

# 300

## PARK AVE

### Class A Office Tower

**±19,735 - ±78,940 SF**  
of Plug 'N Play Space  
for Sublease Available Now  
300 PARK AVENUE, SAN JOSE, CA



# OPPORTUNITY HIGHLIGHTS

This exciting sublease opportunity offers  $\pm 80,000$  SF of Class-A tech space in Downtown San Jose. The four available floors are fully plug and play and may be leased as contiguous space or individual floors.

**AVAILABLE NOW**  
**LEASE EXPIRES 12/31/2029**

- $\pm 19,735$  -  $\pm 78,940$  SF Available
- Floors 3, 6, 10, 11
- Furniture Included
- Open Office Areas
- Variety of Conference Rooms
- Large Break Rooms
- Ample Parking Available



# BUILDING AMENITIES



TENANT LOUNGE &  
GAME ROOM



FITNESS CENTER



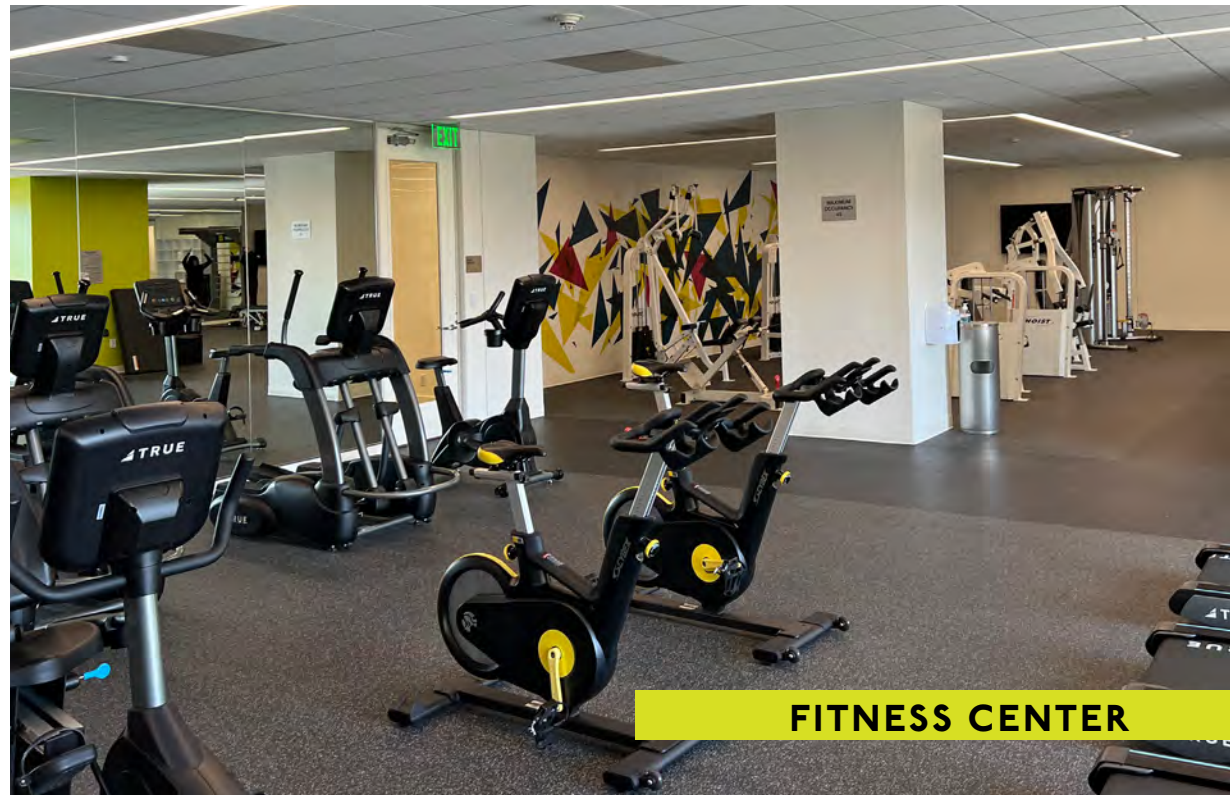
CONFERENCE CENTER



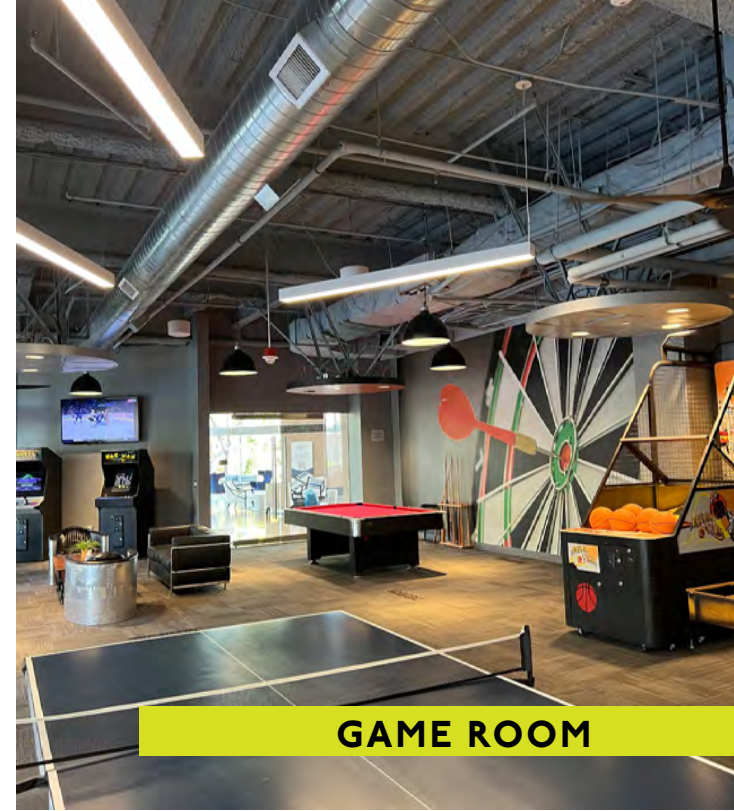
BIKE LAB



EXPANSIVE LOBBIES



# BUILDING AMENITIES



**GAME ROOM**



**CONFERENCE CENTER**

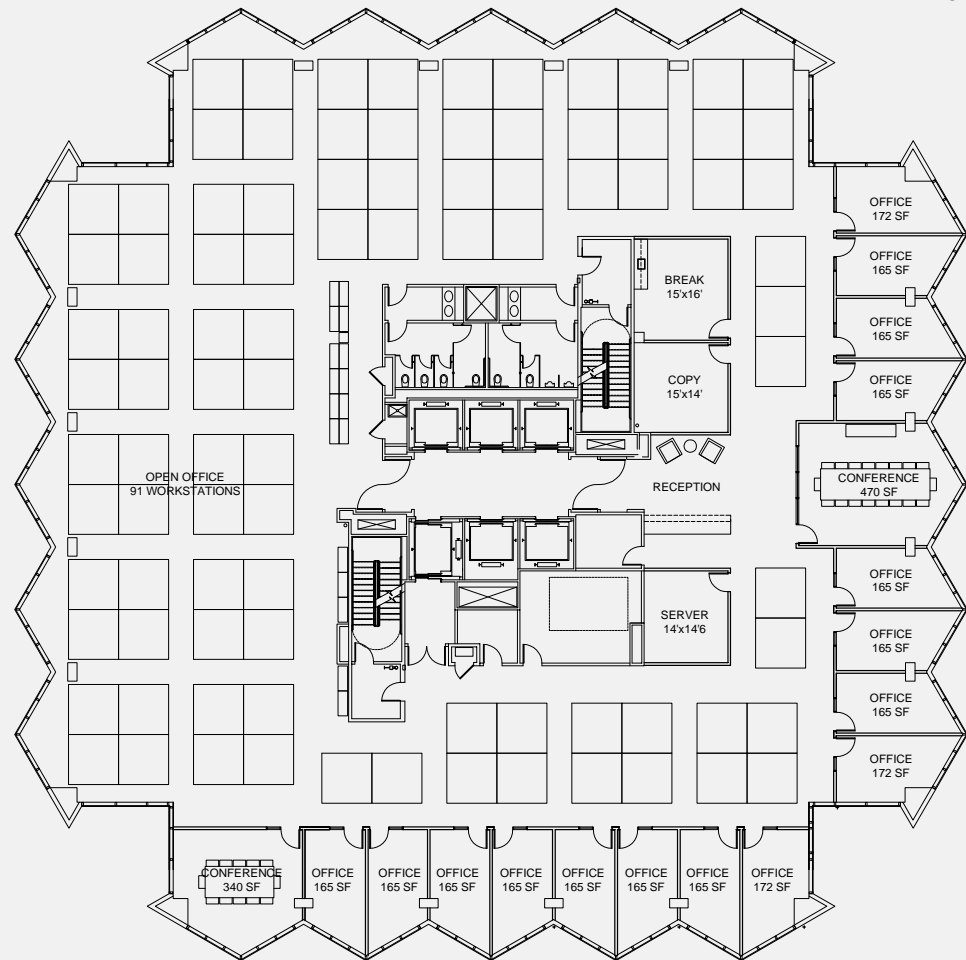


**EXPANSIVE LOBBY**

# 3<sup>RD</sup> FLOOR

±19,735 SF

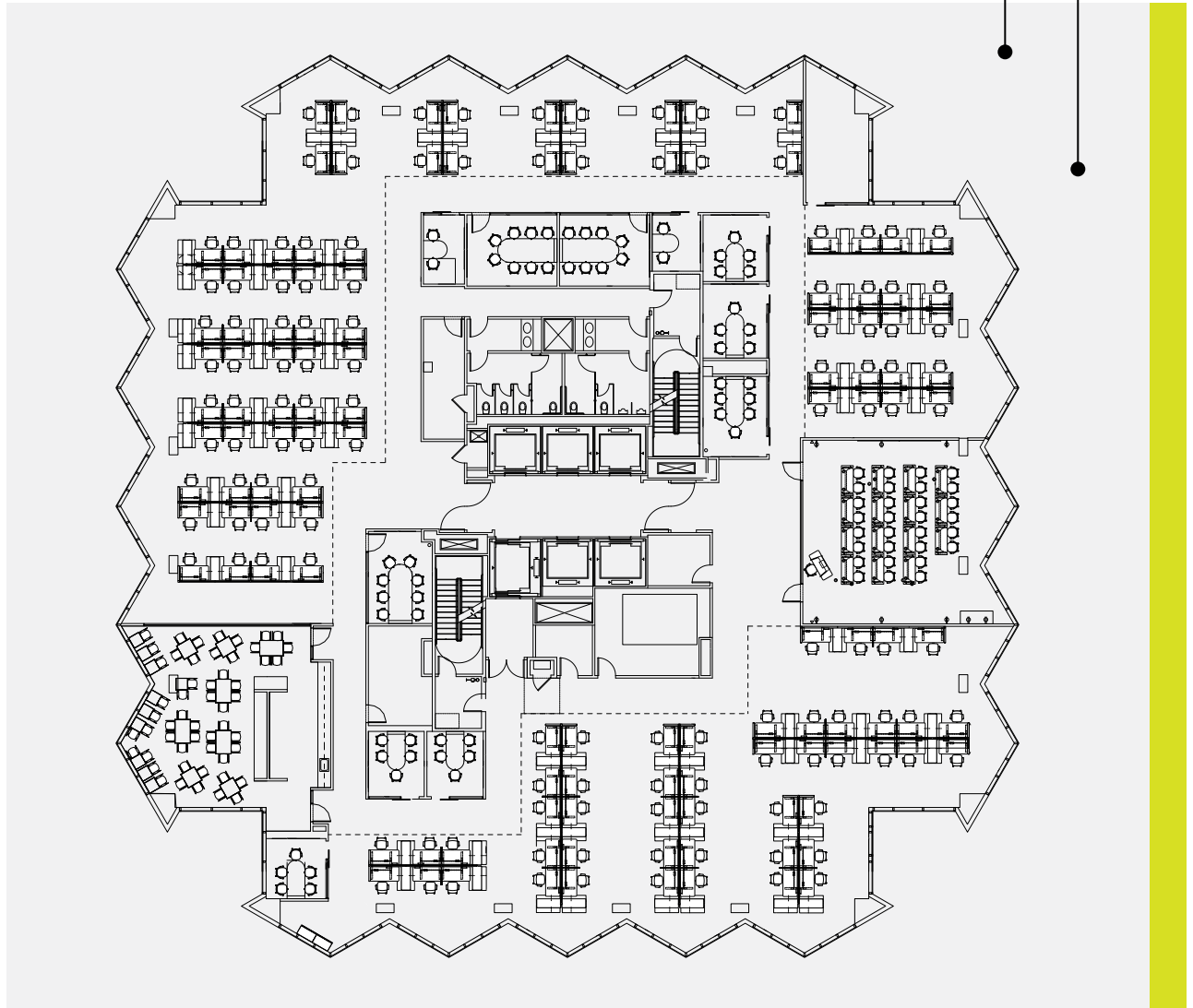
91 Workstations  
2 Conference Rooms  
16 Private Offices  
Large Break Room Area



# 6<sup>TH</sup> FLOOR

±19,735 SF

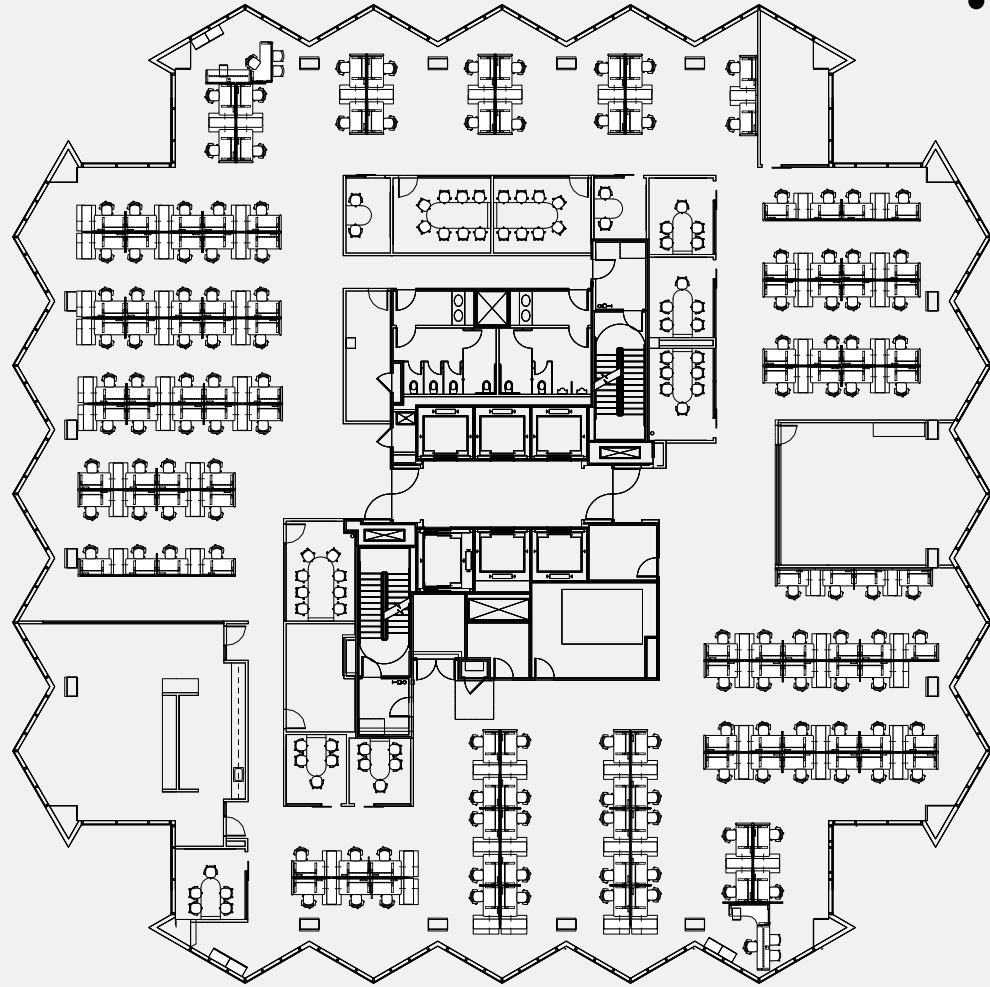
128 Workstations  
11 Conference Rooms  
Large Training Room  
Large Break Room Area



# 10<sup>TH</sup> FLOOR

±19,735 SF

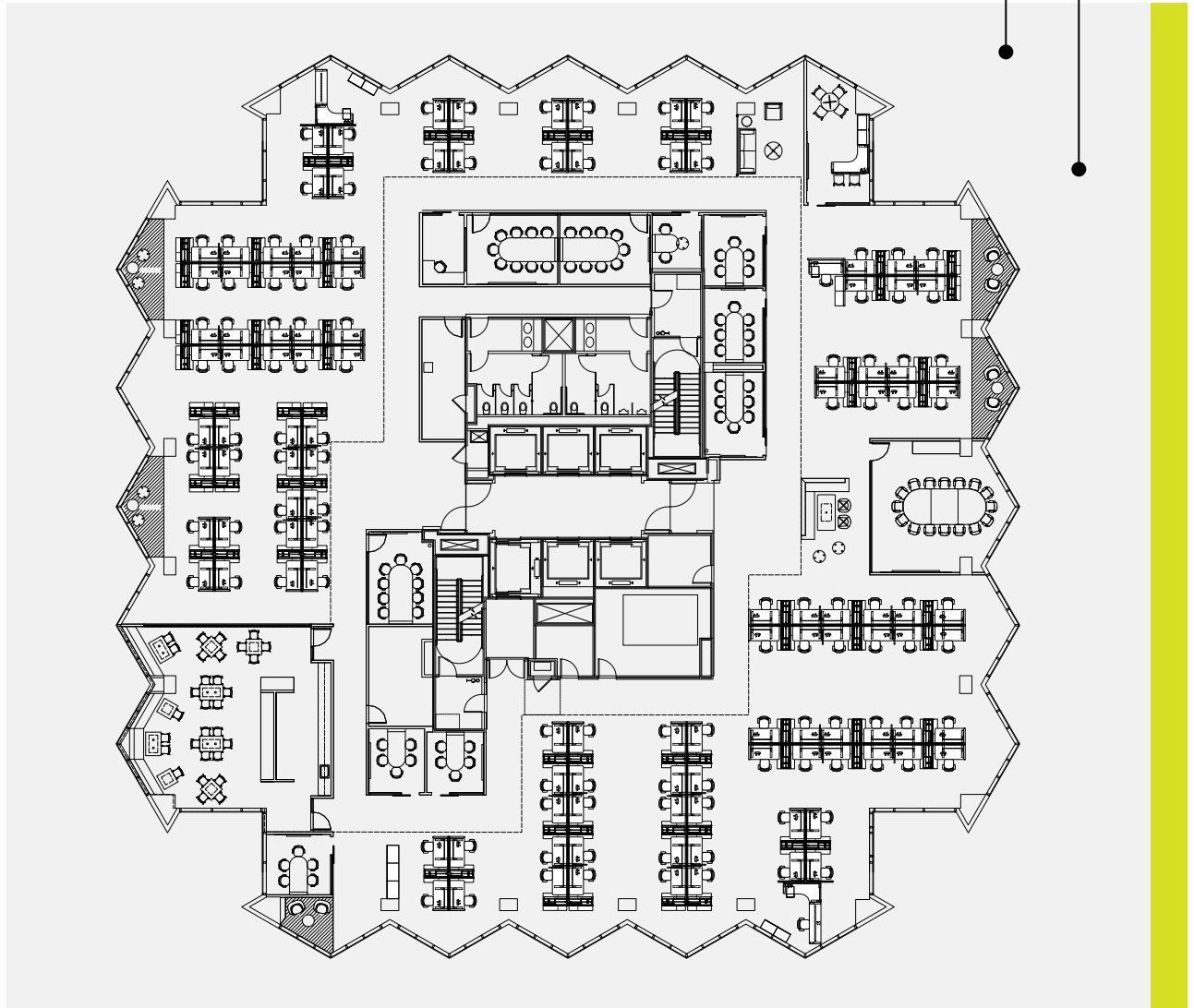
137 Workstations  
2 Manager Stations  
12 Conference rooms  
Large Training Room  
Large Break Room Area



# 11<sup>TH</sup> FLOOR

±19,735 SF

121 Workstations  
2 Manager Stations  
1 Executive Station  
10 Conference rooms  
Large Board Room  
Large Break Room Area





# WALKABLE AMENITIES



**106+**  
FINE DINING



**45+**  
CASUAL DINING



**17+**  
CAFES



**13+**  
PARKING GARAGES



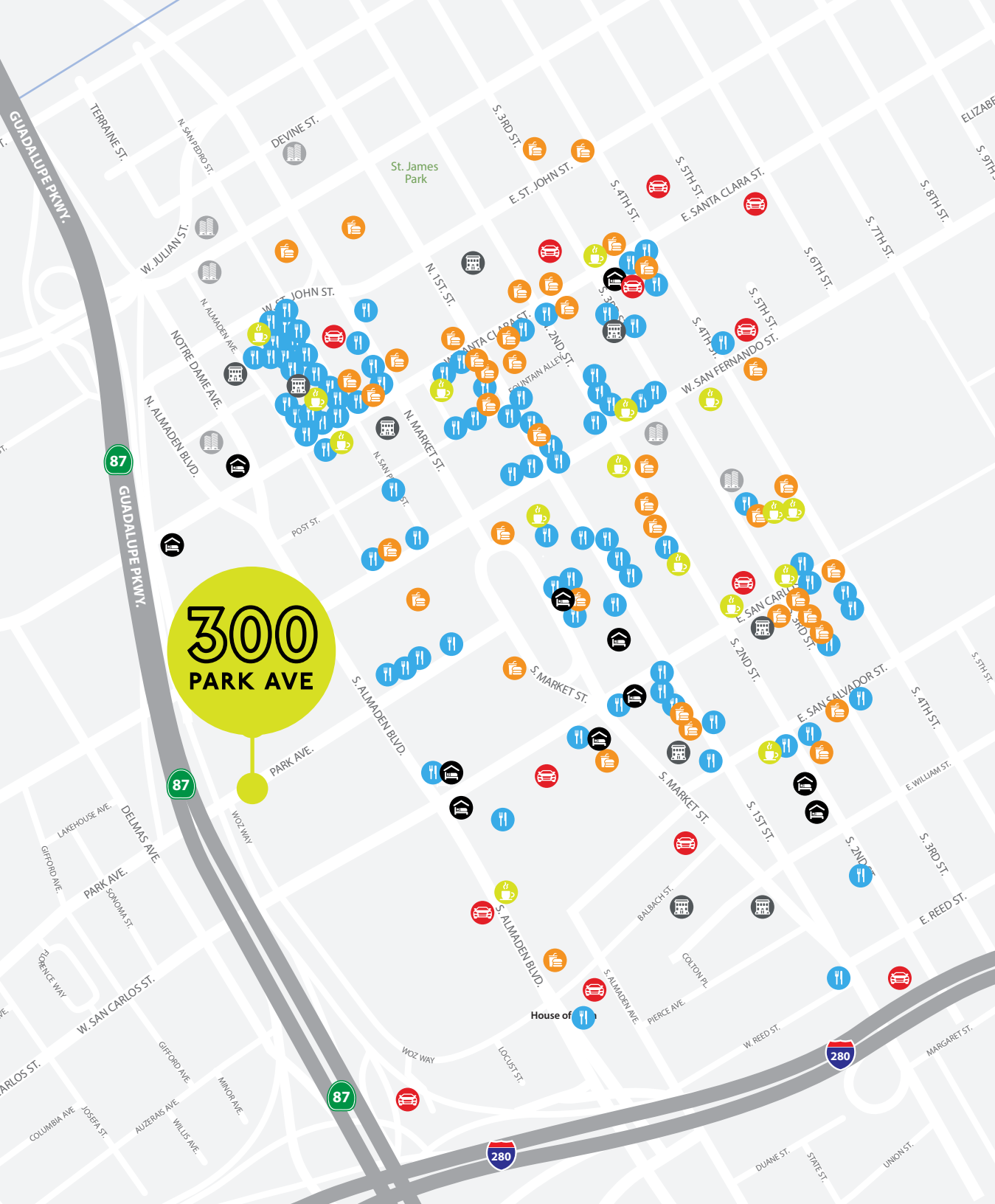
**1500+**  
HOTEL ROOMS



**10+**  
APARTMENT PROJECTS



**6+**  
CONDOMINIUM PROJECTS



# ACCESSIBLE TRANSPORTATION

FROM 300 PARK AVE TO  
DIRIDON CALTRAIN STATION



10 MIN WALK







5 MIN BIKE RIDE

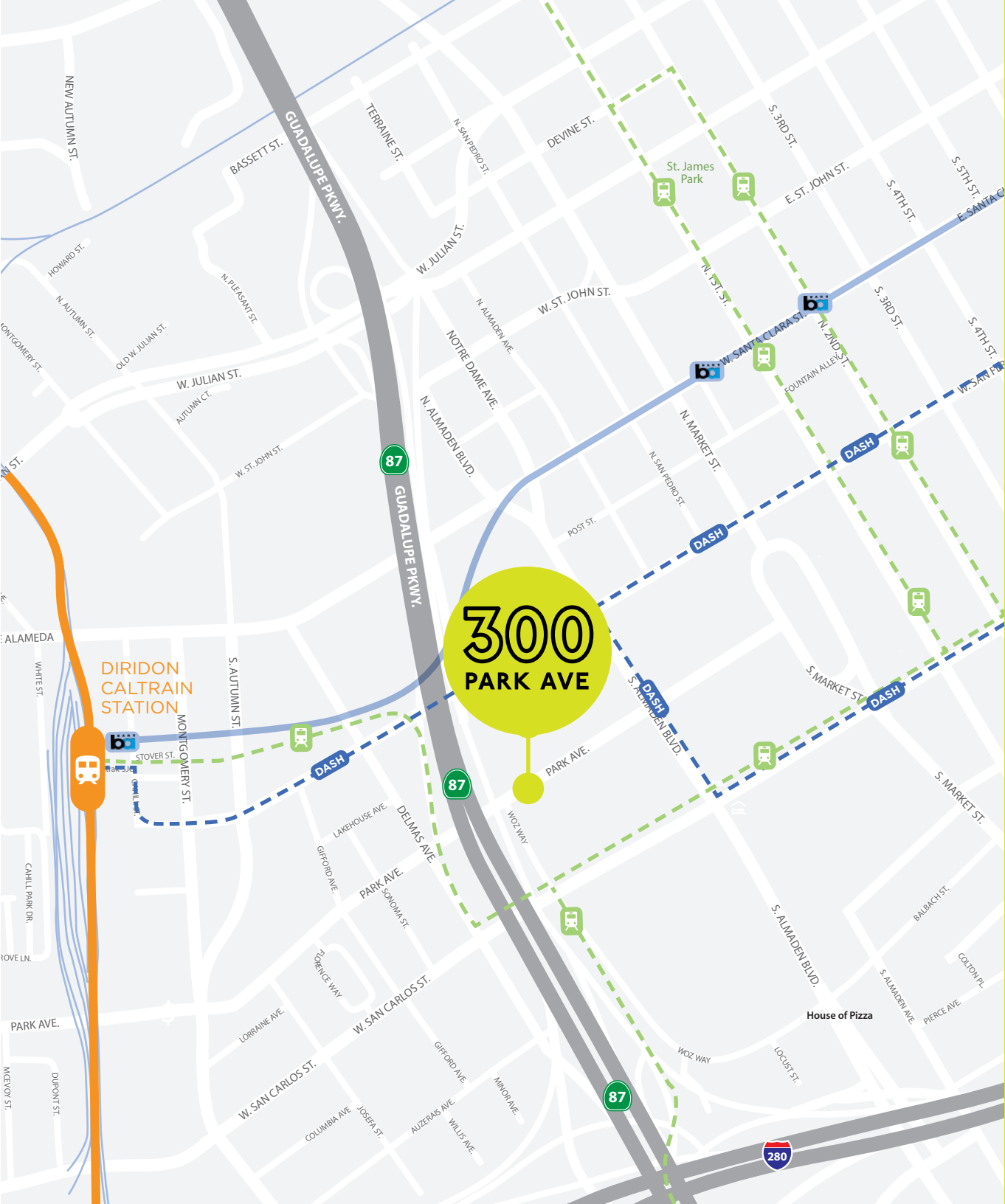


5 MIN DRIVE



8 MIN DRIVE TO SAN JOSE AIRPORT  
40 MIN DRIVE TO SFO

-  VTA LIGHTRAIL
-  DOWNTOWN SHUTTLE (DASH)
-  CALTRAIN
-  PROPOSED BART ROUTE



# LOCATION



300  
PARK AVE



**300**  
**PARK AVE**

**For More Information, Please Contact:**

**JON DECOITE**  
**408.615.3408**  
**jon.decoite@cushwake.com**  
**LIC. 01471300**

**SPENCER GALLI**  
**408.436.3658**  
**spencer.galli@cushwake.com**  
**LIC. 02126988**



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