CIVIC CENTER TOWER

675 N. FIRST STREET
SAN JOSE, CA

±743 SF - ±7,595 SF SUITES AVAILABLE

FULL FLOOR COMING SOON

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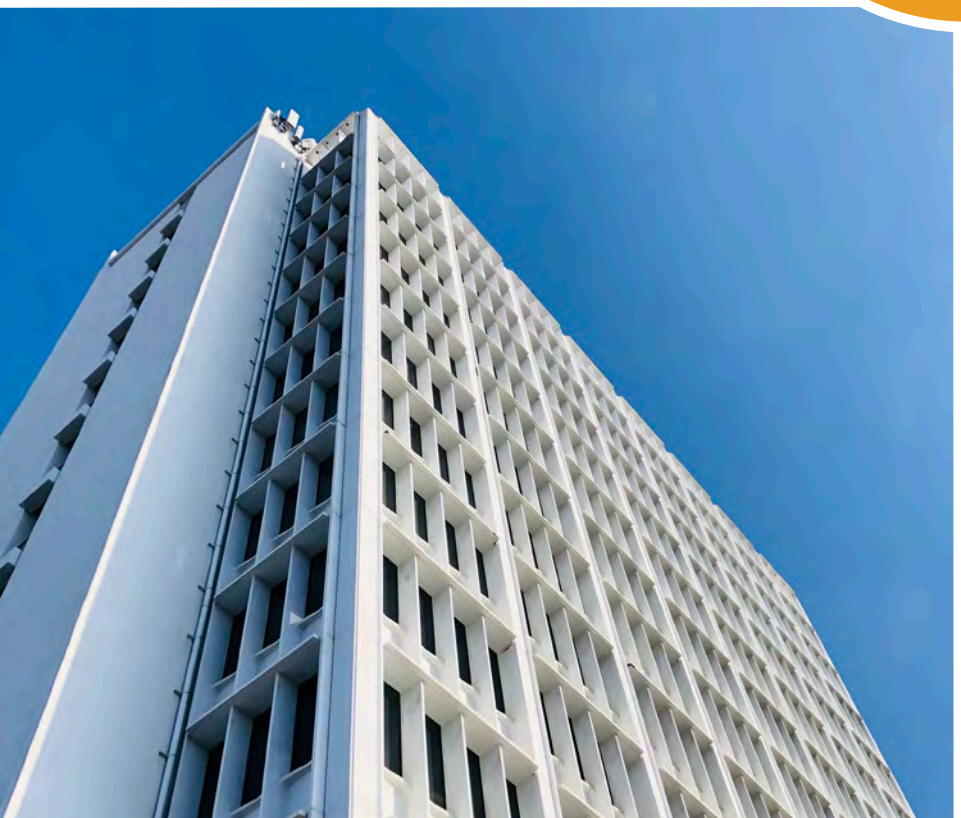
CUSHMAN & WAKEFIELD

PROJECT HIGHLIGHTS

- New Market Ready Suites Planned
- Expand or Relocate in ±110,000 SF
- Updated Ground Floor Lobby
- New On-Site Café Coming Soon
- Panoramic Views of Downtown Skyline
- On-Site Security & Property Management
- Direct Access to Public Transit
  - 2 Light Rail Stations - 5 Min. Walk
  - 2 Bus Lines to Caltrain - Taylor & 1st
- Direct Access to Hwy 87
- Nearby Access to Hwy's 280, 101 & 880
- Minutes to SJ Mineta International Airport
- Ample Parking - 300+ Spaces!
- Comcast & AT&T Service Available
- Short Walk to Japantown Retail
- Minutes to Guadalupe Park & Trails
- Call to Tour

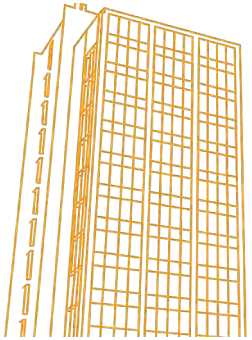
CIVIC CENTER TOWER



AVAILABILITY

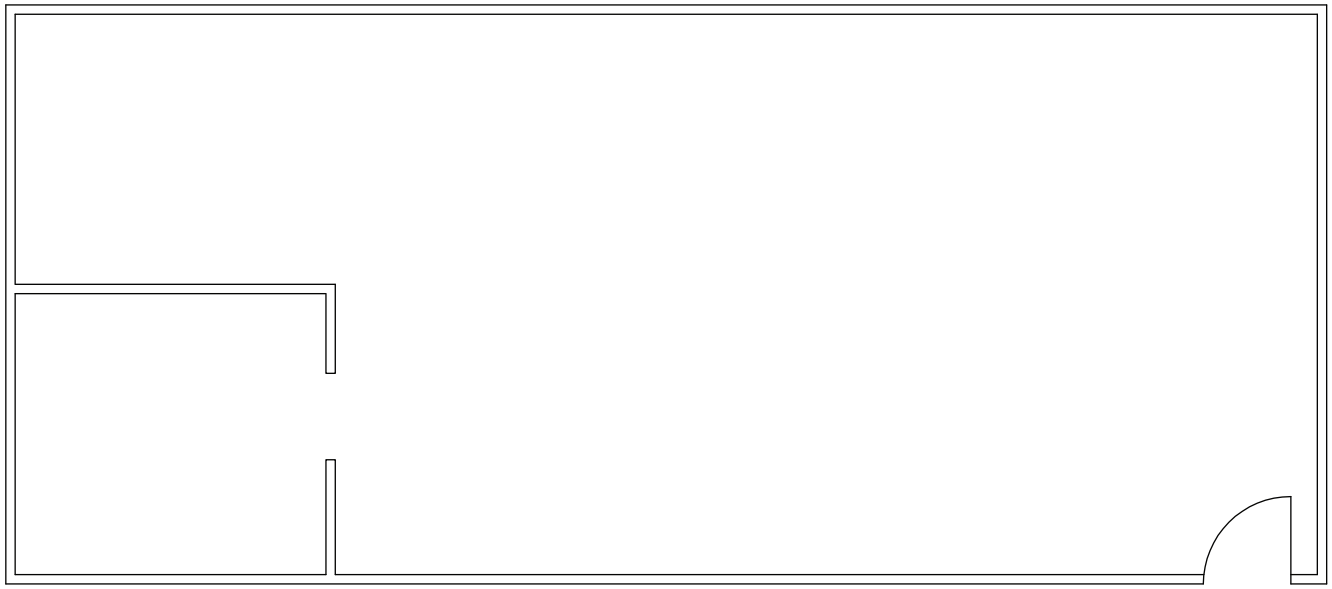
SUITE	SQUARE FOOTAGE	DETAILS
120	±743 SF	Retail & Food Uses Permitted
200	±3,215 SF	Market Ready Planned
500	±2,982 SF	Market Ready Planned
715	±1,376 SF	Plug & Play
800	±2,079 SF	Available 6/1/20
850	±2,694 SF	90 Days Notice
880	±2,822 SF	90 Days Notice
8th Floor	±7,595 SF	Combined #800, #850 & #880
1050	±2,674 SF	Market Ready Planned
1250	±1,682 SF	Market Ready Planned

FLOOR PLAN



SUITE 120: ±743 SF

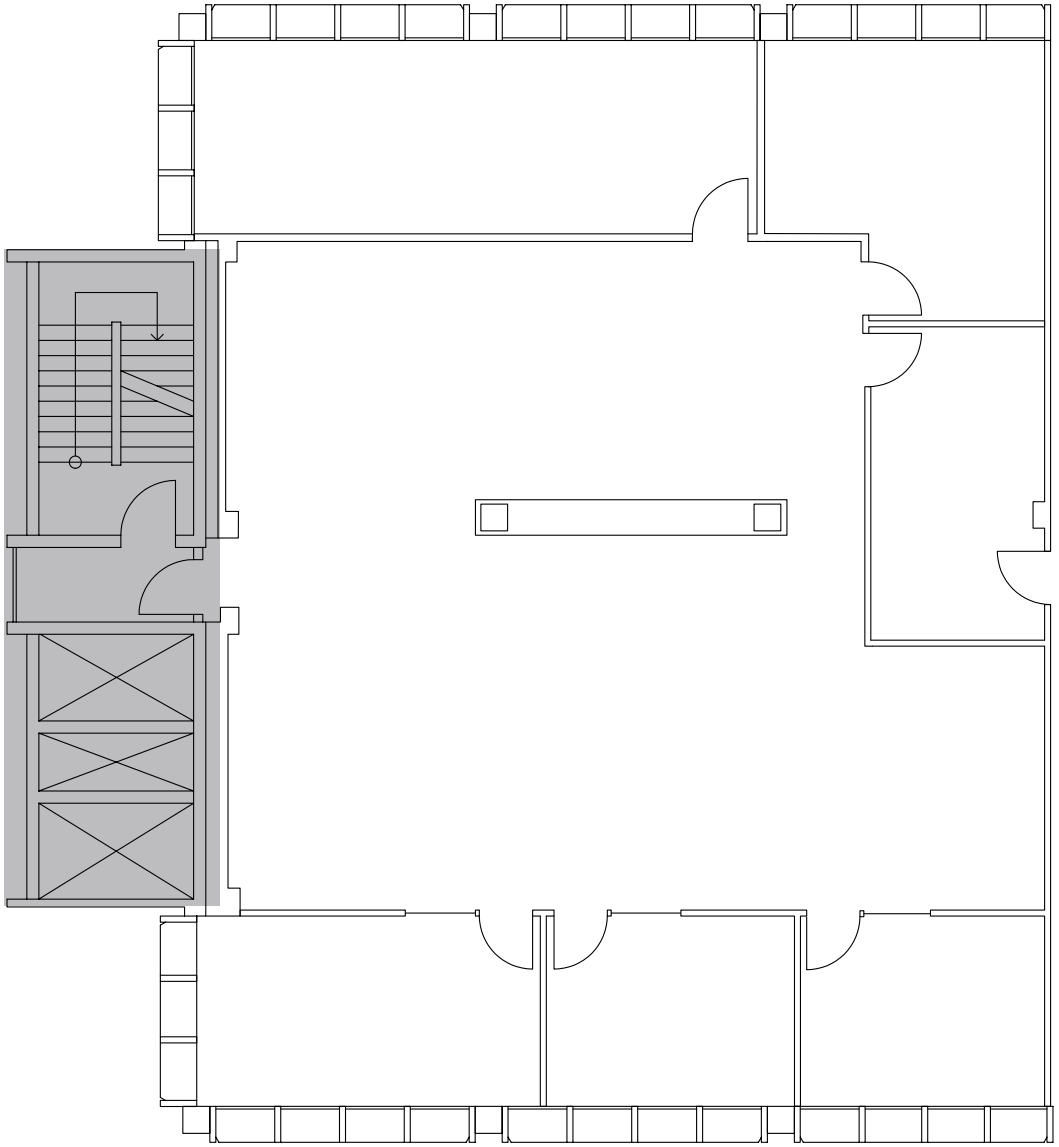
- Open Office Area
- Storage Room
- Former Café
- Retail & Food Uses Permitted



FLOOR PLAN

SUITE 200: ±3,215 SF

- 2 Private Offices
- 3 Conference Rooms
- Open Office Area
- Market Ready Work Planned

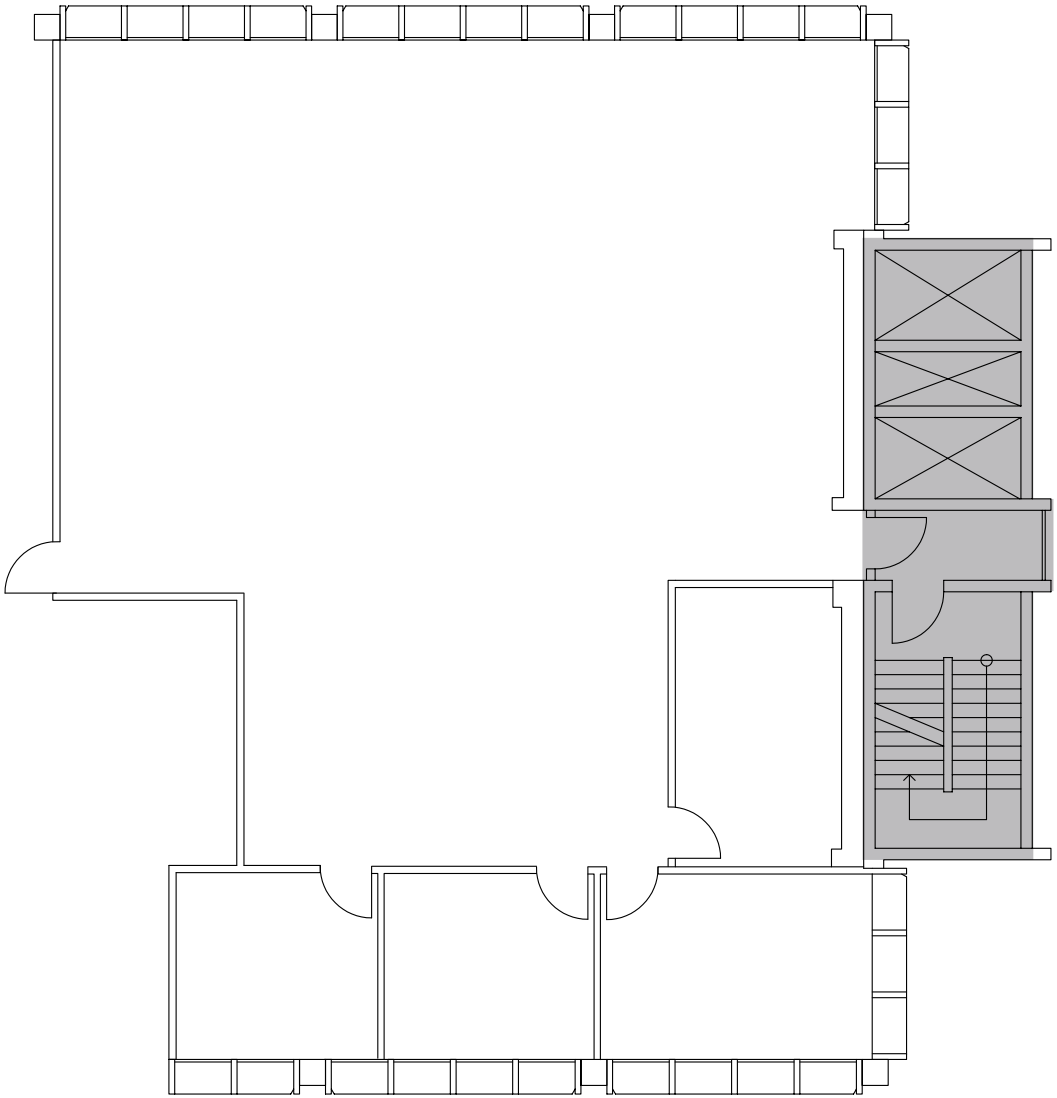


COMMON AREA

FLOOR PLAN

SUITE 500: ±2,982 SF

- 3 Private Offices
- 1 Conference Room
- Open Office Area

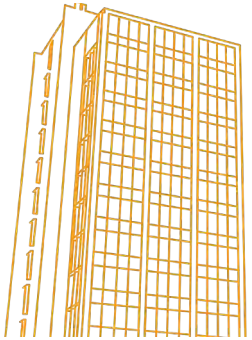


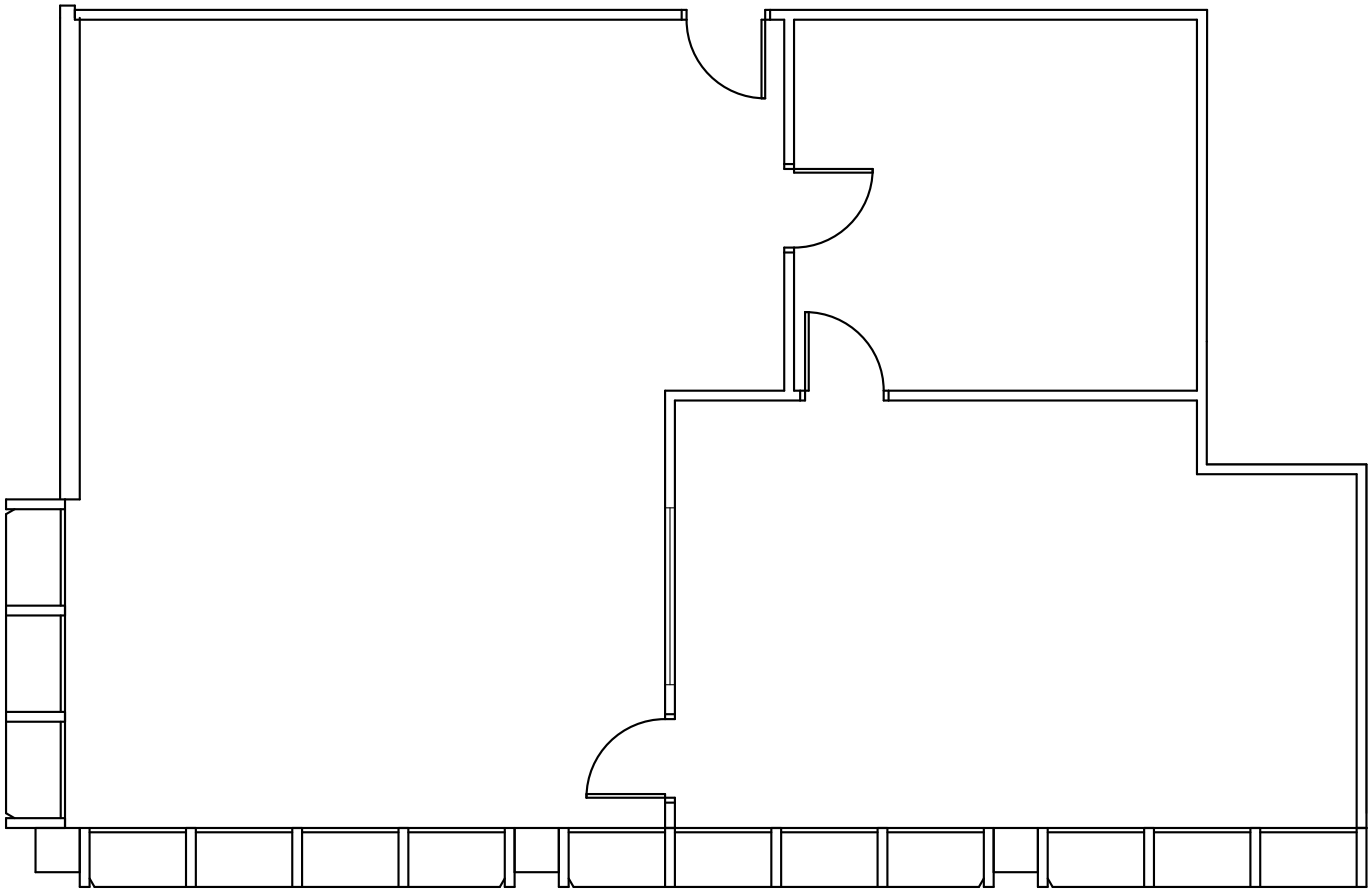
COMMON AREA

FLOOR PLAN

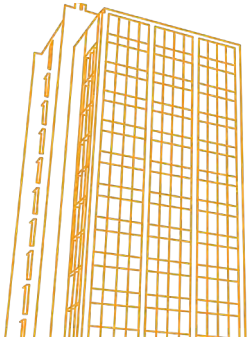
SUITE 715: ±1,376 SF

- 1 Private Offices
- 1 Conference Room
- Open Office Area
- Plug & Play



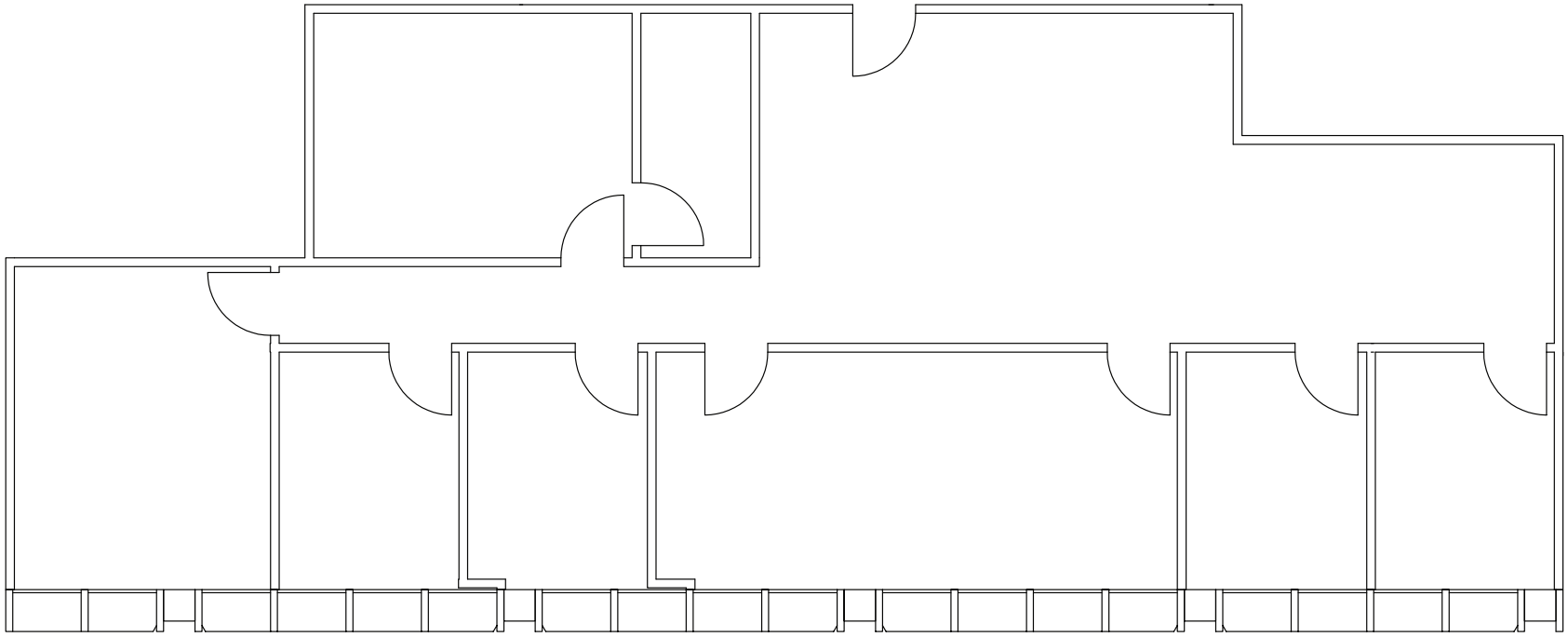


FLOOR PLAN



SUITE 800: ±2,079 SF

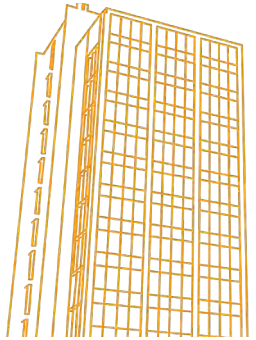
- 4 Private Offices
- 3 Conference Rooms
- Storage Room
- Available 6/1/2020

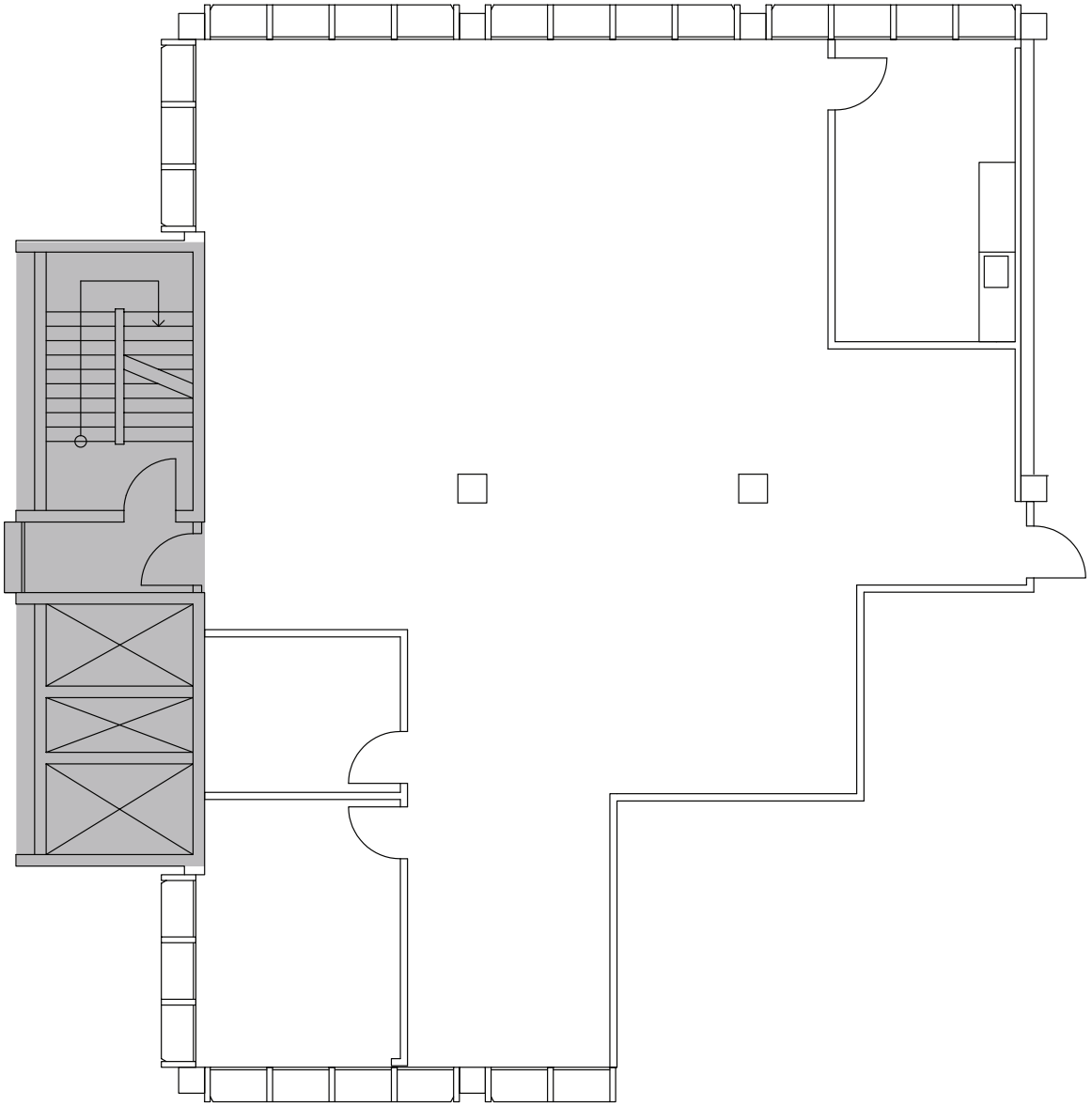


FLOOR PLAN

SUITE 850: ±2,694 SF

- 1 Private Office
- 1 Conference Room
- Break Room
- Open Office Area
- Available with 60-90 Days Notice



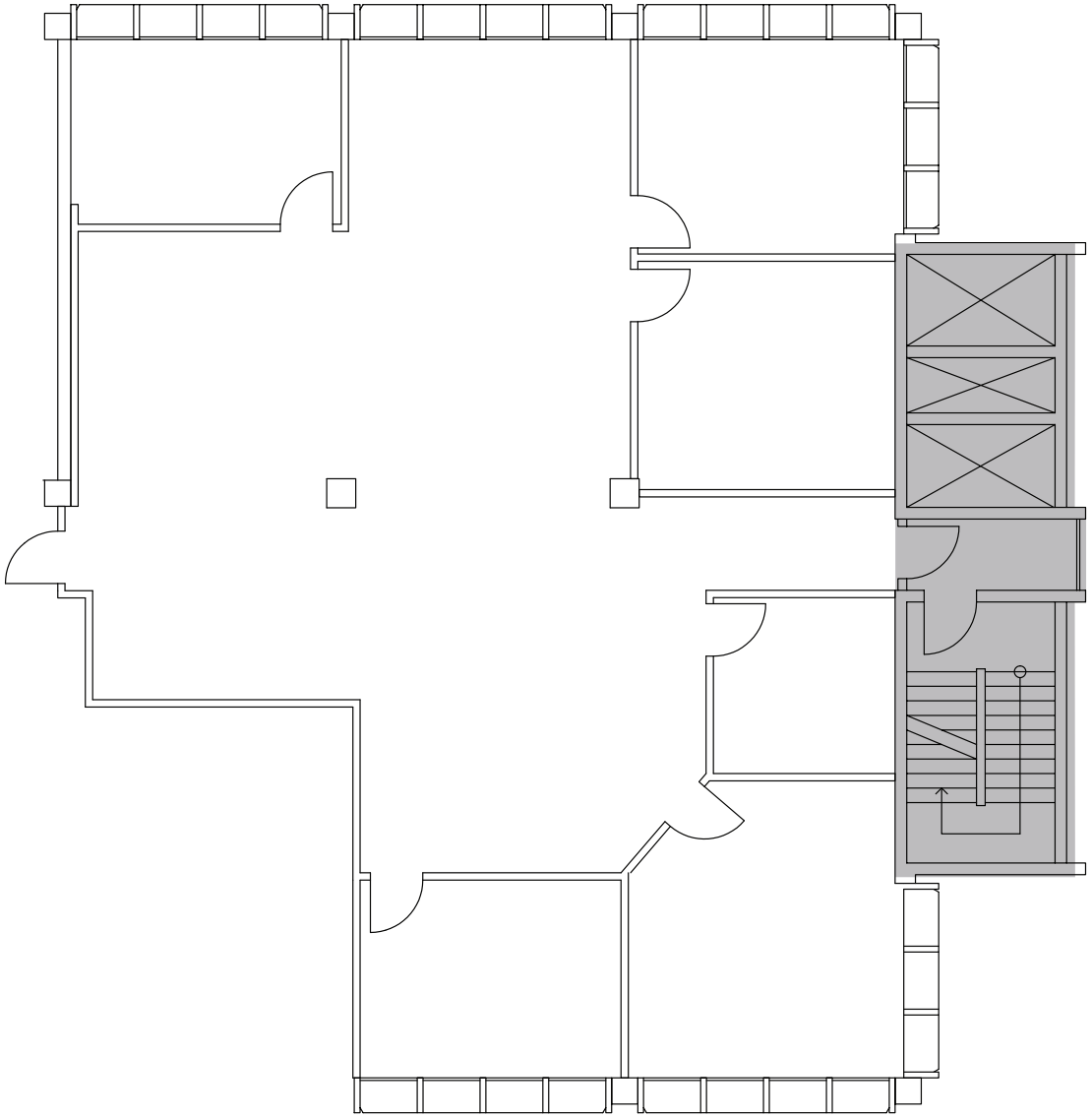


COMMON AREA

FLOOR PLAN

SUITE 880: ±2,822 SF

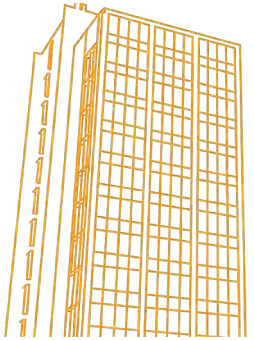
- 4 Private Offices
- 1 Conference Room
- Open Office Area
- Storage Room
- Available with 60-90 Days Notice

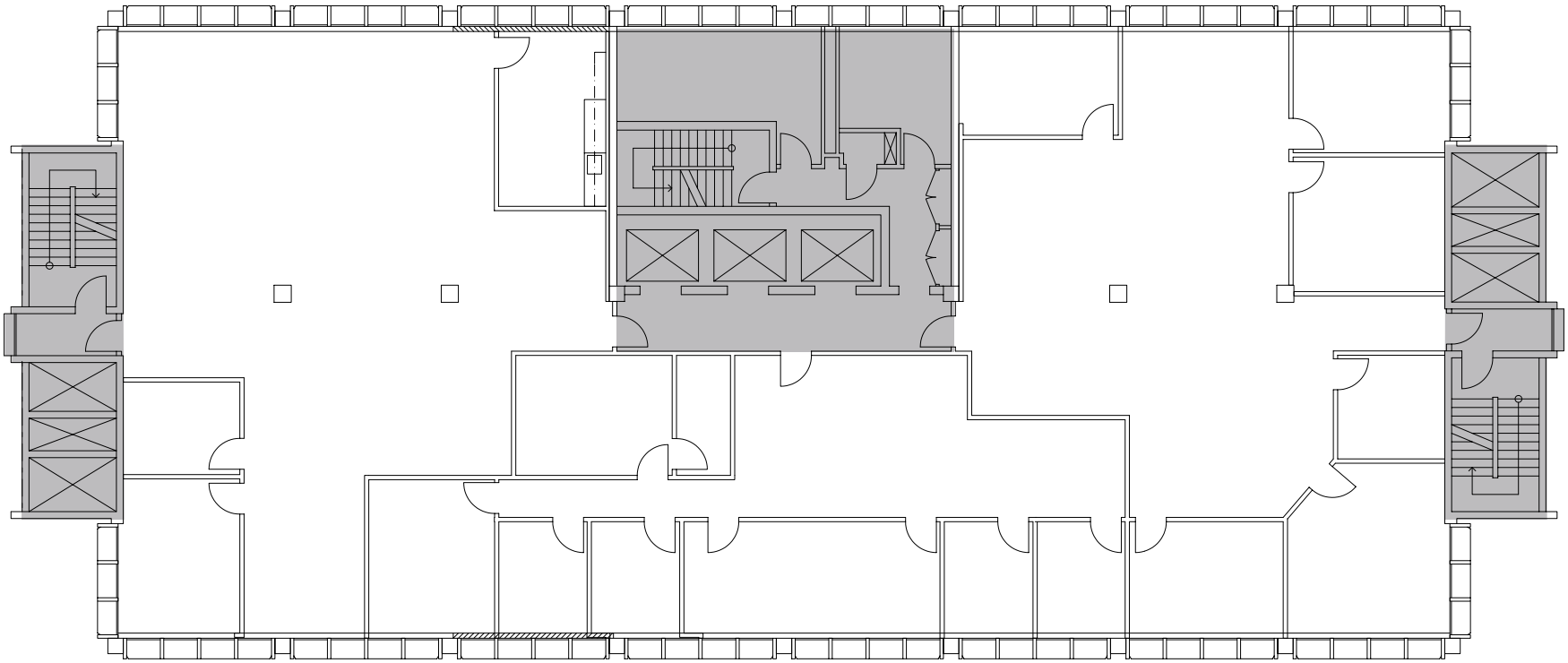


COMMON AREA

HYPOTHETICAL FLOOR PLAN

8TH FLOOR: ±7,595 SF



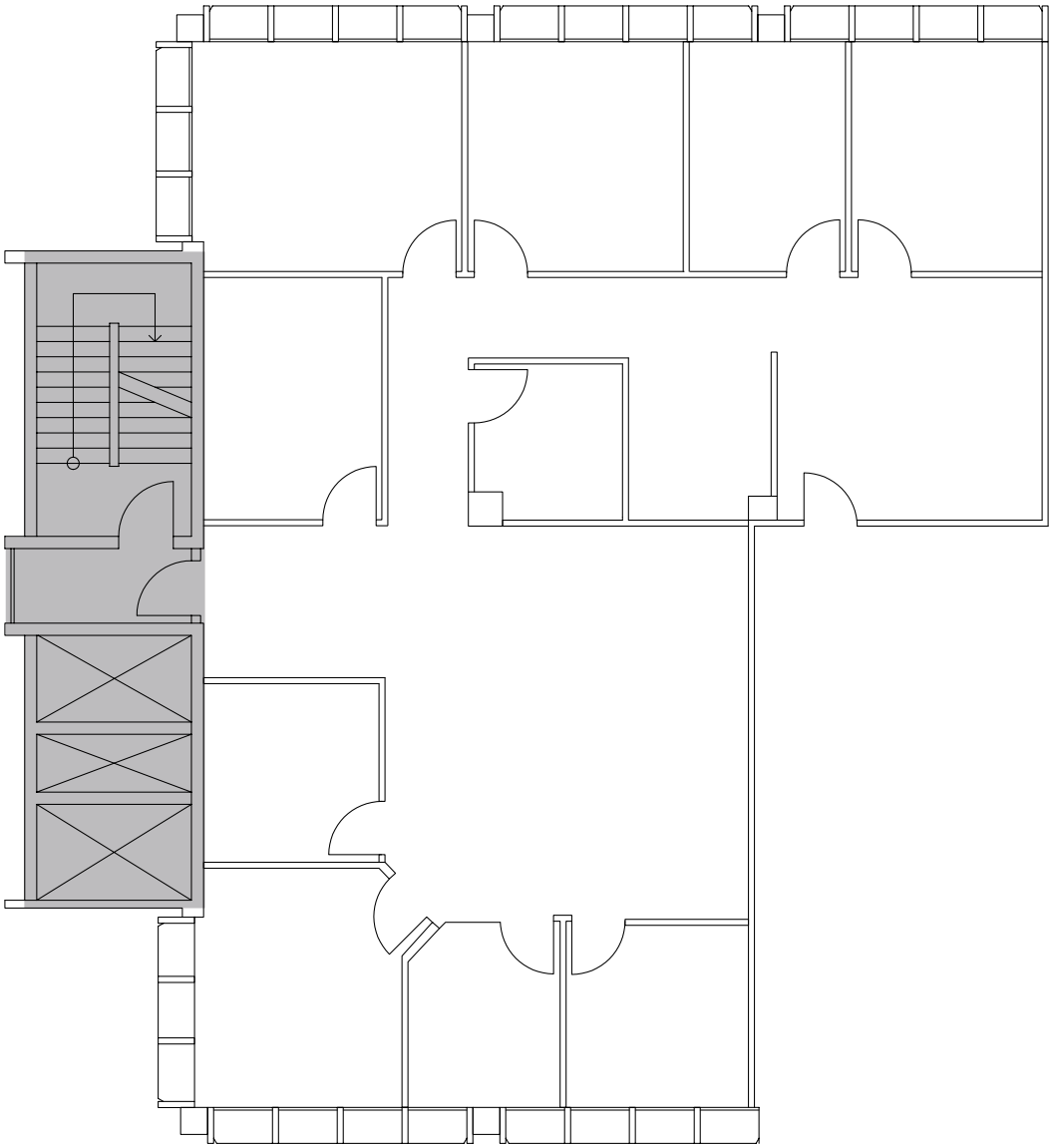


COMMON AREA

FLOOR PLAN

SUITE 1050: ±2,674 SF

- 6 Private Offices
- 2 Conference Rooms
- 2 Storage Rooms

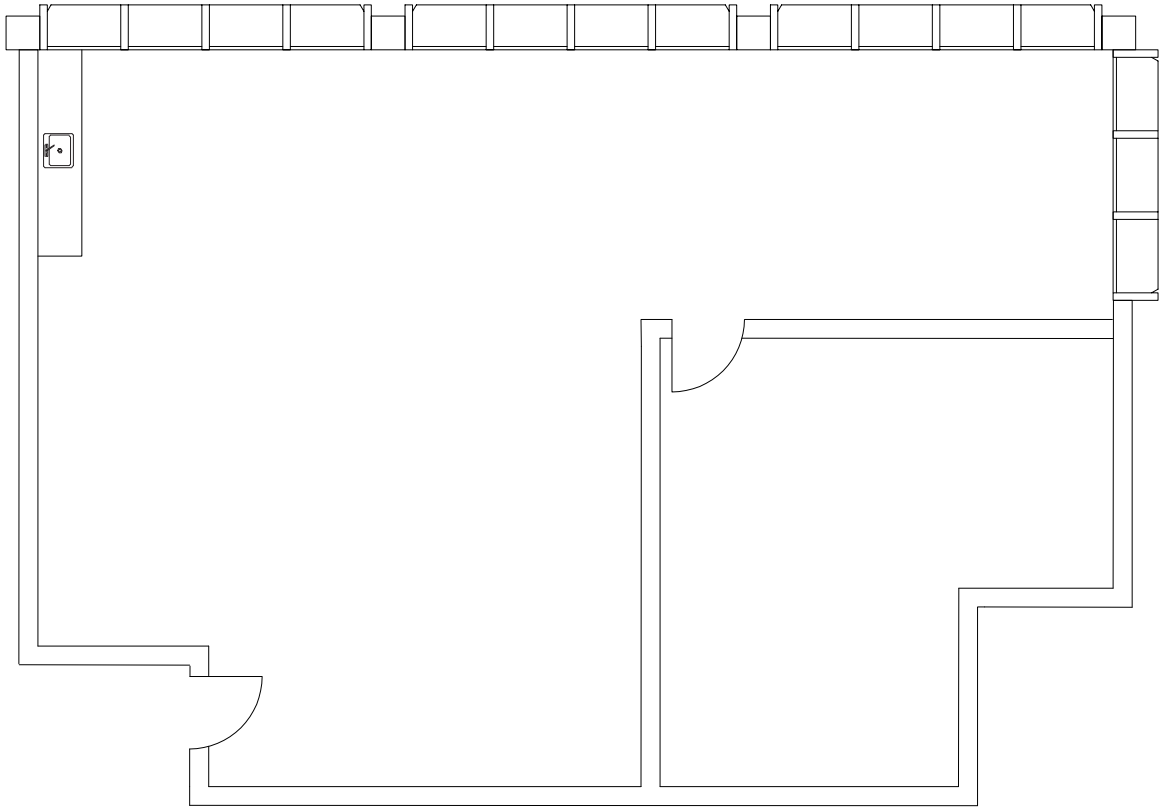


COMMON AREA

FLOOR PLAN

SUITE 1250: ±1,682 SF

- 1 Private Office
- Open Office Area
- Kitchenette
- Downtown San Jose Skyline Views
- Market Ready Work Planned



PARKING & ACCESS

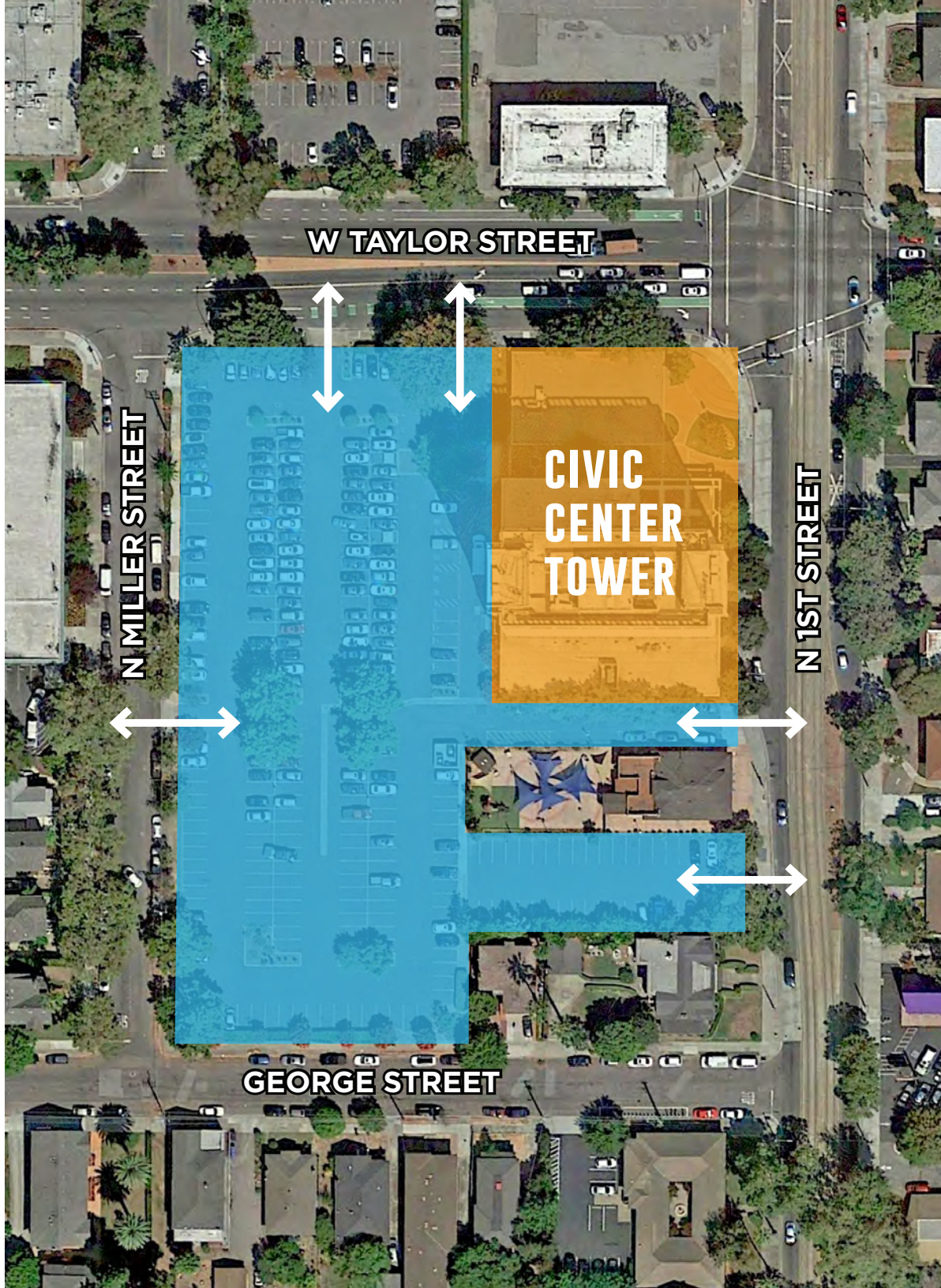
±3.21
ACRES

300+
DEDICATED
PARKING STALLS

3.0/1000
PARKING RATIO

EXCELLENT
SITE ACCESSIBILITY

SECURED PARKING
COMING SOON!



TRANSPORTATION OVERVIEW MAP

CALTRAIN ACEESS

COLLEGE PARK STATION

- ±15 Mins via VTA Bus Route 61
- 1.1 Miles / ±7 Minute Bike Ride

DIRIDON STATION

- ±15 Mins via VTA Bus 181 Express
- 1.8 Miles / ±10 Minute Bike Ride

VTA BUS STOPS

DIRECTLY ADJACENT TO PROJECT

- 1st & Taylor
- Taylor & 1st

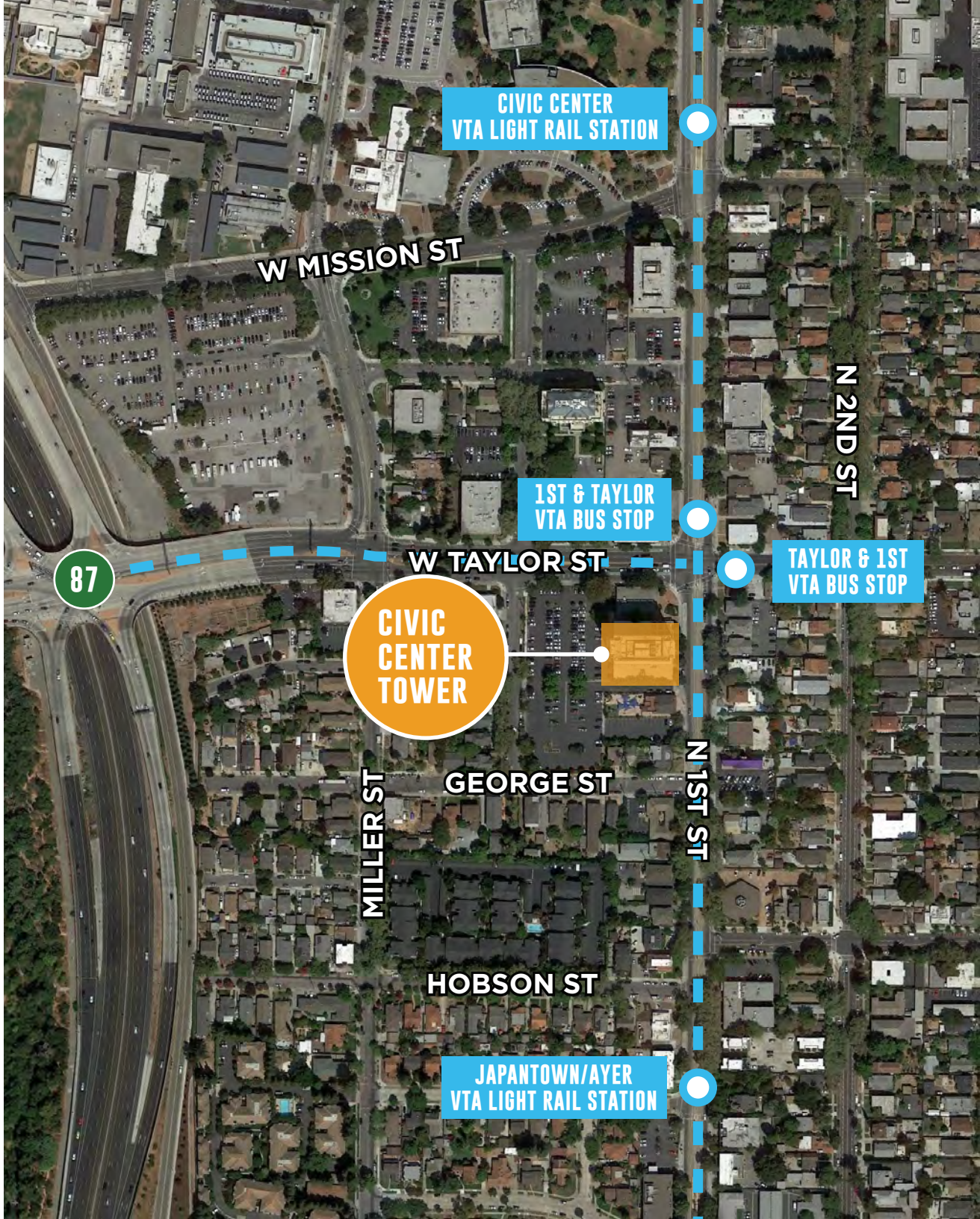
LIGHT RAIL ACCESS

CIVIC CENTER STATION

- 0.2 Miles / ±5 Minute Walk

JAPANTOWN/AYER STATION

- 0.2 Miles / ±5 Minute Walk



AMENITIES & RECREATION

1 SAN PEDRO SQUARE
(5 MINUTE DRIVE)

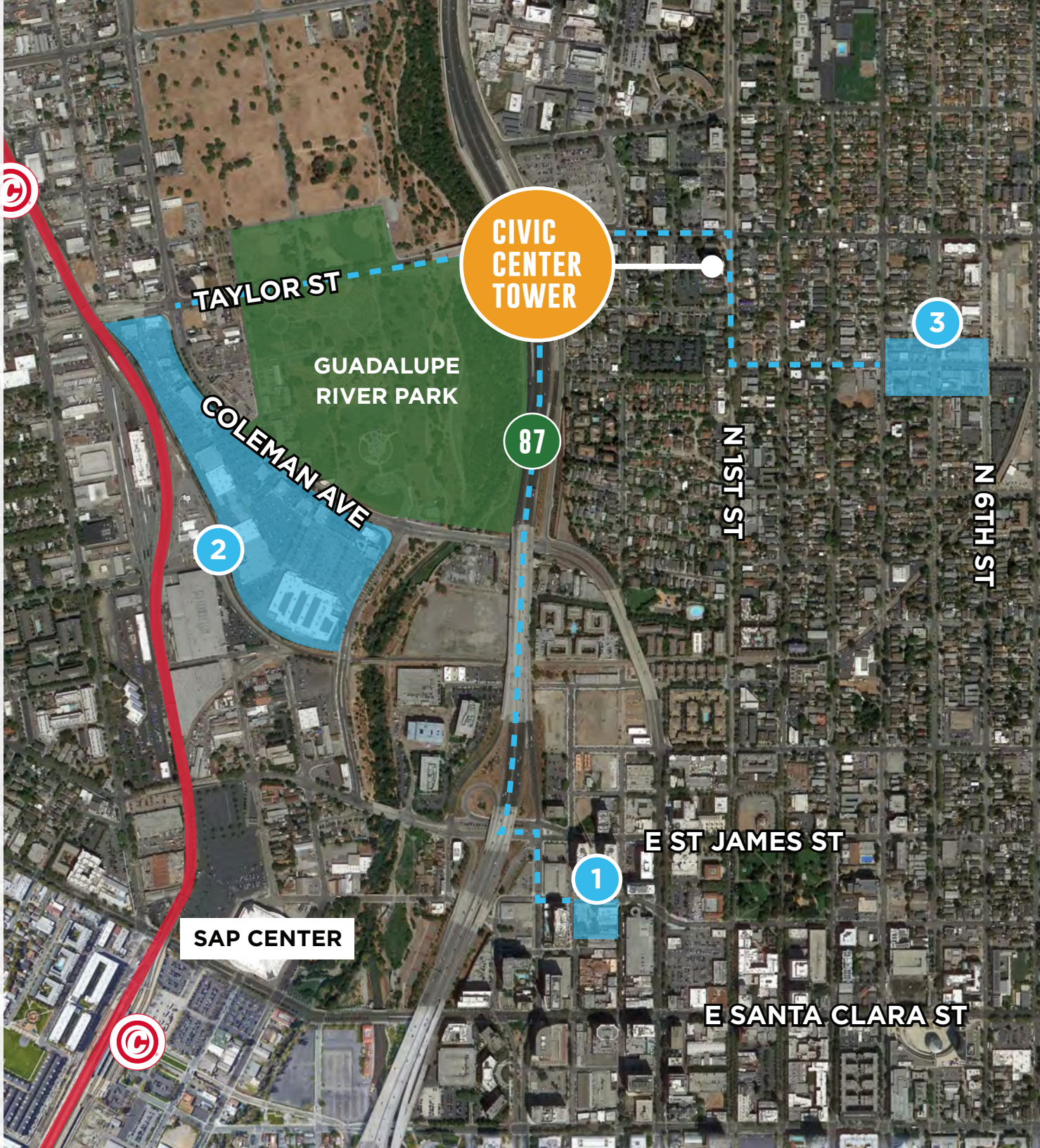
- AW Salad
- Pizza Bocca Lupo
- Robee's Falafel
- Bread Brothers
- On a Roll Vietnamise
- Lotteria Taco Bar
- Blush Raw Kitchen
- Treatbot
- Pasta Fresca
- Phonomenal Noodle House
- Chocatoo
- Konjoe Burger
- Urban Momo
- Anchors
- San Pedro Market Bar
- Voyager Craft Coffee
- Market Beer Co.
- Three Sisters Bar

2 SAN JOSE MARKET CENTER
(5 MINUTE DRIVE)

- Starbucks
- Jamba Juice
- El Pollo Loco
- Carl's Jr.
- Trader Joe's
- Blue Mango Thai
- Sweet Tomatoes
- Office Depot
- PetSmart
- The Pasta Market
- GameStop
- Smashburger
- L&L Hawiian BBQ
- SAJJ Mediterranean
- Chase Bank
- Panda Express
- Happy Lemon
- Chili's Grill & Bar
- Mattress Firm
- BJ's Restaurant
- Panera Bread
- Target
- Marshall's
- Cost Plus World Market
- Michael's
- Sally Beauty

3 JAPANTOWN
(5 MINUTE DRIVE)

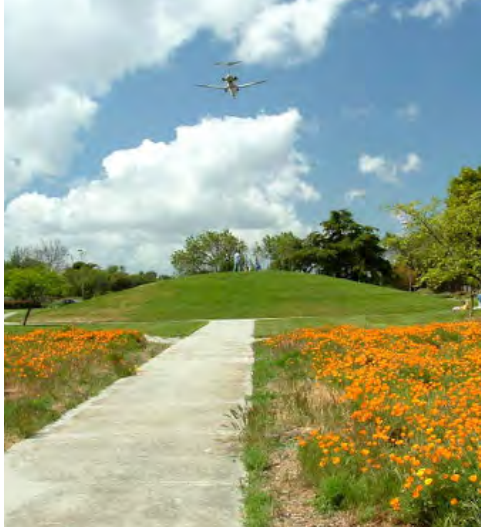
- Omogari
- 7 Bamboo Lounge
- Kubota
- Hukilu Hawaiian
- Okayama Sushi
- Kazoo Japanese
- Kumako Ramen
- Roy's Coffee & Tea
- Shabu Shack Hot Pot
- Minato Japanese Cuisine
- Jtown Pizza Co



AMENITIES & RECREATION

GUADALUPE RIVER PARK

10 Minute Walk via Taylor Street
120+ Acres & 9+ Miles of Trails



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