



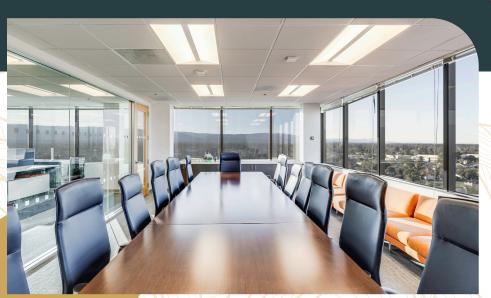
HIGHLIGHTS

CLASS A PENTHOUSE OFFICE SUBLEASE
LED 9/30/2026 LONGER TERM DIRECT
POSSIBLE

FULLY FURNISHED AND MOVE IN READY INCREDIBLE VIEWS AND NATURAL LIGHT

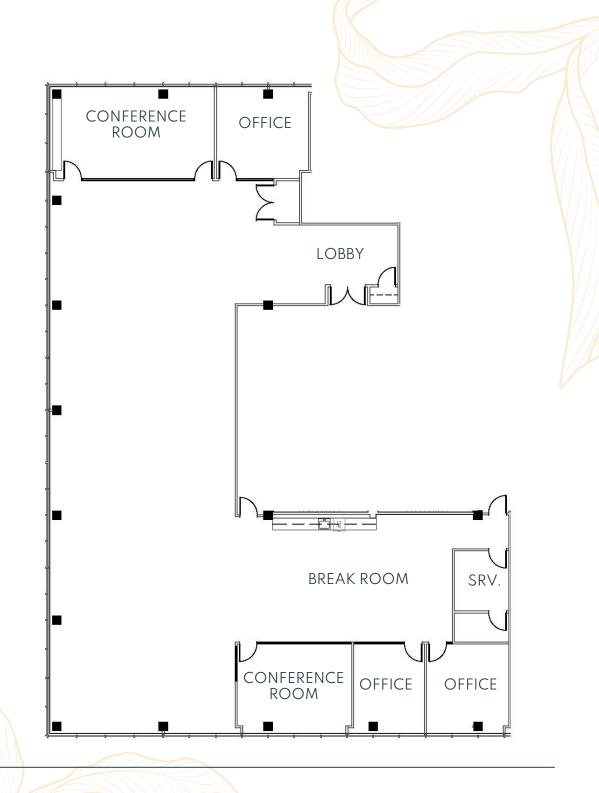
EXECUTIVE CONFERENCE CENTER IN BUILDING

STEPS TO SHOPS, RESTAURANTS, BARS, GYMS, & MORE

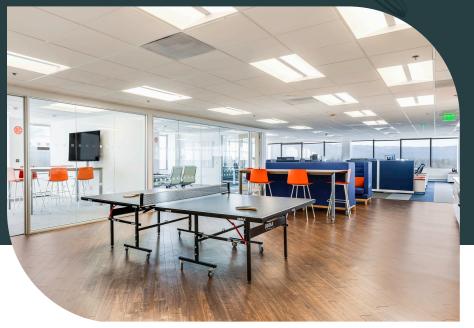


SUTE

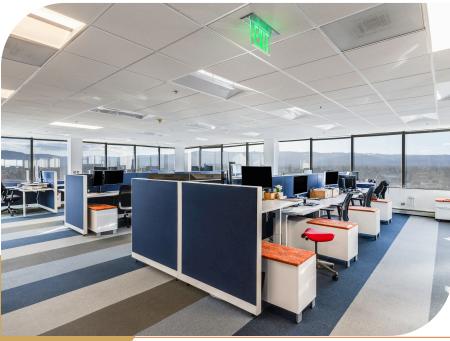
- Suite 1000: ±7,071 SF
- Fully Furnished w/ 44 Workstations
- 3 Private Offices
- 2 Conference Rooms
- Open Break Room
- Server Room
- Storage Rooms



INTERIOR SUITE PHOTOS









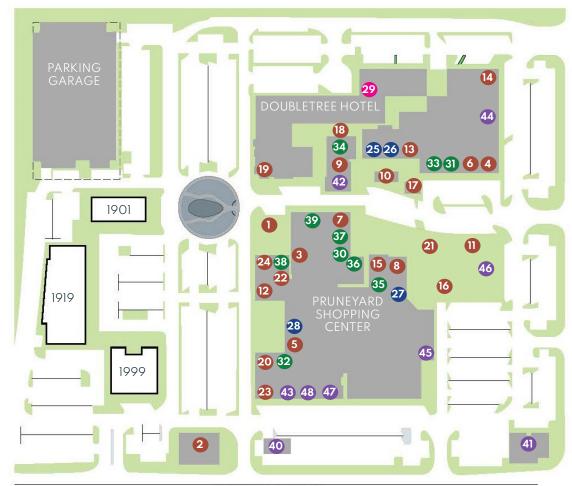


PROJECT PHOTOS





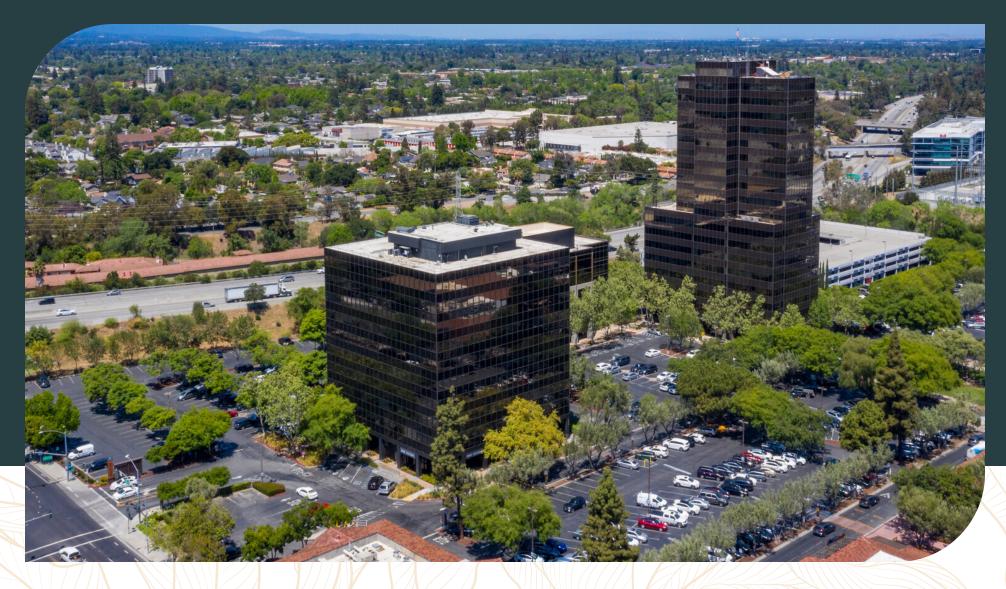
SMAP



CAMPBELL AVENUE

- DINING & DRINKING
- FITNESS & ENTERTAINMENT
- LODGING
- HEALTH & BEAUTY
- RETAIL & BANKING

- 1. Asian Box
- 2. Be.Steak.A
- 3. Buca di Beppo
- 4. Burger Lounge
- 5. Cedar Room
- 6. Clean Juice
- 7. Flower Flour Bakery
- 8. Humphry Slocombe
- 9. Kyoto Palace
- 10. Luna Mexican Kitchen
- 11. Mendocino Farms
- 12. Orchard City Kitchen
- 13. Out of the Barrel Taproom
- 14. Pacific Catch
- 15. Pasta Armellino
- 16. Patxi's Pizza
- 17. Peet's Coffee & Tea
- 18. PY Kitchen + Wine Garden
- 19. Rock Bottom Brewery
- 20. Starbird
- 21. Sweet Greens
- 22. Teaspoon
- 23. Togo's Eatery
- 24. World Wrapps
- 25. Corepower Yoga
- 26. Row House
- 27. Sculpt50
- 28. Pruneyard Cinemas
- 29. Doubletree by Hilton
- 30. Blossom Nail Spa
- 1. Classy Nails
- 32. Dr. Fred Slater
- 33. Madison Reed Color Bar
- 34. Massage Envy
- 35. Pruneyard Custom Tailors
- 36. Second Story Salon
- 37. Trudy's Brides
- 38. Unique Eyewear
- 39. V's Barbershop
- 40. AT&T Wireless
- 40. Mai Wireless
- 41. Bank of America
- 42. Books Inc
- 43. Chase Bank
- 44. Marshalls
- 45. Sports Basement
- 46. Trader Joe's
- 47. United Security Bank
- 48. Verizon Wireless



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