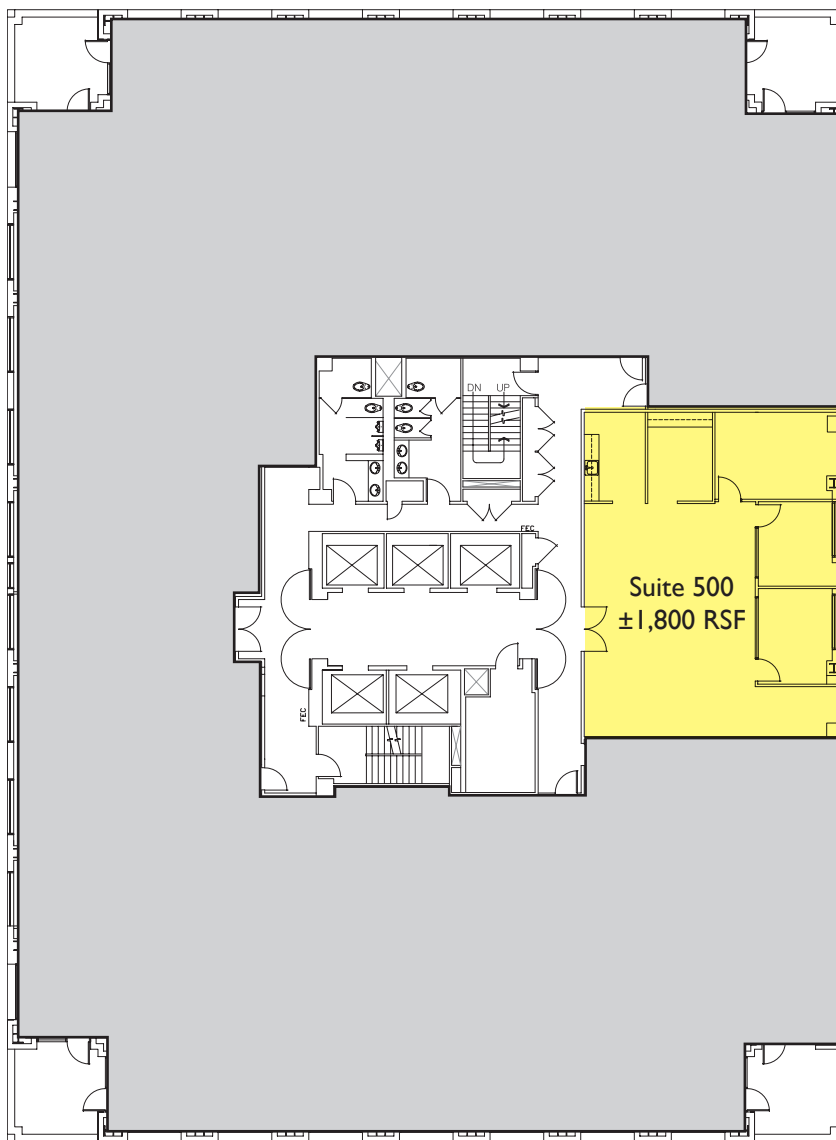
SHANE MINNIS, LEED AP
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shane.minnis@colliers.com
CA License No. 01708656





Suite 500 - ±1,800 RSF

- Available Now
- Double door entry off elevator lobby
- Three private offices
- Full front glass offices
- Break room

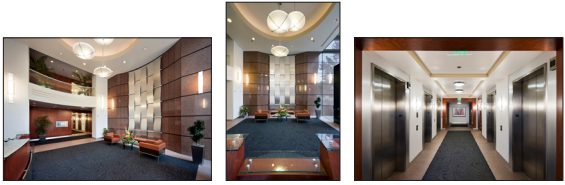


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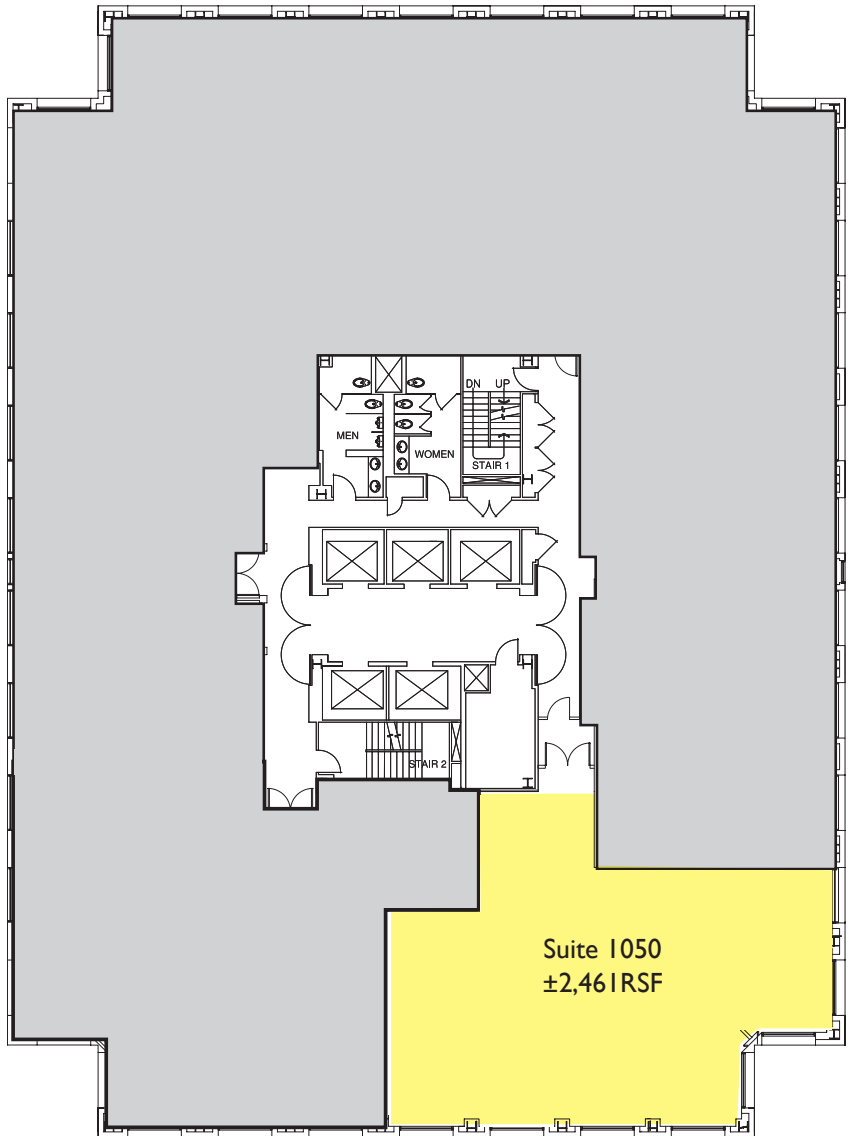
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Suite 1050 - ±2,461 RSF

- Warm Shell Suite
- Corner Location
- Exceptional window line
- Ready for T.I. Buildout

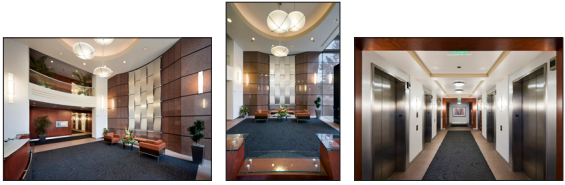


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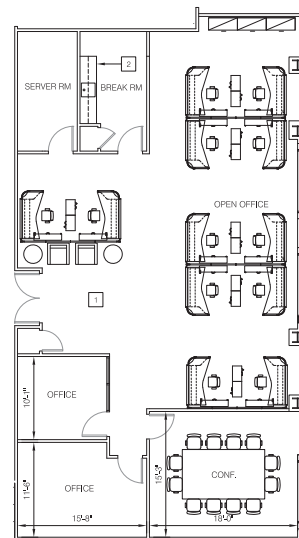
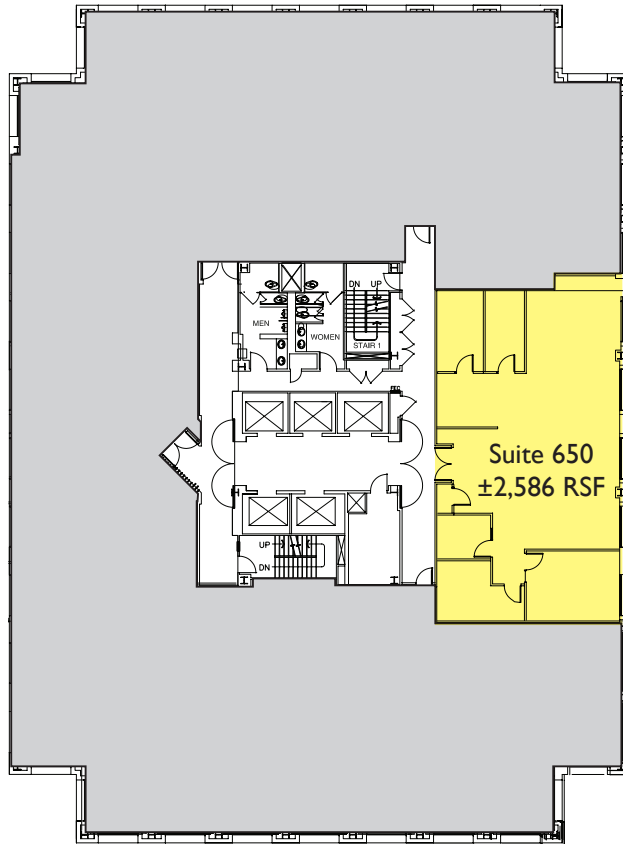
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Suite 650 - ±2,586 RSF

- Available 10/1/15
- Large conference room
- 2 private offices
- break room
- Server/copy room
- Balance area open



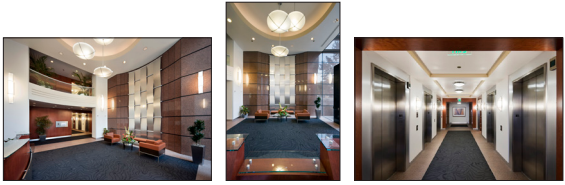
Hypothetical Floor Plan

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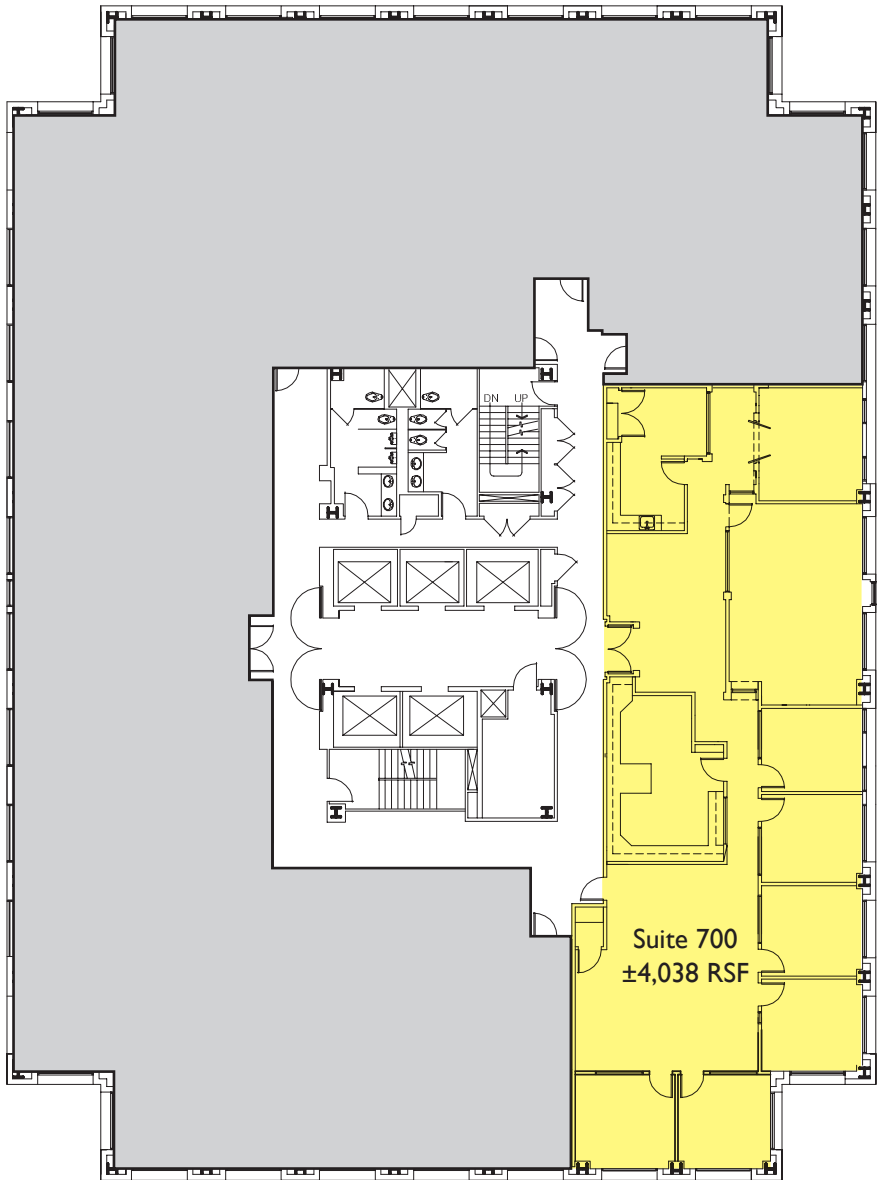
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CA License No. 01708656





Suite 700 - ±4,038 RSF

- Available Now
- Double door entry off elevator lobby
- 7 private offices
- Break room
- Large board room
- File/copy/storage room

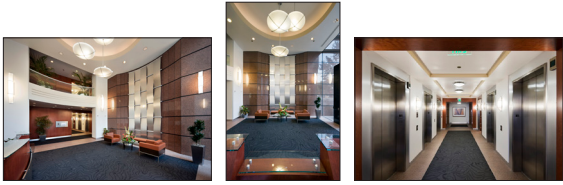


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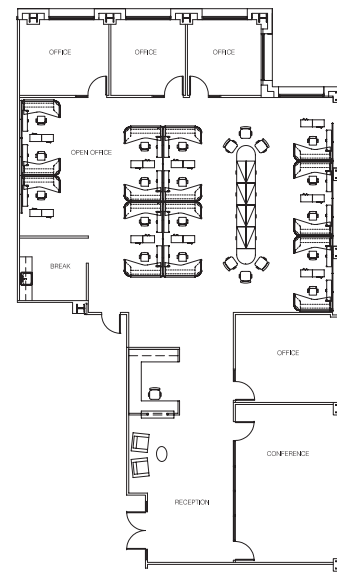
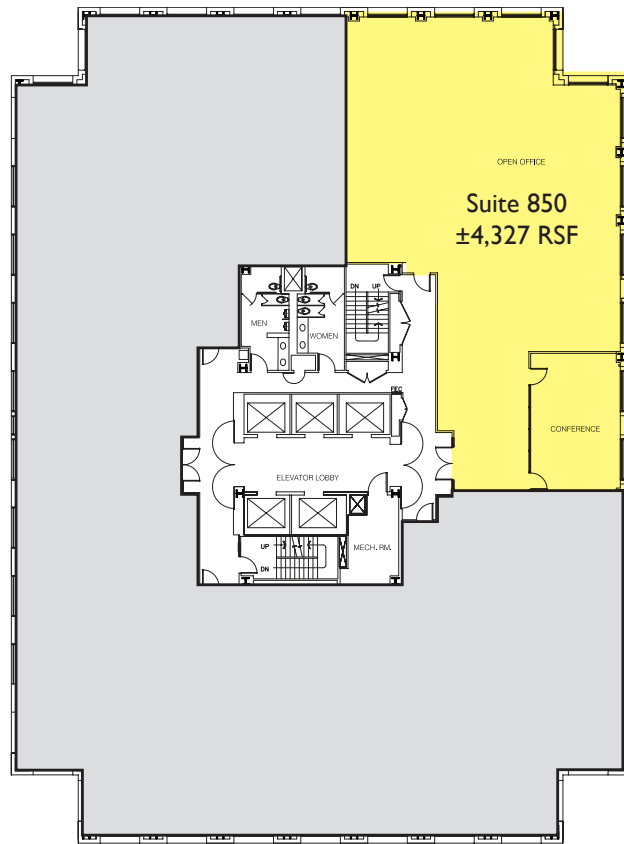
SHANE MINNIS, LEED AP
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Suite 850 - ±4,327 RSF

- Double door entry off elevator lobby
- Large glass conference room
- Build-to-suit interior
- Exceptional glass line
- Great views of the Almaden foothills



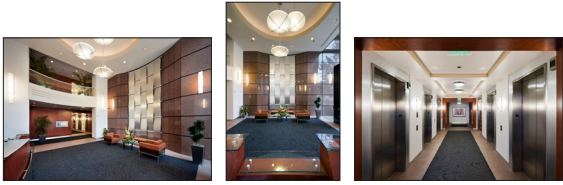
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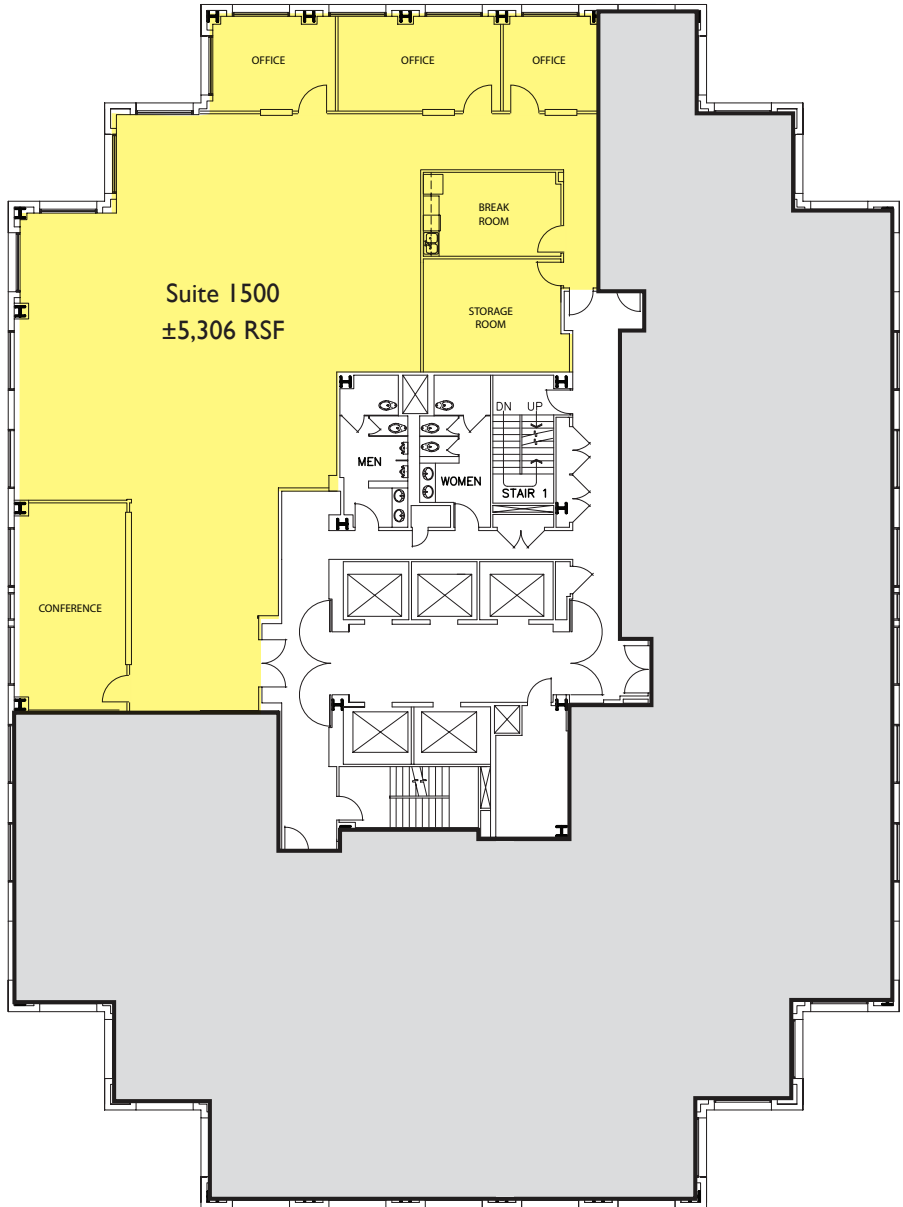
SHANE MINNIS, LEED AP
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CA License No. 01708656





Suite 1500 - ±5,306 RSF

- Double Door Entry off Elevator Lobby
- Large Glass Conference Room
- Exceptional Window Line
- Three (3) Private Offices
- Break Room
- Storage Room



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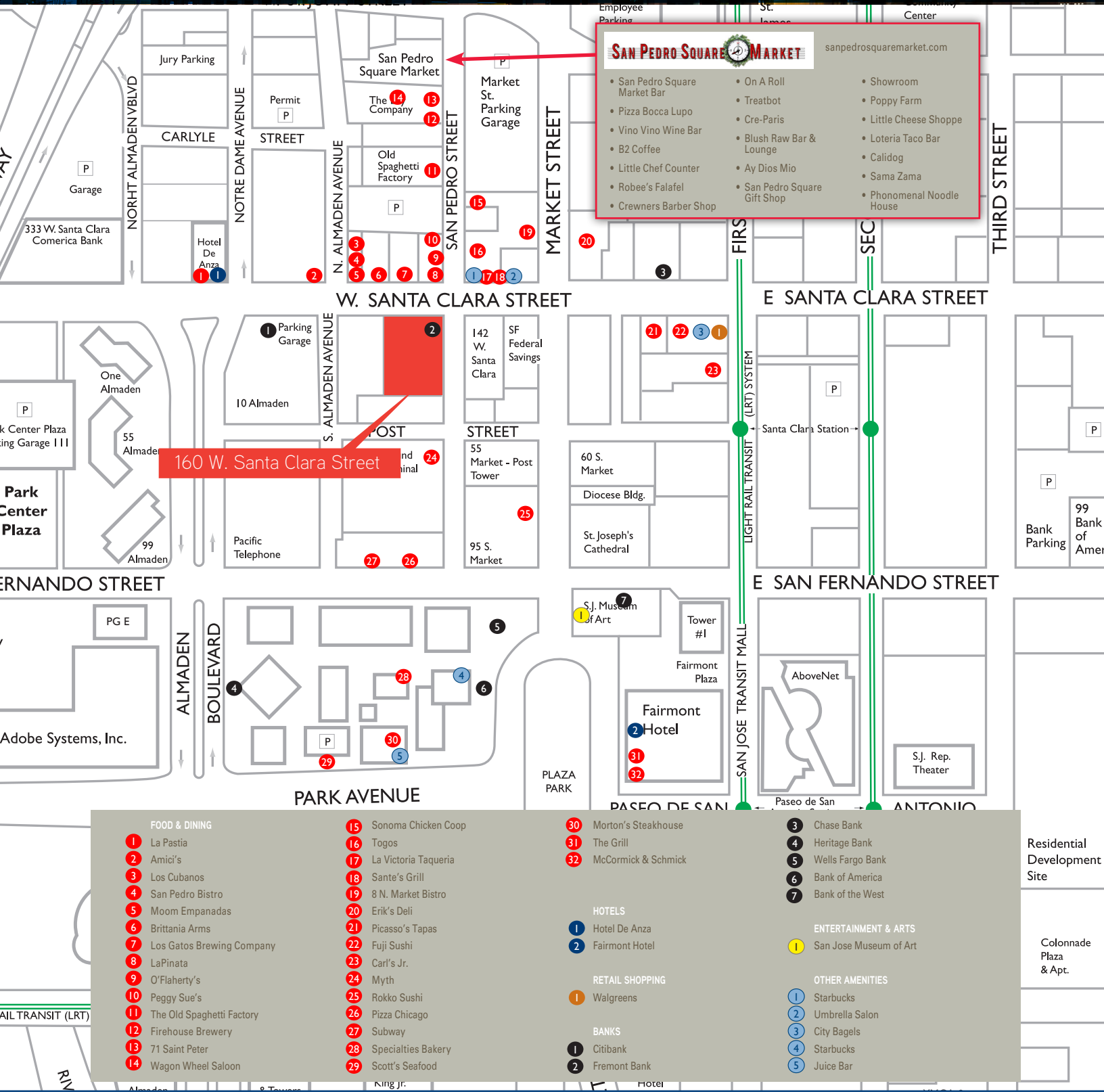
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AMENITIES MAP

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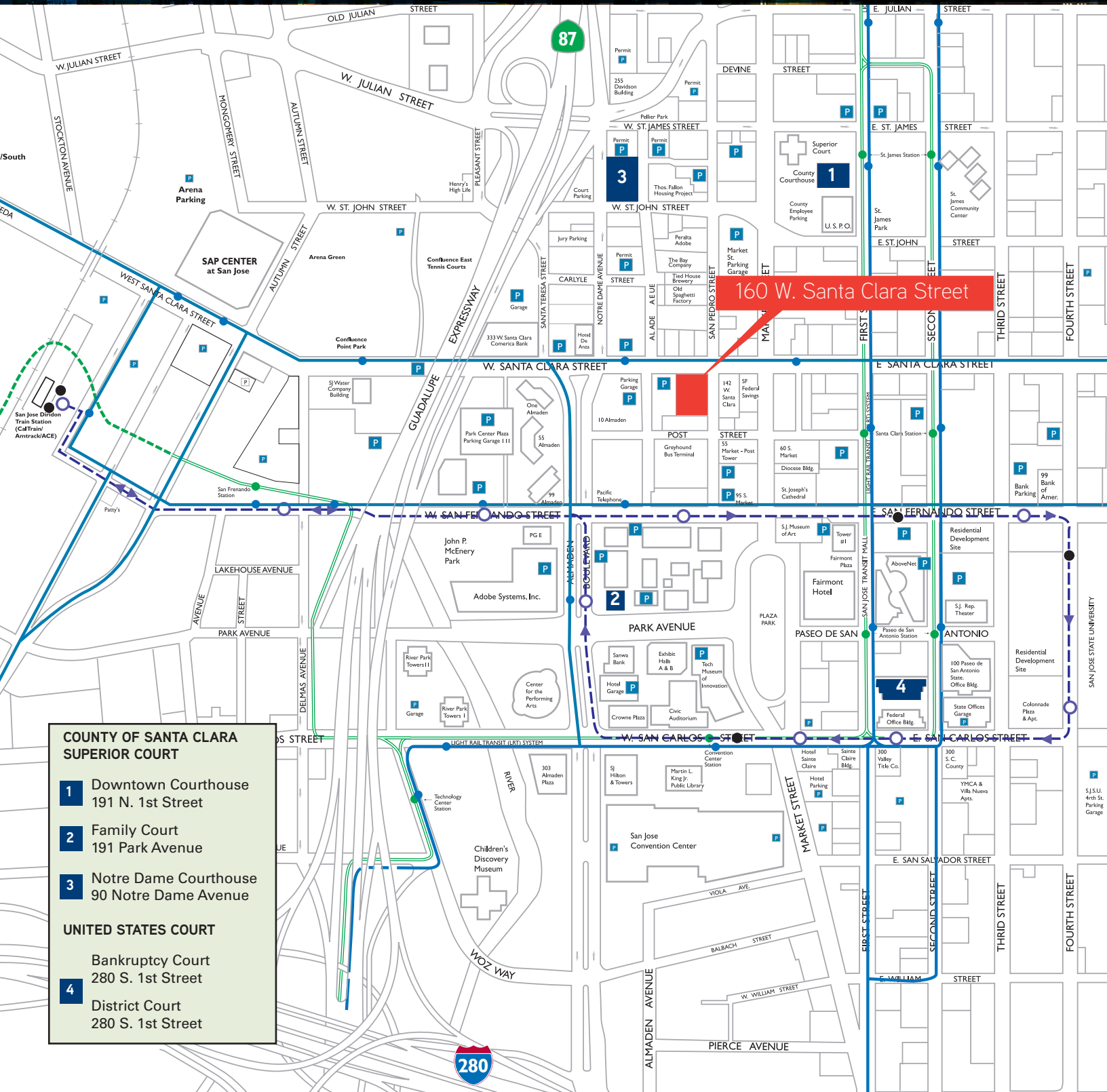


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COURT MAP

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W. SANTA CLARA STREET



- COUNTY OF SANTA CLARA SUPERIOR COURT**
- 1** Downtown Courthouse
191 N. 1st Street
 - 2** Family Court
191 Park Avenue
 - 3** Notre Dame Courthouse
90 Notre Dame Avenue
- UNITED STATES COURT**
- 4** Bankruptcy Court
280 S. 1st Street
 - District Court
280 S. 1st Street

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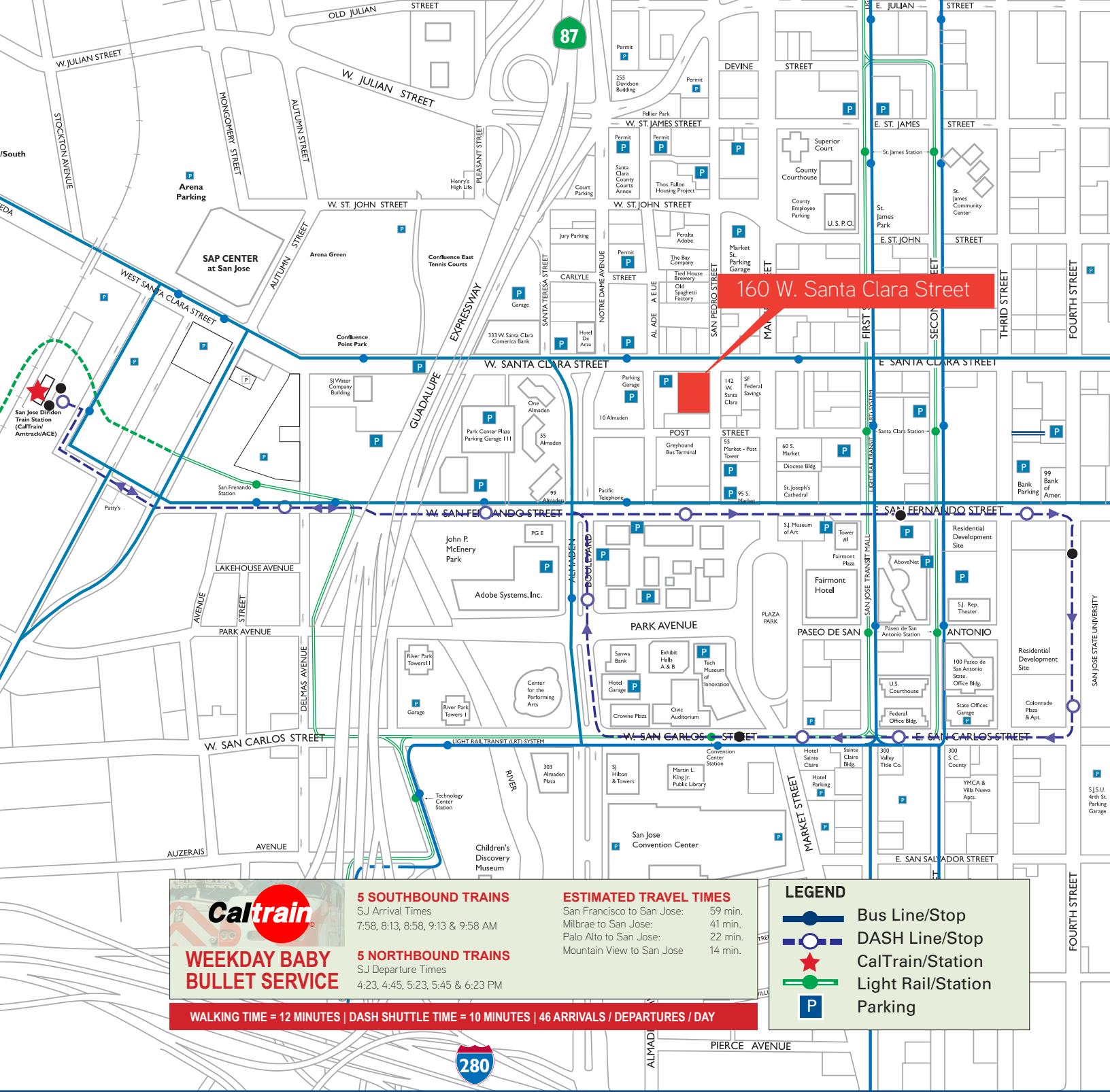


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TRANSPORTATION & PARKING MAP

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<p>WEEKDAY BABY BULLET SERVICE</p>	<p>5 SOUTHBOUND TRAINS SJ Arrival Times 7:58, 8:13, 8:58, 9:13 & 9:58 AM</p>	<p>ESTIMATED TRAVEL TIMES San Francisco to San Jose: 59 min. Milbrae to San Jose: 41 min. Palo Alto to San Jose: 22 min. Mountain View to San Jose: 14 min.</p>	<p>LEGEND</p> <ul style="list-style-type: none"> Bus Line/Stop DASH Line/Stop CalTrain/Station Light Rail/Station Parking
	<p>5 NORTHBOUND TRAINS SJ Departure Times 4:23, 4:45, 5:23, 5:45 & 6:23 PM</p>	<p>WALKING TIME = 12 MINUTES DASH SHUTTLE TIME = 10 MINUTES 46 ARRIVALS / DEPARTURES / DAY</p>	

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