

# COLEMAN HIGHLINE

±1,500,000 SF

# PHASE I

±357,106 SF  
UNDER CONSTRUCTION



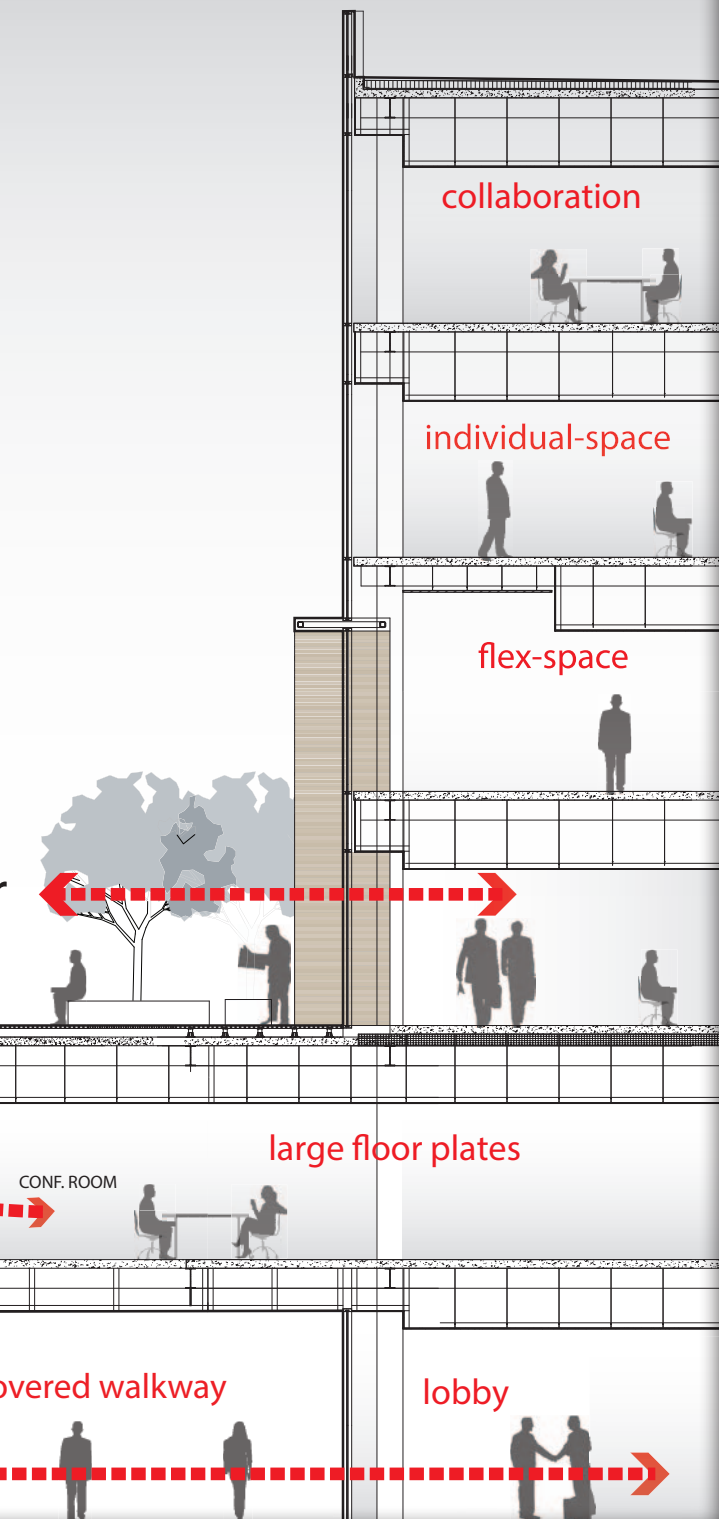
# the HIGHLINE...

An elevated terrace  
connecting people, architecture  
and outdoor space to create innovative ideas.

urban oasis

operable  
windows

indoor-outdoor





## PROPERTY HIGHLIGHTS

- Modern, six building campus totaling 1.5 million square feet
- Phase I is now under construction
- Unparalleled expansion opportunities
- Served by Santa Clara Primary Power
- Coleman Avenue Identity
- LEED Gold Certification
- 5,000 total parking stalls
  - 4,000 Structured parking stalls
  - 1,000 Surface parking stalls
- Access to the new Earthquake Stadium
- Amenity rich campus, including gathering areas, retail, dining, hotels and more
- Highly connected: Walking distance to Caltrain, bus station and future BART station.
- Easy access: close to major freeways
- Adjacent to SJ International Airport

# A NEW KIND OF WORKPLACE

FLOOR TO CEILING GLASS

HIGHLINE TERRACE

OUTDOOR PLAZA

ROOFTOP AMENITIES



## BUILDING DESCRIPTION

- 6 unique, light-filled buildings
- Flexible and customizable spaces
- Generous 32,000 SF typical floor plate size
- Floor-to-ceiling glass
- 30' column spacing
- Typical floor height: 13'-6" floor-to-floor
- 10' ceiling height
- Ground floor height: 15' floor-to-floor
- 13' ceiling height

## MODERN ARCHITECTURE





## PHASE I

Under Construction

- 1 162,557 gsf (5 floors)
  - 2 194,549 gsf (6 floors)
- 357,106 gsf**

## PHASE II/III

- 3 163,135 gsf (5 floors)
  - 4 190,156 gsf (6 floors)
  - 5 412,584 gsf (10 floors)
  - 6 412,584 gsf (10 floors)
- 1,178,459 gsf**

## PARKING STALLS

- A 1,000 stalls (4 floors)
  - B 1,100 stalls (4 floors)
  - C 1,900 stalls (4 floors)
- 954 surface stalls  
4,954 stalls

# PHASE CONSTRUCTION





# EXPERIENCE SILICON VALLEY FROM A WHOLE NEW PERSPECTIVE



**INSPIRED** by some of the greatest examples of human interaction, such as the New York High Line, which is one of the most innovative and inviting public spaces in the country. Coleman Highline brings the indoor work space outdoors, and offers a unique, state-of-the-art experience for tenants to thrive.



## WORK, PLAY AND STAY

**COLEMAN HIGHLINE** makes it easy to work, stay and play, right in the heart of Silicon Valley. This unparalleled shopping and dining experience will revolve around the central piazza, with connected walkways and outdoor gathering areas. Folks will look forward to a sense of community, with an abundance of onsite restaurants, retail spaces and hotels where both tenants and neighbors can socialize and relax in a unique setting.



# ELEVATE YOUR PRESENCE



**INCREASE** your visibility with a great location, and be part of one of the most innovative campuses in Silicon Valley. Coleman identity. Highly connected. Amenity Rich.



# ENTRY EXPERIENCE



**THE LOBBY** features a cleverly designed interactive and versatile ground floor space, which opens up to a dramatic ceiling. The open and modern atmosphere includes plenty of gathering spaces that invite employee interaction, which leads to collaboration and great ideas.



# THE GATHERING SPOT

CORTEN WALL

GATHERING AREA

GARDEN ROOM





# HIGHLY CONNECTED

[ Access to Bike Paths. Walking distance to Caltrain and VTA ]

  
DRIVING  
DISTANCE

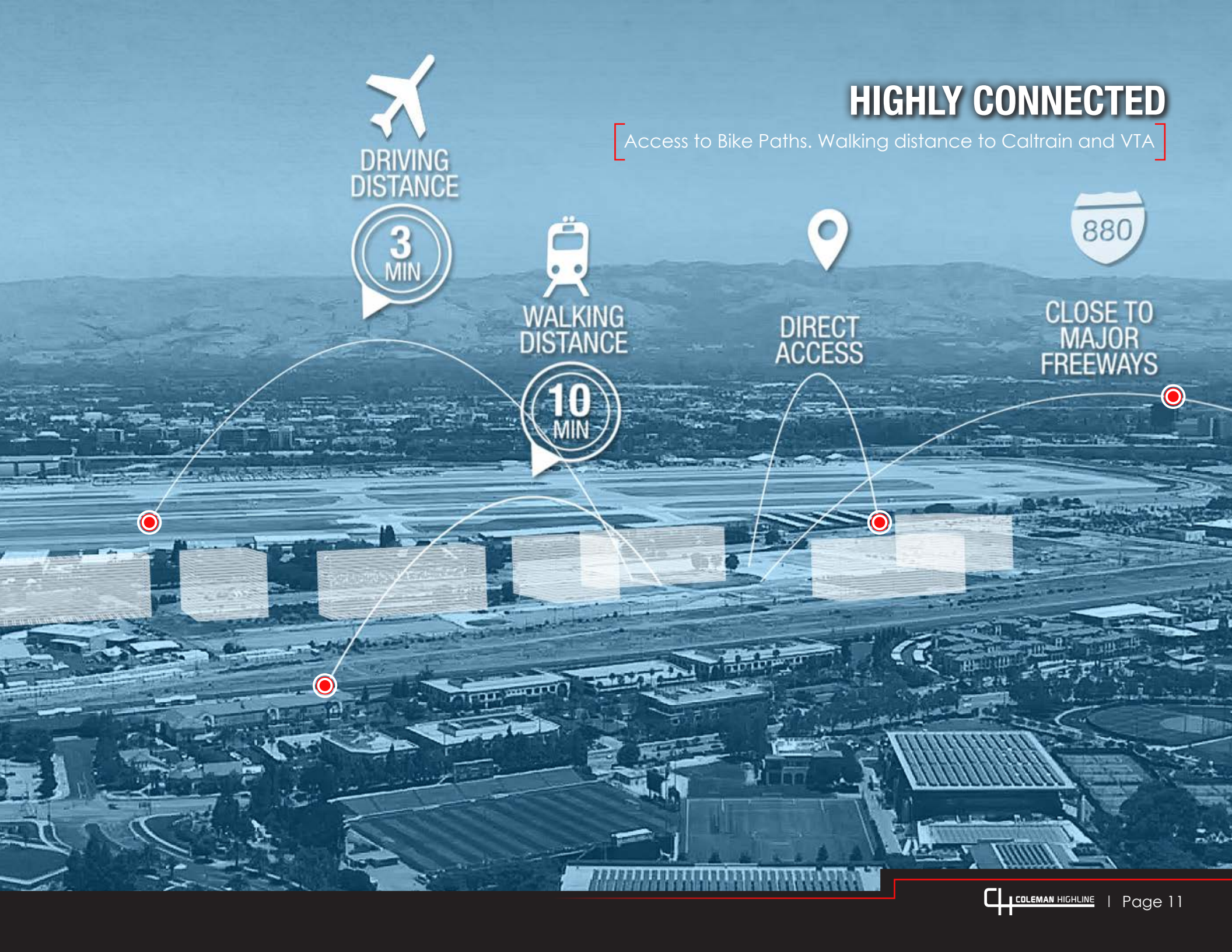
**3**  
MIN

  
WALKING  
DISTANCE

**10**  
MIN

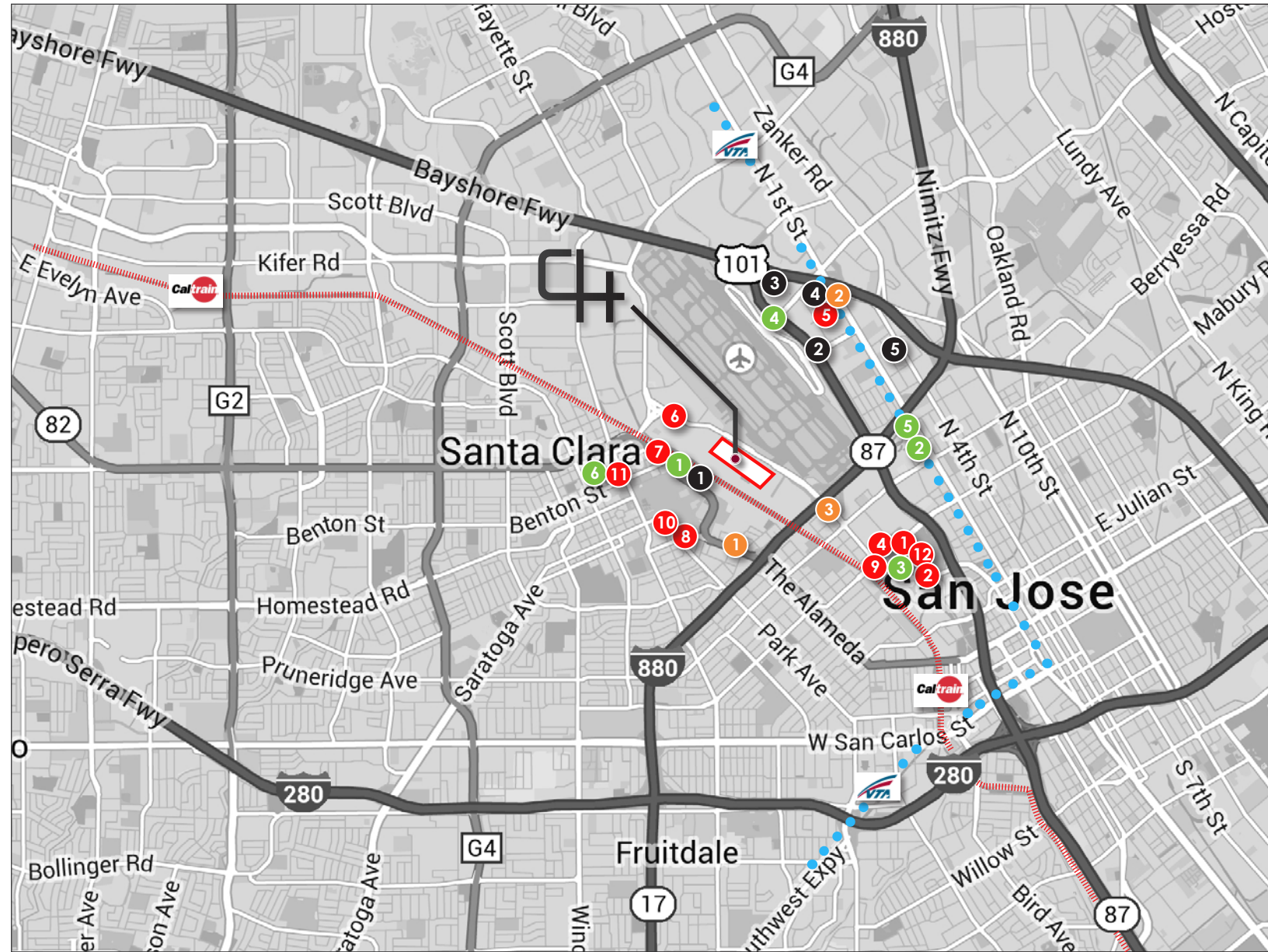
  
DIRECT  
ACCESS

  
CLOSE TO  
MAJOR  
FREEWAYS





# IN THE MIDDLE OF IT ALL



## \$ BANK

1. Bank of America
2. Bank of the West
3. Chase
4. Comerica
5. Union Bank
6. Wells Fargo

## FUEL UP

1. Shell
2. Chevron
3. Valero

## STAY

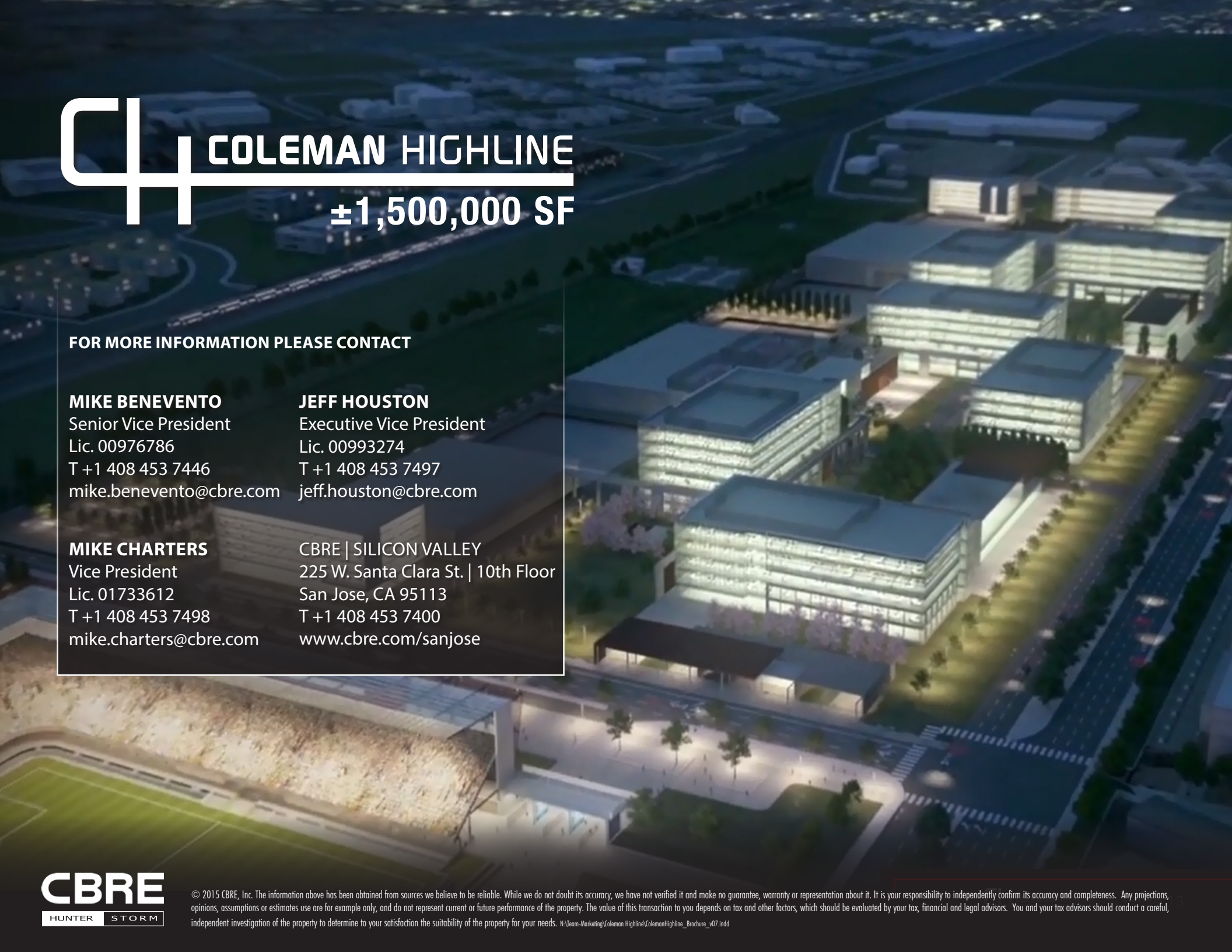
1. Candlewood Suites
2. Courtyard
3. Doubletree
4. Fairfield Inn
5. Radisson

## EAT AND DRINK

1. Carl's Jr
2. Chili's Grill & Bar
3. In N Out Burger
4. Jamba Juice
5. Le Boulanger
6. Mc Donald's
7. Quiznos
8. Subway
9. Sweet Tomatoes
10. Taco Bell
11. Togo's Eatery
12. Starbucks







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