

DIRIDON

SAN JOSE



715 W. JULIAN STREET, SAN JOSE, CA

 CUSHMAN &
WAKEFIELD

SUPERIOR DESIGN AND IDENTITY

DIRIDON
SAN JOSE



BUILDING HIGHLIGHTS

DIRIDON
SAN JOSE



PROJECT

7-Story, 249-Unit, Type III Multi-family development including retail / commercial space with ground floor direct access



AFFORDABILITY

Best Class A option with rents lower than other Class A buildings in Downtown San Jose



AIR QUALITY

VRF HVAC System providing State-of-the-Art Air Quality & Distribution of HVAC



AVAILABILITY

26,000 SF (Divisible) available on the ground floor, which can accommodate both office & retail.



AMENITIES

Diridon is located next door to Coterie Winery & one block from Whole Foods, Mission Creek Brewery and SAP Center



PARKING

50 underground and 12 ground floor parking spaces available



ACCESS

Located just ¼ mile from Diridon Station (4 minute walk)



HIGH-QUALITY OFFICE SPACE

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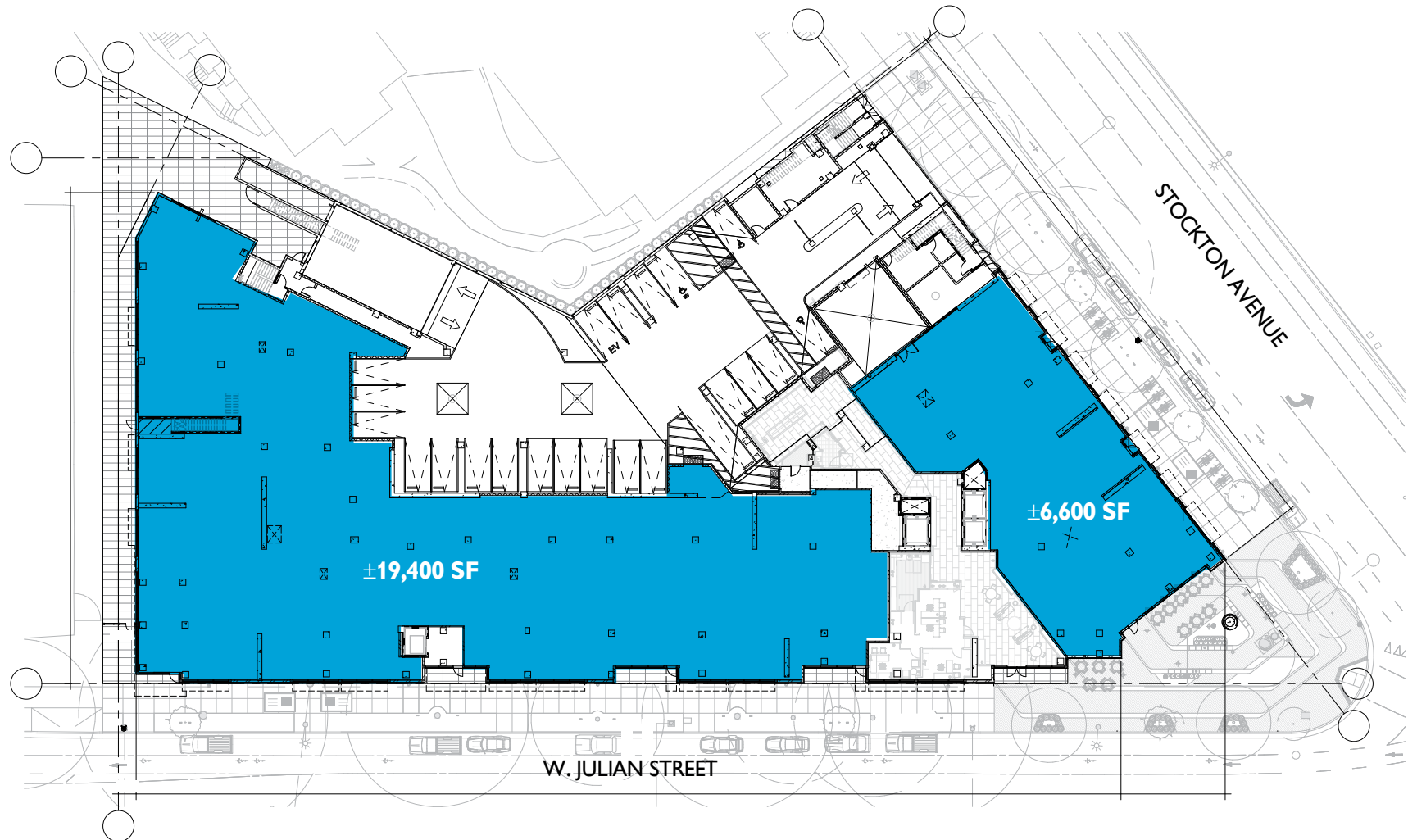


THE LOOK & FEEL

DIRIDON
SAN JOSE



SITE PLAN



Ground Floor

FLOOR PLAN

TWO TENANT OPTION STANDARD LAYOUT

COMMUNITY GARDEN AREA

OUTDOOR
COLLABORATION AREA

SUITE A SUMMARY - ±6,600 SF

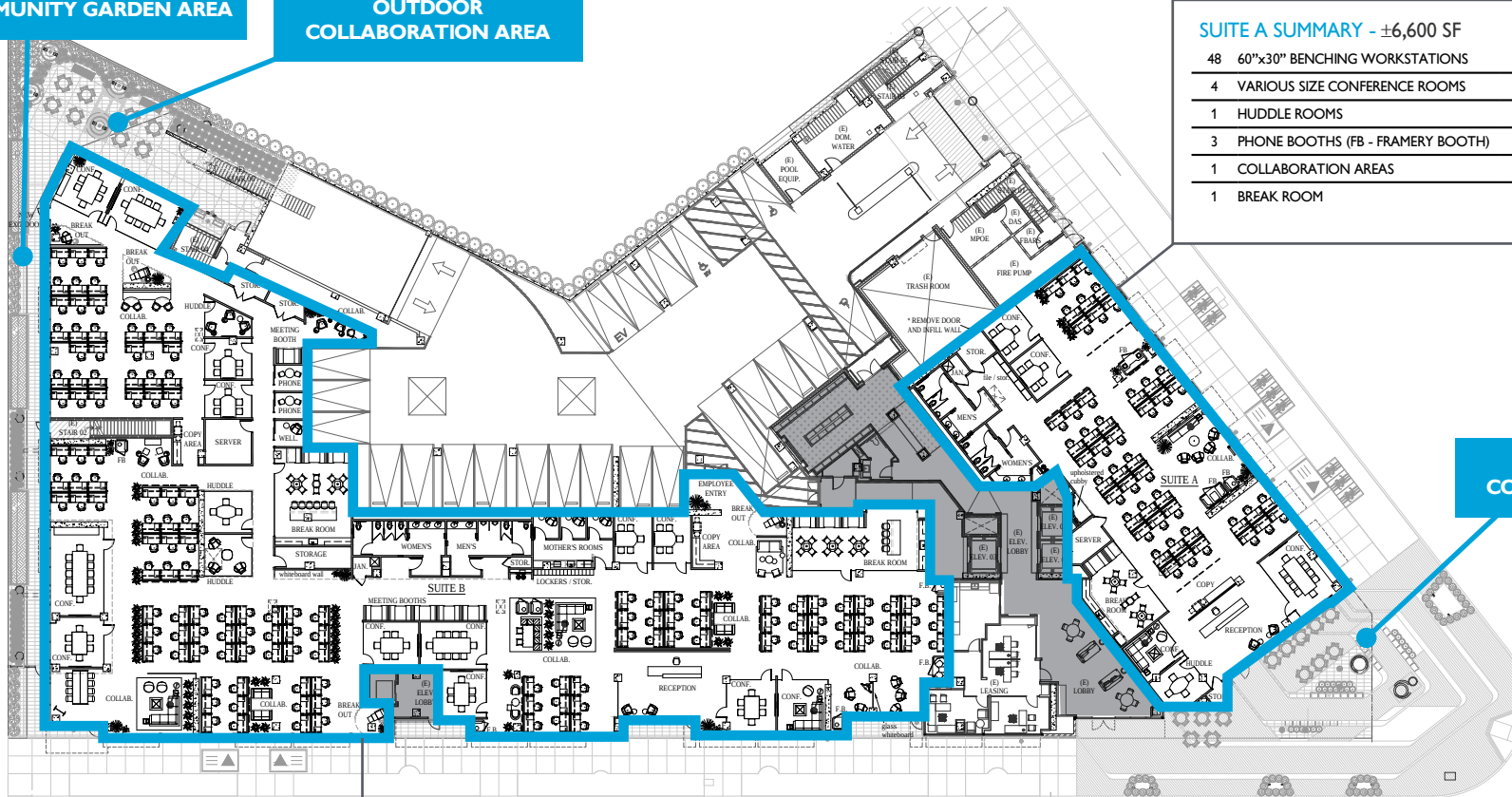
48 60"x30" BENCHING WORKSTATIONS	1 UPHOLSTERED CUBBY
4 VARIOUS SIZE CONFERENCE ROOMS	2 STORAGE ROOMS / CLOSETS
1 HUDDLE ROOMS	1 COPY AREA
3 PHONE BOOTHS (FB - FRAMERY BOOTH)	1 RECEPTION
1 COLLABORATION AREAS	1 SERVER
1 BREAK ROOM	

OUTDOOR
COLLABORATION AREA

COMMON AREA

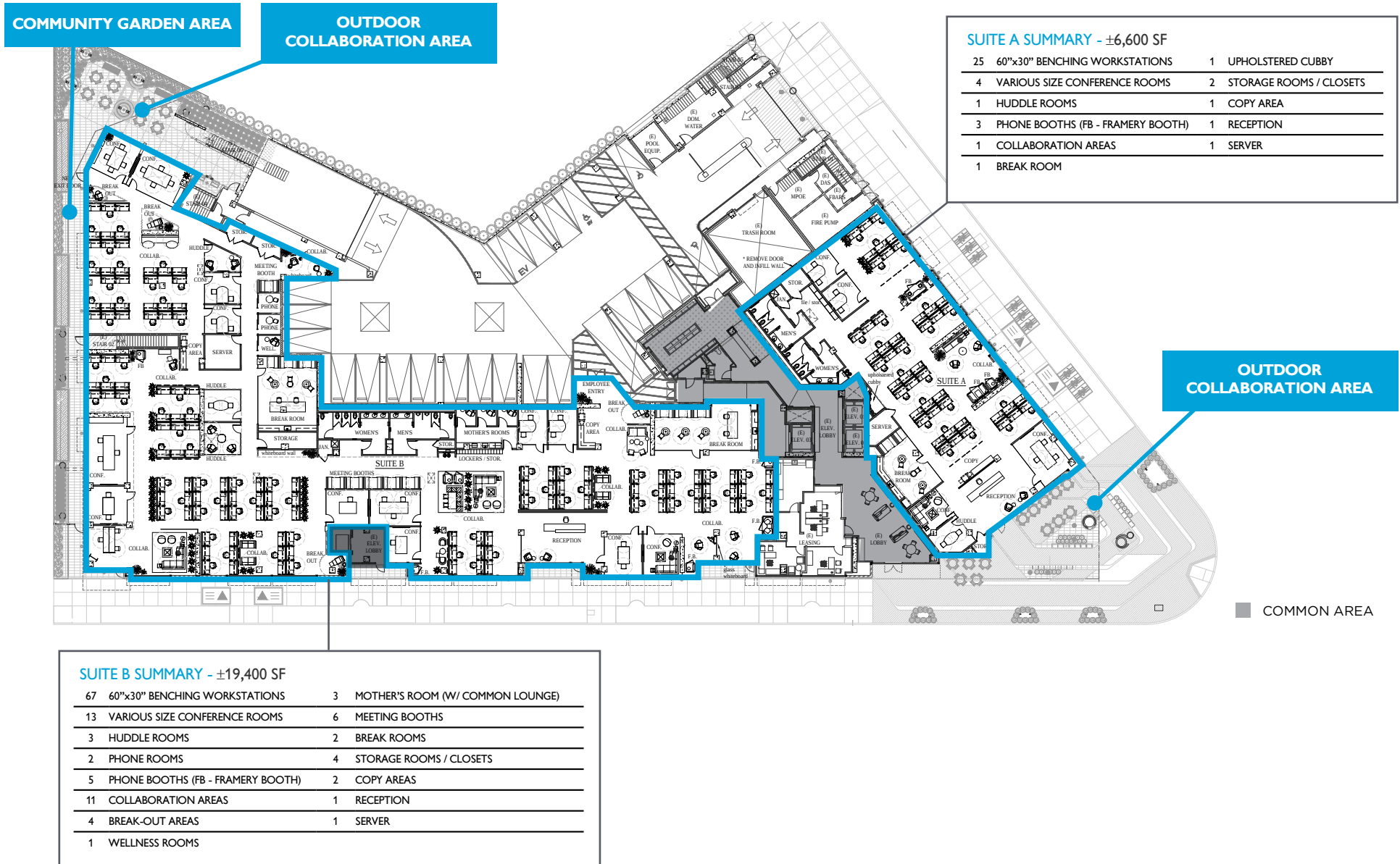
SUITE B SUMMARY - ±19,400 SF

133 60"x30" BENCHING WORKSTATIONS	3 MOTHER'S ROOM (W/ COMMON LOUNGE)
13 VARIOUS SIZE CONFERENCE ROOMS	6 MEETING BOOTHS
3 HUDDLE ROOMS	2 BREAK ROOMS
2 PHONE ROOMS	4 STORAGE ROOMS / CLOSETS
5 PHONE BOOTHS (FB - FRAMERY BOOTH)	2 COPY AREAS
11 COLLABORATION AREAS	1 RECEPTION
4 BREAK-OUT AREAS	1 SERVER
1 WELLNESS ROOMS	



FLOOR PLAN

TWO TENANT OPTION SOCIAL DISTANCING LAYOUT



FLOOR PLAN

THREE TENANT OPTION STANDARD LAYOUT

COMMUNITY GARDEN AREA

OUTDOOR COLLABORATION AREA

SUITE A SUMMARY - ±6,600 SF

48 60"x30" BENCHING WORKSTATIONS	1 UPHOLSTERED CUBBY
4 VARIOUS SIZE CONFERENCE ROOMS	2 STORAGE ROOMS / CLOSETS
1 HUDDLE ROOMS	1 COPY AREA
3 PHONE BOOTHS (FB - FRAMERY BOOTH)	1 RECEPTION
1 COLLABORATION AREAS	1 SERVER
1 BREAK ROOM	

OUTDOOR COLLABORATION AREA

COMMON AREA

SUITE C SUMMARY

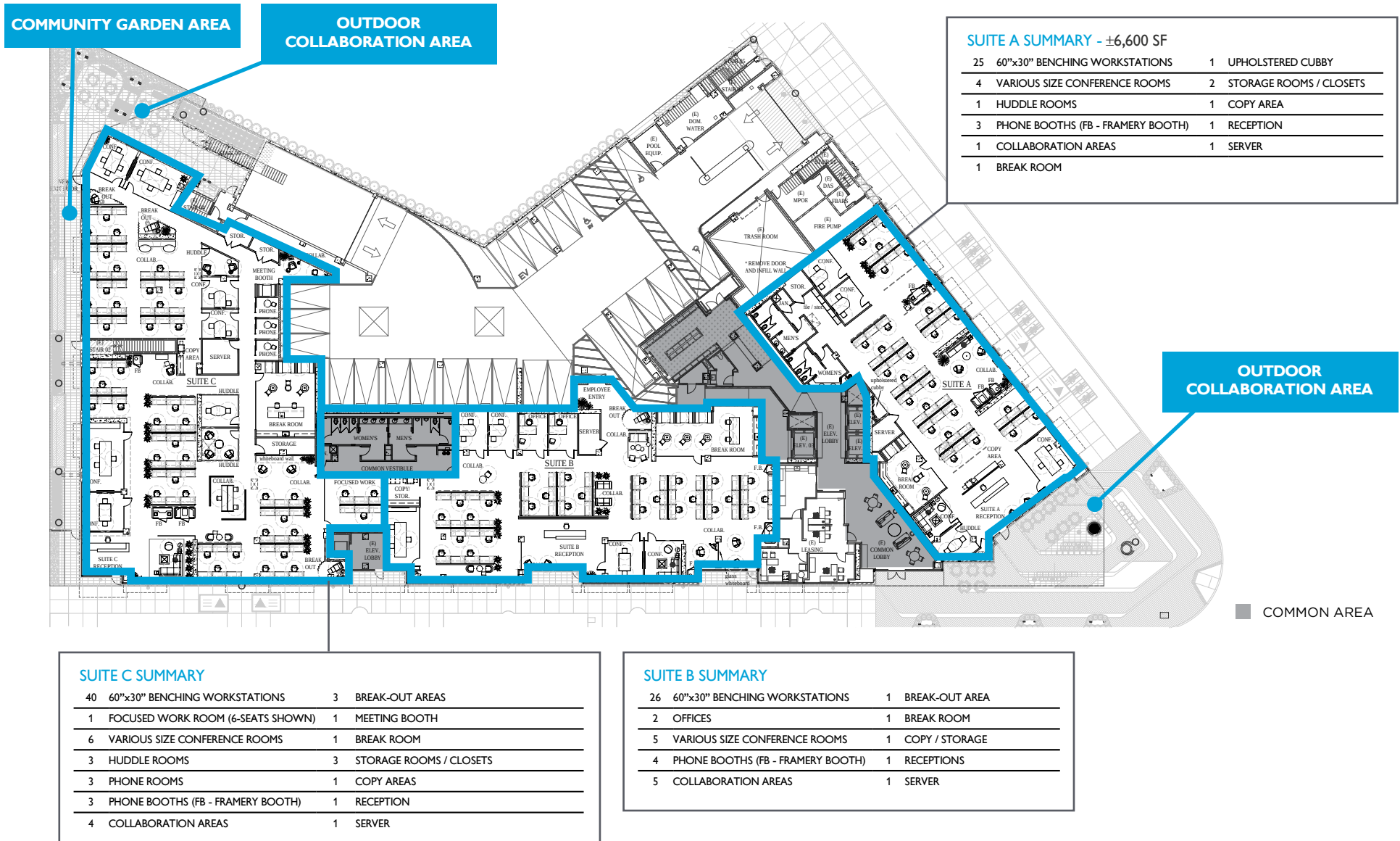
79 60"x30" BENCHING WORKSTATIONS	3 BREAK-OUT AREAS
1 FOCUSED WORK ROOM (6-SEATS SHOWN)	1 MEETING BOOTH
6 VARIOUS SIZE CONFERENCE ROOMS	1 BREAK ROOM
3 HUDDLE ROOMS	3 STORAGE ROOMS / CLOSETS
3 PHONE ROOMS	1 COPY AREAS
3 PHONE BOOTHS (FB - FRAMERY BOOTH)	1 RECEPTION
4 COLLABORATION AREAS	1 SERVER

SUITE B SUMMARY

51 60"x30" BENCHING WORKSTATIONS	1 BREAK ROOM
2 OFFICES	1 COPY / STORAGE
5 VARIOUS SIZE CONFERENCE ROOMS	1 RECEPTIONS
1 BREAK-OUT AREA	1 SERVER

FLOOR PLAN

THREE TENANT OPTION SOCIAL DISTANCING LAYOUT



AMENITIES

DIRIDON

SAN JOSE



1 AMENITIES ON THE ALAMEDA (5 MINUTE WALK)

Chipotle	Papa John's Pizza
Sushi Infinity	Zona Rosa
Cafe Rosalena	Tee Nee Thai Cuisine
Las Cazuelas	Luna Mexican Kitchen
Mexico Lindo	Bluefin Japanese
Five Guys	Hannah Coffee & Sweets
Scrambl'z	Crema Coffee Roasting Co.
Peet's Coffee	Coterie Winery (next door to site)
Starbucks	

2 SAN PEDRO SQUARE (10 MINUTE WALK)

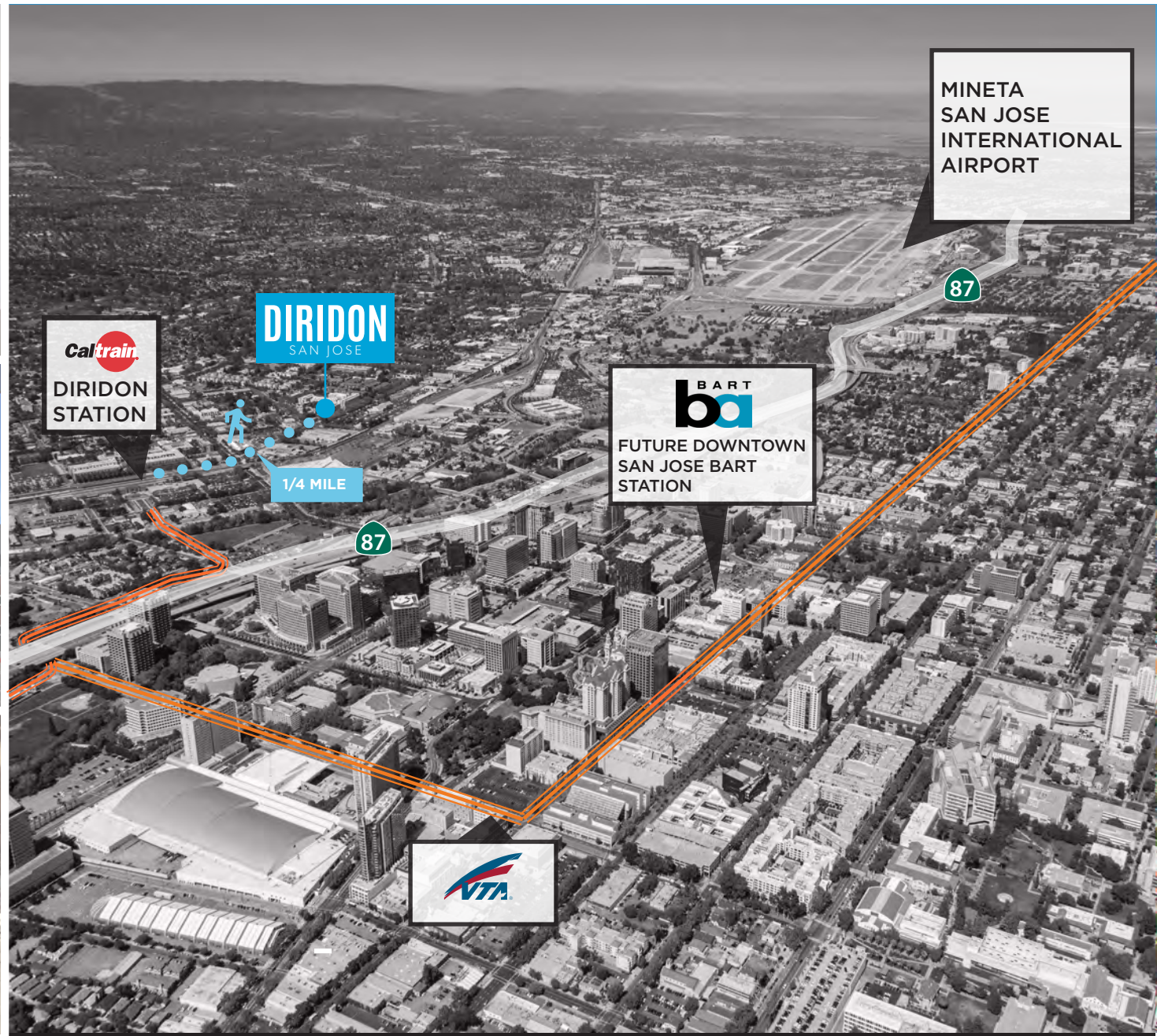
AW Salad	Chocattoo
Pizza Bocca Lupo	Konjoe Burger
Robee's Falafel	Urban Momo
Bread Brothers	Anchors
On a Roll Vietnamese	San Pedro Market Bar
Lotteria Taco Bar	Voyager Craft Coffee
Blush Raw Kitchen	Market Beer Co.
Treatbot	Three Sisters Bar
Pasta Fresca	
Phenomenal Noodle House	

3 SAN JOSE MARKET CENTER (2 MINUTE DRIVE)

Starbucks	Chase Bank
Jamba Juice	Panda Express
El Pollo Loco	Happy Lemon
Carl's Jr.	Chili's Grill & Bar
Trader Joe's	Mattress Firm
Blue Mango Thai	BJ's Restaurant
Sweet Tomatoes	Panera Bread
Office Depot	Target
PetSmart	Marshall's
The Pasta Market	Cost Plus World Market
GameStop	Michael's
Smashburger	Sally Beauty
L&L Hawaian BBQ	
SAJJ Mediterranean	

TRANSPORTATION

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