

THREE **3** THREE

**333 W. SANTA CLARA STREET, SAN JOSE**

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## PROJECT HIGHLIGHTS



Class A, 12-Story Highrise Office Building with Market Ready Spaces



Brand New Lobby!



Modern Fitness Center with Showers on the Third Floor



Walking Distance to San Pedro Square



Superior Downtown Location  
Steps Away from Restaurants, Hotels, Caltrain & Light Rail



609 Parking Spaces - Best Parking Ratio in All of Downtown



4th Floor Post Office Facility with Daily Delivery & Pickup



Security On-Site



Easy Access to Highway 87 & 280



3rd Floor Café with Catering Services



Energy Efficient "Smart" Building & Energy Star Certified



Local Ownership and On-Site Property Management



EV Charging Stations



# CURRENT AVAILABILITY



SUITE	SIZE	AVAILABLE	COMMENTS
110	±8,934 SF	Now	New Finishes - 7 Private Offices, 1 Conference Room, Expansive Open Area, Modern Kitchen, Eyebrow Signage Available, 2-Story Glass Lobby & 5 Dedicated Parking Stalls
200	±10,067 SF	Now	Market Ready - LED Lighting, 2 Offices, Work Room, Open Ceiling Kitchen, Lounge/Meeting Area, Direct Access to Visitor Parking & 15 Dedicated Parking Stalls
600	±3,116 SF	Now	Market Ready - LED Lighting, 3 Private Offices, 1 Conference Room, Modern Kitchen & Lobby
610	±1,978 SF	Now	LED Lighting, 4 Private Offices, 2 Conference Rooms, Storage Area & Kitchen
730	±4,855 SF	Now	Market Ready - Glass Double Doors, 3 Private Offices, 2 Conference Rooms, Server/IT Room, Open Kitchen & Double Glass Door Entry
760	±4,152 SF	Now	9 Private Offices, 2 Conference Rooms, Modern Break Room, Upgraded Glass Lobby & New Finishes
810	± 2,490 SF	Now	Double Door Entry, 3 Private offices, 1 Large Boardroom, Open Office Area & Extensive Glass Line
910	± 3,912 SF	Now	6 Private Offices, 2 Conference Room, Meeting Room, New Break Room & Large Server Room
950	±3,218 SF	Now	Market Ready - LED Lighting, 3 Private Offices, 2 Conference Rooms, Work Room, Modern Kitchen & Lobby



**MODERN  
LOBBY &  
COMMON  
CONFERENCE  
ROOM**



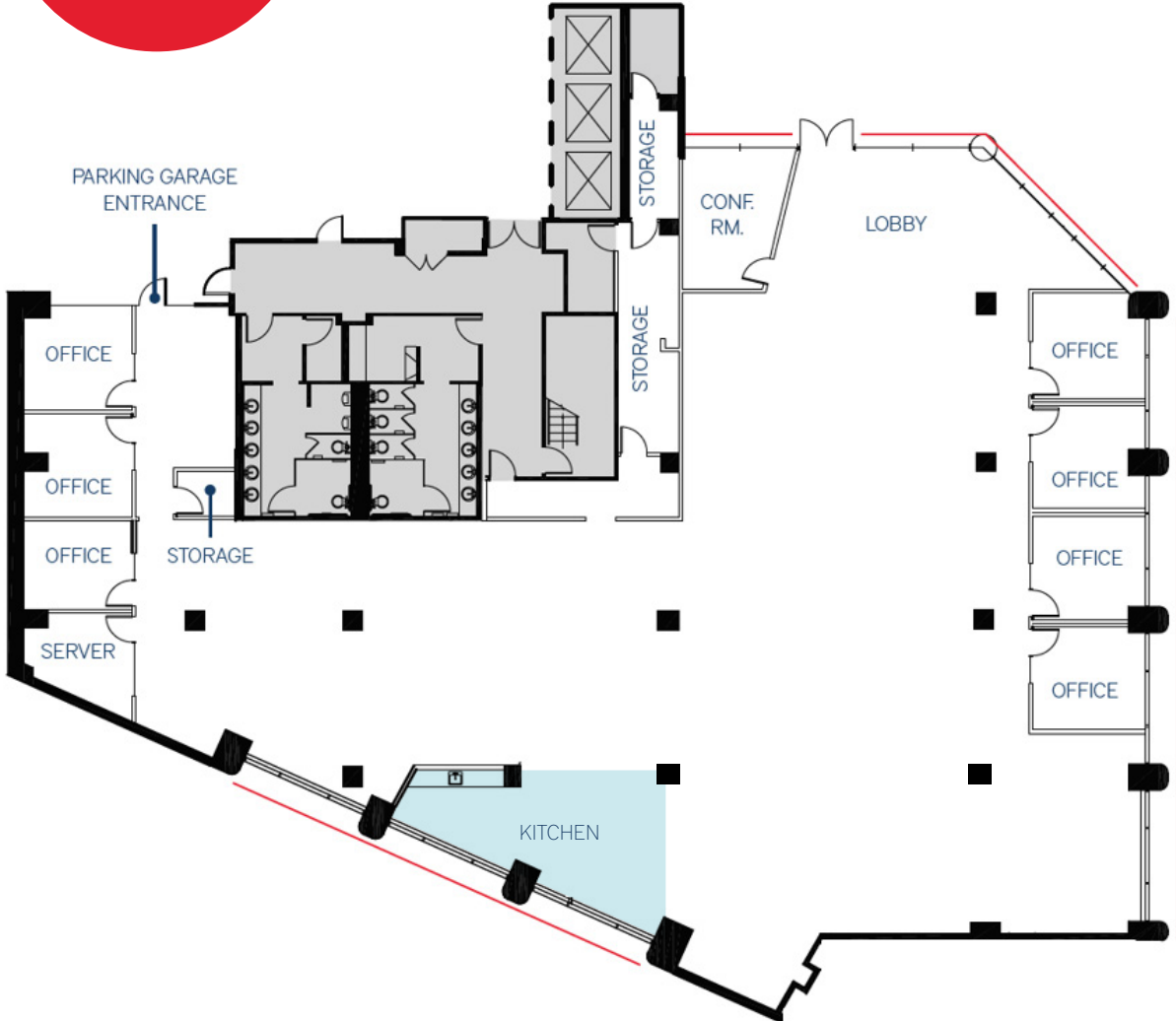
**5**  
**DEDICATED**  
**PARKING**  
**STALLS**

**3**

# FLOOR PLAN

Suite 110: ±8,934 SF  
Available Now

- New Finishes
- 7 Private Offices
- 1 Conference Room
- Expansive Open Area
- Modern Kitchen
- Eyebrow Signage Available
- 2-Story Glass Lobby



■ TILE OR LVT  
■ COMMON AREA  
□ GLASS LINE

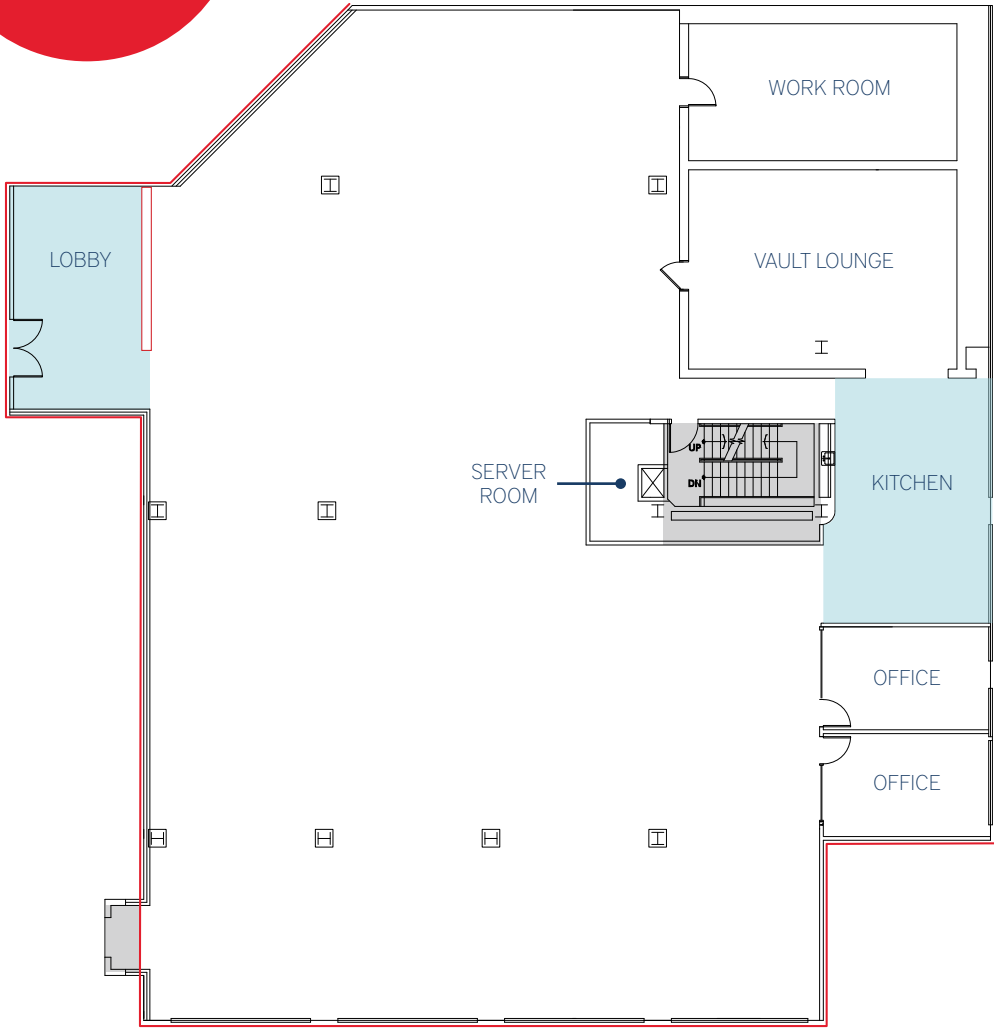
**15**  
**DEDICATED**  
**PARKING**  
**STALLS**

**3**

# FLOOR PLAN

Suite 200: ±10,067 SF  
Available Now

- Market Ready - LED Lighting
- 2 Offices
- Work Room
- Open Ceiling Kitchen
- Lounge/Meeting Area
- Direct Access to Visitor Parking

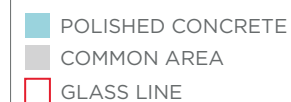
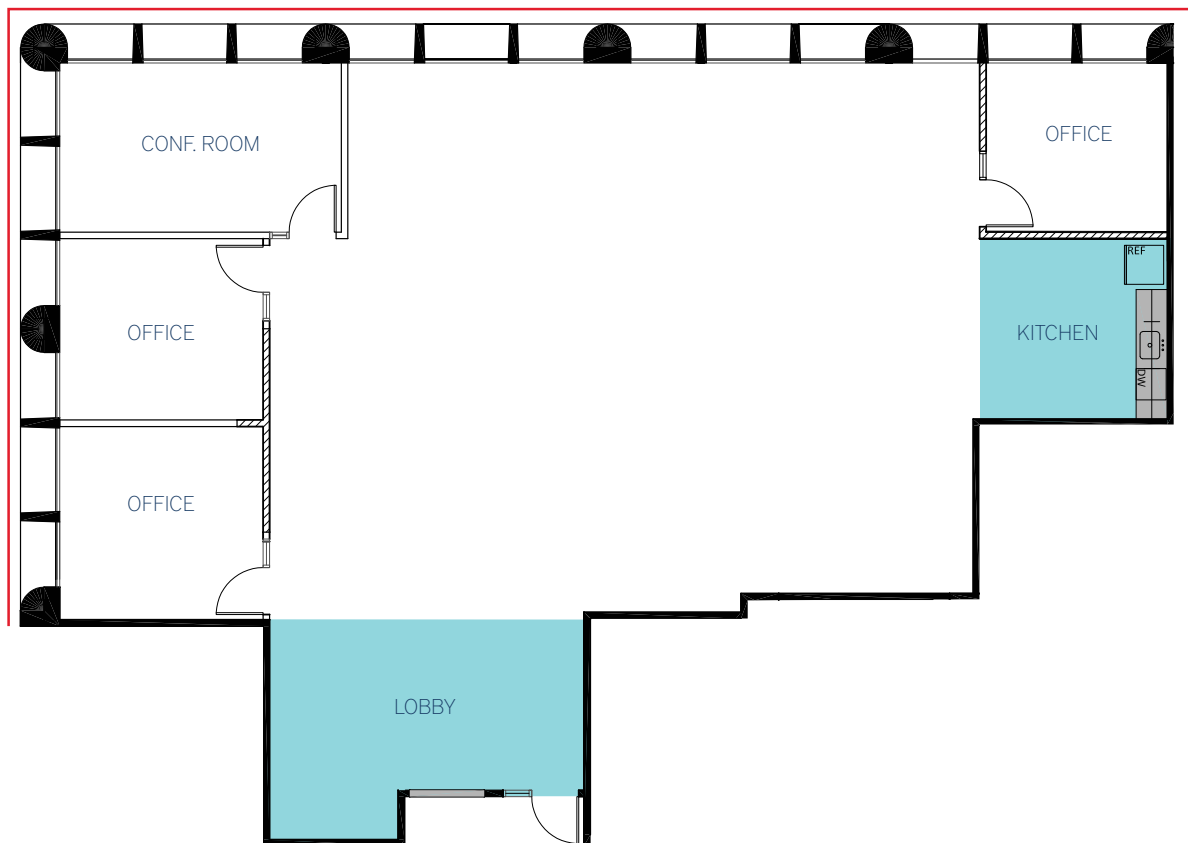


■	TILE OR LVT
■	COMMON AREA
■	GLASS LINE

## FLOOR PLAN

Suite 600: ±3,116 SF  
Available Now

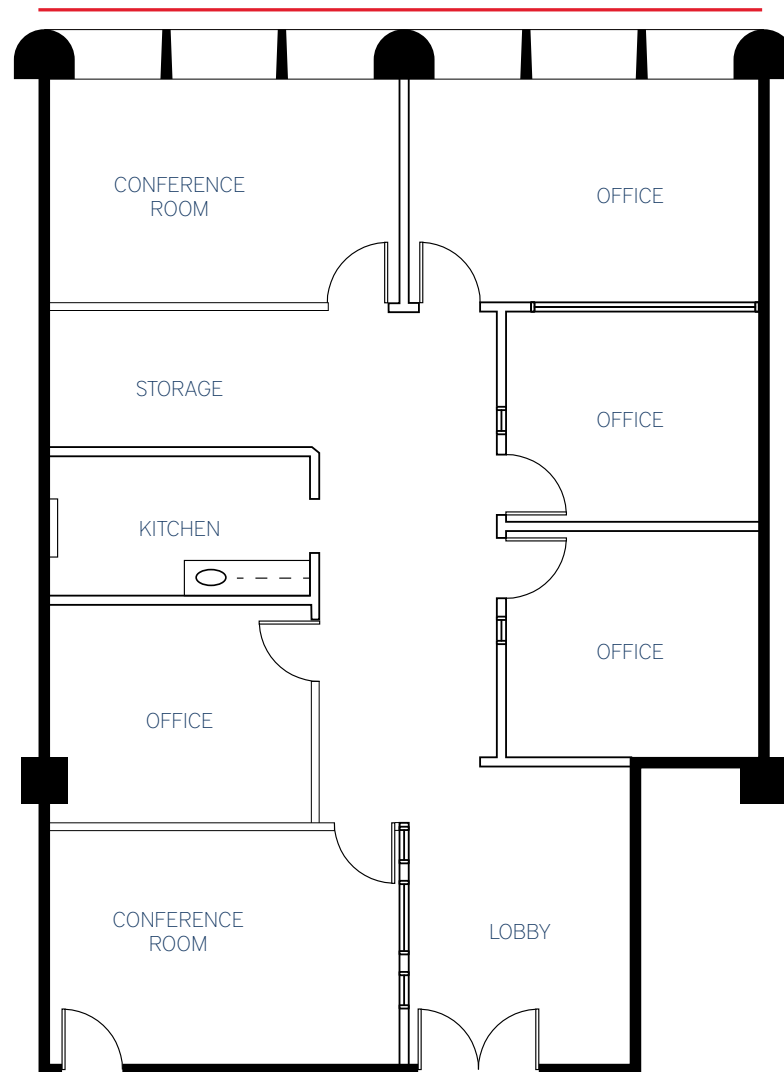
- Market Ready - LED Lighting
- 3 Private Offices
- 1 Conference Room
- Modern Kitchen
- Lobby



## FLOOR PLAN

Suite 610: ±1,978 SF  
Available Now

- LED Lighting
- 4 Private Offices
- 2 Conference Rooms
- Storage Area
- Kitchen



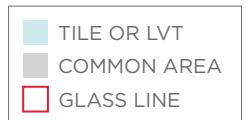
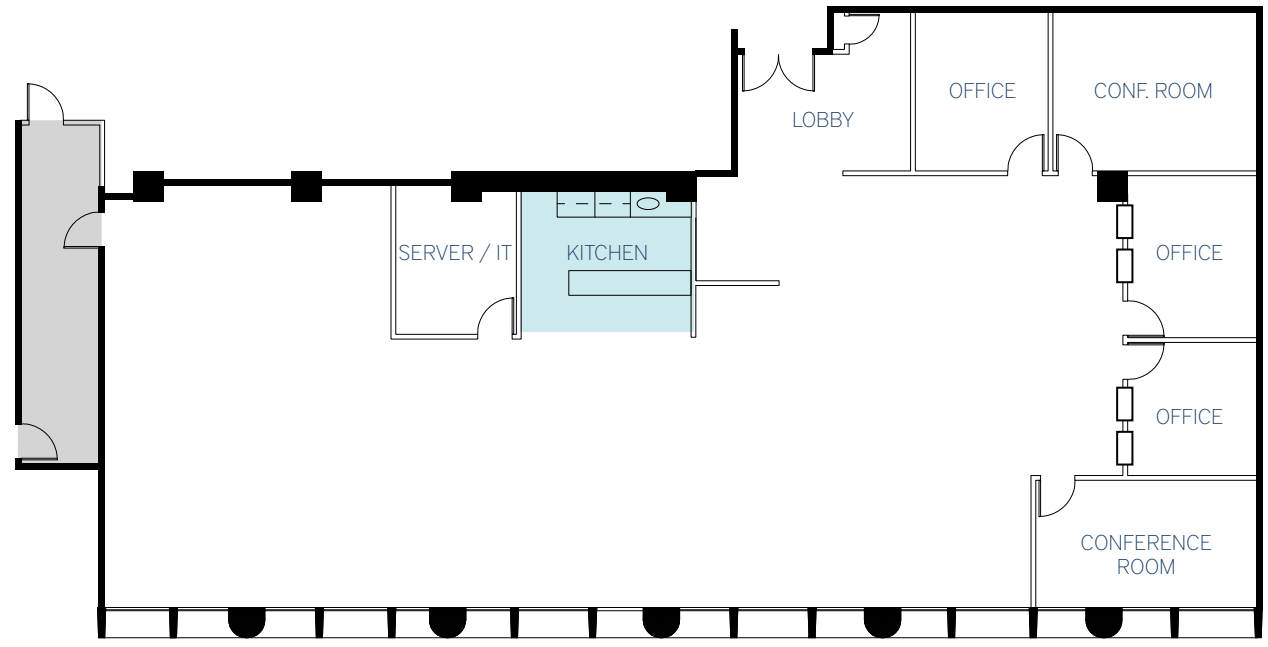


# 3

## FLOOR PLAN

Suite 730: ±4,855 SF  
Available Now

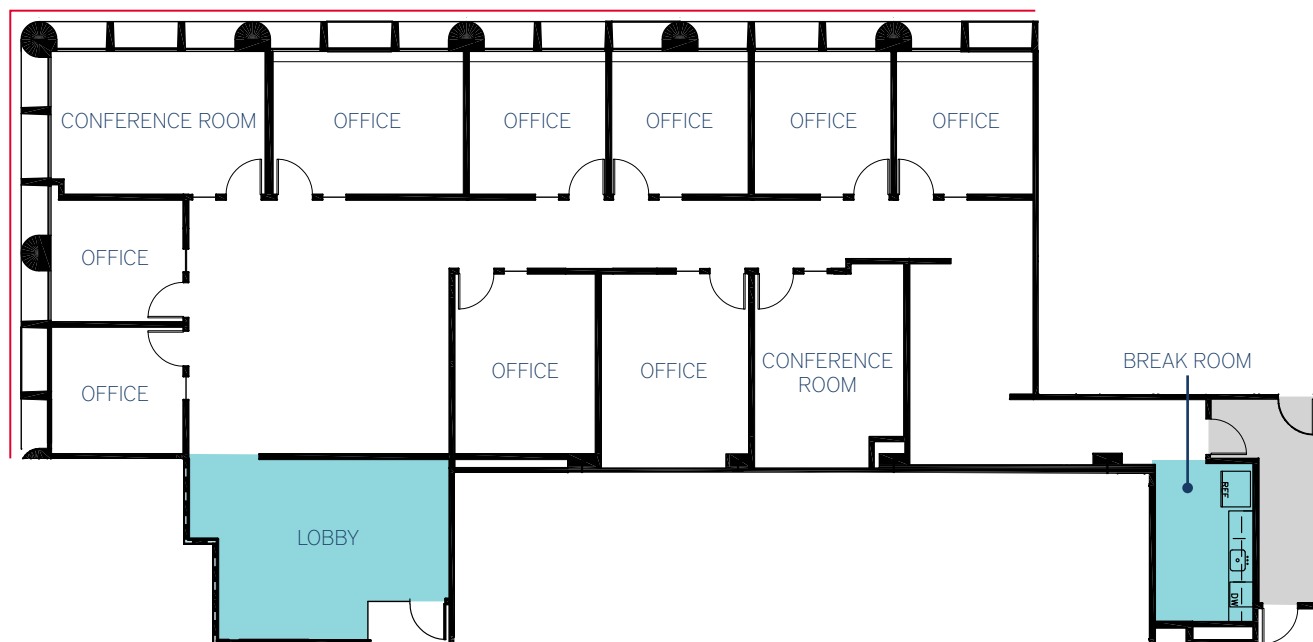
- Market Ready
- Glass Double Doors
- 3 Private Offices
- 2 Conference Rooms
- Server / IT Room
- Open Kitchen
- Double Glass Door Entry
- Can be combined w/ 712 for ±6,245 SF



## FLOOR PLAN

Suite 760: ±4,152 SF  
Available Now

- 9 Private Offices
- 2 Conference Rooms
- Modern Break Room
- Upgraded Glass Lobby
- New Finishes

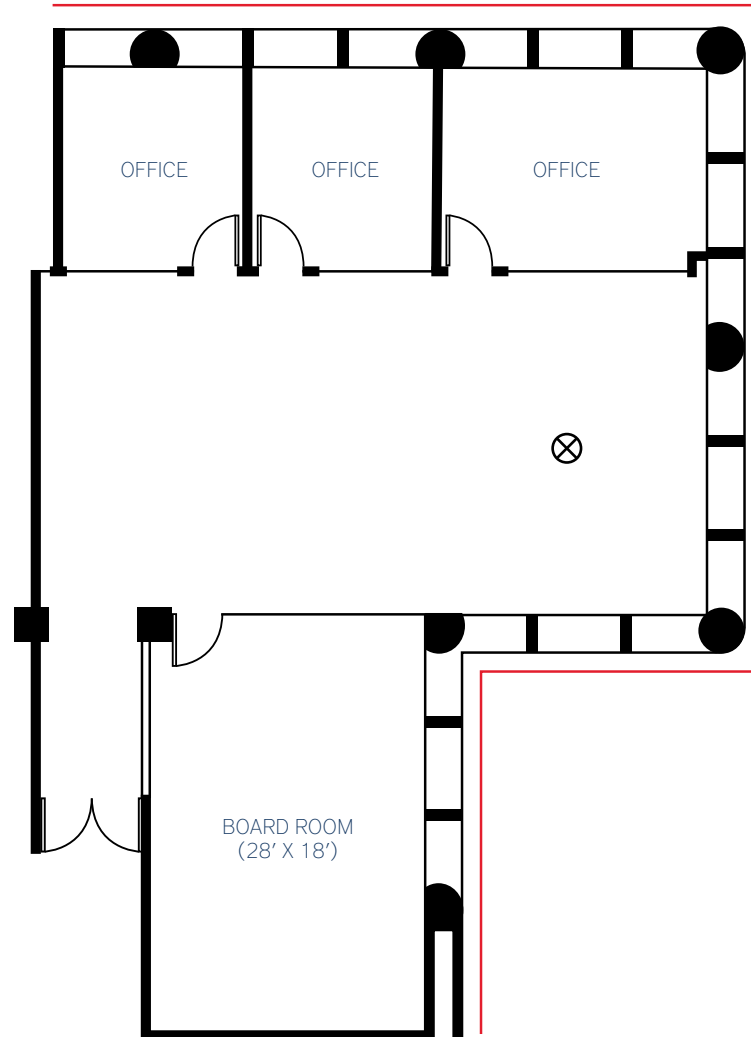


## FLOOR PLAN

Suite 810: ±2,490 SF

Available Now

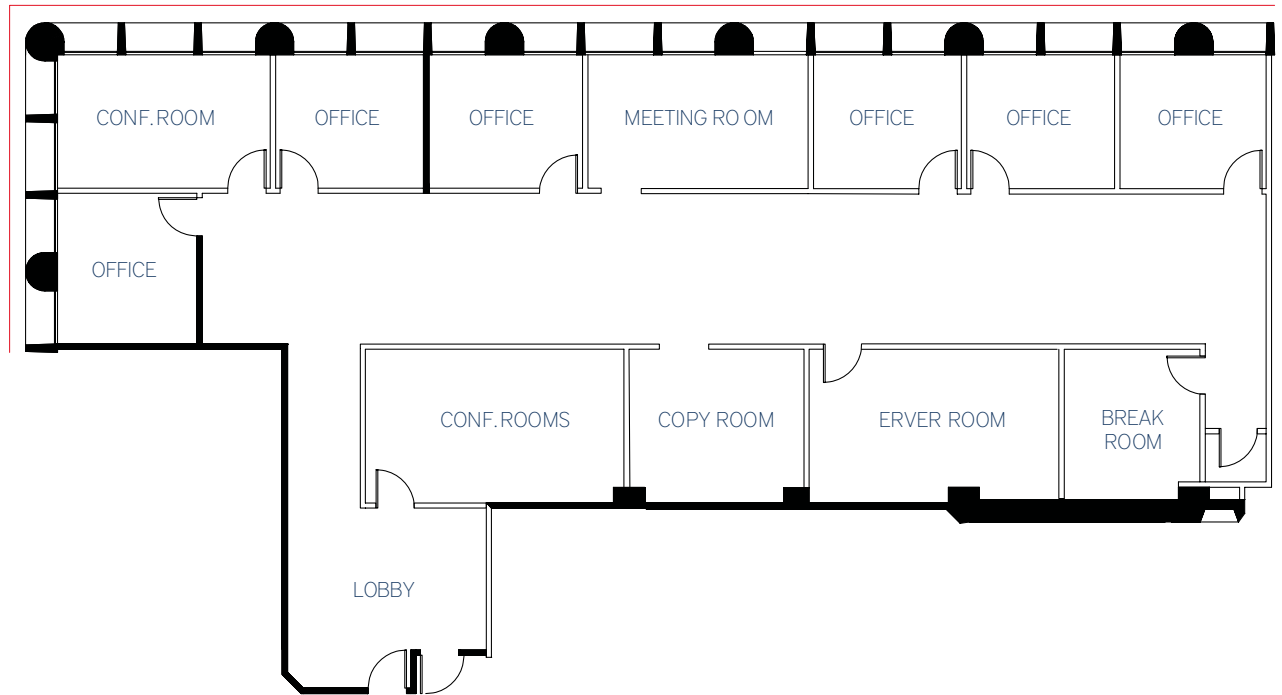
- Double Door Entry
- 3 Private offices
- 1 Large Boardroom
- Open Office Area
- Extensive Glass Line



## FLOOR PLAN

Suite 910: ±3,912 SF  
Available Now

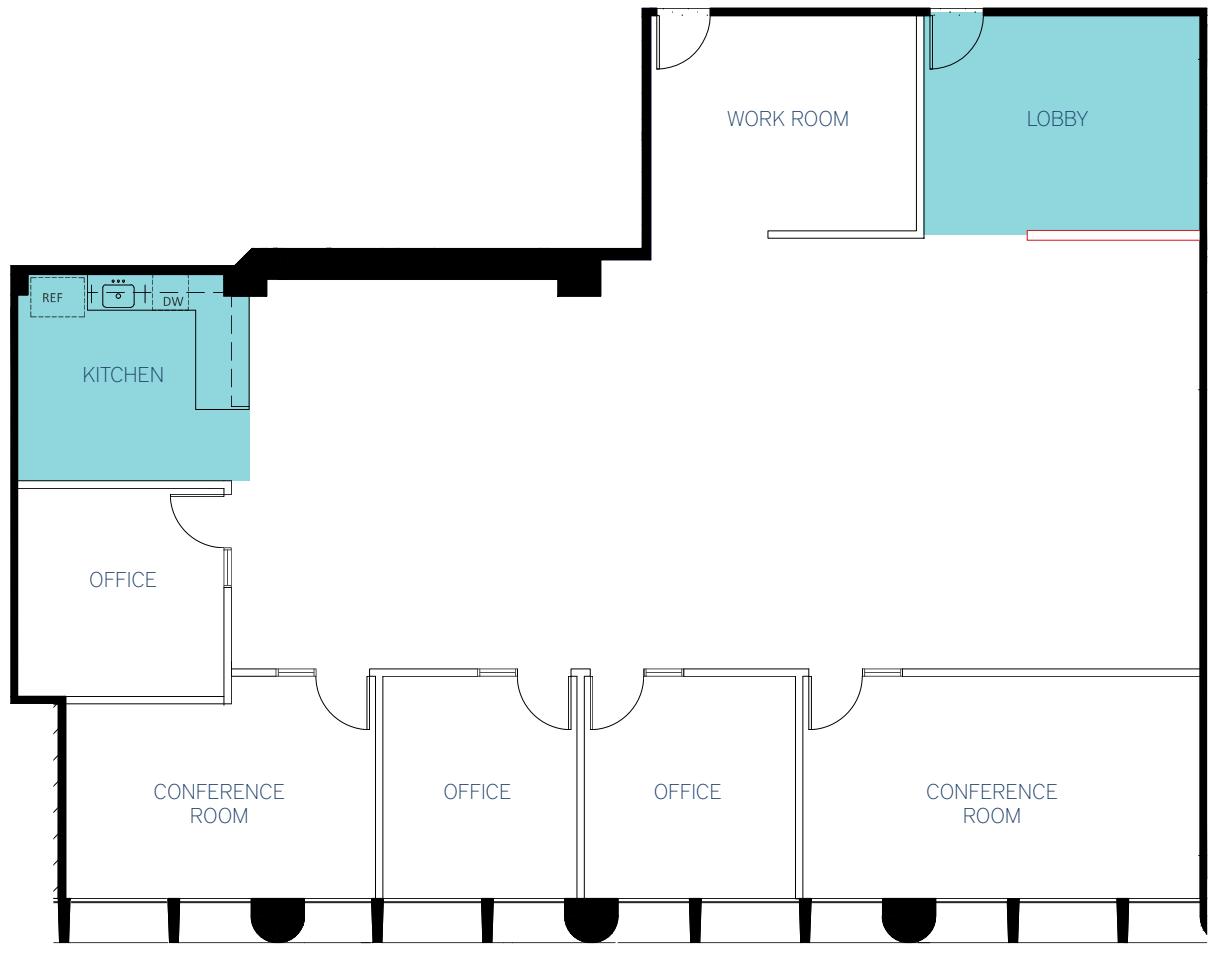
- 6 Private Offices
- 2 Conference Rooms
- Meeting Room
- New Break Room
- Large Server Room



## FLOOR PLAN

Suite 950: ±3,218 SF  
Available Now

- Market Ready – LED Lighting
- 3 Private Offices
- 2 Conference Rooms
- Work Room
- Modern Kitchen
- Lobby
- Can be combined w/ 930 for ±5,336 SF



# NEARBY AMENITIES

# 3

- ! SEE
  1. San Pedro Square Market
  2. SAP Center
  3. McEnery Convention Center
  4. The Tech Museum
  5. San Jose Improv Comedy Club

- L STAY

6. Signia Hilton
7. The DeAnza Hotel
8. Hilton San Jose
9. San Jose Marriott

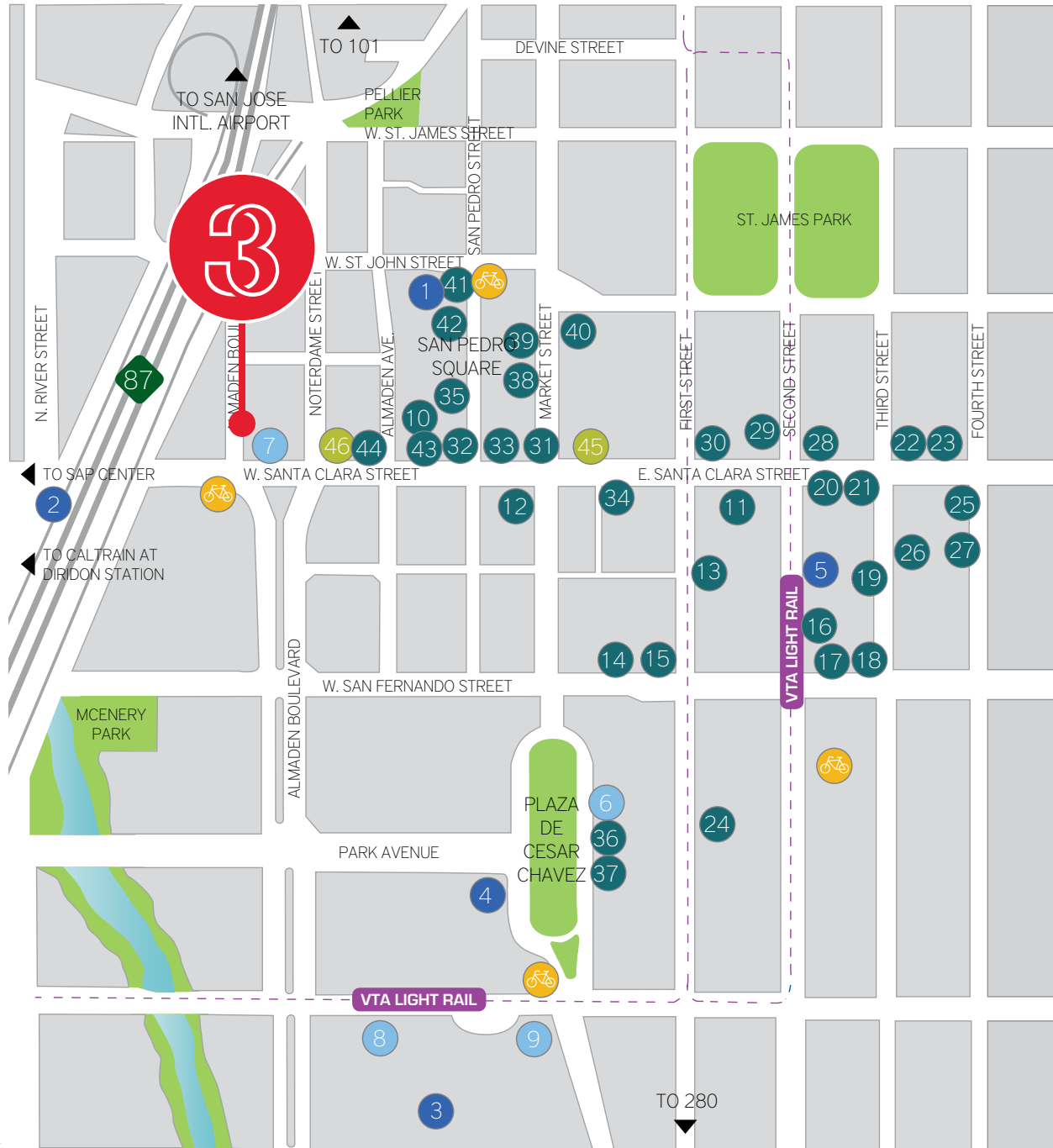
- 🍴 EAT & DRINK

10. San Pedro Bistro & Wine Bar
11. Pasteleria Adegá
12. Chipotle
13. Original Gravity Public House
14. Mezcal
15. Rookies Sports Grill
16. Loft Bar & Bistro
17. Fahrenheit Restaurant & Lounge
18. Piology Pizzeria
19. SmokeEaters Hot Wings
20. Muchos!
21. HoM Korean Kitchen
22. Starbucks
23. Subway
24. Scott's Seafood
25. 4th Street Pizza
26. Liquid Restaurant & Lounge
27. El Agave Mexican Grill
28. Ike's Love and Sandwiches
29. Angelou's Mexican Grill
30. Cafe Eden
31. La Victoria
32. Starbucks
33. Nick the Greek
34. Peet's
35. Olla Cocina
36. Grill on the Alley
37. Morten's
38. Sushi Confidential
39. Serious Dumplings
40. Pono Grill Hawaiian
41. Voyager Coffee
42. SP2
43. The Brit
44. Opa!

- \$ BANK

45. Chase
46. Umpqua

- - - LIGHT RAIL
- 🚲 BIKE SHARE



# TRANSPORTATION MAP

## CALTRAIN DIRIDON STATION



8 Minute Walk



3 Minute Scooter Ride






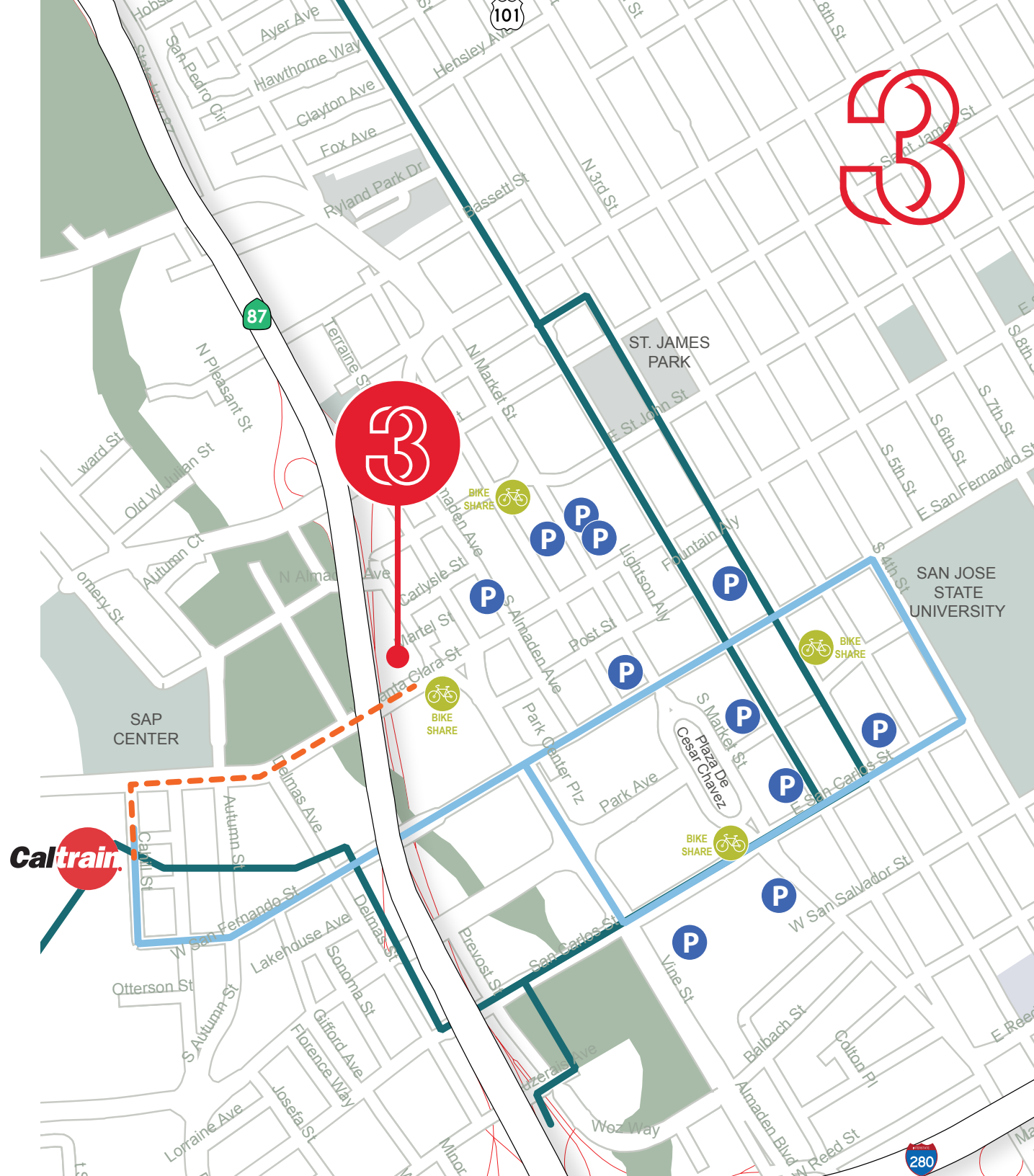
3 Minute Drive



### AIRPORT DRIVE TIMES

8 Min. Drive to San Jose Airport  
30 Min. Drive to SFO

-  VTA Light Rail
-  SH Shuttle Route
-  Walking Path



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