



CITYVIEW

Join the
FUTURE
of Silicon Valley



MORE THAN A PLACE TO WORK, IT'S A WAY OF LIFE



More than a place to work, its a way of life: CityView is an all inclusive campus that offers opportunities to connect to the outdoors as well as the urban fabric of it's surroundings, and provides next level conveniences that lend to an enriching professional lifestyle.





Integrating into the **URBAN FABRIC**

CAMPUS

CityView is an urban campus that connects to and entices the community with its retail, public plazas and green spaces, while offering a next-level experience for tenants.

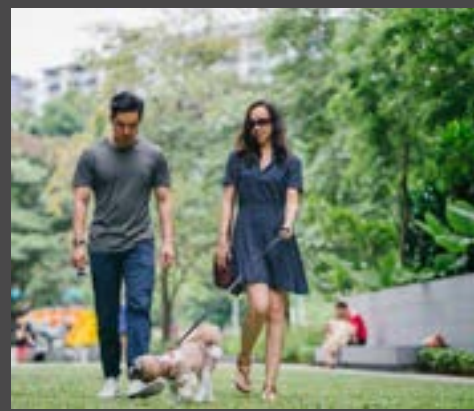
URBAN MEETS SUBURBAN

CityView is more than just another Silicon Valley campus. It's the next generation of space to work—and play. Nestled in the rolling hills of San Jose, CityView blends the hustle and bustle of an urban downtown environment with the intimacy and privacy of a suburban setting. You'll discover daily inspiration from the connecting urban environment and vibrant community, as well as moments of security and seclusion within the private lobbies and tucked-away interior gardens.



VIBRANT AND INTIMATE





BEYOND THE WORKSPACE

You'll discover daily inspiration from the connecting urban environment and vibrant community, as well as moments of security and seclusion within private lobbies and tucked-away interior gardens. Ease of commute, a full-service fitness club, and access to the great outdoors on virtually every floor, are all part of the what defines the CityView experience.



FULL-SERVICE FITNESS CLUB

85K SF Fitness Club

- Onsite Trainers
- Outdoor Fitness
- Cardio Equipment/Free Weights
- Strength Training Equipment
- Daily Classes
- Basketball Court
- Gameroom
- Juice Bar
- Exclusive to Campus Employees

GETTING TO AND FRO

1.65/1000 Parking Ratio

- 41 Exterior Bicycle Spots
- 781 Secure Bicycle Spots
- Bike Room Showers
- EV Charging
- Ride Share/Shuttles
- Walkable to Light Rail, Future BART Station, Diridon Station

ACCESS TO THE OUTDOORS

2.3 Acres of SkyParks

- Outdoor Amenity Space
- 105,000 SF of Plazas
- 45,000 SF of Paseos

CAMPUS MAP



- Retail

- Plazas
105,000SF of landscaped plazas

- Paseos
45,000SF of pedestrian paseos traverse the CityView campus

- Bike Parking/Showers
781 secure bicycle parking spots w/ adjacent showers. 41 exterior spots.

- Loading Docks

- Lobbies
Six double-height lobbies.

- Parking Access
Access to the 6 levels of subterranean parking. 1.65/1000 SF parking ratio.

- Fitness Club Access
Private entrance leads to two floors, 85,000SF of the full-service fitness club.

- Outdoor Amenity Space
27,000SF of outdoor tenant amenity space nestled into the center of campus.

- Ride Share

- Pedestrian Circulation

THOUGHTFUL ARCHITECTURE

Built to adapt

BUILDING

A plethora of unique spaces—both large and intimate, indoor and outdoor—ensures every tenant can find what they need, when they need it. Whether you're looking for a new company campus with a metropolitan vibe or simply want to get in on a space that's as dynamic as your company, CityView has everything to help you hone your next big idea and grow your team.



DESIGNED FOR CONNECTION

Double-height bridges connect the CityView buildings both horizontally and vertically. They offer expansive views of downtown San Jose, a dynamic space for amenities, events and flexible work styles.

3.64M TOTAL
SQUARE
FEET

DOUBLE-
HEIGHT
INTERIOR
BRIDGES

1.65 PARKING
SPACES PER
1000SF



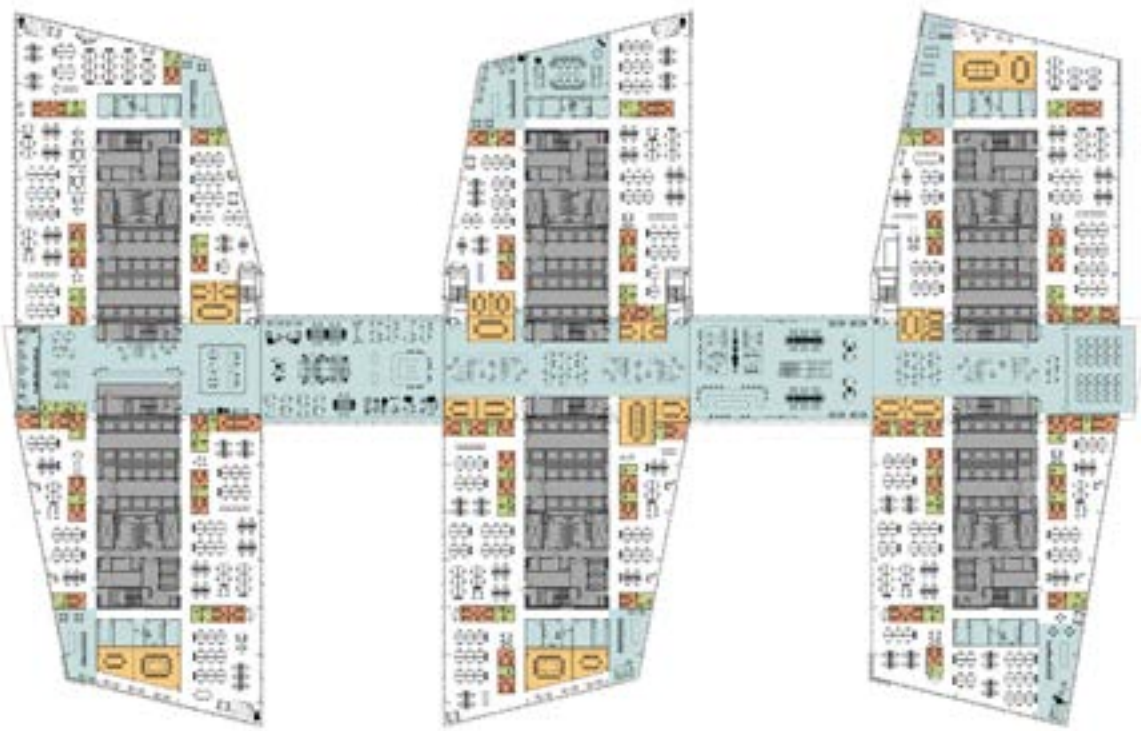
TEST FITS

An average of 195,000 GSF per floor across the six buildings and bridges. 10 foot typical clear ceiling height.

- Amenity
- Meeting
- Huddle
- Phone
- Core
- Cafeteria

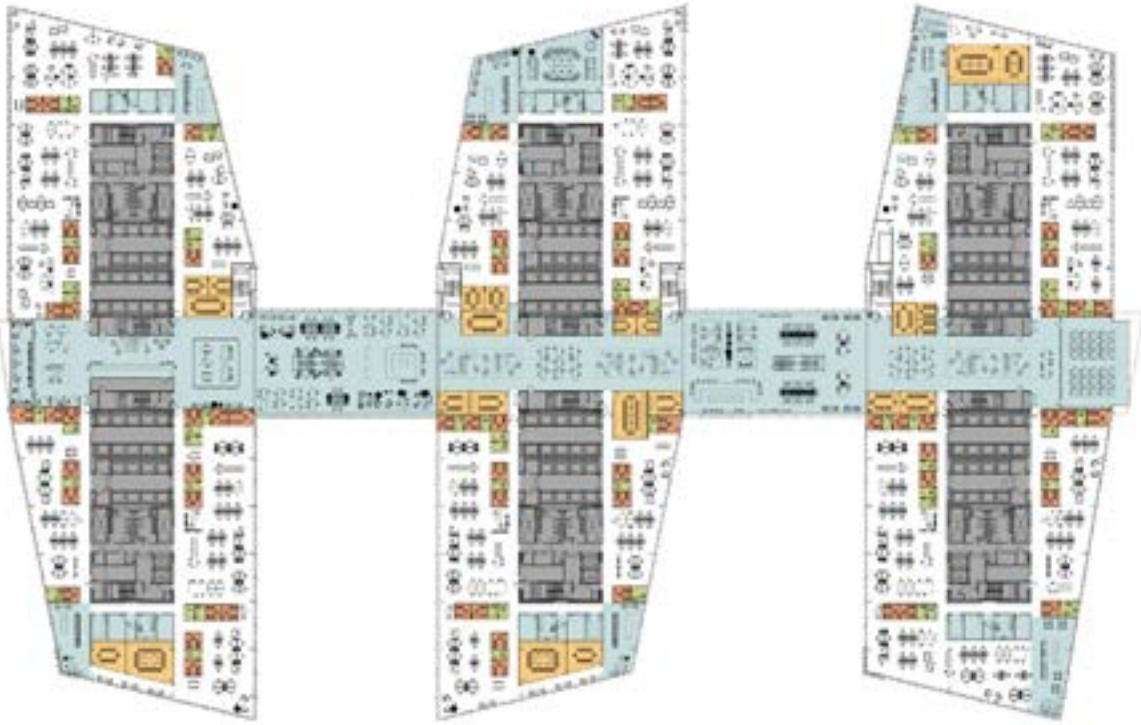
High Density Tech

Density: 225 SF/Person



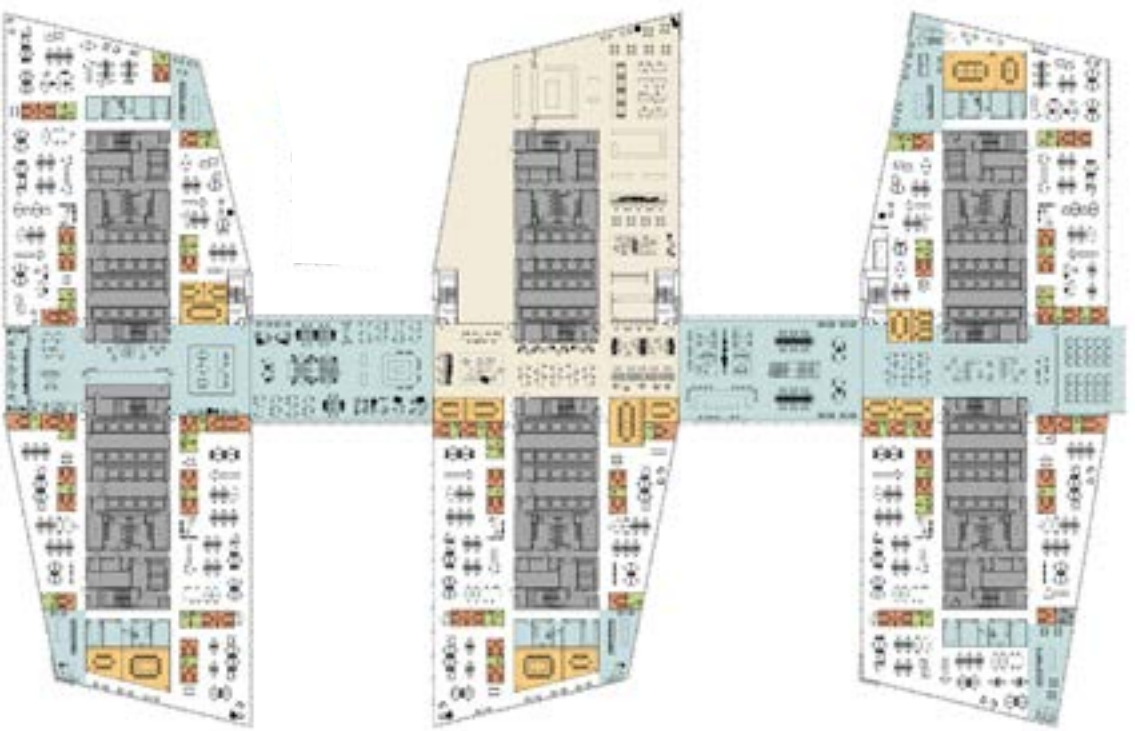
Medium Density Creative

Density: 335 SF/Person



Medium Density Creative w/ Cafeteria

Density: 397 SF/Person



SUSTAINABILITY AND PERFORMANCE

CityView will open its doors with a minimum of certification of LEED Gold and will be constructed in accordance with the San Jose Reach Code Building Ordinance. Beyond the gold, we are taking measures to reduce site carbon emission water and HVAC heat rejection, as well as to future proof the buildings to meet the energy requirements of the Architecture 2030.

**LEED GOLD.
FITWELL
CERTIFIED.**



**2.3 ACRES
ELEVATED
SKYPARKS**



**REVITALIZING
GREEN SPACES**

A mix of public and private outdoor space offerings provide moments to collaborate and recharge in San Jose's abundant sunshine. Resting upon the rooftop terraces across various levels throughout the building stack, CityView's Sky Parks serve as unique landscapes in the atmosphere. Find moments of respite throughout the day within the secluded interior paseos.



PRIORITIZING YOUR HEALTH AND SAFETY

The design and development of CityView is prioritizing the health and well-being of building occupants by achieving Fitwel certification, an evidence-based building health certification standard.




OUTDOOR ACCESS

Stepping away for a breath of fresh air is a breeze at CityView. There are 2.3 acres of SkyParks, all ample and work enabled, allowing for an alternative work environment or simply a moment of respite from the busy work day. This access to natural light and fresh air promotes both physical and mental well-being.



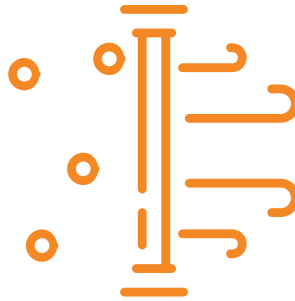
TOUCHLESS MEASURES

At CityView 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 CLUB

There is no better nor more convenient way to keep active and fit for the occupants of CityView, than to take advantage of the 85,000SF of full service fitness club. Exclusive to employees of the campus.



UPGRADED AIR FILTRATION

CityView'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.

BUILDING FEATURES

Wellness Features

Access to a 85,000SF Fitness Club and 2.3 acres of outdoor of outdoors SkyParks that are work enabled; Touchless integration throughout the campus; Upgraded ventilation and air filtration; Fitwel certified.



Total Square Footage

3.6 million+ total SF—an average of 195,000 GSF per floor across the six buildings and bridges. 10 foot typical clear ceiling height.

Parking

1.65/1,000 SF parking ratio. Six levels of subterranean parking with EV charging stations.

Double-Height Bridges

Naturally ventilated, double-height bridges connect the buildings horizontally and vertically, providing a unique and expansive amenity spaces and views of downtown and the valley.

SkyParks

2.3 acres of SkyParks. Provide a uniquely elevated outdoor work experience. Sweeping views of the valley and downtown.

Fitness club

85,000SF of full-service fitness club/amenities center located on the 2nd and 3rd floors. Training and class spaces, full court basketball court; adjacent game room and amenity space.



Bike Parking

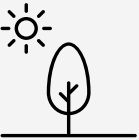


Secure parking with capacity for 781 bikes. Adjacent, on-premises showers. Exterior bike parking with capacity for 41 bikes.

Sustainability/Performance

LEED Gold. Fitwel certified. VAC Decoupled Perimeter System, Optimized Daylight Controls and High Efficiency Lighting, Low Flow Fixtures, Insulated High Performance Envelope, Low-E Glazing and Solar Shading, EV Charging Stations, All-electric Building, Protected Bike Parking.



-  Air Filtration Upgrade: MERV15
-  Touchless Vertical Circulation
-  Touchless Restroom Fixtures
-  Touchless Exterior Doors

-  Easy Outdoor Access
-  Work Enabled SkyParks
-  Enhanced Indoor Air Quality
-  Fitness Club

LOCATION

An oasis in the center of all that downtown San Jose has to offer, CityView's location makes transitioning from work to play effortless. San Jose is easily accessible by many modes of transit, close to an array of buzzworthy dining options, surrounded by lush parks and trails, and brimming with diverse arts and entertainment opportunities.

BEST OF THE VALLEY

At your fingertips



THERE IS NO PLACE LIKE HOME

+8,800 NEW RESIDENTIAL UNITS PLANNED





GETTING AROUND

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.

2 BLOCKS TO FUTURE BART

ACCESS TO VTA AND LIGHT RAIL



THE GREAT OUTDOORS

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.



**ACCESS TO
MILES OF
PEDESTRIAN
& BIKE TRAILS**

**1/2 BLOCK
FROM CESAR
CHAVEZ
PLAZA**

**5 MINUTE
WALK TO
GUADALUPE
RIVER TRAIL**





**250+
DINNING,
DRINKS
& LEISURE
OPTIONS**



**PERFORMANCE
AND FINE ARTS**



**FARMERS
MARKETS
& OUTDOOR
CONCERTS**



AT THE CENTER OF IT ALL

ARTS AND ENTERTAINMENT

- 1 SJ Civic
- 2 Tech Interactive
- 3 SJ Museum of Art
- 4 SJ Center Performing Arts
- 5 Teatro Vision
- 6 Children's Discovery Museum
- 7 SAP Center
- 8 SJ Mcenery Convention Center
- 9 MACLA
- 10 SJ Improv Comedy Club
- 11 SJ State University
- 12 Tabard Theatre
- 13 San Pedro Square Market
- 14 Starlight Cinema

OUTDOOR RECREATION

- 29 Plaza de César
- 30 John P. Mcenery Park
- 31 Parque de los Pobladores
- 32 Discovery Meadow
- 33 Guadalupe River Trail
- 34 Arena Green West
- 35 Arena Green East
- 36 St. James Park
- 37 Guadalupe River Park
- 38 Ryland Park

TRANSPORTATION

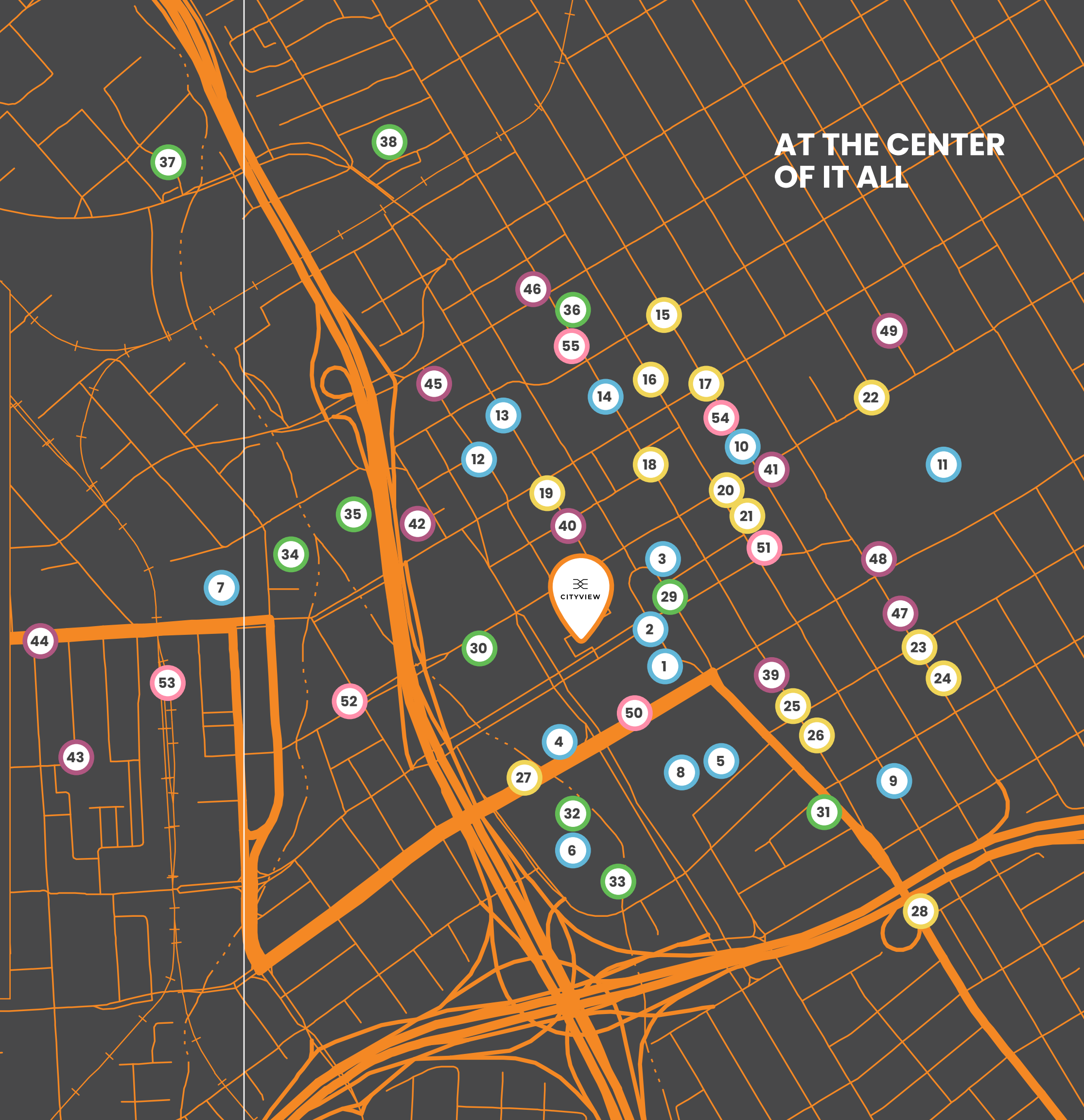
- 50 Convention Center Station
- 51 San Antonio Station
- 52 San Fernando Station

DINNING

- 15 Ludwig's
- 16 Trials Pub
- 17 The City Fish
- 18 Paper Plane
- 19 La Victoria
- 20 Elyse
- 21 Hapa Musubi
- 22 Third & Burbon
- 23 The Nest
- 24 Iguanas
- 25 Haberdasher
- 26 Uproar Brewing Co
- 27 Grace Dely & Cafe
- 28 Camino Brewing

RESIDENTIAL

- 39 360 Residences
- 40 One south Market
- 41 The 88
- 42 Axis
- 43 Plant 51
- 44 Avalon at Cahill
- 45 City Heights Condos
- 46 Silicon Valley Lofts
- 47 The Grad San Jose
- 48 Colonnade Apartments
- 49 Vintage Towers Apt
- 53 Diridon Station
- 54 Santa Clara Station
- 55 St. James Station



Become part of the revitalization of

DOWNTOWN SAN JOSE



FOCUSING ON SILICON VALLEY SINCE 1975

Jay Paul Company is a privately-held, opportunity-driven real estate firm known for conceptualizing and building the workspaces of the future. Our campuses are designed to foster collaboration, sustainability and support well-being—a movement we helped spark and still lead today.

WE HAVE A 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.

WE DELIVER 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.

WE ARE 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.



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