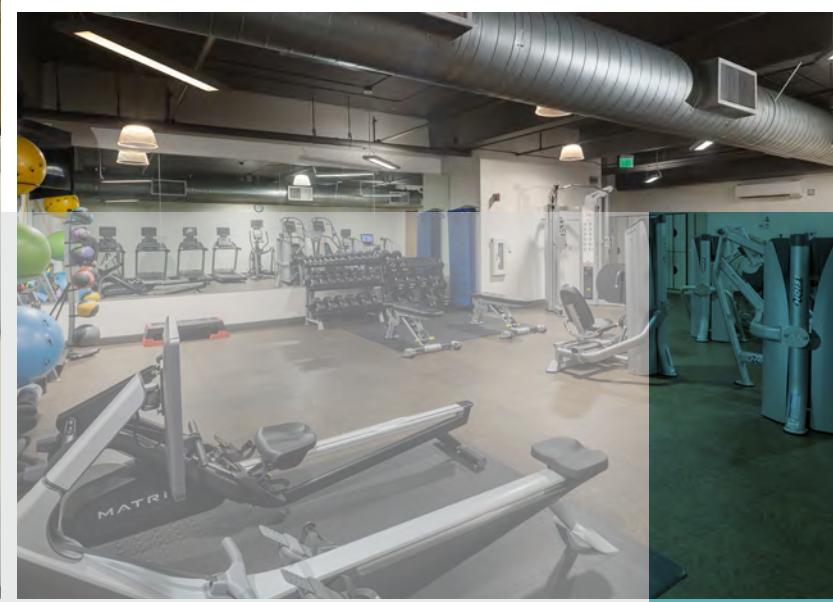


225 W.
SANTA
CLARA
SAN JOSE



SIMPLY.THE.BEST.

CBRE



THE BEST BUILDING

BUILDING FEATURES

- ±349,318 RSF Class A premier building
- Fifteen-story, steel-frame
- Energy Star Rated and LEED Gold Certification
- Five-level parking garage
- 2.5/1,000 parking. On-site, secure parking garage
- Six passenger elevators and one dedicated freight elevator



LEED GOLD CERTIFICATION



LARGEST FLOOR PLATE AVAILABLE



BUILDING SIGNAGE AVAILABLE

ON-SITE AMENITIES



STATE OF THE ART FITNESS CENTER WITH SHOWERS



E-VEHICLE CHARGING STATIONS



COMMON 15TH FLOOR TERRACE



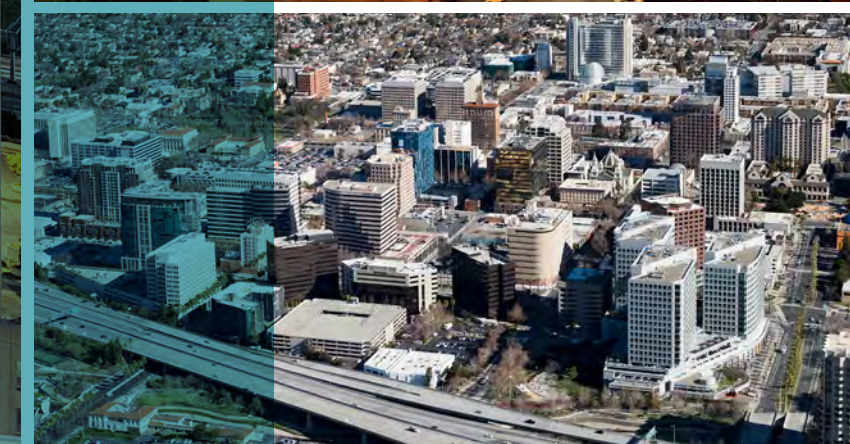
FUTURE WASH WATERLESS CARWASH
www.futurewash.com



COLUMBIA BANK



ON-SITE SECURITY 24/7 & ALL HOLIDAYS



THE BEST LOCATION

NEARBY AMENITIES & TRANSPORTATION

225 W. Santa Clara Street's prime downtown location offers ample parking and easy access to SAP Center, Caltrain, Ace Train, Amtrak, VTA/lightrail, Mineta San José International Airport, and freeway routes 101, 87 and 280.

Across the street from 225 W. Santa Clara, San Pedro Square provides a vast range of dining options as well as live music, shopping and local events, including a weekly farmer's market.



WALKING DISTANCE TO THE BEST AMENITIES



QUICK RIDE TO DIRIDON STATION



5 MINUTES TO SAN JOSE AIRPORT

DOWNTOWN SAN JOSÉ

With a growing talent pool, new local amenities and concentration of prominent employers, downtown San Jose is a growing hub for technology and urban living. The vibrant neighborhood boasts a full pipeline of new residential units and diverse mix of retail and restaurants—perfect for the city's young and talented workforce.

85+

RESTAURANTS
COFFEE SHOPS
CASUAL EATERIES

10+

POINTS OF INTEREST

9+

HOTELS



5 MINUTES
TO SAN JOSE
INTERNATIONAL



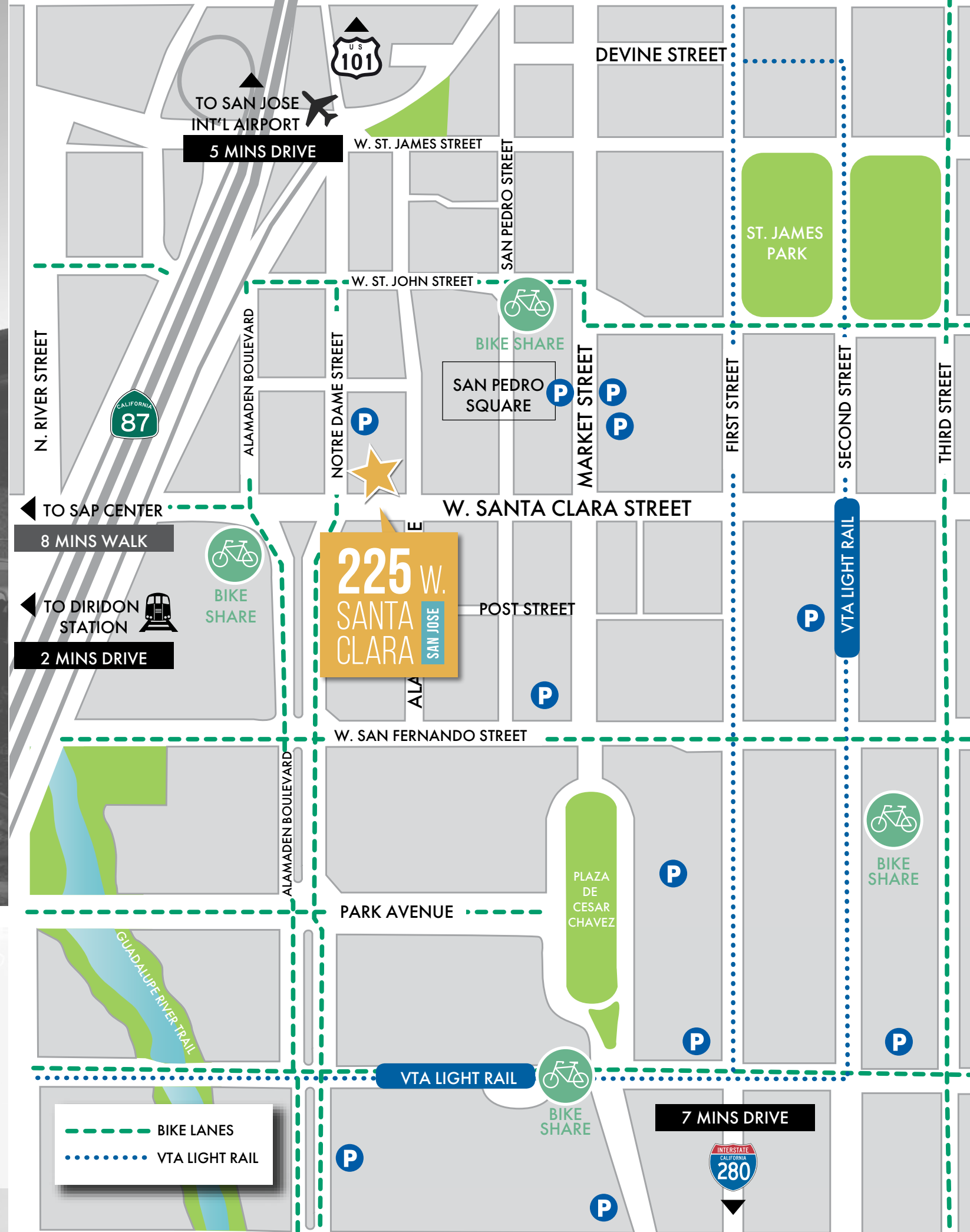
2 MINUTES TO
DIRIDON STATION



DIRECT ACCESS TO
I-280 AND HWY 101



THE BEST ACCESSIBILITY





SUITE 1550 ±12,703 RSF

SUITE 1120 ±7,189 RSF

SUITE 1050 ±3,893 RSF

8TH FLOOR ±29,415 RSF

7TH FLOOR ±29,426 RSF

AVAILABILITIES

SUITE / FLOOR	RSF	AVAILABILITY
7TH FLOOR	±29,426 RSF	AVAILABLE NOW
8TH FLOOR	±29,415 RSF	AVAILABLE NOW
- Contiguous to ±58,841 RSF		
- Market Ready		
SUITE 1050	±3,893 RSF	AVAILABLE NOW
- Market Ready		
SUITE 1120	±7,189 RSF	AVAILABLE NOW
SUITE 1550	±12,703 RSF	9/1/2026

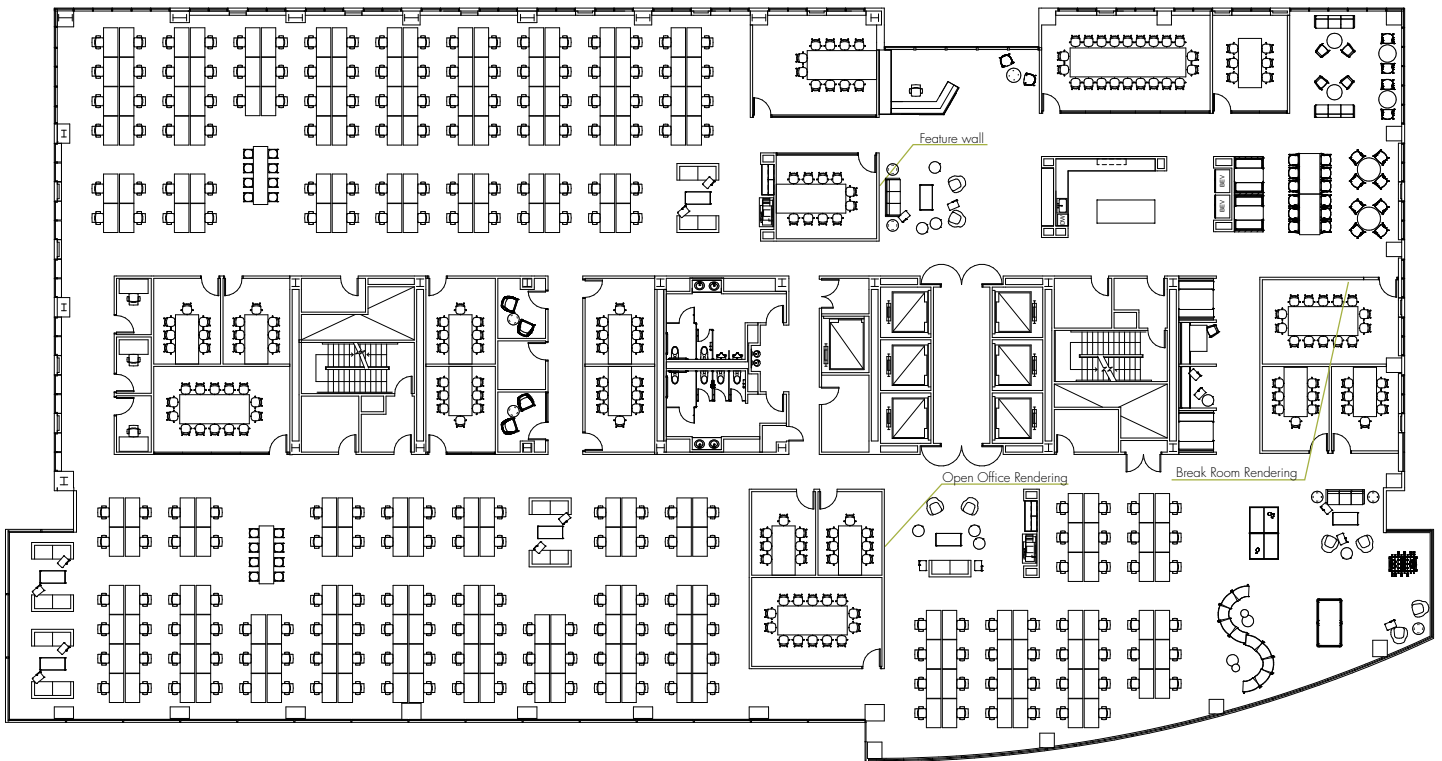
7TH FLOOR HYPOTHETICAL PLAN

AVAILABLE NOW

7TH FLOOR - ±29,426 RSF

8TH FLOOR - ±29,415 RSF

(±58,841 RSF CONTIGUOUS)

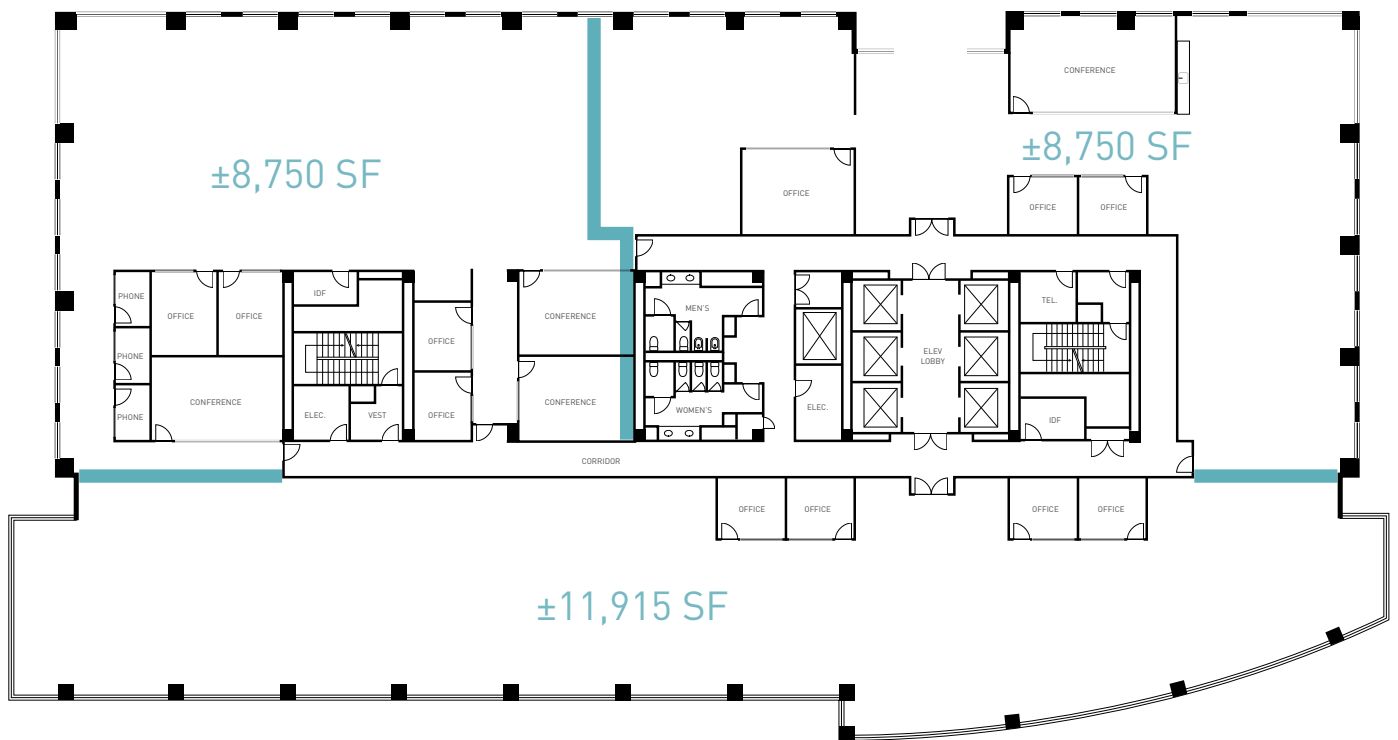


[7TH FLOOR VIRTUAL TOUR](#)

8TH FLOOR MARKET READY PLAN

AVAILABLE NOW

±29,415 RSF (DIVISIBLE)



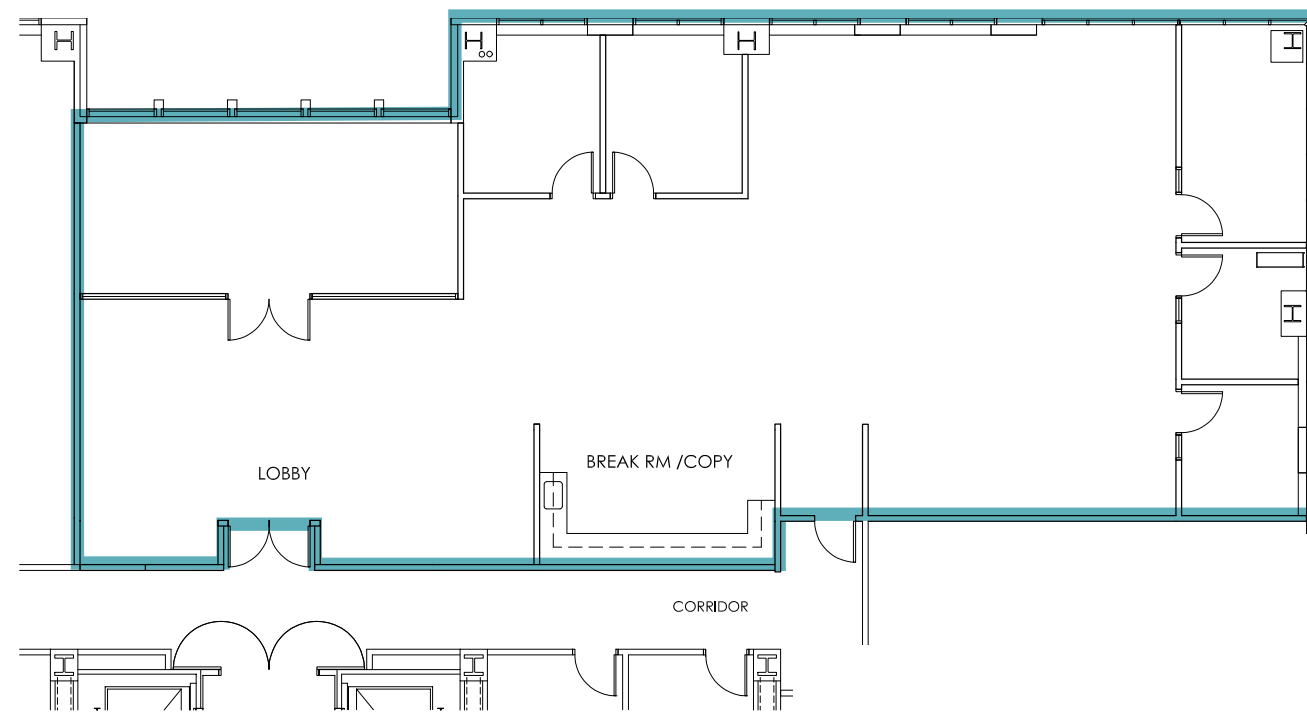
[8TH FLOOR VIRTUAL TOUR](#)

SUITE 1050 PLAN

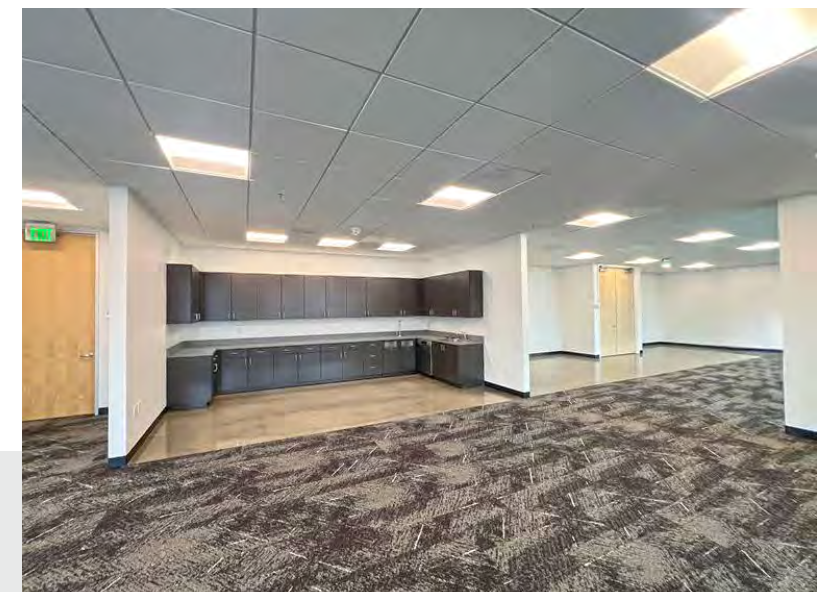
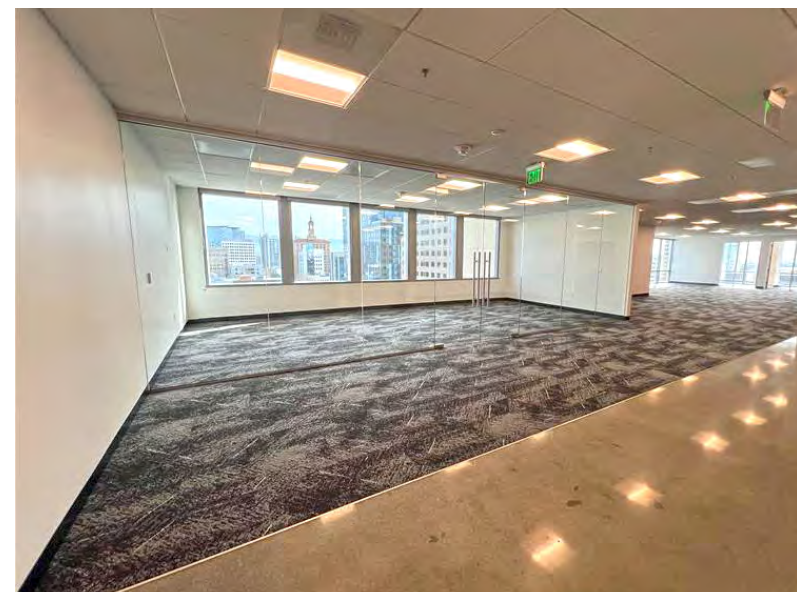
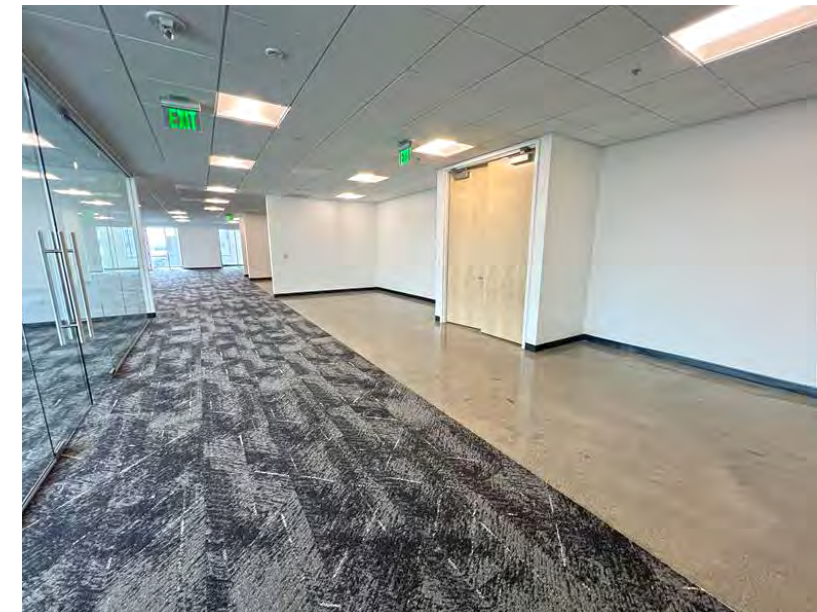
AVAILABLE NOW

±3,893 RSF

SUITE 1050 PHOTOS



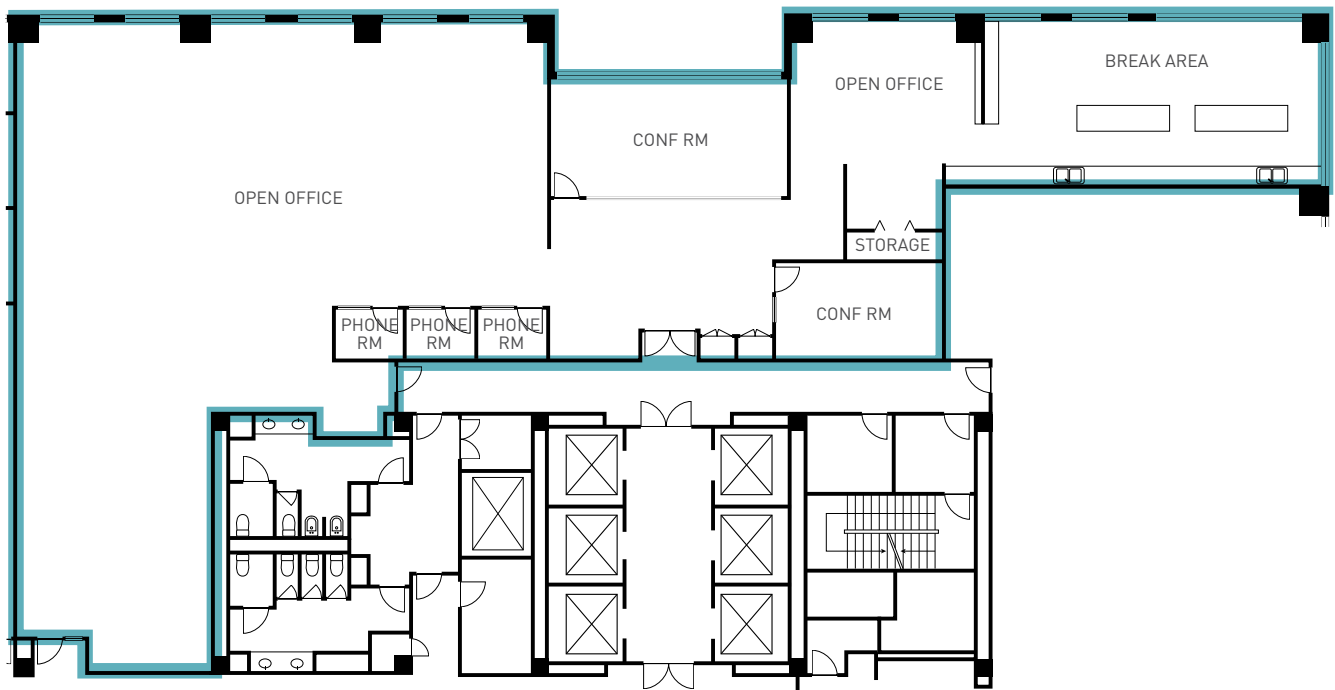
- 5 PRIVATE OFFICES
- LARGE CONFERENCE ROOM
- BREAK AREA
- COPY ROOM
- IT ROOM



SUITE 1120 PLAN

AVAILABLE NOW

±7,189 RSF

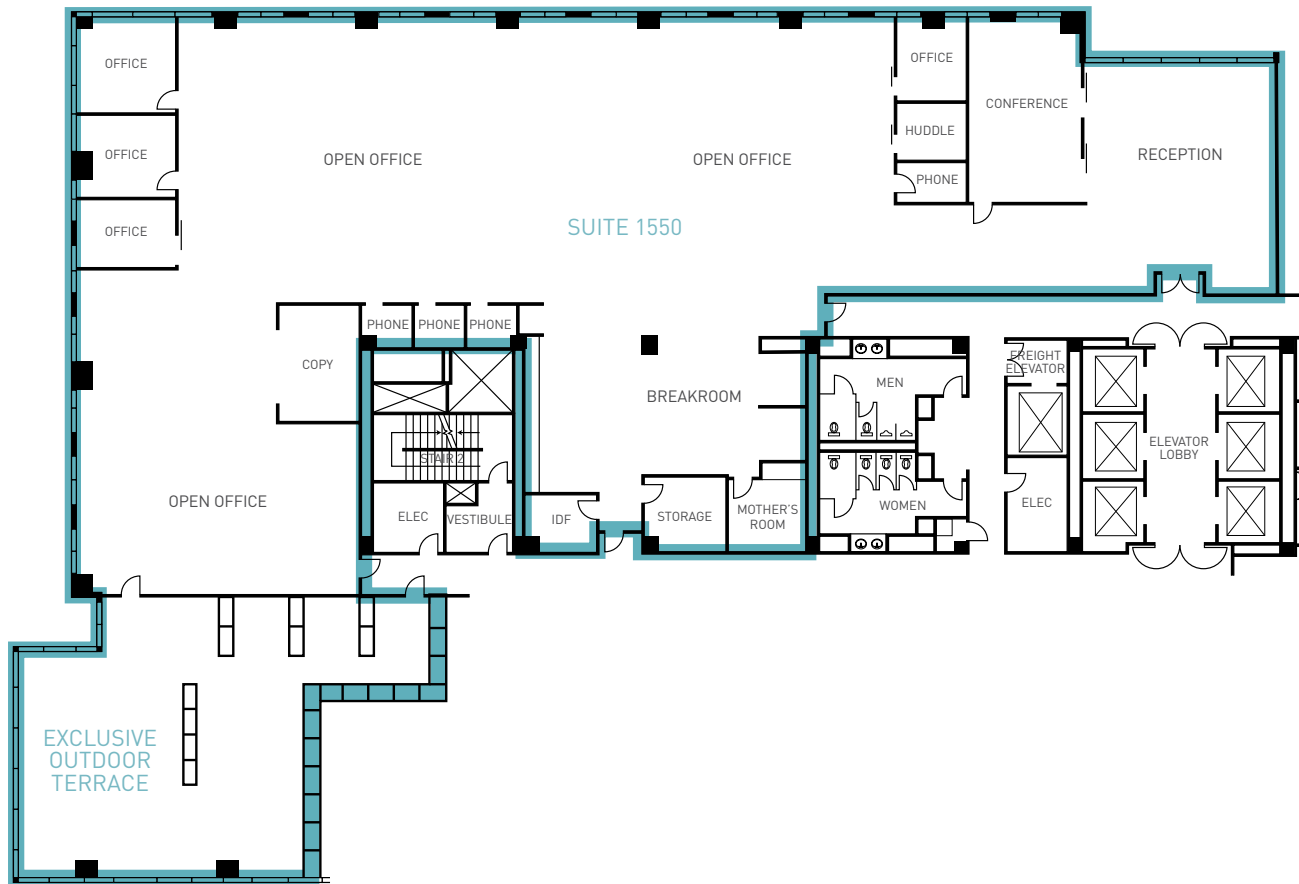


- 2 CONFERENCE ROOMS
- BREAK AREA
- 3 PHONE ROOMS
- OPEN OFFICE
- STORAGE ROOM

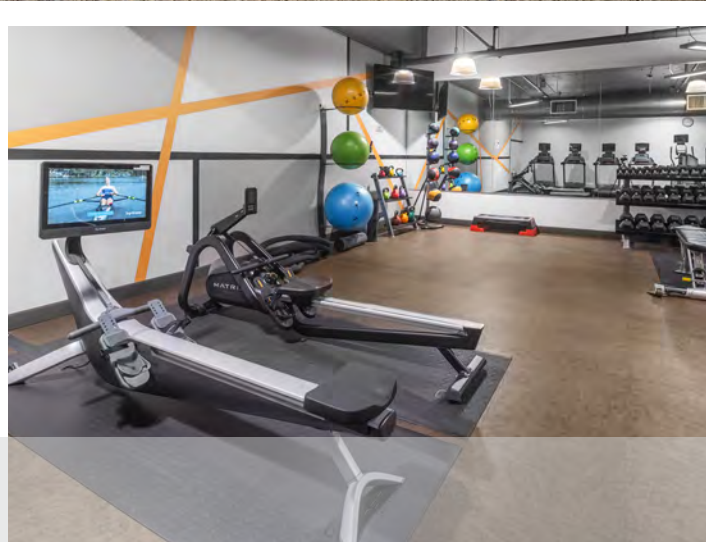
SUITE 1550 PLAN

AVAILABLE 9/1/2026

±12,703 RSF



- LARGE CONFERENCE ROOM
- 4 PRIVATE OFFICES
- BREAK AREA
- 4 PHONE ROOMS
- OPEN OFFICE
- HUDDLE ROOM
- STORAGE ROOM
- IT ROOM
- MOTHER'S ROOM
- COPY ROOM



225 W. SANTA CLARA

SAN JOSE

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