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Google, Lendlease end partnership on 4 Silicon Valley development projects



An active Autumn Street, rendered, part of Google LLC's vision for its Downtown West mixed-use development.

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Google LLC's real estate partner, the Australian company Lendlease, on Friday ended its agreement with the tech titan to build four neighborhoods in Silicon Valley – including

Downtown West, an 80-acre mixed-use San Jose project.

“The existing agreements are no longer mutually beneficial given current market conditions,” Lendlease said in a post Friday.

The four projects, taken together, were expected to add up to \$15 billion in real estate investment in San Jose, Sunnyvale and Mountain View.

But just because Lendlease is out, doesn't mean the four projects are dead, according to Google.

“As we’ve shared before, we’ve been optimizing our real estate investments in the Bay Area, and part of that work is looking at a variety of options to move our development projects forward and deliver on our housing commitment,” Alexa Arena, senior director of development at Google, said in a statement. “We appreciate Lendlease and the work the team has done to get us to this point.”

Earlier this year, Google said it was taking a pause from development of Downtown West, even though it had already lined up the OK from the San Jose City Council to move forward on the project next to Diridon Station and SAP Center. But at an event in September, Google's chief investment officer, Ruth Porat, said the company was committed to developing Downtown West.

"We believe in the people who live here, who work here and are committed to being here in San Jose," Porat said.

The four mixed-use projects that were part of the Google-Lendlease agreement were:

- **Downtown West, San Jose:** Sprawling project covering 80 acres of what had been mostly light industrial space. Designed to include 7.3 million square feet of office space, 4,000 housing units, 500,000 square feet of retail and restaurants, plus space for parks, plazas and other community needs.
- **Middlefield Park, Mountain View:** In a [40-acre area in the East Whisman neighborhood](#), the original plans were to replace a series of older low-rise office and light industrial buildings with 1.3 million square feet of office space, as much as 1,900 new housing units and up to 30,000 square feet of ground-level retail space.
- **North Bayshore, Mountain View:** Google and Lendlease got the OK earlier this year for a [master plan](#) to build 3.14 million square feet of office space, 7,000 residential units, 233,990 square feet of retail, 55,000 square feet for community facilities and 26 acres of public parks and open space.
- **Moffett Park, Sunnyvale:** Google and Lendlease were going to work with each other on part of building out the [specific plan for the Moffett Park district](#). This would take what is now almost exclusively a business area into an urban village with six distinct neighborhoods.

The Google-Lendlease agreement was set to cover about 15 years of development time. In total, it was going to account for 15,000 new units of housing with about 25% of that

being set aside for lower-income residents.