



MARKET SQUARE



RUBICON POINT
PARTNERS

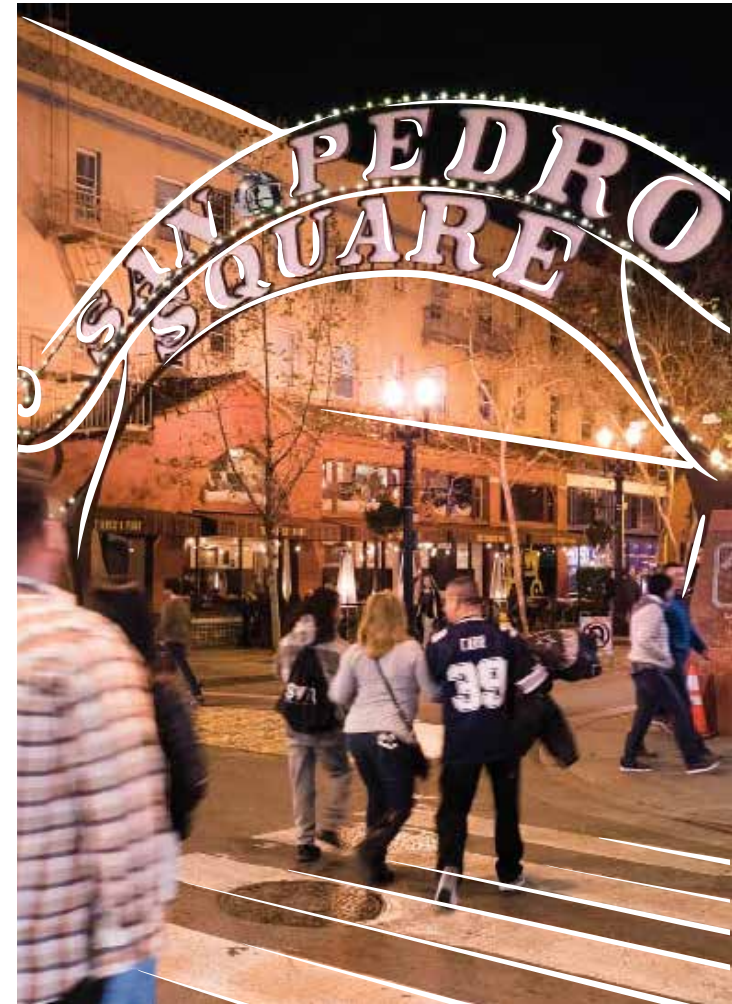
CBRE

EXPERIENCE THE ENERGY



**MARKET SQUARE IS A 325,154 SF
MIXED USE WORKPLACE
DESTINATION COMPRISED OF TWO
10- AND 12-STORY OFFICE TOWERS.**

Located at 111 North Market Street and 111 West Saint John, Market Square boasts street level retail adjacent to San Pedro Square in Downtown San Jose's prime amenity hub.



CLASS-A OPPORTUNITY



UNDER THE NEW, INVESTED OWNERSHIP OF RUBICON POINT PARTNERS.

Market Square is being completely reimagined with an emphasis on system upgrades, new building technologies and amenity additions to heighten experience and improve efficiency.

PROPERTY FEATURES:



MAJOR BUILDING & LOBBY UPGRADES



24-HOUR ON-SITE SECURITY



ON-SITE PROPERTY MANAGEMENT



BIKE LOCKERS WITH CARD-KEY ACCESS



ON-SITE FITNESS CENTER

Featuring a renovated yoga room, towel service/lockers, & showers



2 ON-SITE CAFES WITH RETAIL OPTIONS



ADJACENT TO THE SAN PEDRO SQUARE MARKET

REVITALIZED EXPERIENCE

In addition to its new state of the art fitness facility and recently completed renovations, a new tenant lounge, communal conference center, connected outdoor break-out space and upgraded restrooms and corridors represent just a few of the planned amenities heightening the tenant experience.

ADDITIONS SOON TO COME:



NEW CONFERENCE ROOM & TENANT LOUNGE



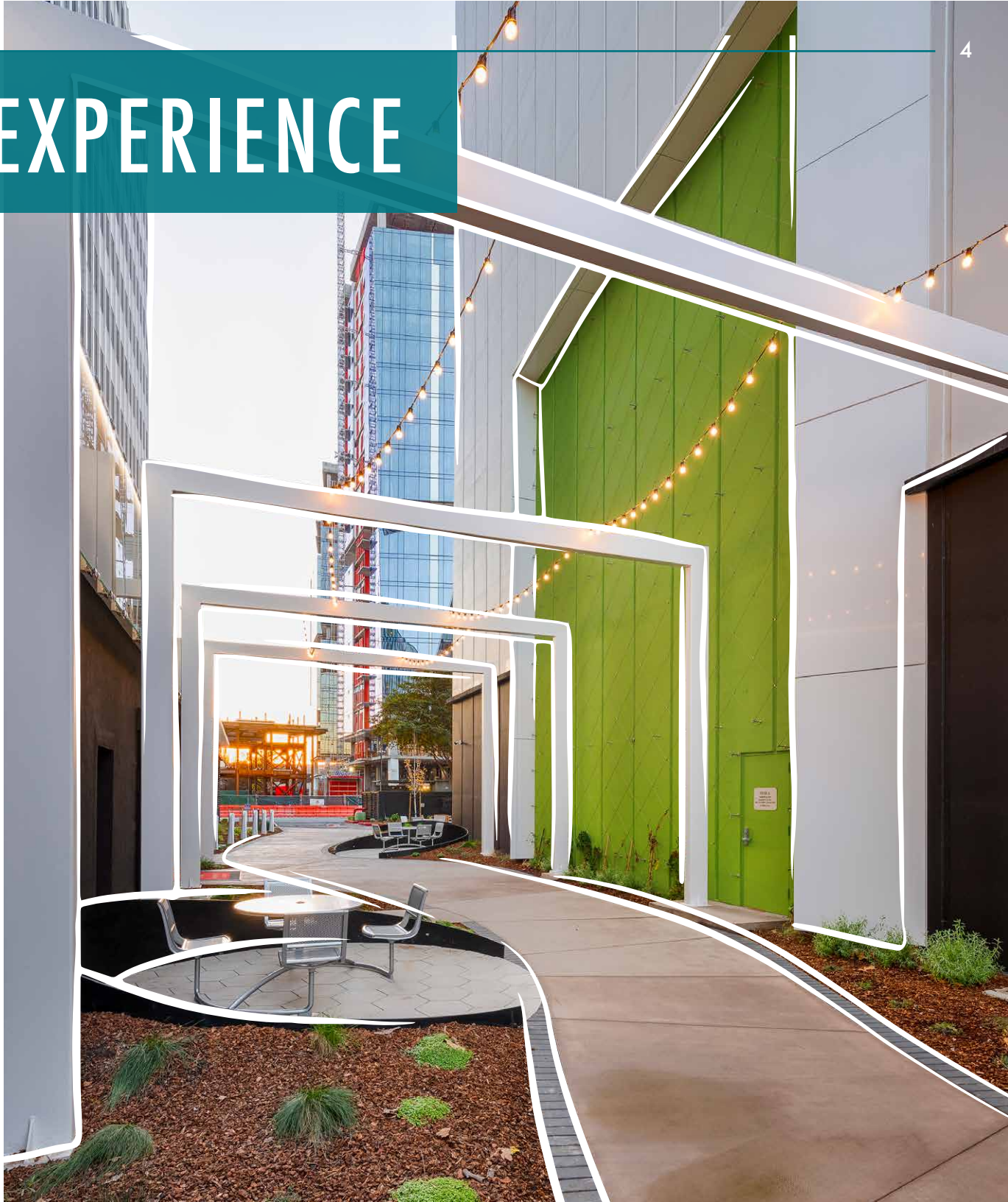
UPGRADED MARKET READY TENANT SUITES AVAILABLE



REFRESHED COMMON CORRIDORS & ELEVATOR LOBBIES



CONNECTED OUTDOOR COURTYARD



IN THE DOWNTOWN CORE

12 minutes to Mountain View, 20 minutes to Palo Alto, and less than an hour to San Francisco — Market Square offers the opportunity to plant your roots in a workplace situated within walking distance of Diridon Station with Caltrain and the future BART extension.



CLOSE TO MAJOR FREEWAYS

Direct access to HWY 101, 87 & 280



PROXIMATE TO SAN JOSE INTERNATIONAL AIRPORT

Five-minute drive to catch a flight



EASY ACCESS TO DIRIDON STATION

Quick walking access to Caltrain, VTA Light Rail, Amtrack, ACE and the planned BART Extension



50+ DOWNTOWN LIVING OPTIONS

Everything from high-rise apartments to condos, townhomes and historic bungalows



--- CALTRAIN LIGHT RAIL

--- WALKING PATH

--- VTA LIGHT RAIL



LIGHT RAIL STOPS



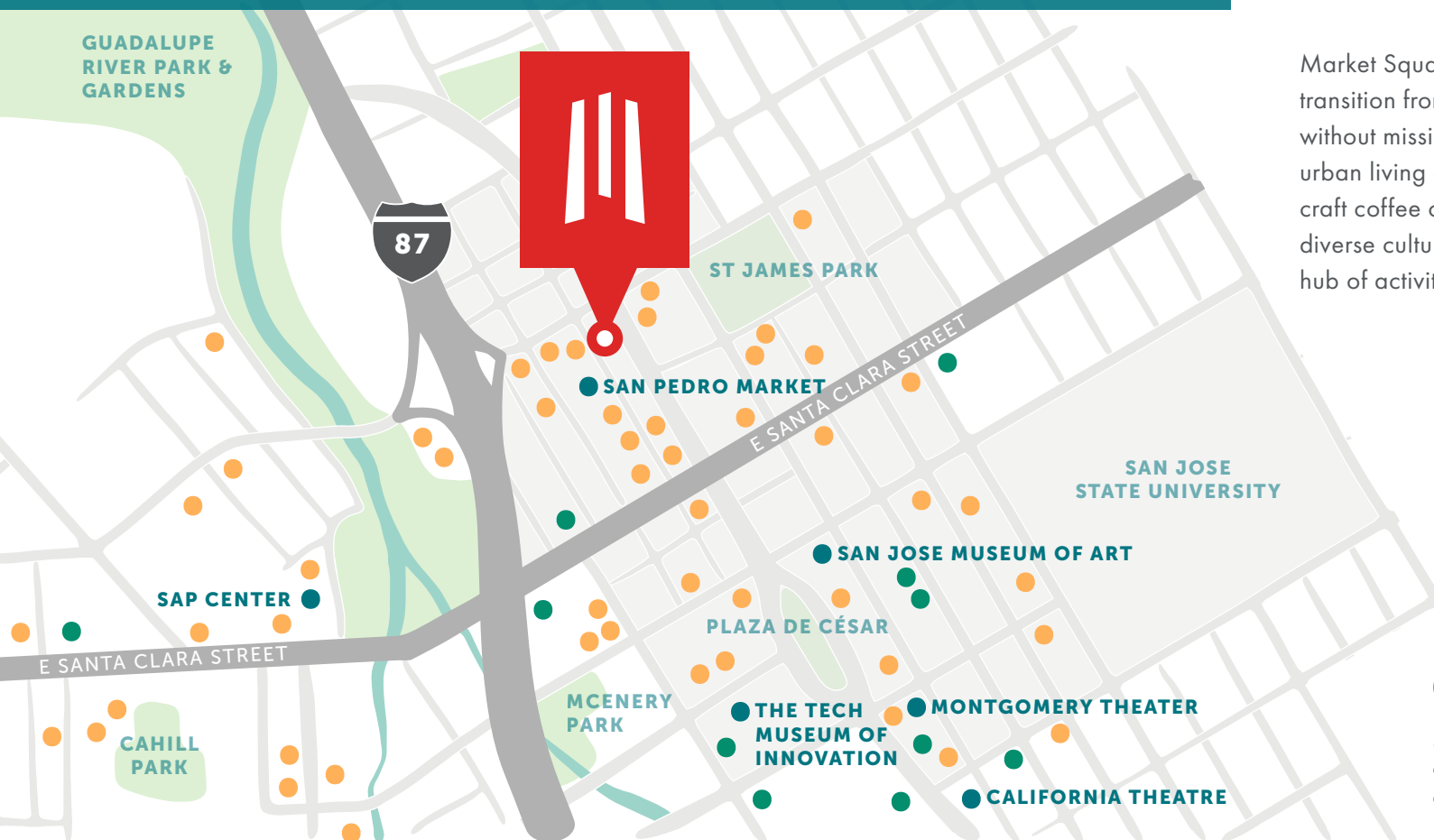
DIRIDON AND ST JAMES STATIONS

Within walking distance of Market Square

UNMATCHED AMENITIES

PERCHED ON HISTORIC SAN PEDRO SQUARE IN THE TRUE CORE OF DOWNTOWN SAN JOSE

Market Square enables you to seamlessly transition from office hours to happy hour without missing a beat. Enveloped by bountiful urban living options, chef-driven restaurants, craft coffee cafes, happy hour hot spots and diverse cultural destinations — experience a hub of activity just steps from your office.



90 WALK/RIDE SCORE

Navigate downtown San Jose like a resident with the below curated destinations.



12+
POINTS OF INTEREST

SAN PEDRO SQUARE MARKET
ST. JAMES PARK
SAN JOSE MUSEUM OF ART

ADJACENT
1 BLOCK
4 BLOCKS



1500+
HOTEL ROOMS

FAIRMONT SAN JOSE
HOTEL DE ANZA
THE WESTIN SAN JOSE

4 BLOCKS
4 BLOCKS
6 BLOCKS



250+
CAFES & EATERIES

VOYAGER CRAFT COFFEE
OLLA COCINA
FARMERS UNION

1 BLOCK
1.5 BLOCKS
2 BLOCKS

DOWNTOWN AMENITIES



YOUR CURATED GUIDE TO DOWNTOWN SAN JOSE FAVORITES.

STAY

- AC Hotels San Jose Downtown
- Fairmont San Jose
- Four Points by Sheraton San Jose Downtown
- Hotel Clariana
- Hotel De Anza
- Hilton San Jose
- Hyatt Place San Jose Downtown
- San Jose Marriott
- The Westin San Jose

LIVE

- One South Market Residential Tower
- Axis Residential
- Centerra

WELLNESS

- Orange Theory Fitness (on-site)
- Third Space Fitness
- Westca Fitness
- The Studio Climbing
- Salus Zone
- Dark Horse Gym, Inc.

COFFEE

- Starbucks
- Voyager Craft Coffee
- Philz
- Chromatic Coffee
- Panera Bread

EATERIES

- Blush Sushi
- Chipotle
- District
- Farmers Union
- Fuji Sushi
- Five Points
- Haberdasher
- La Victorias
- Little Italy
- Nemea Greek Taverna
- Nick the Greek
- Olla Cocina
- Original Gravity Public House
- Paper Airplane
- SP2
- Whole Foods
- 55 South Whiskey Bar

**ALL LOCATED WITHIN
A 1 MILE RADIUS.**

CATALYST FOR GROWTH

DISCOVER EXPANSIVE FLOOR PLANS SUITED FOR LARGE TECHNOLOGY COMPANIES AND PROFESSIONAL SERVICE FIRMS ALIKE.

Market Square offers room to grow in an unmatched location that feeds off the energy of San Pedro Square.

FLOOR 11

UP TO 1,816 RSF

FLOOR 10

UP TO 2,391 RSF

FLOOR 09

UP TO 9,035 RSF

FLOOR 08

UP TO 1,726 RSF

FLOOR 07

UP TO 4,724 RSF

FLOOR 06

UP TO 13,299 RSF

FLOOR 03

UP TO 10,195 RSF

SOUTH TOWER

111 WEST SAINT JOHN STREET

NORTH TOWER

111 NORTH MARKET STREET

FLOOR 10

UP TO 12,158 RSF

FLOOR 09

UP TO 1,230 RSF

Select availabilities from 1,200 RSF to full floor opportunities.

AVAILABILITIES

NORTH TOWER

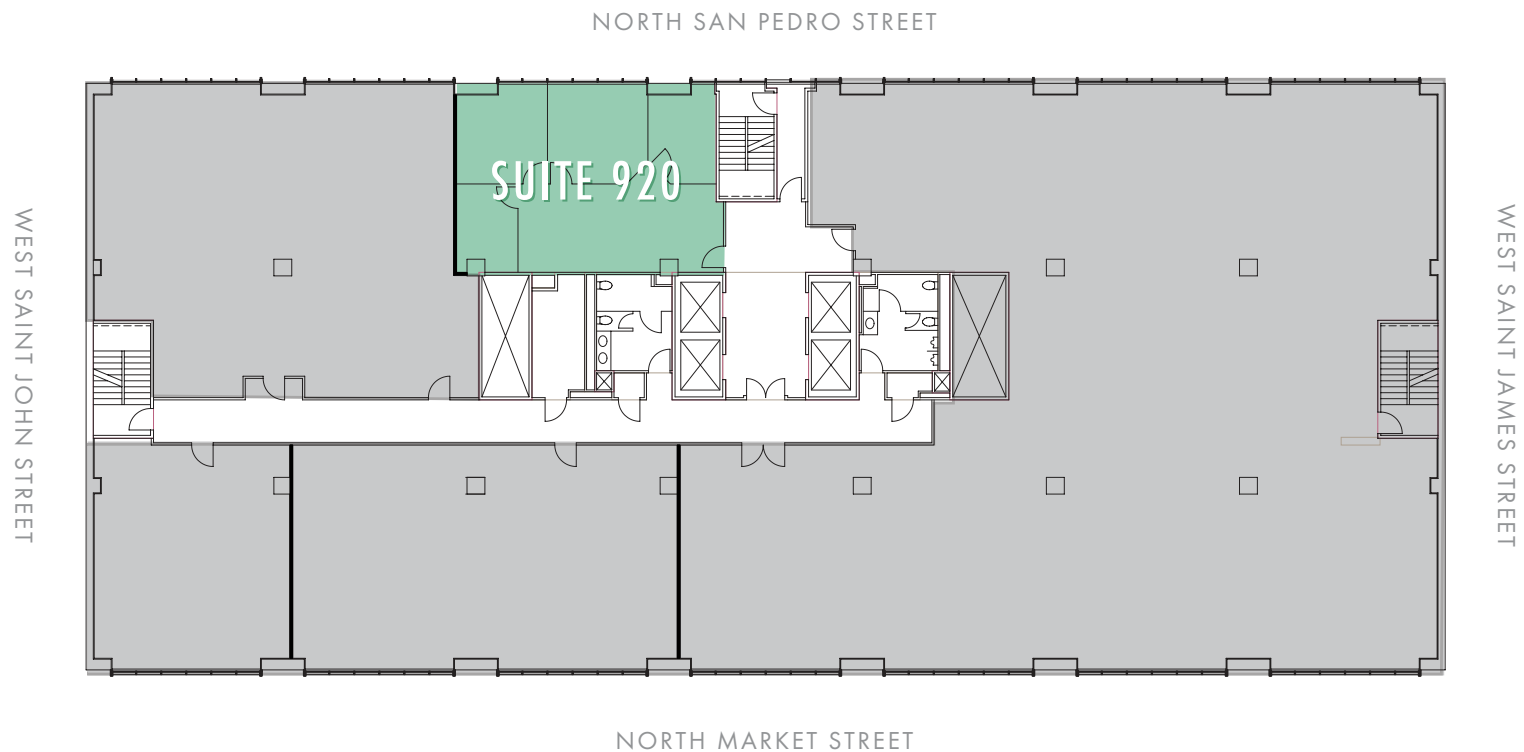
111 North Market Street



SUITE 920

±1,230 RSF*

*Available 10.31.19



Note: Drawing not to scale
Contact leasing for more information



MARKET
SQUARE

AVAILABILITIES

NORTH TOWER

111 North Market Street



SUITE 1000

±8,967 RSF*

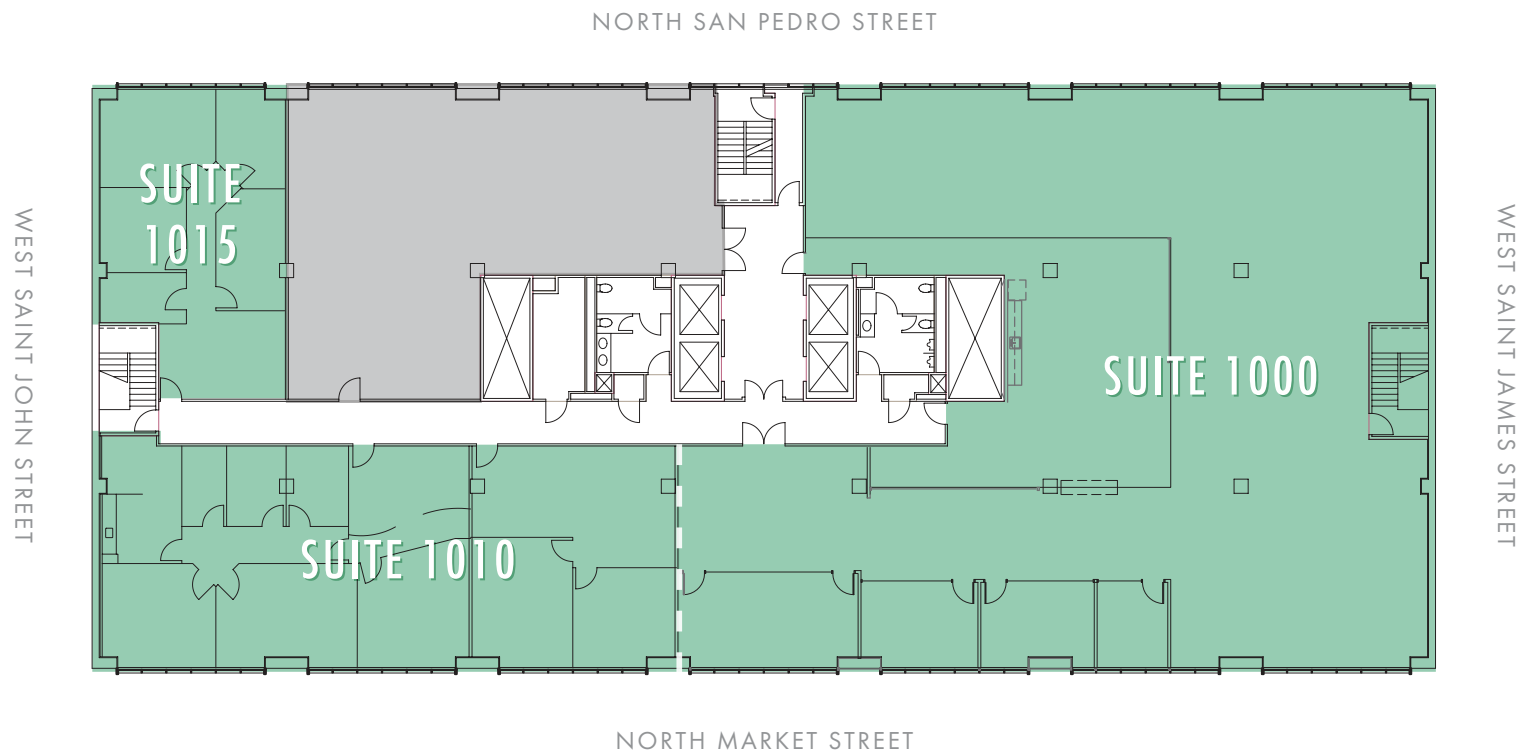
*Contiguous up to ±12,158 RSF

SUITE 1010

±3,191 RSF*

SUITE 1015

±1,333 RSF



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MARKET
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AVAILABILITIES

SOUTH TOWER

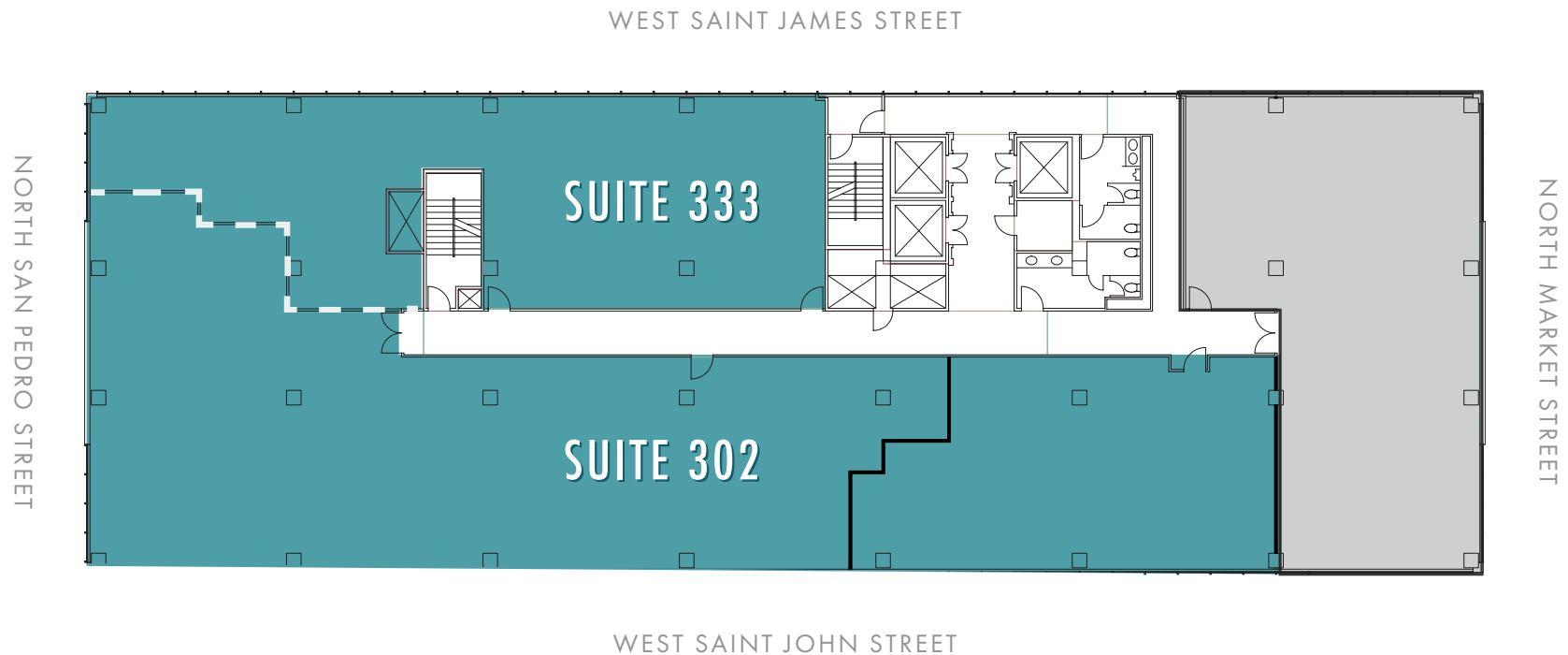
111 West Saint John Street



SUITE 302
SUITE 333

±7,156 RSF*
±3,038 RSF*

*Contiguous up to ±10,195 RSF



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SOUTH TOWER

111 West Saint John Street

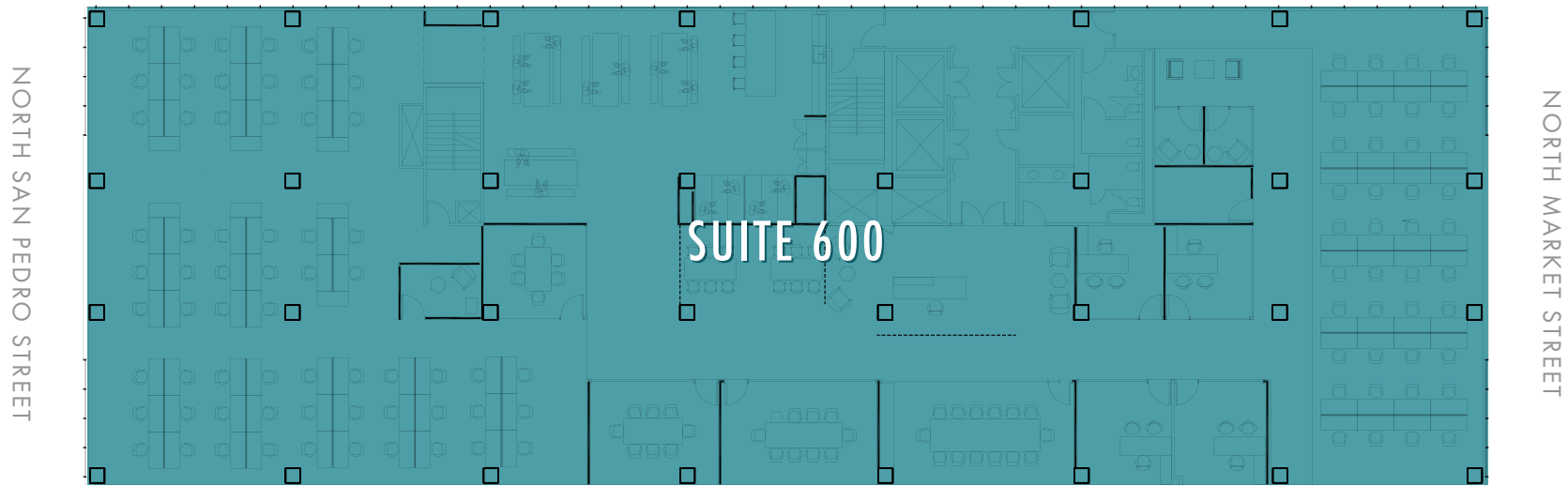


SUITE 600

±13,299 RSF

FEATURES: Reception Area | Kitchen/Break Room | 4 Private Offices | 4 Conference Rooms | Board Room | 104 Workstations | 2 Phone rooms | Mother's Room

WEST SAINT JAMES STREET



WEST SAINT JOHN STREET



Note: Drawing not to scale
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**MARKET
SQUARE**

AVAILABILITIES

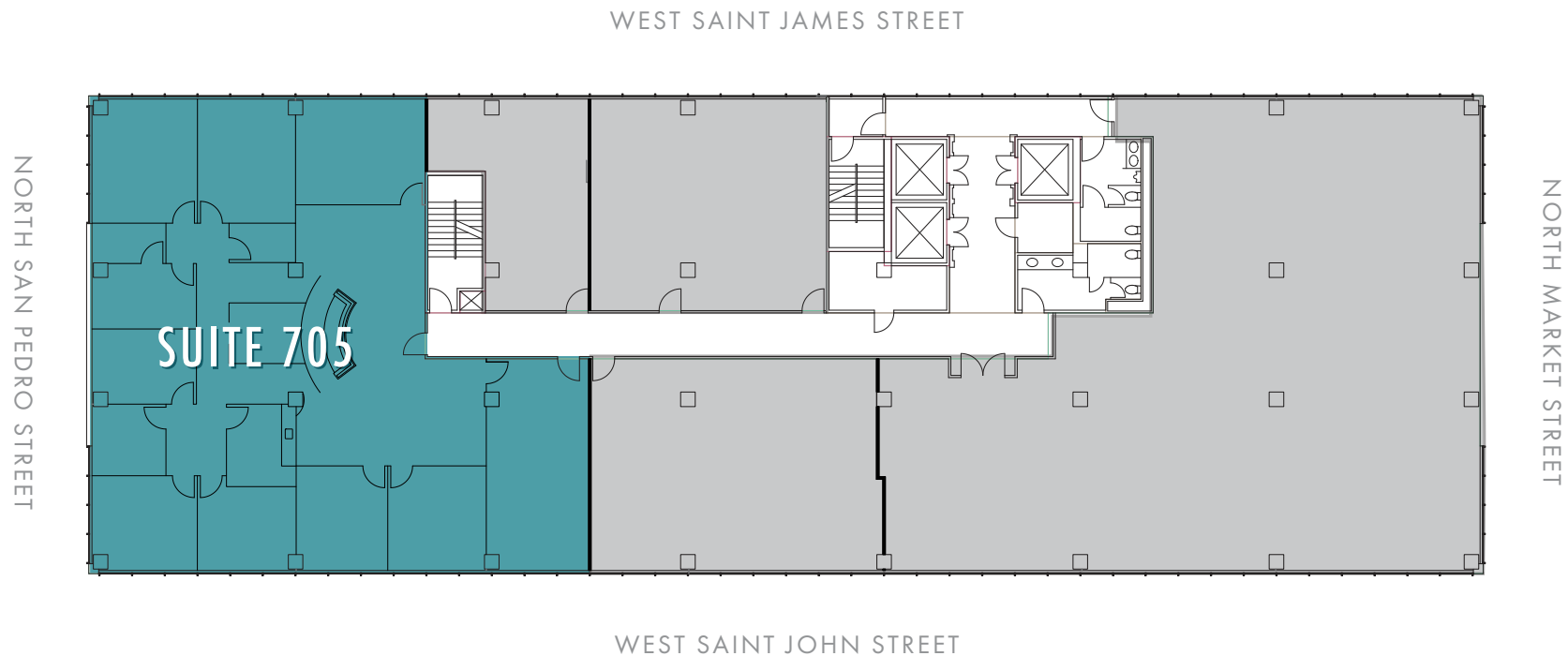
SOUTH TOWER

111 West Saint John Street



SUITE 705

±4,724 RSF



Note: Drawing not to scale
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AVAILABILITIES

SOUTH TOWER

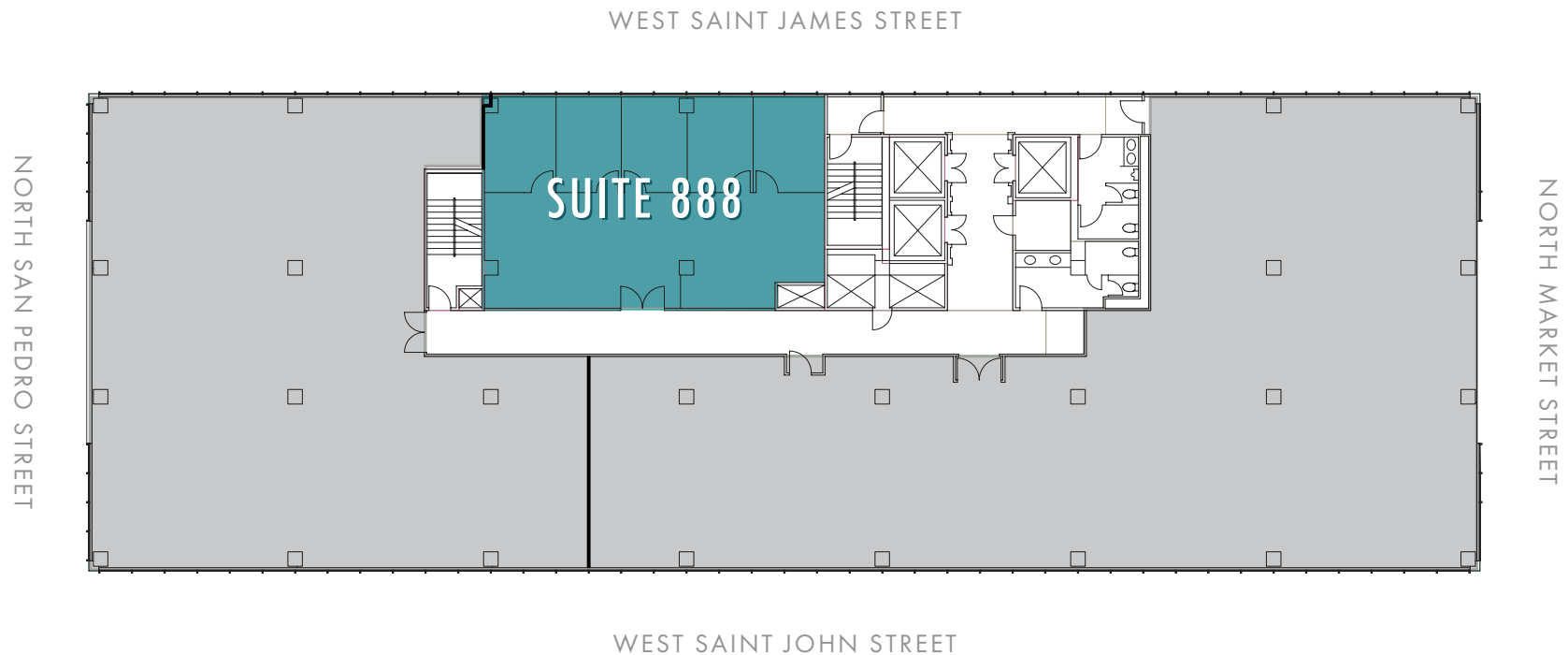
111 West Saint John Street



SUITE 888

±1,726 RSF*

*Available 12.31.19



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SOUTH TOWER

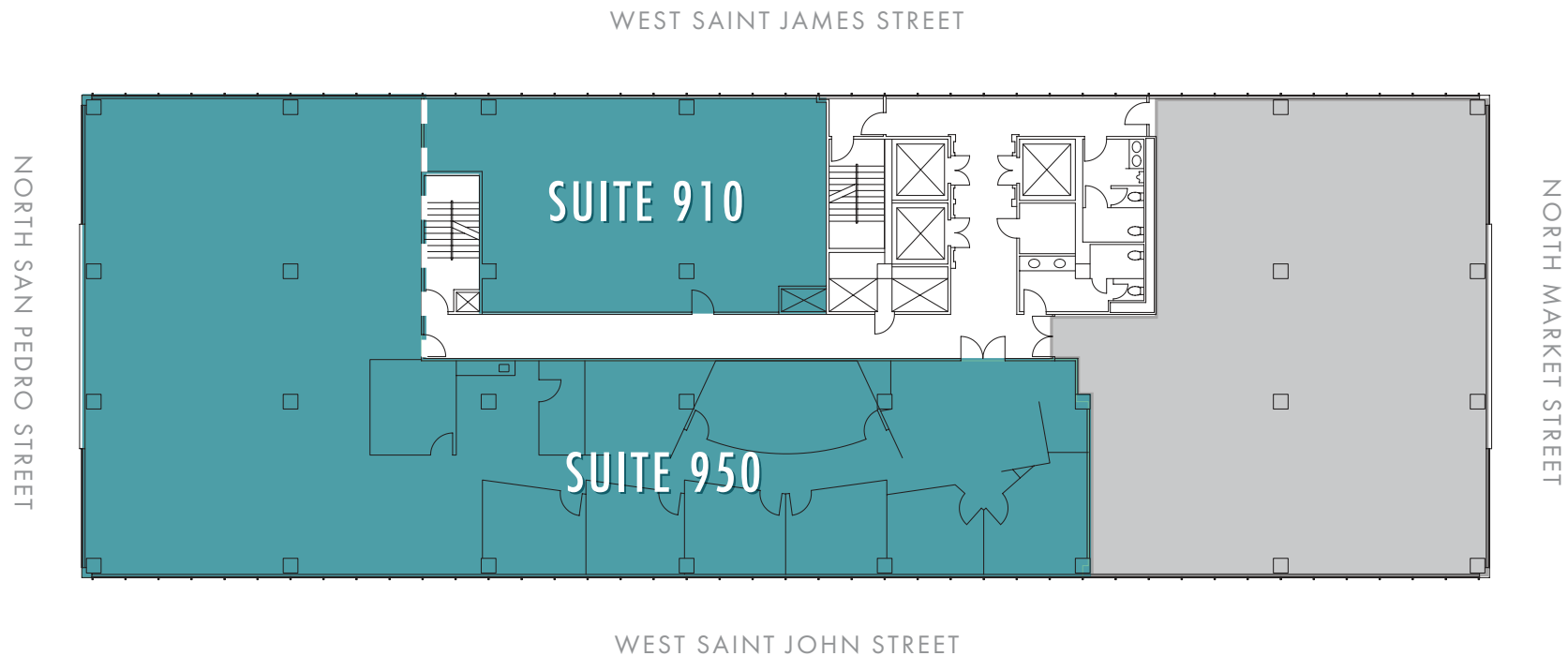
111 West Saint John Street



SUITE 910
SUITE 950

±1,827 RSF*
±7,208 RSF*

*Contiguous up to ±9,035 RSF



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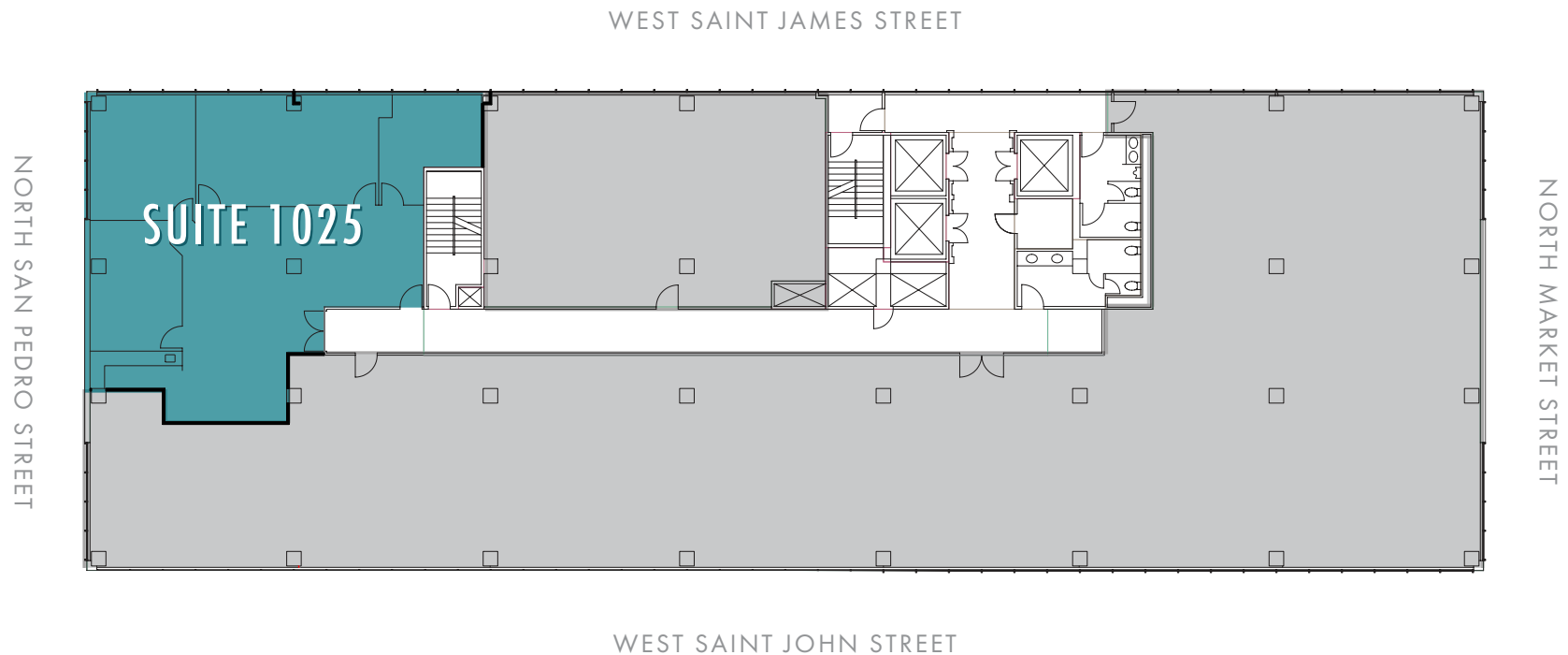
SOUTH TOWER

111 West Saint John Street



SUITE 1025

±2,391 RSF



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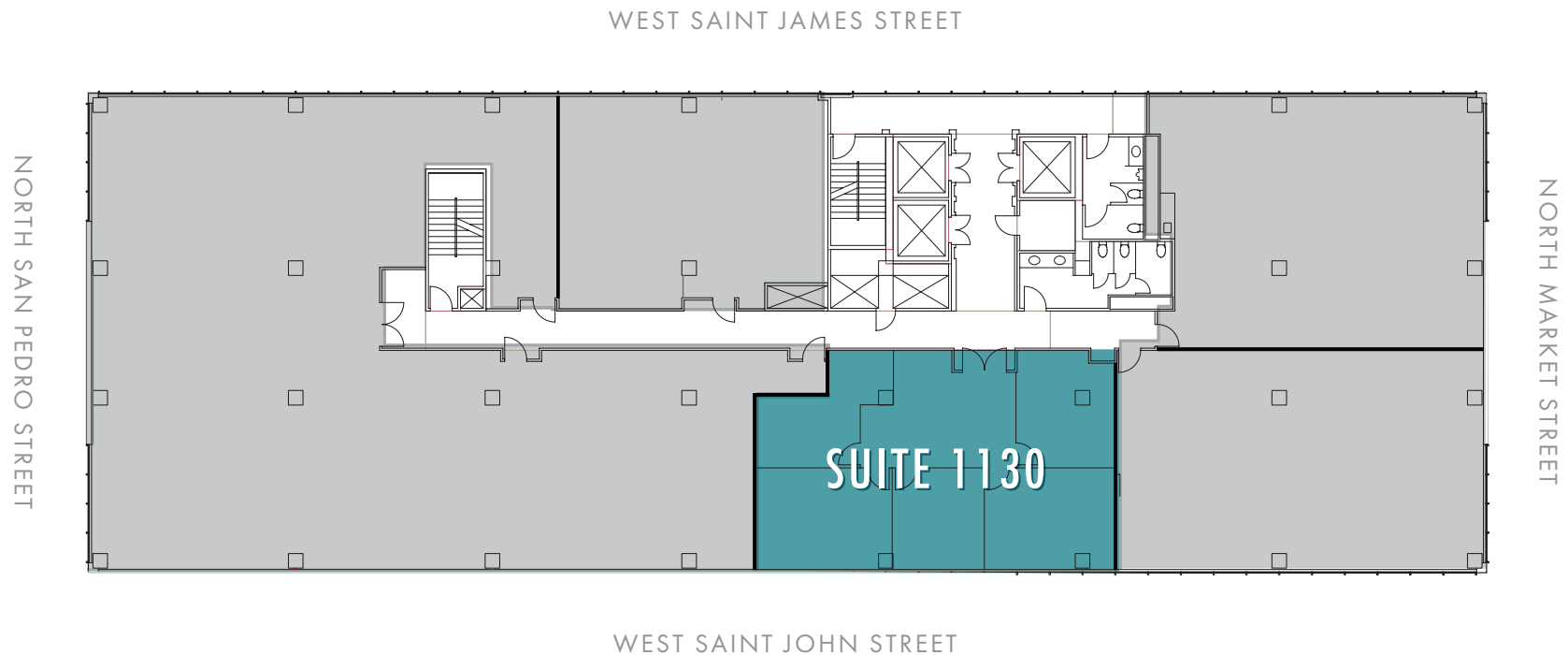
SOUTH TOWER

111 West Saint John Street



SUITE 1130

±1,816 RSF



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FOR MORE
INFORMATION,
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SOUTH TOWER | 111 WEST SAINT JOHN, SAN JOSE, CA

NORTH TOWER | 111 NORTH MARKET STREET, SAN JOSE, CA

RUBICON POINT
PARTNERS

CBRE

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