TOWER55

55 SOUTH MARKET STREET
SAN JOSE | CA 95113

CORESITE

JLL

PROJECT HIGHLIGHTS

- Spectacular floor-to-ceiling glass line
- In the heart of Downtown with immediate access to restaurants and amenities
- On-site parking
- 24-hour on-site security
- Modernized lobby
- On-site property management
- Easy access to all major freeways
- 0.7 miles to Diridon Caltrain Station
- 0.3 miles from VTA Light rail
- Two 10-person on-site building conference rooms with shared kitchenette

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AVAILABLE SUITES

Suite #	Size
Suite 140*	±1,095 SF
Suite 160*	±2,776 SF
Suite 205	±889 SF
Suite 220	±3,314 SF
Suite 900	±23,209 SF

* Ground floor retail suite

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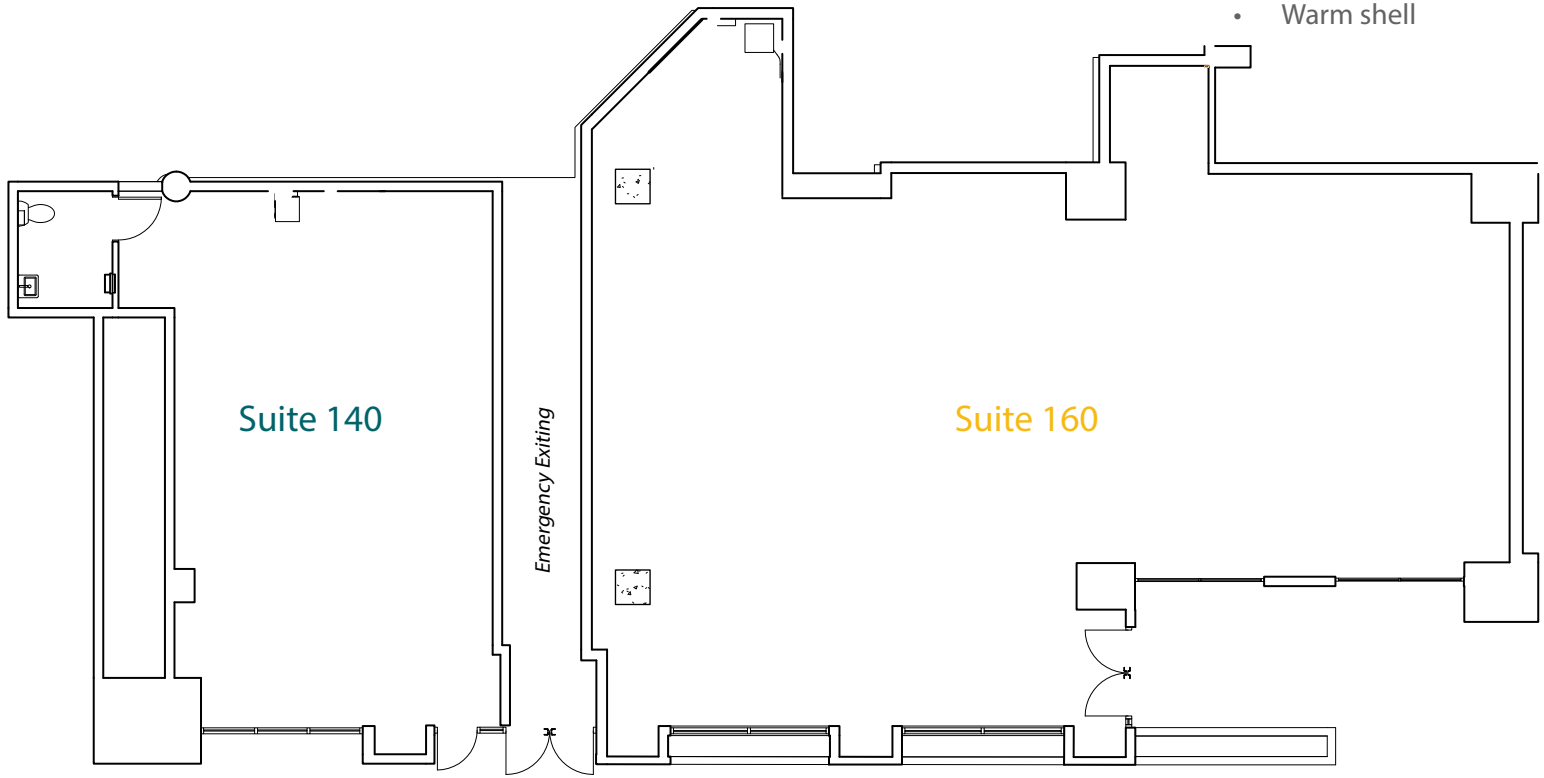
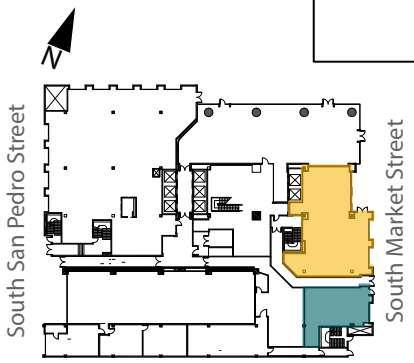
Suite 140 ±1,095 SF

- Retail space on the ground level
- Warm shell

Suite 160 ±2,776 SF

- Retail space on the ground level
- Warm shell





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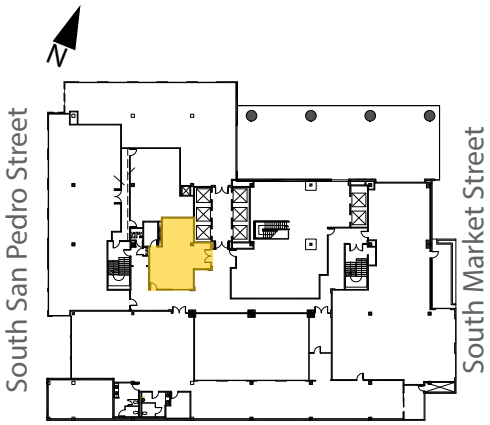
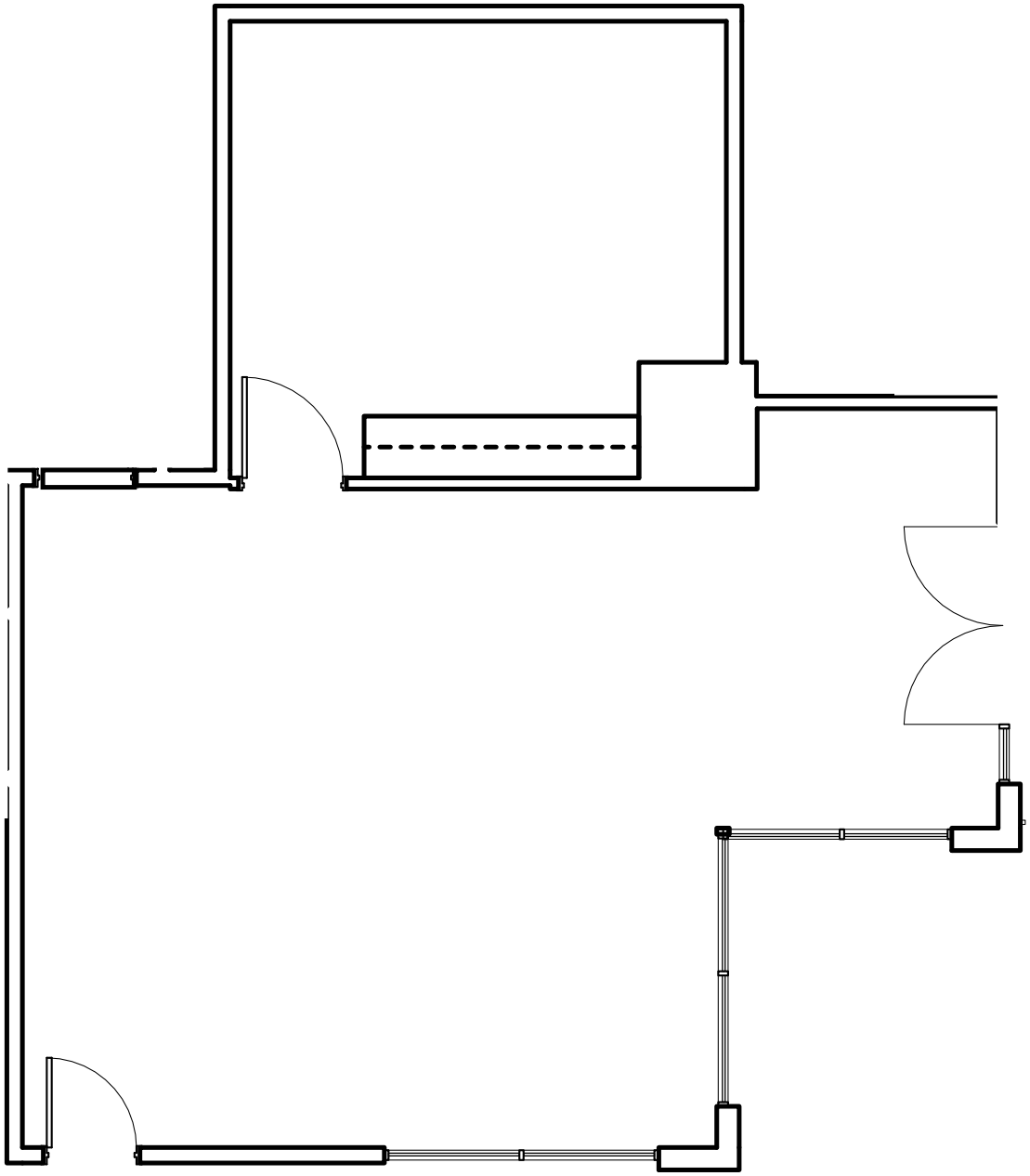
Suite 205 ±889 SF

- 1 Break/storage room
- Open office





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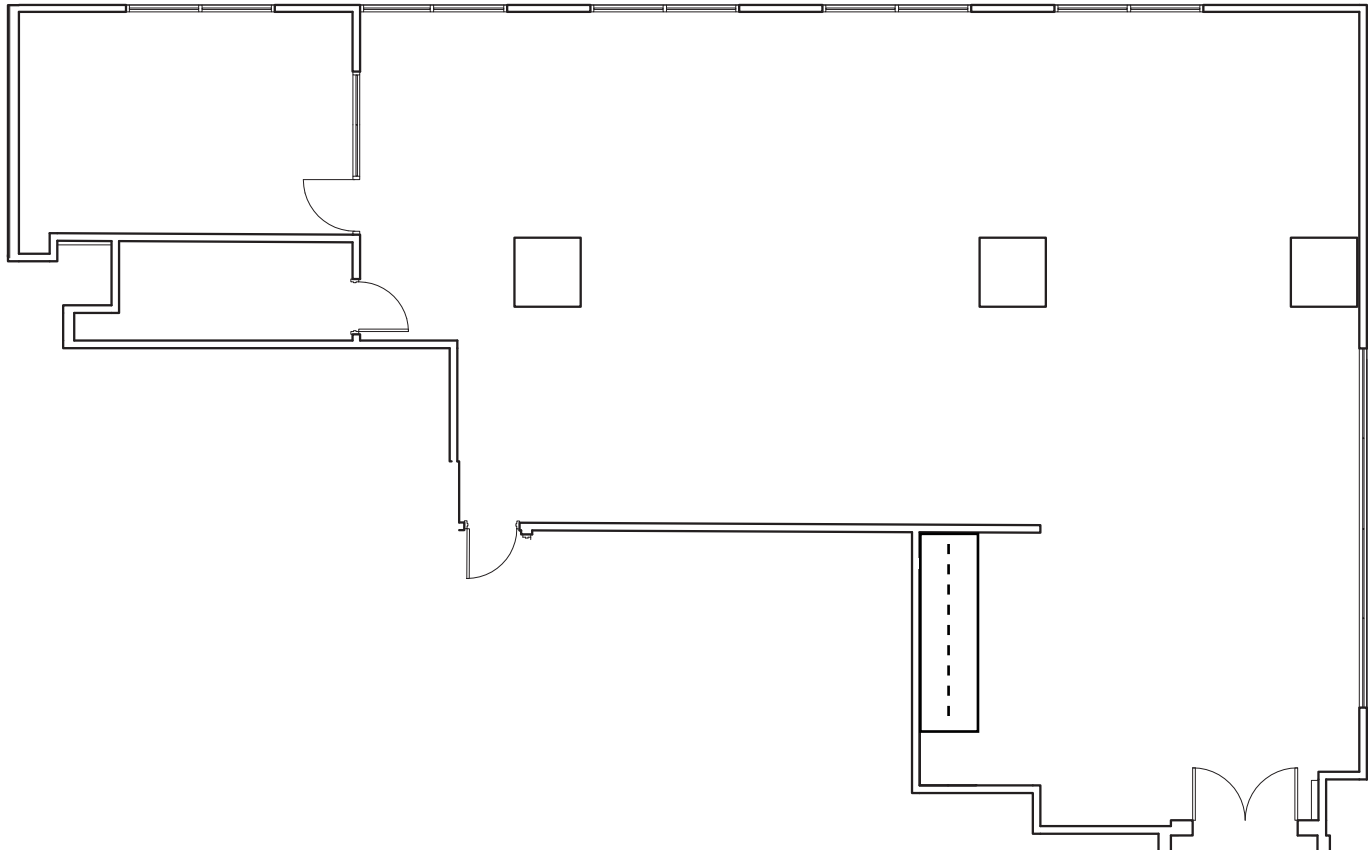
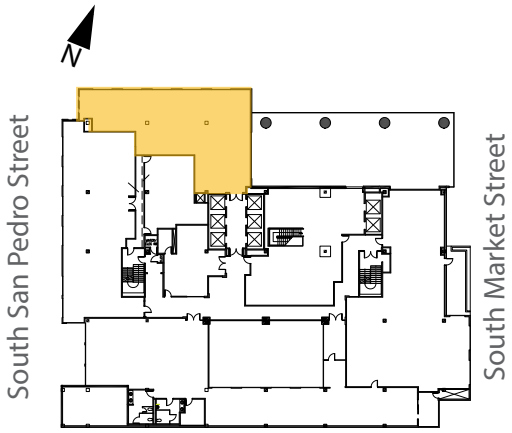
Suite 220 ±3,314 SF

- Spec suite overlooking the lobby
- Kitchenette
- 1 Office/conference room
- 1 Storage room
- Open area





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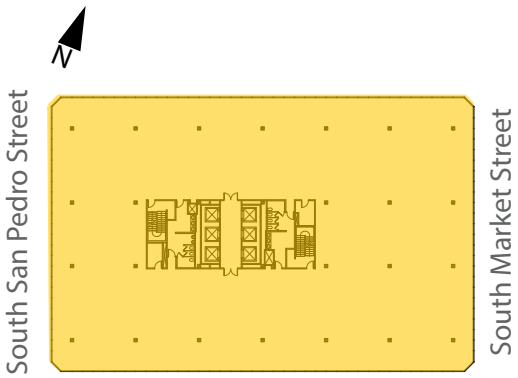
Suite 900 ±23,209 SF

- Warm shell



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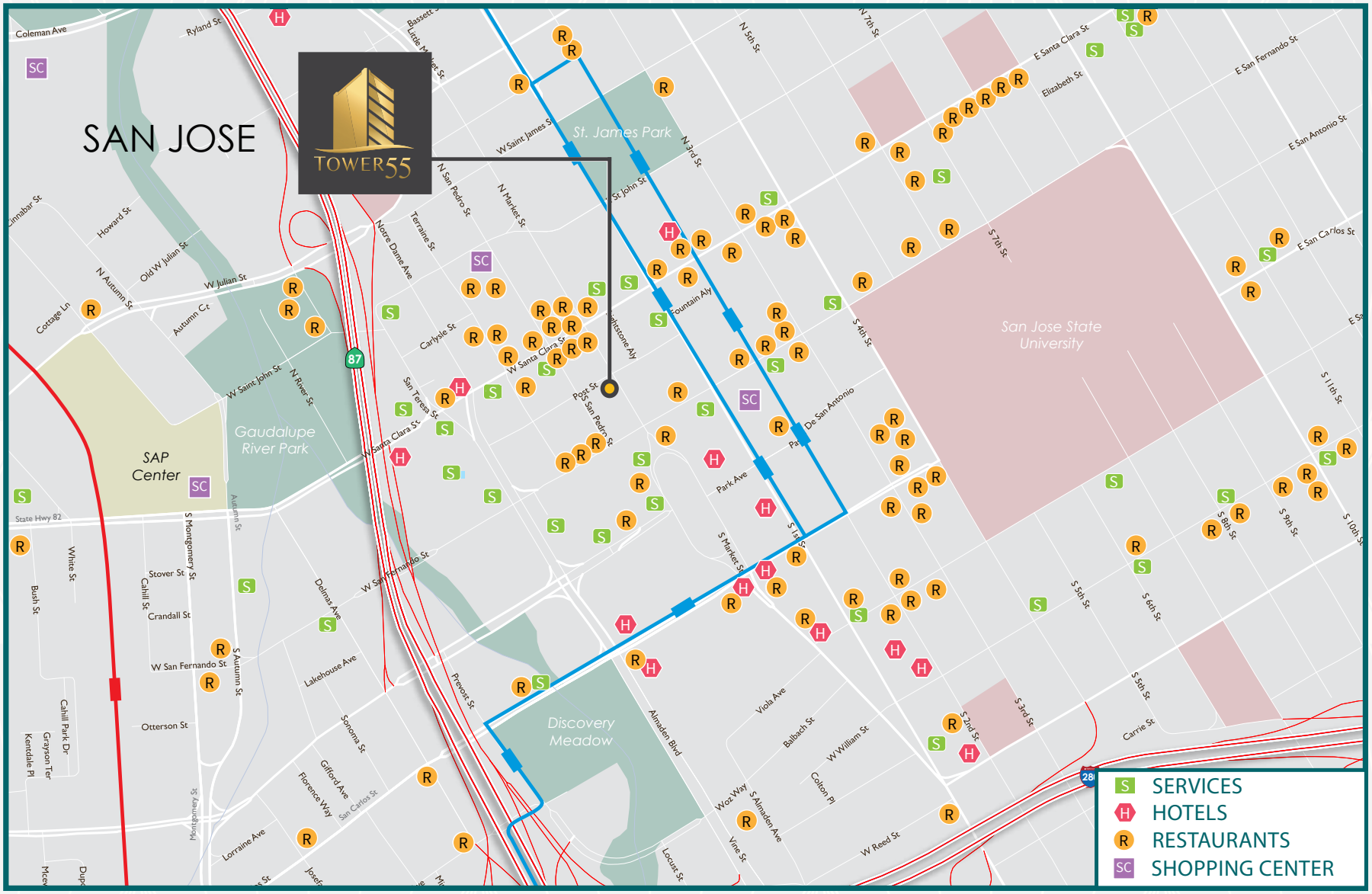
AMENITY MAP



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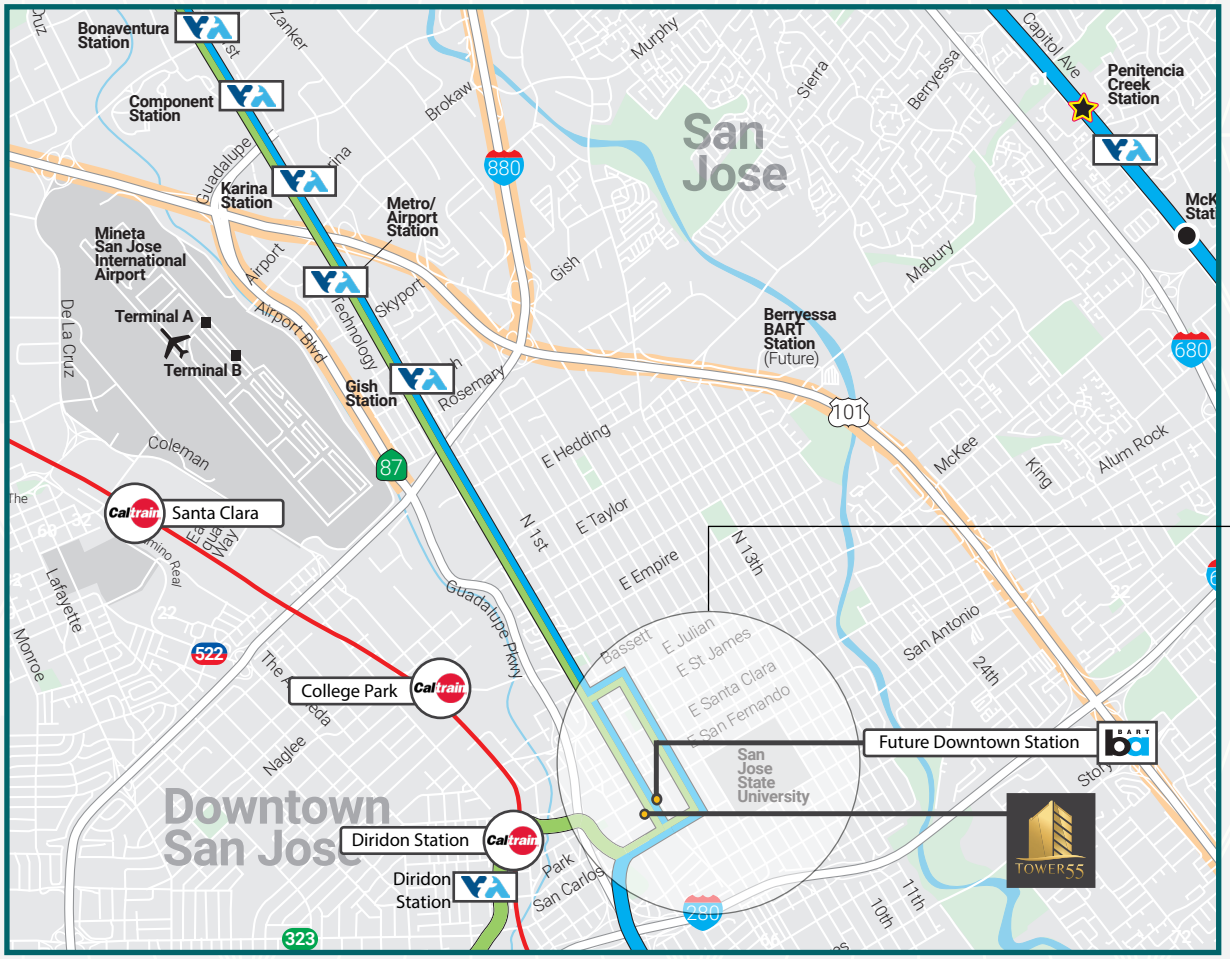
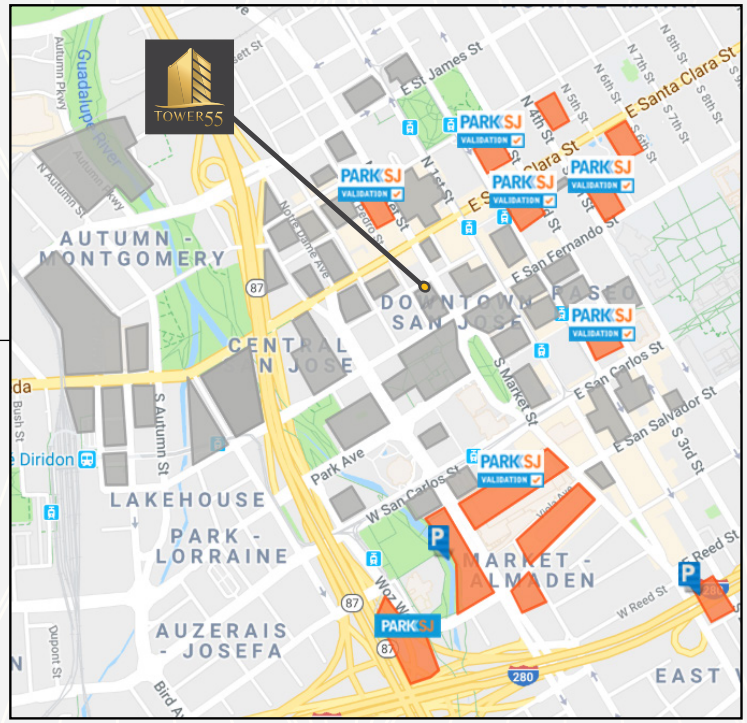
TRANSPORTATION/PARKING MAP

Close proximity to the new Bart Silicon Valley Station available at the end of 2019



DOWNTOWN SAN JOSE PARKING



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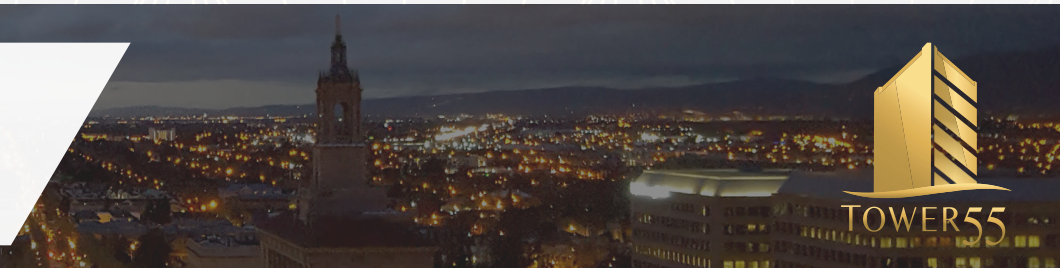
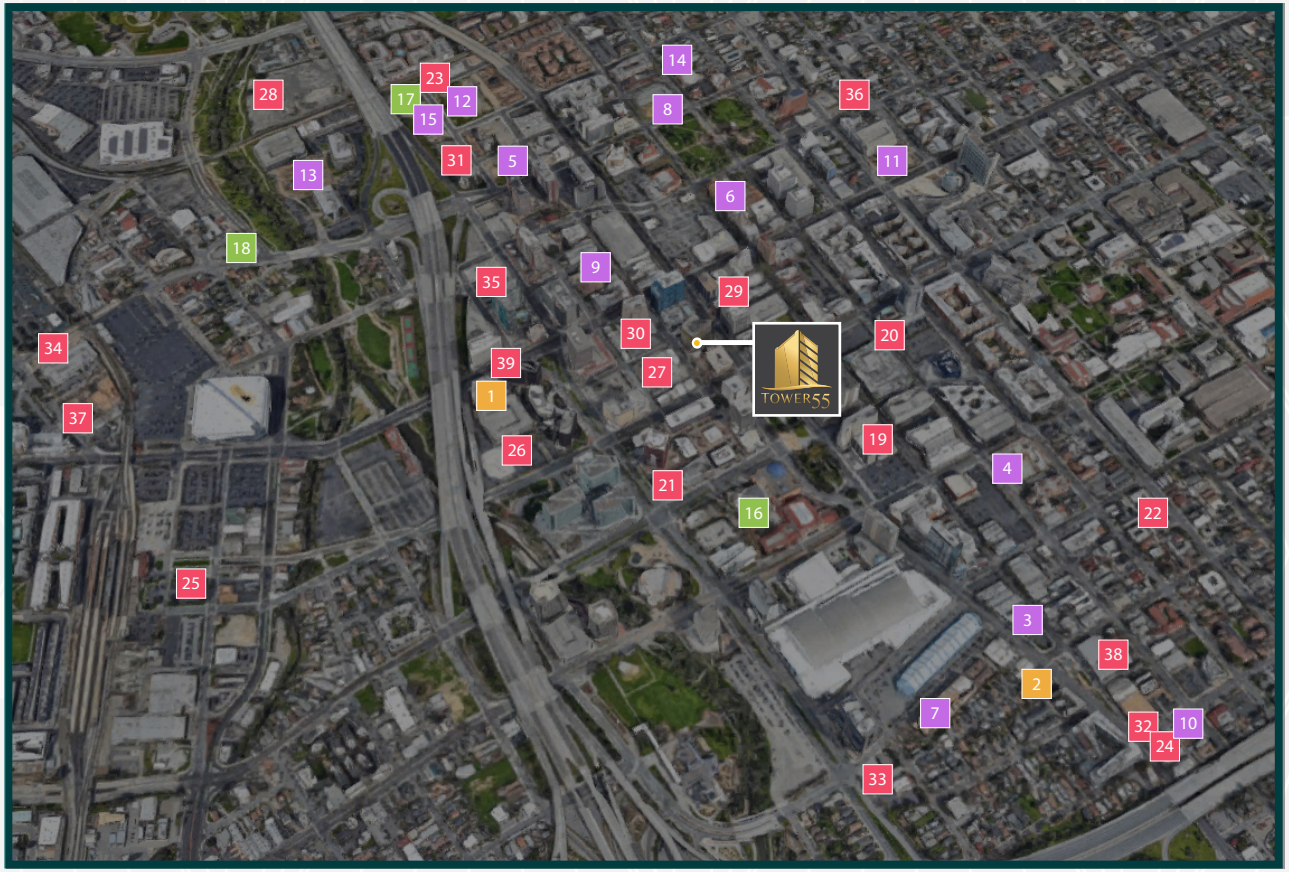


DEVELOPMENT PIPELINE

Downtown San Jose is seeing an influx of new developments either in construction or in various stages of the proposal process.



Complete | Under Construction | Approved | Under Review

Complete

1. AC Hotels Marrriott
2. The Pierce

Under Construction

3. Gateway Tower
4. The Graduate
5. Silvery Tower
6. The James
7. Balbach Condos
8. Parkview Tower
9. Modera
10. The Sparq
11. Miro
12. Townhomes
13. River Corporate Expansion
14. Villas on the Park
15. North San Pedro Tower

Approved

16. Museum Place
17. North San Pedro Studios
18. TMG/Valley Oak Partners

Under Review

19. Sheraton Tribute
20. Sobrato Block 3
21. 170 Park Center Plaza
22. 439 S. 4th St
23. Aviato
24. Garden Gate Tower
25. Google Campus
26. Adobe Tower 4
27. Former Greyhound Site
28. Railyard Place
29. 27 S 1st St
30. Post & San Pedro Tower
31. Davidson Towers
32. SoFA Hotel 2nd & Reed
33. 226 Balbach
34. West Julian and Stockton Hotel
35. The Carlysle
36. 117 N 5th
37. 138 Stockton Ave Vespaiao
38. Invicta Towers
39. Almaden Hotel

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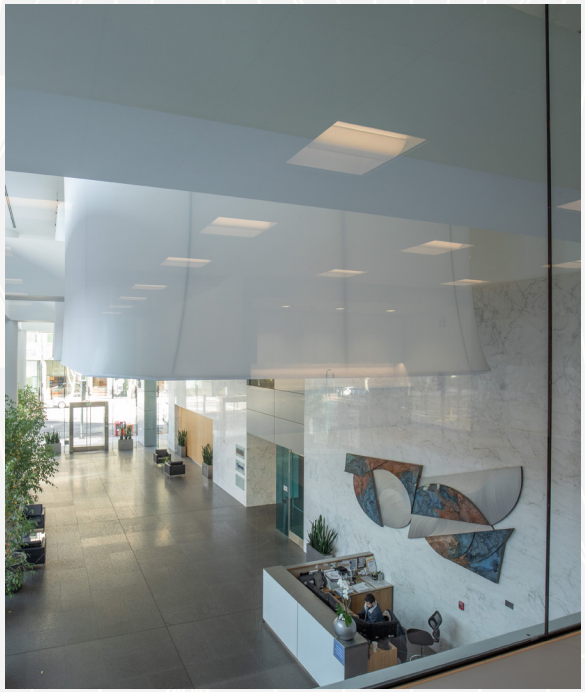
PROJECT PHOTOS



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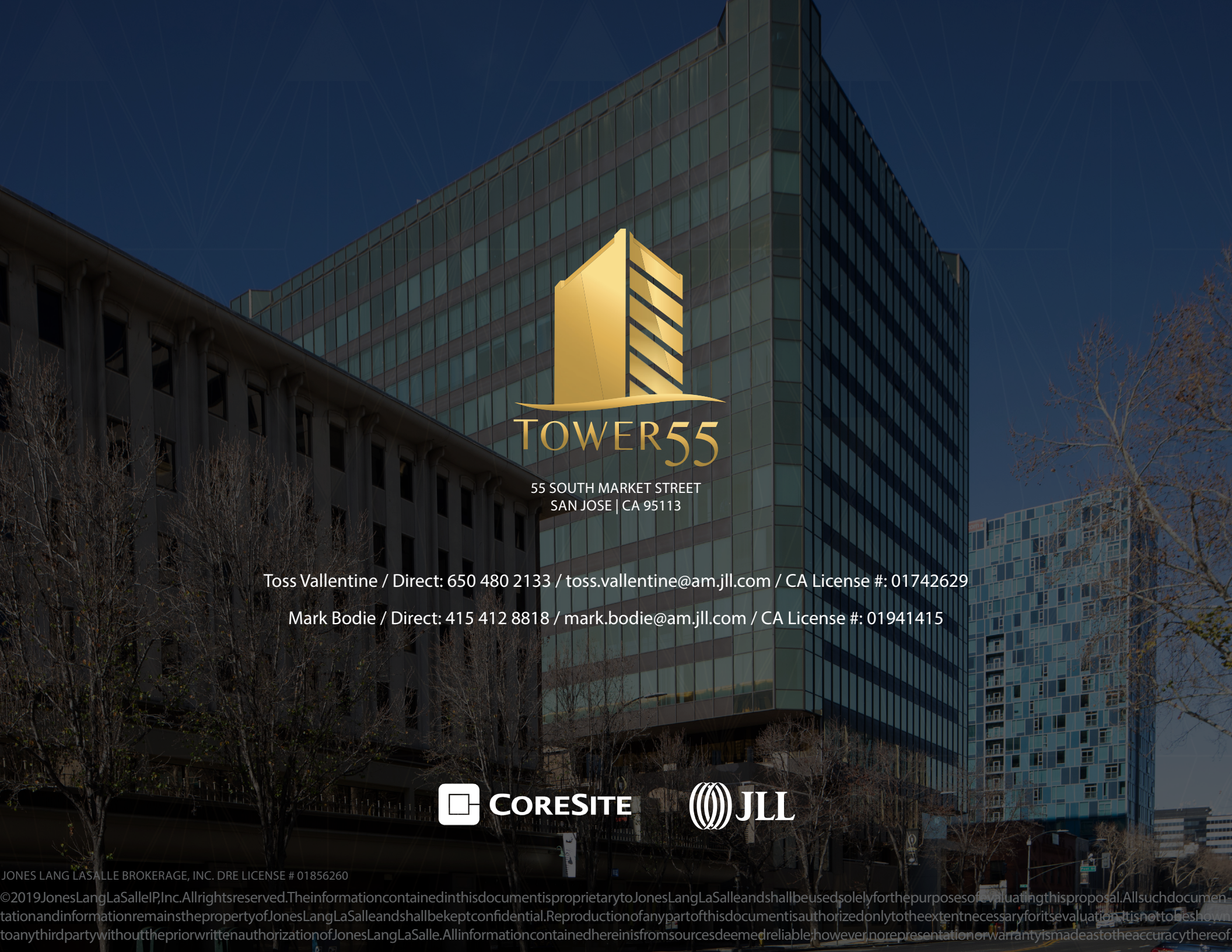

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