JAY PAUL
COMPANY

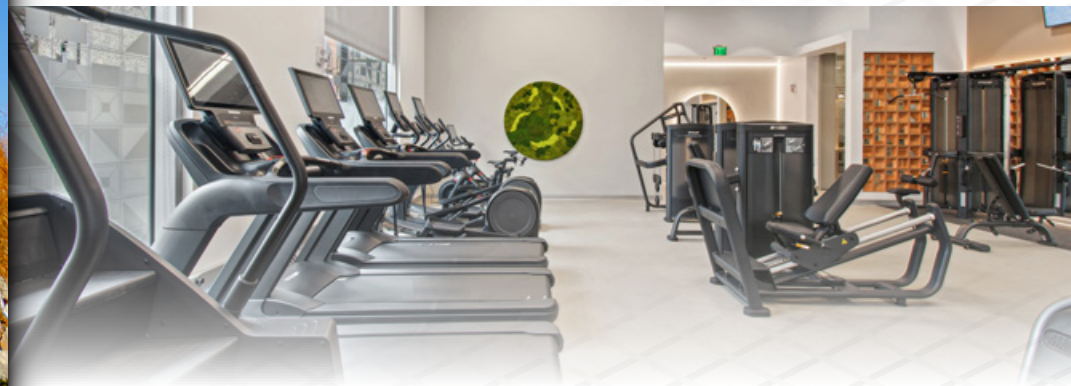
NEWMARK

50W SAN FERNANDO ST

Downtown San Jose

Premier **±357,000 SF**

TROPHY CLASS "A" OFFICE TOWER



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HIGHLIGHTS

- ±357,000 SF Trophy Downtown San Jose Class "A" Office Tower
- Fully Equipped Updated Fitness Center
- Renovated Lobby with New Collaboration Seating Areas
- Poppy & Claro, a Modern Take on California Cuisine
- Specialty Coffee, Craft Cocktails, Private Dining and Catering
- EV Charging Stations
- 4 New Fully Furnished Market Ready Suites Ready for Immediate Occupancy
- 0.8 Miles to San Jose Diridon Station
- Next Door to Plaza de Cesar Chavez Park
- ±5 Minute Drive to San Jose Mineta International Airport
- Local Ownership and Fully Staffed On-Site Property Management
- 1.6/1,000 On-Site and 1.5/1,000 Off-Site Parking Available

AVAILABILITIES

Suite 1300	±15,334 SF	New Spec Suite ▪ Fully Furnished
Suite 1110	±6,322 SF	
Suite 900	±10,879 SF	
Suite 810	±3,682 SF	New Spec Suite ▪ Fully Furnished
Suite 800	±13,624 SF	
Suite 600	±21,254 SF	
Suite 400	±10,063 SF	
Suite 320	±6,275 SF	New Spec Suite ▪ Fully Furnished
Suite 300	±14,978 SF	
Suite 200	±10,961 SF	New Spec Suite ▪ Fully Furnished

NEW LOBBY

Elevate Workday
Expectations

WELLS FARGO
Elevate Workday
Expectations

POPPY & CLARO

UPDATED FITNESS CENTER

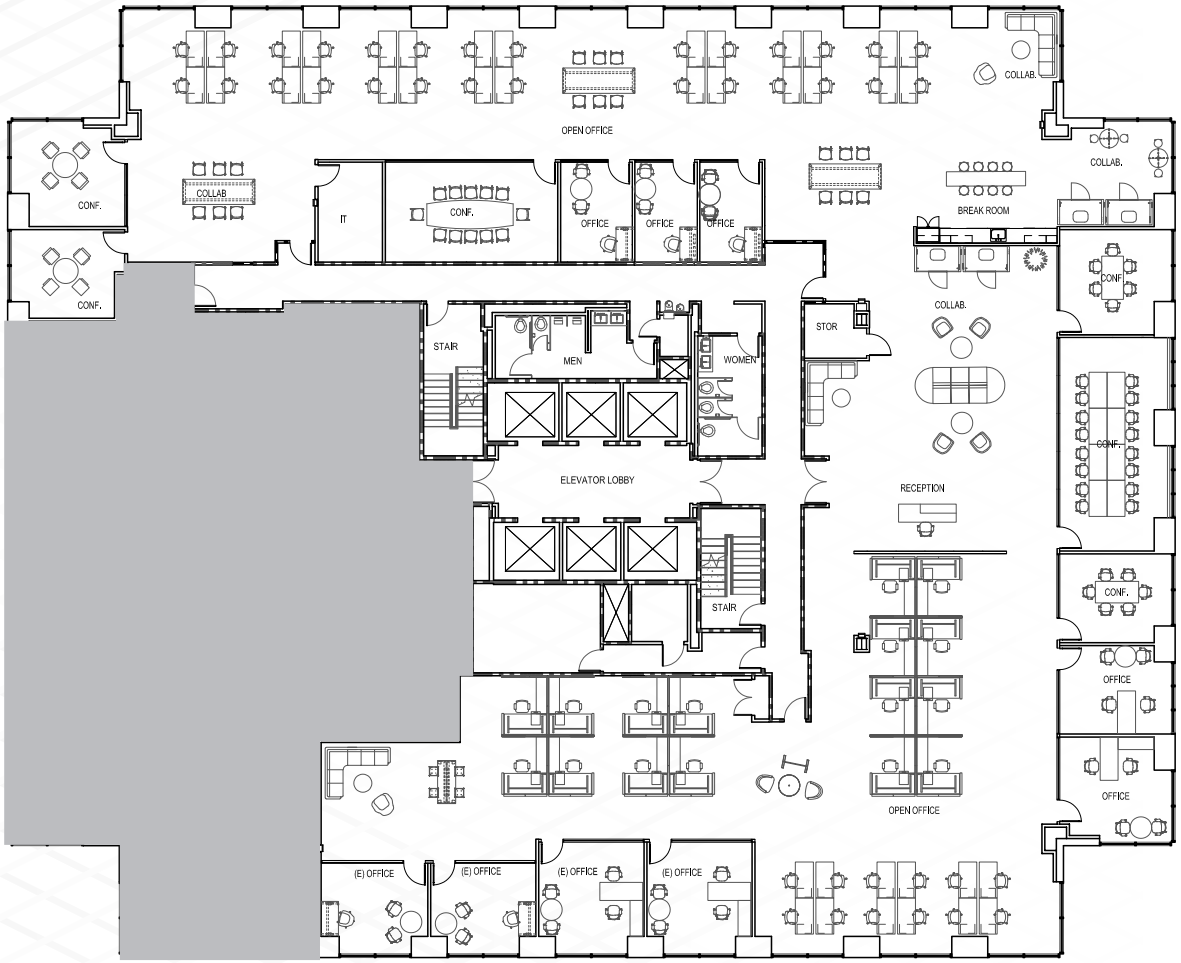
50W

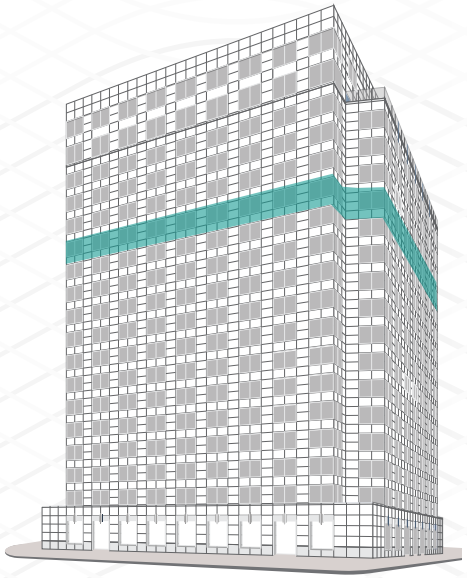
Suite 1300 ±15,334 SF

SPACE PROGRAM

40	60"x30" Workstations
16	6'x8' Cubicles
9	(E) Office
2	(E) Large Conference
4	(E) Small Conference
1	Break Room
1	Lounge
5	Collab
4	Framery Booths

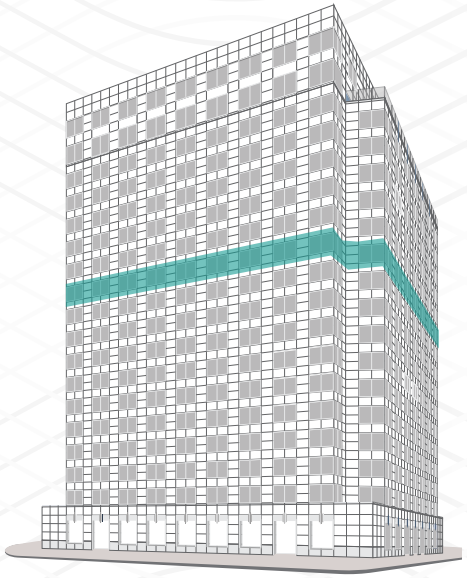
New Spec Suite ▪ Fully Furnished





50W

Suite 1110 ±6,322 SF

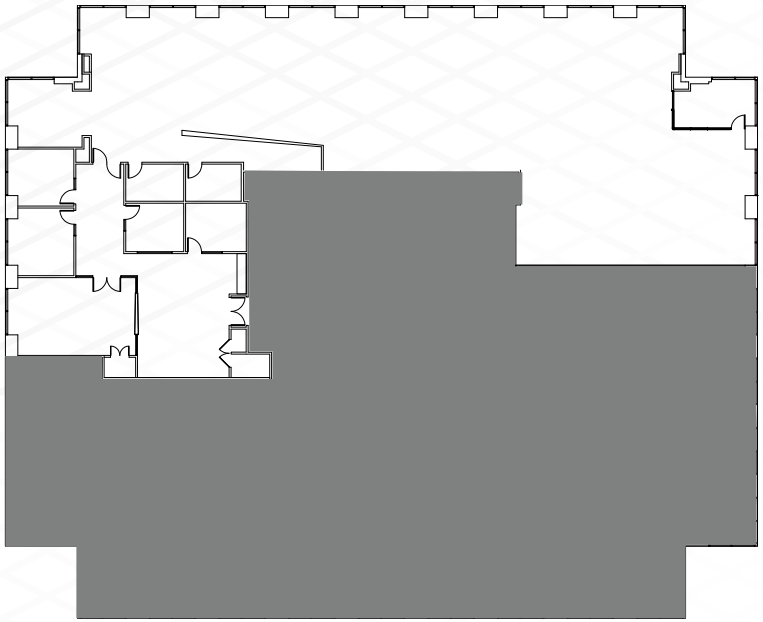


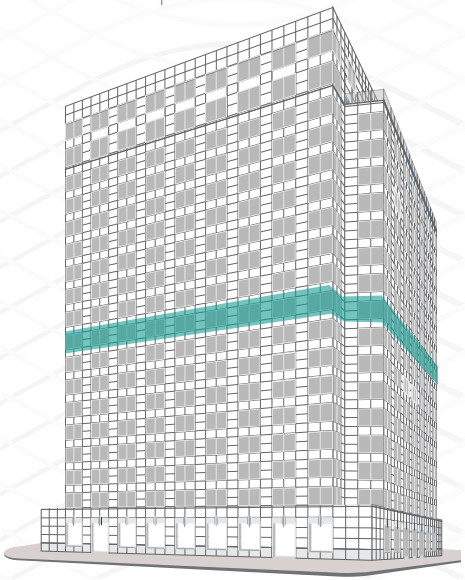
50W

Suite 900 ±10,879 SF

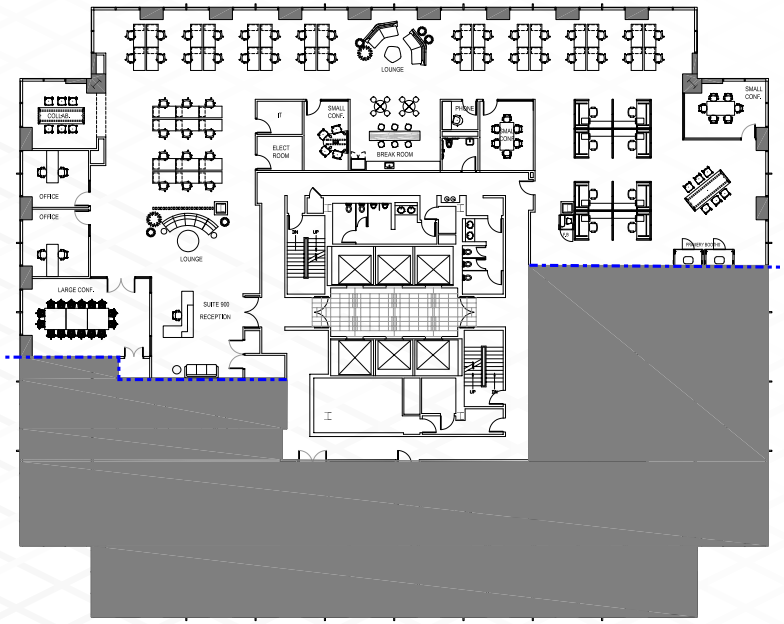
SPACE PROGRAM

32	60"x30" Workstations
12	6'x8' Cubicles
2	(E) Office
1	(E) Small Conference
2	Small Conference
1	(E) Large Conference
1	Break Room
1	Lounge
3	Collab
3	Framery Booths
1	Phone Room





Hypothetical Test Fit

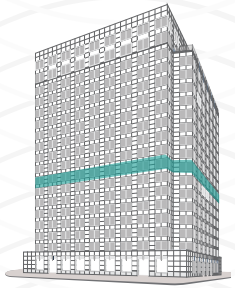


50W

Suite 810 ±3,682 SF

SPACE PROGRAM

8	6'x8' Cubicles
3	Office
2	Small Conference
1	Break Room
1	Storage



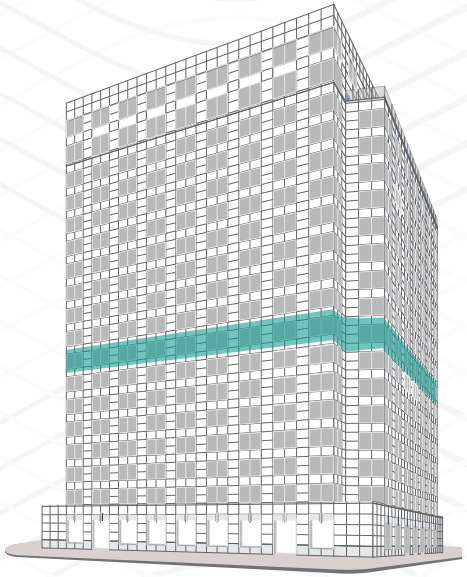
New Spec Suite ▪ Fully Furnished

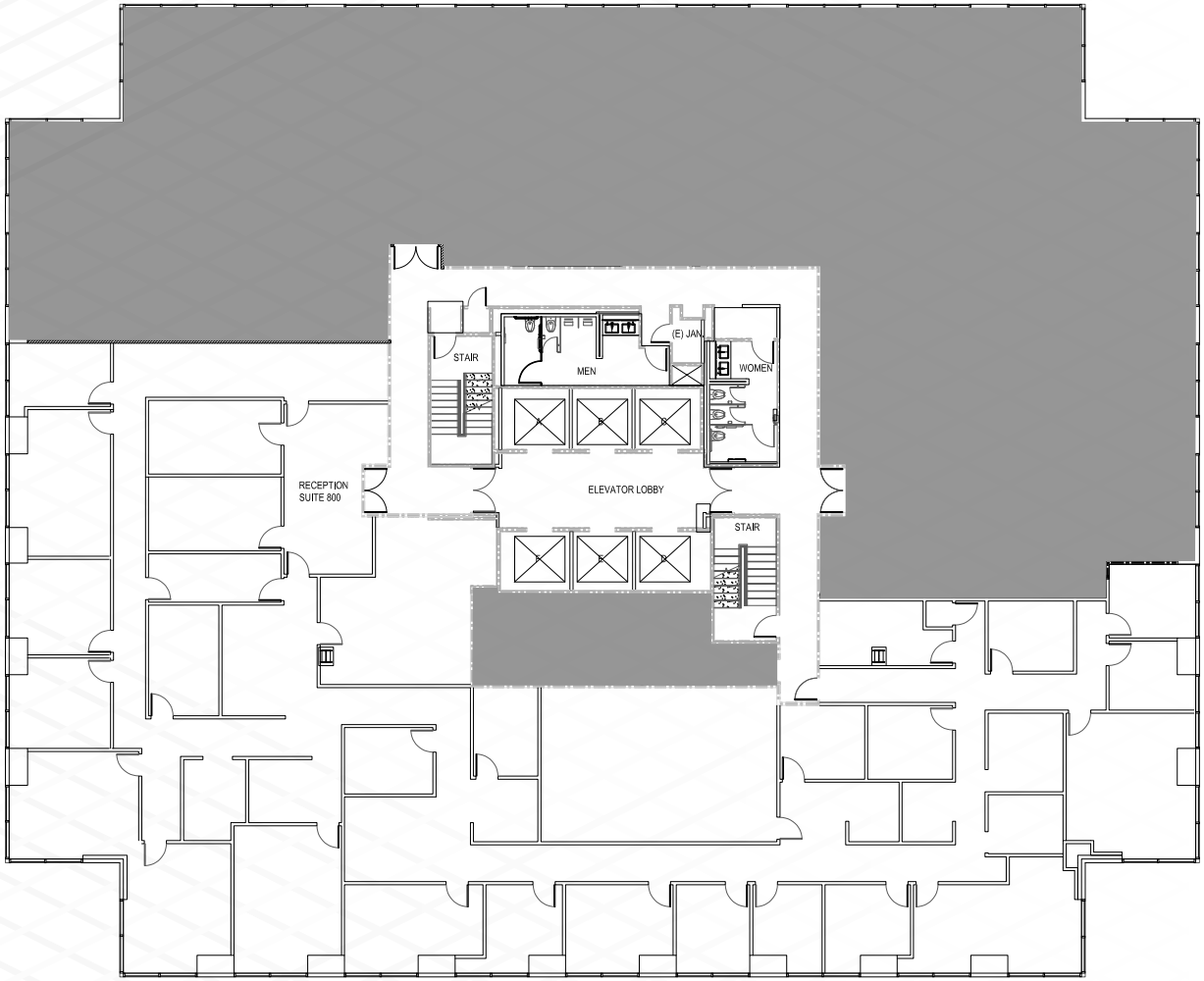
50W

Suite 800 ±13,624 SF

SPACE PROGRAM

29	Private Offices
4	Conference Rooms



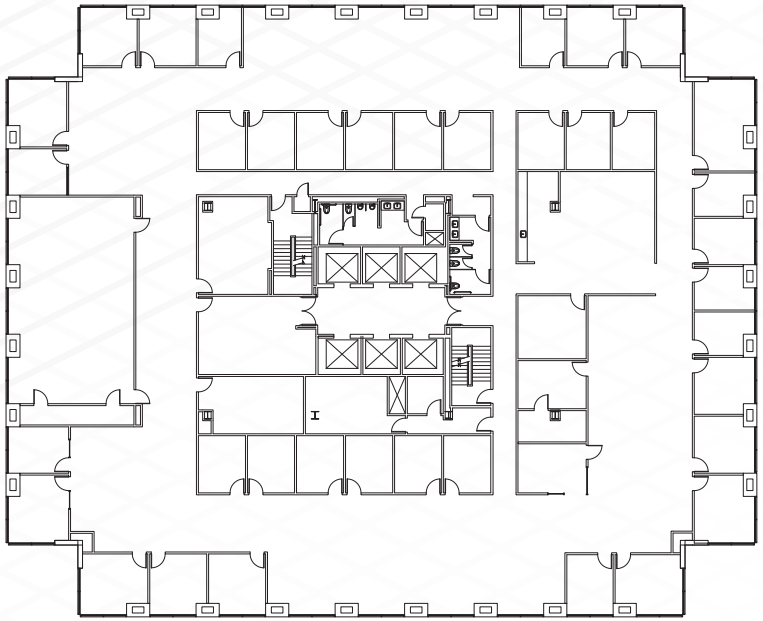


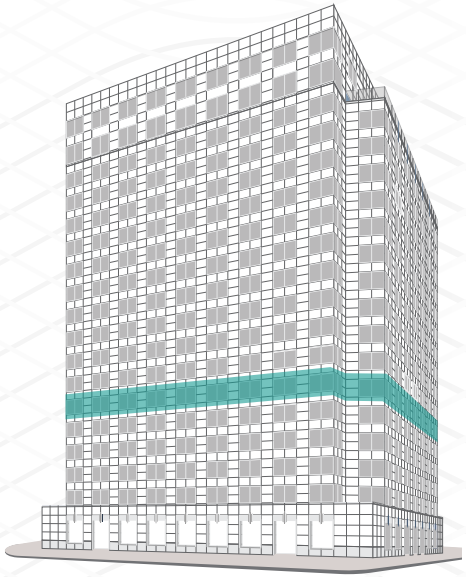
50W

Suite 600 ±21,254 SF

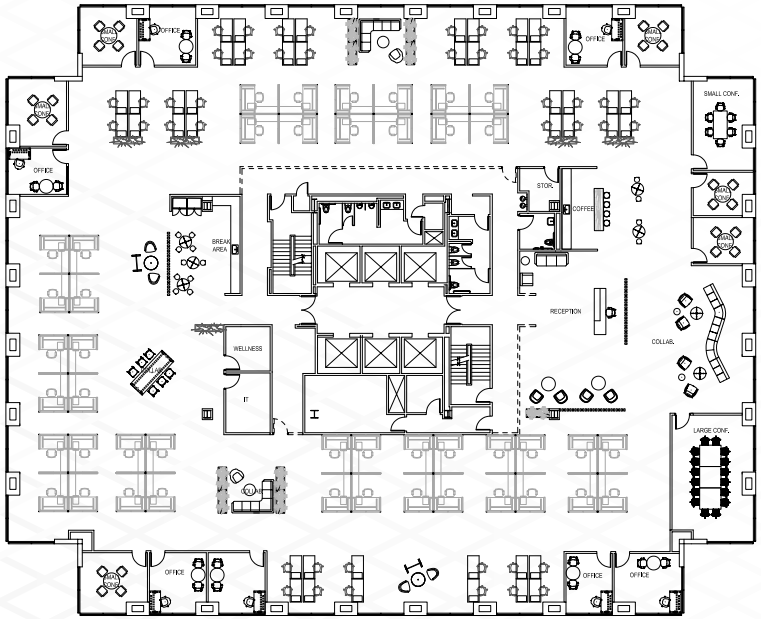
SPACE PROGRAM

44	60"x30" Workstations
44	6'x8' Cubicles
7	(E) Office
2	(E) Large Conference
6	(E) Small Conference
1	Break Room
1	Coffee
4	Collab
1	Reception/Lounge





Hypothetical Test Fit

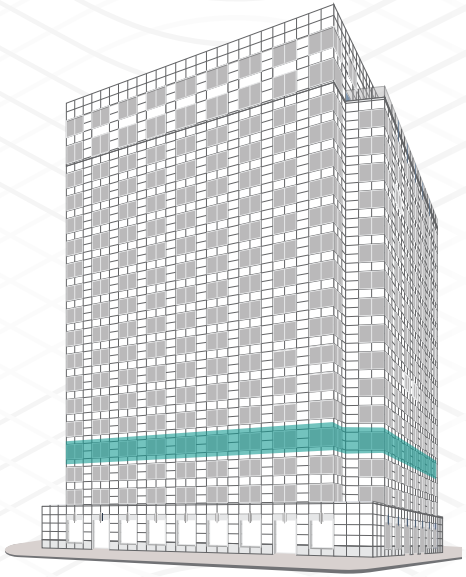


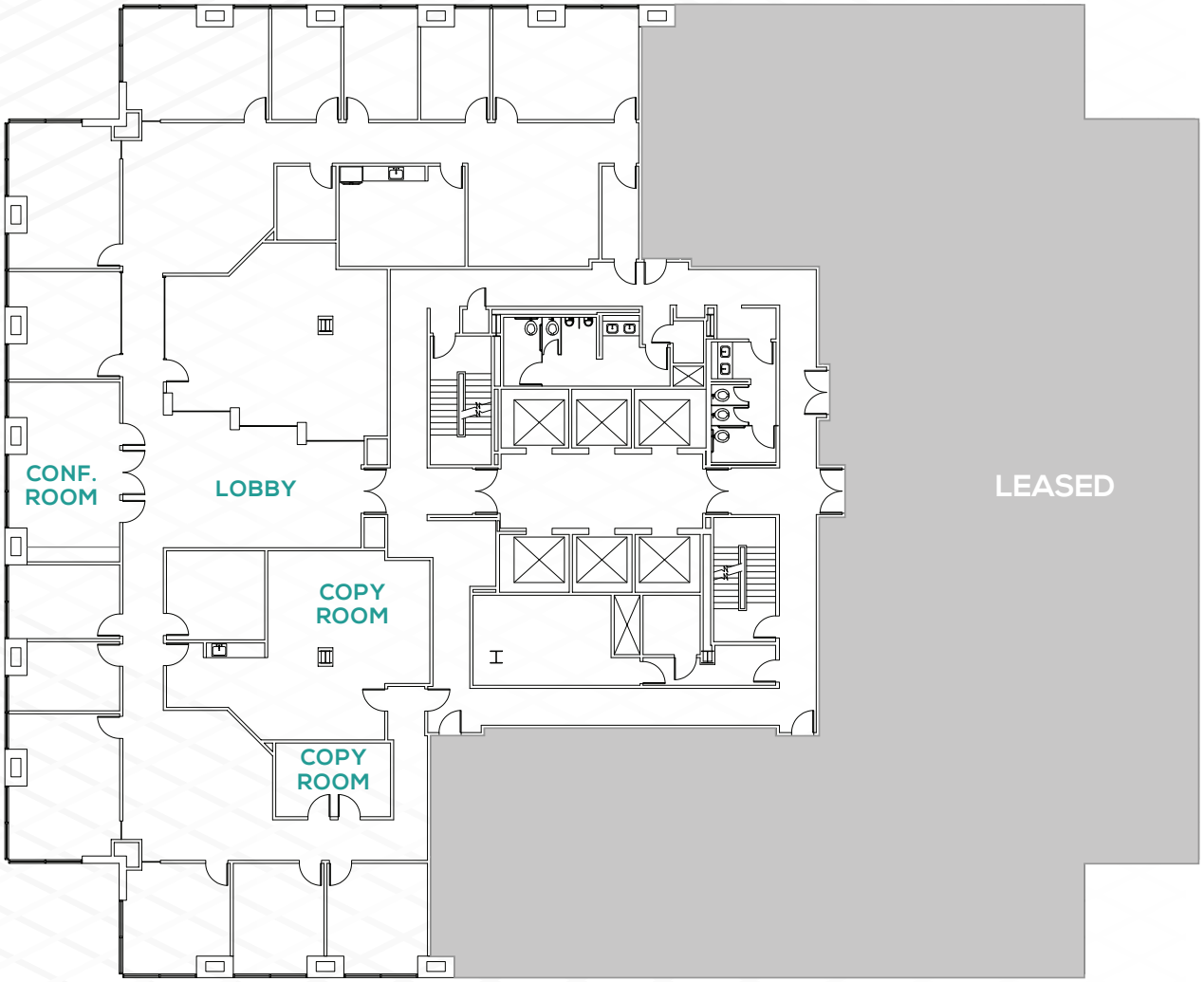
50W

Suite 400 ±10,063 SF

SPACE PROGRAM

14	Private Offices
1	Conference Room
2	CopyRooms



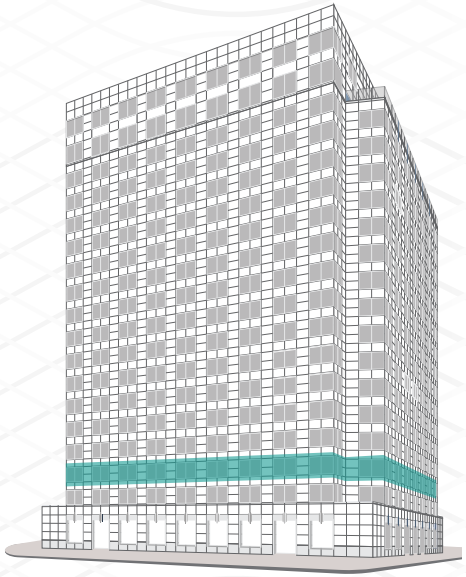


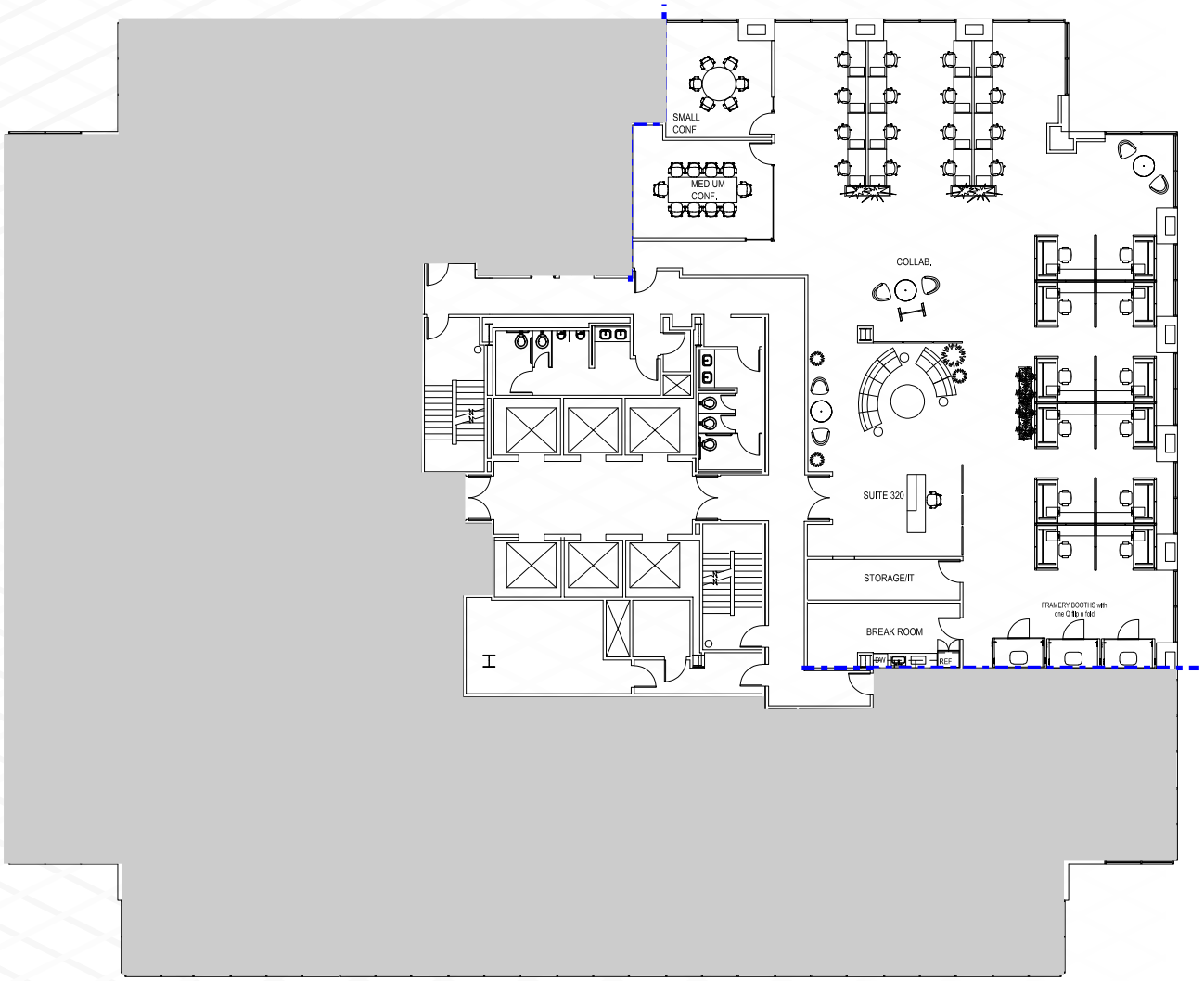
50W

Suite 320 ±6,275 SF

SPACE PROGRAM

16	60"x30" Workstations
12	6'x8' Cubicles
1	(E) Small Conference
1	(E) Medium Conference
1	Break Room
1	Collab
3	Framery Booths



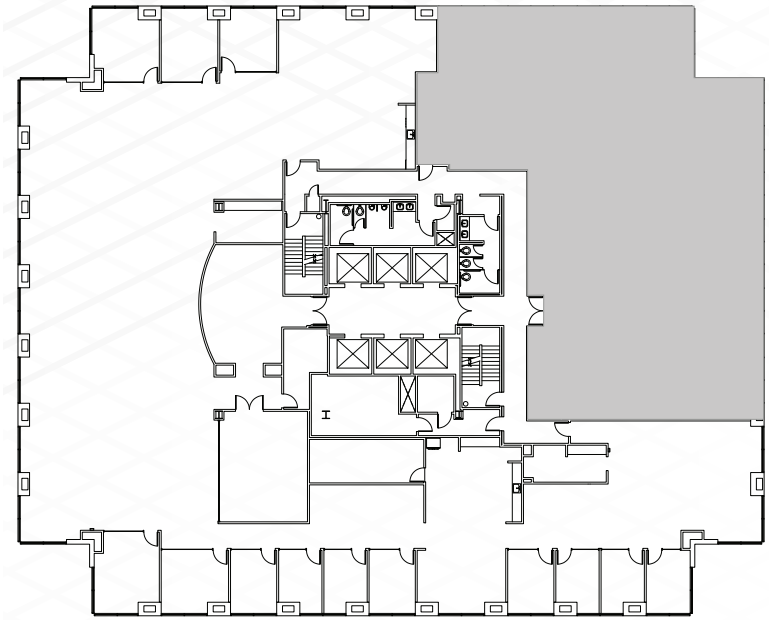


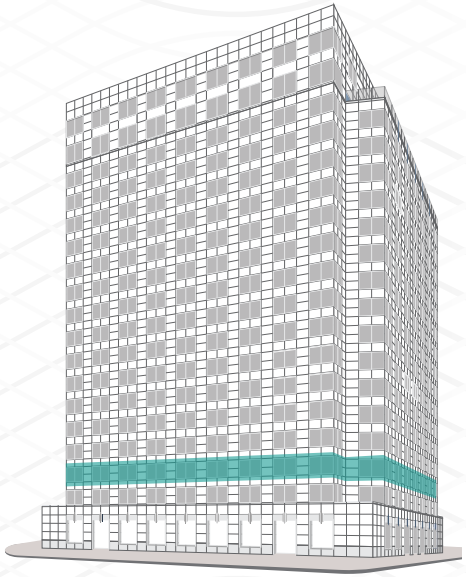
50W

Suite 300 ±14,978 SF

SPACE PROGRAM

32	60"x30" Workstations
36	6'x8' Cubicles
4	(E) Office
4	(E) Small Conference
1	Large Conference
1	Break Room
1	Coffee
4	Collab
2	Framery Booths





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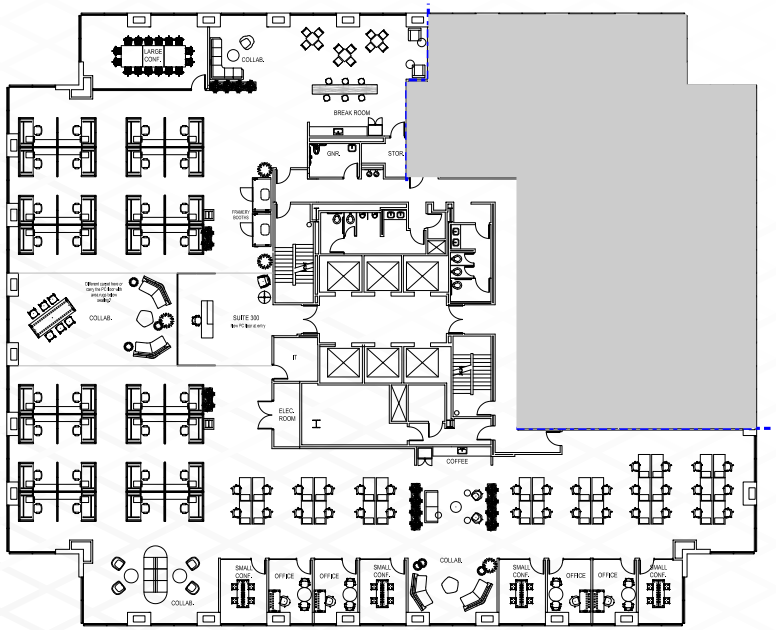
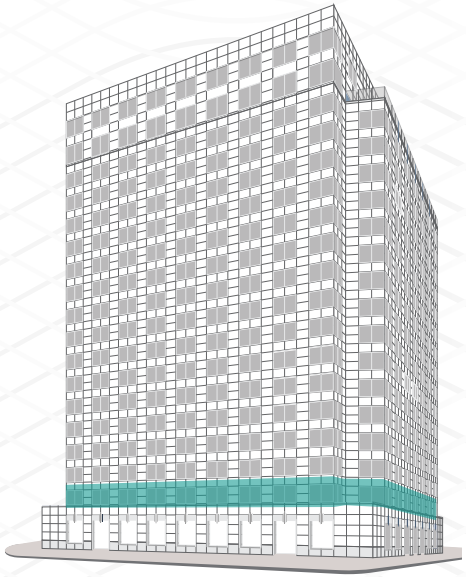


50W

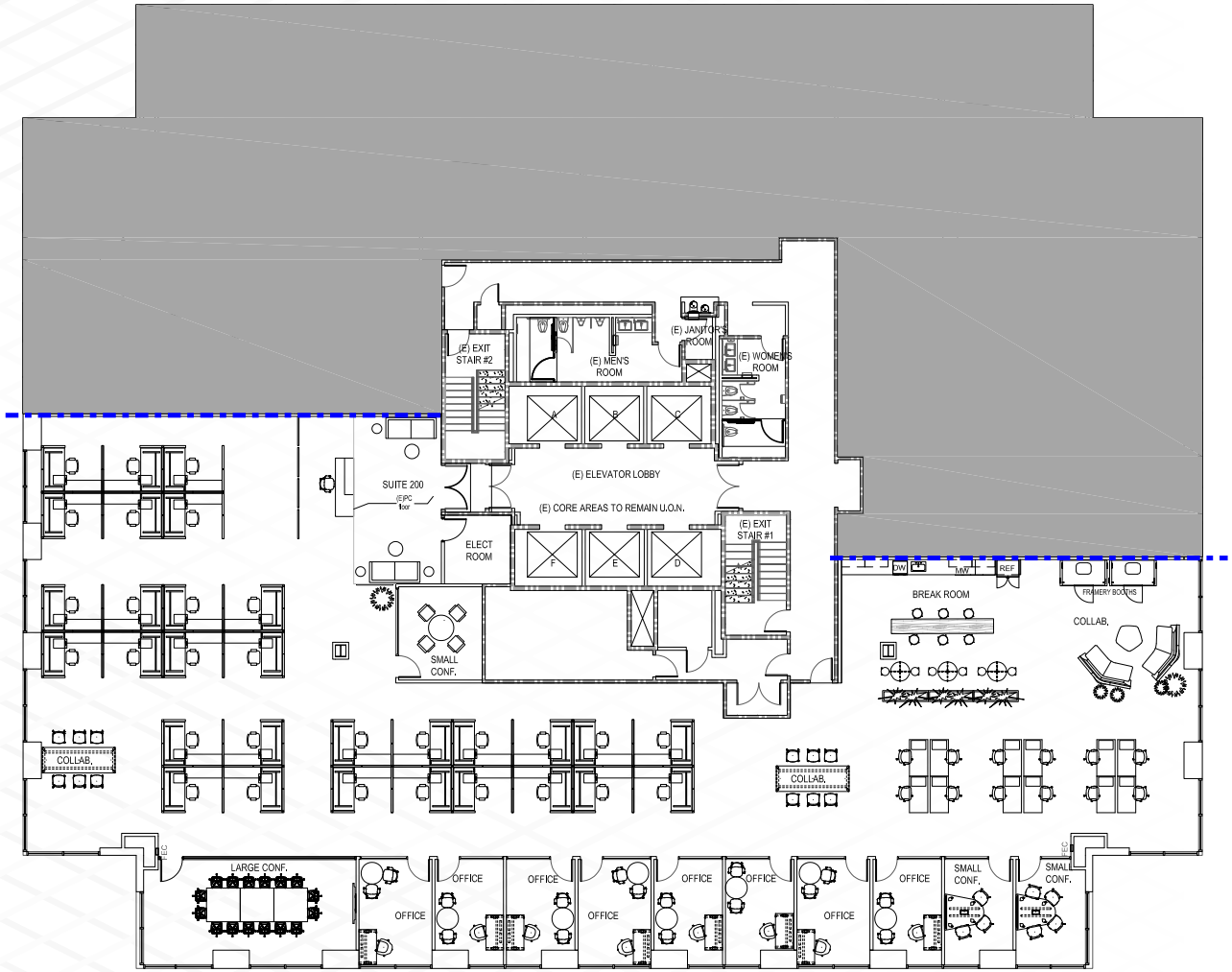
Suite 200 ±10,961 SF

SPACE PROGRAM

12	60"x30" Workstations
30	6'x8' Cubicles
8	(E) Office
3	(E) Small Conference
1	Large Conference
1	Break Room
1	Lounge
3	Collab
2	Framery Booths



New Spec Suite ▪ Fully Furnished



50W

DOWNTOWN AMENITIES

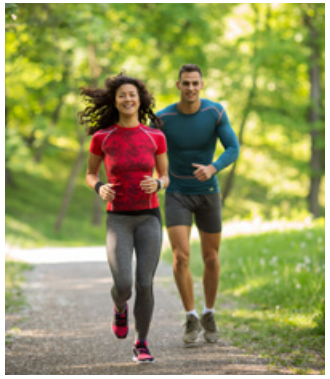
San Jose's thriving urban environment and job market means nearby transit, ample housing, and diverse dining options are always close at hand.

250+ Restaurants & Retail Amenities

6 Major Hotels within Walking Distance

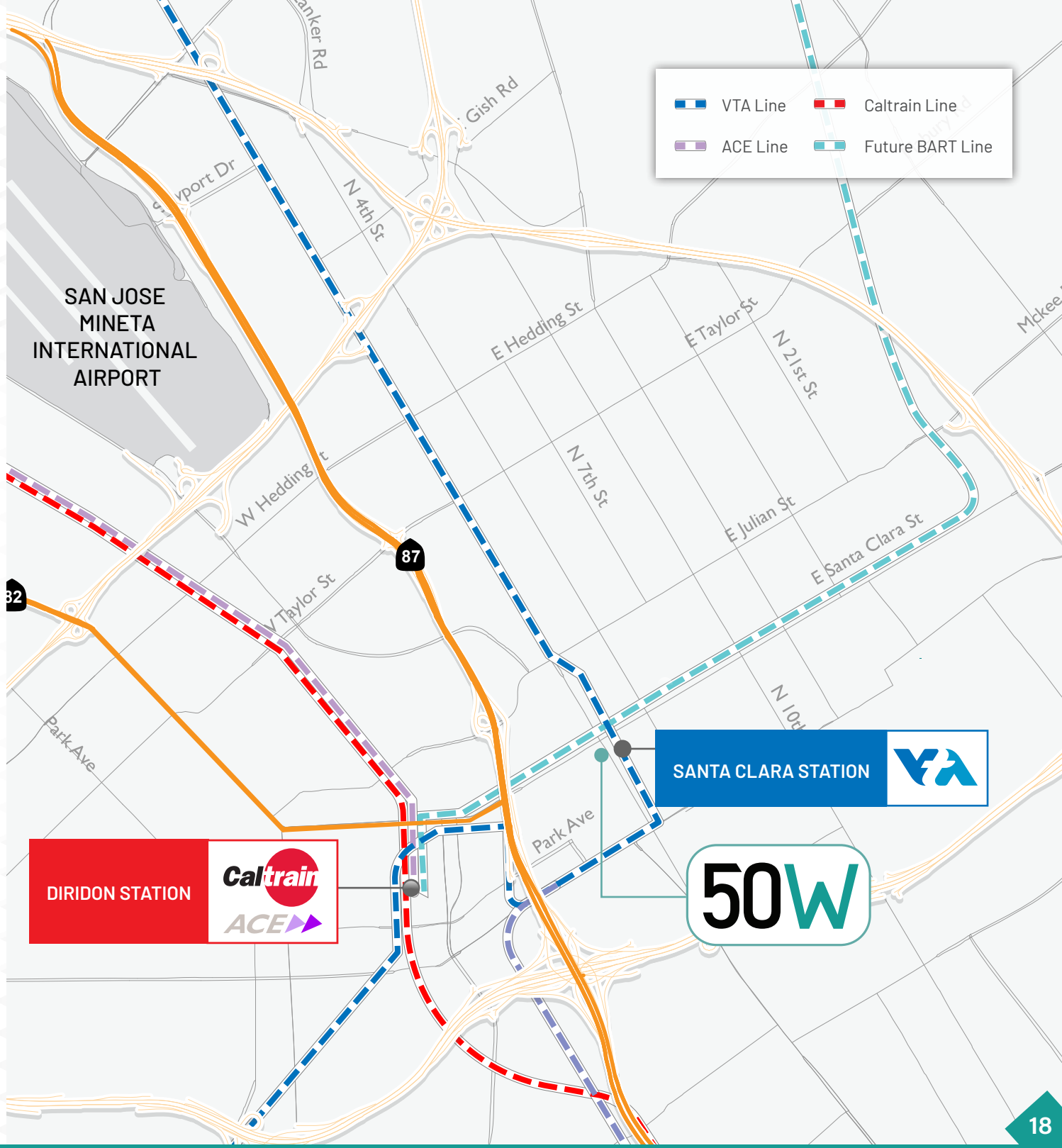
5 Large Scale Parks within Walking Distance

DOWNTOWN AMENITIES



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.

CITY OF
SAN JOSE
CAPITAL OF SILICON VALLEY


VTA Line
Caltrain Line
ACE Line
Future BART Line
SAN JOSE MINETA INTERNATIONAL AIRPORT
Gish Rd
N 4th St
E Hedding St
E Taylor St
N 21st St
N 7th St
W Hedding St
W Taylor St
E Julian St
E Santa Clara St
Park Ave
87
82
SANTA CLARA STATION
DIRIDON STATION
Caltrain
ACE
50W

50 W SAN FERNANDO ST

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