

CL | COLEMAN HIGHLINE

1179 Coleman Ave

± 317,000 SF
Shovel-Ready



CBRE

HUNTER | PARTNERS



Inspired by the most innovative public spaces in the country, Coleman Highline delivers an experience unlike anything else in the valley.

Coleman Highline's intelligently designed spaces blur the line between the indoors and outdoors, offering the best of both. The campus is lush with natural landscaping that invites employees outdoors and culminates in a dedicated Amenity Building, complete with gyms, conference centers, and dining options so your team can relax in luxury. And that luxury is visible. Millions of visitors pass through San Jose Mineta International Airport every year located just north of the campus. Put your design on Coleman Highline, and the world will notice. It's an opportunity like nothing else in the Bay Area — all by design.

Site Plan



SJC SAN JOSE MINETA
INTERNATIONAL AIRPORT



O 317,000 SF Office



A 12,000 SF Amenity



P 3.2/1,000 ratio



Caltrain **CAPITOL CORRIDOR** **ACE** **Valley Transportation Authority** **bART (FUTURE)**



**1179 COLEMAN
OFFICE**



**1179 COLEMAN
PARKING**



**GATEWAY
CROSSING**



**AMENITY
BUILDINGS**



PAYPAL PARK



**SANTA CLARA
TRANSIT STATION**



**SAN JOSE
INT'L AIRPORT**



**LEASED
BUILDINGS**

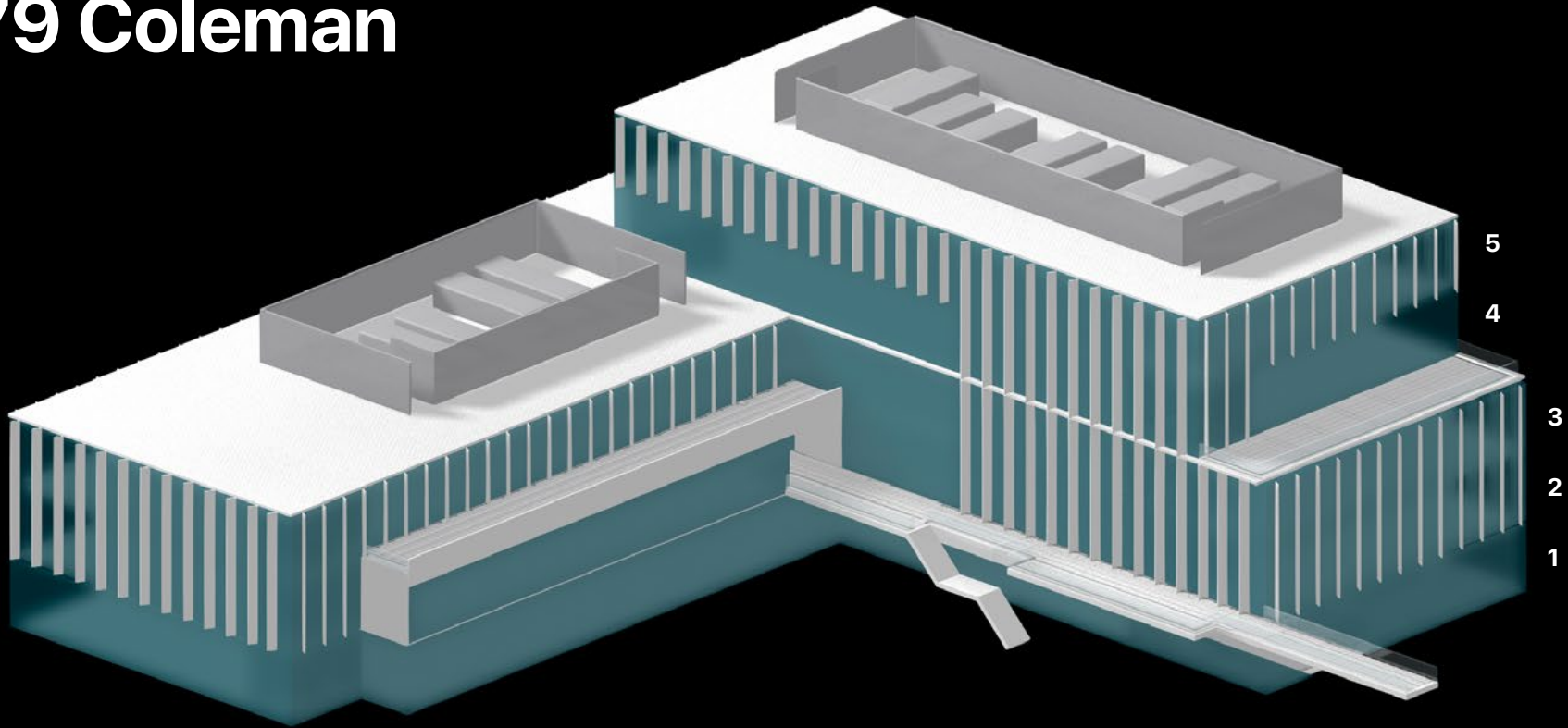
± 317,000 SF

SHOVEL READY



1179 Coleman

1179 Coleman



TYPICAL FLOORPLATE

Levels 1-3: \pm 74,000 SF

Levels 4-5: \pm 35,000 SF

SLAB-TO-SLAB

Level 1: 17' 0"

Levels 2-5: 14' 6"

PARKING

\pm 914 stall garage

\pm 37 surface parking stalls

3/1,000 parking ratio

EV charging ready

ADDITIONAL INFO

12,000 SF stand alone

Amenity Building

Power 4,000 amps

LEED Silver Core & Shell

The Facts

TOTAL NET RENTABLE AREA

± 317,000 SF

NUMBER OF FLOORS

Coleman Frontage 3 floors

Aviation Frontage 5 floors

TYPICAL FLOOR PLATE SIZE

Levels 1-3: ± 74,000 SF

Levels 4-5: ± 35,000 SF

SLAB-TO-SLAB

Level 1: 17' 0"

Levels 2-5: 14' 6"

FINISHING CEILING HEIGHT

10'

TECHNOLOGY & COMMS

Fiber carriers located on Coleman Ave

LEED

LEED Silver (Core/Shell)

SHOWERS

9 Showers

Class A Bathroom Finishes

PARKING

± 914 stall garage

± 37 surface parking stalls

EV charging ready

*20 EV chargers available Day 1
Infrastructure available for 35
chargers at tenant's cost*

HVAC

VAV packaged units

LOADING

At grade

GENERATOR

Up to 1.5 MW

LIVE LOAD

80 PSF uniform live load

The Team

BUILDING DEVELOPER/OWNER

Hunter Partners

BUILDING ARCHITECT

Gensler

CONTRACTOR

Devcon Construction, Inc.

HEALTH/WELLNESS

Abundant outdoor space (balcony/grade level)

Secured bike room

SIGNAGE AVAILABILITY

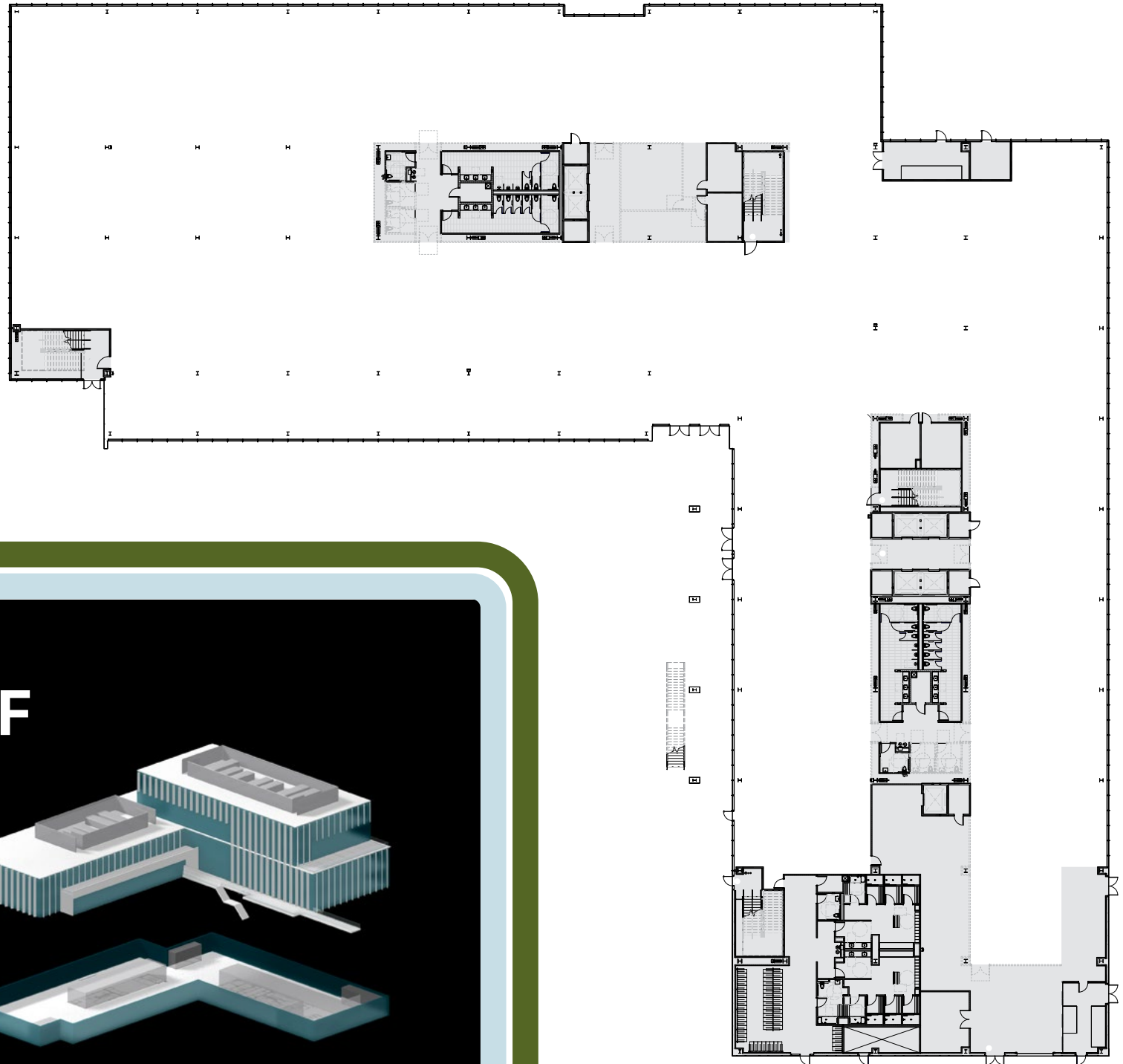
Building mounted signage (Coleman & Aviation frontages) and monument signs

AMENITIES

Stand alone ±12,000 SF Amenity Building.

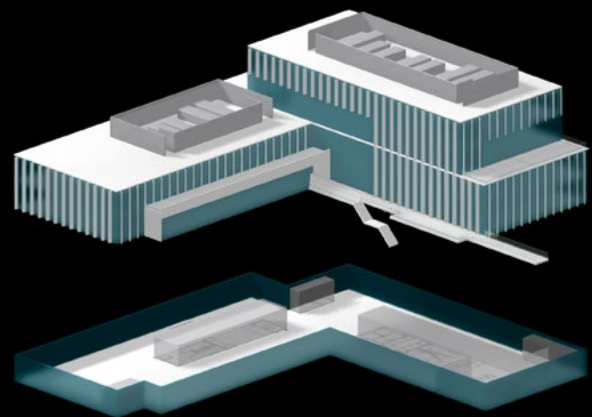
Adjacent to SJC, PayPal Park, Coleman

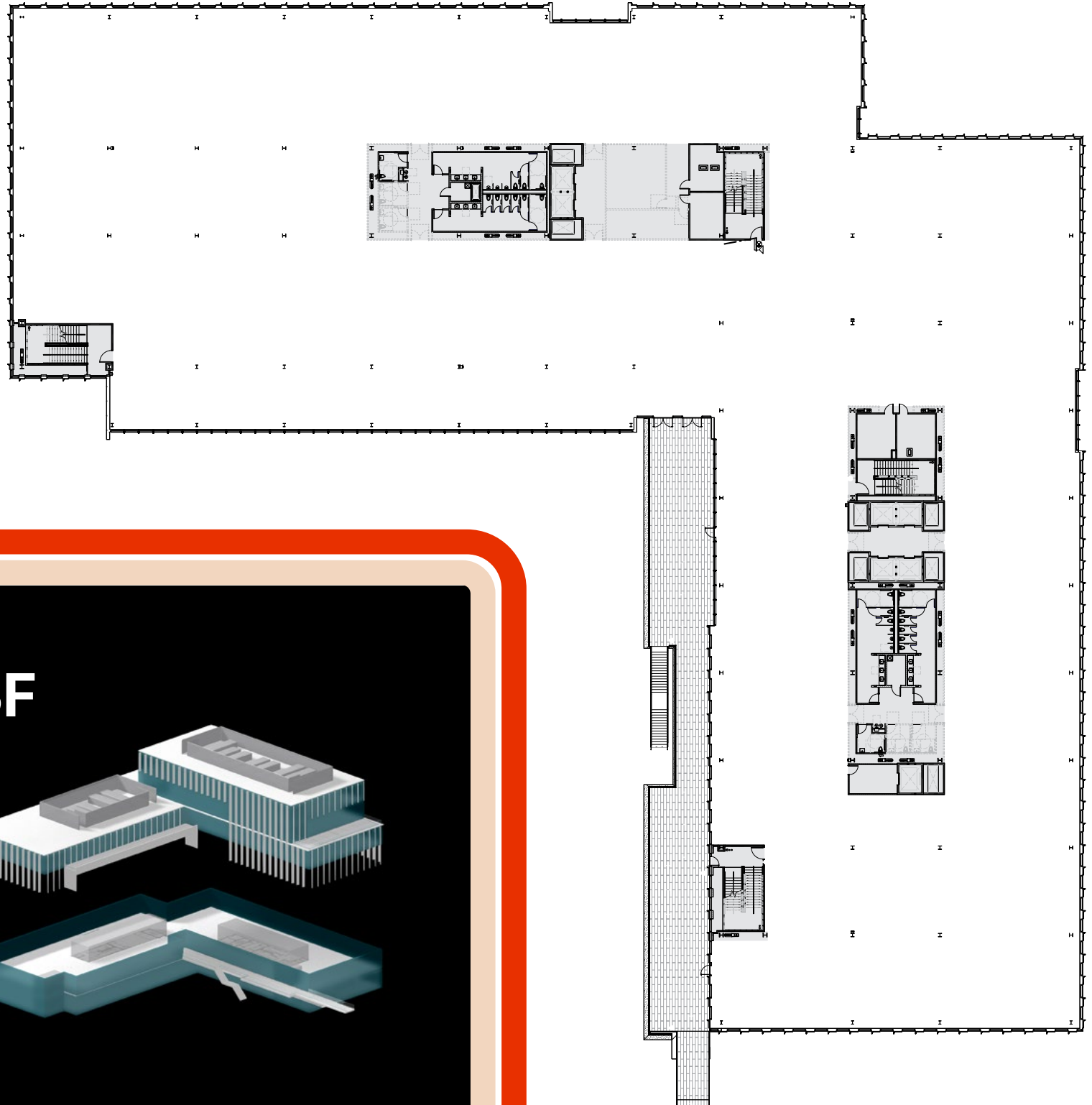
Landings retail and highways 101, 880 & 87.



±74,000 SF

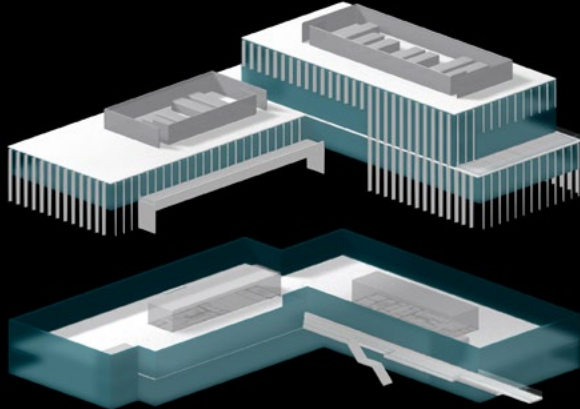
FLOOR 1

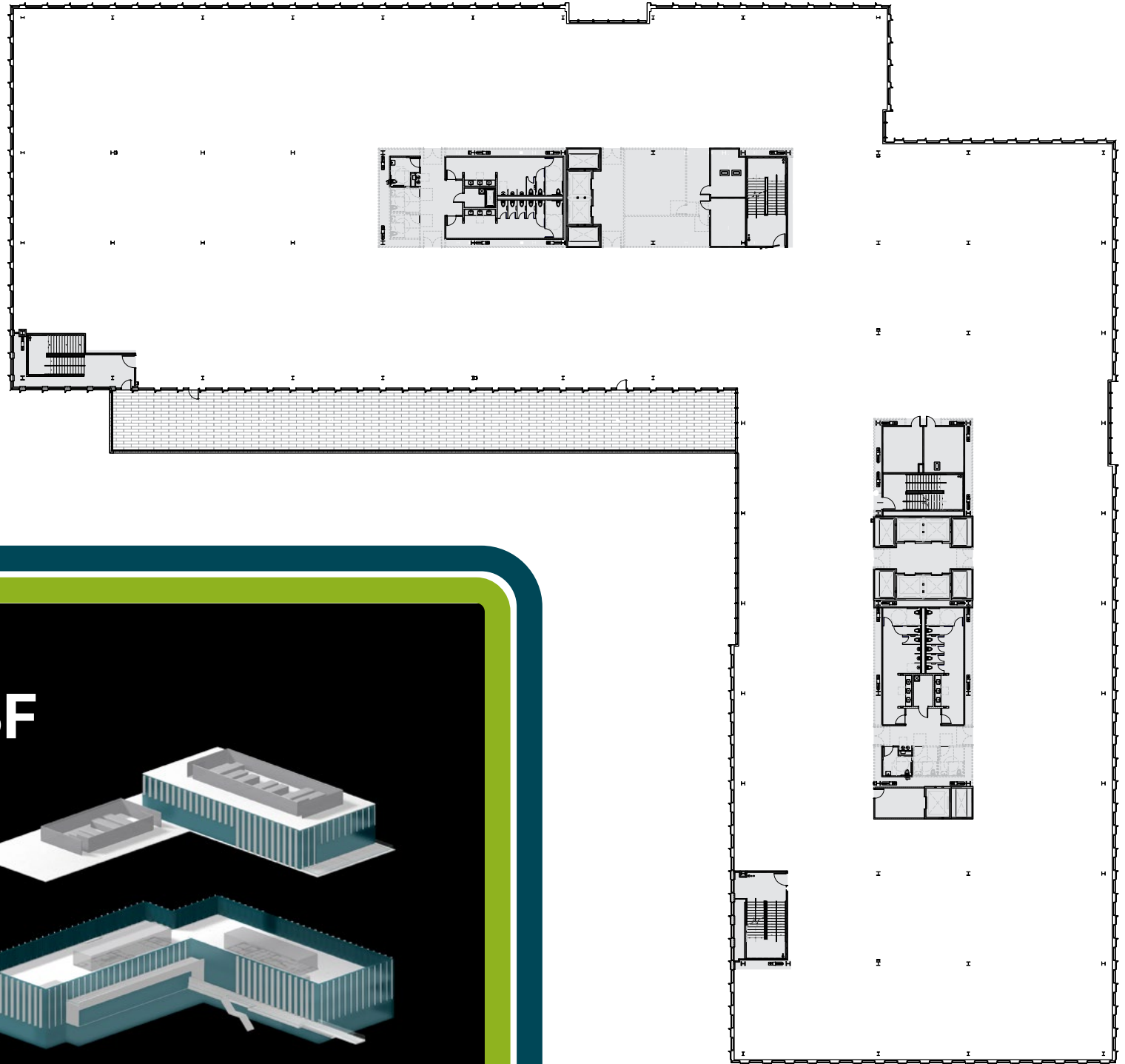




±74,000 SF

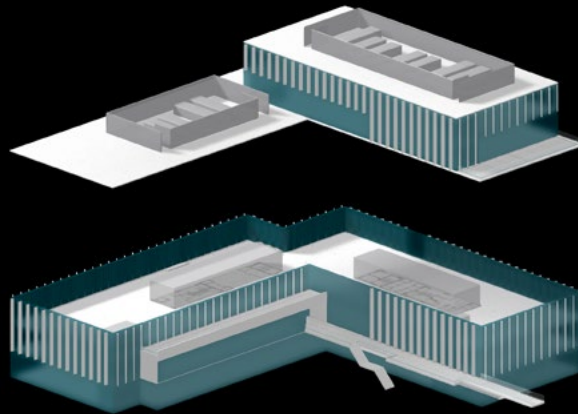
FLOOR 2

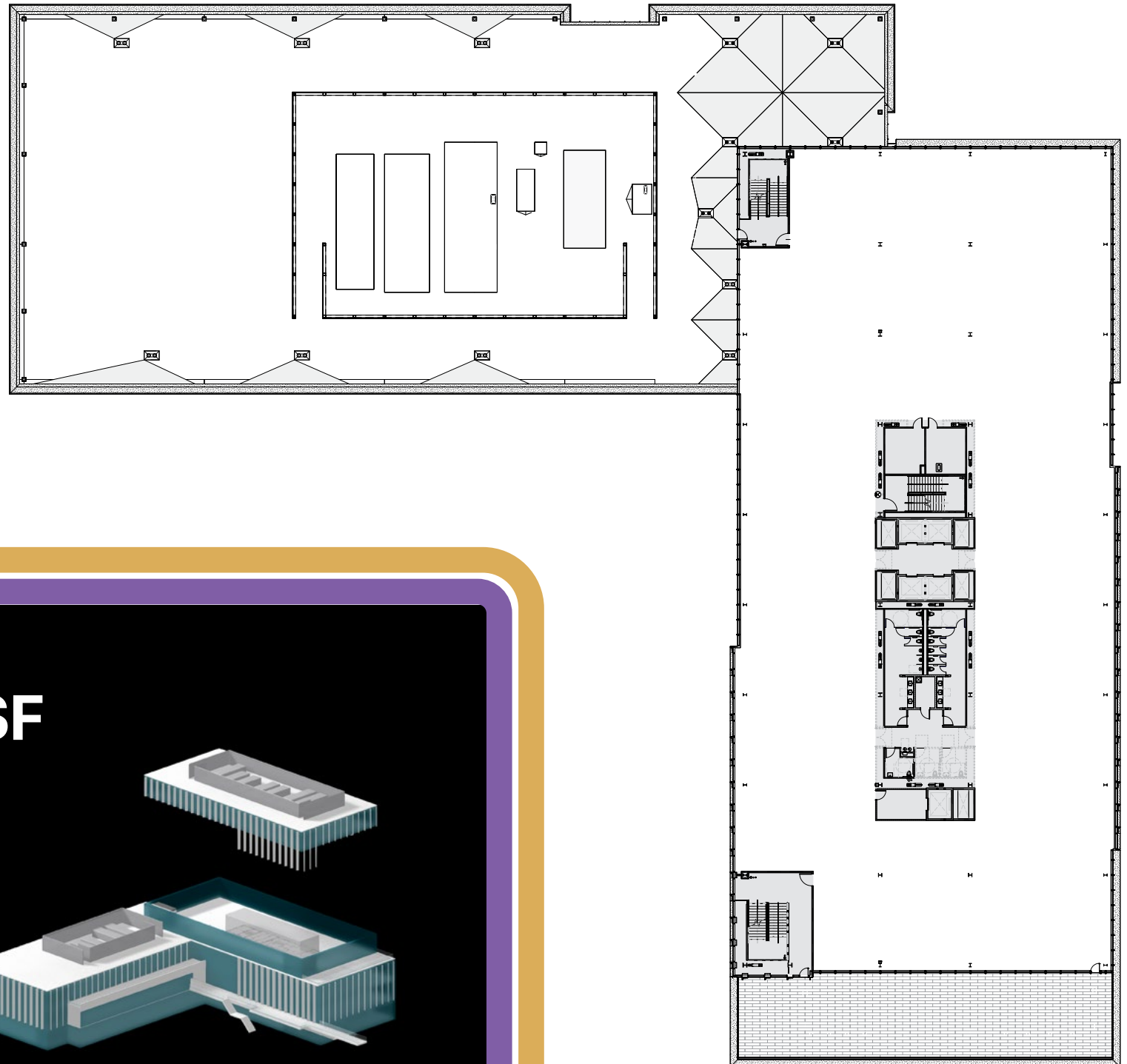




±74,000 SF

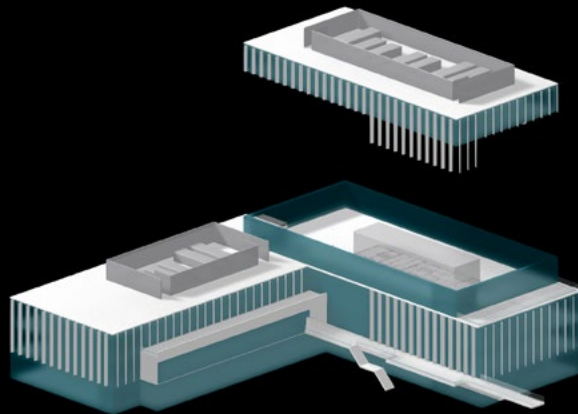
FLOOR 3





±35,000 SF

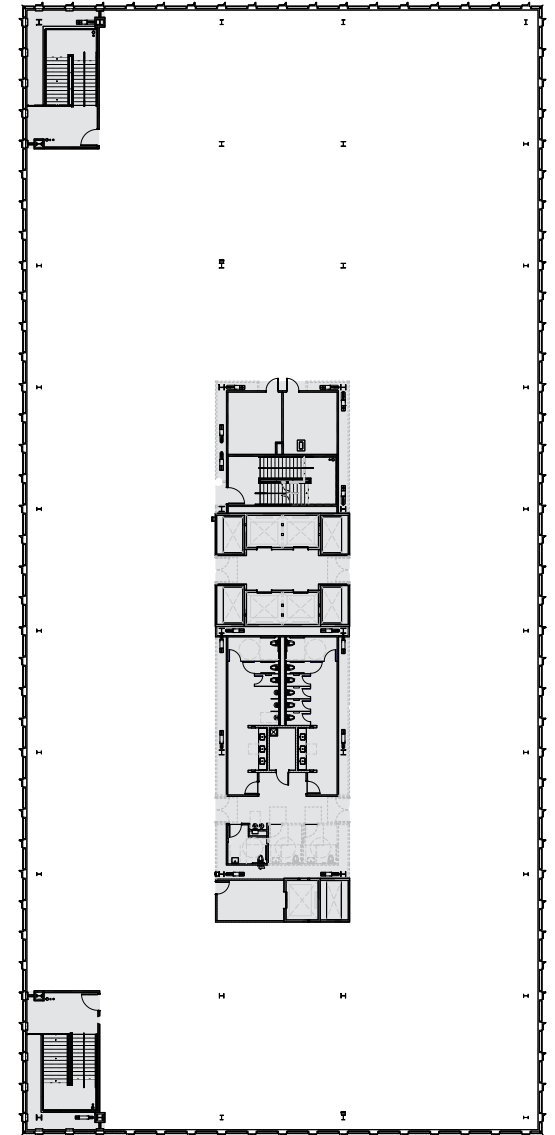
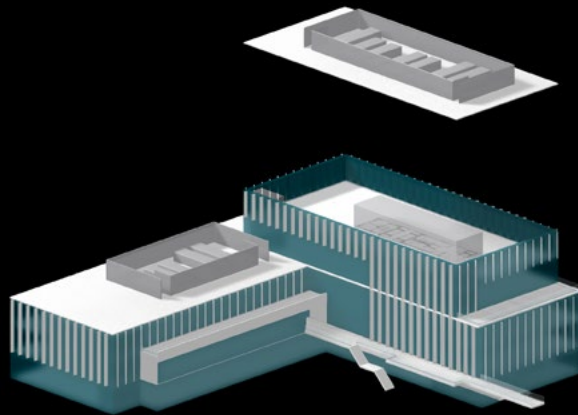
FLOOR 4





±35,000 SF

FLOOR 5





Aerial Towards Coleman Ave



Building Exterior from Corner of Aviation Ave and Coleman Ave



Aerial Towards San Jose International Airport



Courtyard Activation and Entrance



Exterior Walkways and Terraces



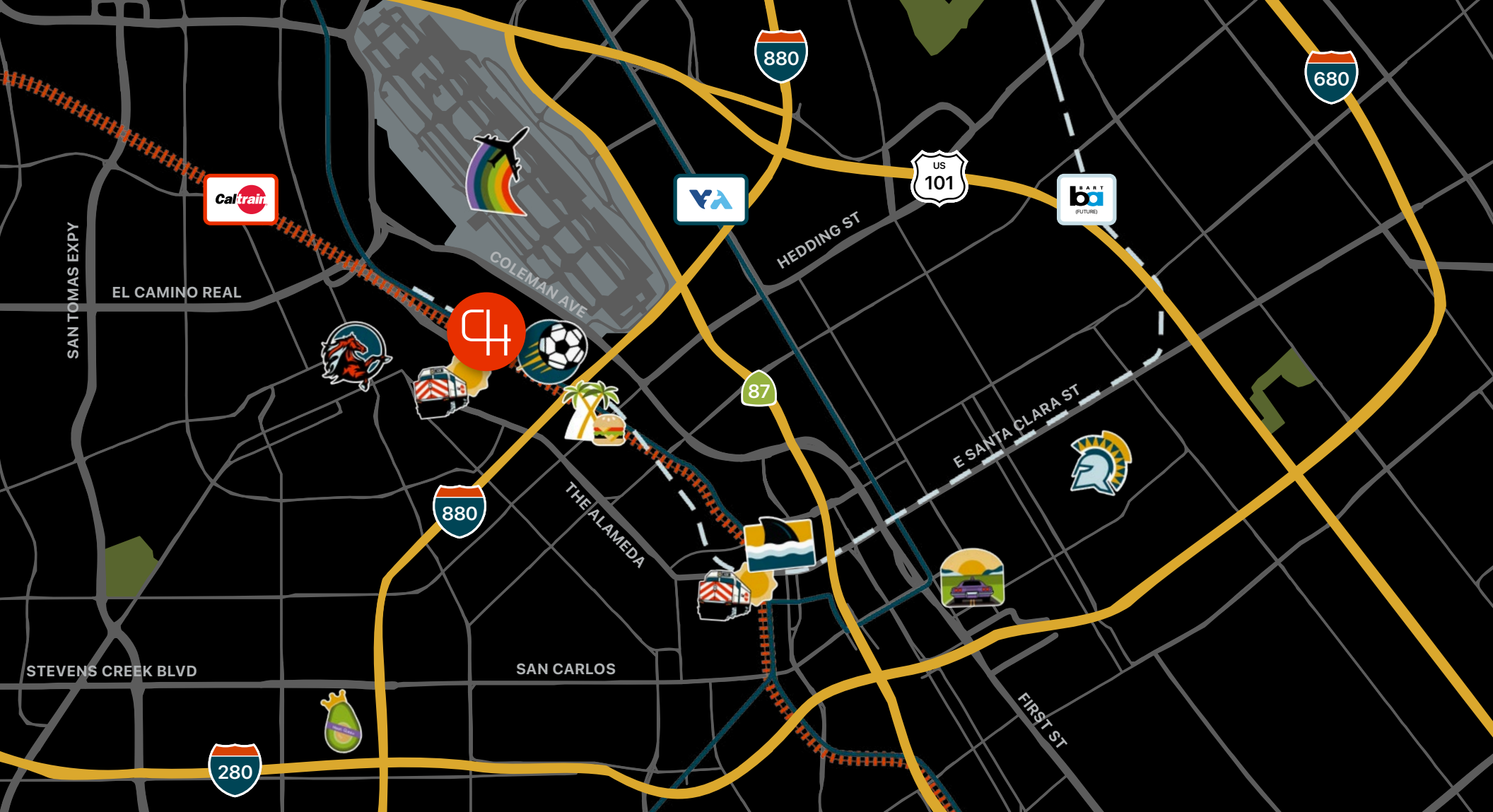
Courtyard Activation with Exterior Walkways and Terraces



Exterior Walkways and Terraces



12,000 SF Amenity Building



Location

More software engineers call San Jose home than any other city in Northern California, and even more are coming up. Coleman Highline is perfectly positioned to scout just minutes away at Santa Clara and San Jose State, which produces the largest number of engineers of any university in the Bay is under 10 minutes away.



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