



THREE 3 THREE

333 W. SANTA CLARA STREET, SAN JOSE

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 **CUSHMAN &
WAKEFIELD**

PROJECT HIGHLIGHTS



Class A, 12-Story Highrise Office Building with Market Ready Spaces



Upgraded Modern Lobby!



Modern Fitness Center with Showers on the Third Floor



Walking Distance to San Pedro Square



Superior Downtown Location
Steps Away from Restaurants, Hotels, Caltrain & Light Rail



609 Parking Spaces - Best Parking Ratio in All of Downtown



4th Floor Post Office Facility with Daily Delivery & Pickup



Security On-Site



Easy Access to Highway 87 & 280



3rd Floor Café with Catering Services



Energy Efficient "Smart" Building & Energy Star Certified



Local Ownership and On-Site Property Management



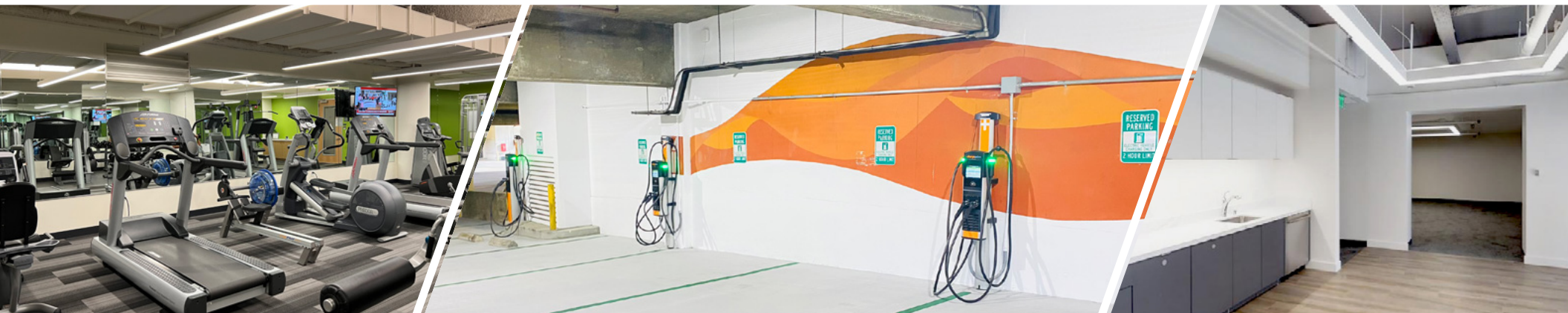
New EV Charging Stations & 4/1000 Parking



CURRENT AVAILABILITY

3

SUITE	SIZE	AVAILABLE	COMMENTS
220	±6,851 SF	Now	Lobby, 8 Private Offices, 3 Conference Rooms, Kitchen
600	±3,116 SF	Now	Market Ready - LED Lighting, 3 Private Offices, 1 Conference Room, Modern Kitchen & Lobby
610	±1,978 SF	Now	LED Lighting, 4 Private Offices, 2 Conference Rooms, Storage Area & Kitchen
614	±3,337 SF	Now	Enclosed Lobby, 1 Conference Room, 3 Offices, Open Office Area, Server Room, & Large Open Kitchen
618	±1,498 SF	Now	Lobby, Kitchen, 1 Conference Room & 2 Offices
730	±4,855 SF	Now	Market Ready - Glass Double Doors, 3 Private Offices, 2 Conference Rooms, Server/IT Room, Open Kitchen & Double Glass Door Entry
750	±4,845 SF	Now	12 Private Offices, Large Conference Room, Lobby, Kitchen, Wet Bar, IT/Server, Storage, Corner Glass Line
760	±4,152 SF	Now	9 Private Offices, 2 Conference Rooms, Modern Break Room, Upgraded Glass Lobby & New Finishes
910	± 3,912 SF	Now	6 Private Offices, 2 Conference Rooms, Meeting Room, New Break Room & Large Server Room
950	±3,218 SF	Now	Market Ready - LED Lighting, 3 Private Offices, 2 Conference Rooms, Work Room, Modern Kitchen & Lobby



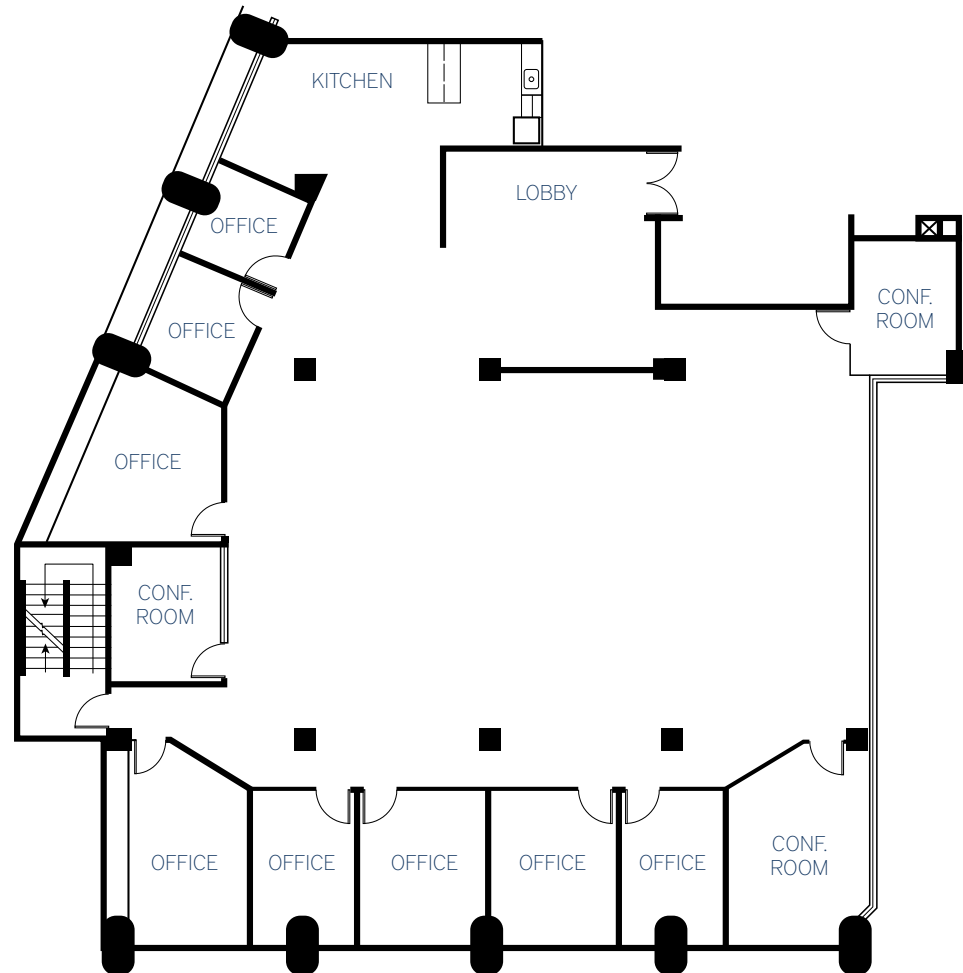
**MODERN
LOBBY &
COMMON
CONFERENCE
ROOM**



FLOOR PLAN

Suite 220: ±6,851 SF
Available Now

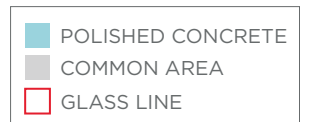
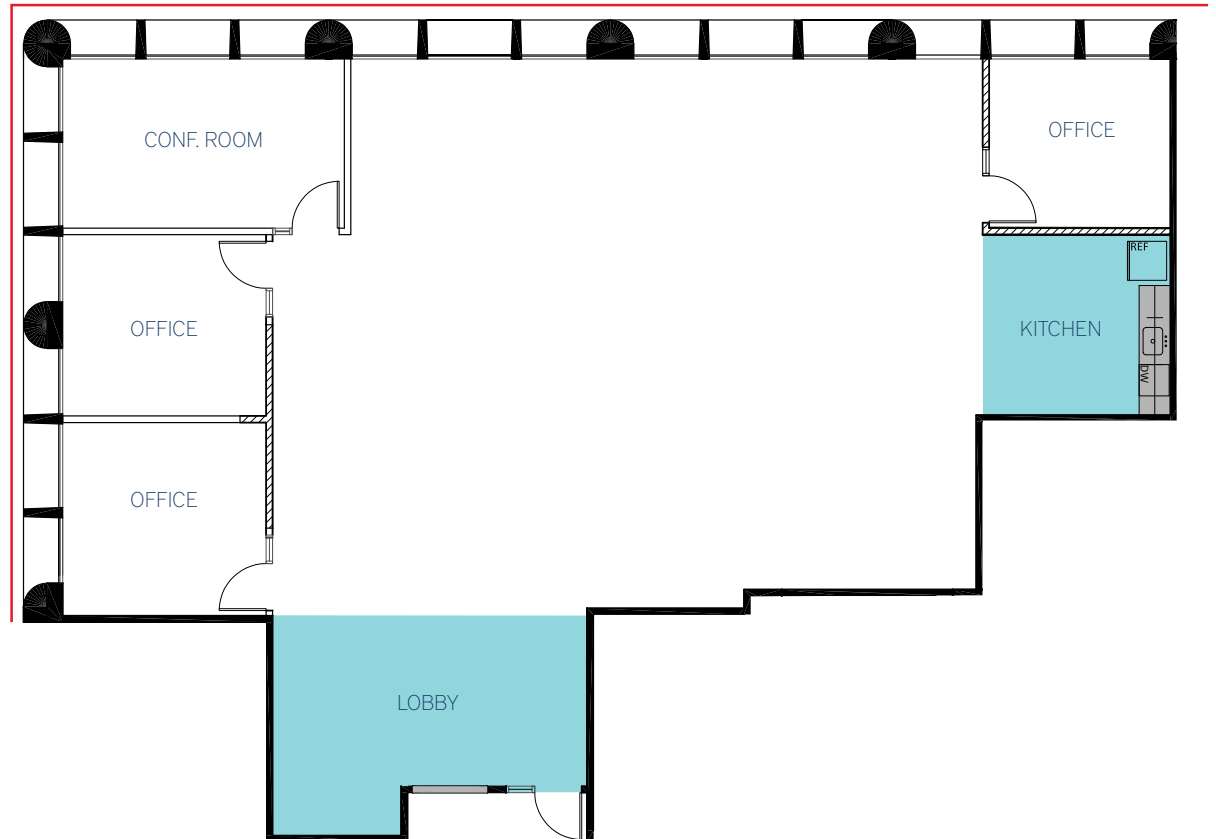
- Lobby
- 8 Private Offices
- 3 Conference Rooms
- Kitchen



FLOOR PLAN

Suite 600: $\pm 3,116$ SF
Available Now

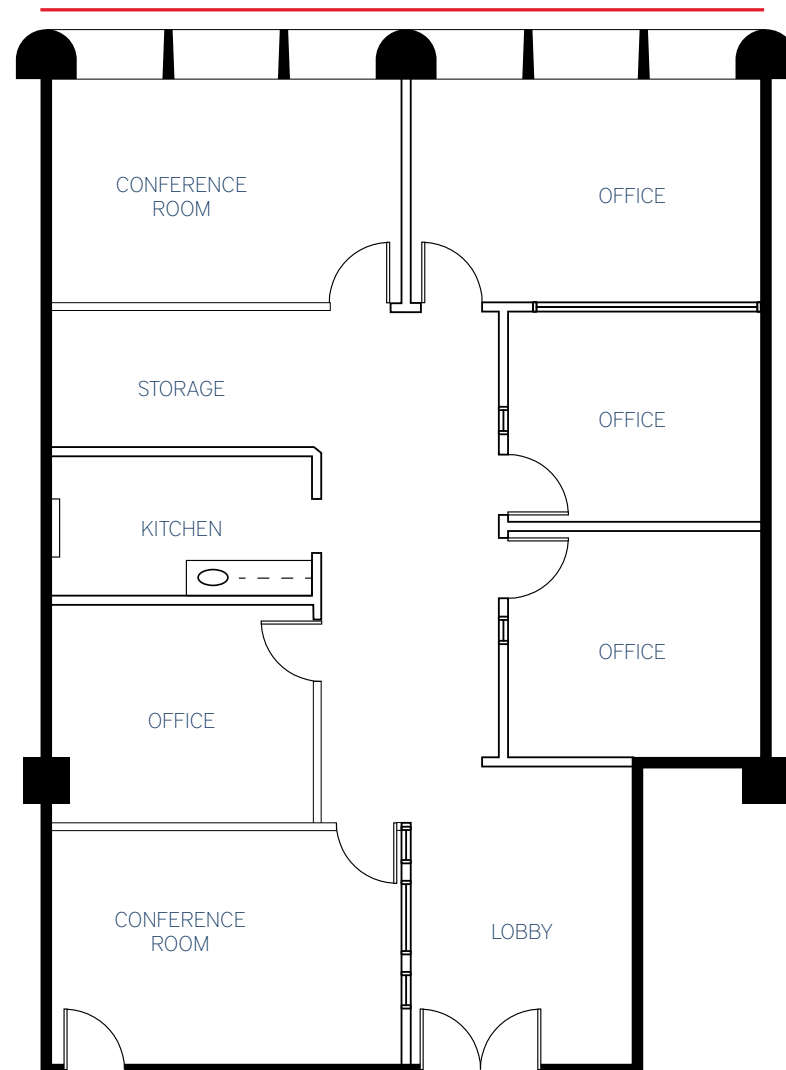
- Market Ready - LED Lighting
- 3 Private Offices
- 1 Conference Room
- Modern Kitchen
- Lobby



FLOOR PLAN

Suite 610: ±1,978 SF
Available Now

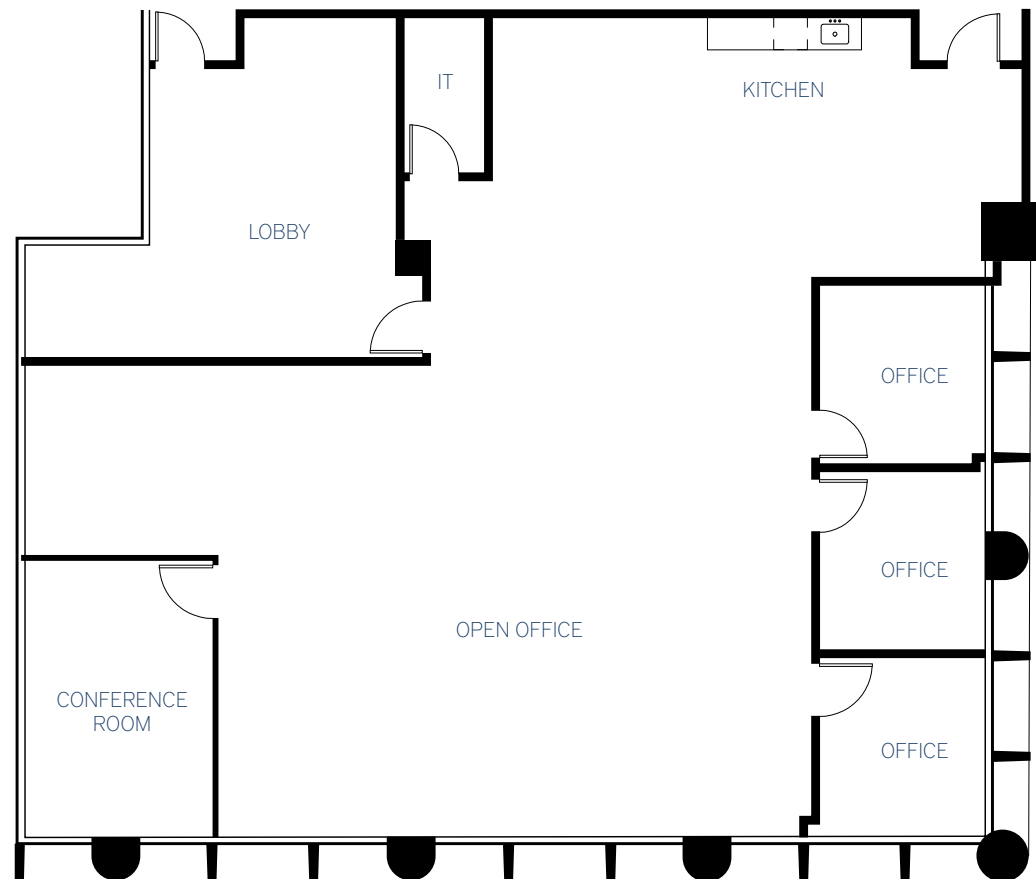
- LED Lighting
- 4 Private Offices
- 2 Conference Rooms
- Storage Area
- Kitchen



FLOOR PLAN

Suite 614: ±3,337 SF
Available Now

- Enclosed Lobby
- 1 Conference Room
- 3 Offices
- Open Area
- Server Room
- Large Open Kitchen

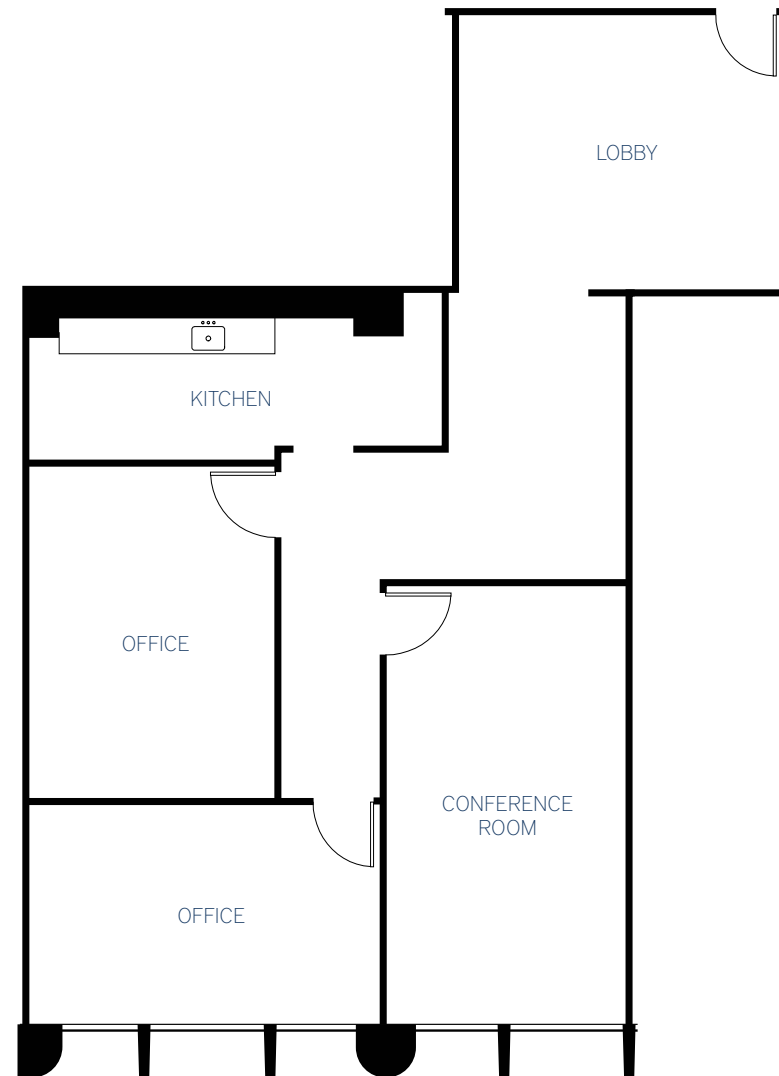


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FLOOR PLAN

Suite 618: ±1,498 SF
Available Now

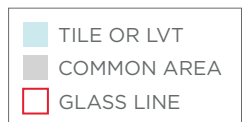
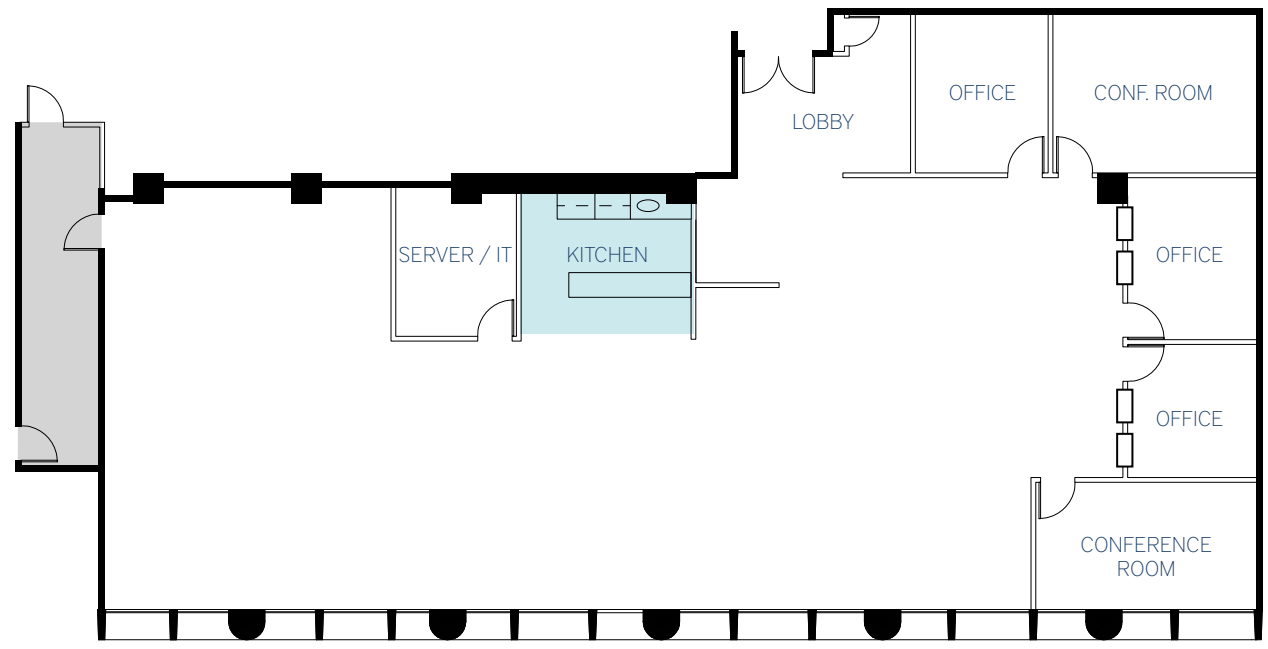
- Lobby
- Kitchen
- 1 Conference Room
- 2 Offices



FLOOR PLAN

Suite 730: ±4,855 SF
Available Now

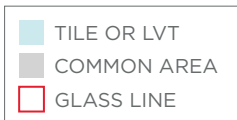
- Market Ready
- Glass Double Doors
- 3 Private Offices
- 2 Conference Rooms
- Server / IT Room
- Open Kitchen
- Double Glass Door Entry



FLOOR PLAN

Suite 750: ±4,845 SF
Available Now

- Lobby
- Large Conference Room
- 12 Offices
- Kitchen
- Wet Bar
- IT/Server
- Storage
- Corner Glass Line

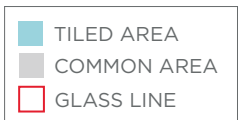


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FLOOR PLAN

Suite 760: ±4,152 SF
Available Now

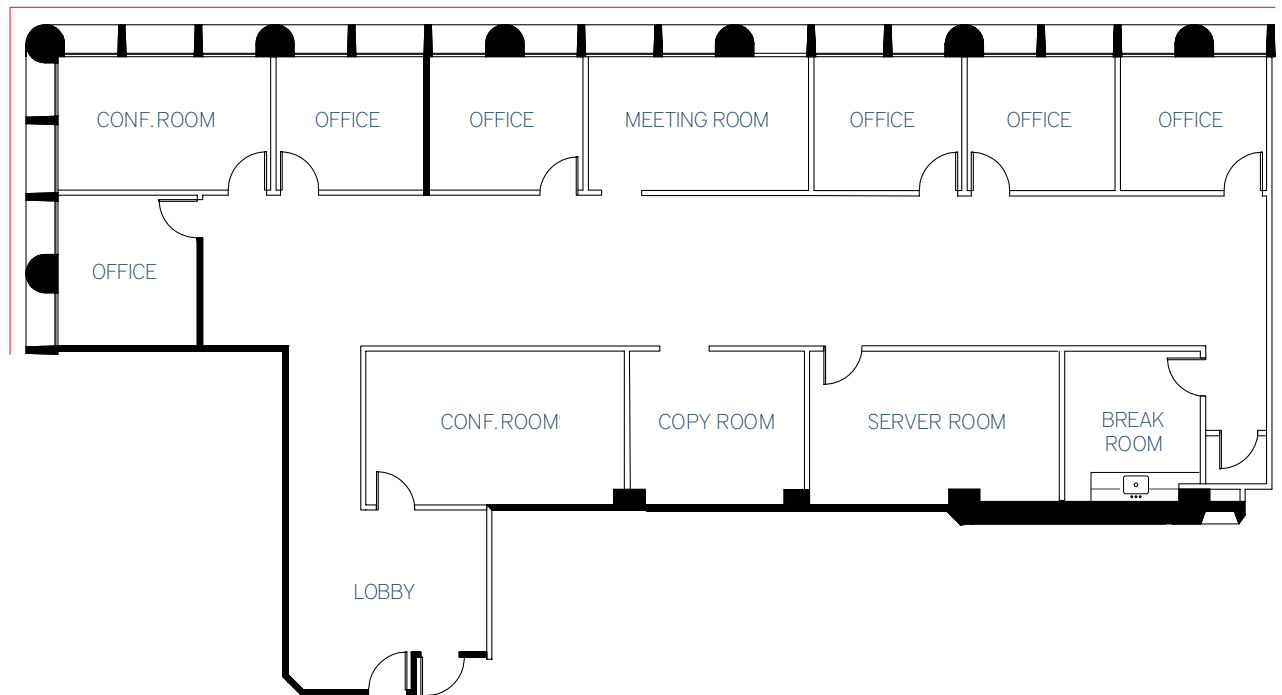
- 9 Private Offices
- 2 Conference Rooms
- Modern Break Room
- Upgraded Glass Lobby
- New Finishes



FLOOR PLAN

Suite 910: ±3,912 SF
Available Now

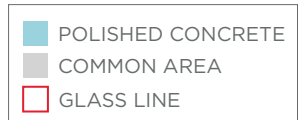
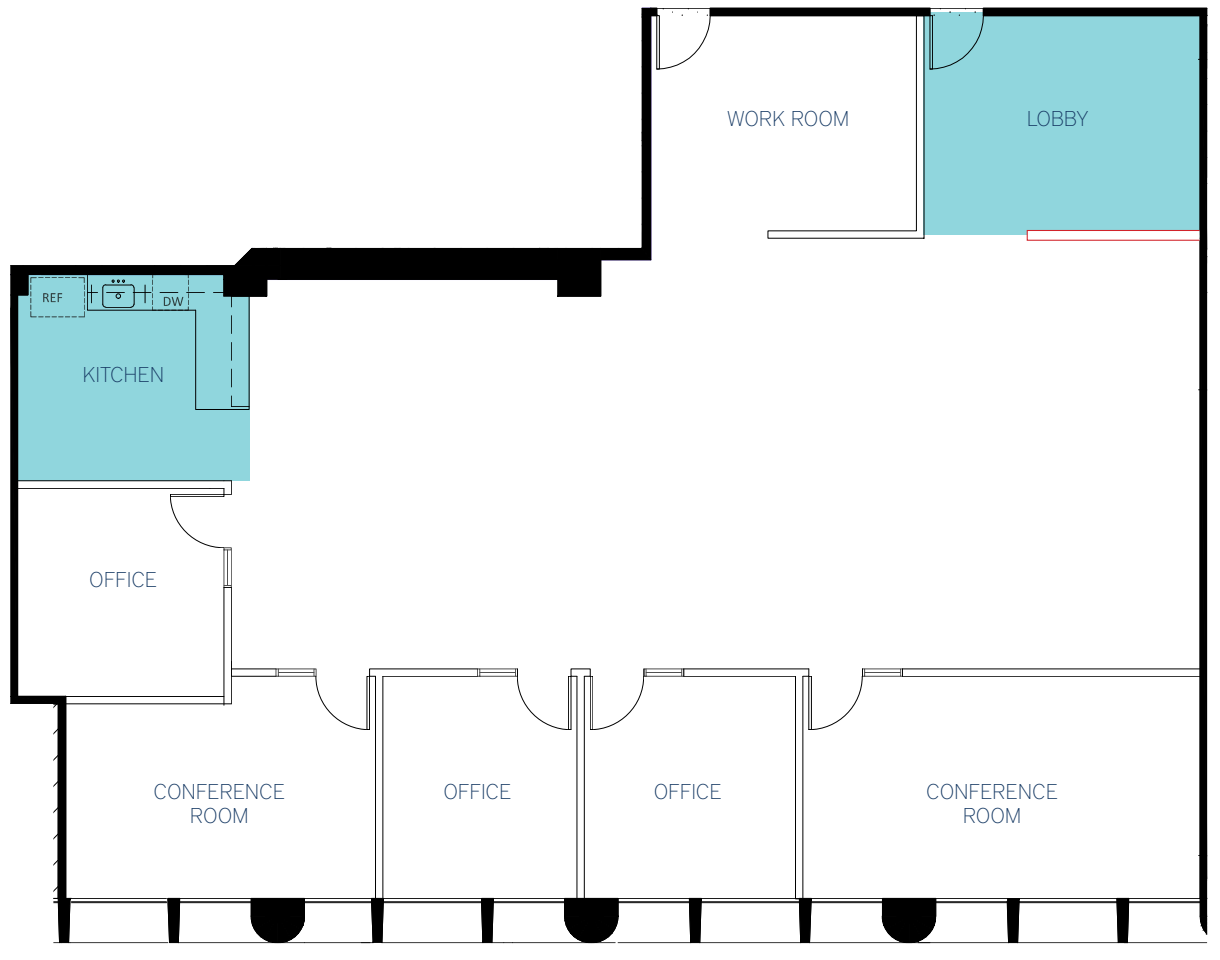
- 6 Private Offices
- 2 Conference Rooms
- Meeting Room
- New Break Room
- Large Server Room



FLOOR PLAN

Suite 950: ±3,218 SF
Available Now

- Market Ready – LED Lighting
- 3 Private Offices
- 2 Conference Rooms
- Work Room
- Modern Kitchen
- Lobby



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- The map illustrates the 3rd Street Light Rail station and its vicinity in San Jose, CA. Key features include:
- Streets:** N. River Street, W. St. James Street, W. St. John Street, W. Santa Clara Street, W. San Fernando Street, Park Avenue, Almaden Avenue, Market Street, First Street, Second Street, Third Street, and Fourth Street.
 - Parks and Landmarks:** McEnery Park, Plaza de Cesar Chavez, St. James Park, and San Pedro Square.
 - Transportation:** The VTA Light Rail line is shown in purple, with the 3rd Street station highlighted by a red circle with the number 3. Other numbered stops (1-46) are marked along the route. Bicycle icons indicate bike-friendly paths.
 - Directions:** Arrows point towards "TO SAN JOSE INTL. AIRPORT", "TO SAP CENTER", "TO CALTRAIN AT DIRIDON STATION", and "TO 280".

TRANSPORTATION MAP

CALTRAIN DIRIDON STATION



8 Minute Walk



3 Minute Scooter Ride



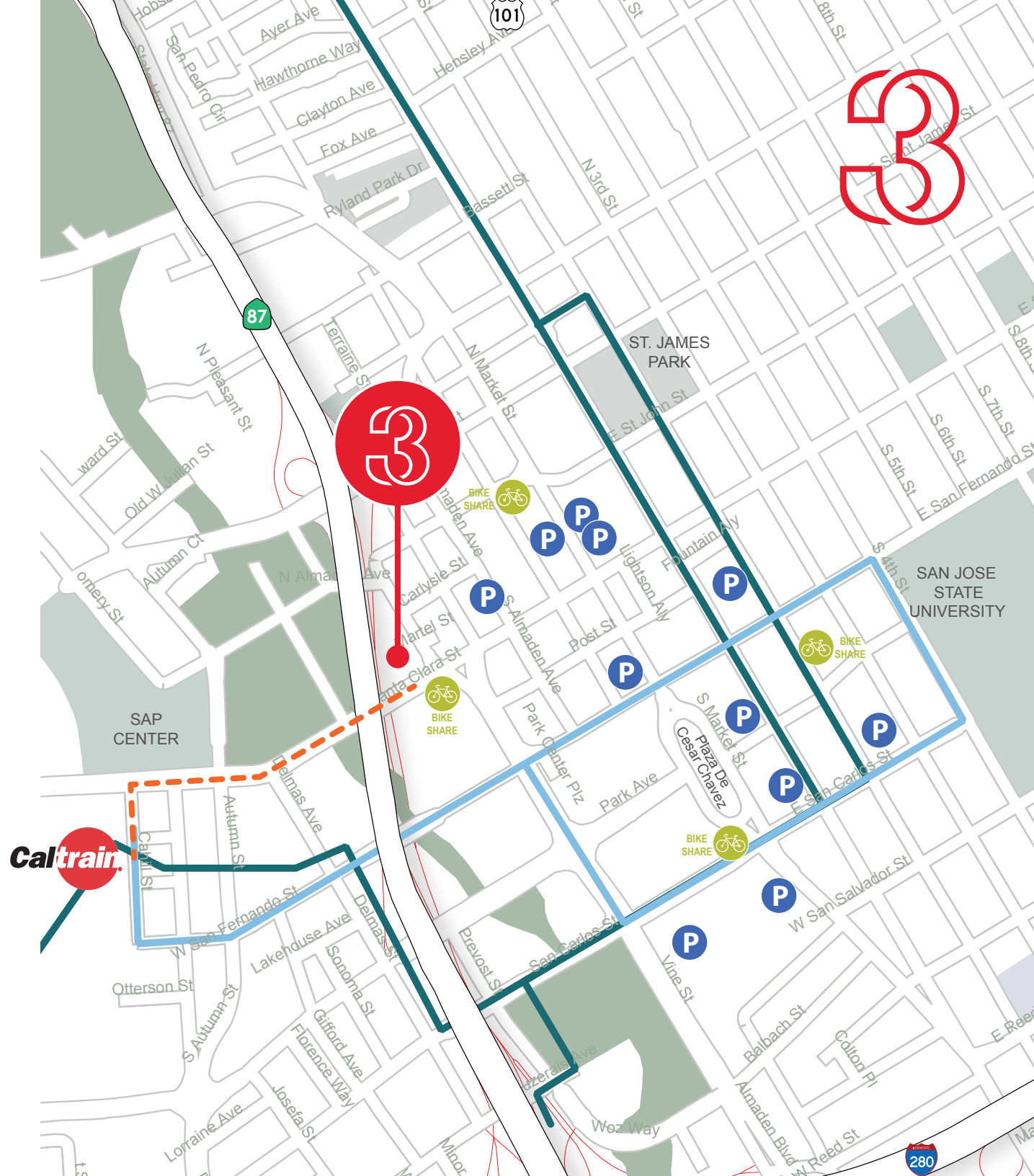
3 Minute Drive



AIRPORT DRIVE TIMES

8 Min. Drive to San Jose Airport
30 Min. Drive to SFO

-  VTA Light Rail
-  SH Shuttle Route
-  Walking Path





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