

VESPAIO

COMMERCIAL SPACE FOR LEASE

Downtown San Jose Transit Mixed-Use | 130 Stockton Avenue
1,273 - 8,251 Rentable Square Feet



For leasing information contact Mark Jones | 408.813.8477 | MJones@HudCorp.net

PROPERTY OVERVIEW

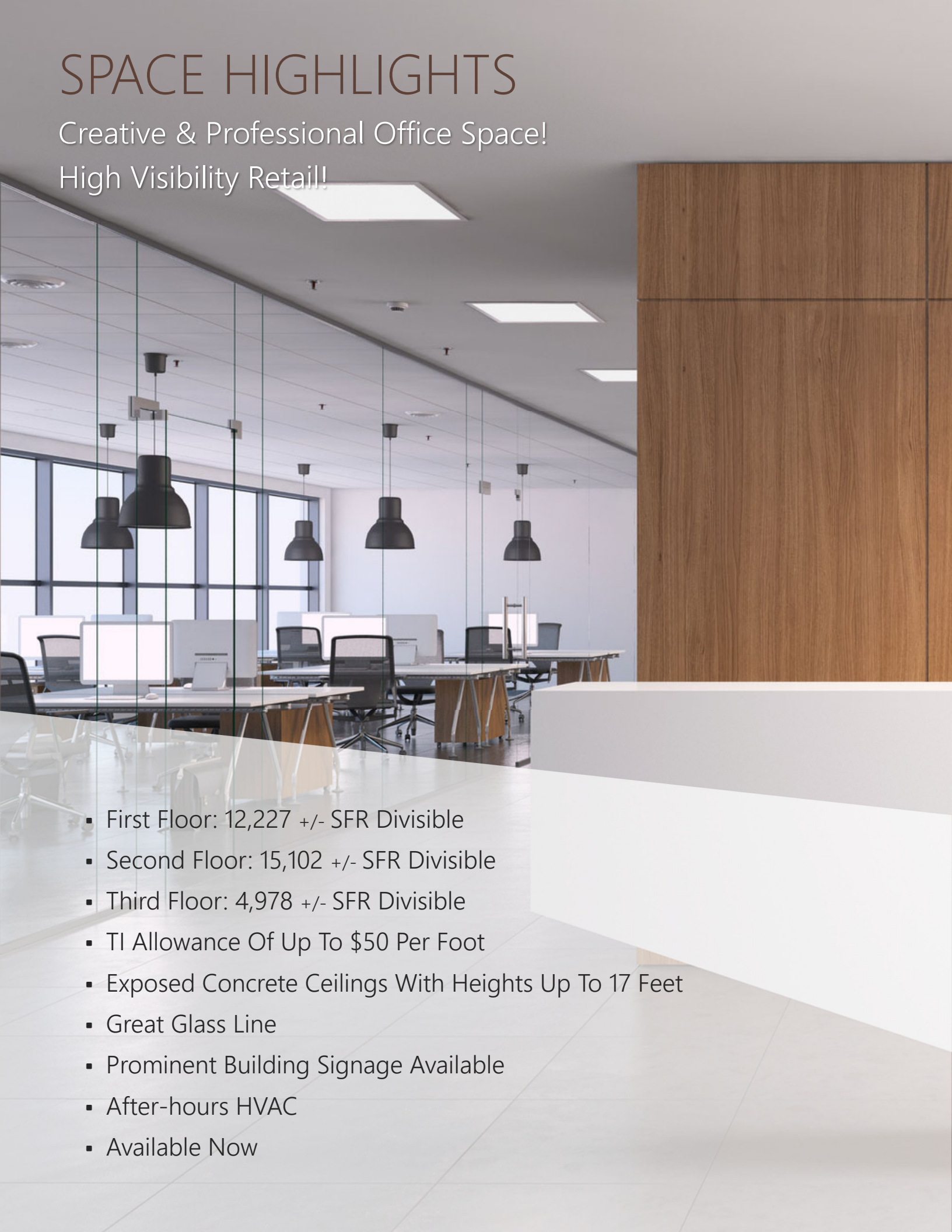
- New Mixed-Use Building | Office, retail, and 162 luxury apartments
- Creative Office Space | Exposed concrete ceilings with heights up to 17 feet
- Great Glass Line | Abundant natural light
- Prominent Building Signage Available
- Great Neighborhood Amenities
- Walk to Diridon Station, Whole Foods, SAP Center & Dozens of Restaurants
- Easy Access From Highway 87 & Interstate 280
- Secure Smart Building Access System
- Smart Package Lockers
- Abundant On-Site & Street Parking
- Curbside Loading
- Environmentally Responsible LEED Gold Building
- On-Site Management
- Strong Surrounding Demos | Daytime population of 180k employees within 3 miles
- Onsite Amenities Include | Game room, tenant lounge, fitness center, 4 sky terraces, outdoor work areas and kitchen, salt water pool, spa, gated parking, common area Wi-Fi.



SPACE HIGHLIGHTS

Creative & Professional Office Space!

High Visibility Retail!

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- First Floor: 12,227 +/- SFR Divisible
 - Second Floor: 15,102 +/- SFR Divisible
 - Third Floor: 4,978 +/- SFR Divisible
 - TI Allowance Of Up To \$50 Per Foot
 - Exposed Concrete Ceilings With Heights Up To 17 Feet
 - Great Glass Line
 - Prominent Building Signage Available
 - After-hours HVAC
 - Available Now

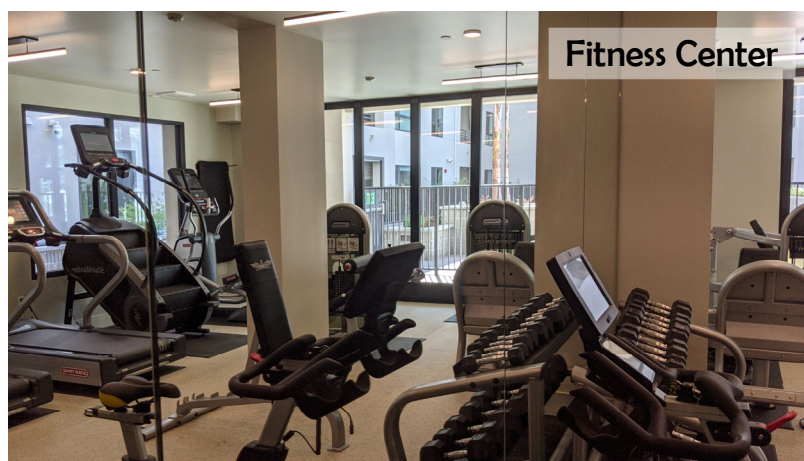
Outdoor Kitchen



Tenant Lounge

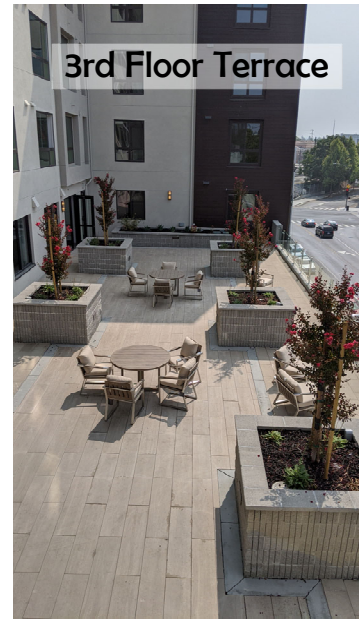


Fitness Center

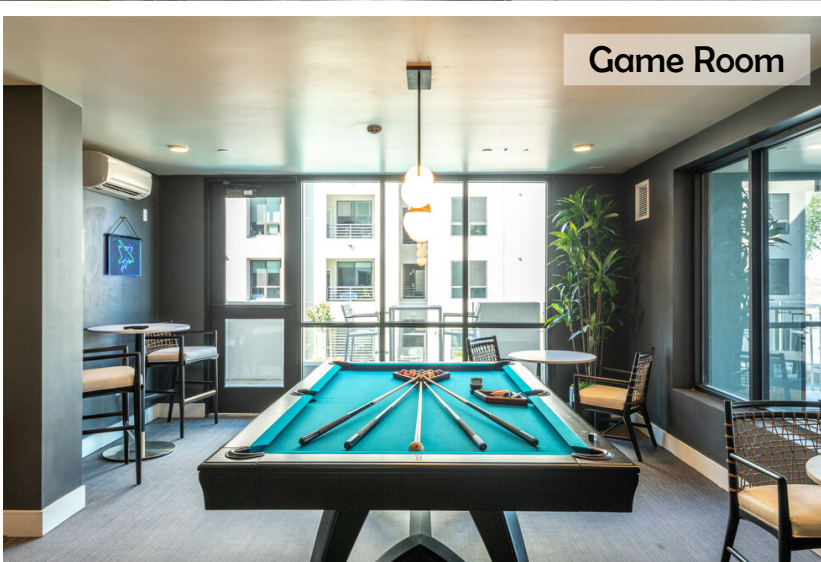




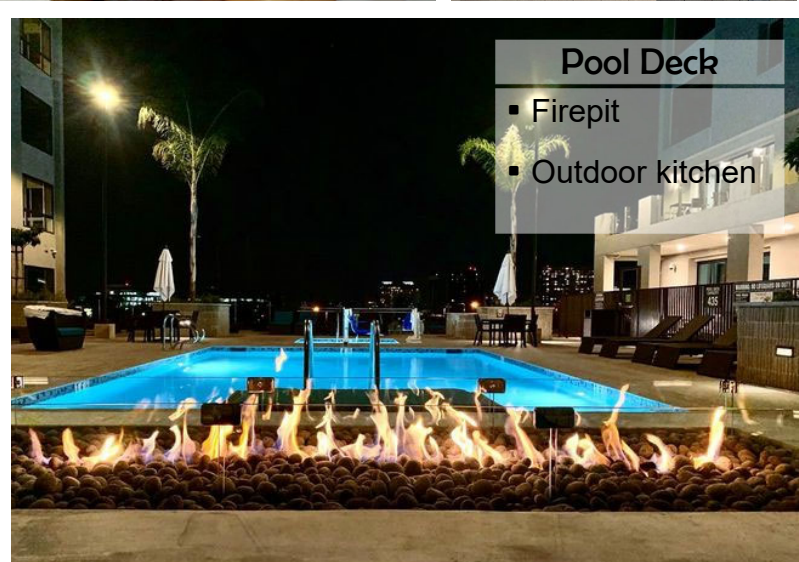
Front Lobby



3rd Floor Terrace



Game Room



Pool Deck

- Firepit
- Outdoor kitchen

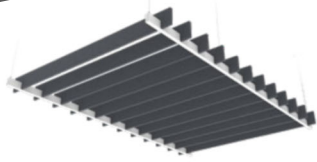


Suite 210

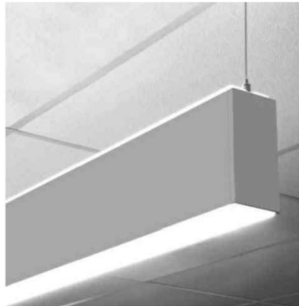
- High open ceilings
- 10 Foot windows
- Concrete floors
- Corner suite

Suite 385

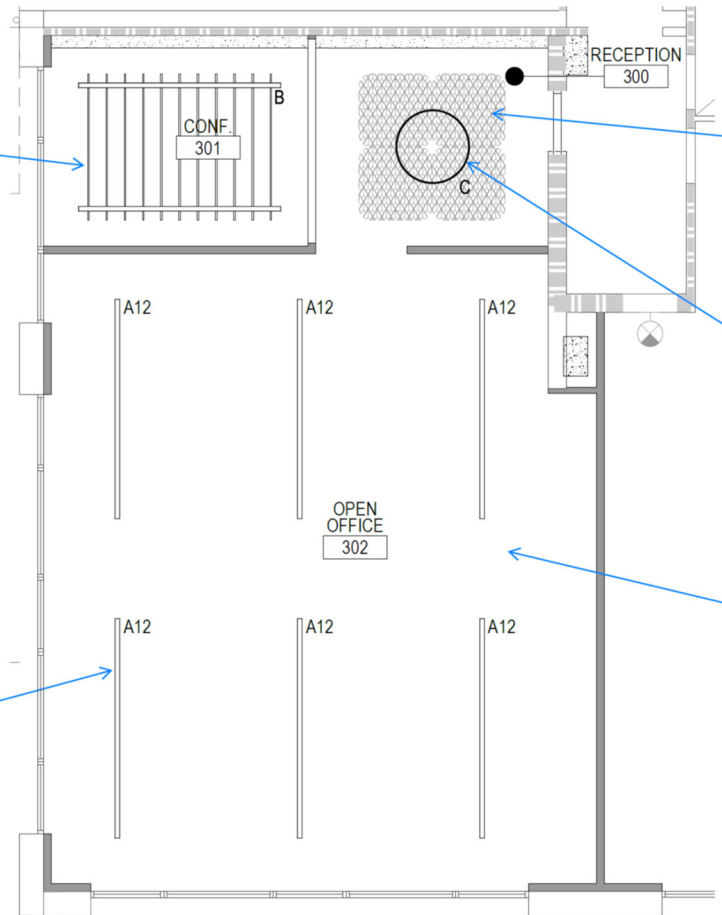
1,847+/- SFR



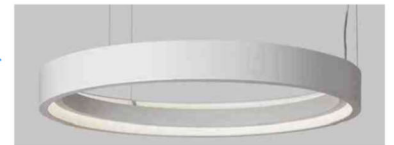
'B' Fixture - Two Linear LED Lights with Acoustical Baffles



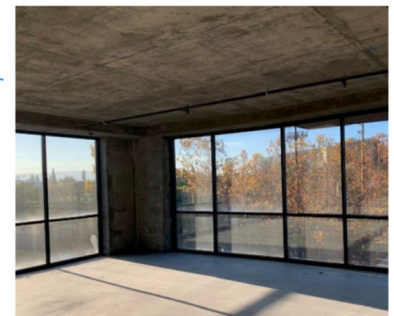
'A' Fixture - Suspended Linear Direct/ Indirect LED



Acoustic Cloud



'C' Fixture - Round LED Light (suspended below acoustic cloud)



Example of Exposed Concrete Open Structure Ceiling Throughout



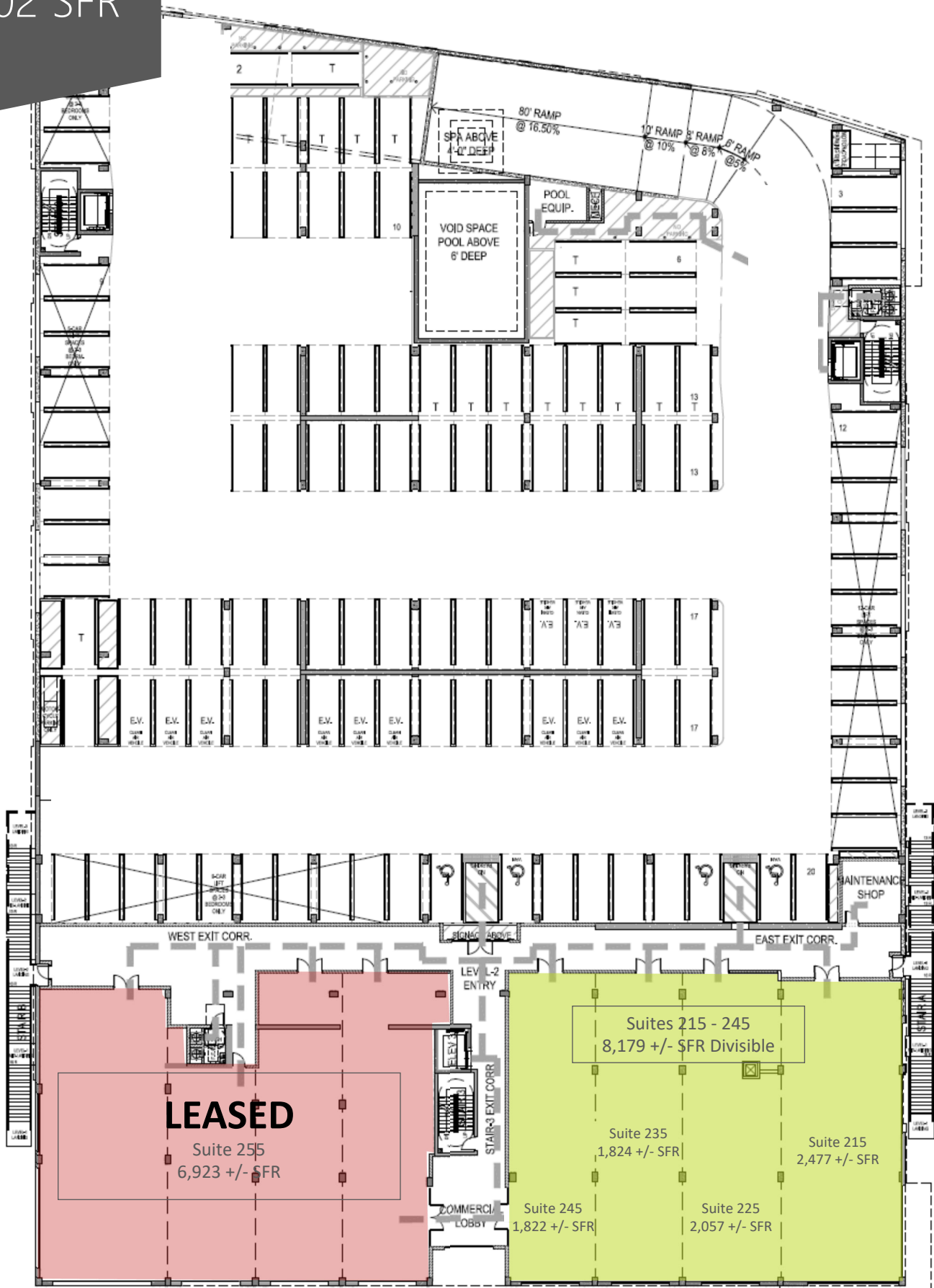
FLOOR 1

12,227 SFR



FLOOR 2

15,102 SFR



FLOOR 3
3,131 SFR



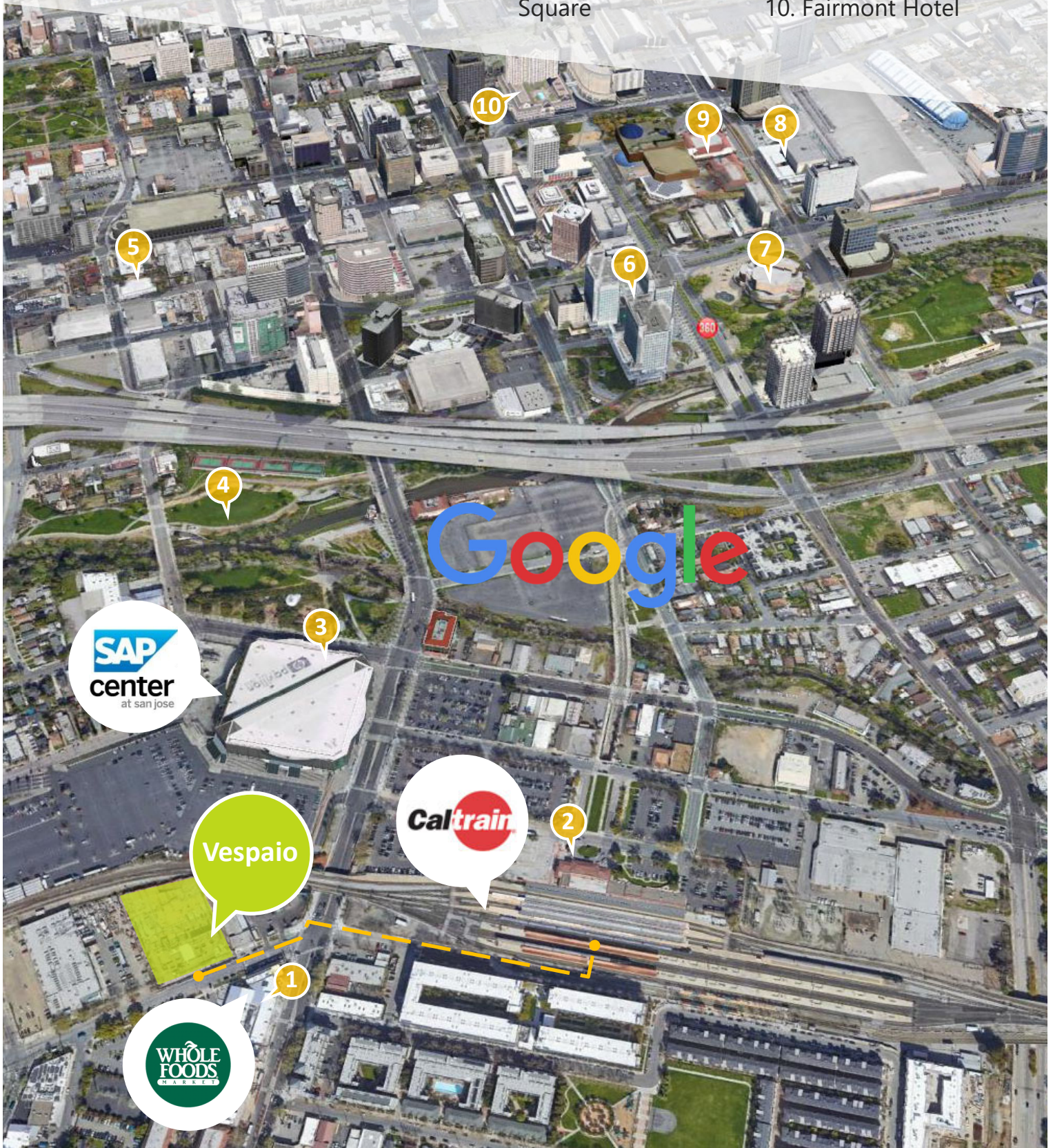
PREMIER URBAN LOCATION

Vespaio is located in downtown San Jose just steps from Diridon Station, California's premier transit hub. It serves Caltrain, VTA light rail, Amtrak, and future BART and high-speed rail. The project is situated across from Whole Foods at the crossroads of the tree lined streets of the historic Alameda neighborhood and San Jose's vibrant downtown core.



POINTS OF INTEREST

1. Whole Foods
2. Diridon Station
3. SAP Center
4. Arena Green Park
5. San Pedro Square
6. Adobe Campus
7. Center for the Performing Arts
8. Convention Center
9. Civic Theater
10. Fairmont Hotel



Downtown San Jose New and Upcoming Housing Communities!



Miro



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