



±376,000 RSF OFFICE CAMPUS  
DIVISIBLE TO ±23,000 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  
376,000 RSF Class A office building  
Divisible to 23,000 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



# SITE PLAN



# LEVEL ONE PLAN

## LEGEND

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

One Santana West ±23,684 RSF



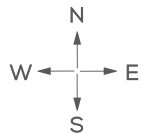
# MARKET-READY LEVEL TWO PLAN

NOW AVAILABLE - FULLY FURNISHED

One Santana West ±49,463 RSF

3D VIRTUAL TOUR

[CLICK HERE](#)



## UNDER CONSTRUCTION – FULLY FURNISHED

**One Santana West** ±51,180 RSF

OLIN AVENUE

SANTANA WEST AVENUE

WINCHESTER BOULEVARD



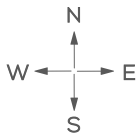
## SUITE A

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



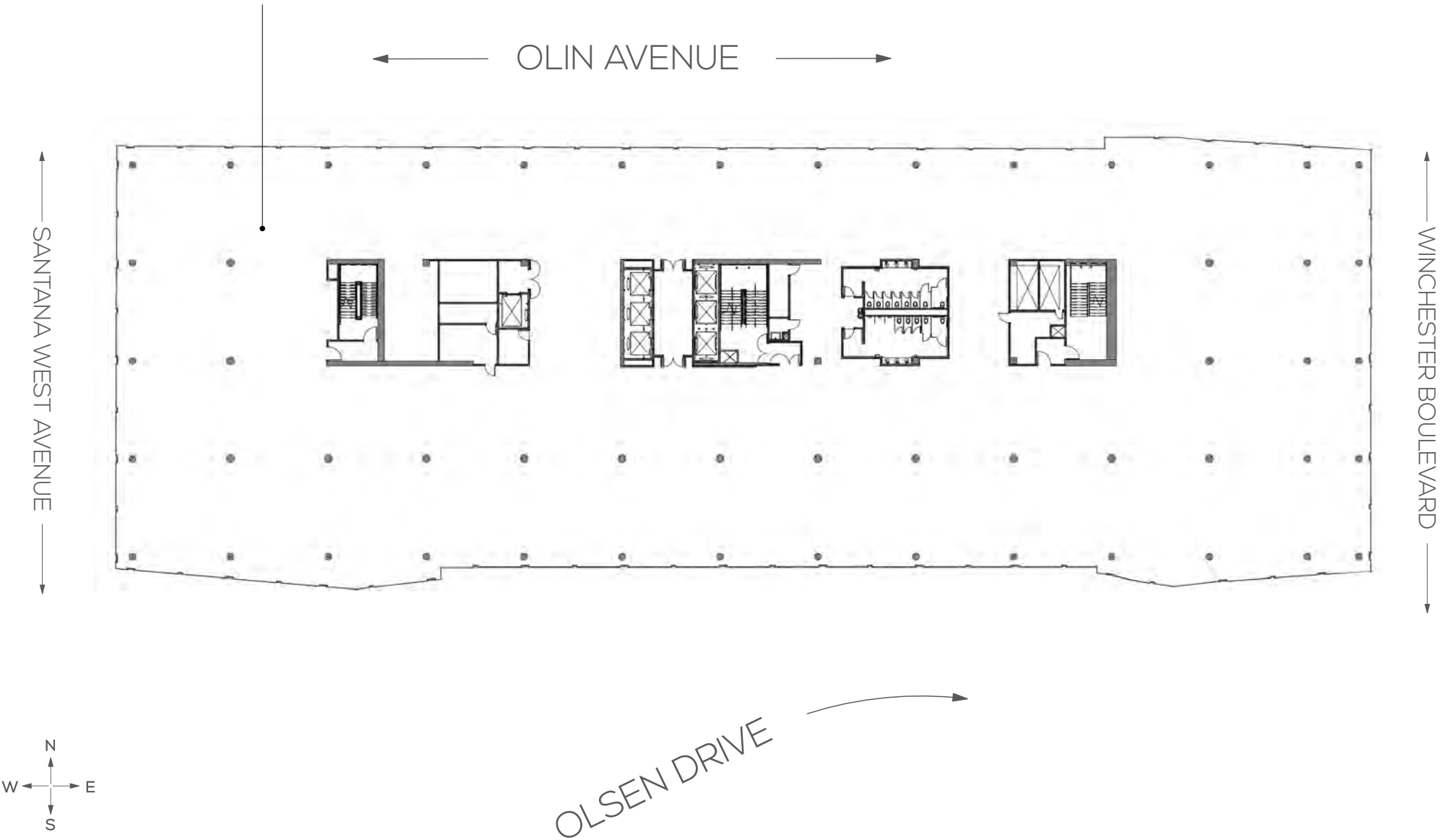
# LEVEL FOUR PLAN

One Santana West ±22,551 RSF  
REMAINING



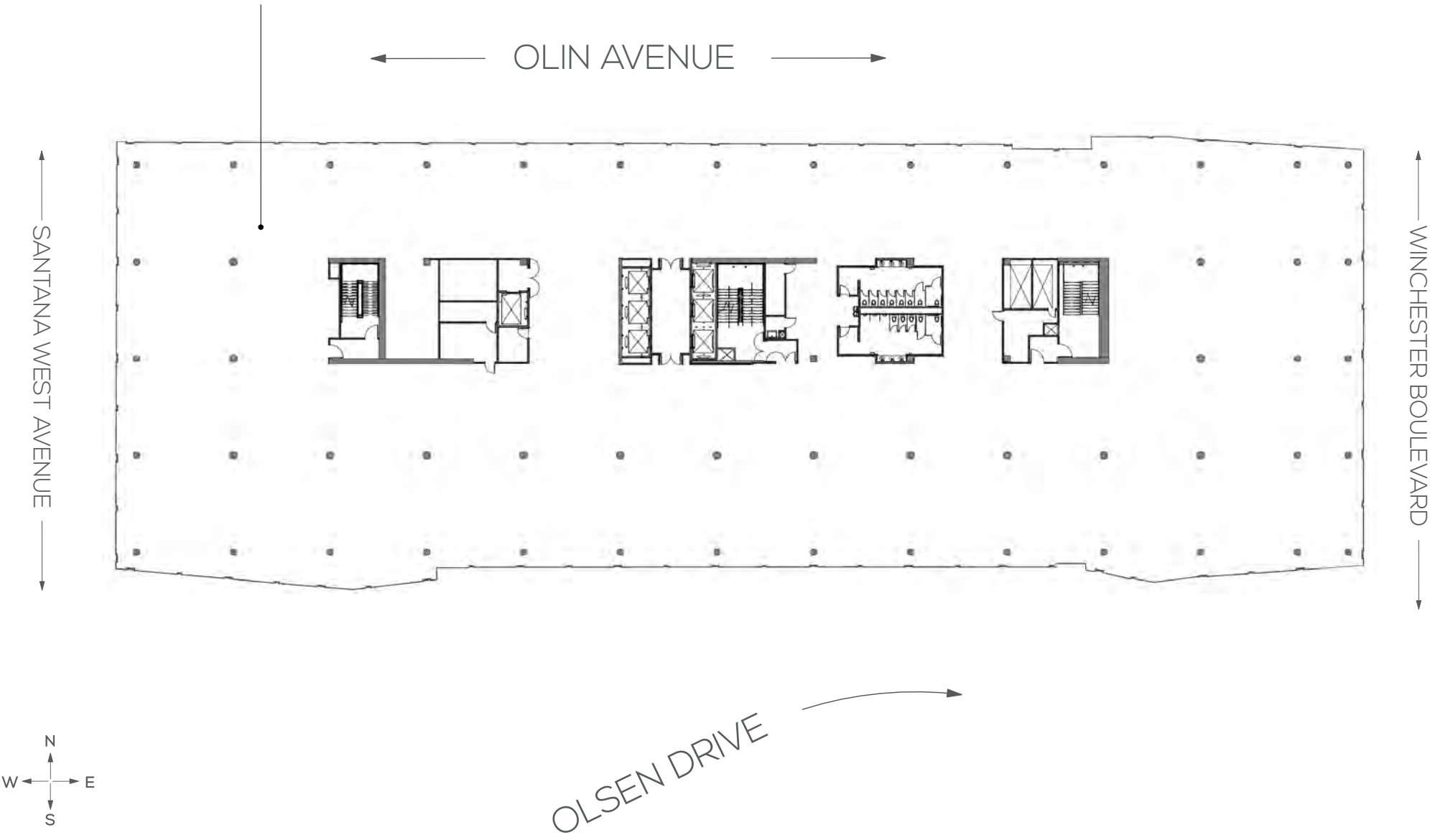
# LEVEL FIVE PLAN

One Santana West ±52,522 RSF



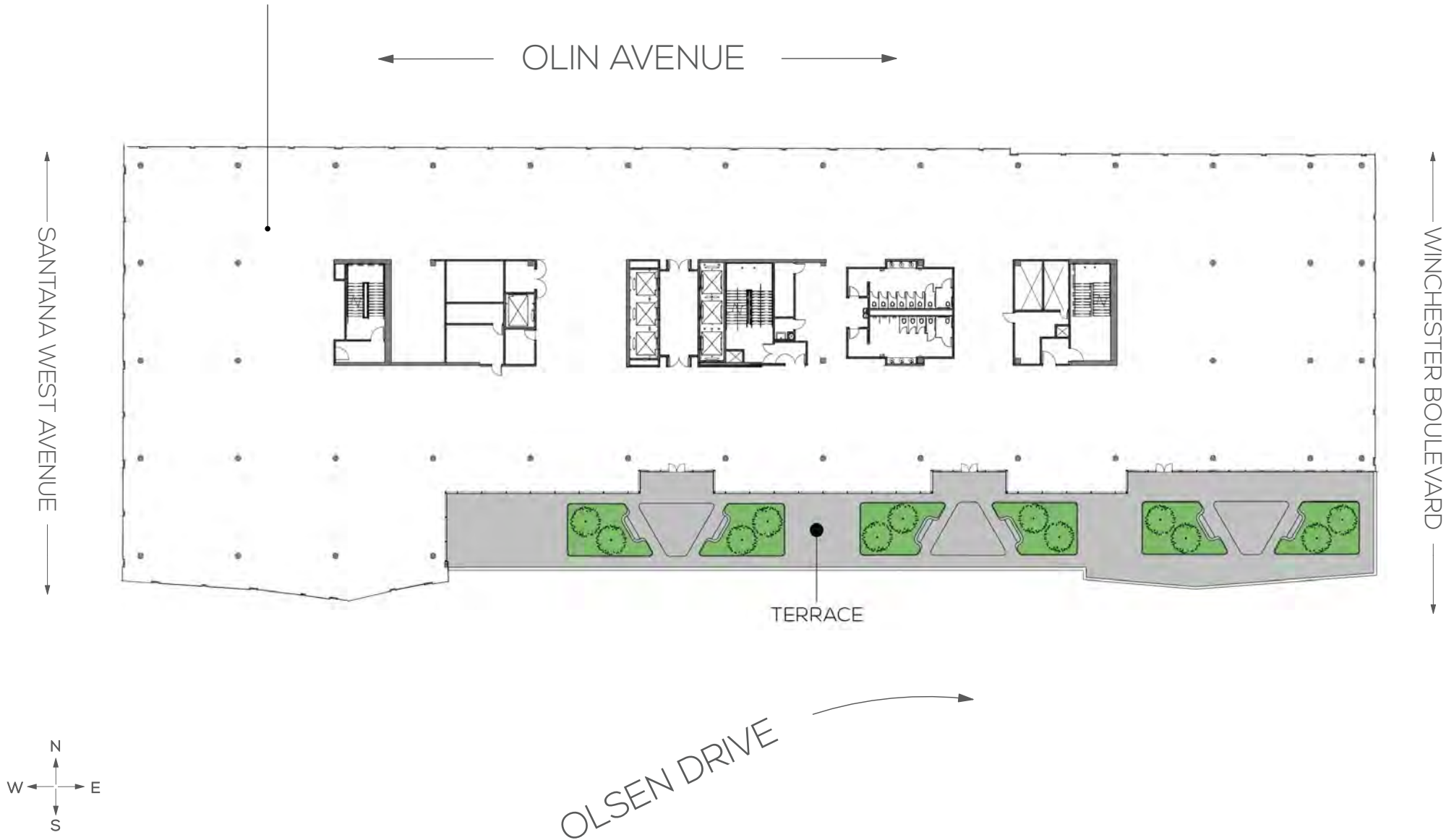
# LEVEL SIX PLAN

One Santana West ±52,613 RSF



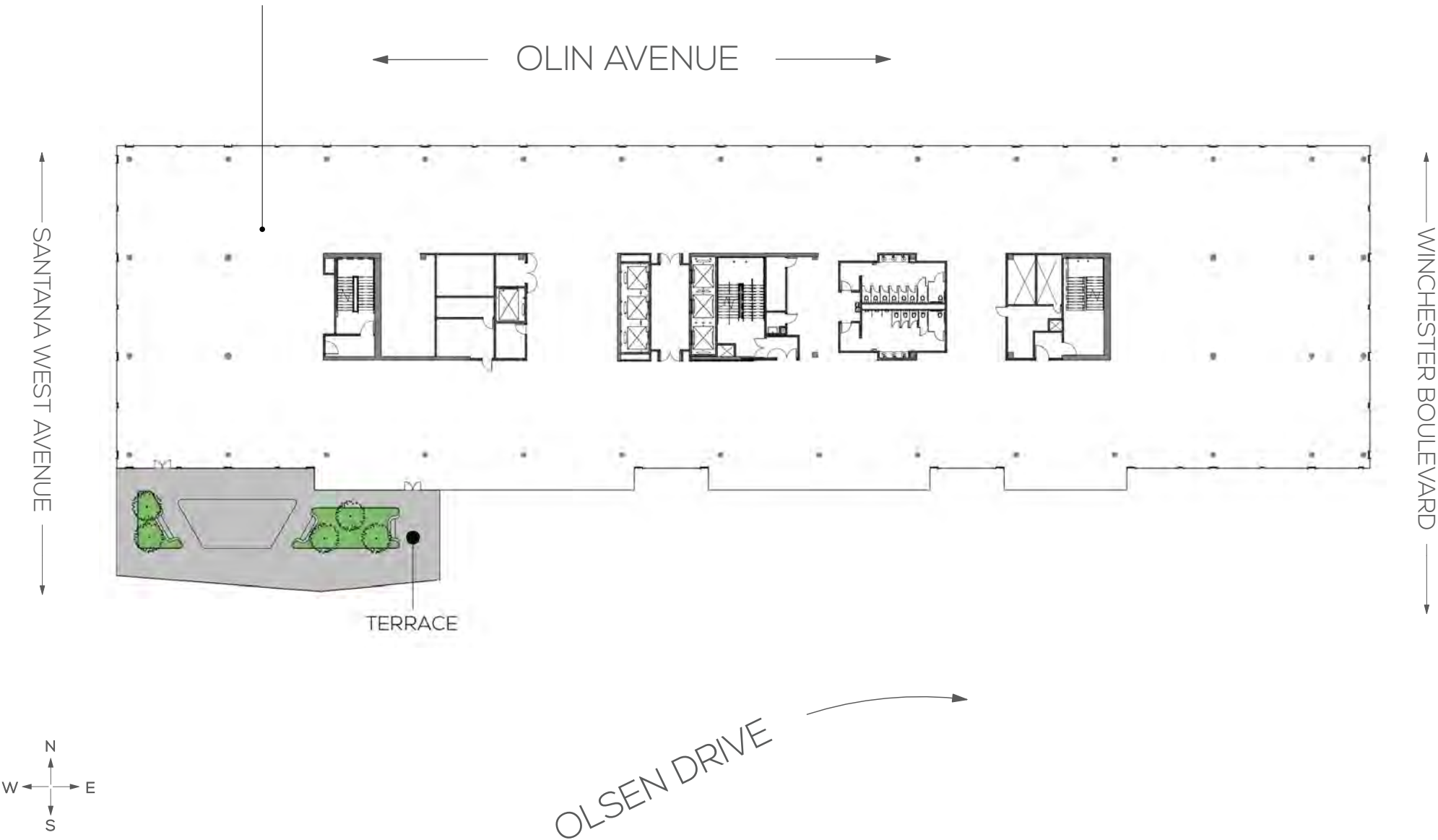
# LEVEL SEVEN PLAN

**One Santana West ±51,851 RSF**



# LEVEL EIGHT PLAN

One Santana West ±42,889 RSF



# 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

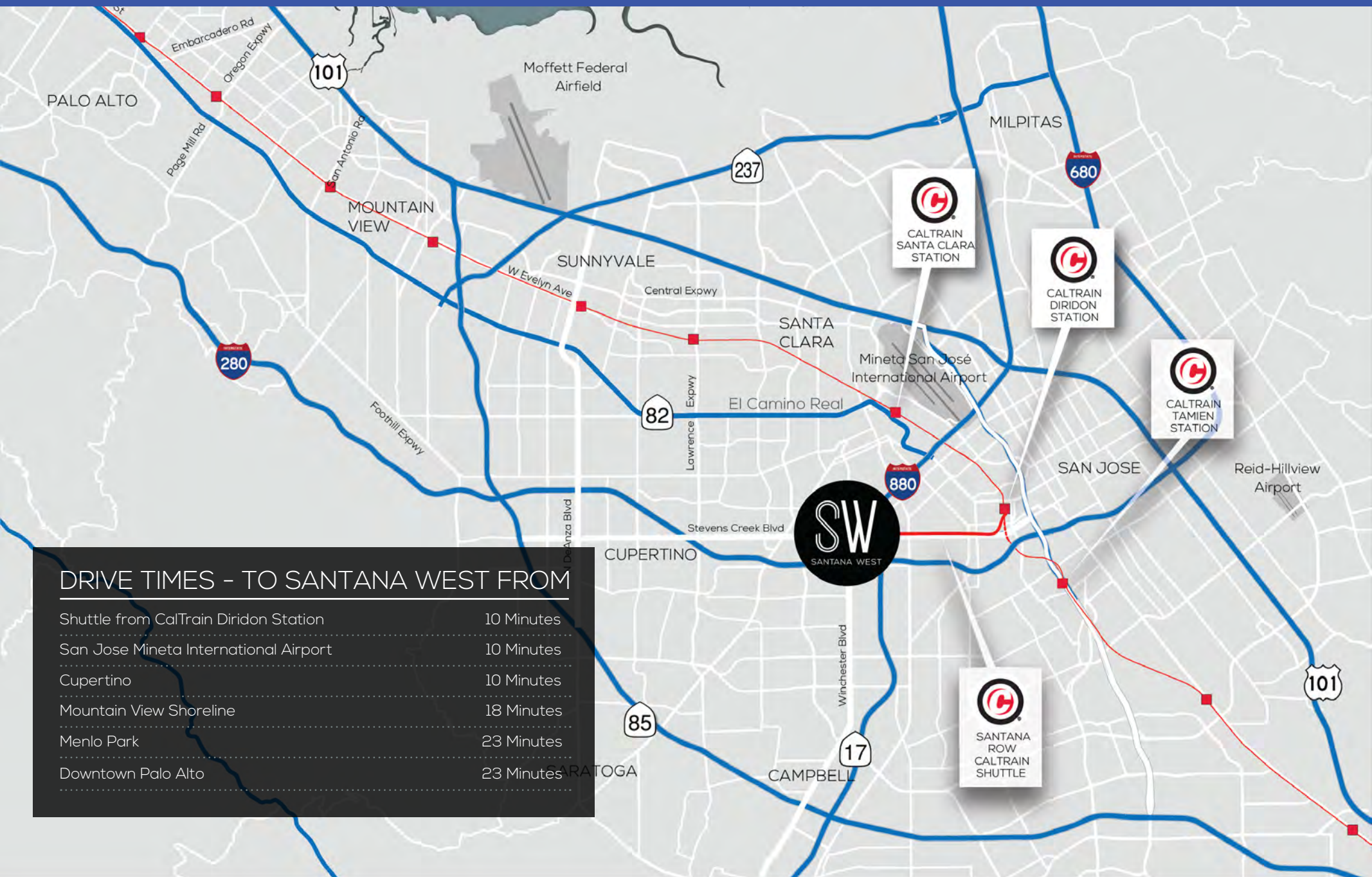
Free Wi-Fi

# 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



# SR

## SANTANA WEST

**NOW LEASING**  
[theofficesatSR.com](http://theofficesatSR.com)

**NEWMARK**

**Todd Shaffer**  
408.987.4144  
[todd.shaffer@nrmk.com](mailto:todd.shaffer@nrmk.com)  
CA RE License #01002706

**Tracey Solari**  
408.987.4148  
[tracey.solari@nrmk.com](mailto:tracey.solari@nrmk.com)  
CA RE License #01269780

**Randy Gabrielson**  
650.688.8511  
[randy.gabrielson@nrmk.com](mailto:randy.gabrielson@nrmk.com)  
CA RE License #00937630

THE  
**OFFICES**  
AT SANTANA ROW