

FOR LEASE

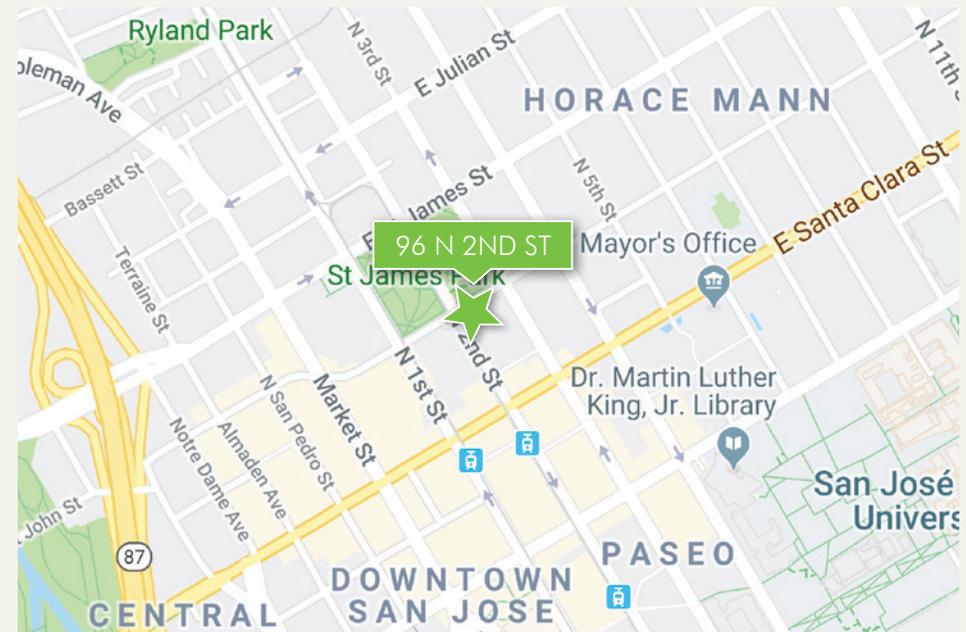
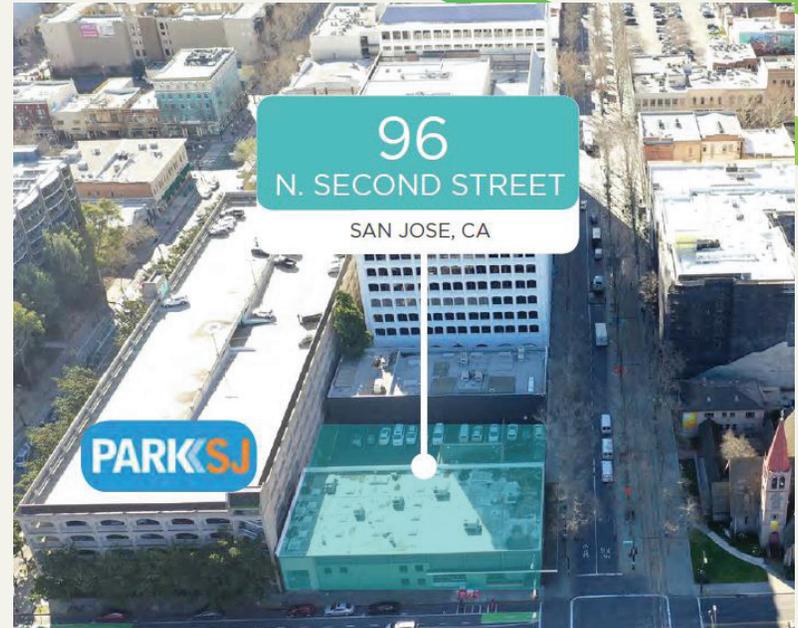
96
N 2ND STREET

SAN JOSE, CA 95113



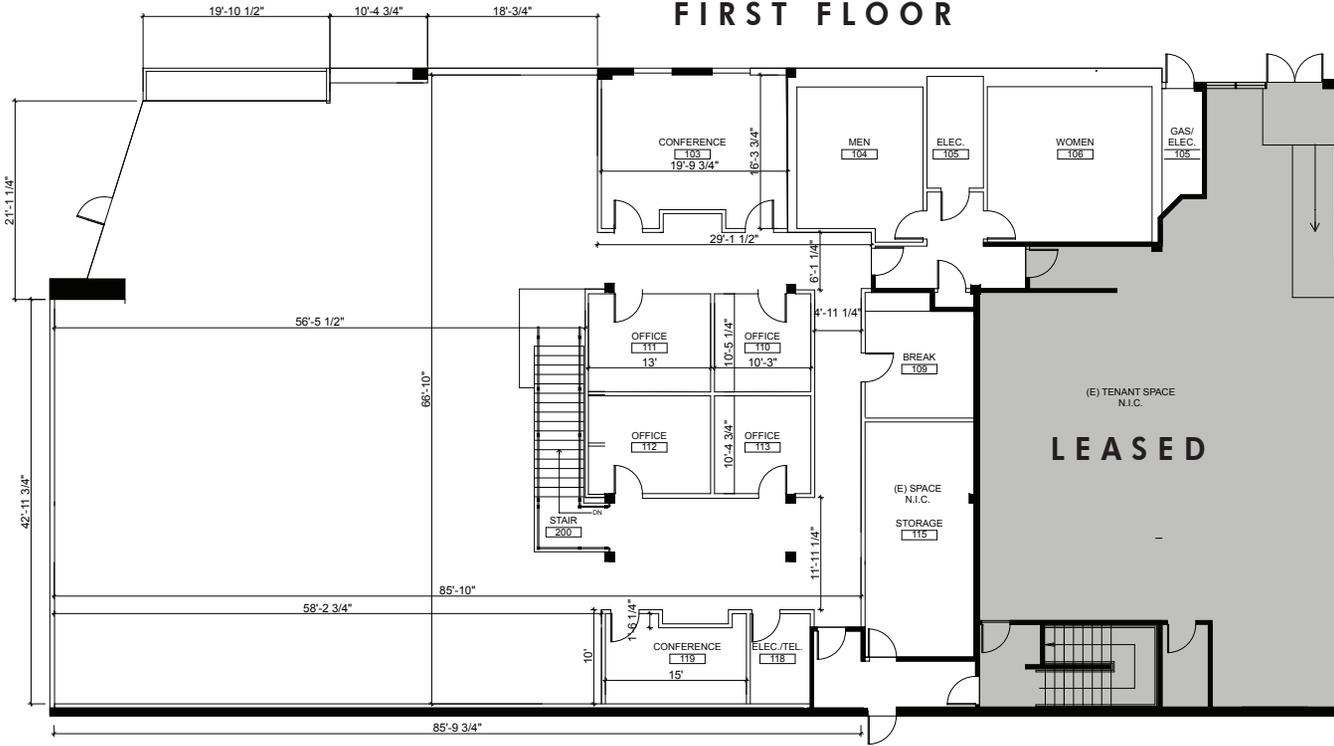
PROPERTY HIGHLIGHTS

- + ±9,909 SF Office Available Now
- + 22' Ceilings
- + Spacious, Modern Environment
- + Open with Private Conference Rooms
- + Core Downtown Location
- + Overlooks St. James Park
- + VTA Across the Street
- + 12 Parking Spaces on site with Gated Access
- + Private 3rd Street City Garage Access
- + \$3.15/SF Modified Gross
- + Call to Tour

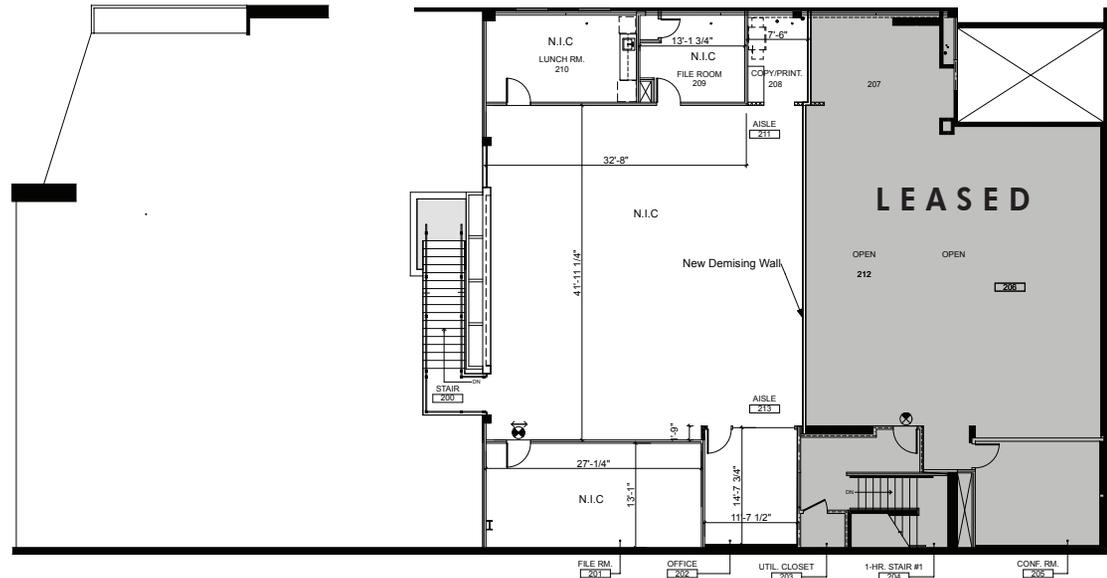


FLOOR PLANS

FIRST FLOOR



SECOND FLOOR



 = LEASED

INTERIOR PHOTOS



AMENITIES

SAN PEDRO SQUARE MARKET

1. Pasta Fresca
2. Treatbox
3. Market Beer Co.
4. 2W Salad
5. Anchors
6. SACO
7. Phenomenal
8. Bread Brothers
9. Chocaboo
10. Pizza Bocca Lupo
11. Bray
12. Vino Vino
13. Blush
14. Robee's Falafel
15. On a Roll

RESTAURANTS

1. Peking House Restaurant
2. Johnny Rockets
3. Mexico Lindo Restaurant
4. Morton's Steakhouse
5. Il Fornaio
6. McCormick & Schmicks
7. Sweet Tomatoes
8. China Chef Restaurant
9. Brewers Association
10. Jalisco Restaurant
11. BA Brewers Association
12. BJ's
13. Chili's
14. IHOP
15. China Wok Restaurant
16. Brewers Association
17. L&L Norwegian Barbecue
18. Mosaic Restaurant and Lounge
19. The Grill
20. Nemea
21. Myth
22. Uproar Brewing Company
23. SoFa Market
24. Brit
25. Scott's Seafood
26. Chaco's
27. Zanotto's
28. Cream
29. Gordon Biersch
30. Safeway
31. Starbucks
32. Nick the Greek
33. Peet's Coffee
34. The Chicken?
35. Specialty's
36. La Pastaia



ARTS/CULTURAL INSTITUTION - ENTERTAINMENT

1. Center for the Performing Arts
2. The Tech Museum of Innovation
3. Montgomery Theater
4. San Jose Museum of Art
5. SAP Center at San Jose
6. California Theatre
7. Opera San Jose
8. Children's Discovery Museum of San Jose
9. City National Civic

HOTELS

1. Motel 6
2. Four Points by Sheraton
3. AC Hotels
4. Westin
5. Marriott
6. Hyatt Place
7. Hilton
8. Fairmont
9. Hotel Le Claire
10. Hotel de Anza

RETAILS

1. Whole Foods
2. Safeway
3. Mi Pueblo Foods
4. Cardenas
5. Grocery Outlet
6. Trader Joe's
7. Muji
8. Marshalls
9. Target

DRUG STORES

1. CVS
2. Health Mart
3. Walgreens
4. Health Mart
5. CVS

BANK

1. Bank of America
2. Umpqua Bank

HOME IMPROVEMENT

1. Sherwin Williams

= Future BART locations

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PLEASE CONTACT:

NICHOLAS WHITSTONE

Senior Vice President
+1 408 453 7438
nick.whitstone@cbre.com
Lic. 01196787

ANDREW TRILLO

Sales Associate
+1 408 453 7499
andrew.trillo@cbre.com
Lic. 02069367

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