



BONUS COMMISSION!

For a new lease over 1,000 SF with a minimum 2 year term, **\$2psf** additional bonus fee to procuring broker in addition to a 6% full commission. Offer through 9/31/24 subject to change.

For every qualified new tenant tour of 1,000 sf or larger tenant, the tenant's broker shall receive a **\$50 Amazon Gift Card** (must register and identify the tenant).

CIVIC CENTER TOWER
675 N FIRST STREET SAN JOSE, CA. 95112.

Starting Rent from **\$24/psf/per year** full service gross basis (paint and carpet).

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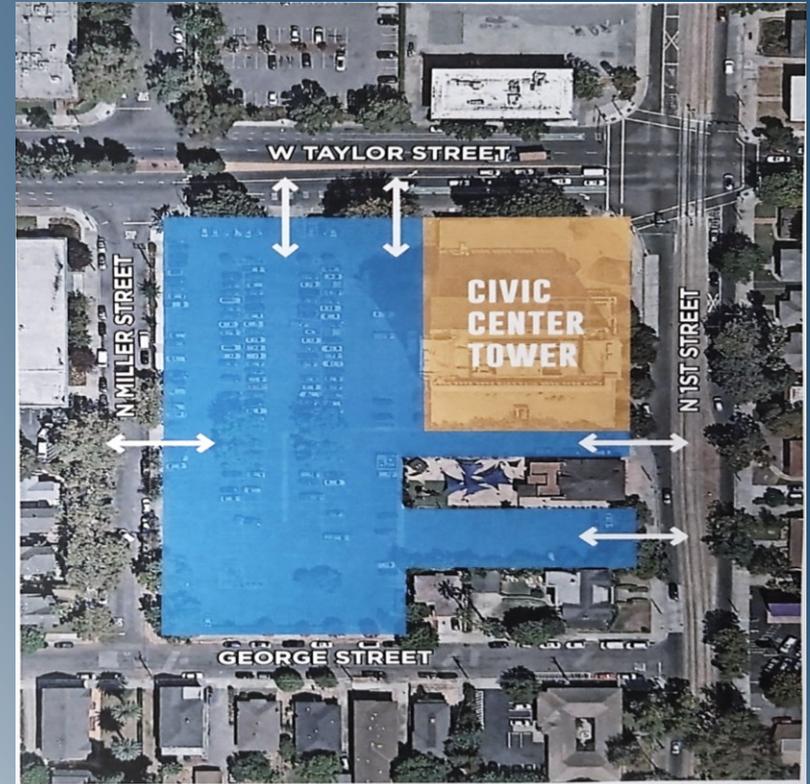


Building Amenities

Procuring Brokers are Welcomed
We Pay Market Commission Fast!

\$2/psf, FSG (As-is with paint and carpet)

- ± 3.21 Acres, 300+ Gated Free Parking Stalls with 5 Access Points
- Parking Ratio 3.0/1000 s.f. leased
- 5 Days a Week Live Security Guard on site
- Light Rail In Front
- Open Air Plaza
- Easy Access to Freeway on/off Ramp
- State Building and VTA Nearby
- Onsite Management with Fast Response
- Register and Send Your Tenant Clients, We Will Tour and Protect the Procuring Brokers.
- \$1.6M destination elevator modernization recently completed



Availability

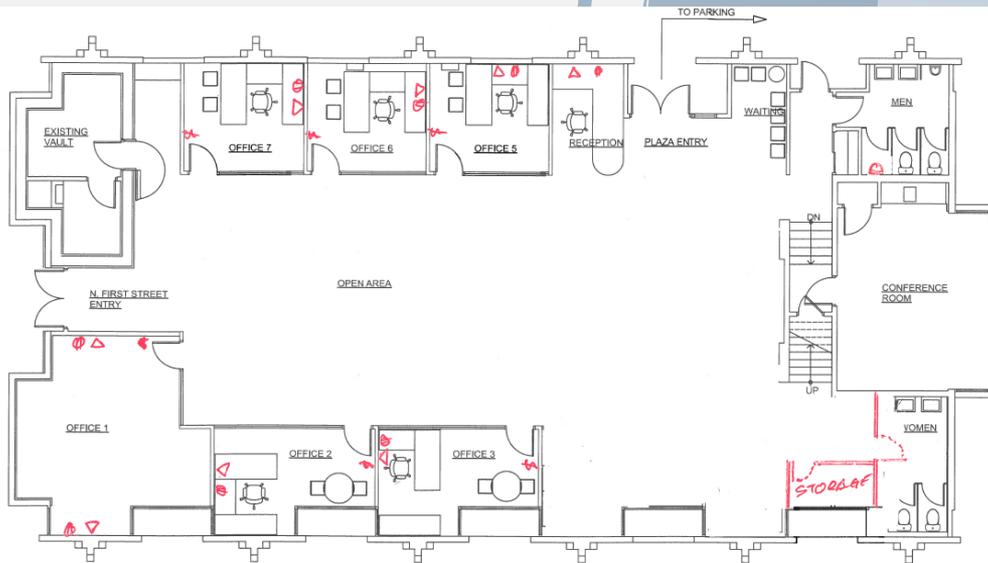
<u>Suite</u>	<u>Size</u>	<u>Details</u>
695 N 1 st	+4300 RSF	Available Now
100	+4000 RSF	Available Now
105	+3738 RSF	Available Now
200	+3215 RSF	Available Now
500	+ 2982 RSF	Available Now
550	+ 4613 RSF	Available Now
620	+ 1018 RSF	Available Soon!
700	+1550 RSF	<u>Executives Suites</u>
715B	+450 RS	Available Now
800	+ 2079 RSF	Available Now
850	+2694 RSF	Available Now
880	+2822 RSF	Available Now
8 th Floor	+7595 RSF	Available Now
1050	+2674 RSF	Available Now
1200	+4253 RSF	Available Now
1250	+1682 RSF	Available Now



Floor Plan

695 Retail/Stand alone Building | ± 4300 rsf

- Lobby
- 6 Private Offices
- Break room
- Private Entrance

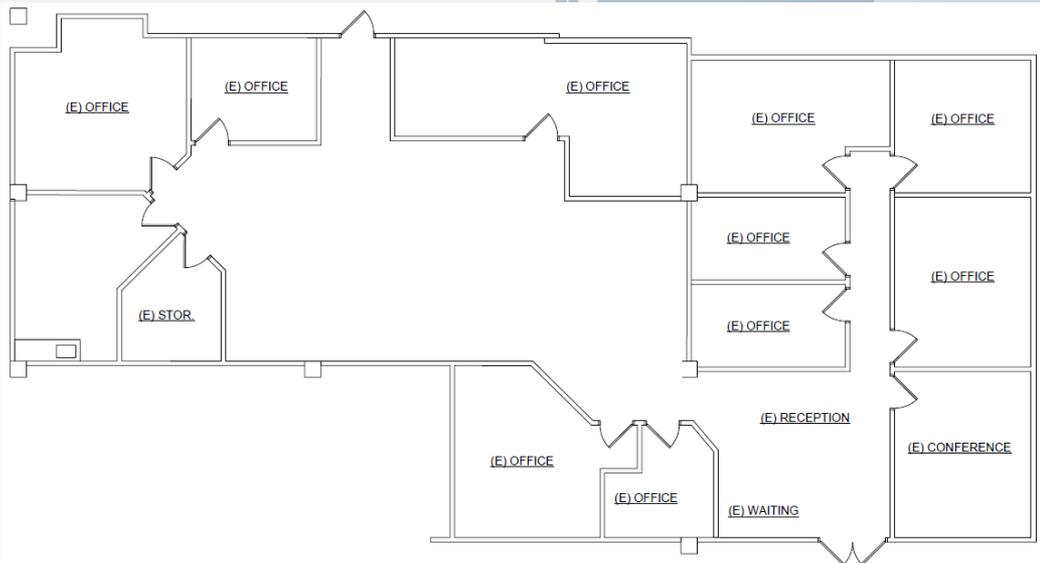


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Floor Plan

Suite 100 | \pm 4000 rsf

- Conference Room
- 10 Private Offices
- Break room



Floor Plan

Suite 105 | ± 3738 rsf

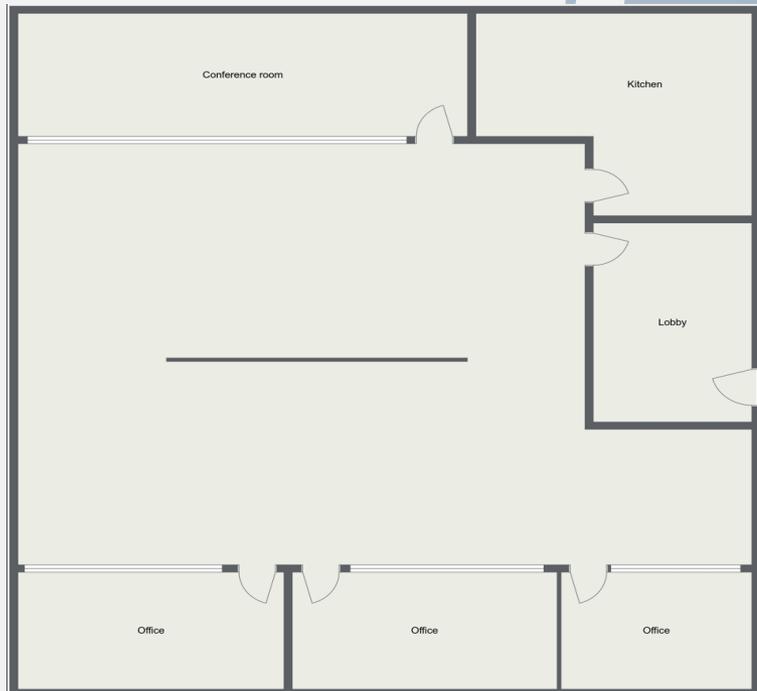
- Large Windows
- 3 Private Offices
- Kitchen



Floor Plan

Suite 200 | \pm 3215 rsf

- Lobby
- 3 Private Offices
- Kitchen
- Conference Room



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Floor Plan

Suite 500 | ± 2982 rsf

- Conference Room
- IT Room
- Two Private Offices



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Floor Plan

Suite 500 | ± 2982 rsf

- Conference Room
- IT/Storage Room
- 8 Private Offices
- Large reception

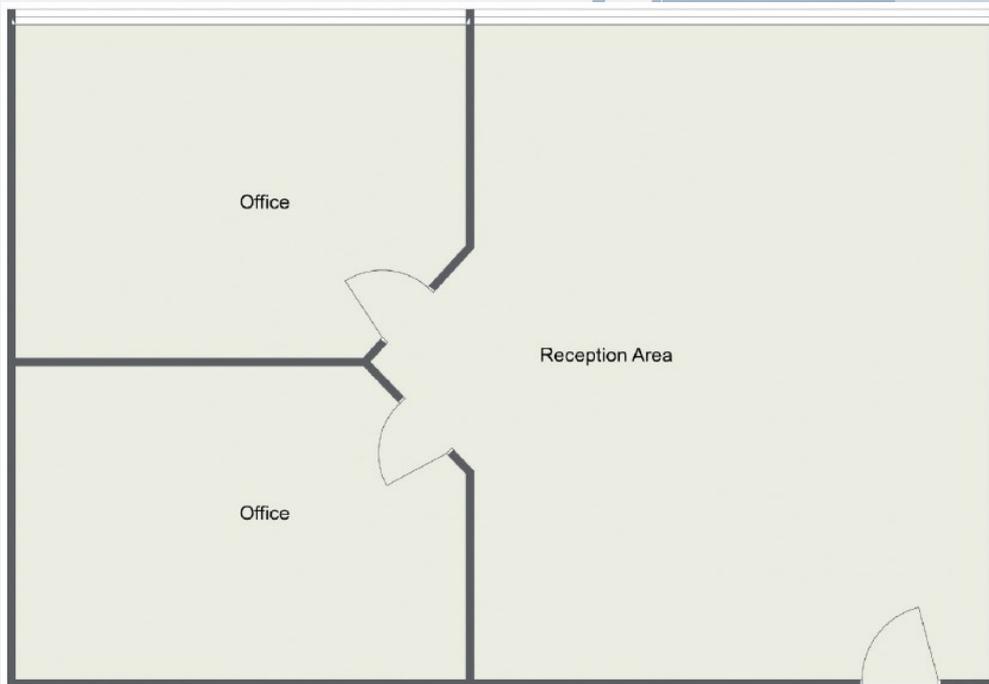


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Floor Plan

Suite 620 | +1018 rsf

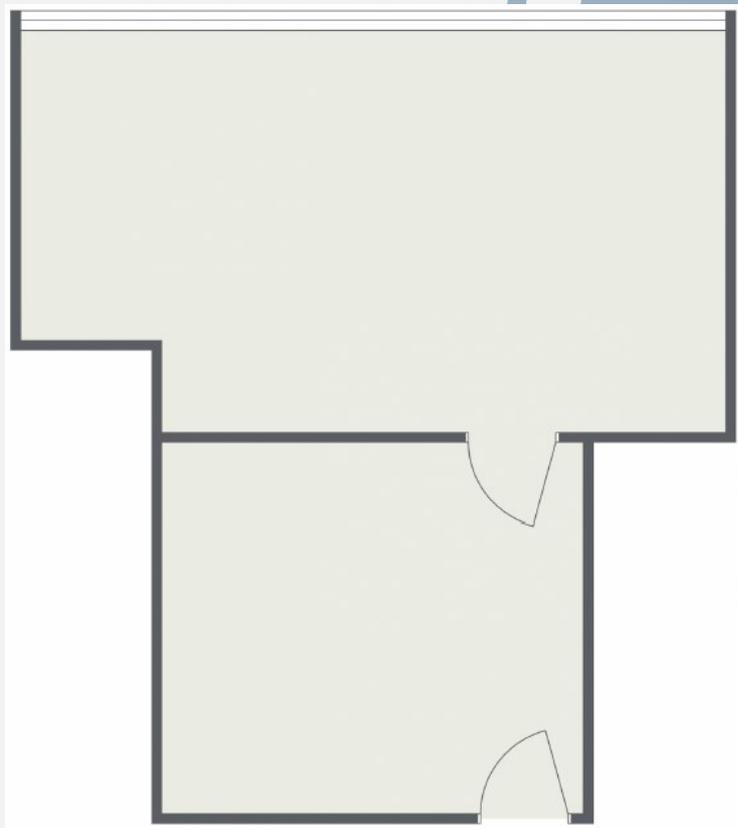
- 2 Private Offices
- Large reception
- Great Views!



Floor Plan

Suite 715B | \pm 450 rsf

- Great Views!
- Large Offices

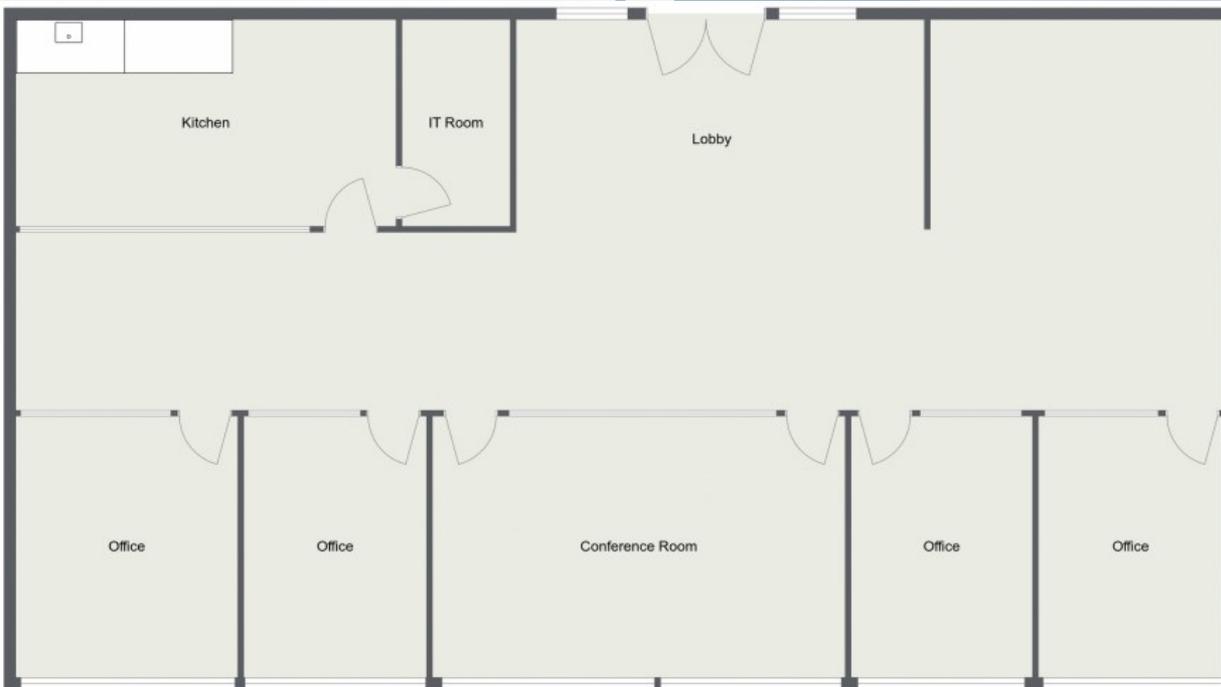


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Floor Plan

Suite 800 | \pm 2079 rsf

- Large Breakroom
- 4 Private Offices
- Large Conference space
- Large Lobby
- IT room



Floor Plan

Suite 850 | \pm 2694 rsf

- Cabinets with sink
- IT Room
- 2 Private Offices



Floor Plan

Suite 880 | \pm 2822 rsf

- Large Open Kitchen
- 3 Private Offices
- Lobby
- Open Office Area

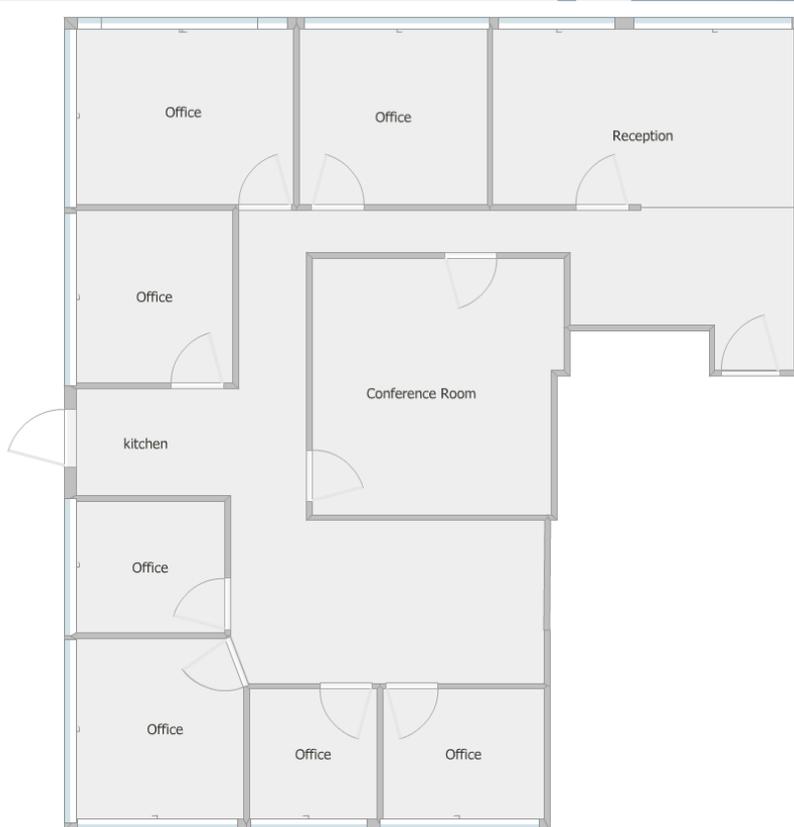
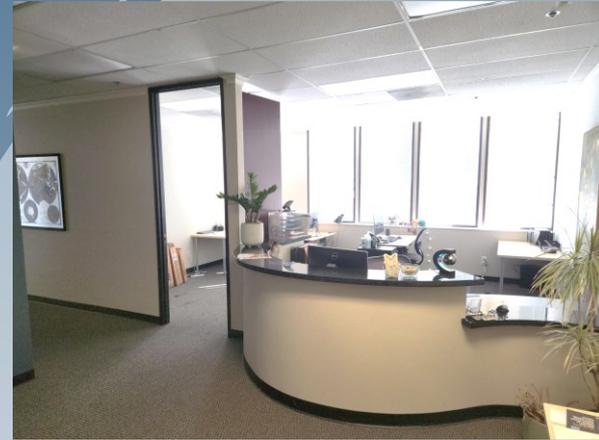


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Floor Plan

Suite 1050 | +2674 rsf

- Kitchenette
- 7 Private Offices
- Lobby
- Large fully furnished conference room

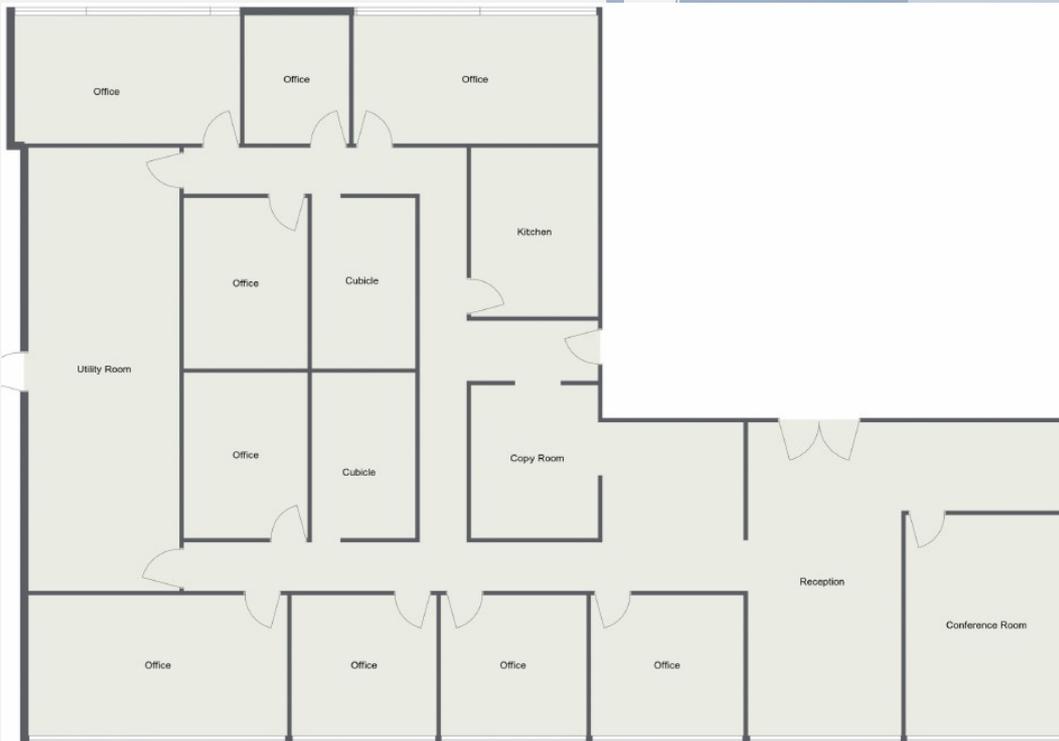


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Floor Plan

Suite 1200 | ± 4253 rsf

- Large Conference Room
- IT/Storage Room
- 9 Private Offices + cubicles
- Kitchen, Copy Room, and Large Reception



Floor Plan

Suite 1250 | ± 1682 rsf

- Large Conference Room
- IT/Storage Room
- Private Office
- Kitchenette With Sink



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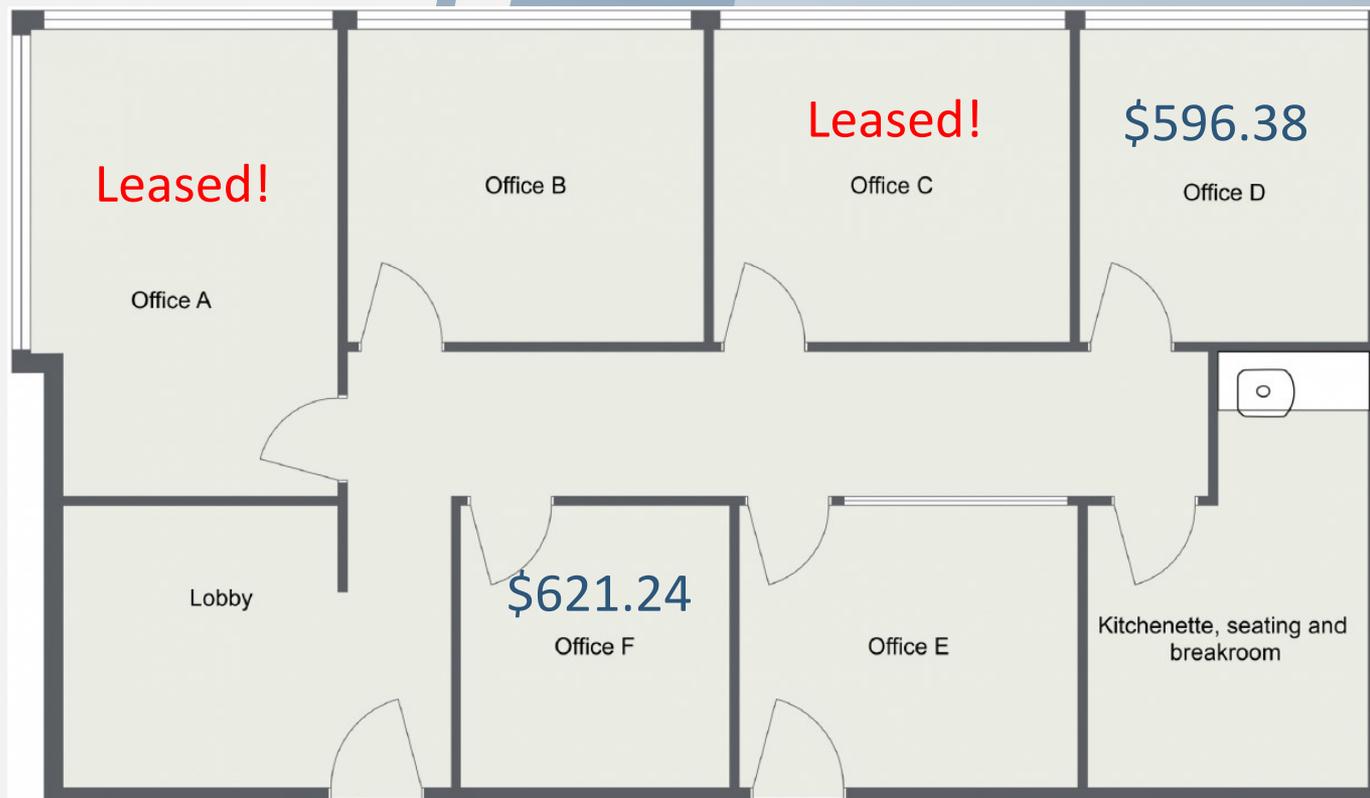
Executive Suites

Floor Plan

Suite 700 | Executive Suites

Executive Suite Amenities

- Break/Lunchroom
- Communal Lobby
- Great Views!



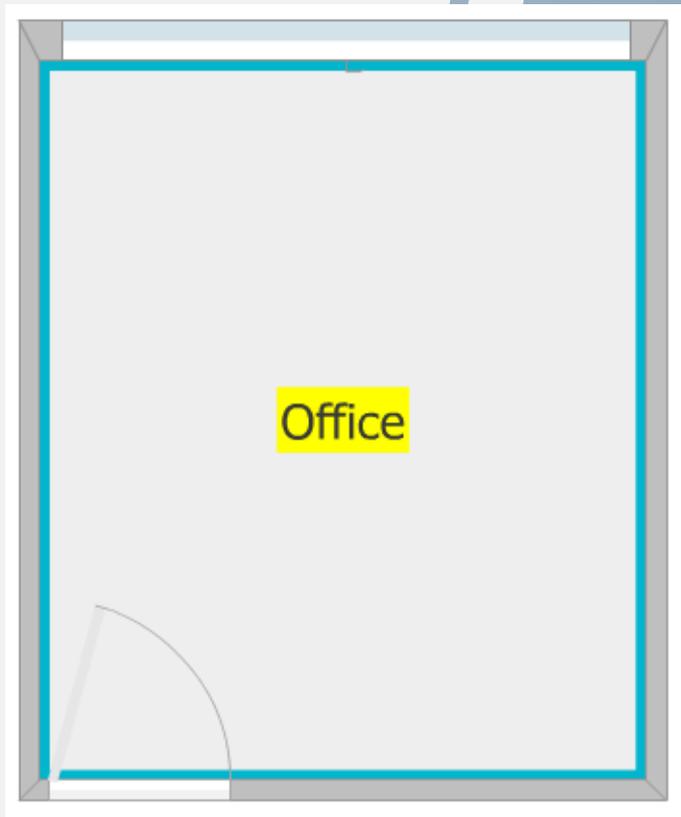
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Floor Plan

Executive Suite

Suite 700 D | ± 225 rsf

- Great Views!

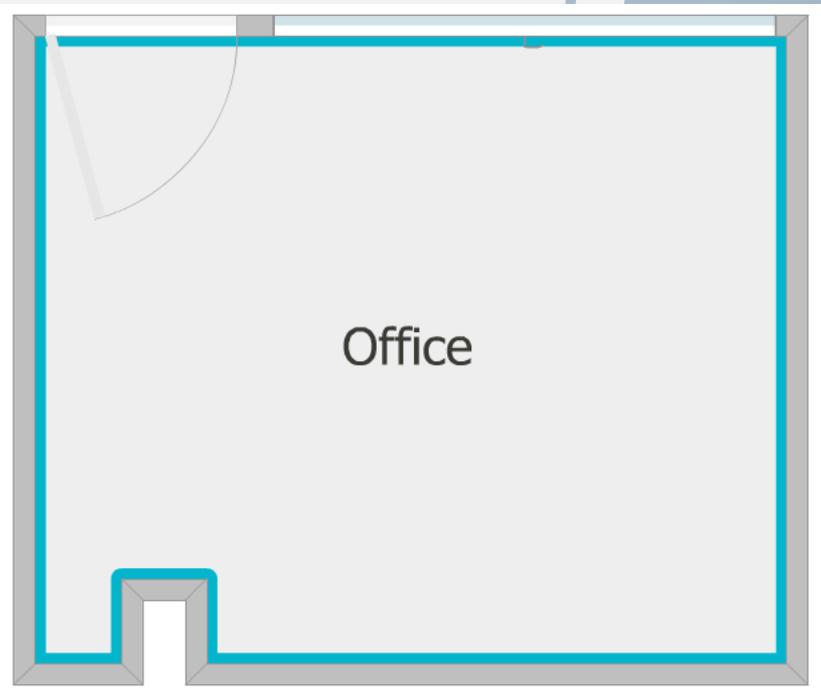


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Floor Plan

Executive Suite

Suite 700 F | ± 234 rsf



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THANK YOU

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