



**TOWERS
AT 2ND**

**CLAIM YOUR
SPOT IN DOWNTOWN
SAN JOSE**



Brookfield



**CUSHMAN &
WAKEFIELD**



Located in
Vibrant Downtown
San Jose

Towers at 2nd is the city's most innovative urban office project to date. Branded by its fresh, creative feel, Towers equips its family of tenants with sleek workspaces and a host of exclusive indoor and outdoor amenities. Convenient access to every necessity—from transportation to entertainment—enables Silicon Valley's brightest talent to co-exist in a world flush with friends, fun, and innovation.



Work Redefined

At Towers at 2nd, everything is at your fingertips: work, collaborate, play, and relax—all on-site



Ownership

New ownership with project upgrades and renovations in progress



Amenities

State-of-the-art outdoor amenity plaza, VIP Lounge and training center



Fitness

High-end fitness center with private showers and lockers



Views

Tremendous identity with spectacular panoramic views



Games

One-of-a-kind arcade lounge featuring vintage and current games



Mobility

Indoor bike-lab and quick access to shared bike and scooter drop points



Growth

±431,838 SF office project with multiple options for future growth



Collaboration

Energized conference center featuring multiple rooms and soft seating



Security

Building card-key access and 24-hour on-site security



Reimagined at Street Level

New Basketball Court, Putting
Green, and Outdoor Tenant
Collaboration Concourse



South Tower Availabilities

75 E Santa Clara Street, San Jose, CA

Enjoy updated finishes, dramatic views, and prominent building identity, with flexible floor plates offering the ability to expand and grow.

Floor 4	Market Ready	±14,849 SF
Floor 9	Market Ready	±14,892 SF
Floor 10	Market Ready	±14,939 SF
Floor 8	Market Ready	±15,007 SF
Floor 7	Market Ready	±15,031 SF
Floor 5	Market Ready	±15,032 SF
Floor 6	Market Ready	±15,034 SF



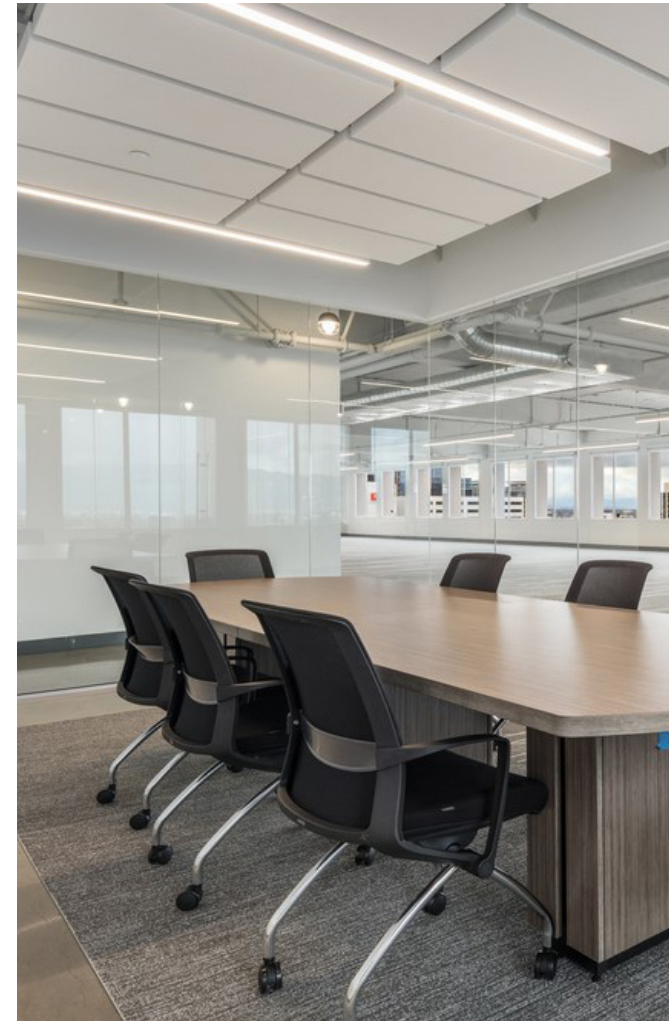
North Tower Availabilities

4 N 2nd Street, San Jose, CA

Featuring market ready spaces with modern, light filled workspaces providing enhanced productivity.

Floor 8

±17,537 SF





Within steps of Towers at 2nd

Gyms
35

Restaurants
72

Shopping
50

Cafes
36

Entertainment
40

Bars
39

Grocery Stores
21

Outdoor Events
Annually
300+

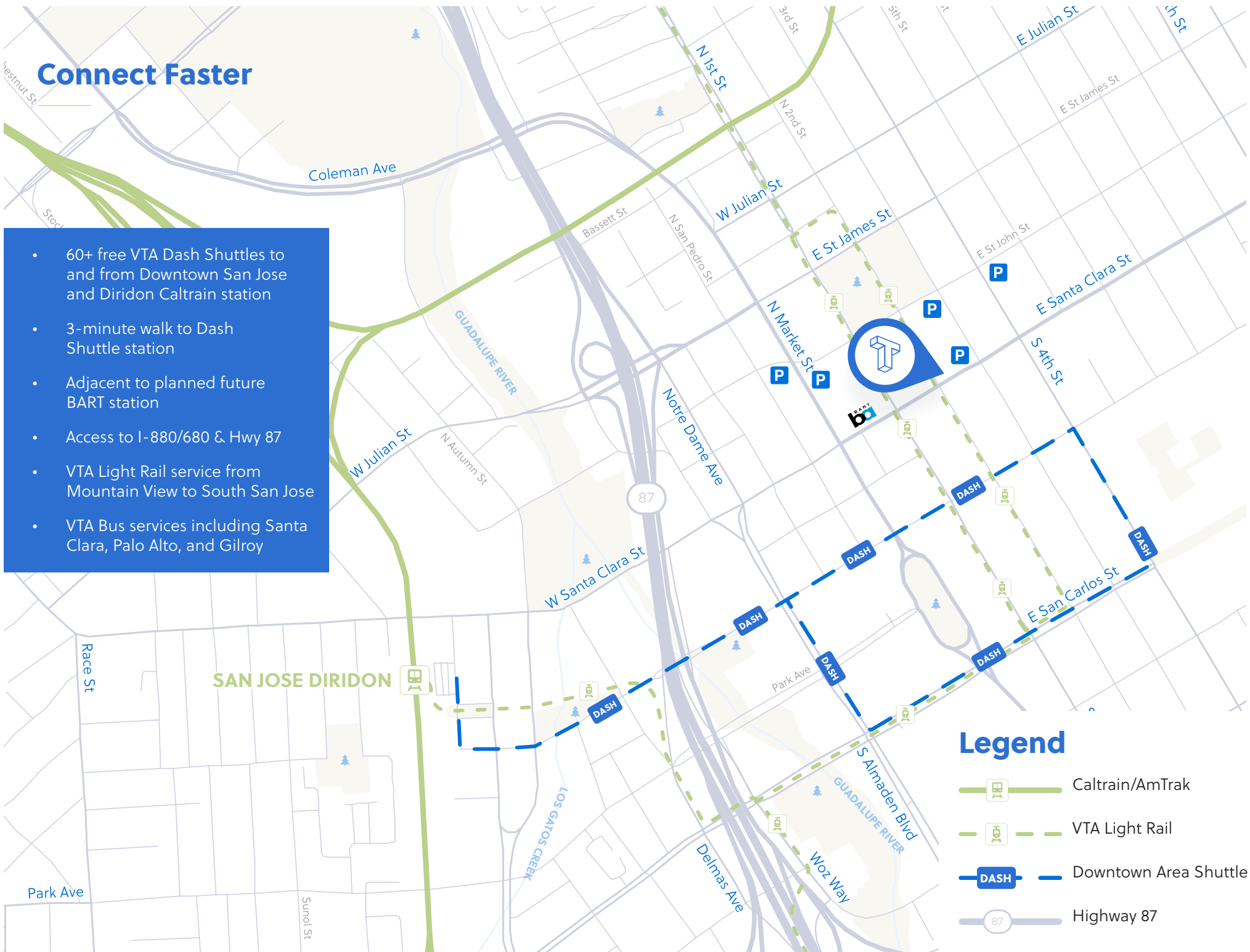
Parks
16

Arts and Cultural
Events
40+





Hotels
15

Connect Faster

- 60+ free VTA Dash Shuttles to and from Downtown San Jose and Diridon Caltrain station
- 3-minute walk to Dash Shuttle station
- Adjacent to planned future BART station
- Access to I-880/680 & Hwy 87
- VTA Light Rail service from Mountain View to South San Jose
- VTA Bus services including Santa Clara, Palo Alto, and Gilroy



Legend

-  Caltrain/AmTrak
-  VTA Light Rail
-  Downtown Area Shuttle
-  Highway 87

Revitalization

- 3,000+ residential units planned or under construction in Downtown San Jose



Silvery Towers

2 towers: 22 & 20 stories
 640 condo units
 20,000 sqft of retail
 Developer:
 Full Power Properties /
 KT Urban



Parkview Towers

2 towers: 18 & 12 Stories
 220 condos & 6 townhomes
 18,000 sqft retail
 Refitted church building
 flex community space.
 Developer:
 Fulton Street Ventures



St. James Park Revitalization

New master landscaping plan includes an outdoor concert hall, playground, fountain, dog park, and picnic area



San Pedro Square

A 5-minute walk to this vibrant downtown market with restaurants, bars, sidewalk cafes, live music, and an open-air plaza.



Modera

8 Stories: 204 units
 4,000–5,000 SF retail
 Developer:
 Mill Creek Residential Trust



Marshall Square

7 Stories: 109 units
 9,400 SF retail
 Developer:
 Fairfield Residential



Miro

2 towers:
 28 stories, 304 condo units
 28 stories, 326 apt units
 14,000 SF retail &
 25,000 SF office
 Developer:
 SJSC Properties /
 Beijing Damei



TOWERS AT 2ND

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