



SOLAR ROW AT WINCHESTER

1245 S. Winchester Blvd, San Jose, CA 95123

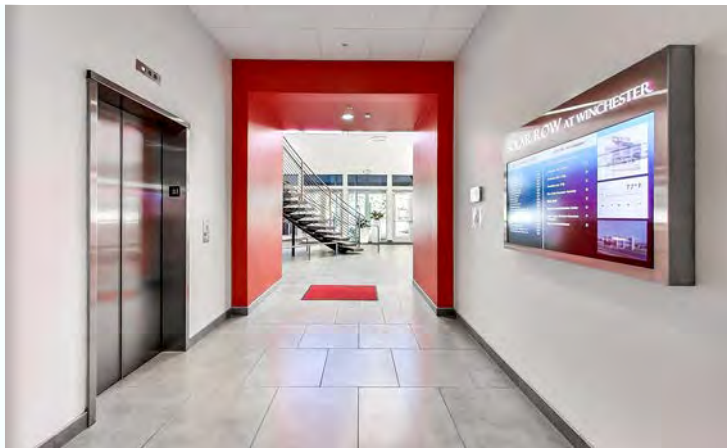


408.453.4700 X140
WWW.SOLAR-ROW.COM

The statement with the information it contains is given with the understanding that all negotiations relating to this purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed, has been secured from sources we believe to be reliable. Offering subject to change.

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



408.453.4700 X140
WWW.SOLAR-ROW.COM

The statement with the information it contains is given with the understanding that all negotiations relating to this purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed, has been secured from sources we believe to be reliable. Offering subject to change.

COVID-19 UPDATES

At SOLAR ROW our tenants' safety is our top priority.

We have added the following services to provide a clean and safe workplace:

- Full-time cleaning crew to sanitize all high touch areas.
- Thermal camera for temperature screening.
- Hand sanitizer stations in all suites.



The Solar Row's Thermal Temperature Monitoring system screens visitors at entry for elevated temperatures that could indicate fever to protect people from potential coronavirus carriers and those with other infectious diseases.



Pursue™ Disinfectant Cleaner Concentrate For Hospital, Institutional, Industrial, or Home Use Acid-Free Disinfectant

Concentrated cleaning power.

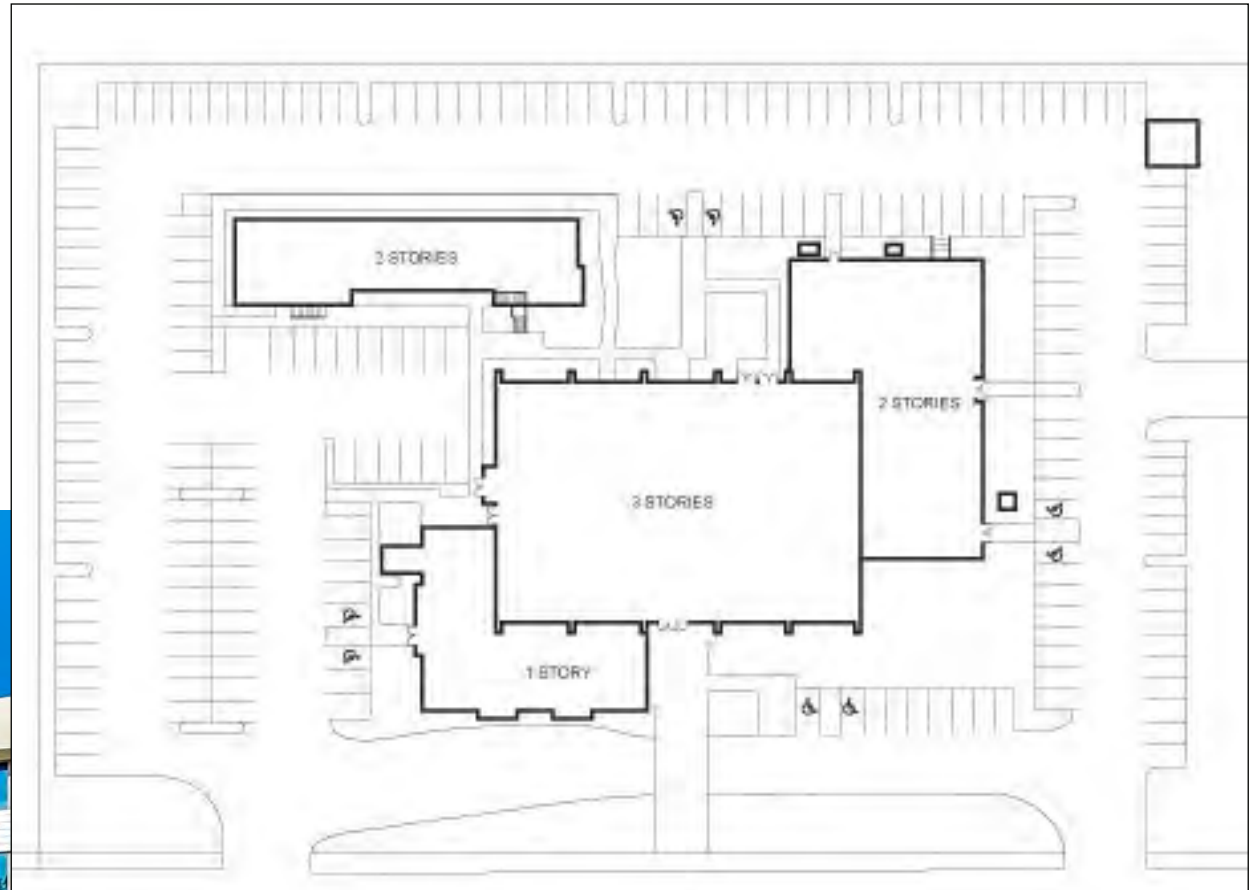
Our disinfectant cleaner kills different types of viruses, fungi, and bacteria, including E. coli, salmonella, and more.

- Kills 99.9% viruses, fungi and bacteria.
- Cleans and disinfects a variety of surfaces throughout your space
- Reduces the hazards of cross-contamination from surfaces.
- Highly concentrated, so you use less.



Our full-time cleaning crew operates Monday - Friday, focusing on all high touch point areas such as the lobby, restrooms, handrails, doorknobs, elevators, etc.

SITE PLANS



SUITE 312

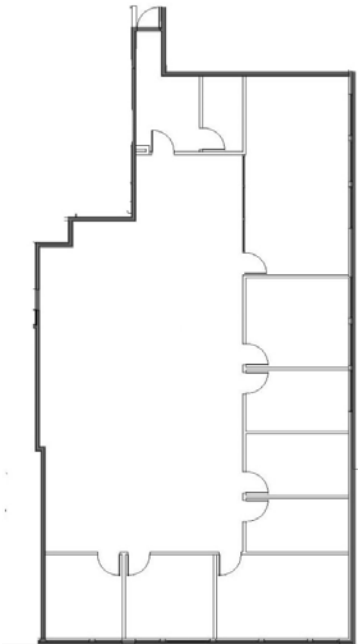
3,378 rsf

\$3.50 FS

Available Now

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

Use Borelli Master Key



408.453.4700 X140
WWW.SOLAR-ROW.COM

The statement with the information it contains is given with the understanding that all negotiations relating to this purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed, has been secured from sources we believe to be reliable. Offering subject to change.

SUITE 304

2,371rsf

\$3.50 FS

Available Now

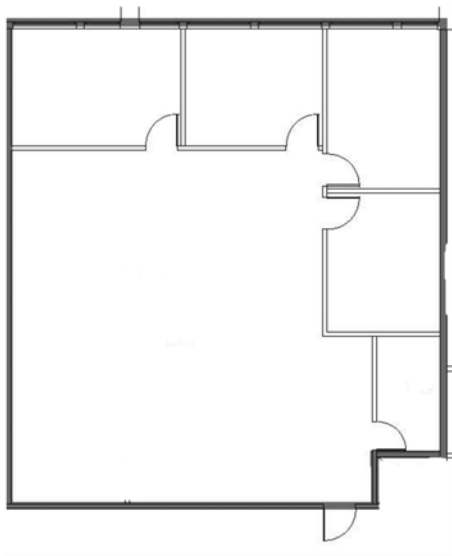
Buildout: Three Private
Offices, Conference Room, and
Open Area.

Use Borelli Master Key

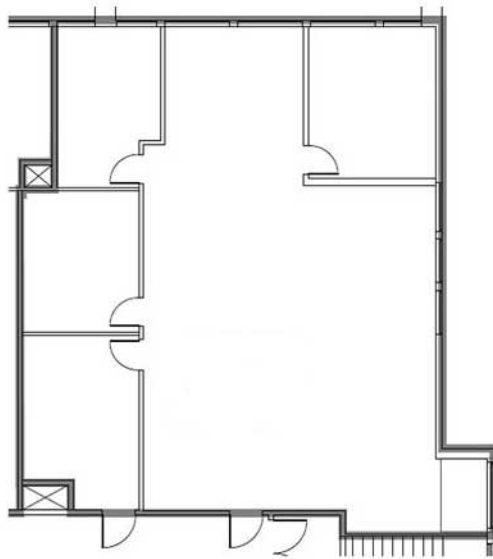


408.453.4700 X140
WWW.SOLAR-ROW.COM

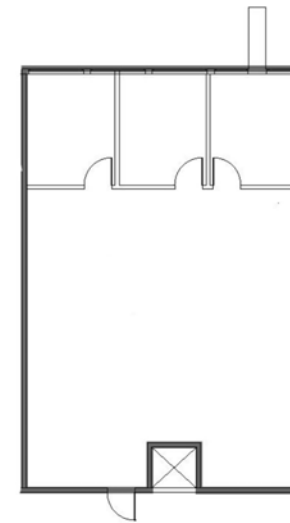
The statement with the information it contains is given with the understanding that all negotiations relating to this purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed, has been secured from sources we believe to be reliable. Offering subject to change.



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
1,566 rsf	1245 S Winchester Blvd., Suite 203 Three Private Offices and a Large Open Area.	\$3.50 FS	Use Borelli Master Key	Available Now

[CLICK HERE](#) TO VISIT OUR VIRTUAL TOUR!



408.453.4700 X140
WWW.SOLAR-ROW.COM

The statement with the information it contains is given with the understanding that all negotiations relating to this purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed, has been secured from sources we believe to be reliable. Offering subject to change.

SUITE 303

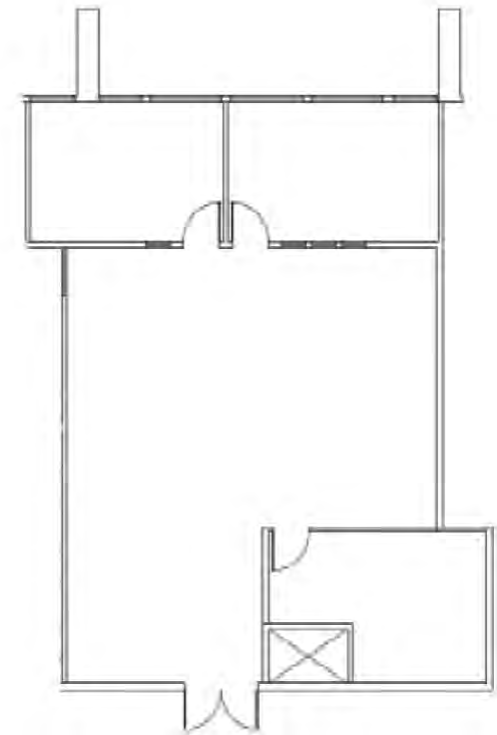
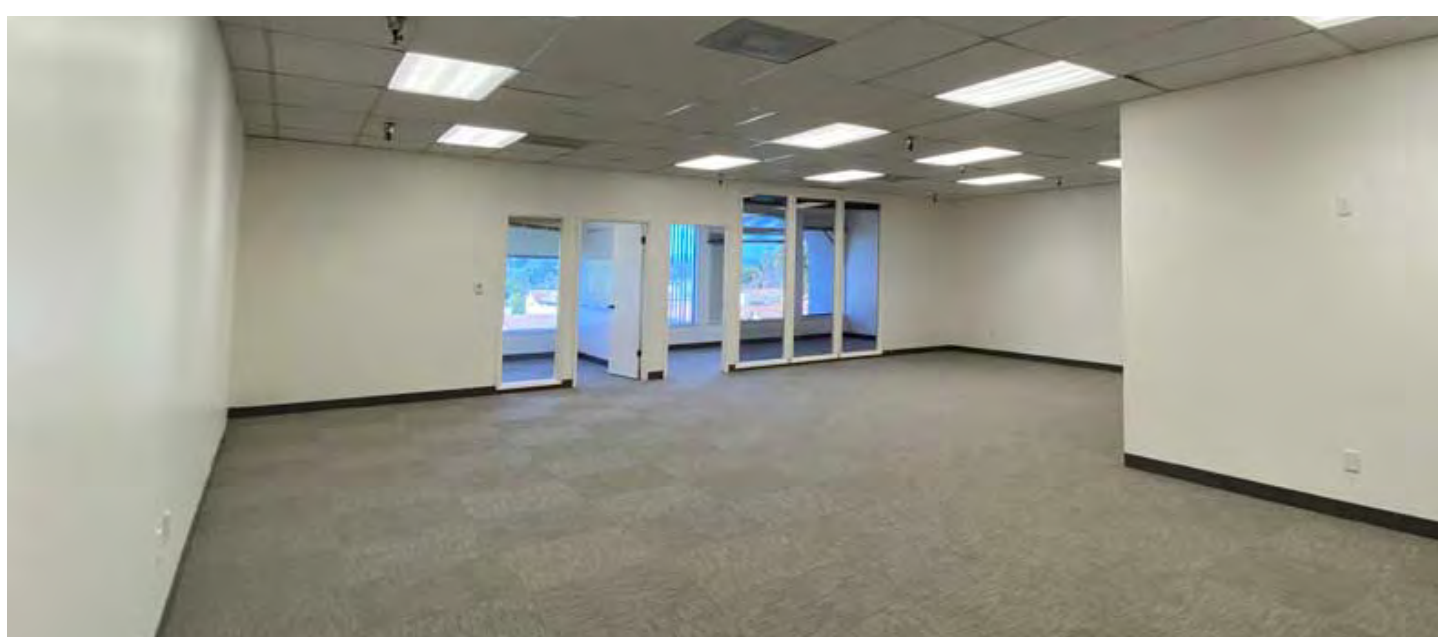
1,764 rsf

\$3.50 FS

Available Now

**Buildout: Two Private Offices,
Kitchen, and Large Open
Area.**

Use Borelli Master Key



408.453.4700 X140
WWW.SOLAR-ROW.COM

The statement with the information it contains is given with the understanding that all negotiations relating to this purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed, has been secured from sources we believe to be reliable. Offering subject to change.

SUITE 210

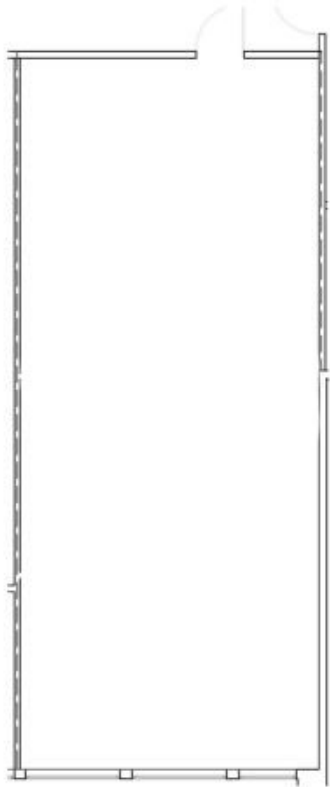
1,007rsf

\$3.50 FS

Available Now

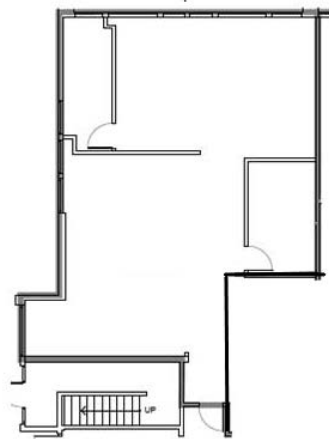
Buildout: Open Office with
New Carpet and Paint.

Use Borelli Master Key

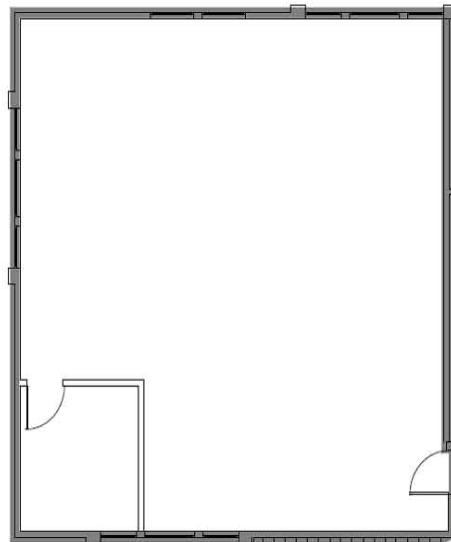


408.453.4700 X140
WWW.SOLAR-ROW.COM

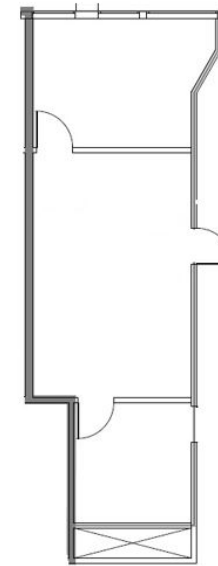
The statement with the information it contains is given with the understanding that all negotiations relating to this purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed, has been secured from sources we believe to be reliable. Offering subject to change.



Suite 104 • 1,520 rsf



Suite D • 1,462 rsf



Suite 313 • 656 rsf

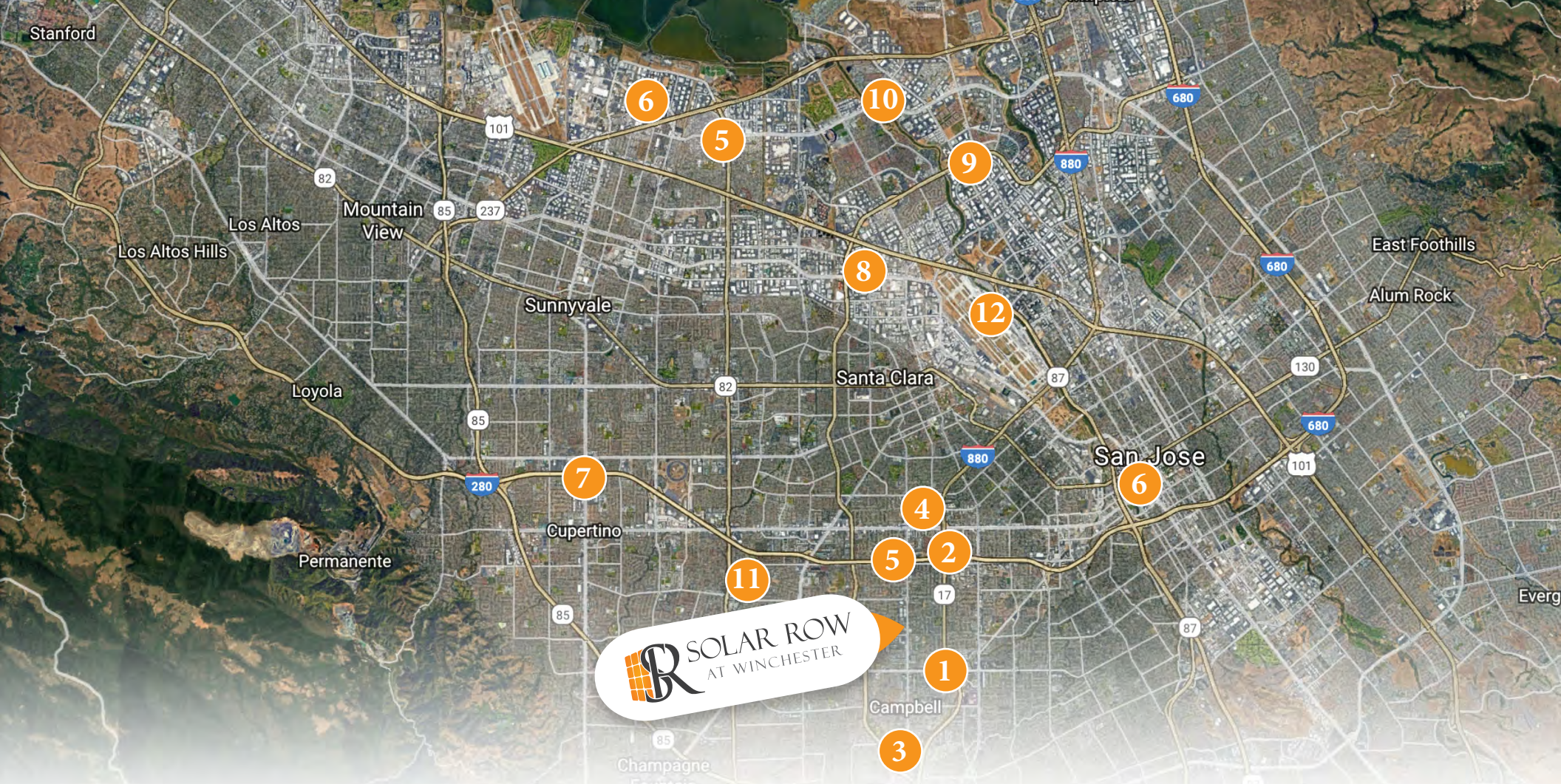
Size	Property Address	Price	Access	Availability
1,520 rsf	1245 S. Winchester Blvd., Suite 104 Two Large Open Areas and Storage Room. Corner location with large windows.	\$3.99 FS	See Lee	Available Now
1,462 rsf	1275 S Winchester Blvd., Suite D Large Open Area and Storage Area.	\$2.25 FS	Use Borelli Master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

[CLICK HERE](#) TO VISIT OUR VIRTUAL TOUR!



408.453.4700 X140
WWW.SOLAR-ROW.COM

The statement with the information it contains is given with the understanding that all negotiations relating to this purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed, has been secured from sources we believe to be reliable. Offering subject to change.



SOLAR ROW
AT WINCHESTER

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

MAJOR LANDMARKS



408.453.4700 X140
WWW.SOLAR-ROW.COM

The statement with the information it contains is given with the understanding that all negotiations relating to this purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed, has been secured from sources we believe to be reliable. Offering subject to change.



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 |



408.453.4700 X140
WWW.SOLAR-ROW.COM

The statement with the information it contains is given with the understanding that all negotiations relating to this purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed, has been secured from sources we believe to be reliable. Offering subject to change.