

# 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 are a unique asset that blocks heat and glare but not views, 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 transition 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 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

**96%**

overall tenant  
delight<sup>1</sup>

Over 75 million people enjoy View Smart Windows daily in over 65 million square feet of space

<sup>1</sup> From surveys conducted with 800 tenants

# 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, and 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 Windows Solution

View Smart Windows tint automatically based on outdoor and indoor conditions to offer you optimal comfort at all times.



### Tint 1

is clear and lets in the most sunlight and warmth. It is the default level.



### Tint 2

manages some solar heat, while still remaining clear.



### Tint 3

diverts glare and heat while still allowing for daylight.



### Tint 4

controls glare and keeps you cool.



# Leading commercial office developers choose View Smart Windows

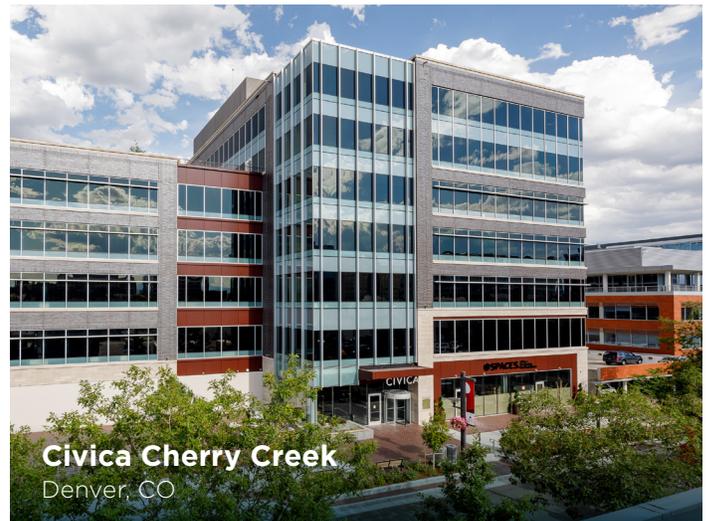
"With View as a partner, Civica Cherry Creek has achieved the highest weighted rental rates of any office building in the city of Denver. Once you have View Smart Windows, you will never go back to a traditional office building".

**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



To learn more, visit [view.com](http://view.com) or contact us at **1-855-478-8468**

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