

CIVIC CENTER TOWER

675 N. FIRST STREET
SAN JOSE, CA

±743 SF - ±7,595 SF
SUITES AVAILABLE

FULL 8TH FLOOR
DELIVERABLE

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**CUSHMAN &
WAKEFIELD**





PROJECT HIGHLIGHTS

- 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
- Ample Parking - 300+ Spaces!
- 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
- Comcast & AT&T Service Available
- Short Walk to Japantown Retail
- Minutes to Guadalupe Park & Trails
- Call to Tour



**CIVIC
CENTER
TOWER**



AVAILABILITY

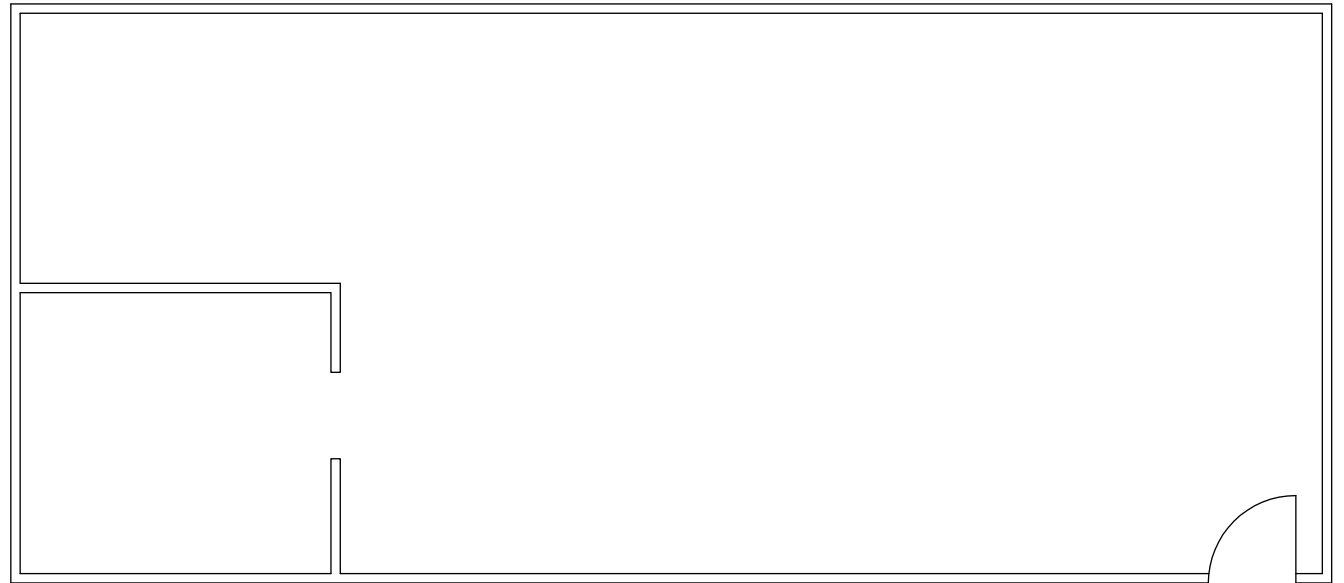
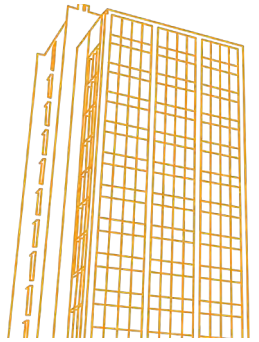
SUITE	SIZE	DETAILS
120	±743 SF	Retail & Food Uses OK
200	±3,215 SF	Available Now
500	±2,982 SF	Available Now
690	±1,538 SF	Furniture Available
700	±1,550 SF	Available Now
715	±1,376 SF	Furniture Available
790	±1,217 SF	Available Now
850	±2,694 SF	Available Now
880	±2,822 SF	Available Now
8th Floor	±7,595 SF	60-90 Days Notice
1250	±1,682 SF	Available Now



FLOOR PLAN

SUITE 120: ±743 SF

- Open Office Area
- Storage Room
- Former Café
- Retail & Food Uses Permitted
- Entrance & Signage in Ground Floor Lobby






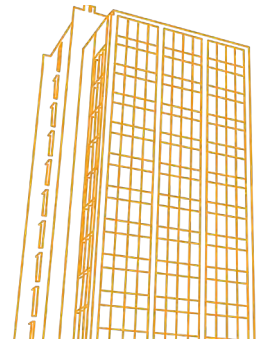
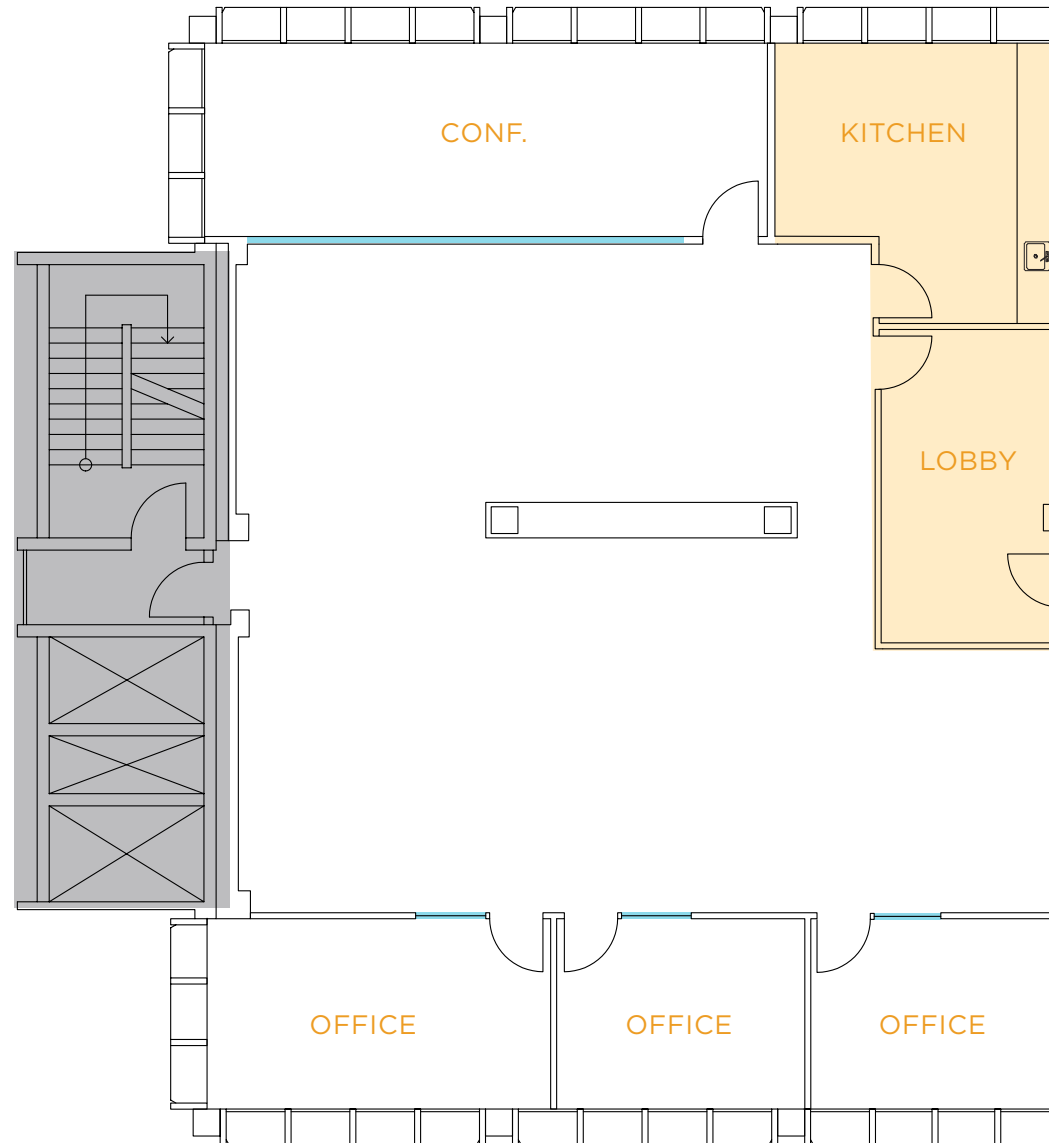
FLOOR PLAN

SUITE 200: ±3,215 SF

- Secured Lobby
- 3 Private Offices
- 1 Conference Room
- Open Office Area
- Kitchen



	GLASS SIDELIGHT
	VCT
	COMMON AREA

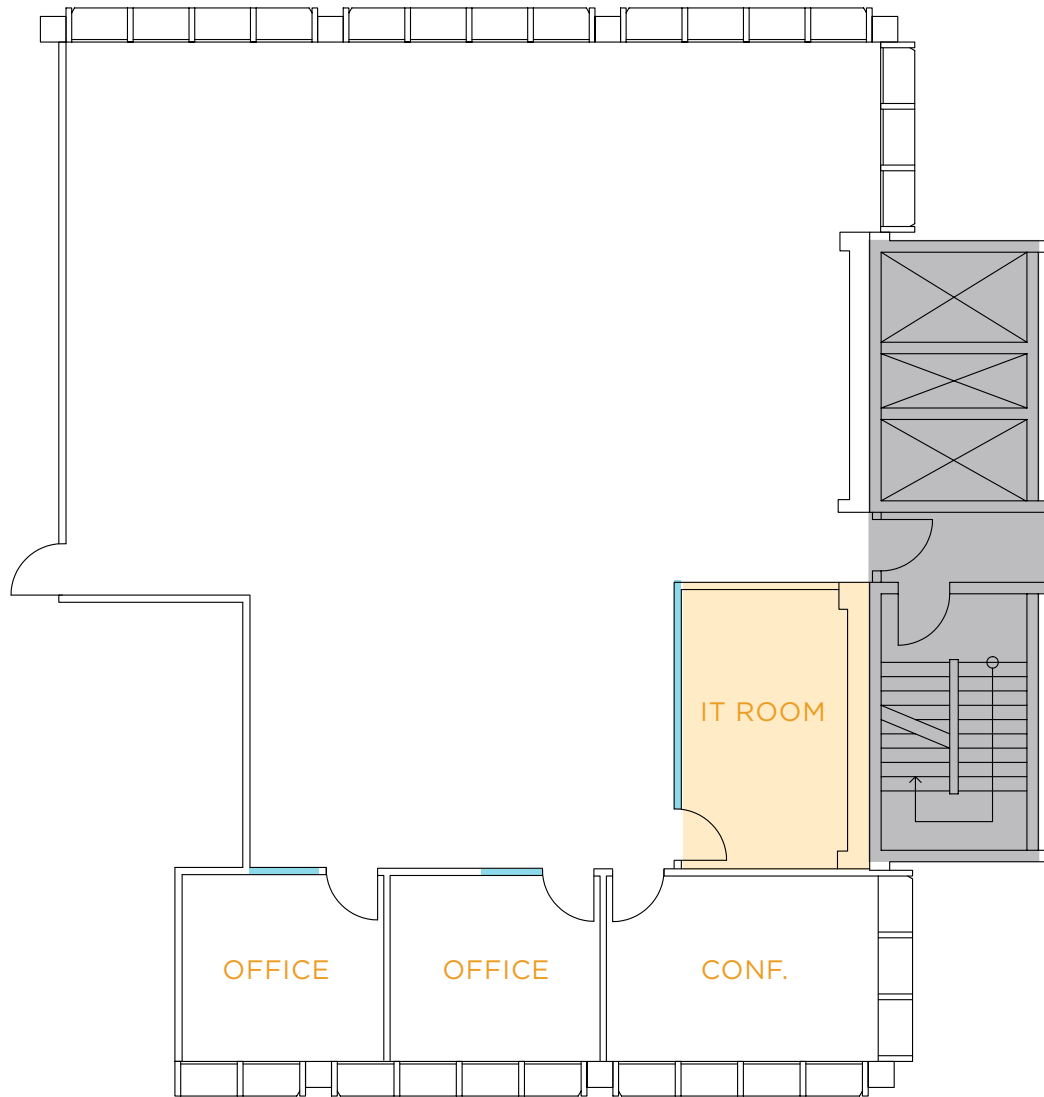
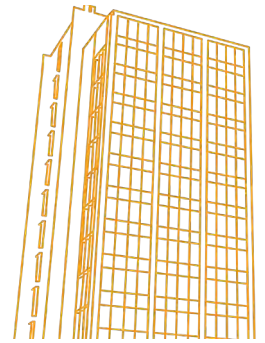


	VIRTUAL TOUR (CLICK TO VIEW)
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FLOOR PLAN

SUITE 500: ±2,982 SF

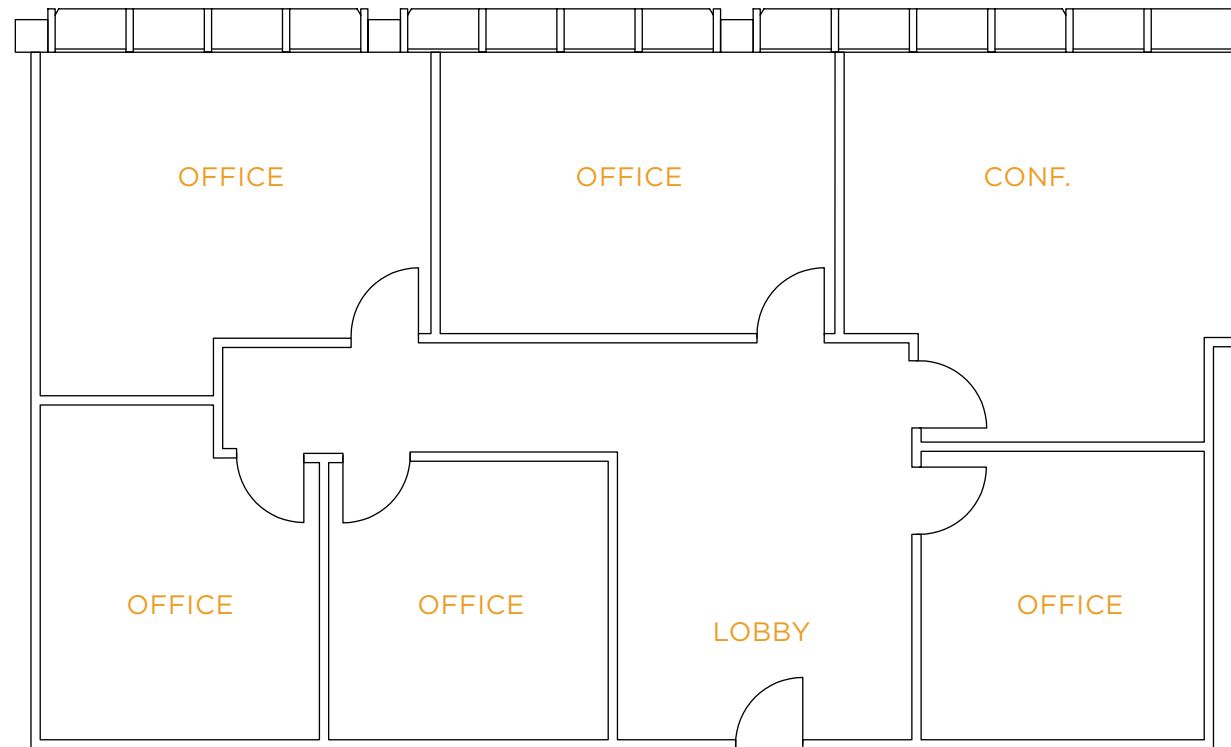
- 2 Private Offices
- 1 Conference Room
- Server/IT Room
- Open Office Area



FLOOR PLAN

SUITE 690: ±1,538 SF

- Lobby
- 5 Private Offices
- 1 Conference Room
- Furniture Available



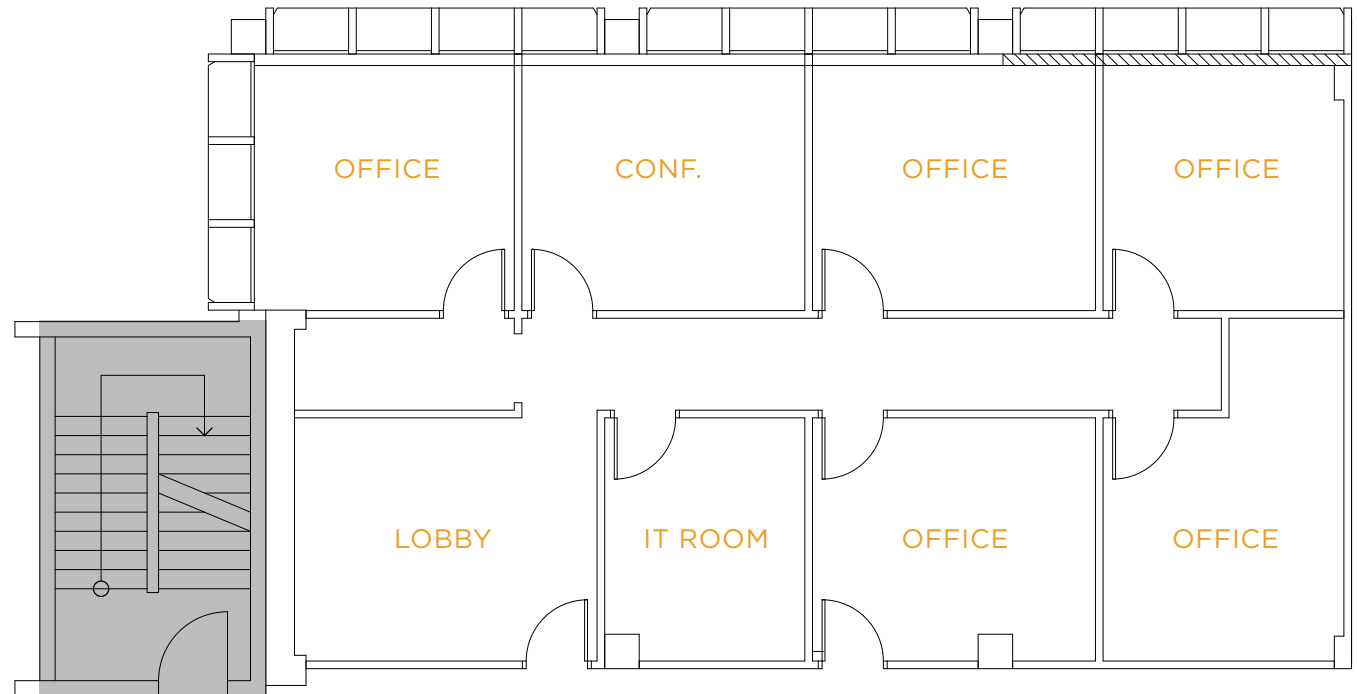
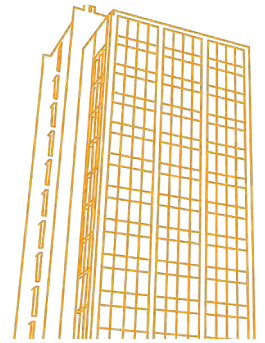
	GLASS SIDELIGHT
	VCT
	COMMON AREA

	VIRTUAL TOUR (CLICK TO VIEW)
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FLOOR PLAN

SUITE 700: ±1,550 SF

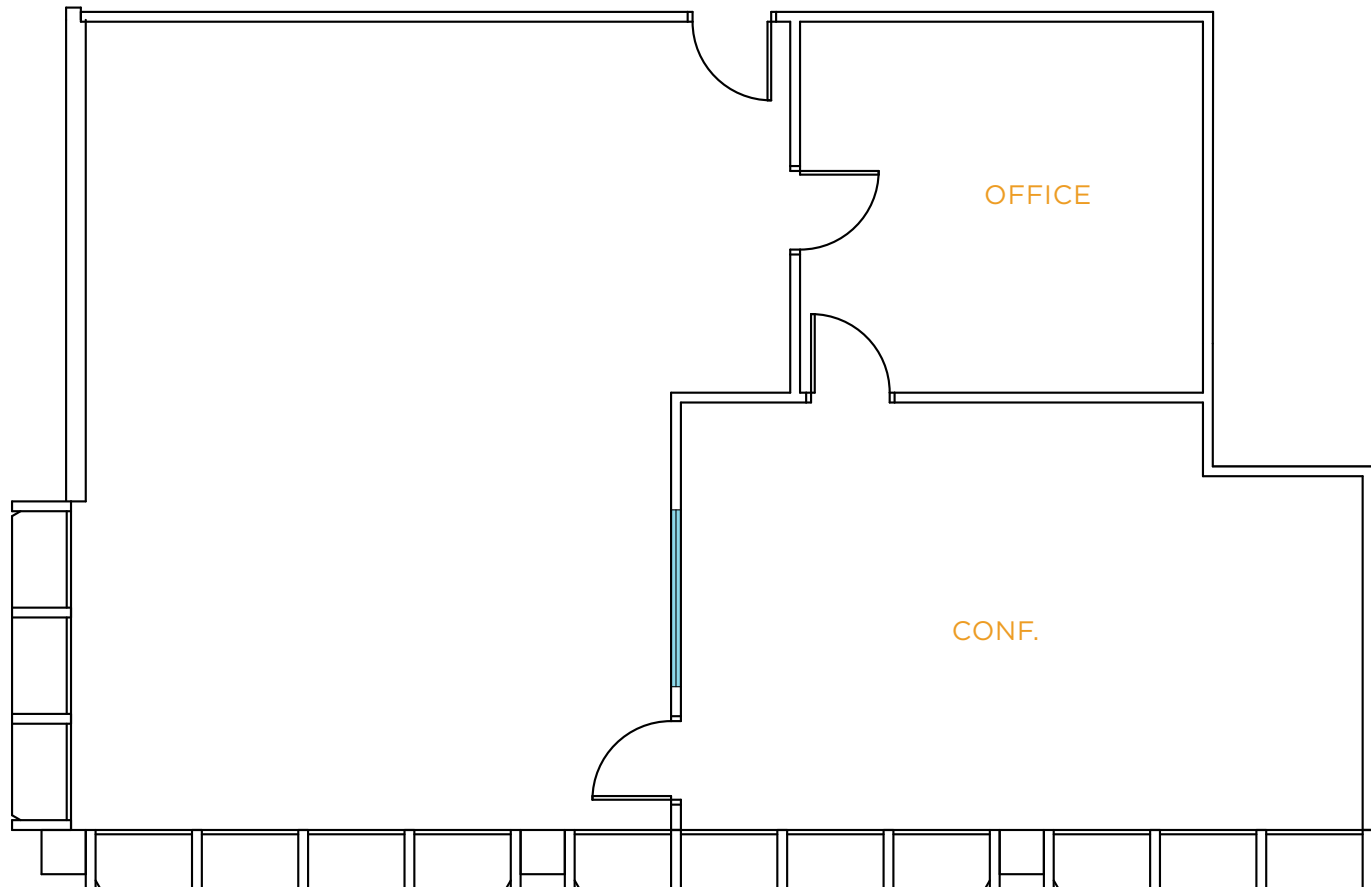
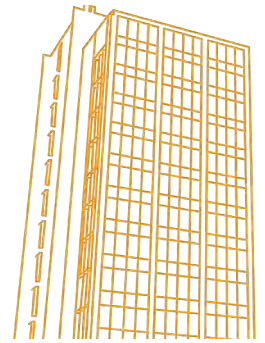
- Lobby
- 5 Private Offices
- 1 Conference Room
- IT/Server Room



FLOOR PLAN

SUITE 715: ±1,376 SF

- 1 Private Office
- 1 Conference Room
- Open Office Area
- Furniture Available

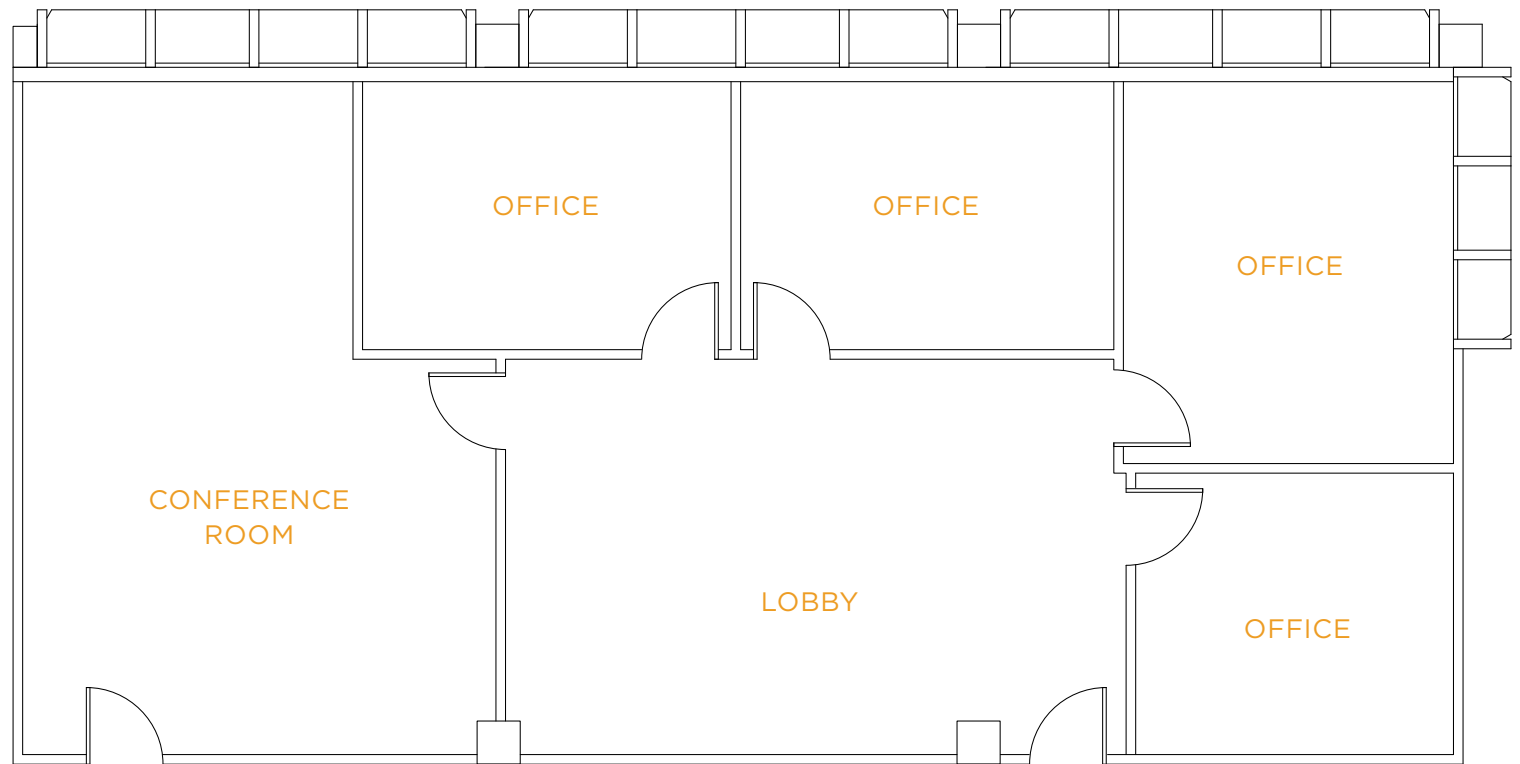
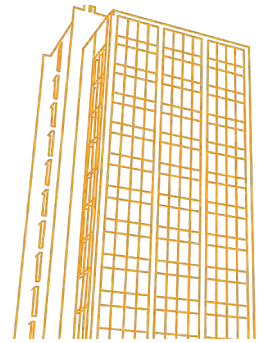


	GLASS SIDELIGHT
	VCT
	COMMON AREA

FLOOR PLAN

SUITE 790: ±1,217 SF

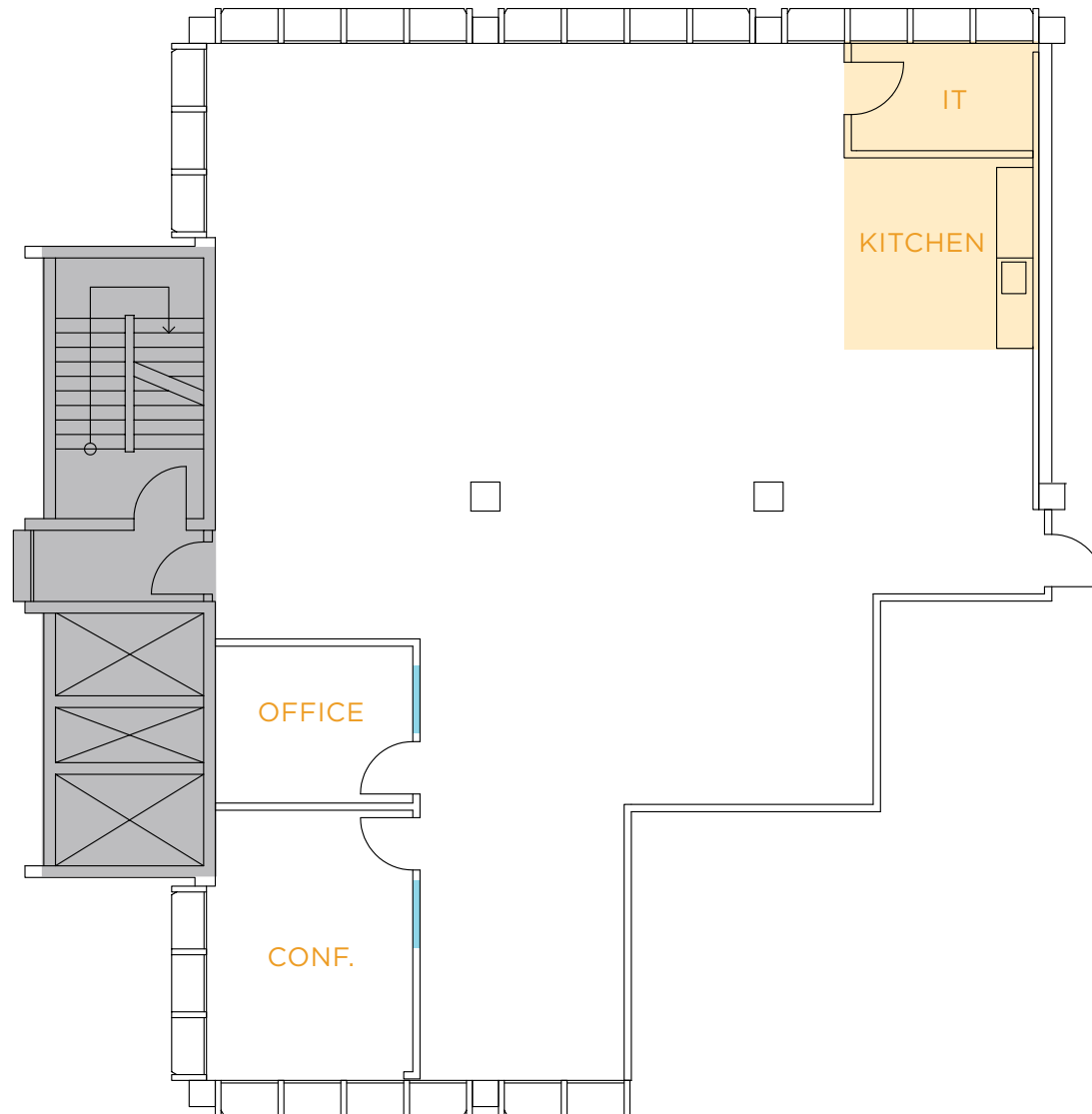
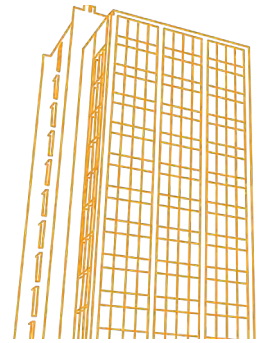
- Lobby
- 4 Private Offices
- 1 Conference Room



FLOOR PLAN

SUITE 850: ±2,694 SF

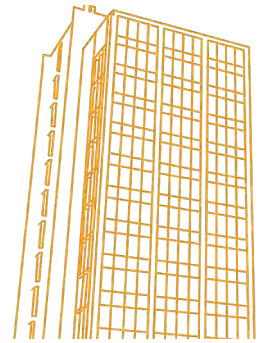
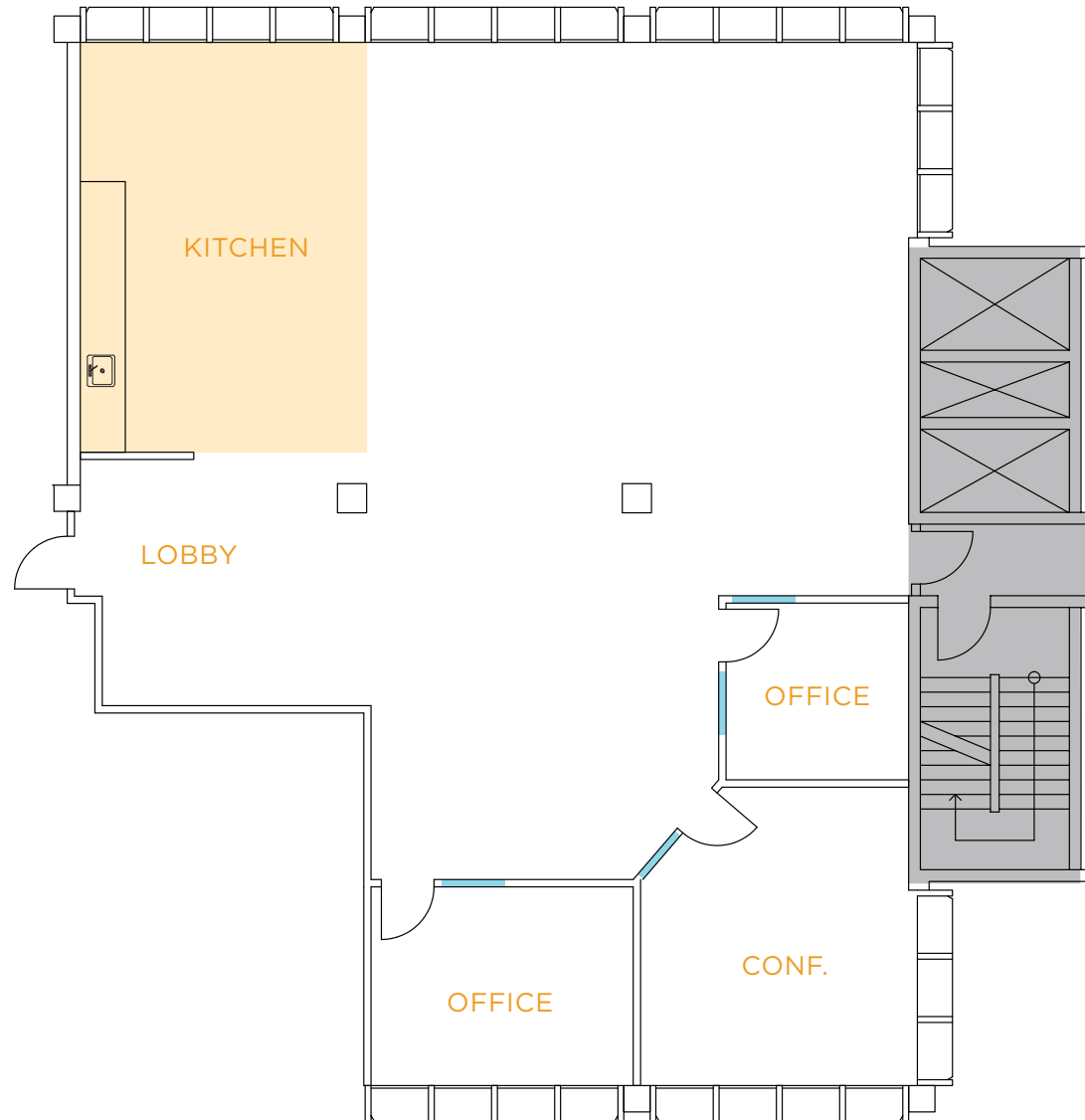
- 1 Private Office
- 1 Conference Room
- Kitchen
- Open Office Area



FLOOR PLAN

SUITE 880: ±2,822 SF

- Lobby
- 2 Private Offices
- 1 Conference Room
- Open Office Area
- Large Open Kitchen

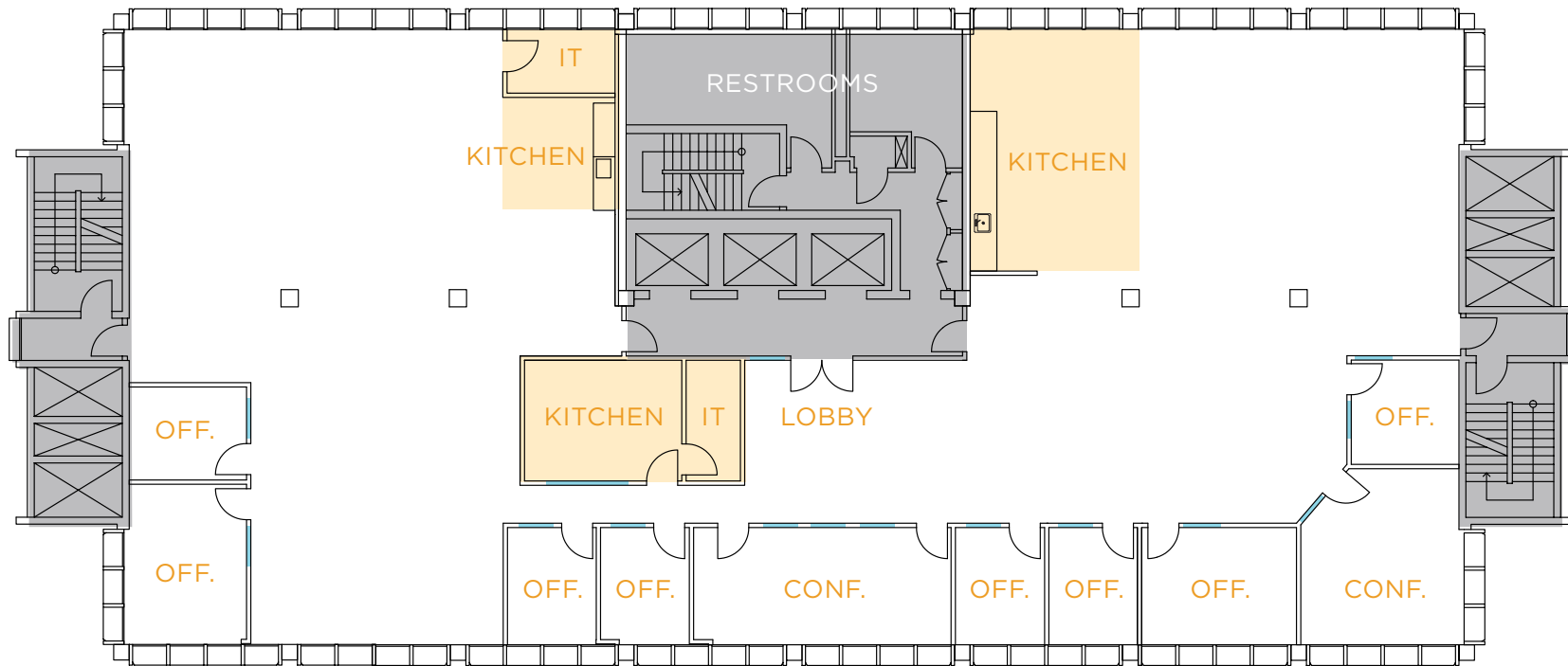


HYPOTHETICAL FLOOR PLAN



8TH FLOOR: ±7,595 SF

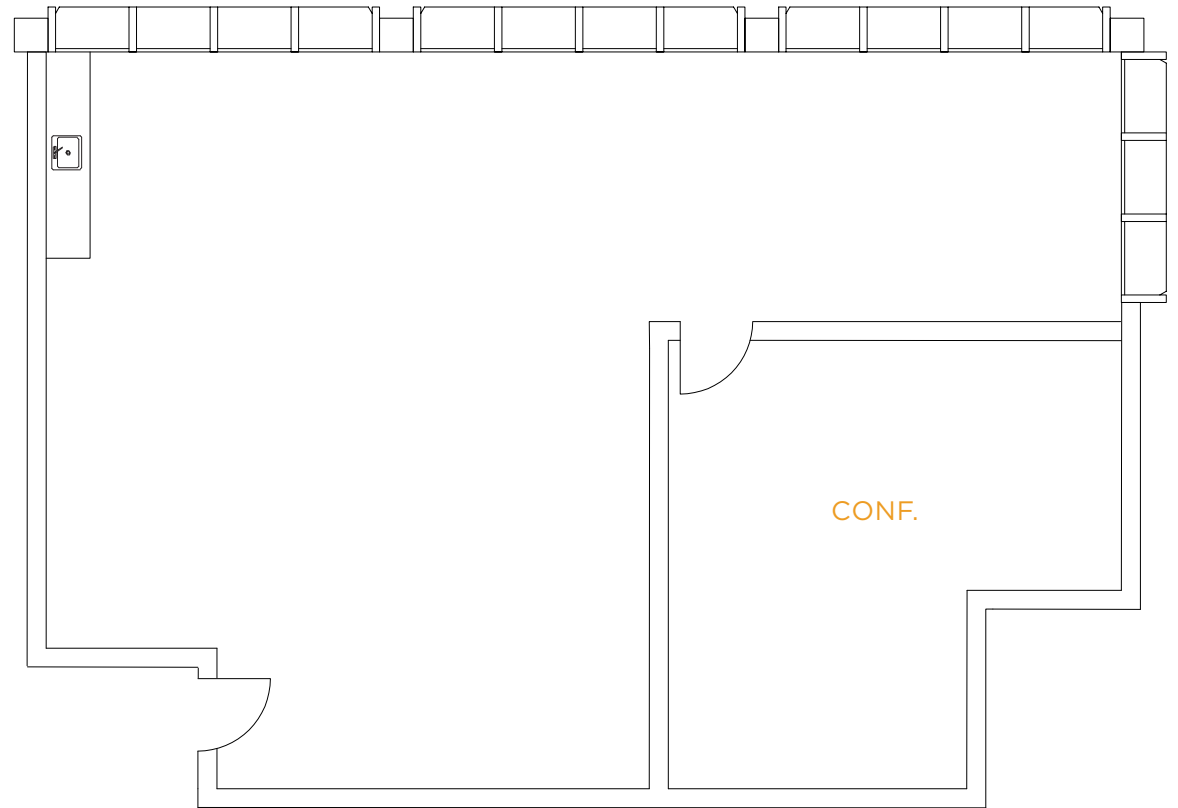
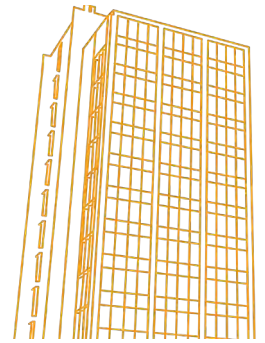
- Full Floor Opportunity
- TI's Available
- 8 Private Offices
- 3 Conference Rooms
- 3 Kitchens/Break Areas
- 2 Open Office Areas
- Excellent San Jose Skyline Views
- 60-90 Days Notice






FLOOR PLAN

SUITE 1250: ±1,682 SF

- 1 Conference Room
- Open Office Area
- Kitchen
- Downtown San Jose Skyline Views



	GLASS SIDELIGHT
	VCT
	COMMON AREA

	VIRTUAL TOUR (CLICK TO VIEW)
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PARKING & ACCESS

±3.21

ACRES

300+

DEDICATED
PARKING STALLS

3.0/1000

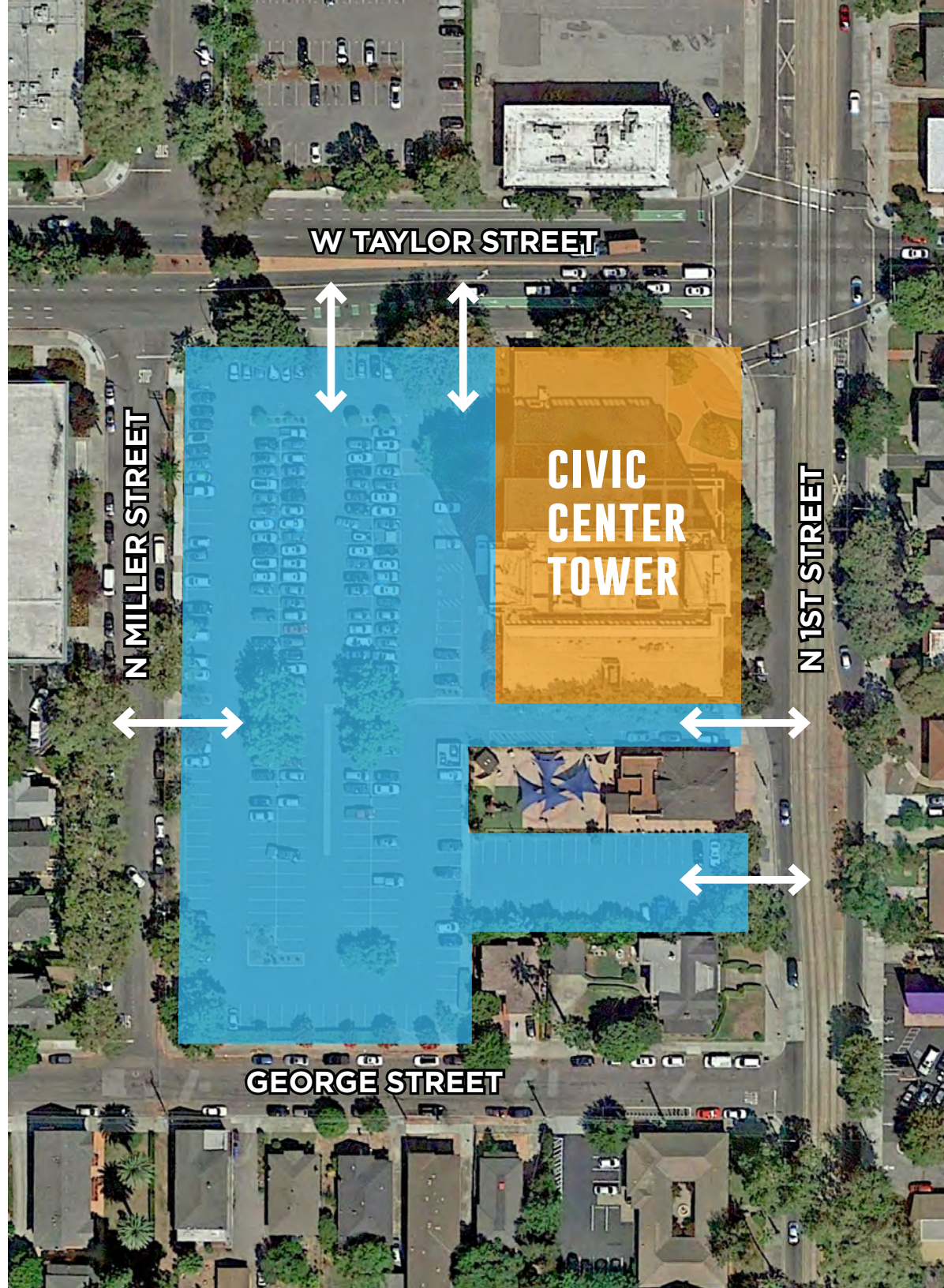
PARKING RATIO

EXCELLENT

SITE ACCESSIBILITY

SECURED PARKING

NOW INSTALLED



TRANSPORTATION OVERVIEW MAP



CALTRAIN ACCESS

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



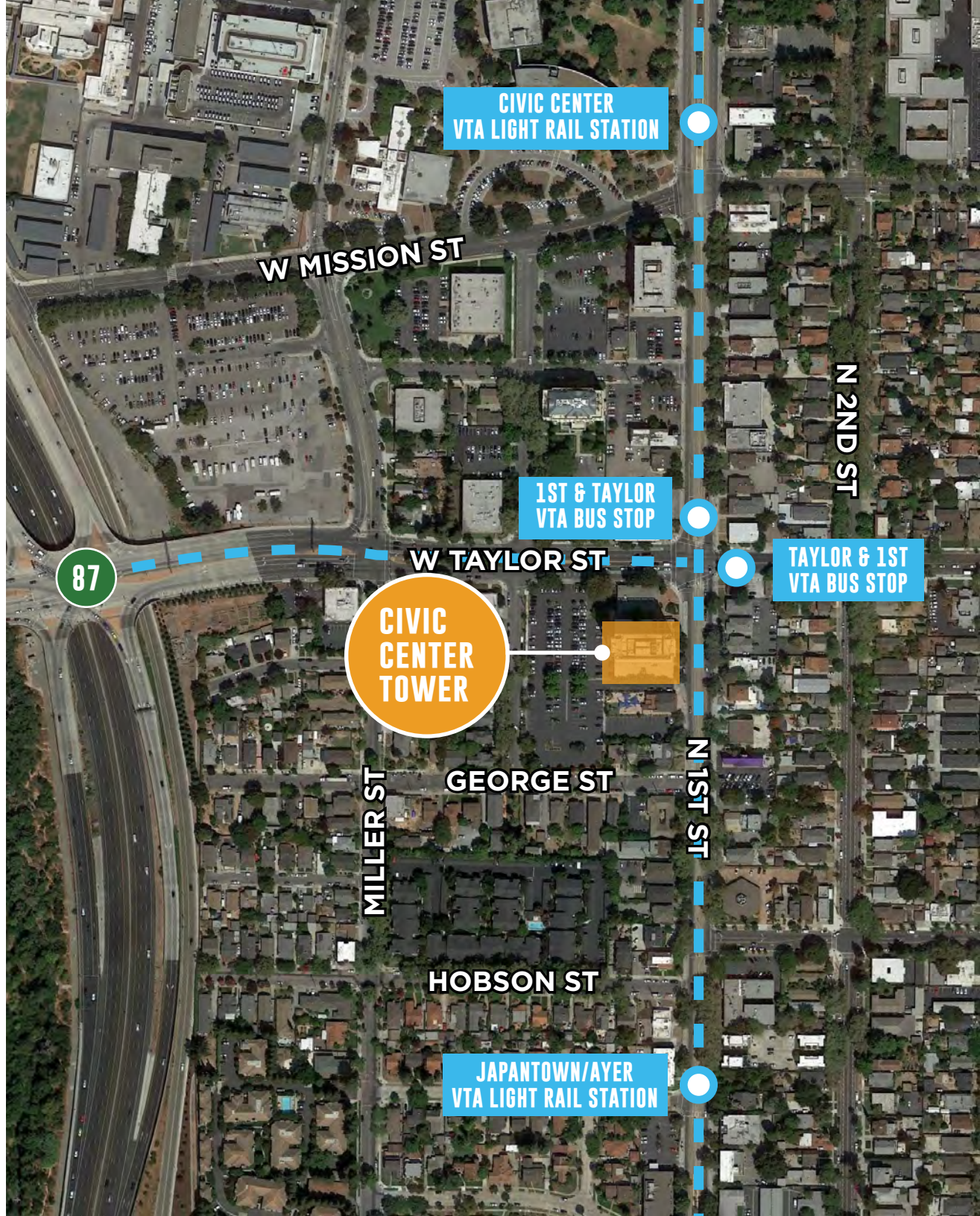
LIGHT RAIL ACCESS

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)

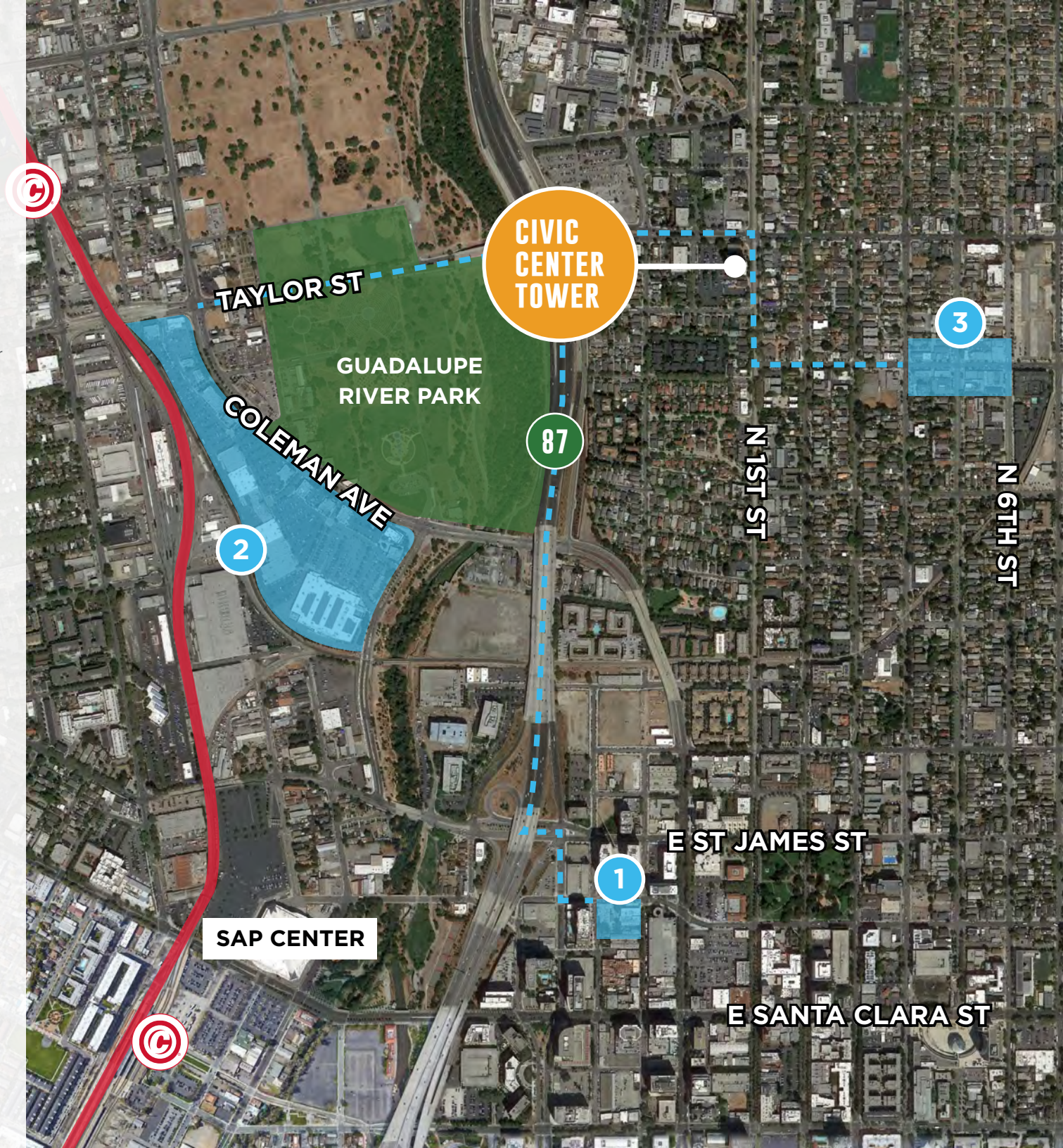
AW Salad	Chocato
Pizza Bocca Lupo	Konjoe Burger
Robee's Falafel	Urban Momo
Bread Brothers	Anchors
On a Roll Vietnamese	San Pedro Market Bar
Lotteria Taco Bar	Voyager Craft Coffee
Blush Raw Kitchen	Market Beer Co.
Treatbot	Three Sisters Bar
Pasta Fresca	
Phonomnal Noodle House	

2 SAN JOSE MARKET CENTER (5 MINUTE DRIVE)

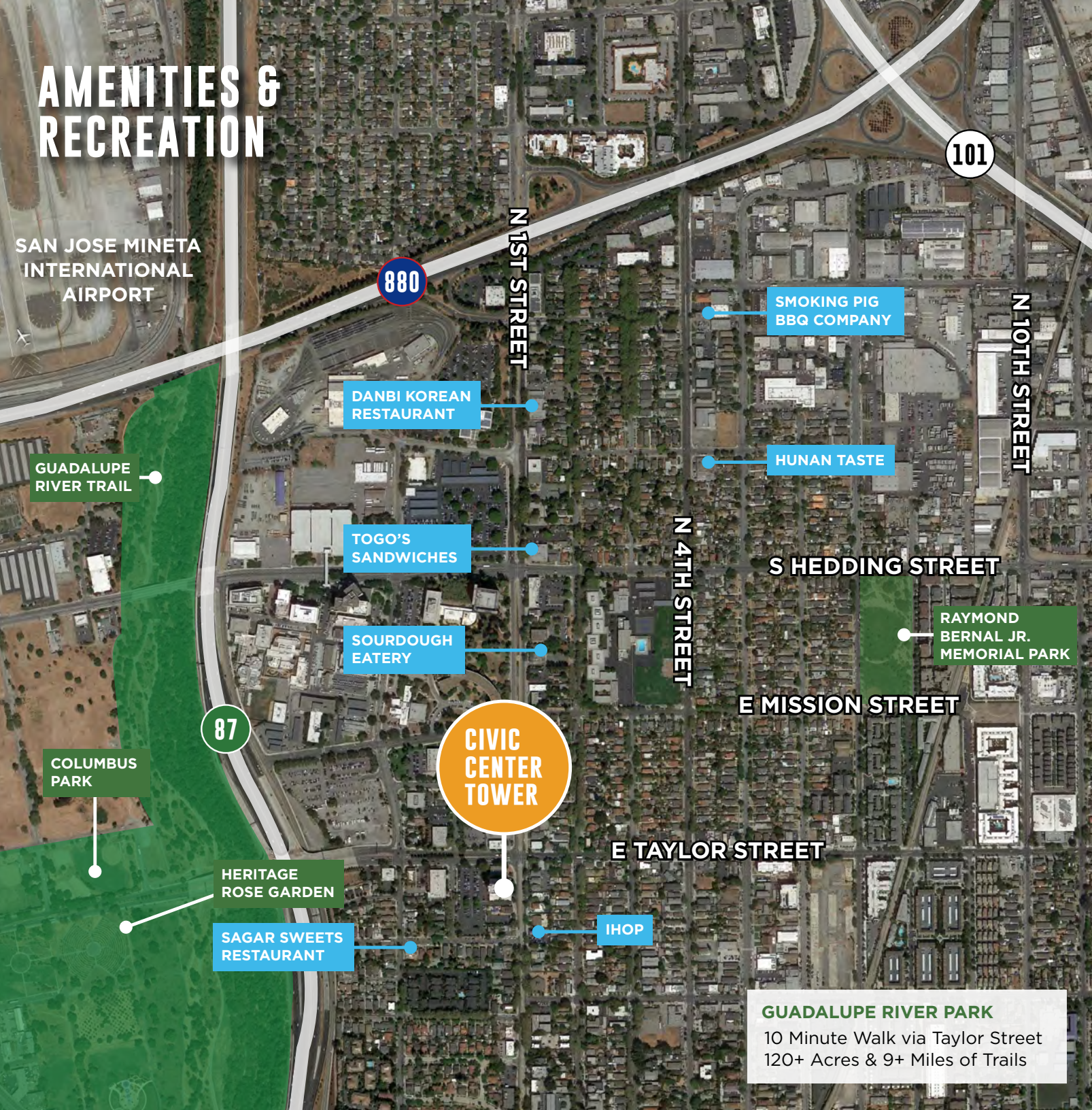
Starbucks	Chase Bank
Jamba Juice	Panda Express
El Pollo Loco	Happy Lemon
Carl's Jr.	Chili's Grill & Bar
Trader Joe's	Mattress Firm
Blue Mango Thai	BJ's Restaurant
Sweet Tomatoes	Panera Bread
Office Depot	Target
PetSmart	Marshall's
The Pasta Market	Cost Plus World Market
GameStop	Market
Smashburger	Michael's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

3 JAPANTOWN (5 MINUTE DRIVE)

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



AMENITIES & RECREATION



SAN JOSE MINETA INTERNATIONAL AIRPORT

GUADALUPE RIVER TRAIL

COLUMBUS PARK

HERITAGE ROSE GARDEN

SAGAR SWEETS RESTAURANT

DANBI KOREAN RESTAURANT

TOGO'S SANDWICHES

SOURDOUGH EATERY

CIVIC CENTER TOWER

IHOP

SMOKING PIG BBQ COMPANY

HUNAN TASTE

S HEDDING STREET

E MISSION STREET

E TAYLOR STREET

101

880

87

N 1ST STREET

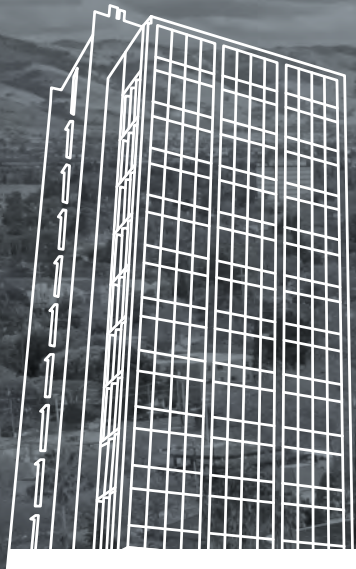
N 4TH STREET

N 10TH STREET

RAYMOND BERNAL JR. MEMORIAL PARK

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





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VIEW SITE SPECIFIC COVID-19 PREVENTION PLAN

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