

LION BUILDING

97 S. 2ND STREET

YOUR PREMIER DOWNTOWN SAN JOSE
OFFICE LOCATION AWAITS!



±18,568 SF CREATIVE OFFICE SPACE AVAILABLE FOR LEASE

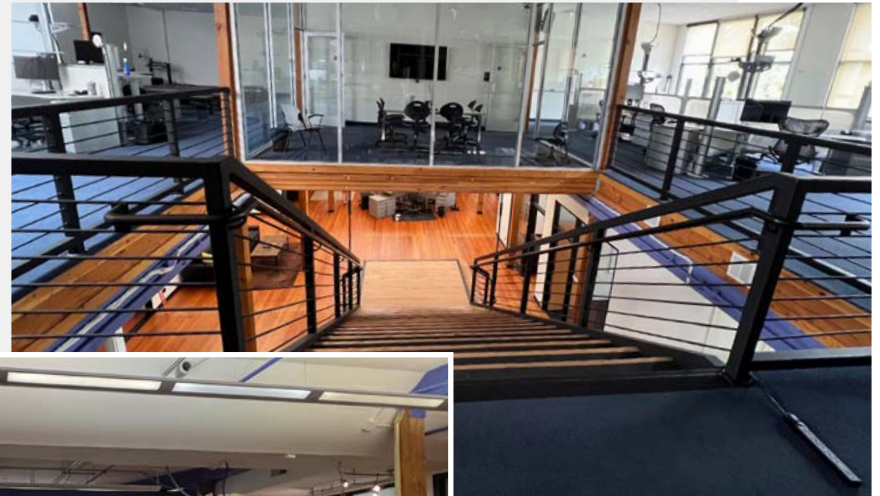
MIKI CORREA
+1 408 642 0826
miki.correa@cushwake.com
LIC #01718959

SCOTT O'BRIEN
+1 650 320 0296
scott.obrien@cushwake.com
LIC #01339087

JON DECOITE
+1 408 615 3408
jon.decoite@cushwake.com
LIC #01471300

MIKE BAKER
+1 650 615 3406
mike.baker@cushwake.com
LIC #01884037

PROPERTY HIGHLIGHTS



±18,568 SF
FOR LEASE



LION
BUILDING
±18,568 SF AVAILABLE

- Two Floors of Creative Office Space with High Ceilings
- Amazing Window Line with Abundant Natural Light
- Elevator Served
- Furniture Available
- Strong Signage Opportunity at the Corner of E. San Fernando and S. 2nd Streets
- Walk to Top Restaurants, Court Houses, San Jose State University, Theaters, Improv, Museums and More
- Broad DC Zoning - Seeking Tech Companies, Law Firms, Financial Services, Retail, Fitness, Daycare, Museum
- Close to Public Parking, VTA Light Rail, Bus Stops
- Qualifies for Downtown SJ Free Parking and Tax Incentives with 4 Year Minimum Term*

*See sanjoseca.gov for all requirements.

LION BUILDING

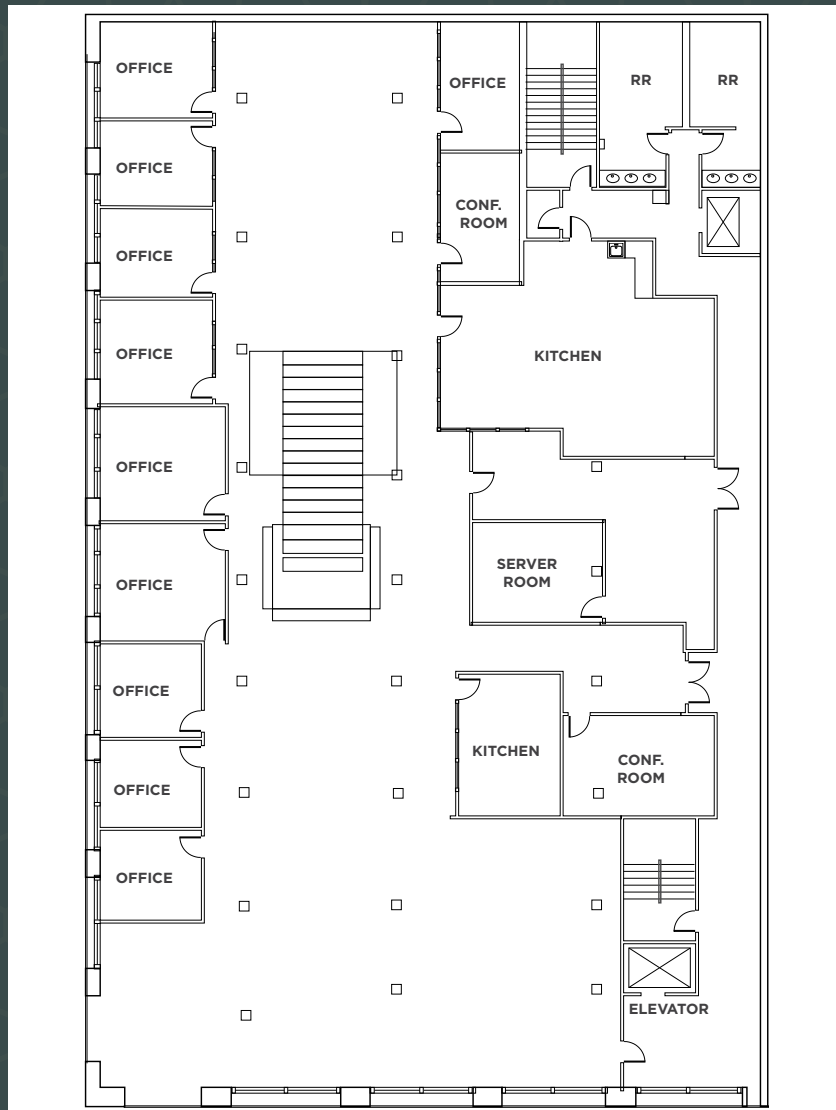
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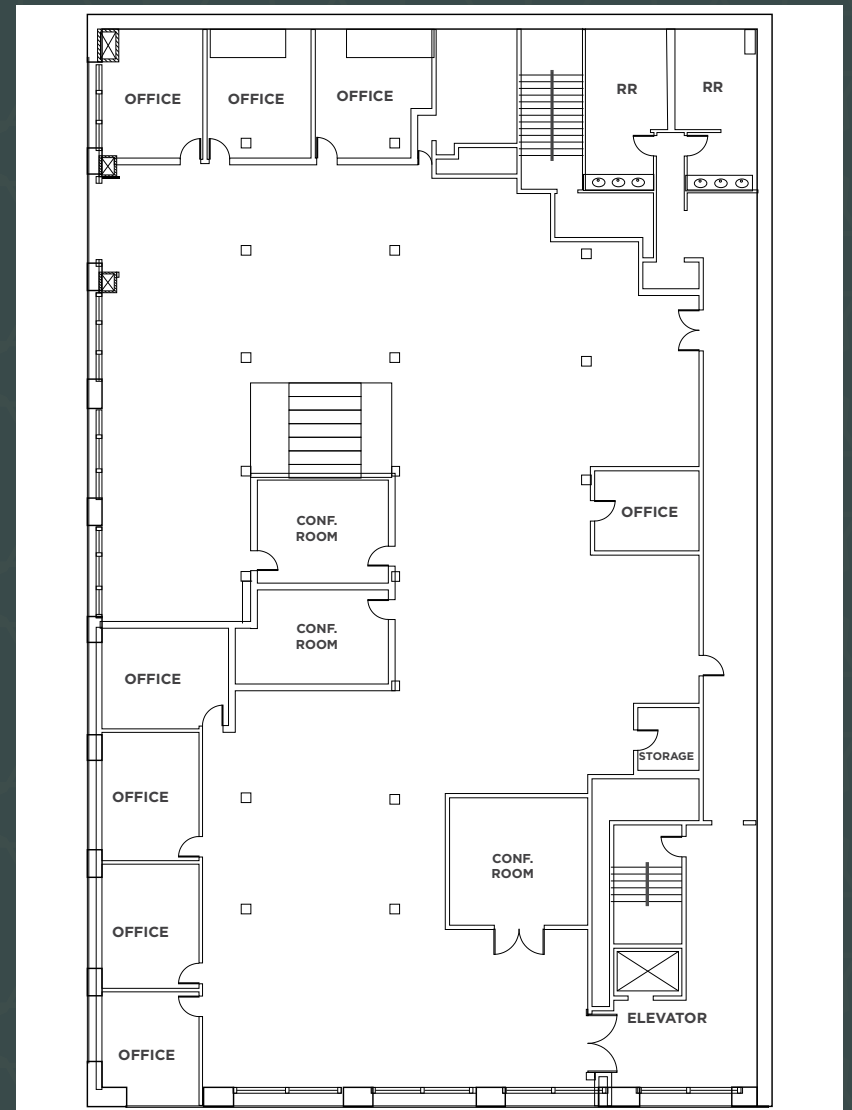
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FLOOR PLANS | ±18,568 SF

SECOND FLOOR

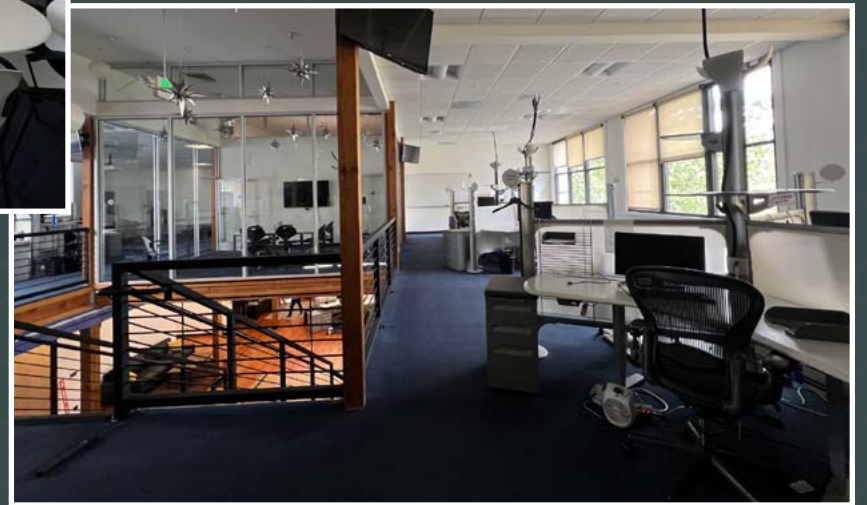
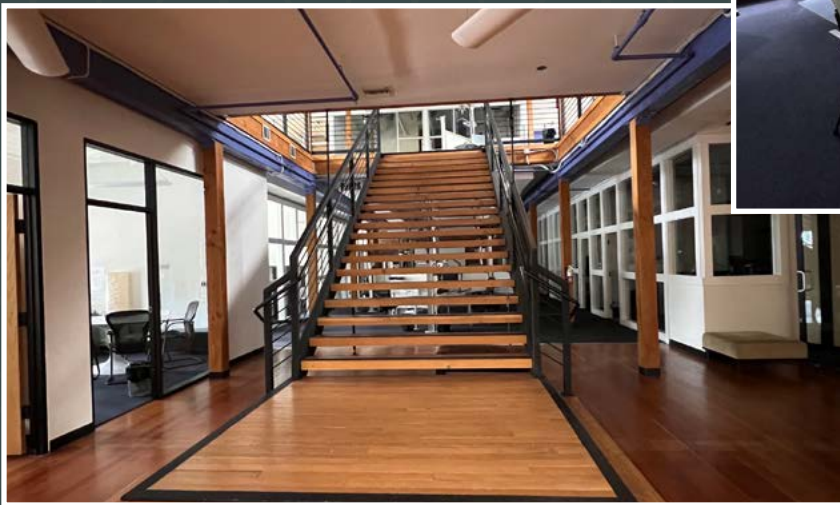
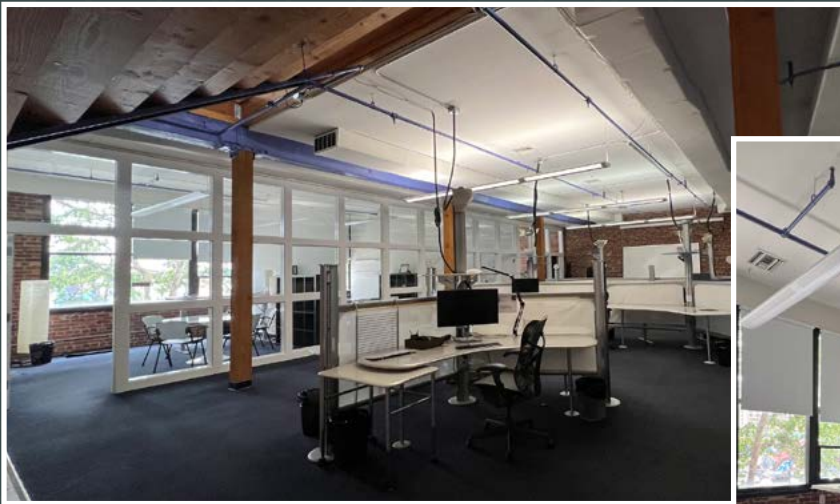


THIRD FLOOR



LION BUILDING

97 S. 2ND STREET






SAN JOSE DOWNTOWN



San Jose residents and visitors enjoy a variety of retail and entertainment amenities. SAP Center, home of the National Hockey League San Jose Sharks and Arena Football League SaberCats, hosts nearly 200 events per year including the area's major concerts and a variety of national sporting events.

There are also several museums located in the city including The Tech Museum, San Jose Museum of Art and Children's Discovery Museum of San Jose. Additionally, the San Jose Convention Center encompasses 143,000 square feet of exhibit space, and 31 meeting rooms and banquet facilities that can accommodate approximately 5,000 people. Nearby recreational amenities include Coyote Creek Trail, Guadalupe River Trail, and the San Jose Municipal Golf Course.

NEIGHBORHOOD DEMOGRAPHICS

	 Population	 Median Household Income	 Daytime Population
1 Mile	44,845	\$99,734	70,589
3 Miles	257,130	\$110,962	295,226
5 Miles	673,516	\$124,009	725,736

LION BUILDING

SAN JOSE DOWNTOWN OFFICE INCENTIVES

BUSINESS BENEFITS



2 YEARS

free parking in
City-owned garages*



Visit parksj.org



2 YEARS

exemption from
San José business tax

*Two monthly parking passes per 1,000 square feet leased at four select City-owned parking garages.

CRITERIA

- New-to-Downtown businesses locating within the Downtown Business Improvement District.
- Office uses (R&D, general office, financial services)
- Minimum four-year commitment
- Minimum Size: 2,500 square feet
- For leases or owner-user purchases between Jan. 1, 2025 and Dec. 31, 2026

POTENTIAL INCENTIVE VALUATIONS

Size of Tenant	Small	Mid-Sized	Large
Total Square Feet	8,000	20,000	60,000
Number of Employees	50	130	400
Foregone Business Tax	\$4,300	\$13,000	\$45,000
Parking Incentive Value	\$38,400	\$96,000	\$288,000

Get in touch:

Chris Arkley, Downtown Coordinator
chris.arkley@sanjoseca.gov

For more information visit us at:

bit.ly/DowntownOfficeIncentives



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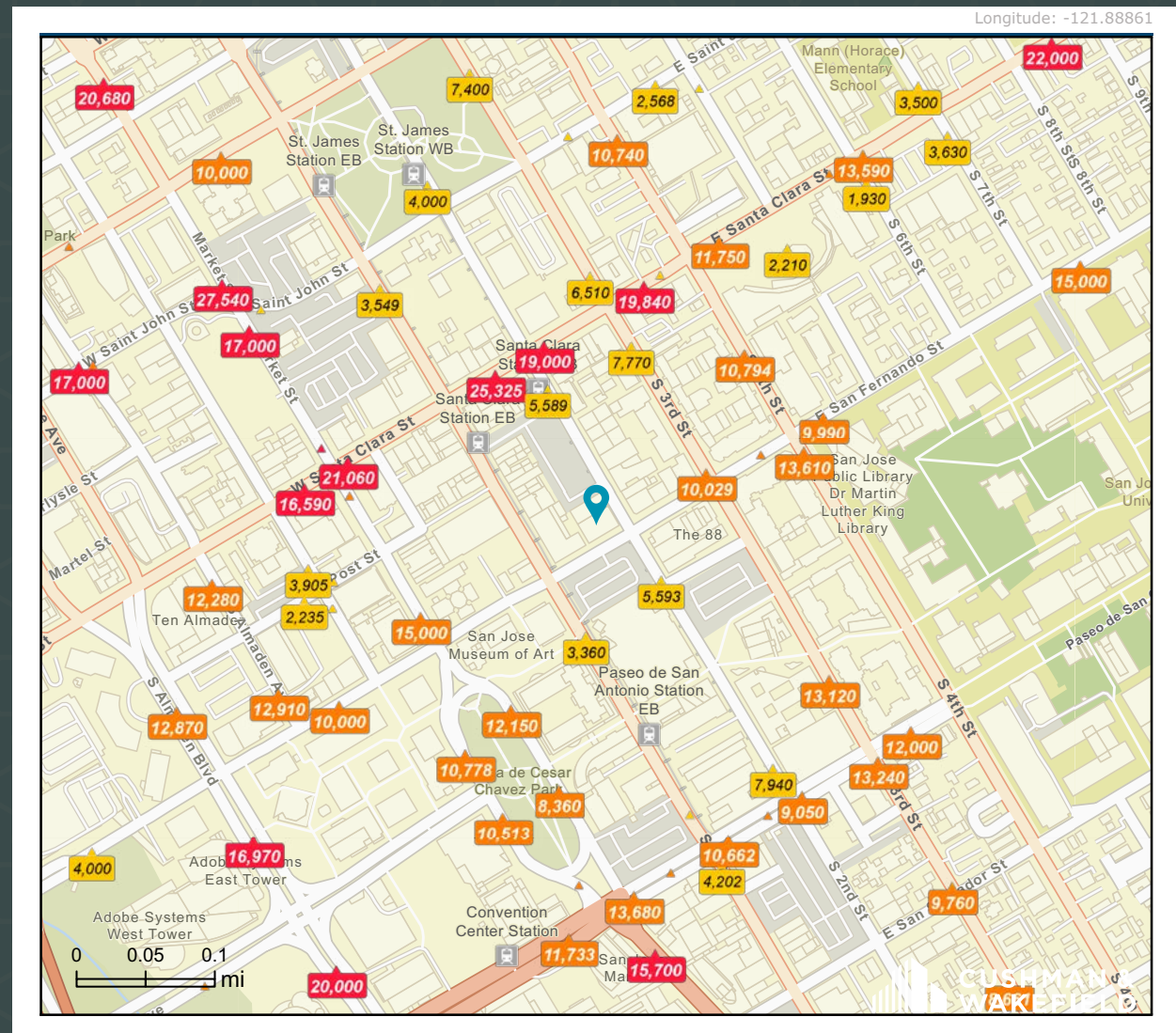
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YOUR PREMIER DOWNTOWN SAN JOSE OFFICE/RETAIL LOCATION AWAITS!

TRAFFIC COUNT MAP

As San Jose retains the #1 ranking as a knowledge-based economy along with the highest percentage of tech employees in the nation, it is poised to continue its success and expansion in this high tech movement.

MAJOR EMPLOYERS



AMENITIES MAP

