

INTRODUCING



SANTANA WEST

±700,000 SF OFFICE CAMPUS
WITH EXPANSION UP TO 1,000,000 SF

±700,000 SF OFFICE CAMPUS

HIGHLIGHTS

±700,000 SF Class A office campus with expansion up to 1,000,000 SF

Two 8-story class A office buildings

Buildings may be connected

State of the art exposed concrete design

13' clear ceiling heights

34,000 – 39,000 and 50,000 – 54,000 SF floorplates

3/1,000 dedicated parking

Expansive rooftop terraces & gardens

On-site shuttle to Diridon Caltrain Station

Access to world-class amenities

Building signage available

Immediate freeway access



THE OFFICES AT SANTANA ROW



500
SANTANA ROW
±235,000SF

3055
OLIN AVENUE
±70,000SF

SW
SANTANA WEST
±700,000SF

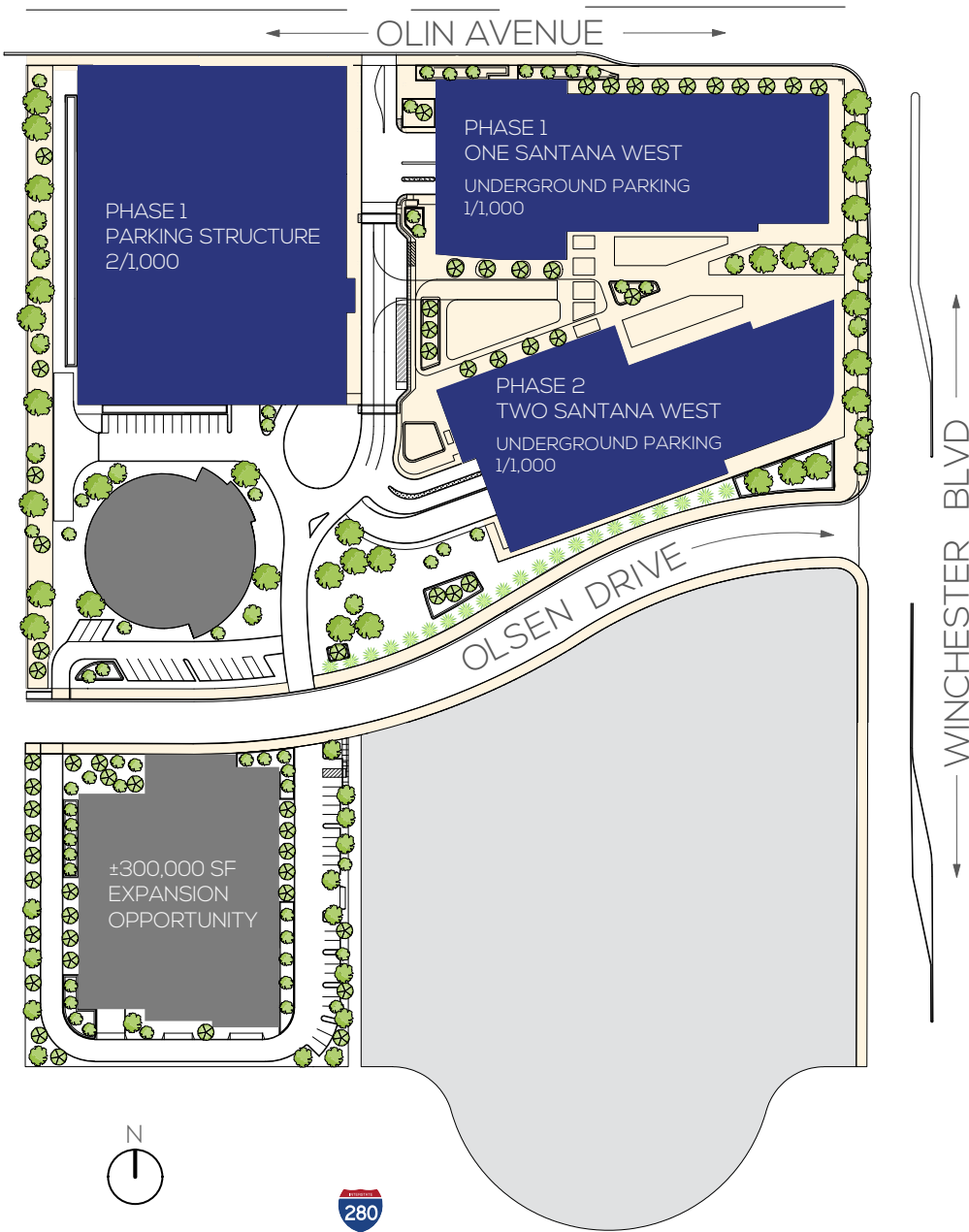
700
SANTANA ROW
±291,000SF

SW
SANTANA WEST
±300,000SF
EXPANSION OPPORTUNITY

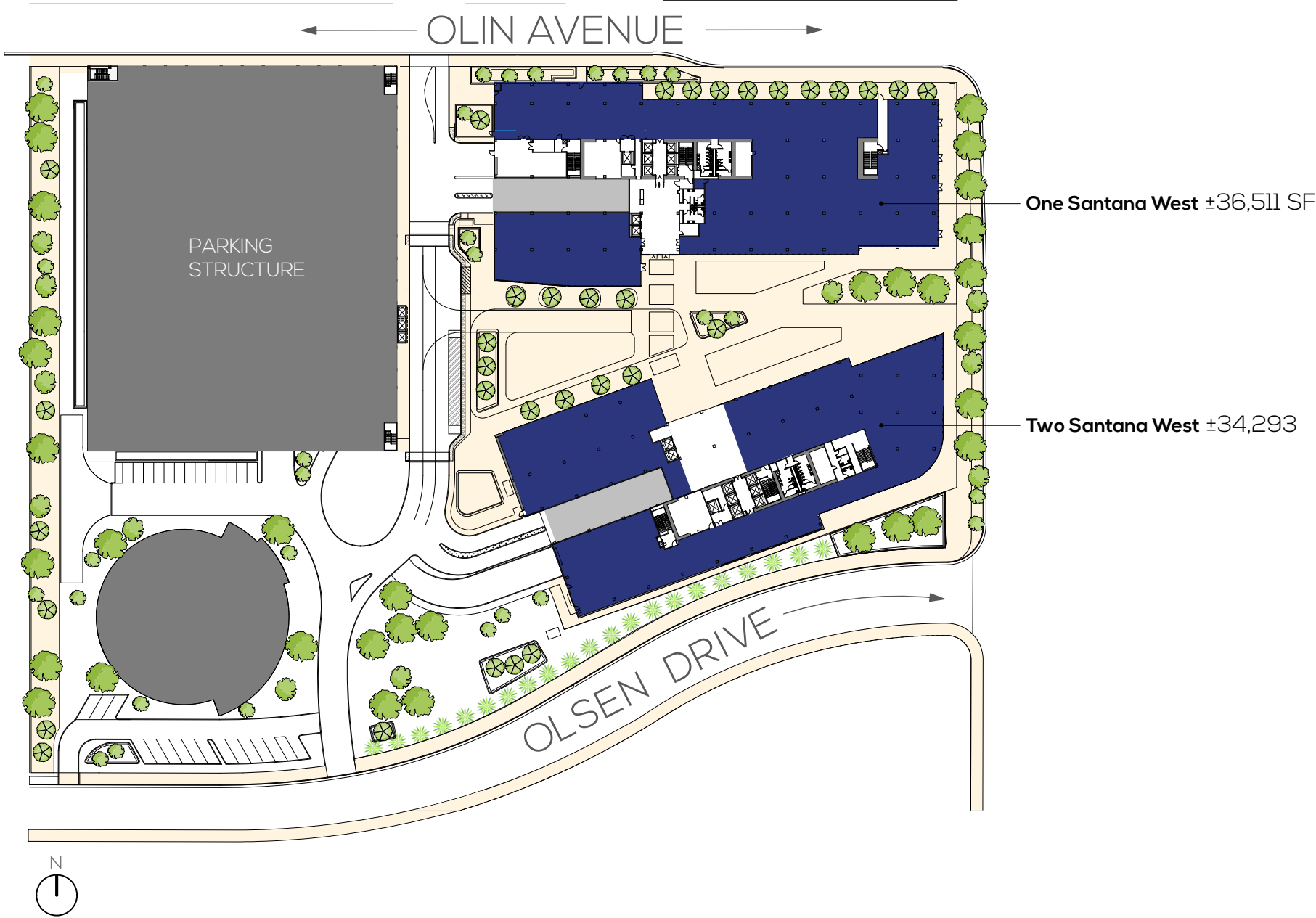
900
SANTANA ROW
±180,000SF

300
SANTANA ROW
±65,000SF

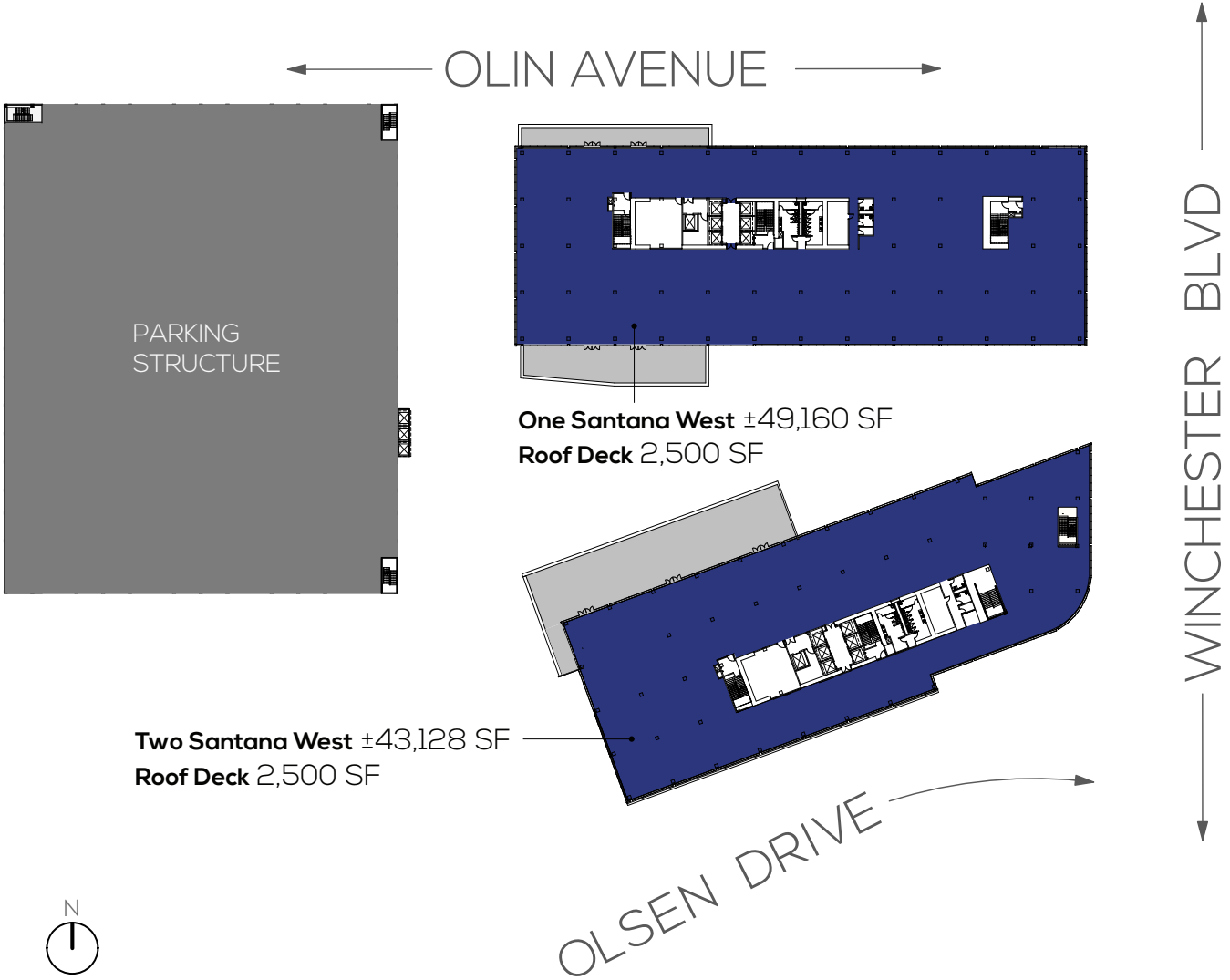
SITE PLAN



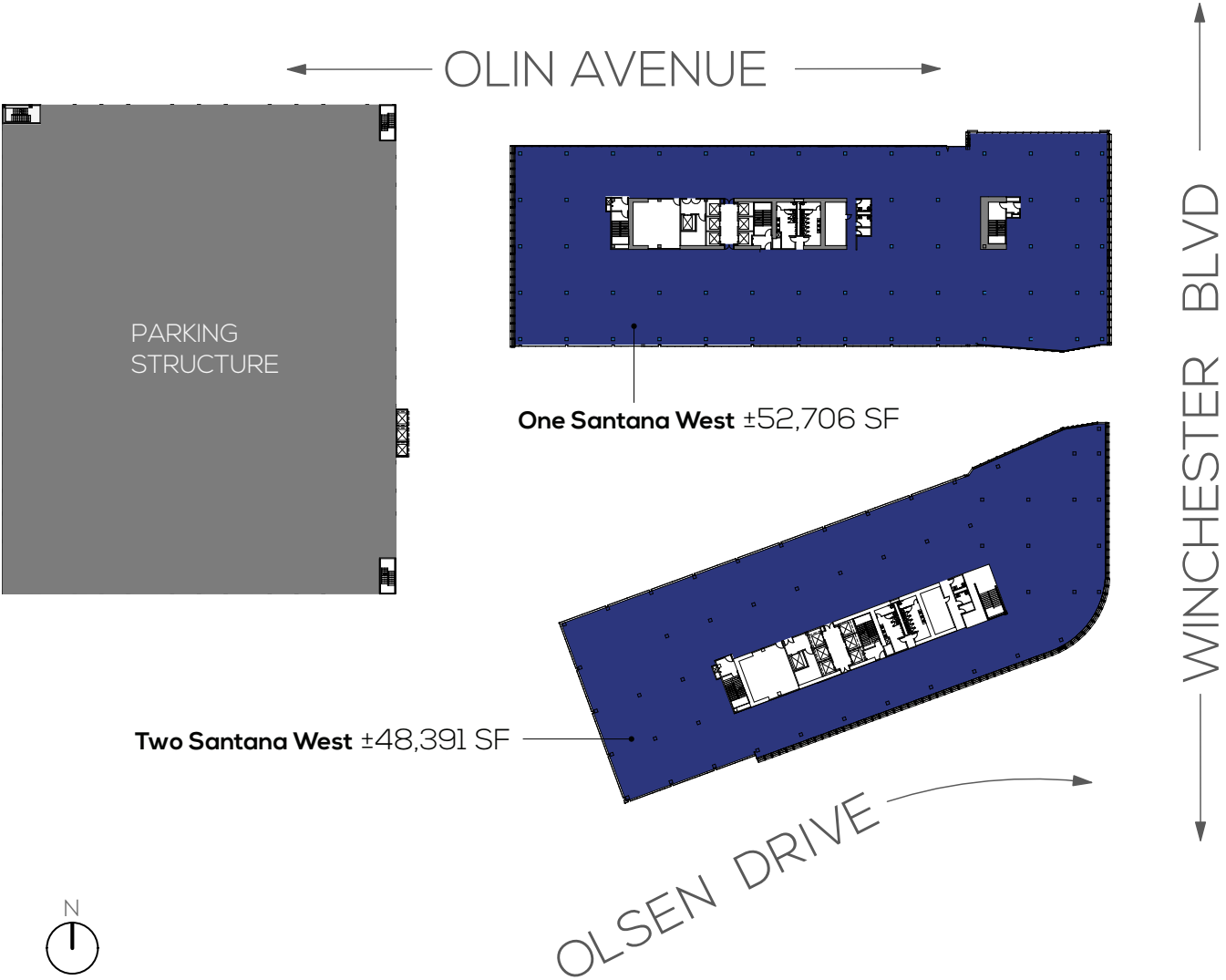
CONCEPTUAL LEVEL ONE PLAN



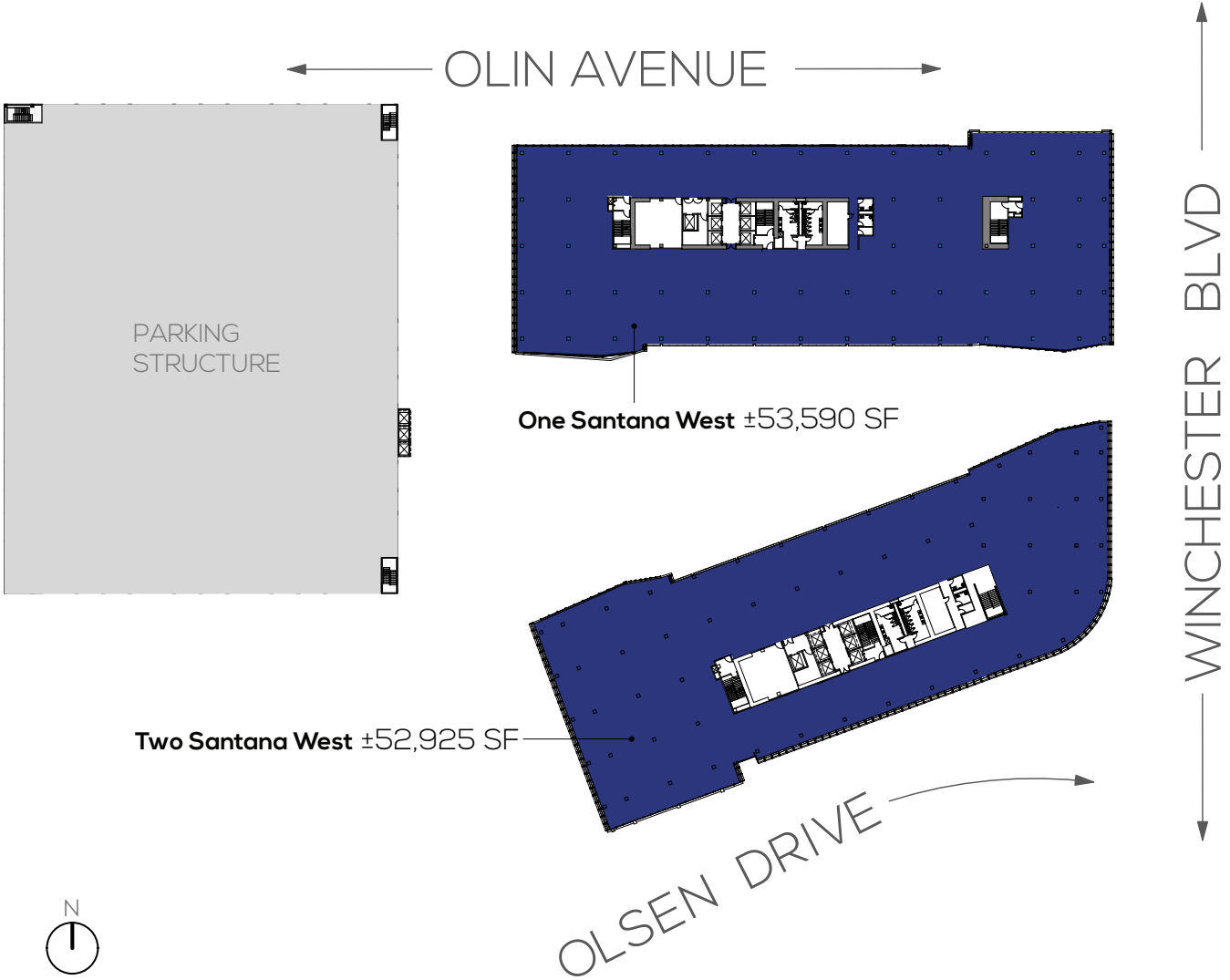
CONCEPTUAL LEVEL TWO PLAN



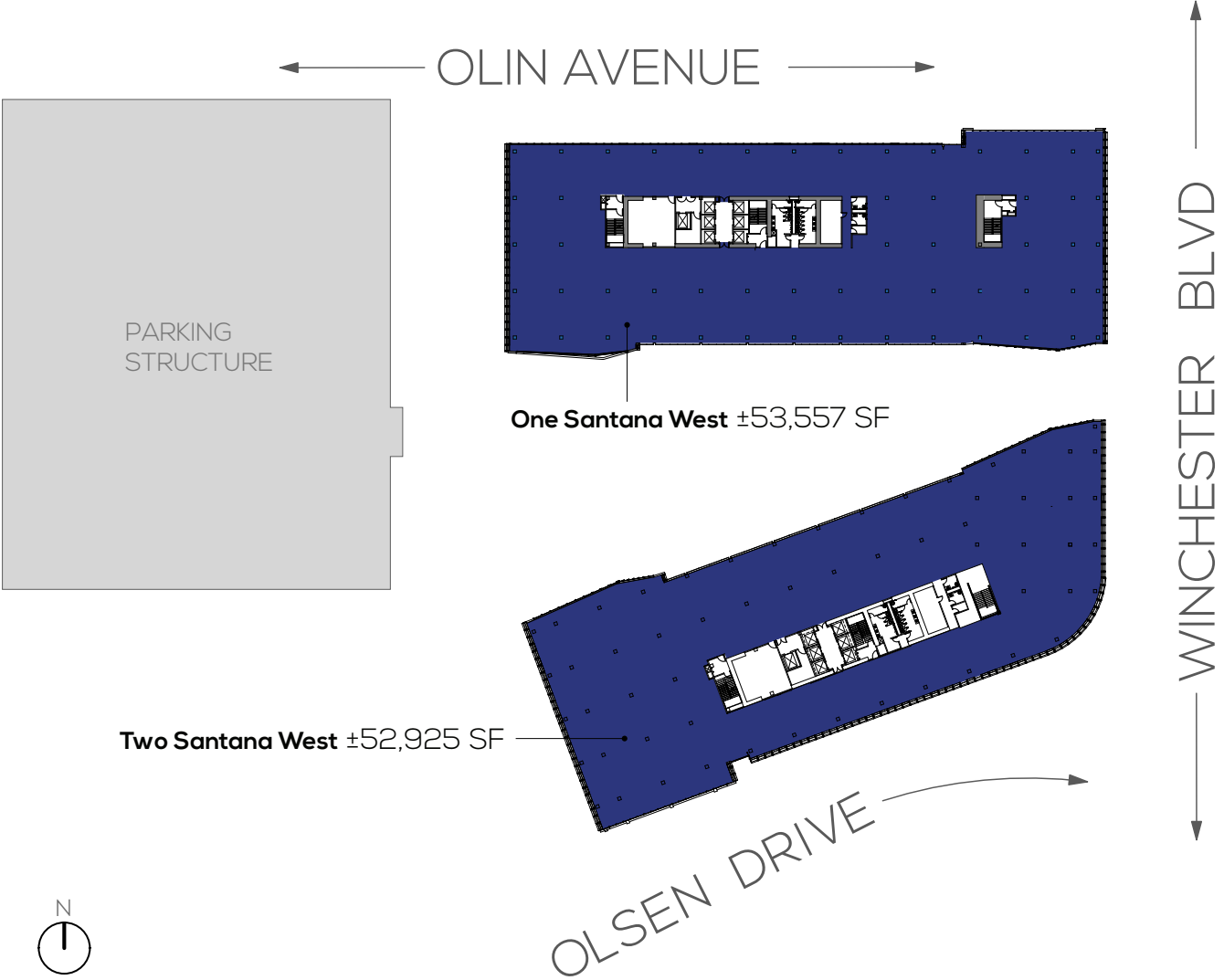
CONCEPTUAL LEVEL THREE PLAN



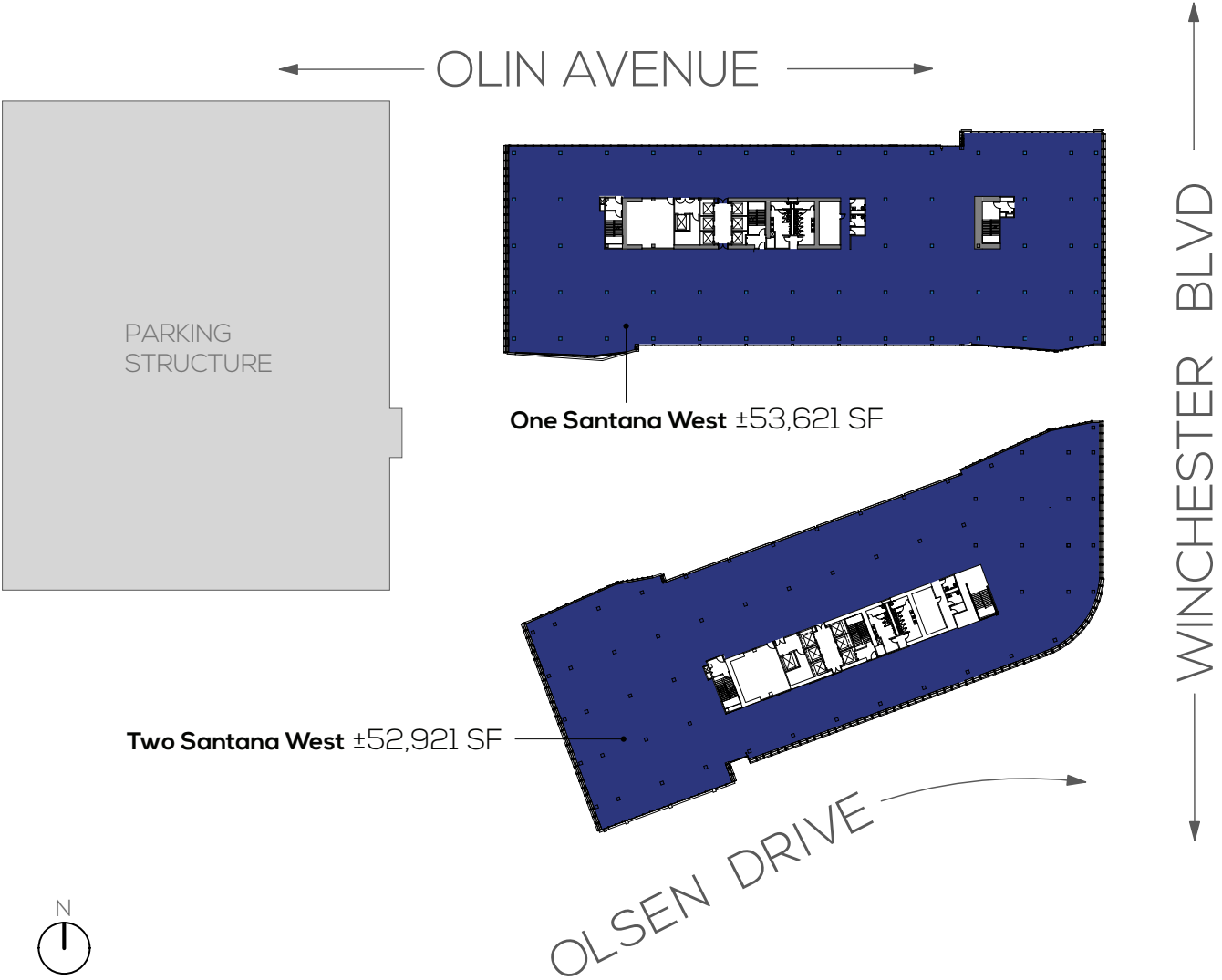
CONCEPTUAL LEVEL FOUR PLAN



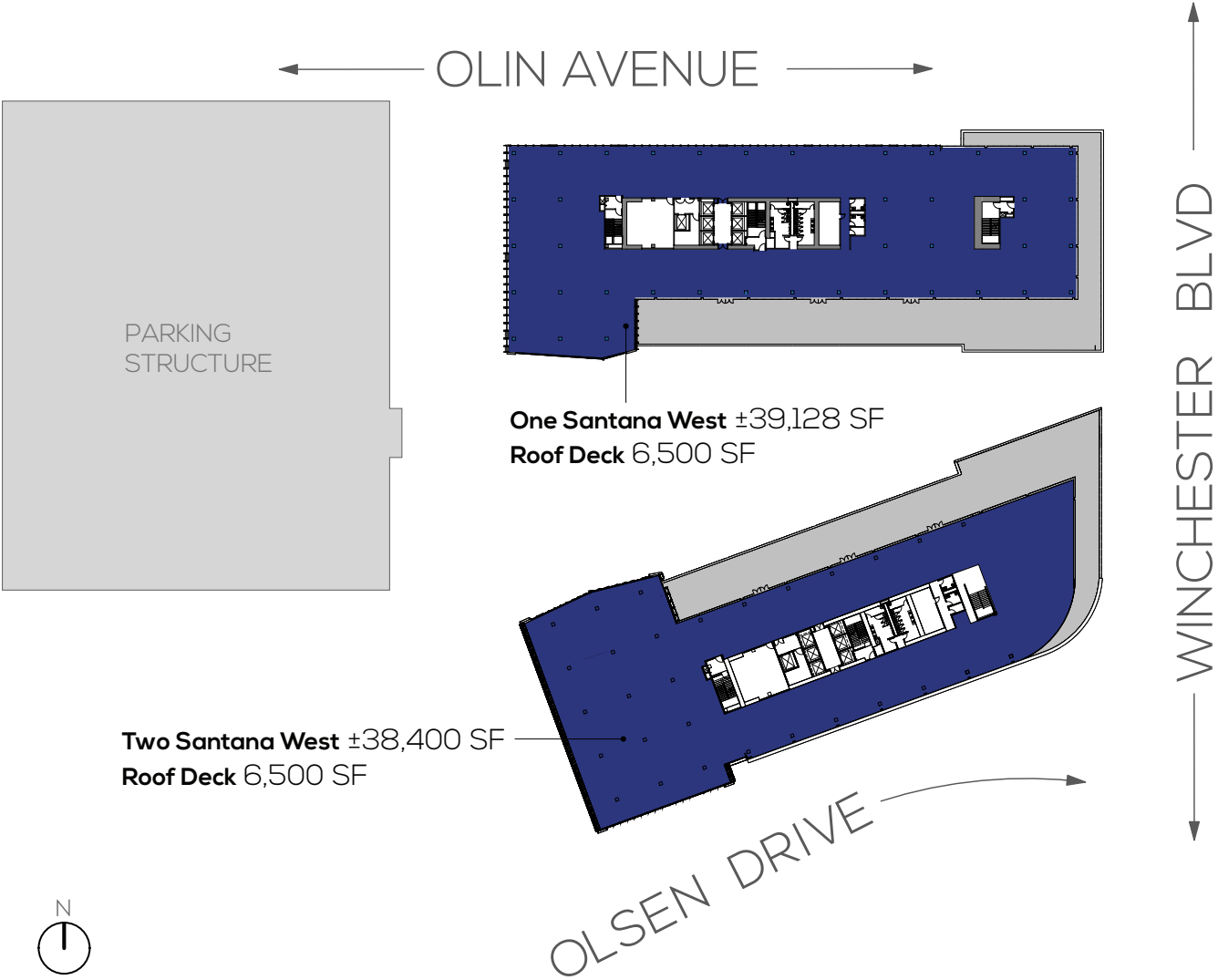
CONCEPTUAL LEVEL FIVE PLAN



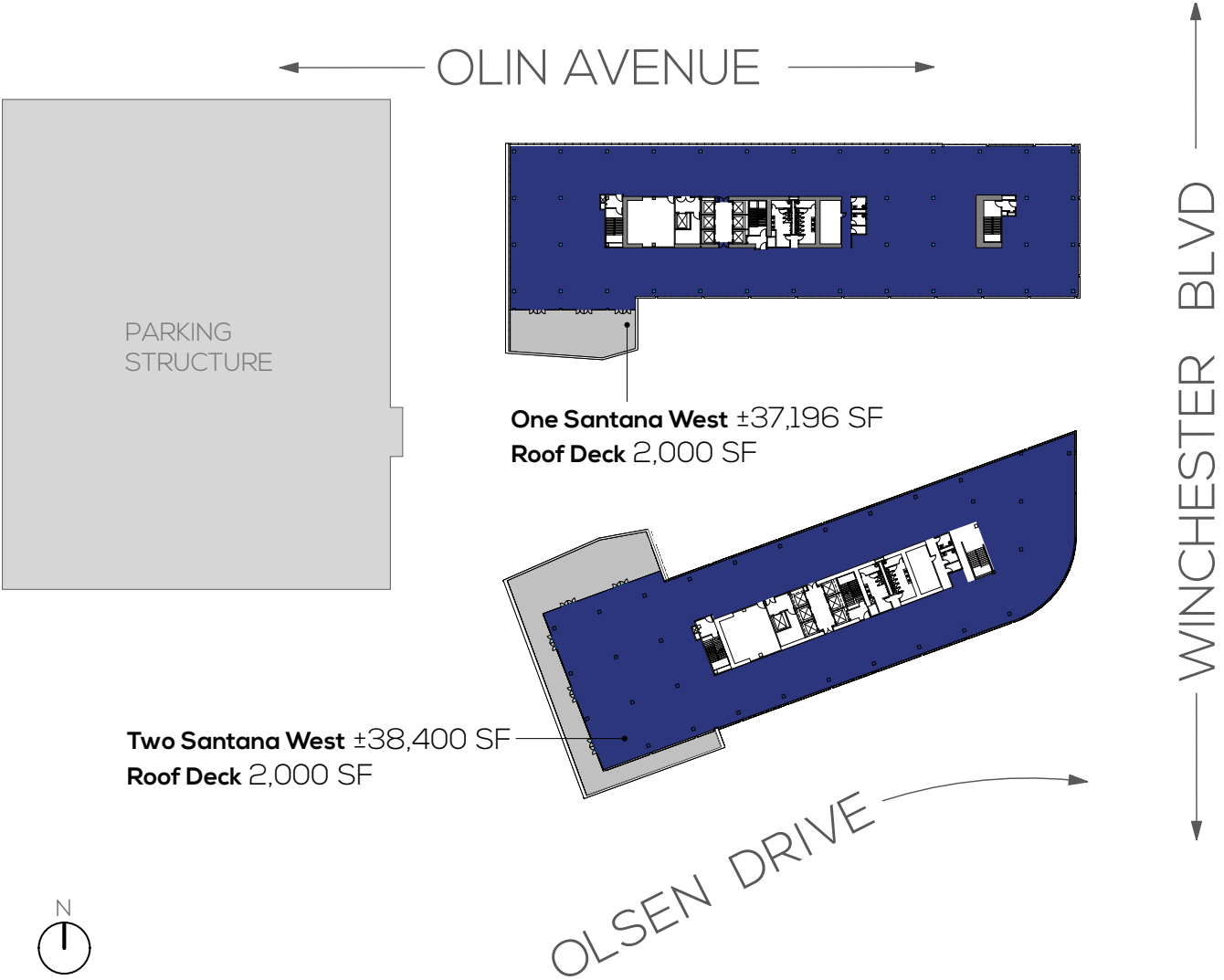
CONCEPTUAL LEVEL SIX PLAN



CONCEPTUAL LEVEL SEVEN PLAN



CONCEPTUAL LEVEL EIGHT PLAN



ON CAMPUS + WALKING DISTANCE AMENITIES

95

SHOPS

75

RESTAURANTS

27

SERVICES

07

AUTO

Westfield
VALLEY FAIR



SW
SANTANA WEST

SANTANA ROW





ON CAMPUS

RESTAURANTS

- Amber India
- Blue Bottle Coffee
- Cielo Wine Bar
- Cocola Bakery
- Consuelo Mexican Bistro
- El Jardin Tequila Bar & Restaurant
- EMC Seafood
- Fogo de Chao
- LB Steak
- Left Bank Brasserie
- Maggiano's Little Italy
- Mendocino Farms
- Oveja Negra

- Ozumo Japanese Cuisine
- Peets Coffee & Tea
- Poke Bar
- Pizza Antica
- Pluto's
- Sauced BBQ & Spirits
- Sino
- Starbucks
- Straits
- Tacolicious
- Terrace (Hotel Valencia)
- The Counter
- The Veggie Grill
- Village California Bistro

- Vintage Wine Bar
- Vbar (Hotel Valencia)
- Yard House

SHOPS

- Amazon Books
- Anthropologie
- Best Buy
- Bonobos
- Crate & Barrel
- Gucci
- HGM
- LOFT
- Lululemon

35
RESTAURANTS

- Madewell
- Oakley
- Sephora
- The Container Store
- Tommy Bahama
- Warby Parker
- Z Gallerie
- Suitsupply

SERVICES & AUTO

- Atelier AVEDA Salon
- Bellarmino Barber
- Burke Williams Day Spa
- Drybar

33
SHOPS

12
SERVICES

- fitSTUDIO Campus Gym
- Hotel Valencia
- InSpa
- Lavande Nail Spa
- Santana Row Rental Homes
- Leasing Office
- SoulCycle
- Tesla Motors
- Tranquility Dental
- US Bank
- W's Salon

01
AUTO



WALKING DISTANCE

RESTAURANTS

- A Slice of New York
- Bazille
- Boudin Bakery
- California Pizza Kitchen
- Chipotle
- Din Tai Fung
- Fireside Cafe
- Jamba Juice
- Kenji Sushi
- Khanh's
- Loving Hut Vegan Cuisine
- Men Oh Ramen
- Potato Corner

- Raam
- Rubi Thai
- Sarku Japan
- The Cheesecake Factory
- AND MORE

SHOPS

- Aldo
- Abercrombie
- American Apparel
- American Eagle
- Ann Taylor
- Apple Store
- Armani Exchange

- Banana Republic
- BevMo
- Bose
- Burberry
- Cartier
- Coach
- David Yurman
- Dior
- Disney Store
- Express
- Foot Locker
- Gap
- Guess
- Gymboree

40
RESTAURANTS

- Hugo Boss
- Levi's
- Louis Vuitton
- MAC
- Macy's

SERVICES & AUTO

- Apple Store
- AT&T
- Bank of America
- Belmont Village Senior Living
- Chase Bank
- CVS
- GNC Live Well

62
SHOPS

15
SERVICES

- Goodyear Auto Service
- Lenscrafters
- Quality Care & Oil Smog
- Safeway
- Stevens Creek Automotive
- The UPS Store
- AND MORE

06
AUTO



FIVE MINUTE DRIVE

RESTAURANTS

- Bills Cafe
- Falafel's Drive In
- Happi House
- Korean Palace
- Krung Thai
- Mama Mia's
- Mini Gourmet
- Mizu Sushi Bar & Grill
- Mountain Mike's Pizza
- Omee J Fusion Sushi Bar
- Panera Bread

- Pho 24
- Pizza Guys
- Round Table Pizza
- Sam's Bar-B-Que
- Taco's Al Pastor
- Tacomania

SHOPS

- Barnes & Noble
- Bed, Bath & Beyond
- DSW Shoe Warehouse
- Fry's Electronics

- Home Depot
- Kohl's
- Whole Foods Market
- AND MORE

SERVICES & AUTO

- 24 Hour Fitness
- Action Day Primary Plus Day-care
- Audi Stevens Creek
- Acura of Stevens Creek
- BMW Stevens Creek
- Chevrolet

29
RESTAURANTS

- Citibank
- CorePower Yoga
- Family Optometry of Silicon Valley
- Frontier Ford
- Giving Tree Montessori School
- Jaguar San Jose
- Kids Park
- Land Rover San Jose
- Lexus Stevens Creek
- Lincoln High School
- Maserati Stevens Creek
- O'Connor Hospital

13
SHOPS

24
SERVICES

- San Jose City College
- Santa Clara Valley Medical Center
- Scuttlebugs Child Dev Center
- Sharky's Swim School
- Skyline Healthcare Center
- The Harker School
- The Moorpark Hotel
- Trace Elementary School
- US Post Office
- Vision MRI Center
- AND MORE

24
AUTO

ACCESS TO 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



HOTEL VALENCIA

Voted #1 Hotel In San Jose By Conde Nast Traveler

215 Guest Rooms & Suites

Full Service Conference Center Offering 4,000 SF Of Meeting Space

8 Indoor & Outdoor Conference Centers Accommodating Up To 285 Guests

Rooftop Terrace



RESIDENCES

615 Rental Studios, Townhomes, Flats & Penthouse Suites

219 Privately Owned Condos



COMMUNITY FITNESS

Take advantage of Santana Row's fitness offerings. Enjoy an inspirational ride at SoulCycle, a high intensity workout at Barry's Boot Camp or visit the campus fitness center with a full service gym & locker rooms.



CinéArts THEATER

Theater With Conferencing Capabilities

Large Capacity Meeting Area & Available For Corporate Functions



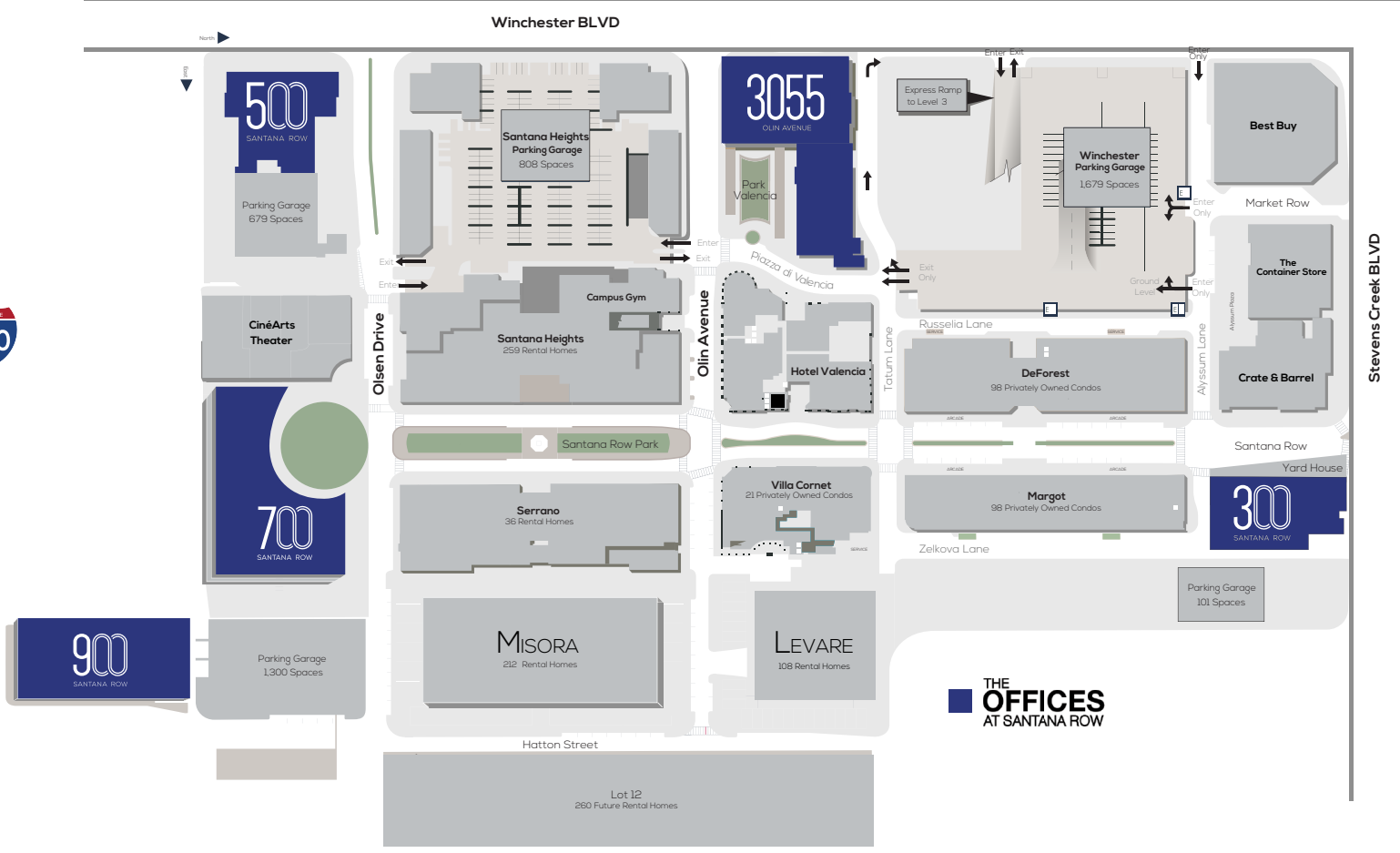
PUBLIC SPACES

Outdoor Collaborative Areas

Three Parks & Multiple Courtyards With Outdoor Seating

Free Wi-Fi

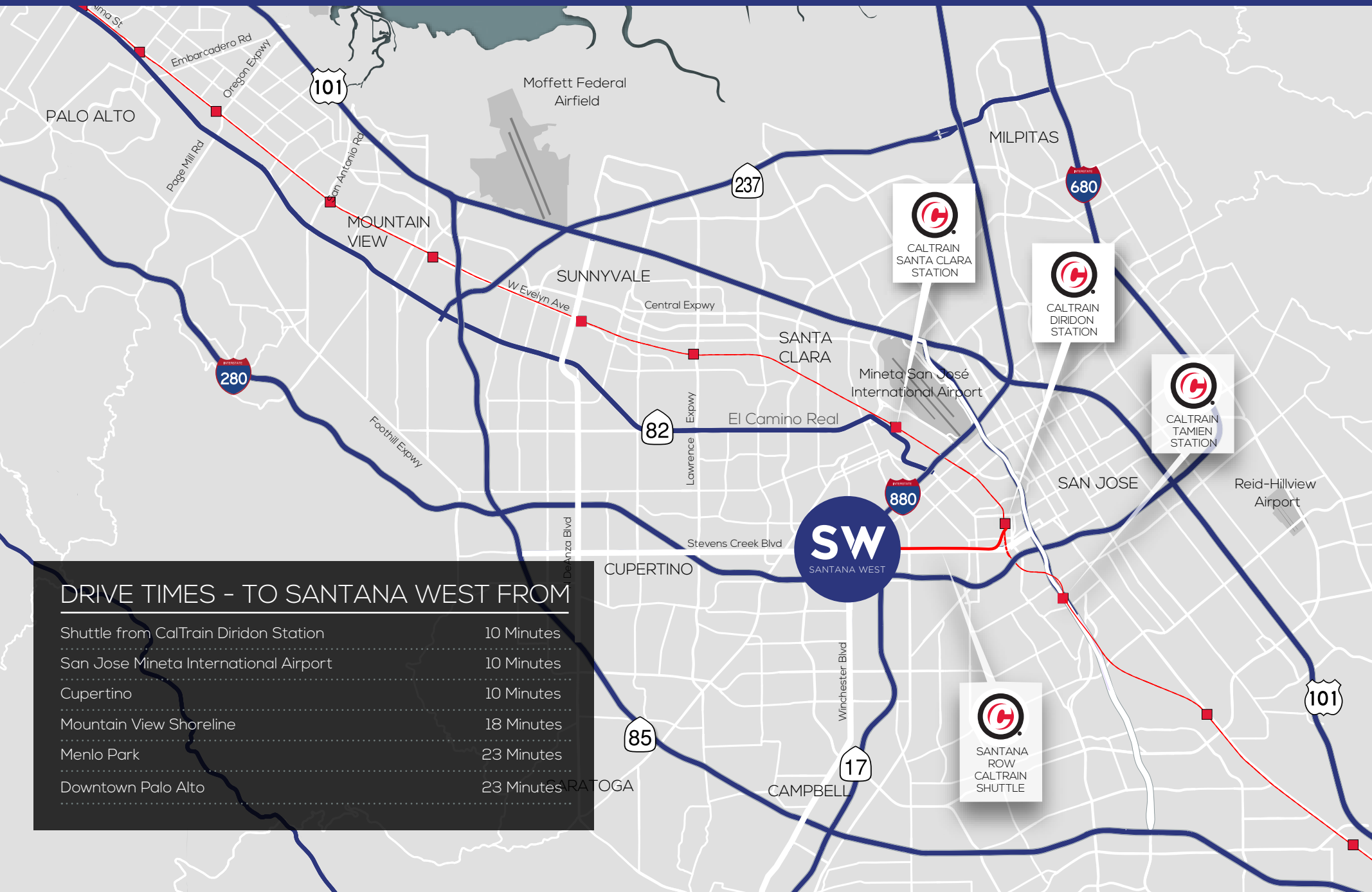
SITE PLAN



FREEWAY ACCESS MAP



EASY ACCESS THROUGHOUT SILICON VALLEY



DRIVE TIMES - TO SANTANA WEST FROM

Shuttle from CalTrain Diridon Station	10 Minutes
San Jose Mineta International Airport	10 Minutes
Cupertino	10 Minutes
Mountain View Shoreline	18 Minutes
Menlo Park	23 Minutes
Downtown Palo Alto	23 Minutes

TESTIMONIALS

"Santana Row is convenient and offers lots of amenities for employees and visitors to our headquarters office. As a health care company, we are pleased about the availability of healthy options including restaurants, the fitness center, the summer farmers market, and other events."

Rick Barnett
CEO, Satellite Healthcare

"The prime Silicon Valley location, proximity to unique amenities, and convenient access drew us to invest in Santana Row. It became evident very early on that our first Santana Row building has an excellent balance of a next-generation work environment with first-class amenities, providing our employees with a rich work/life experience. The expansion to the building next door creates our largest site in the world at over 500,000 square feet. Overall, our Santana Row campus provides a differentiated work experience and attracts potential employees from all around the South and East Bay."

Doug Merritt
CEO, Splunk



SW

SANTANA WEST

NOW LEASING



Todd Shaffer
408.987.4144
tshaffer@ngkf.com
CA RE License #01002706

Tracey Solari
408.987.4148
tsolari@ngkf.com
CA RE License #01269780

Randy Gabrielson
650.688.8511
r.gabrielson@ngkf.com
CA RE License #00937630

THE
OFFICES
AT SANTANA ROW