

1245 S. Winchester Blvd, San Jose, CA 95123

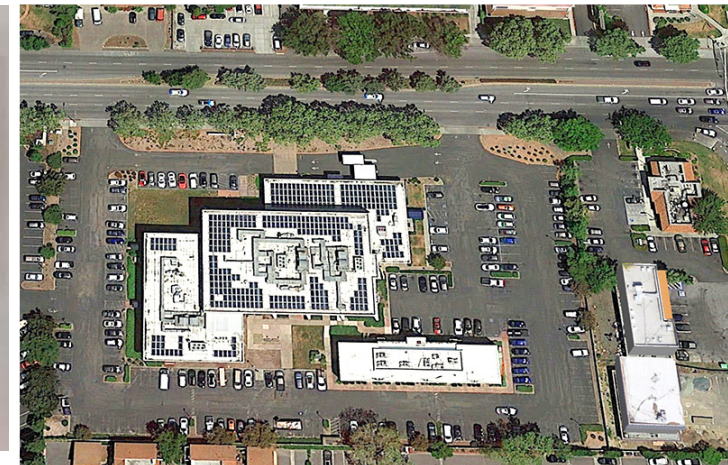


BUILDING FEATURES

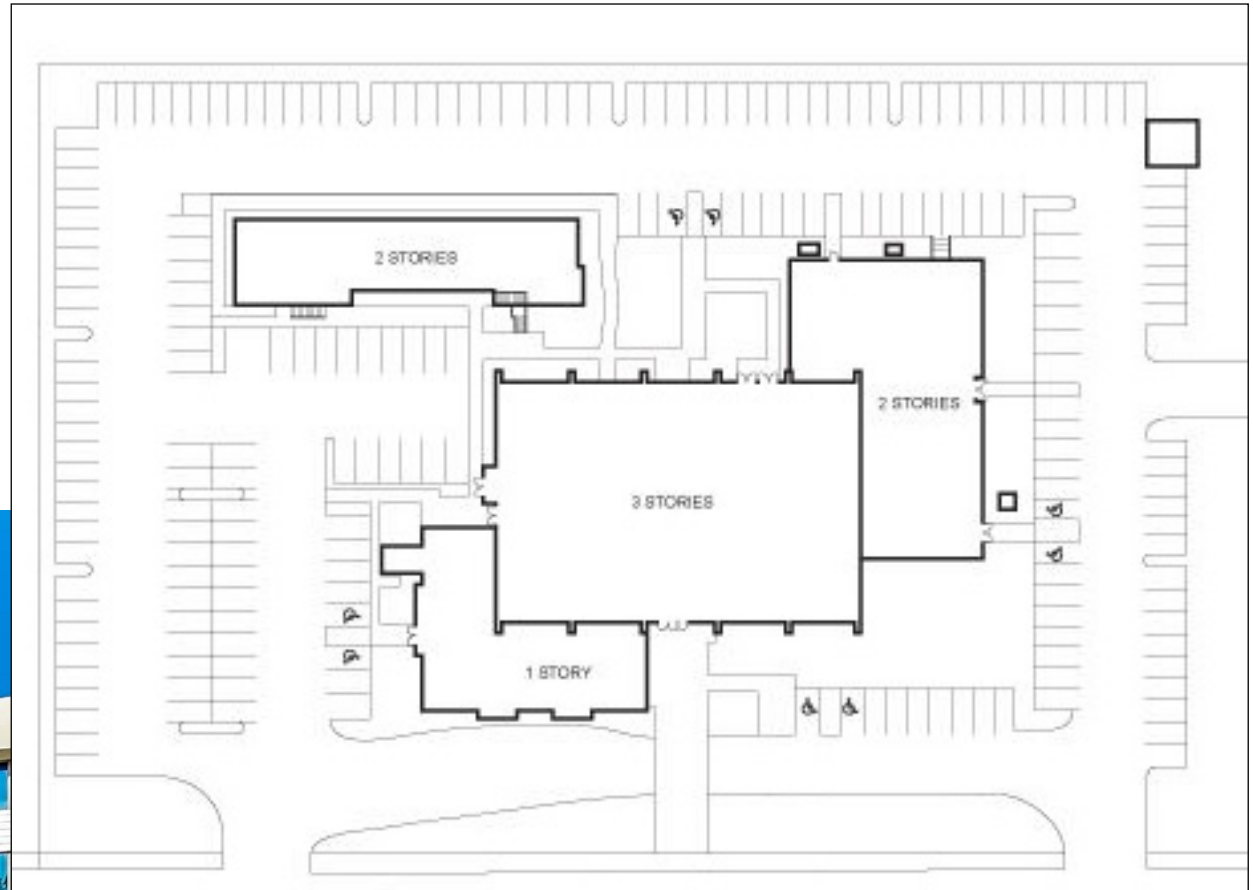
- Distinctive new exterior, lobby, and common areas
- Solar powered green building
- Solar tree landmarks
- Energy efficient LED lighting
- Abundant parking
- Monument signage
- On-site banking
- Comcast high speed internet
- Common area WiFi
- Conference room
- Outdoor collaborative spaces
- Full-time cleaning crew to sanitize all high touch points
- Thermal camera for temperature screening
- Hand sanitizer stations in all suites
- Coming Soon: car charging stations



Solar panels designed and Installed by SilRay.com



SITE PLANS



SUITE 312

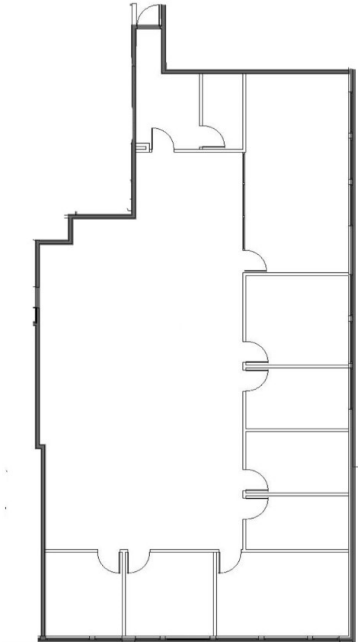
3,378 rsf

\$3.50 FS

Available Now

Buildout: Seven Private Offices,
Conference Room, Reception,
Kitchen, and Large Open Area.

Use Borelli Master Key



SUITE 304

2,371rsf

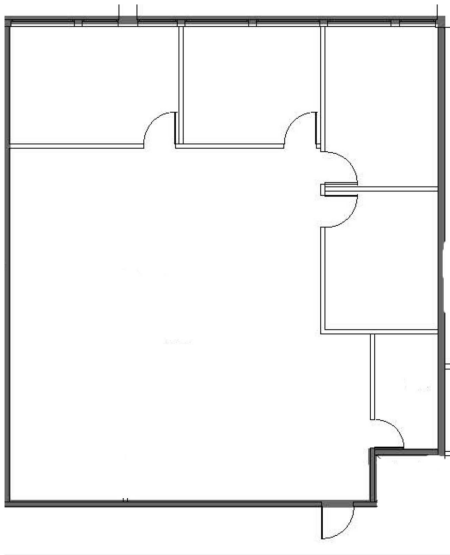
\$3.50 FS

Available Now

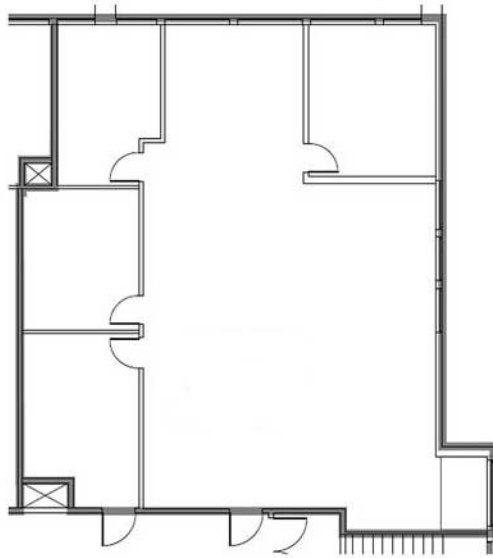
Buildout: Three Private
Offices, Conference Room, and
Open Area.

Use Borelli Master Key

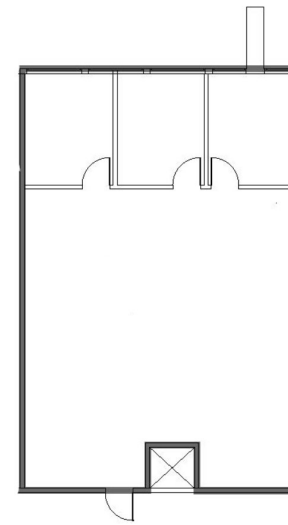




Suite 208 • 2,128 rsf



Suite 300 • 2,041 rsf



Suite 203 • 1,566 rsf

Size	Property Address	Price	Access	Availability
2,128 rsf	1245 S Winchester Blvd., Suite 208 Four Private Offices, Kitchen, and Large Open Area.	\$3.50 FS	Use Borelli Master Key	Available Now
2,041 rsf	1245 S Winchester Blvd., Suite 300 Four Private Offices and Open Area.	\$3.50 FS	Use Borelli Master Key	Available Now
1,556 rsf	1245 S Winchester Blvd., Suite 203 Three Private Offices and a Large Open Area.	\$3.50 FS	Use Borelli Master Key	Available Now

SUITE 210

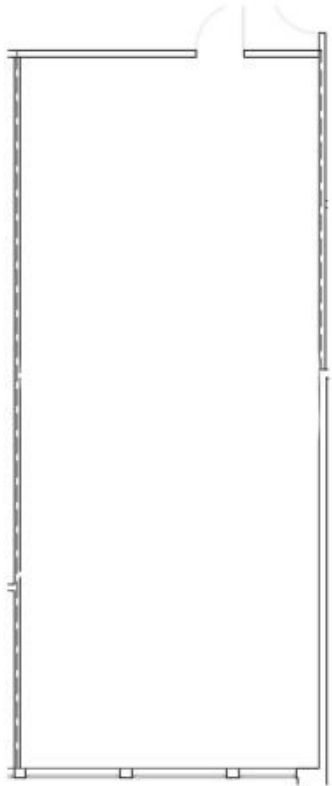
1,007rsf

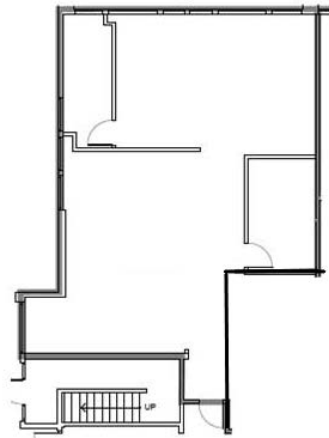
\$3.50 FS

Available Now

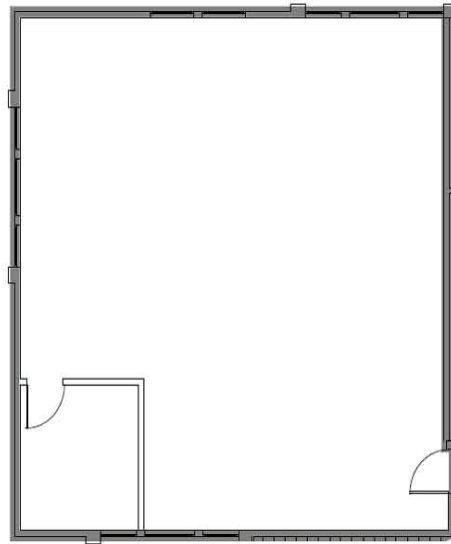
Buildout: Open Office with
New Carpet and Paint.

Use Borelli Master Key

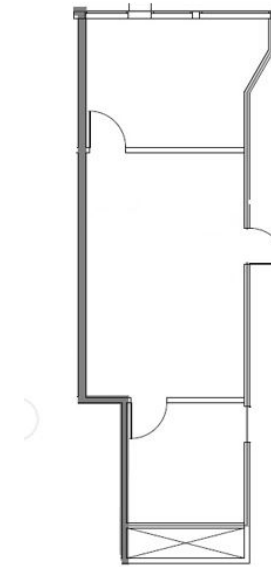




Suite 104 • 1,520 rsf



Suite D • 1,462 rsf



Suite 313 • 656 rsf

Size	Property Address	Price	Access	Availability
1,520 rsf	1245 S. Winchester Blvd., Suite 104 Two Large Open Areas and Storage Room. Corner location with large windows.	\$3.99 FS	See Lee	Available Now
1,462 rsf	1275 S Winchester Blvd., Suite D Large Open Area and Storage Area.	\$2.25 FS	Use Borelli Master Key	Available Now
656 rsf	1245 S Winchester Blvd., Suite 313 Two Private Offices and Open Area.	\$3.50 FS	Use Borelli Master Key	Available Now



SOLAR ROW
AT WINCHESTER

MAJOR LANDMARKS

1. Easy access to 880 & Hamilton
2. Easy access to 280
3. 5 minute drive to VTA Down Town Campbell
4. Westfield Valley Fair Mall
5. Santana Row
6. Adobe Headquarters
7. Apple Campus
8. Hitachi Vantar
9. Intel Campus
10. Samsung Semiconductor
11. Westgate Mall
12. San Jose Airport



SOLAR ROW
AT WINCHESTER

LOCAL BUSINESSES

- | | | |
|---------------------------|-------------------------|--------------------------------|
| 1. Post Office | 9. Southwinchester BBQ | 17. Soul Cycle |
| 2. UPS | 10. Rite Aid | 18. Bank of America |
| 3. Fedex | 11. Campbell Library | 19. US Social Security |
| 4. Cheesecake Factory | 12. Trader Joes | 20. Tin Pot Creamy |
| 5. Orchard Kitchen | 13. Orange Theory | 21. Pet Food Express |
| 6. Opa | 14. Flex Fusion Studios | 22. UFC |
| 7. Mizu Sushi Bar & Grill | 15. 24 Hour Fitness | 23. Wells Fargo Bank |
| 8. Left Bank | 16. Aqui | 24. Campbell Historical Museum |