

A clear path to building value

AMERICA CENTER

America Center II
San Jose, CA

Make a sound investment in occupant delight

Research shows that daylight is the most requested design element in buildings and that properties with views can demand significantly higher rents. View Smart Windows is a unique asset that blocks heat and glare but not the view, becoming one of your most valuable amenities that attracts high value tenants.

View delivers window technology that is not only smart and energy efficient, but also provides health and wellness benefits that enhance the work environment for your tenants. With built-in intelligence, View Smart Windows automatically transitions between clear and variable tints, providing control over the amount of light and heat entering a building. View allows developers to deliver better buildings that deliver more value to and delight tenants



“We’re ahead of schedule on lease up in this building and rents are above our pro forma. We’re exceeding our investment team’s expectations and View is an integral part of this”

Greg Sanchez
Managing Director, Tri Properties

95%
overall occupant
delight¹

25,000 people enjoy View daily in
25 million square feet of space

¹ From surveys conducted with 800 occupants

View Smart Windows are a complete product providing unique benefits

Tenant Benefits



Increase usable floor space from improved thermal comfort



Improve Productivity from glare control, increased thermal comfort, an maximized sunlight



Save energy and lowers tenants bills

Your Benefits



Capture higher rent/faster lease up/reduce vacancy



Eliminate shades



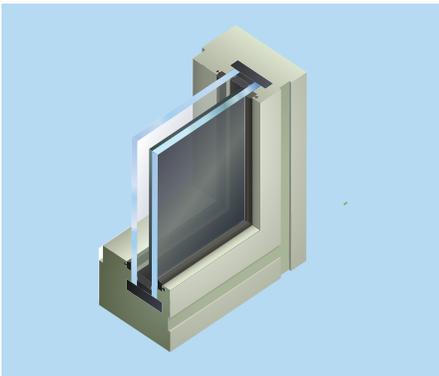
Downsize HVAC



Achieve LEED goals with ease

The View Smart Window Solution

View Smart Windows tint intelligently in response to outdoor conditions using cuttingedge smart glass technology, a simple-to-install hardware control system and advanced software.



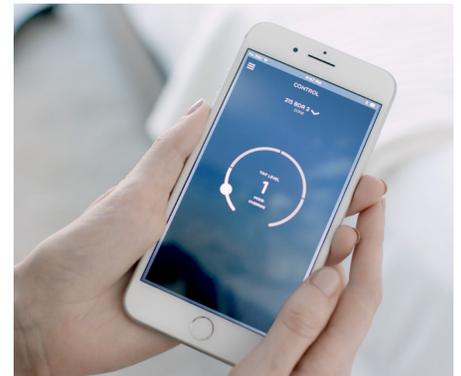
Dynamic Glass

View uses the most advanced electro-chromic technology to tint the glass while providing the highest level of durability. The glass changes tint from clear to dark when a small electrical voltage is applied to the five layers of inorganic metal oxides.



Easy-to-install Hardware

The View solution includes a dynamic control system that is easy to install and use. This advanced hardware—cables, controllers, trunk line and sensors—is easily configurable to meet diverse user needs and integrate with existing applications.



Advance Software

View's advanced Intelligence™ software uses a sophisticated algorithm that monitors over 20 variables to automatically predict and set the optimal tint level for your occupants throughout the day. Users can also manually control the glass to meet their specific needs.

Leading commercial office developers choose View

25,000 people enjoy View daily in 25 million square feet of space

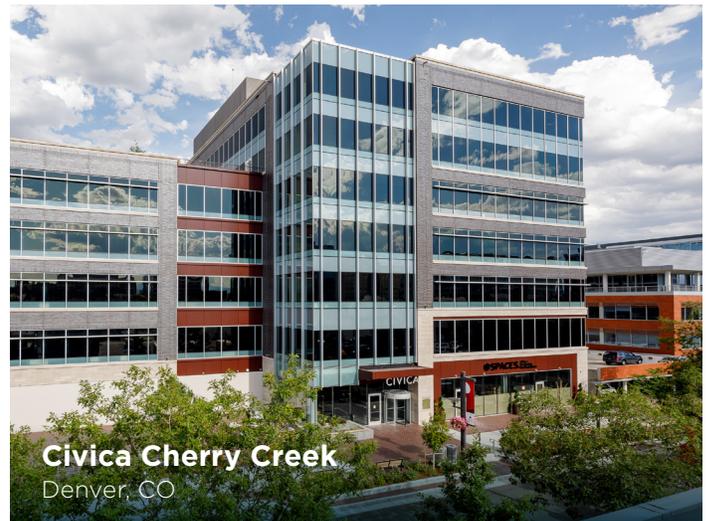
“View dynamic glass introduces a new level of functionality and wellness that will redefine the tenant experience.”

Doug Zabel
Managing Partner, Schnitzer West



Denver’s most enlightened office experience featuring View Smart Windows

- View is a key feature of a best-in-class amenities package.
- By using View Smart Windows instead of blinds, tenants gain over 4,500 hours of additional natural daylight.
- Downsized HVAC and elimination of blinds and shades delivers \$300,000 in savings.
- The downsizing of core mechanicals adds over 400 sq ft of additional rentable space, equivalent to a \$250,000 higher asset value.



Select Customers

HENBART LLC



NEWMARK HOLDINGS

Hines



STEELWAVE



view

To learn more, visit view.com or contact us at **1-855-478-8468**

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