

375K RSF BUILT-TO-SUIT AVAILABLE

DELIVERY 18 MONTHS
FROM LEASE EXECUTION



2SW

SANTANA WEST



2SW

SANTANA WEST

HIGHLIGHTS

TWO SANTANA WEST

375,498 RSF Class A Office Building

State-of-the-Art Exposed Concrete Design

13' Clear Ceiling Heights

±36,779 RSF – ±56,442 RSF floorplates

On-site Café, Golf Simulator, Fitness Studio, and Conference Center

3/1,000 Dedicated Parking

100+ EV Charging Stations

Direct Access to Santana Row World-Class Amenities

Building Signage Available

Immediate Freeway Access

LEED Gold Certified

8,000 AMPs Available Power

AVAILABLE SPACE

Level 8	±38,005 RSF
Level 7	±43,387 RSF
Level 6	±47,906 RSF
Level 5	±50,009 RSF
Level 4	±52,078 RSF
Level 3	±56,442 RSF
Level 2	±50,892 RSF
Level 1	±36,779 RSF

SITE PLAN

**EXISTING
CENTURY 21**

**PARKING
STRUCTURE**

PHASE 1
6 PARKING LEVELS
1,400 PARKING SPACES

2SW
SANTANA WEST

PHASE 2
8 OFFICE LEVELS
550 PARKING SPACE

1SW
SANTANA WEST

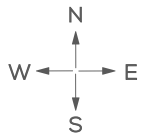
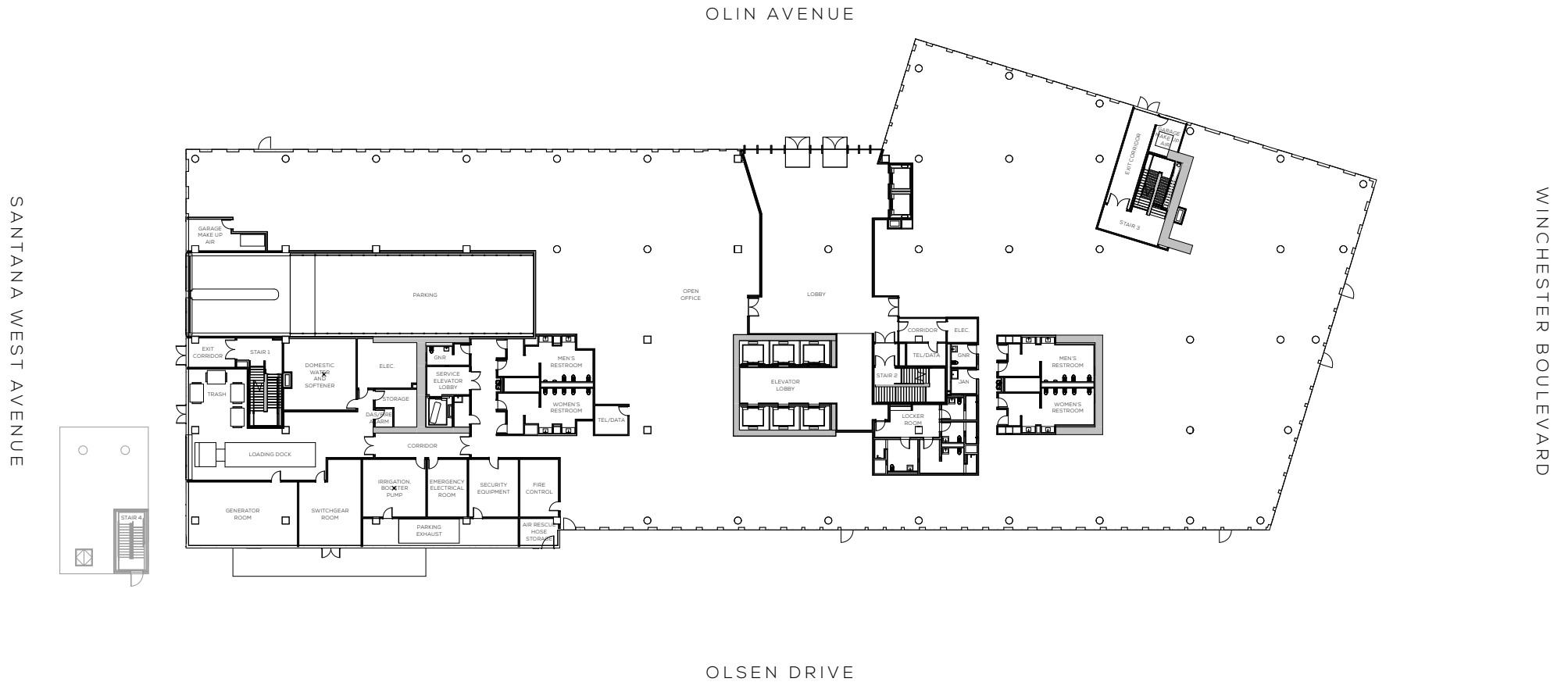
PHASE 1
8 OFFICE LEVELS
350 PARKING SPACES

OUTDOOR TERRACES



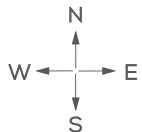
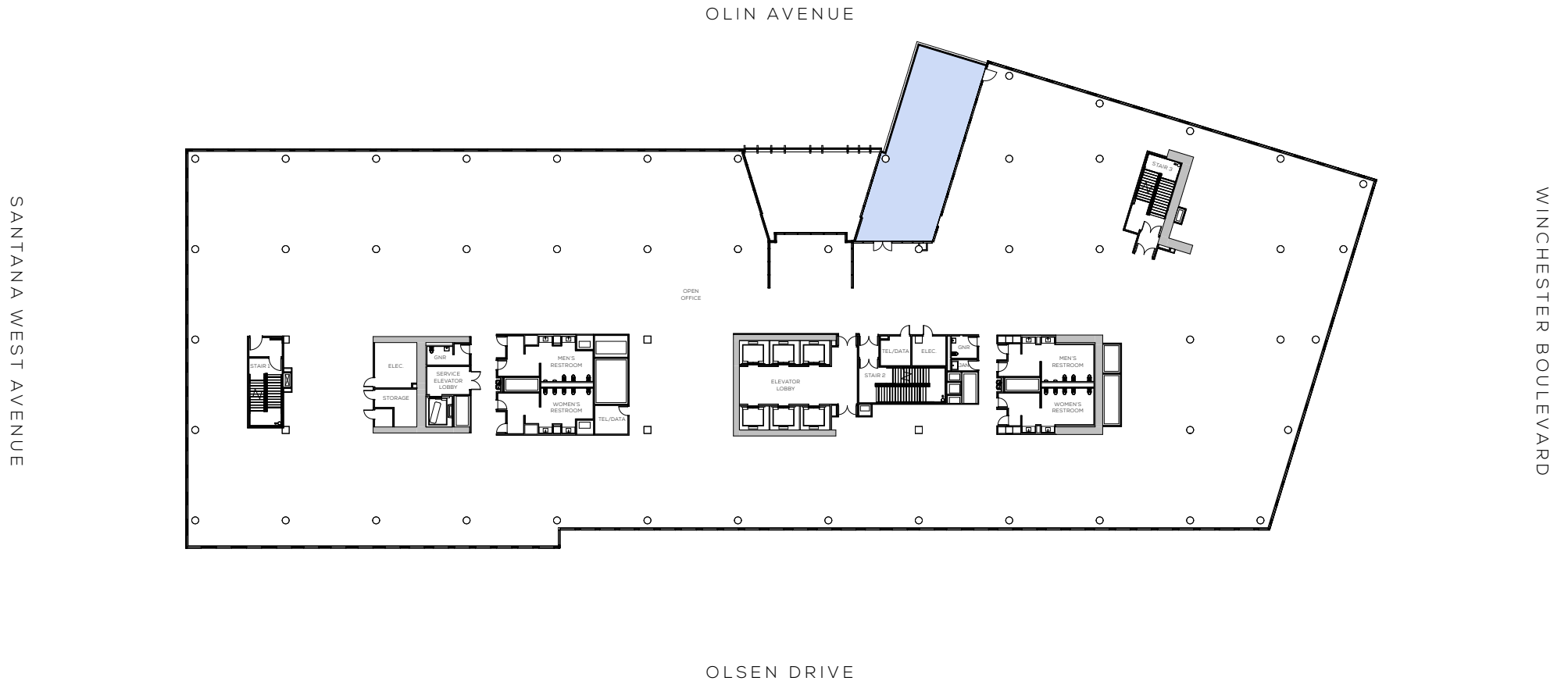
LEVEL ONE PLAN

Two Santana West ±36,779 RSF AVAILABLE



LEVEL TWO PLAN

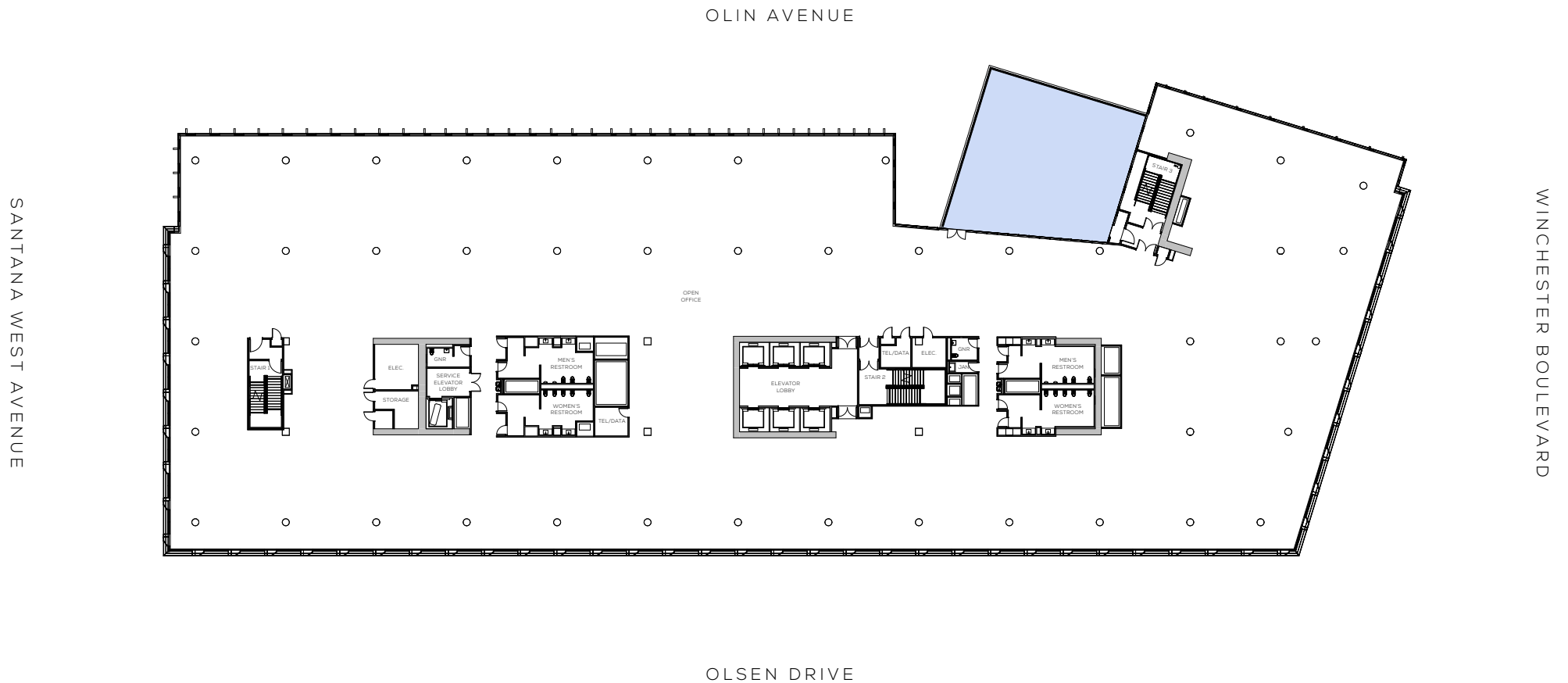
Two Santana West ±50,892 RSF AVAILABLE



 : OUTDOOR TERRACE

LEVEL THREE PLAN

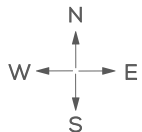
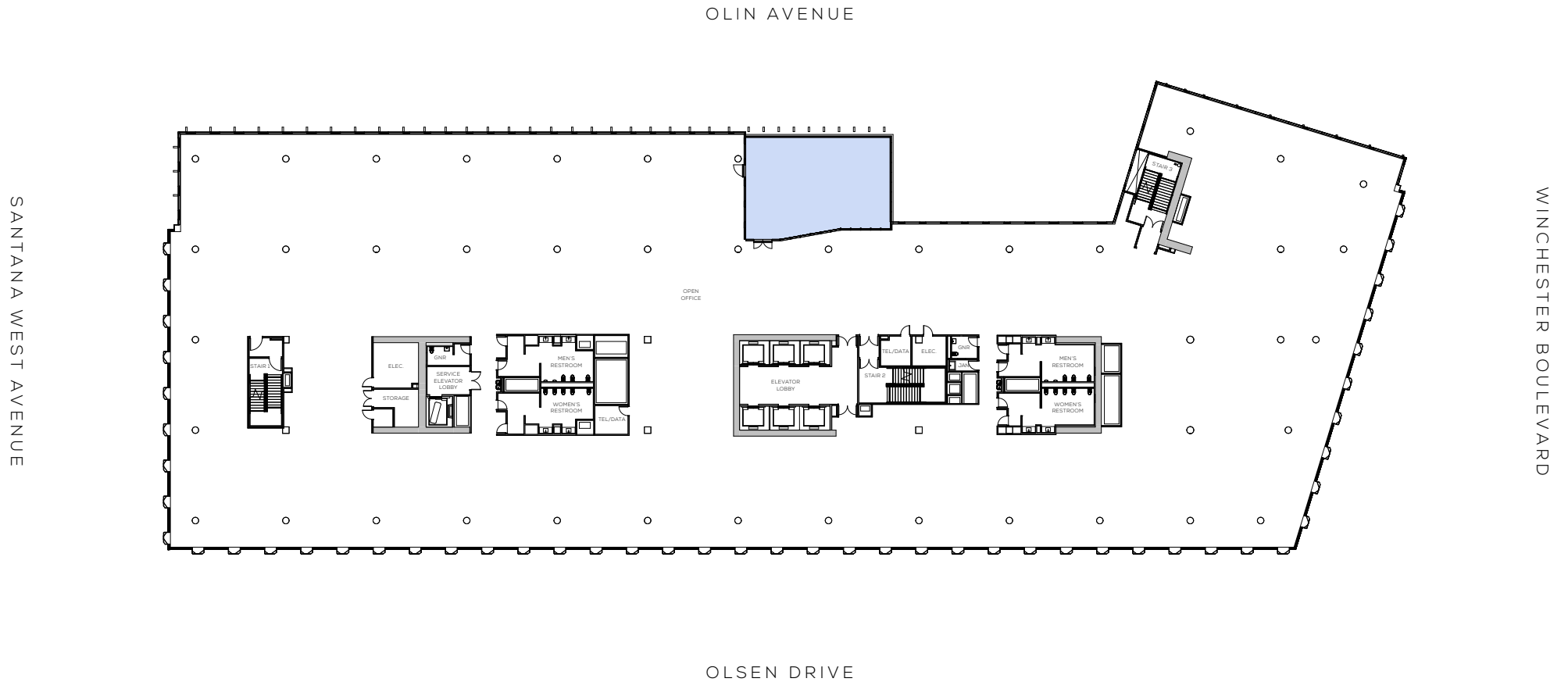
Two Santana West ±56,442 RSF AVAILABLE



■ : OUTDOOR TERRACE

LEVEL FOUR PLAN

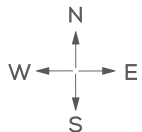
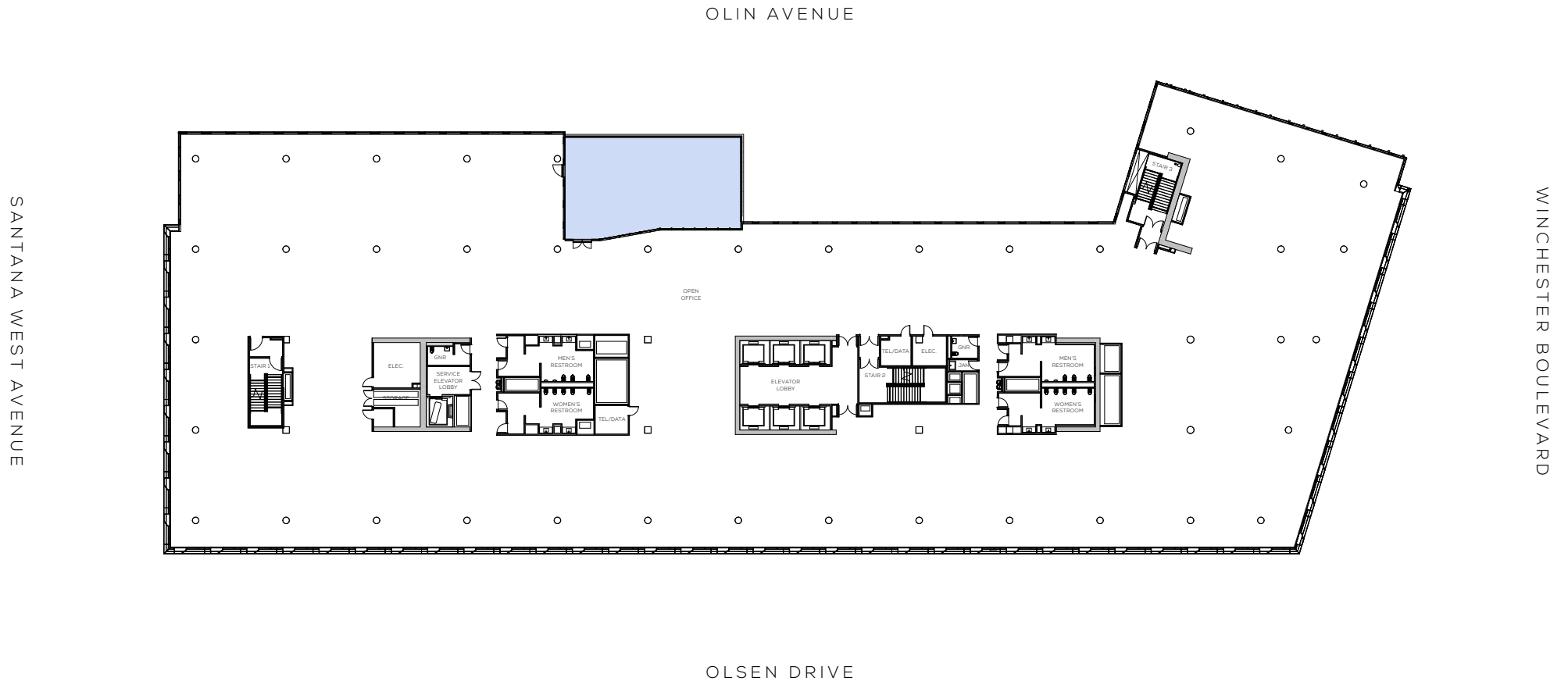
Two Santana West ±52,078 RSF AVAILABLE



■ : OUTDOOR TERRACE

LEVEL FIVE PLAN

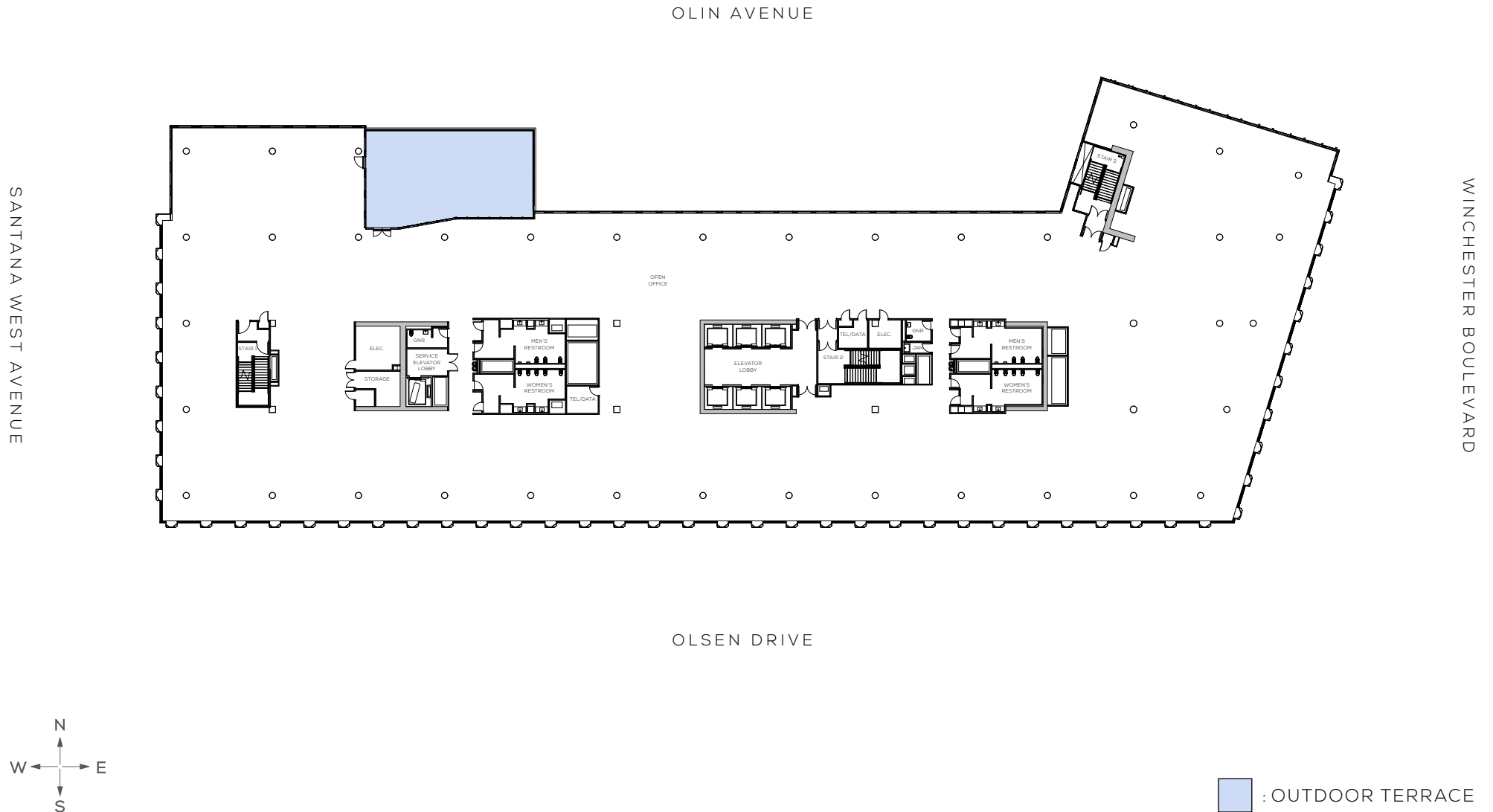
Two Santana West ±50,009 RSF AVAILABLE



 : OUTDOOR TERRACE

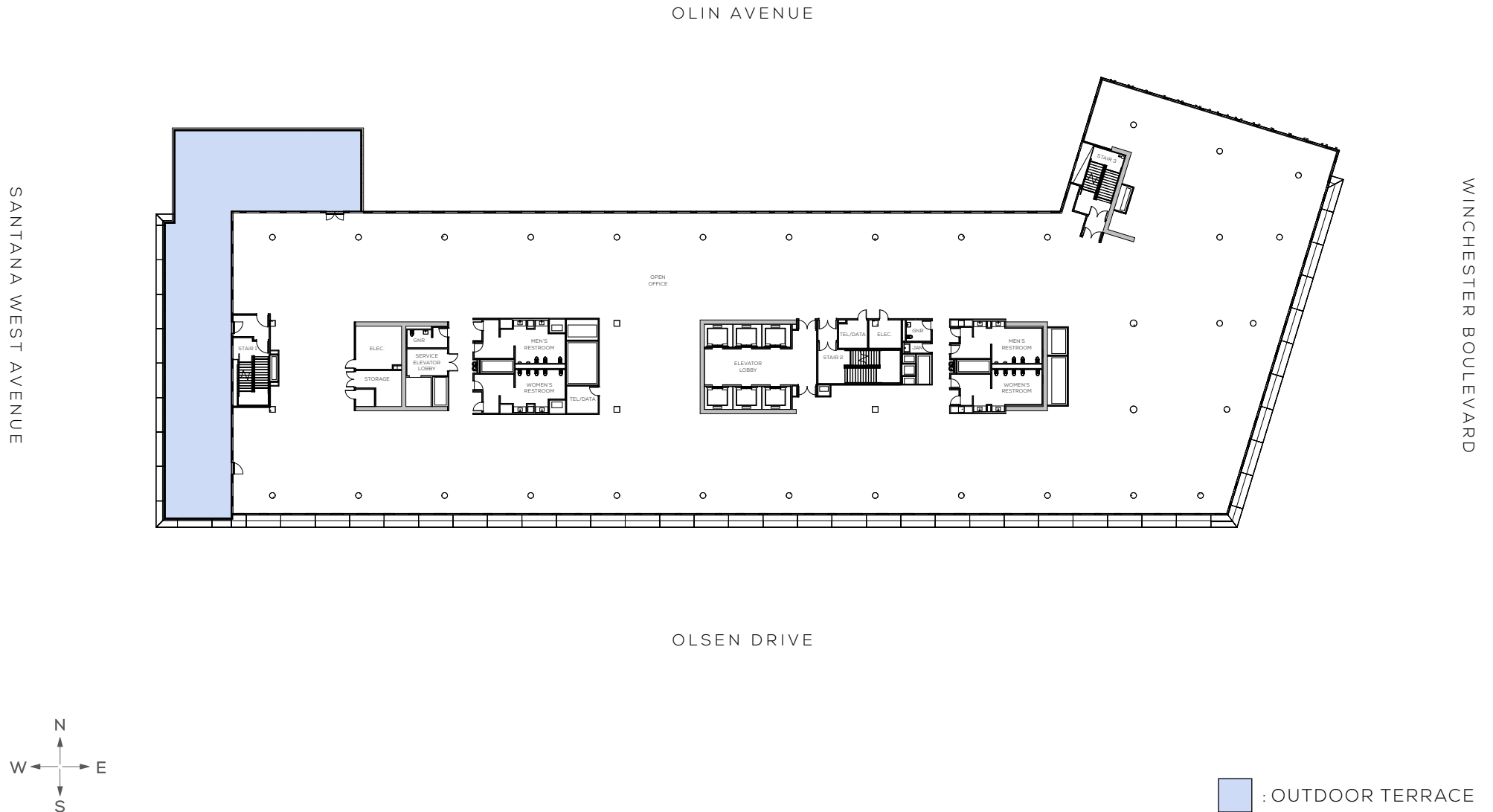
LEVEL SIX PLAN

Two Santana West ±47,906 RSF AVAILABLE



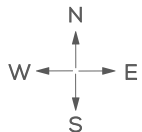
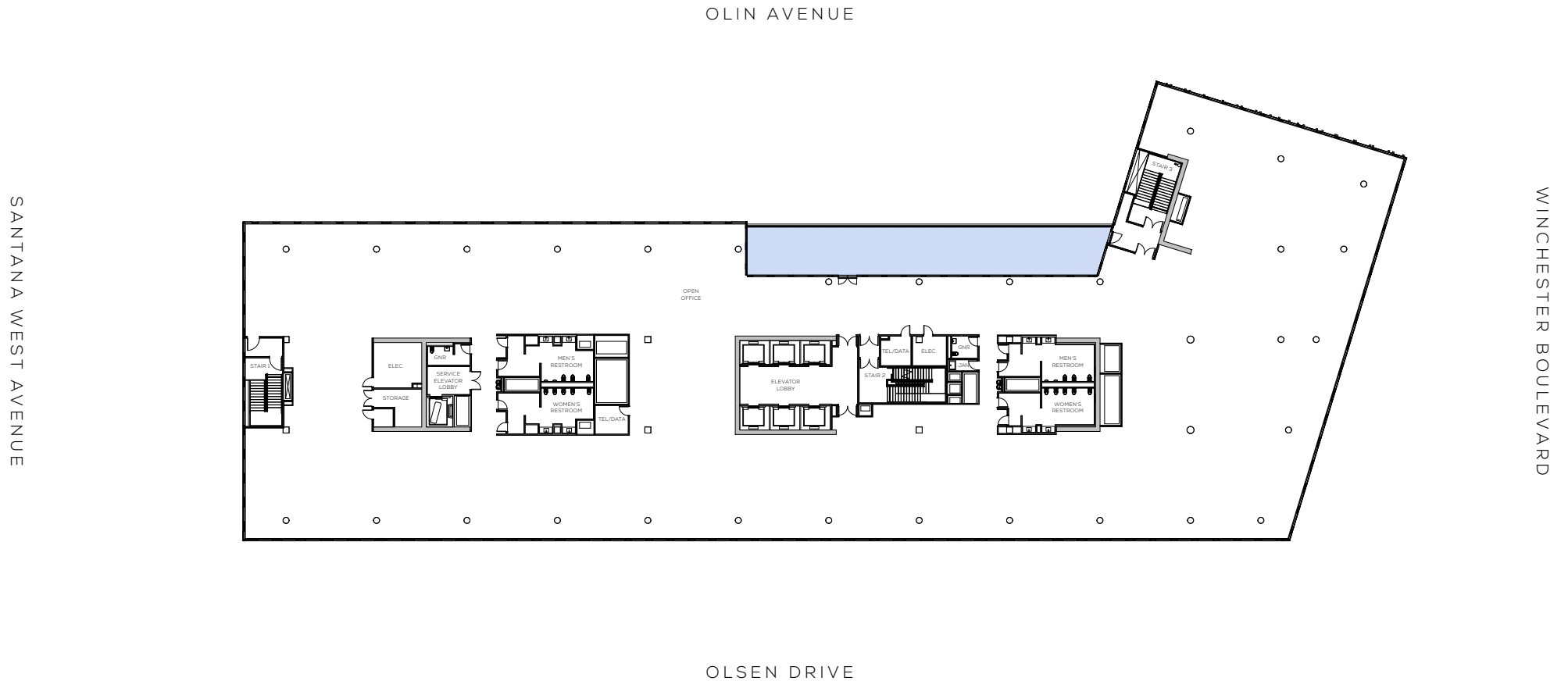
LEVEL SEVEN PLAN

Two Santana West ±43,387 RSF AVAILABLE



LEVEL EIGHT PLAN

Two Santana West ±38,005 RSF AVAILABLE



■ : OUTDOOR TERRACE

SANTANA ROW WORLD-CLASS AMENITIES



SHOPS AND RESTAURANTS

35 Restaurants & Cafe's offering everything from pizza to sushi, tea to cappuccino, salads to burgers, charcuterie to oysters, or trout to steak – the options are endless. 30+ shops boasting everything from Paper Source where you can find that perfect card to Tumi for that last minute business trip.



RESIDENCES

The rental Residences at Santana Row offer an urban lifestyle full of energy and creativity. The collection of modern studios, luxury townhomes, flats and penthouse suites are the ideal place to call home for the creative professional or the business owner. Just steps away from world-class retail amenities and culinary venues, the Residences at Santana Row are a key part of your new lifestyle.



HOTEL VALENCIA

Santana Row's posh Hotel Valencia offers 215 guest rooms and suites. In addition, a full-service conference center with indoor and outdoor conference spaces accommodating varying sizes between 12-220 guests. Guests can be close to your office, hit the gym, and walk to dozen of restaurants, cafes or bars



CINÉARTS THEATER

The theater at Santana Row, Cinearts, not only offers another alternative for entertainment after work, but it is available for corporate functions and can eliminate the need for a large-capacity meeting area that might otherwise have to be designed into your offices.



COMMUNITY FITNESS

Take advantage of Santana Row's fitness offerings. Fulfill all your yoga needs at Hot 8 Yoga, enjoy a high intensity workout at Barry's Bootcamp or visit the campus fitness center with a full service gym & locker rooms.



PUBLIC SPACES

Outdoor collaborative areas with three parks and multiple courtyards with outdoor seating and free wi-fi.

ON CAMPUS + WALKING DISTANCE AMENITIES

345

SHOPS

95

RESTAURANTS

35

SERVICES

1,500

LOCAL HOMES



Westfield
VALLEY FAIR

STEVENS CREEK BOULEVARD



SANTANA ROW

2SW

SANTANA WEST

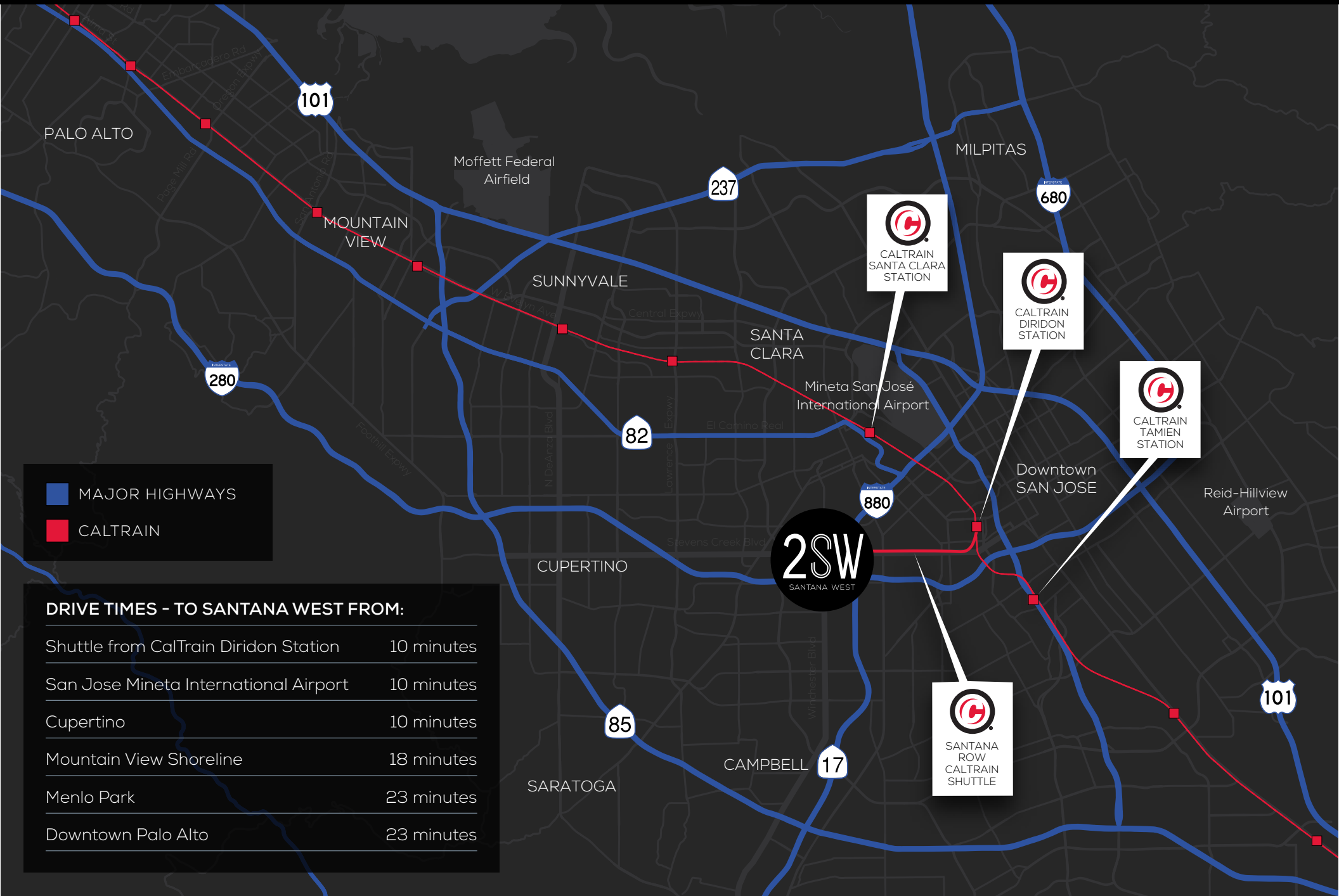
1SW

SANTANA WEST

WINCHESTER BOULEVARD



EASY ACCESS THROUGHOUT SILICON VALLEY



2SW

SANTANA WEST

TODD SHAFFER
408.987.4144
todd.shaffer@nmrk.com
CA RE License #01002706

TRACEY SOLARI
408.987.4148
tracey.solari@nmrk.com
CA RE License #01269780

RANDY GABRIELSON
650.688.8511
randy.gabrielson@nmrk.com
CA RE License #00937630

NOW LEASING
theofficesatSR.com

NEWMARK

2025 Copyright, Federal Realty Investment Trust. This information is compiled from data believed to be correct but Federal Realty Investment Trust makes no representation or warranty as to the accuracy or completeness of such data. October 2024

THE
OFFICES
AT SANTANA ROW