

# PARK

±968,416 RSF

NEW DOWNTOWN SAN JOSE  
CLASS "A" OFFICE TOWER



NEWMARK

JAY PAUL  
COMPANY

# Iconic New Downtown San Jose 19-Story Office Tower



A Pinnacle of Workplace Design



Divisible to  $\pm 65,000$  SF



$\pm 22,400$  SF of Outdoor Terraces



$\pm 65,000$  SF Average Floor Size



$\pm 24,300$  SF Premier Fitness & Amenity Center



2.28 / 1,000 SF On-Site Parking  
Expandable to 3.0/1,000 SF



LEED Gold and Fitwel Certified



Light Canyons on all Sides of the Building  
Provide Maximum Natural Light



Resilient and Robust Seismic Design –  
Risk Category III Standard



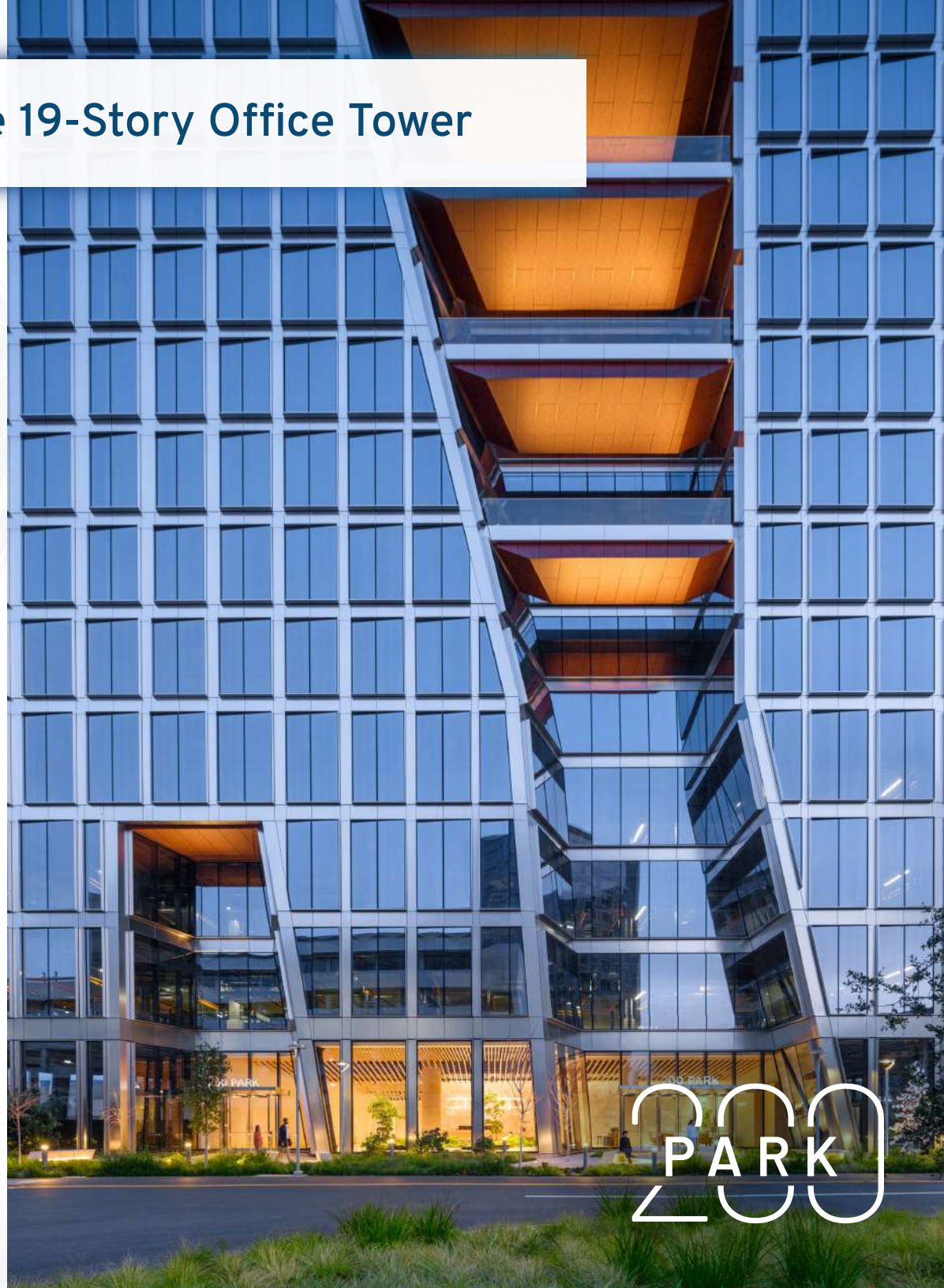
Expandable to  $\pm 1.1$ M SF



200 Park  
Fly-Through Tour



200 Park  
Website



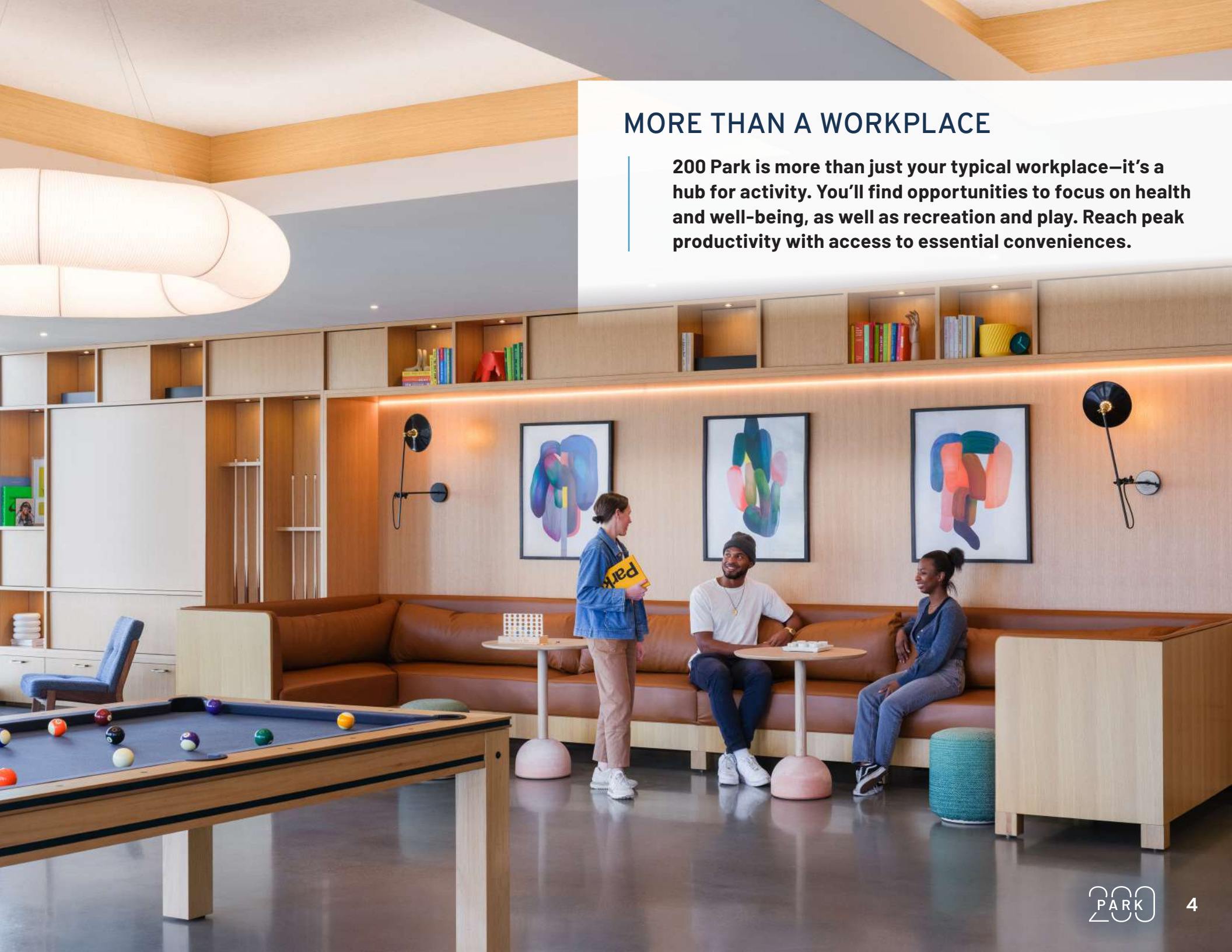
200 PARK

### 3 OUTDOOR SKY TERRACES PER FLOOR

Outdoor terraces with sweeping views of the valley, overlooking Park Avenue and Almaden Boulevard. Light canyons carved on all sides of the building allow for maximized interior natural light.

## 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 well-being, as well as recreation and play. Reach peak productivity with access to essential conveniences.



## BATHED IN NATURAL LIGHT

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 outdoor terraces throughout the building.





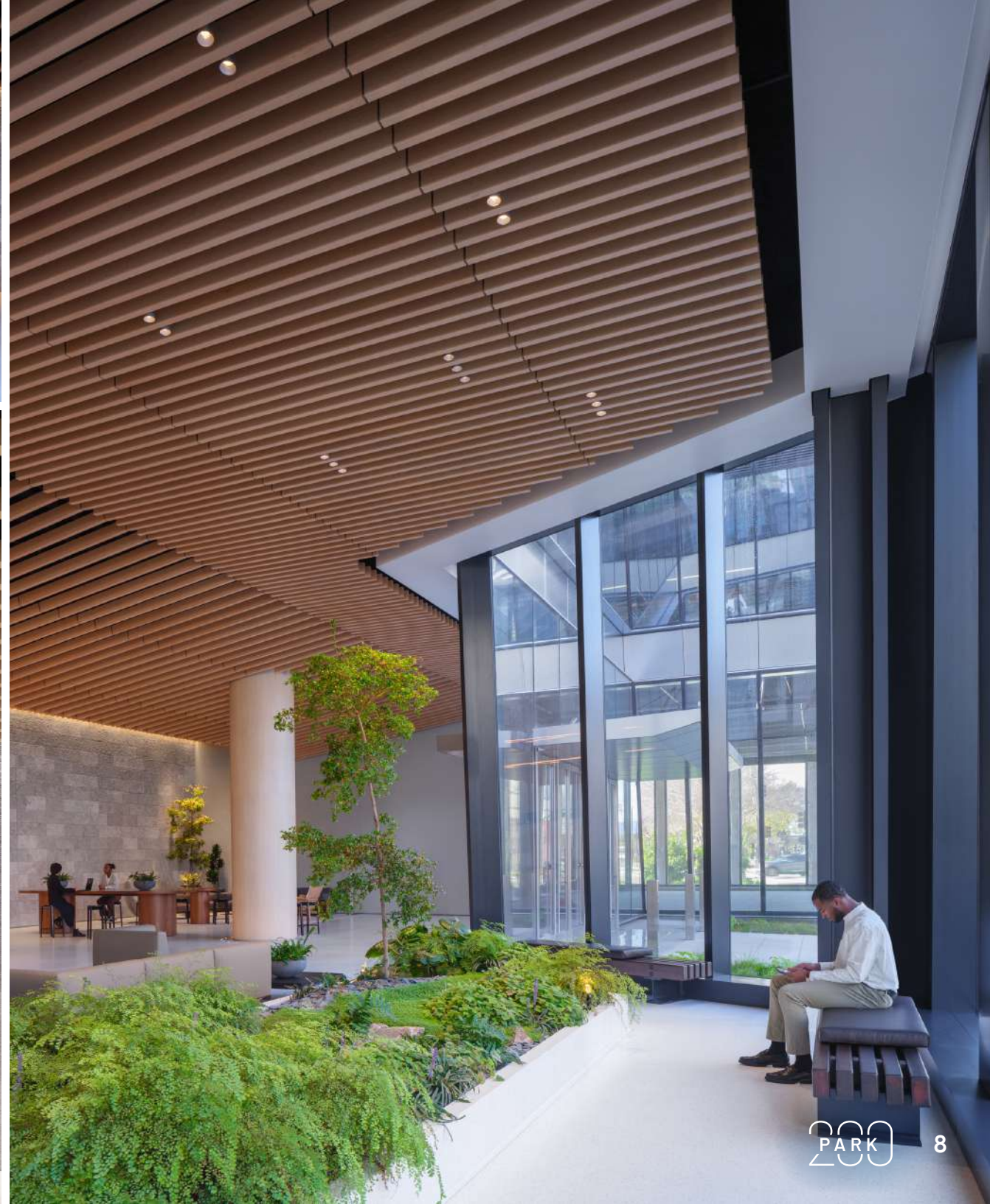
## SUSTAINABILITY FOCUSED

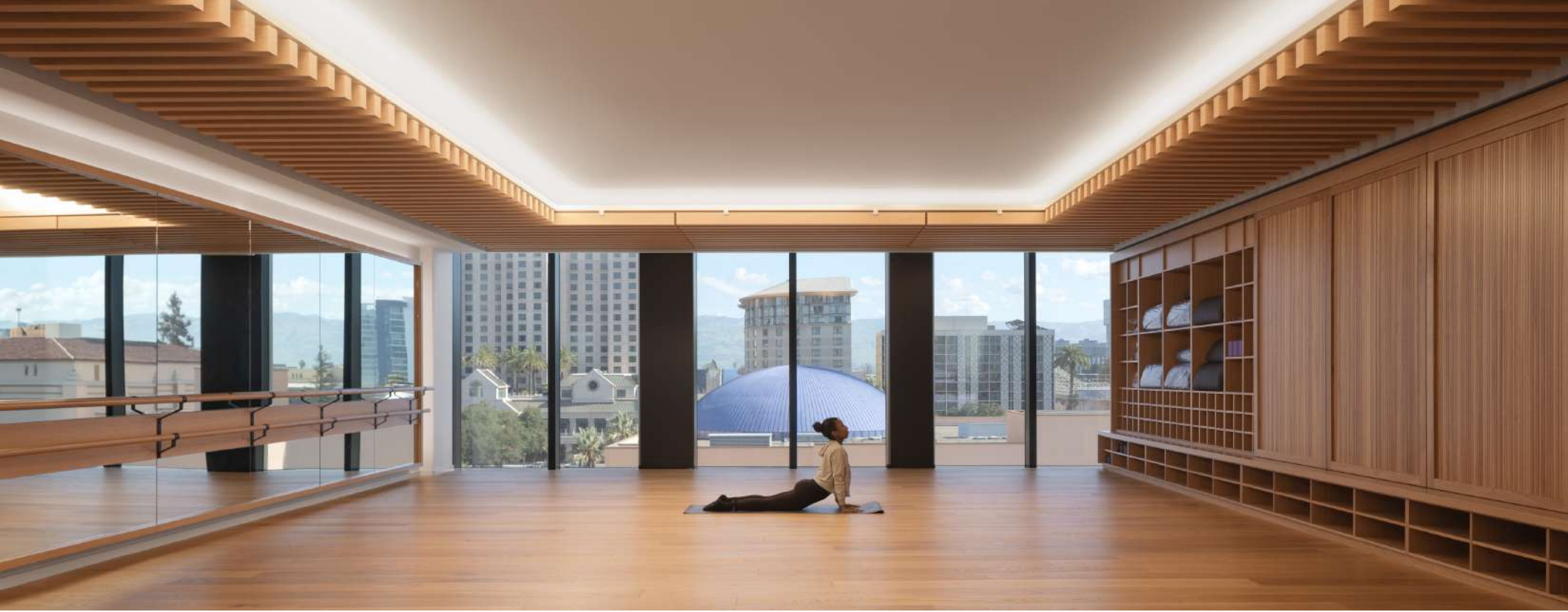
**200 Park has achieved LEED Gold and Fitwel 2 star certification. Design measures have been implemented to reduce on-site carbon emission and water usage for HVAC heat rejection to meet the energy requirements of Architecture 2030.**

PARK AVENUE

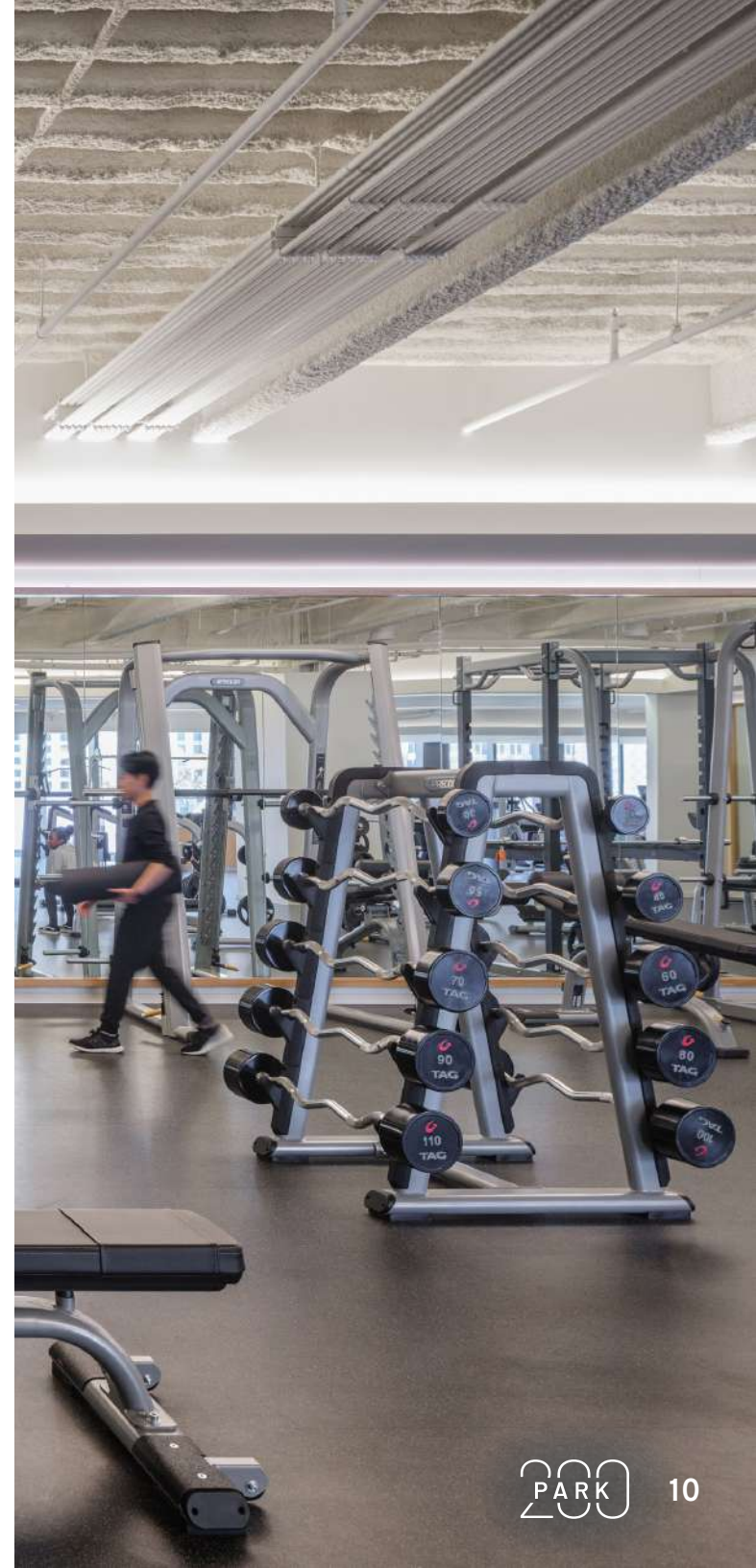
# LOBBY FLOOR PLAN





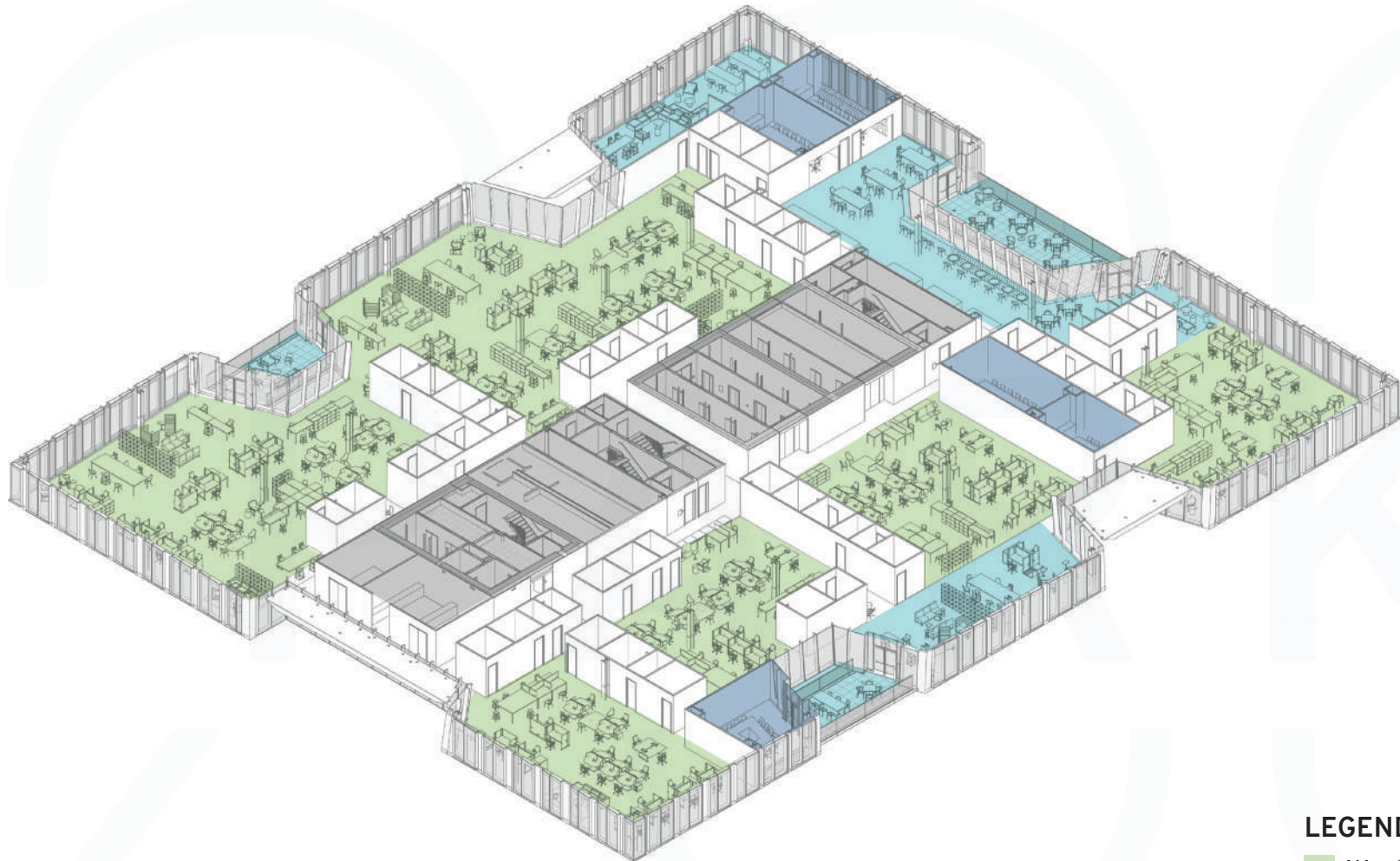


# FITNESS CENTER FLOOR PLAN



HYPOTHETICAL TEST FIT

# CREATIVE TECH SPACE | MEDIUM DENSITY



## LEGEND

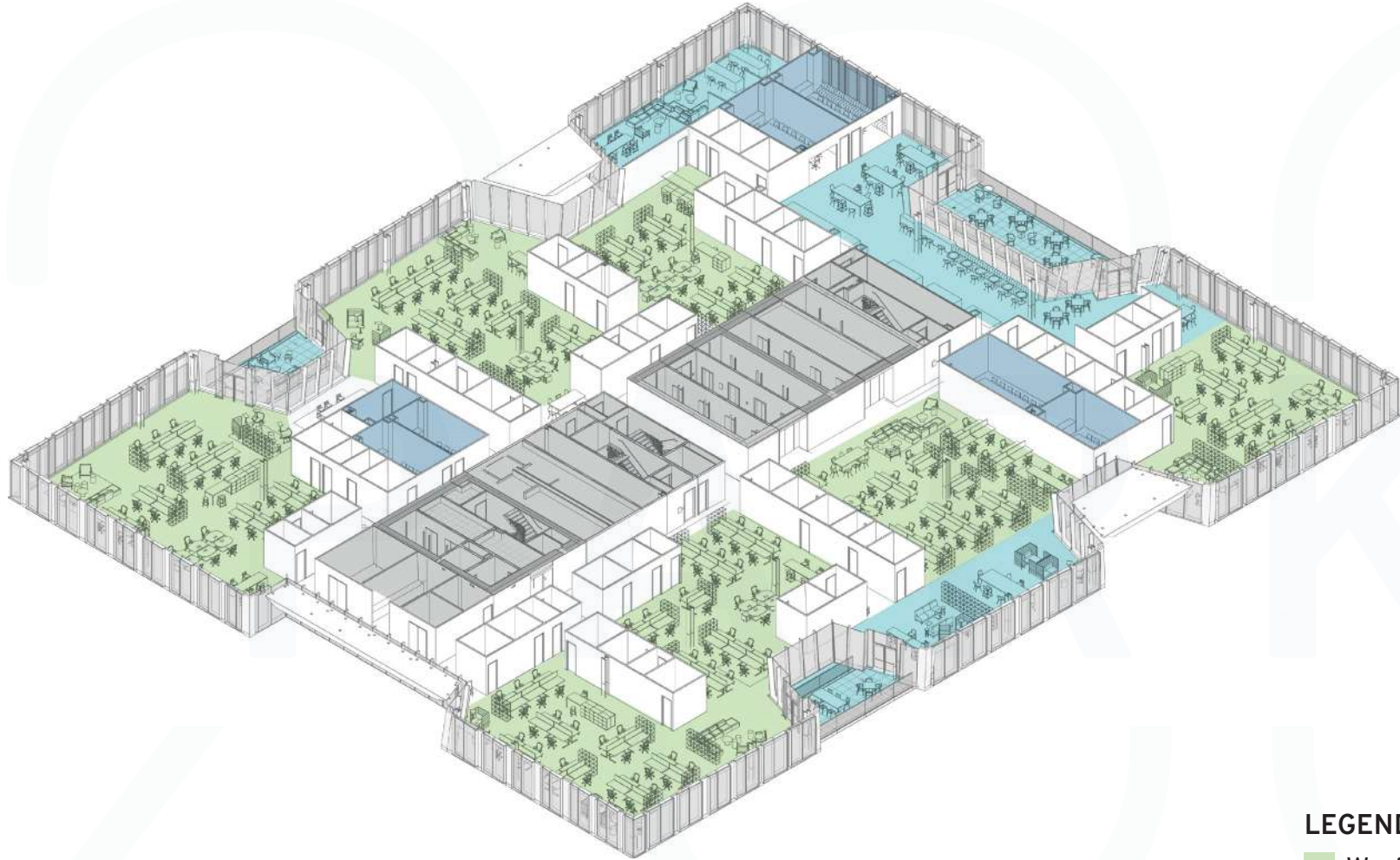
- Workplace
- Meeting
- Amenity
- Core

HEADCOUNT: 188

DENSITY: 180/NSF/Person

HYPOTHETICAL TEST FIT

# TRADITIONAL TECH SPACE | HIGH DENSITY



## LEGEND

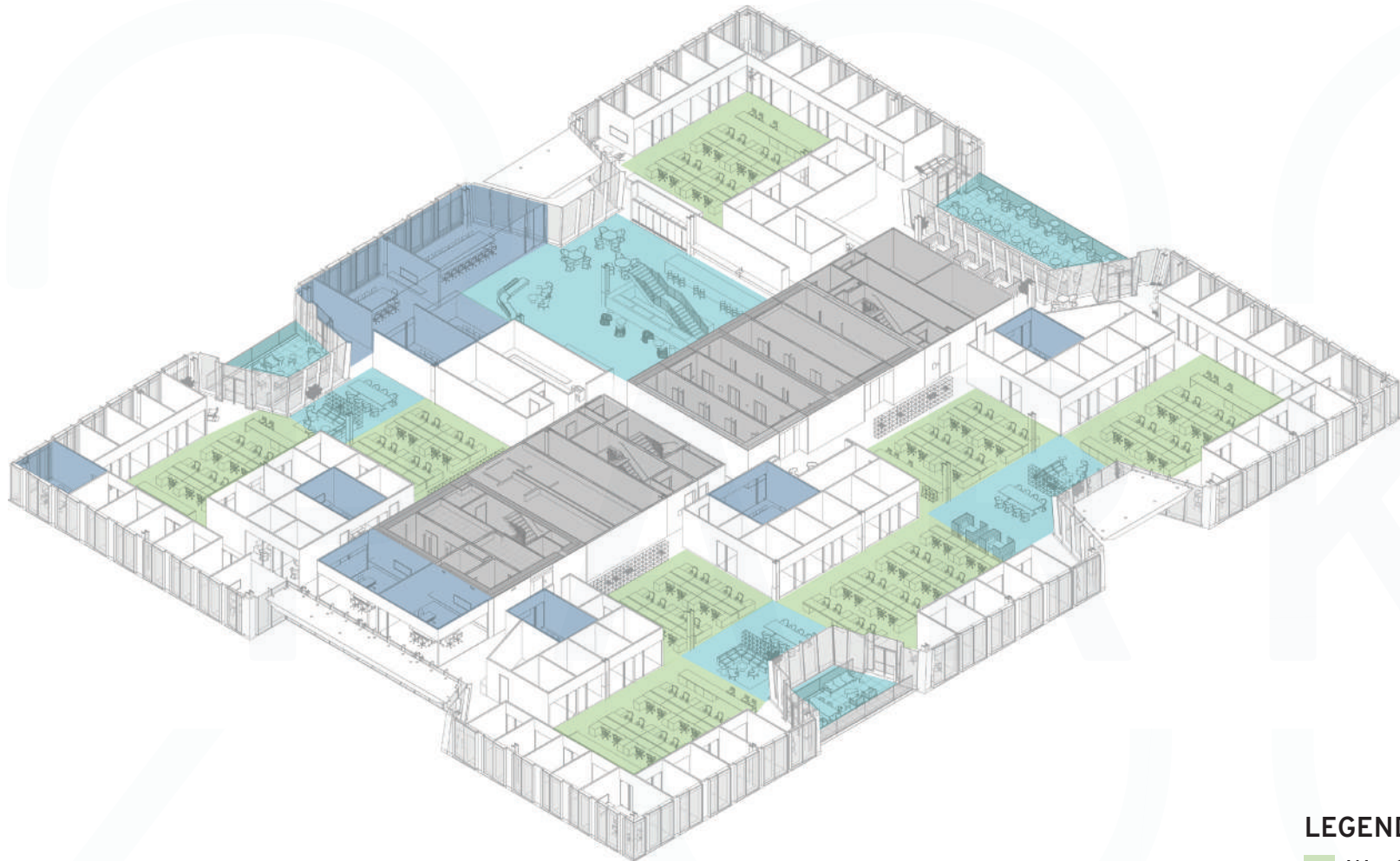
- Workplace
- Meeting
- Amenity
- Core

HEADCOUNT: 218

DENSITY: 160/NSF/Person

HYPOTHETICAL TEST FIT

# PROFESSIONAL SERVICES



## LEGEND

- Workplace
- Meeting
- Amenity
- Core

HEADCOUNT: 192

DENSITY: 178/NSF/Person



## DOWNTOWN AMENITIES

# THE ESSENTIALS

San Jose's thriving urban environment and job market means nearby transit, ample housing, and diverse dining options are always close at hand.

**250+** Restaurants & Retail Amenities

**6** Major Hotels within Walking Distance

**5** Large Scale Parks within Walking Distance



## DOWNTOWN AMENITIES

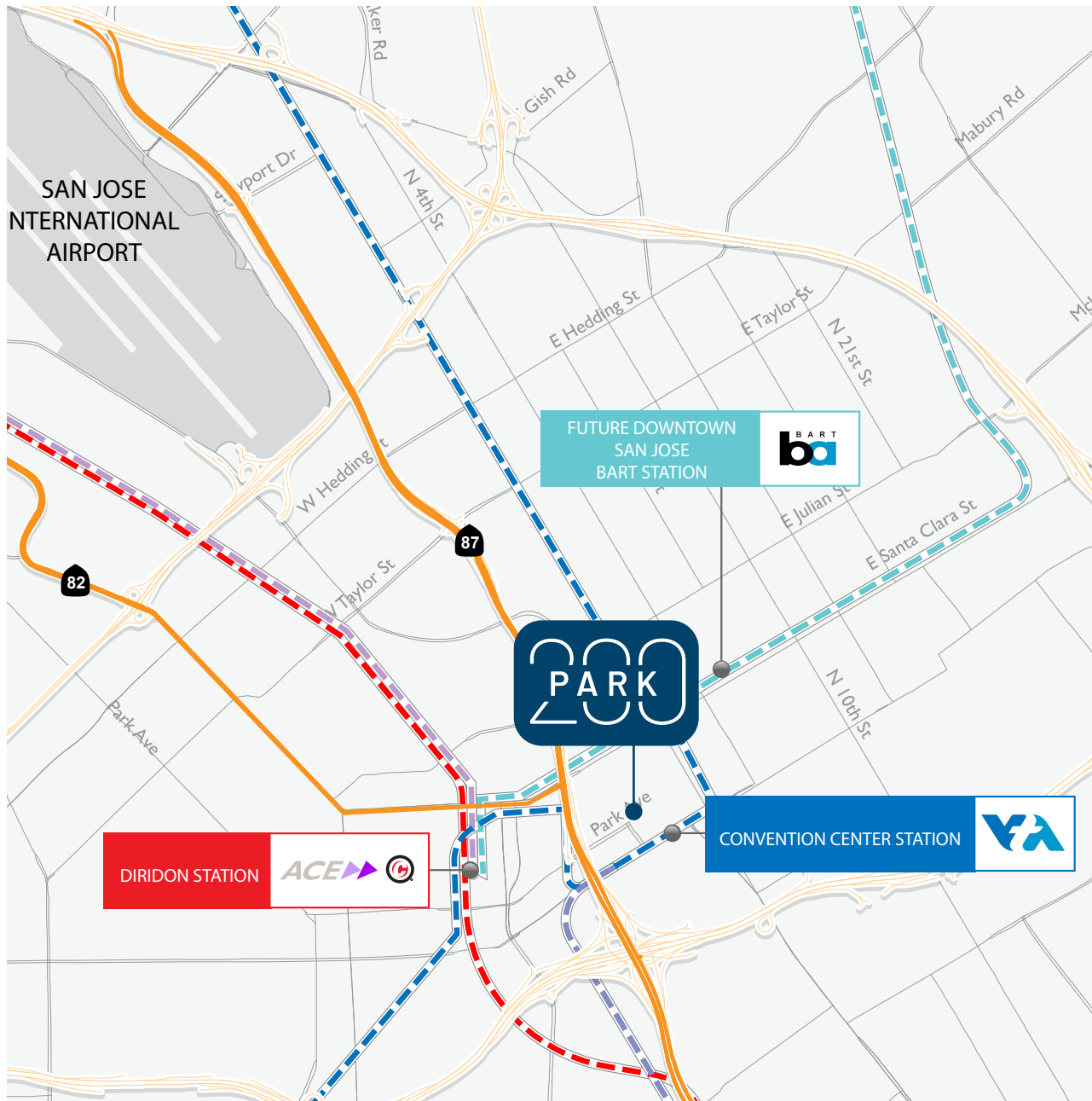


# THE FUN STUFF

San Jose has consistently ranked among the top 15 places to live in the country for its outdoorsy lifestyle, 300 days of sunshine per year, and spirit of diversity and innovation.



# TRANSPORTATION



**3 BLOCKS**  
from future BART station

**11 MINUTES**  
from Diridon Station on foot

**4 VTA STATIONS**  
within a 5 block radius



# PARK



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