

# STEVENS CREEK OFFICE CENTER

4675

STEVENS CREEK BLVD.  
SANTA CLARA, CA

**NEW LEASE RATE AT \$2.95/SF FS  
+ BROKER/TENANT TOURING INCENTIVE!**

**±824 - ±2,600 RSF Available**



## AVAILABLE "Market Ready" Suites

### FIRST FLOOR

Suite 101: ±2,600 RSF

Suite 121: ±1,424 RSF

Suite 122: ±824 RSF

Suite 133: ±1,007 RSF

### SECOND FLOOR

Suite 208: ±1,473 RSF

Suite 250: ±2,167 RSF



## PROPERTY DETAILS

- **Updated Common Areas with New HVAC Units and Sanitizing Stations Set to SCC's Recommended Fresh Air/Recirculating and COVID-Compliant Filtration Settings**
- Convenient West Valley Location with Easy Access to HWY 280 and 17
- Comcast and AT&T Emux Internet @ Building
- Monument Signage Available
- 3.6/1,000 Parking Garage with 3 Electric Charging Stations
- Saturday HVAC Hours (9:30am - 4:00pm)
- Competitive Full Service Lease Rate
- To Tour: By Appointment or Sentrilock Lockbox on Site



## Contact Exclusive Agents

**Anne Ralston**  
aralston@ngkf.com  
408.982.8466  
CA RE License #00957374

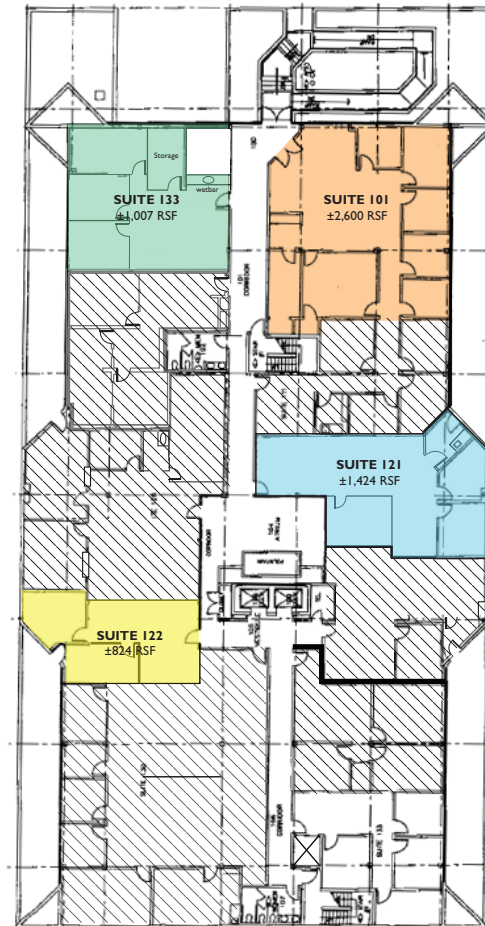
**Patty Steele**  
psteale@ngkf.com  
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## Floor Plan

### 1ST FLOOR



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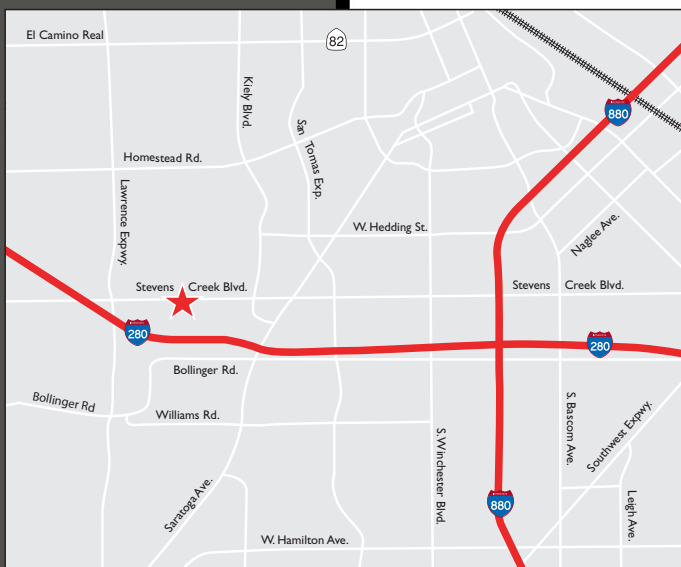
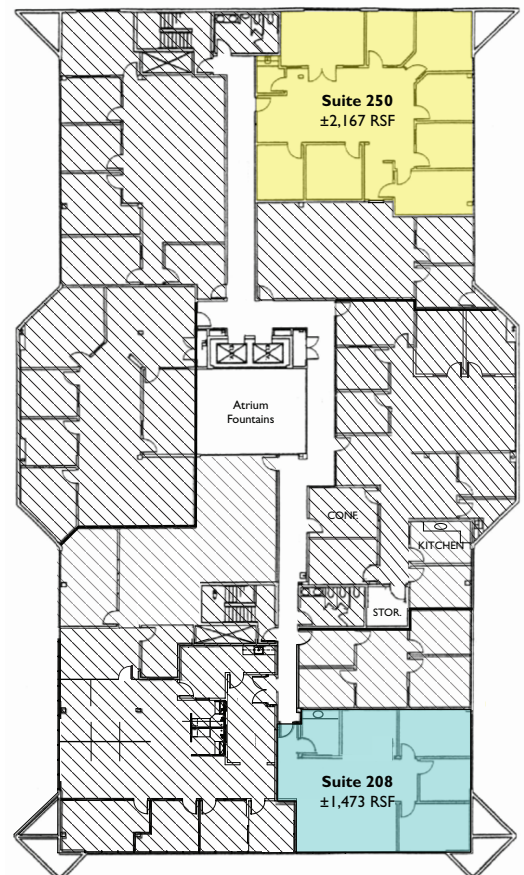
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### 2ND FLOOR



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Suite 101

±2,600 RSF

Available February 1, 2021

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Exclusive Agents**

**Patty Steele**

psteele@ngkf.com

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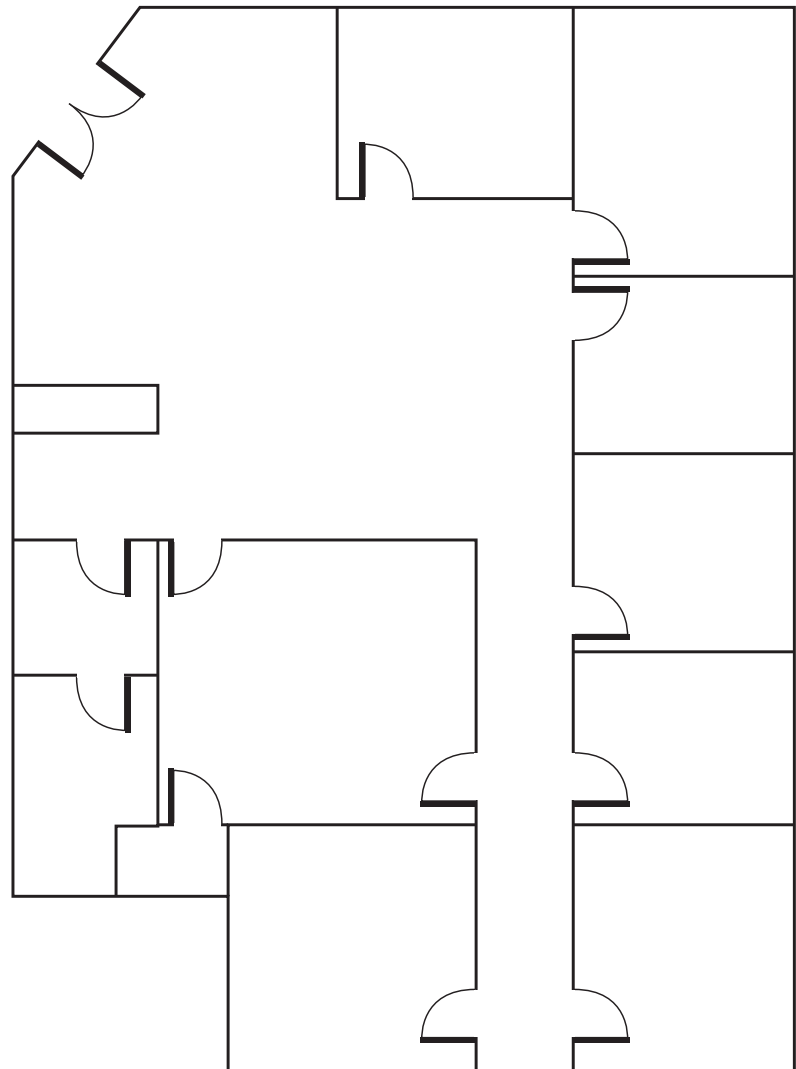
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\*Not Drawn To Scale

# STEVENS CREEK OFFICE CENTER

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Suite 121

±1,424 RSF

Available February 1, 2021

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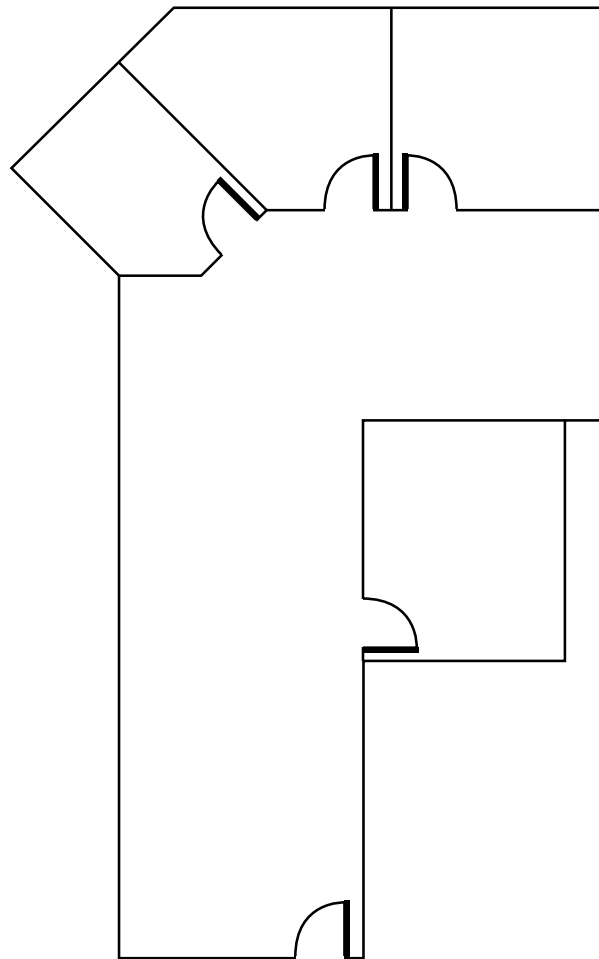
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## Floor Plan

Suite 122  
±824 RSF

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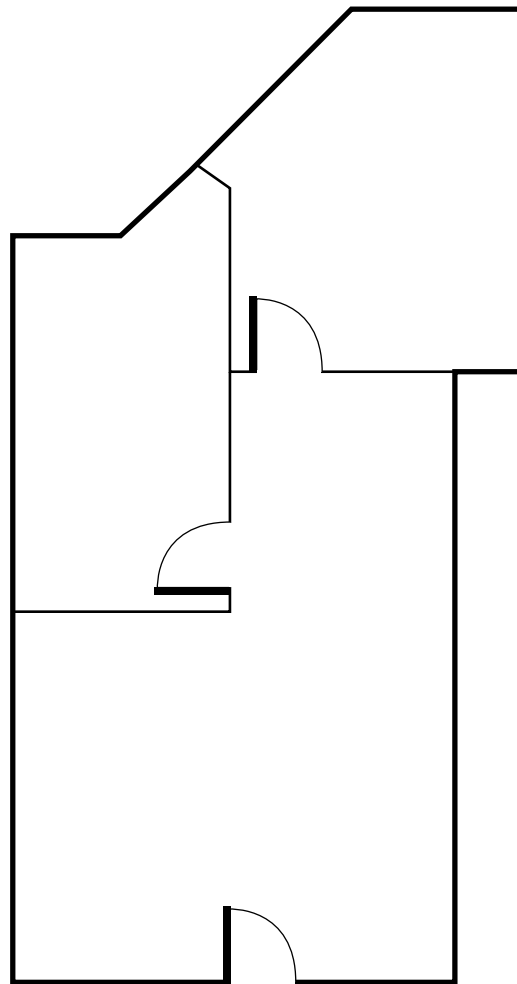
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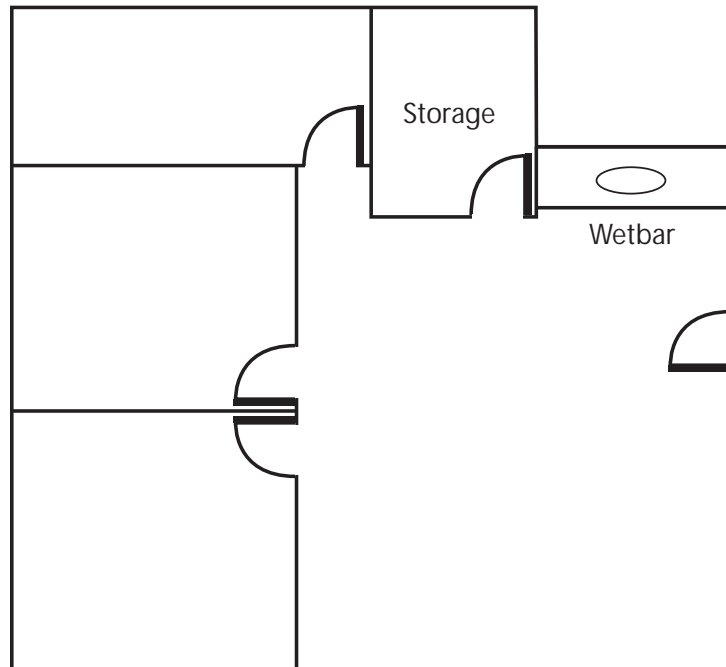
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## Floor Plan

Suite 133  
±1,007 RSF



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# STEVENS CREEK OFFICE CENTER

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Suite 208  
±1,473 RSF  
Available March 1, 2021

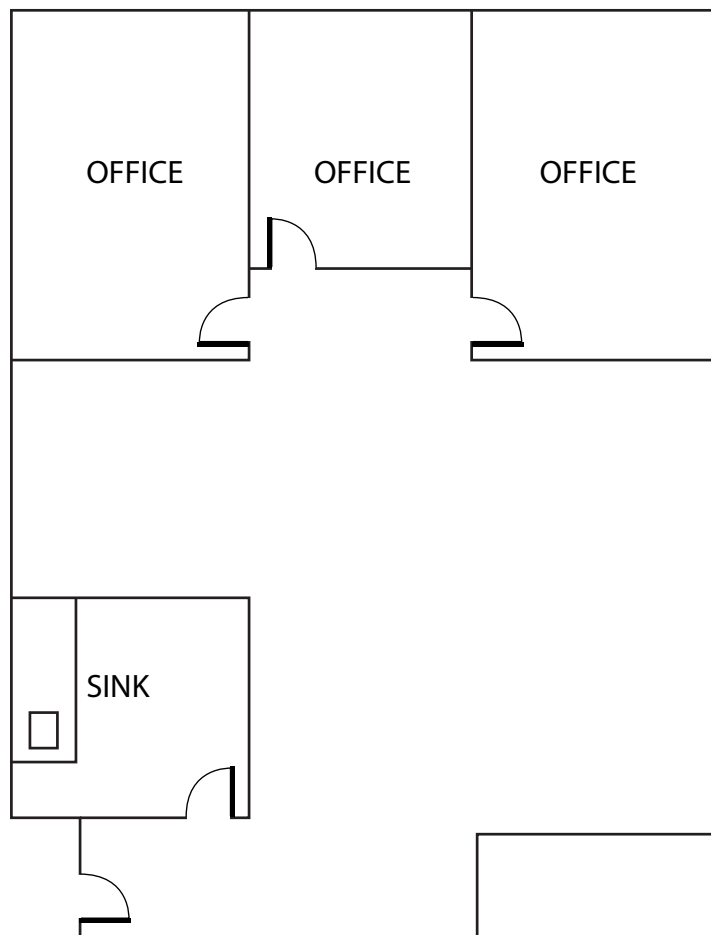
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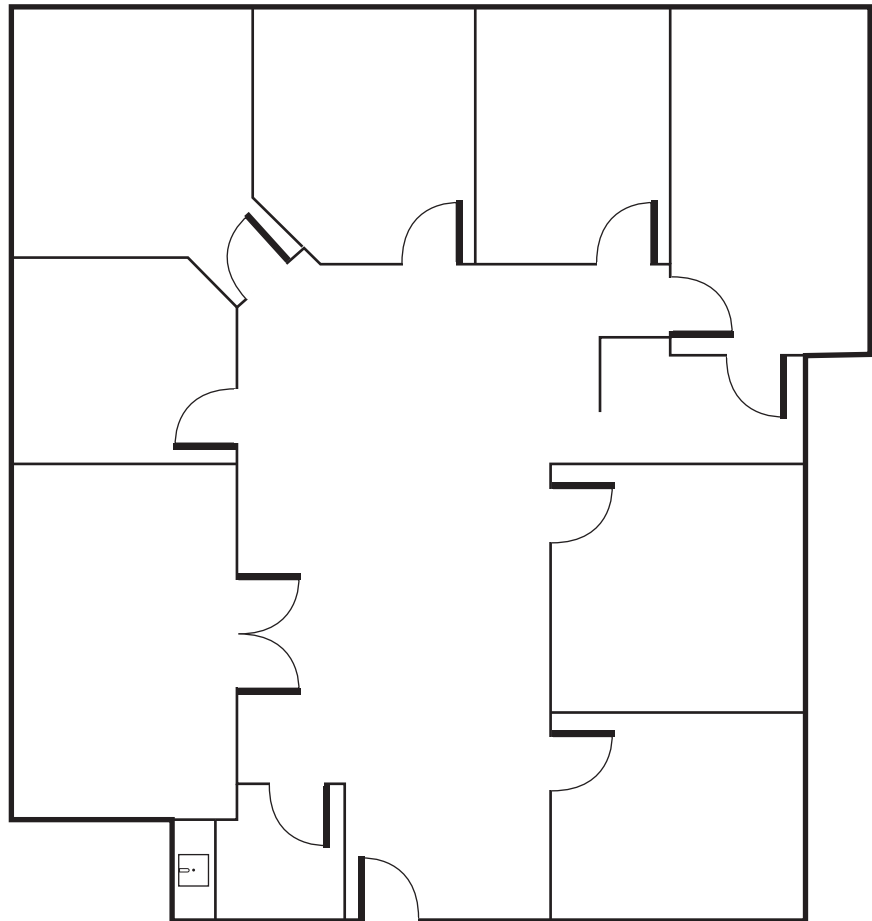
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# STEVENS CREEK OFFICE CENTER

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## Floor Plan

Suite 250:  
±2,167 RSF



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## Amenities/Tenant Aerial



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#### ● RESTAURANTS/ GROCERY STORES

- 1 Le Boulanger
- Armadillo Willy's
- Park Place Seafood Steaks
- 2 Philz Coffee
- Pizza My Heart
- Starbucks Coffee
- Hong Fu Gourmet Chinese
- Boudin SF
- 3 Habit burger
- Paris Baguette
- Sizzling Lunch
- 4 BJ's Restaurant
- 5 Mandarin Gourmet
- 6 Chipotle
- All That Barbaque
- 7 Subway Sandwiches
- KFC
- 8 Whole Foods
- 9 Fontana's
- 10 Joy Luck Place
- Korea Tofu House
- Tong Dumpling House
- Fantasia Coffee & Tea
- 11 Benihana
- Fresh Choice
- Dynasty Chinese Seafood
- Alexander's Steakhouse

- 12 House of Falafel
- Gyu Kaku
- Erik's Deli Cafe
- Olarn Thai Cuisine
- Harumi Sushi
- Legend's Pizza
- La Patisserie
- One Pot Shabu Shabu
- Yogurtland
- 13 Panera Bread
- 14 Outback Steakhouse
- Bagel Street Cafe
- 15 J&J Hawaiian BBQ
- Panda Express
- Ike's Lair
- 16 Aqi
- SmokeEaters
- 17 Pieology
- Philz Coffee
- 18 IHOP
- 19 Lee's Sandwiches
- Café Torre
- Flight Wine Bar
- 20 California Pizza Kitchen
- Cheesecake Factory
- 21 Pizza Antica
- Straits
- LB Steak
- Yard House
- Maggiano's

- Fogo de Chao
- El Jardin
- Sauced
- Fantasia Coffee & Tea
- 22 Safeway
- 23 Safeway

#### ● HOTELS

- 1 Hilton Garden Inn
- 2 Cupertino Inn
- 3 Courtyard San Jose  
Cupertino
- 4 Woodcrest Hotel
- 5 Aloft Hotel
- 6 Hotel Valencia

#### ● AMENITIES

- 1 FedEx Kinko's
- 2 TJ Max Home Goods
- 3 AMC Theaters  
Bowlmor Lanes
- 4 YMCA
- 5 Target
- 6 CVS
- 7 Staples
- 8 Westfield Valley Fair
- 9 Santana Row

nmrk.com

3055 Olin Avenue, Suite 2200, San Jose, CA 95128

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