



A PINNACLE OF WORKPLACE DESIGN

JAY PAUL COMPANY





REDEFINING THE CITYSCAPE OF DOWNTOWN SAN JOSE

**ICONIC ARCHITECTURE THAT FLEXES
AND PERFORMS WITH YOUR NEEDS**

Experience a contemporary and ever-evolving high-rise business environment designed to inspire and incubate your next big idea. Flexible floor plates, outdoor terraces and carved light canyons are just some of what makes 200 Park state-of-the-art and memorable.



54,500^{SF}
Average per floor

965,342^{RSF}
Total office space

3.0/1,000^{SF}
Parking ratio

200 PARK

TIMELESS DESIGN, FUTURE THINKING

200 Park's sophisticated and iconic presence contributes to the vibrancy of the revitalized Park Avenue. It is designed not only to enrich the urban fabric, but to work hard for its tenants and work hard for the environment. The large, flexible floor plates flex with a company's growth and ideals, while the applied sustainability measures, significantly enhance building performance and tenant experience.



DEDICATED TO SUSTAINABILITY

200 Park will open its doors with a minimum certification of LEED Gold. Beyond the Gold, we are taking measures to reduce site carbon emission and water for HVAC heat rejection, as well as to future proof the building to meet the energy requirements of the Architecture 2030.



24,340 SF OF OUTDOOR TERRACES

BATHED IN NATURAL LIGHT

Cutting-edge light canyons carved into the structure ensure every floor feels bright and airy. Enhanced access to natural light makes the entire building more sustainable and energy-efficient and provides a myriad of corner spatial opportunities for innovative space makers. Natural daylight and fresh air can also be enjoyed on one of several outdoor terraces.



PRIORITIZING YOUR HEALTH AND SAFETY

I WELLNESS FEATURES



OUTDOOR ACCESS

Stepping away for a breath of fresh air is a breeze at 200 Park. Each floor has access to three outdoor terraces. The terraces are ample and work enabled, allowing for an alternative work environment or simply a moment of respite from the busy work day.



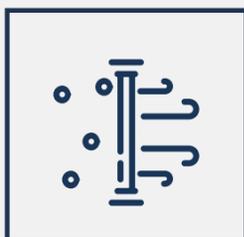
TOUCHLESS CIRCULATION

At 200 Park we have incorporated measures to limit exposure to pathogens responsible for communicable diseases. The measures include touch free faucets in restrooms, sensor-controlled water closets and urinals, touch free soap dispensers in restrooms and automatic hand dryers.



FITNESS CENTER

There is no better nor more convenient way to keep active and fit for the occupants of 200 Park, than to take advantage of the 20,500 SF of full service fitness and amenities center located on the 5th floor.



UPGRADED AIR FILTRATION

Good indoor air quality plays a significant role in occupant productivity and well-being. 200 Park's main air filtration system uses the highly effective MERV 15, a filter that efficiently traps airborne particles. In addition, the base building HVAC systems are designed to allow for future installation of bi-polar ionization to deactivate airborne viruses and bacteria.

The design and development of 200 Park is prioritizing the health and well-being of building occupants by achieving Fitwel certification.

Fitwel is an evidence-based building health certification standard that was developed by the CDC and GSA, and is operated by the Center for Active Design. It supports a healthier workplace environment for improved occupant health and productivity.



ADAPTABLE SPACE THAT CAN KEEP PACE WITH YOUR IDEAS

Average Floor Plate: 54,500 SF



PROFESSIONAL SERVICES

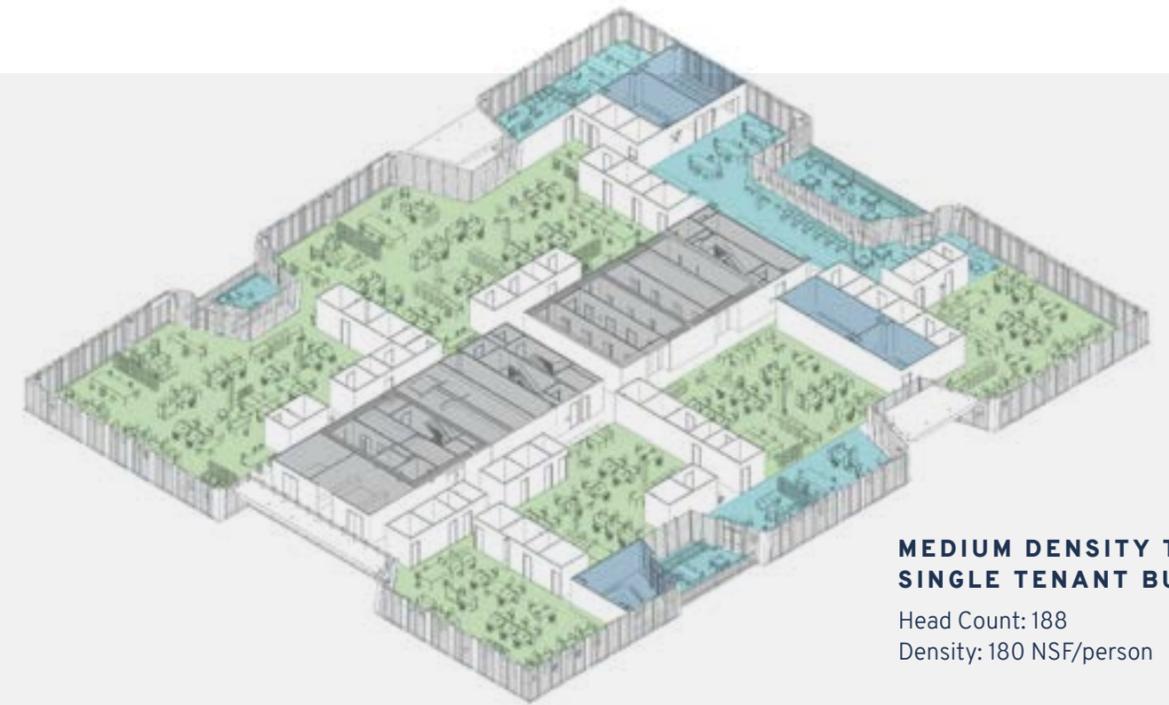
Head Count: 192
Density: 178 NSF/person



HIGH DENSITY TECH SINGLE TENANT BUILDING

Head Count: 218
Density: 160 NSF/person

- WORKSPACE
- MEETING
- AMENITY
- CORE



MEDIUM DENSITY TECH SINGLE TENANT BUILDING

Head Count: 188
Density: 180 NSF/person



HIGH DENSITY TECH MULTI TENANT BUILDING

Head Count: 180
Density: 190 NSF/person

MORE THAN A WORKPLACE

200 Park is more than just your typical workplace—it's a hub for activity. You'll find opportunities to focus on health and wellbeing, as well as recreation and play. Reach peak productivity with access to essential conveniences.

01



3.0/1,000SF
Parking ratio

02



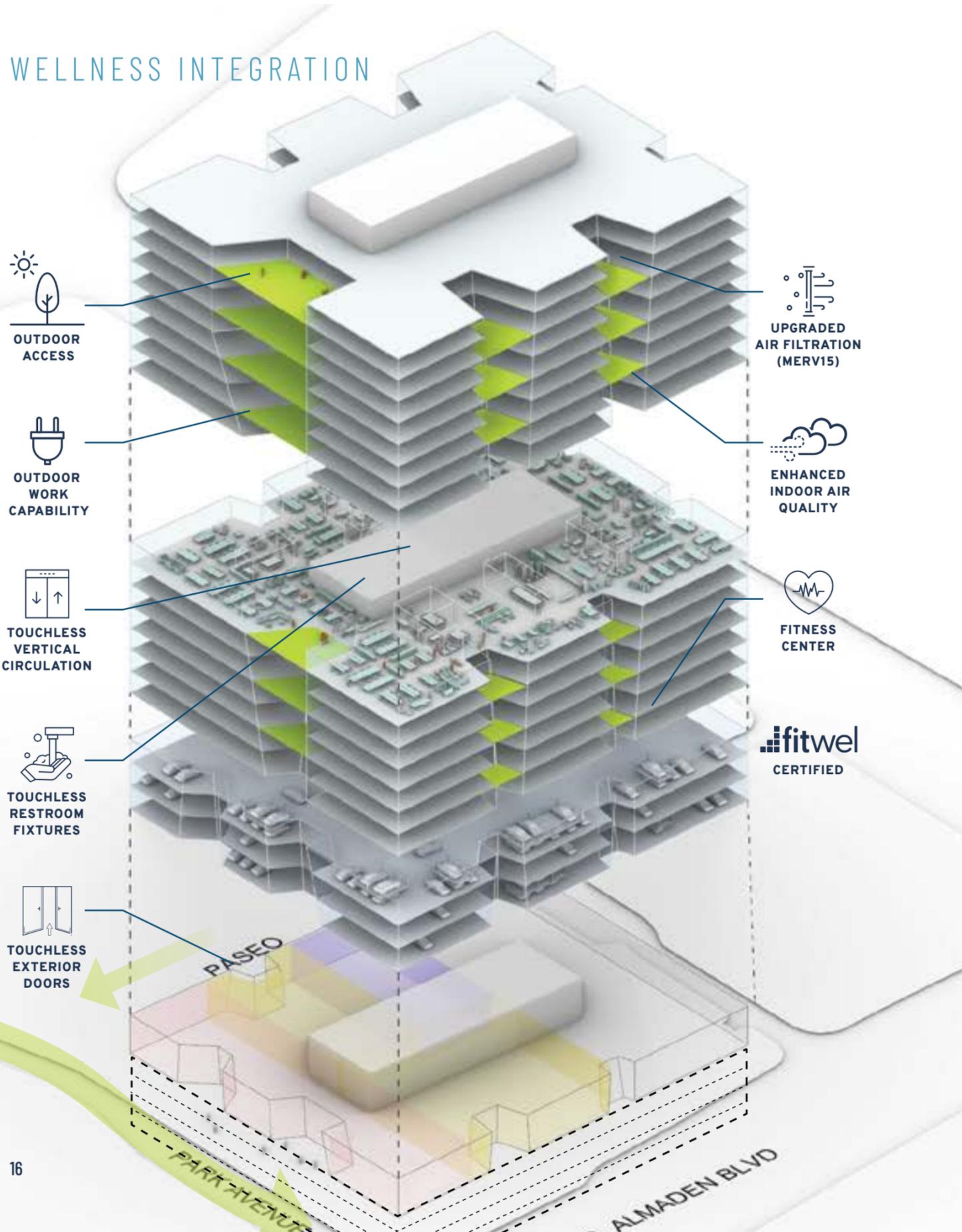
20,500SF
Fitness and amenities center

03



180 BIKES
Secure storage + showers

WELLNESS INTEGRATION



BUILDING FEATURES

LIGHT CANYONS

Carved on all sides of the building allowing for natural light to pour into the interior, creating increased corner spatial opportunities.

OUTDOOR TERRACES

24,340 SF of outdoor terraces, **3 per floor**. Sweeping views of the valley, overlooking Park Avenue and Almaden Boulevard.

FITNESS CENTER

20,500 SF full service fitness and amenities center.

PARKING

Above ground and subterranean parking with EV charging stations. **3.0/1,000 SF** parking ratio.

SECURE BIKE PARKING

Capacity for **180 bikes**. Adjacent, on-premises showers.

LOBBY

Double-height, flexible space for full tenant occupancy or shared occupancy. Street frontage on three sides.

VERTICAL CIRCULATION

Eight high and eight low elevators, four exit stairs, two service elevators; Transfer elevators on floors 12 and 13.

SQUARE FOOTAGE

965,342+ total SF – an average of 54,500 SF per floor.

SUSTAINABILITY

LEED Gold. Solar PV arrays, VAC Decoupled Perimeter System, Optimized Daylight Controls and High Efficiency Lighting, High Efficiency Central Plant, Low Flow Fixtures, Insulated High Performance Envelope, Low-E Glazing and Solar Shading, and EV Charging Stations.

WELLNESS FEATURES

Access to 24,340 SF of outdoors terraces that are work enabled; Touchless integration throughout; Upgraded ventilation and air filtration (MERV 15); Fitness center; and **Fitwel certified**.

THE LOCATION

SAN JOSE A CITY ON THE RISE

200 Park's prime position at the nexus of downtown San Jose provides the perfect balance between hustle and leisure. Experience the city's eclectic arts district, breathtaking outdoor landscapes, lively entertainment happenings, and vibrant restaurant scene—all conveniently accessible by several modes of transit. It is quickly becoming a place where people not only come to work, but they come to:

**LIVE
BREATHE
PLAY**



LIVE

As Silicon Valley tech giants mature and begin to call San Jose home, the city's downtown core is outgrowing its 9-5 routine and is transforming into a welcoming, vibrant, permanent, world-class community. With a future focused on becoming a seamless transit hub, the city looks to connect visitors and residents alike to the abundance of the greater Bay Area and beyond, while increasing accessibility within the city itself. The growth of San Jose's downtown development will soon turn Silicon Valley's capital into the most sought after destinations to hang your hat.



3 BLOCKS

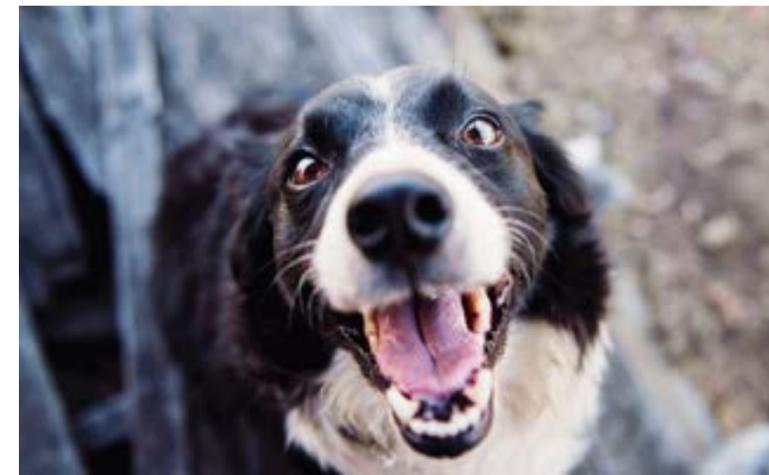
from future BART station

4 STATIONS

number of Light Rail stations
within a 5 block radius

11 MINUTES

to Diridon Station on foot



BREATHE

San Jose has consistently ranked among the top 15 places to live in the country for its outdoorsy lifestyle and 300 days of sunshine per year. Flanked by a variety of urban parks, and just steps away from the 11 mile Guadalupe River Trail, 200 Park's tenants will be no stranger to the great outdoors.

11 MILES

of biking and pedestrian trails in the adjacent Guadalupe River Trail

-/+19 GYMS

climbing, kick boxing, yoga, cross fit, boot camp can all be found among the more than 19 gyms downtown



PLAY

Culture and entertainment are abound in downtown San Jose. Experience concerts in the park, farmers markets, and world-class art and performance arts. You'll never want for top-notch hang outs to eat, drink, and get inspired with friends.



1/2 BLOCK

walk to Plaza de César Chávez,
a premier urban park/event location

THE ARTS

SJ Museum of Art, Tech Museum,
SJ Center for the Performing Arts

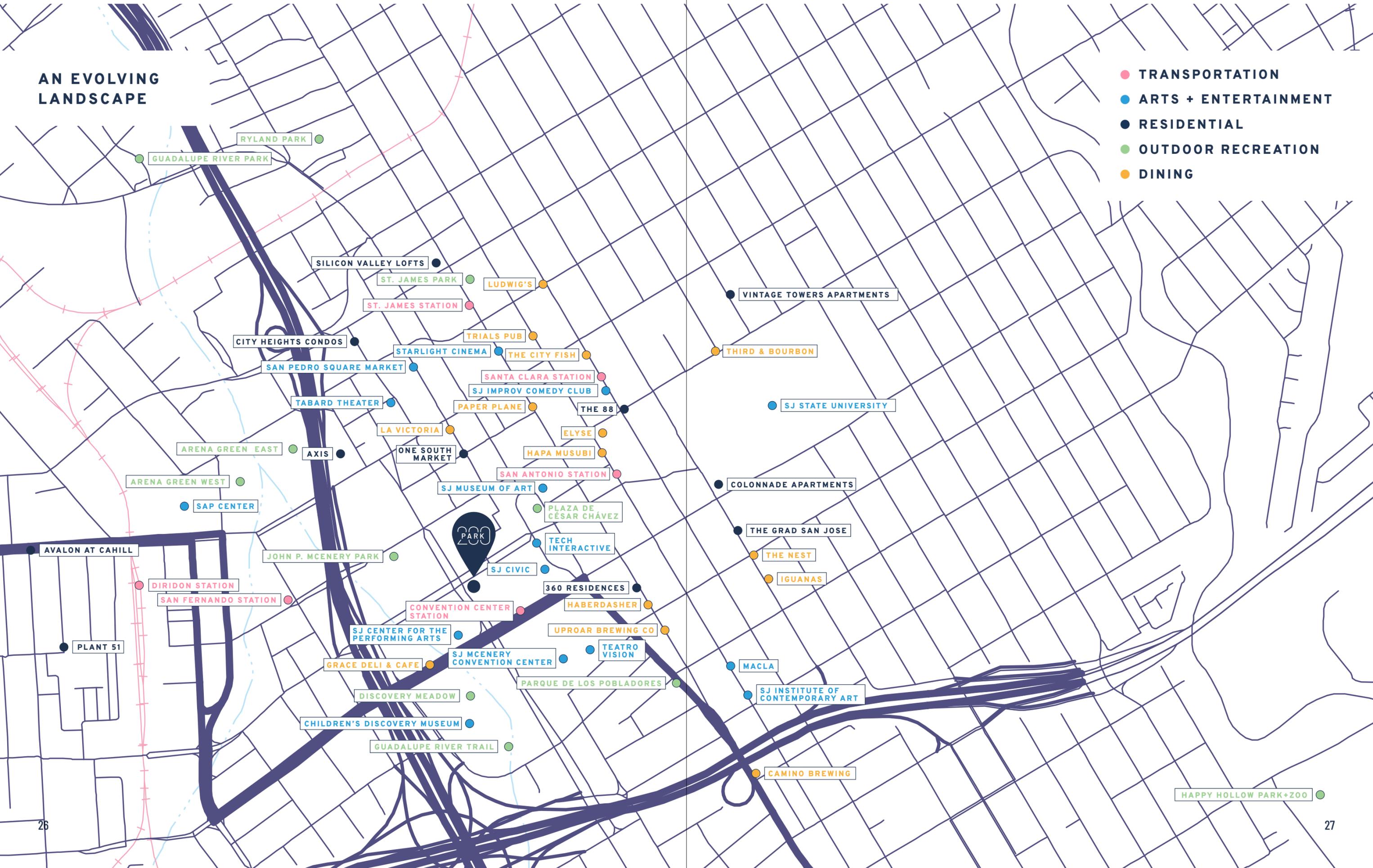
+200

dining options
in the downtown area



AN EVOLVING LANDSCAPE

- TRANSPORTATION
- ARTS + ENTERTAINMENT
- RESIDENTIAL
- OUTDOOR RECREATION
- DINING

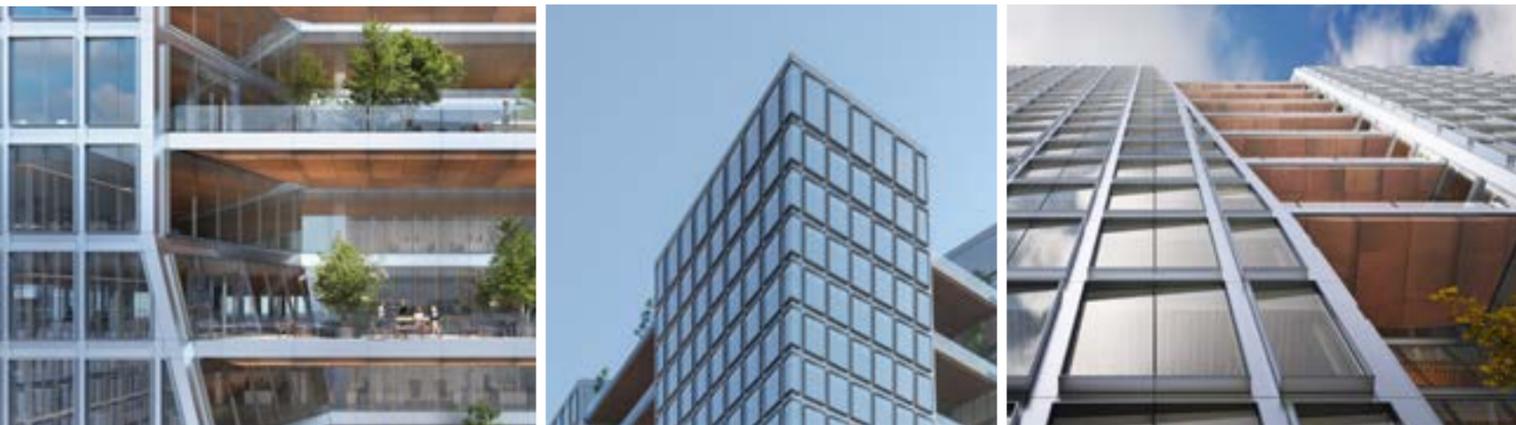




200 PARK



WE HAVE MADE SILICON VALLEY OUR FOCUS SINCE 1975.



OUR WORK IN THE VALLEY CAN BE CHARACTERIZED BY THREE HALLMARKS

01 LONG-TERM VISION

We consciously operate with the future in mind, focusing on quality, sustainability, and fostering lasting relationships with our tenants and the communities we are a part of.

02 DESIGN EXCELLENCE

We are leaders in developing the highest quality workplaces with a focus on creating long term value through dynamic design, technological innovation and environmental stewardship.

03 CREATIVE PROBLEM SOLVERS

As a privately held firm, we take on complex projects that others can't. Today we have a track record of successful completion of over 12 million square feet with over 6 million square feet in our development pipeline.

EXCLUSIVE AGENTS NEWMARK KNIGHT FRANK

PHIL MAHONEY
408.982.8430
philm@ngkf.com

CA RE License #00834704

MICHAEL SAIGN
408.982.8403
msaign@ngkf.com

CA RE License #01706668

200PARK@JAYPAUL.COM
415.263.7400



JAY PAUL COMPANY
200 PARK AVENUE SAN JOSE . COM

