



±200,000 RSF AVAILABLE
DIVISIBLE TO ±22,000 RSF

NEWMARK

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

THE
OFFICES
AT SANTANA ROW

HIGHLIGHTS

One Santana West
370,000 RSF Class A office building
Divisible to 22,000 RSF

State of the art exposed concrete design

13' clear ceiling heights

36,000 RSF – 51,000 RSF floorplates

**On-site café, golf simulator, fitness studio,
private showers, and conference center**

3/1,000 dedicated parking
100+ EV charging stations

Expansive rooftop terraces & gardens

Direct access to Santana Row world-class amenities

Building signage available

Immediate freeway access

Secure bike garage

LEED Gold Certified

THE OFFICES AT SANTANA ROW



500
SANTANA ROW
±235,000 RSF

3055
OLIN AVENUE
±70,000 RSF

1SW
SANTANA WEST
±370,000 RSF

700
SANTANA ROW
±301,000 RSF

2SW
SANTANA WEST
±369,000 RSF

900
SANTANA ROW
±180,000 RSF

SW
SANTANA WEST
±250,000 RSF
EXPANSION OPPORTUNITY

300
SANTANA ROW
±65,000 RSF

Stevens Creek Boulevard



SITE PLAN



LEVEL ONE PLAN

One Santana West ±23,684 RSF

LEGEND

- Café/Conference Center - 7,600 RSF
- Fitness - 1,738 RSF
- Future Tenant Space - 23,683 RSF



MARKET-READY LEVEL TWO PLAN

NOW AVAILABLE - FULLY FURNISHED

One Santana West ±49,463 RSF

3D VIRTUAL TOUR

[CLICK HERE](#)



Work Stations	278
Conference Rooms	9
Flex Offices	7
Huddle Rooms	7
Phone/Focus Rooms	6
Collaboration Areas	10

MARKET-READY LEVEL THREE PLAN

UNDER CONSTRUCTION - FULLY FURNISHED

One Santana West ±51,180 RSF

← OLIN AVENUE →

↑ SANTANA WEST AVENUE ↓

↑ WINCHESTER BOULEVARD ↓



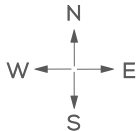
SUITE A

Work Stations	191
Conference Rooms	2
Flex Offices	2
Break Room	1
Phone/Focus Rooms	3
Collaboration Areas	5

SUITE B

Work Stations	174
Conference Rooms	2
Flex Offices	1
Huddle Rooms	2
Phone/Focus Rooms	4
Collaboration Areas	6

↘ OLSEN DRIVE ↗



LEVEL FOUR PLAN

One Santana West ±22,551 RSF
REMAINING

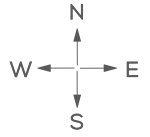
← OLIN AVENUE →

↑ SANTANA WEST AVENUE ↓

↑ WINCHESTER BOULEVARD ↓



furniture is for hypothetical purposes only



→ OLSEN DRIVE

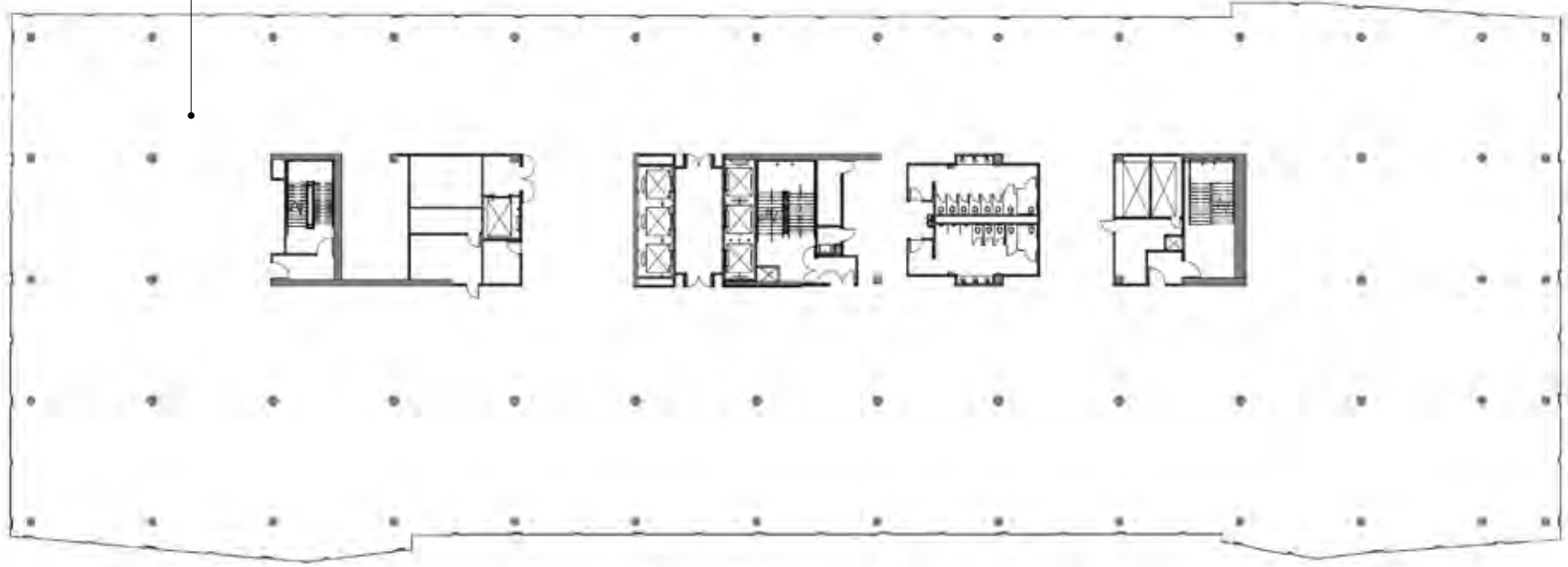
LEVEL FIVE PLAN

One Santana West ±52,522 RSF

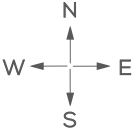
← OLIN AVENUE →

↑ SANTANA WEST AVENUE ↓

↑ WINCHESTER BOULEVARD ↓



OLSEN DRIVE ↗



ON CAMPUS + WALKING DISTANCE AMENITIES

345

SHOPS

95

RESTAURANTS

35

SERVICES

1,500

LOCAL HOMES

STEVENS CREEK BOULEVARD

Westfield
VALLEY FAIR

SANTANA ROW

SW

SANTANA WEST

WINCHESTER BOULEVARD



SANTANA ROW WORLD-CLASS AMENITIES



SHOPS AND RESTAURANTS

35 Restaurants & Cafes 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

615 Rental Studios, Townhomes, Flats & Penthouse Suites

219 Privately-Owned Condos



HOTEL VALENCIA

Voted #1 Hotel in San Jose by Conde Nast Traveler

215 Guest Rooms & Suites

A full-service conference center with indoor and outdoor conference spaces accommodating varying sizes between 12-220 guests

Rooftop Terrace



CinéArts THEATER

Theater with conferencing capabilities

Large capacity meeting area available for corporate functions



PUBLIC SPACES

Outdoor Collaborative Areas

Three Parks & Multiple Courtyards with outdoor seating

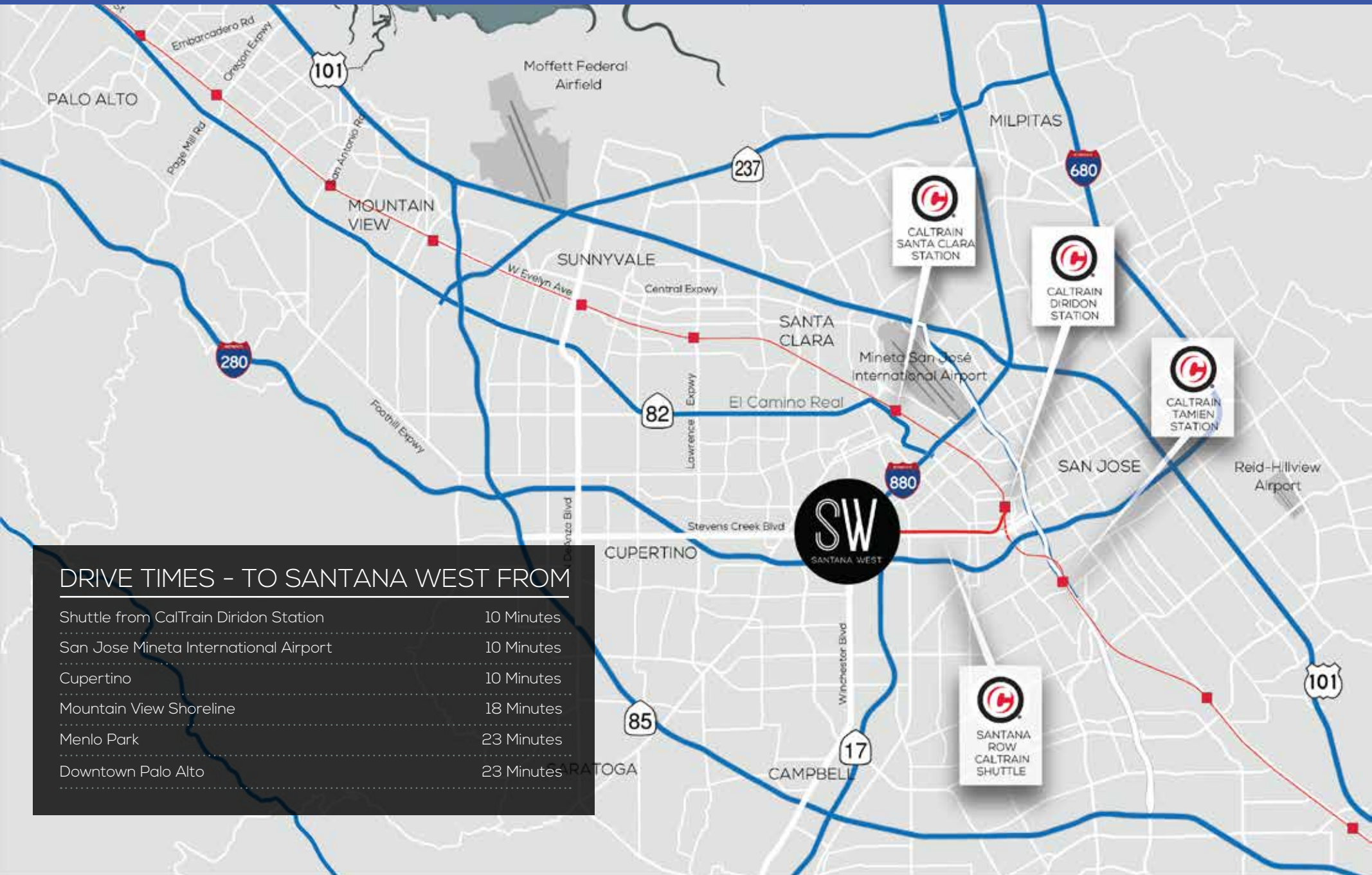
Free Wi-Fi

SANTANA ROW COMMUNITY FITNESS

Take advantage of Santana Row's fitness offerings. Enjoy a high-intensity workout at Barry's Bootcamp, a restorative yoga class at Hot 8 Yoga, a pilates workout at [solidcore], and exclusive access to the 7,000 SF FitStudio campus gym. The full-service gym includes private locker rooms and showers, all within walking distance.



EASY ACCESS THROUGHOUT SILICON VALLEY



SRW

SANTANA WEST

NOW LEASING
theofficesatSR.com

NEWMARK

Todd Shaffer
408.987.4144
todd.shaffer@nrmk.com
CA RE License #01002706

Tracey Solari
408.987.4148
tracey.solari@nrmk.com
CA RE License #01269780

Randy Gabrielson
650.688.8511
randy.gabrielson@nrmk.com
CA RE License #00937630

THE
OFFICES
AT SANTANA ROW