



451 S First Street | San Jose, CA

For Lease | ±4,930 SF in Downtown San Jose

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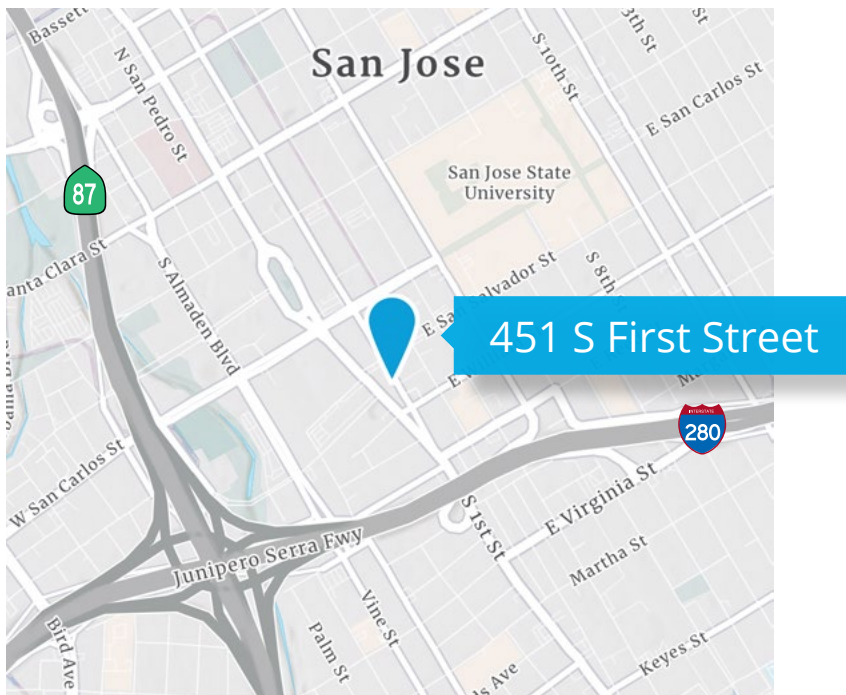
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Property Information

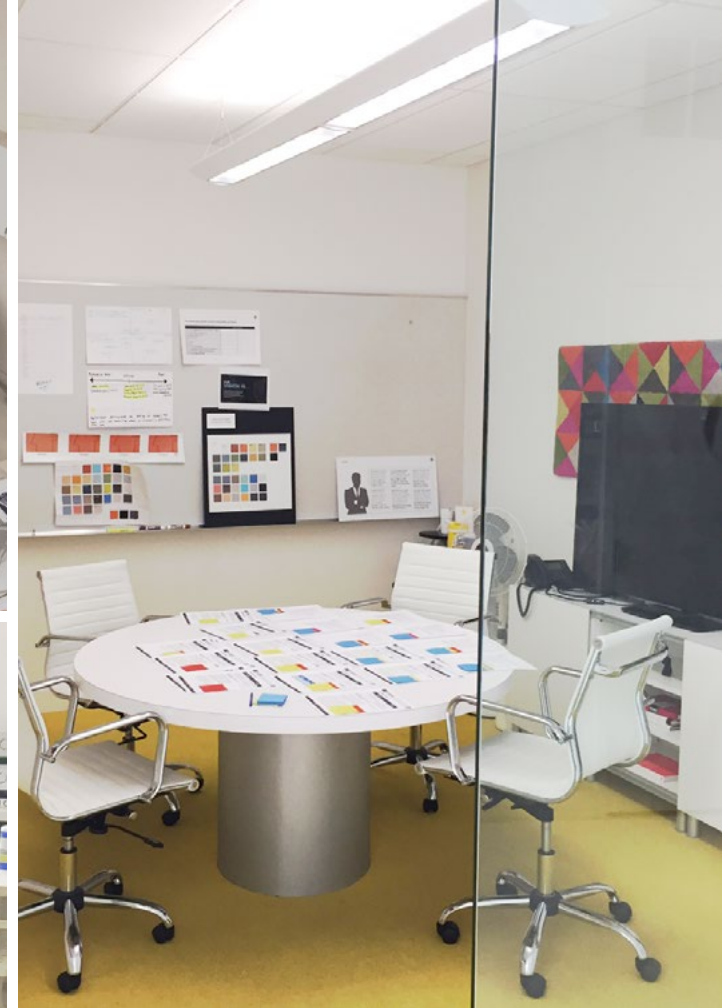
- Across from San Jose Convention Center
- Fronting First Street & Market Street
- Signage Available on Two (2) Facades
- Tall Ceilings
- Floor to Ceiling Glass
- Retail or Office Use Permitted
- Available Immediately



Interior Gallery

Clockwise from top:

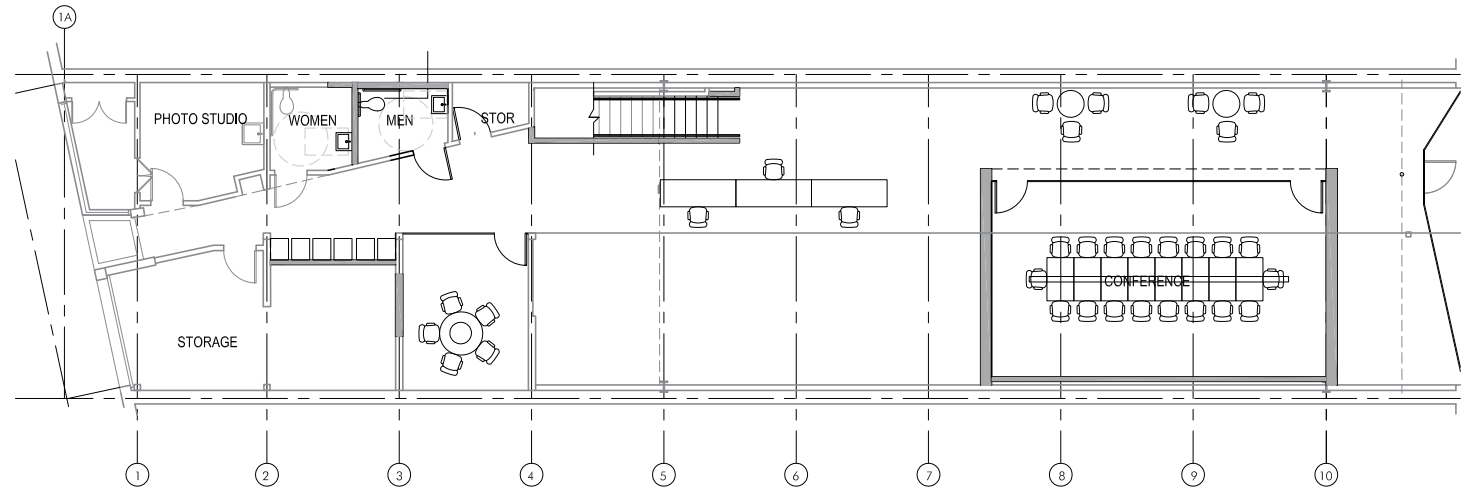
- Open Office Area
- Private Office
- Conference Room & Entryway
- Mezzanine Lounge



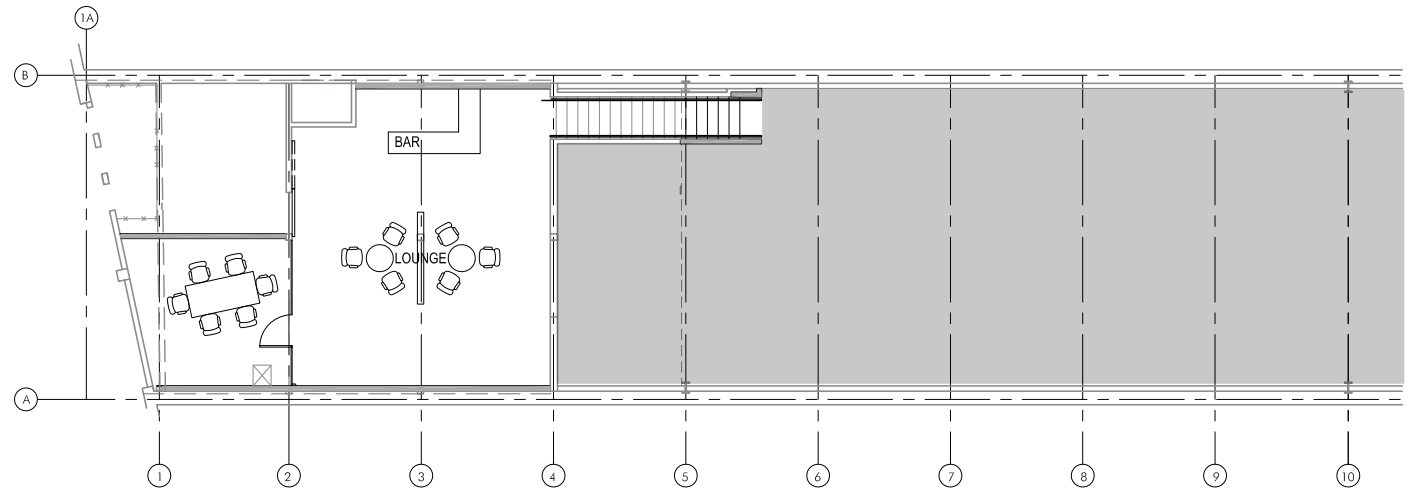
Floor Plan

±4,930 Total SF

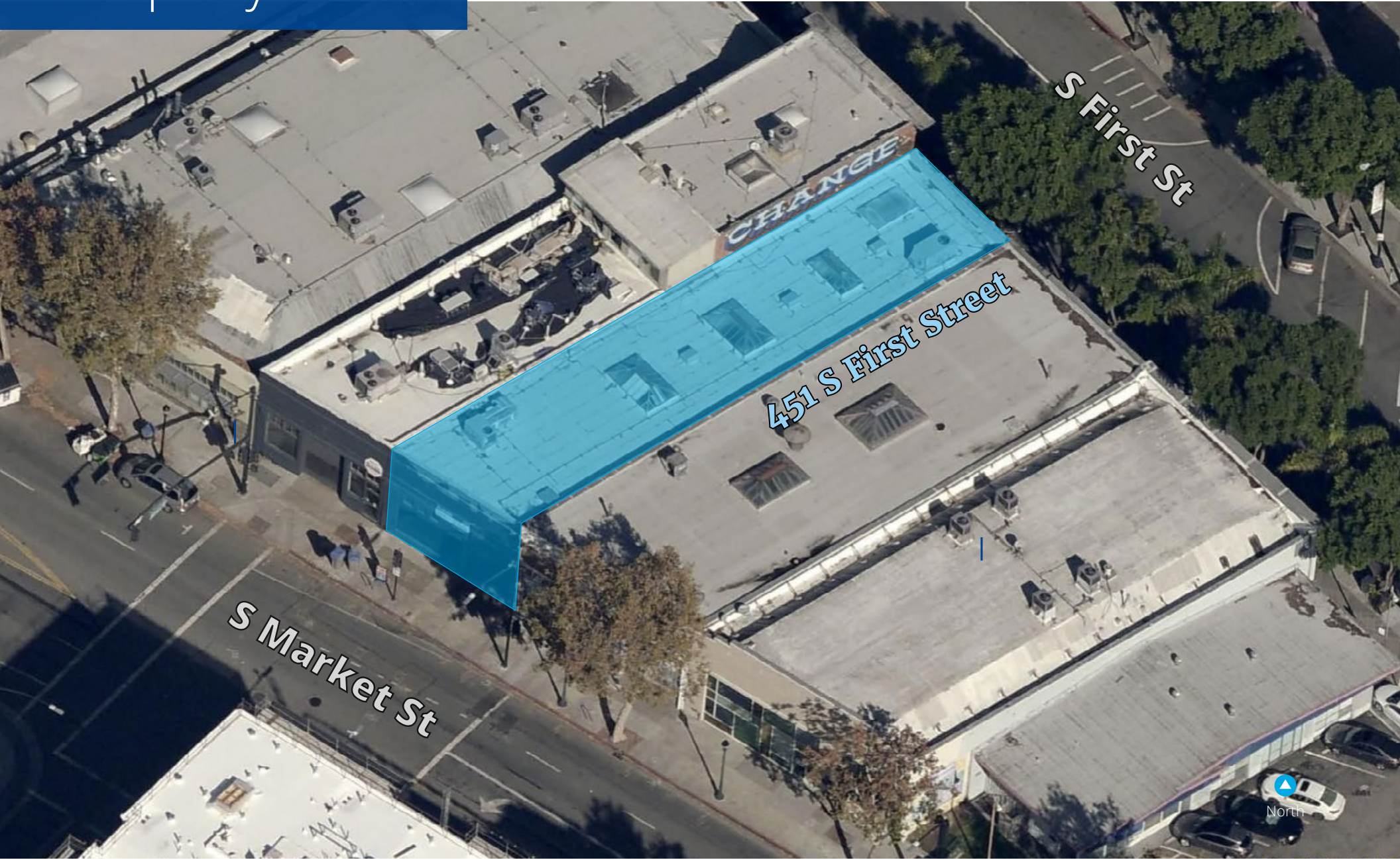
Office Floor Plan



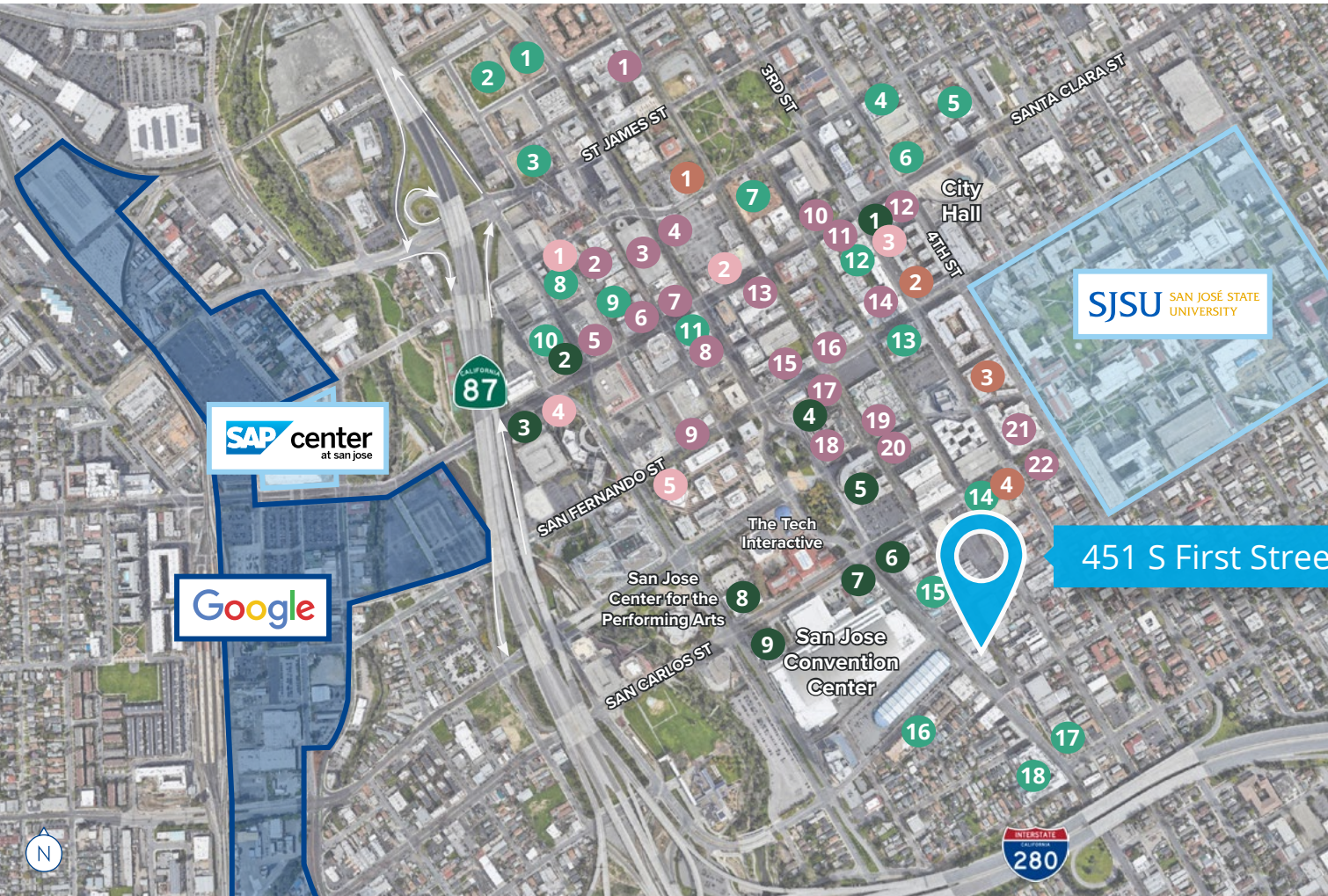
Office Mezzanine Plan



Property Aerial



Map of Downtown San Jose



Food & Dining

- | | | | | |
|-------------------------|-------------------------|----------------------|----------------------------|---------------------|
| 1. Teske's Germania | 3. Da Kine Island Grill | 7. La Victoria | 13. FoxTale | 19. Taco Mania |
| 2. San Pedro Square | Sushi Confidential | Nick the Greek | Pastelaria Adega | 20. Scott's Seafood |
| 71 Saint Peter District | 4. Back-A-Yard | Chipotle | Chacho's | 21. Pizza My Heart |
| Firehouse No. 1 | Caribbean Grill | Earl of Sandwich | Loft Bar & Grill | 22. La Victoria |
| Old Spaghetti Factory | Gotta Eatta Pita | 9. Taurinus | 15. Mezcal | |
| The Old Wagon Saloon | 5. Opa! Authentic Greek | 10. Ike's Sandwiches | Rookie Sports Lodge | |
| Sabor | 6. Britannia Arms | 11. Cash Only | 16. Nemea Greek Taverna | |
| SP2 Communal Bar | The Farmers Union | Muchos! | 17. SV Capital Club | |
| | O' Flaherty's Irish Pub | 12. 4th St Pizza | 18. The Grill on the Alley | |
| | Opa! Authentic Greek | | Morton's Steakhouse | |

Recently Completed Residential Developments

1. SP78
2. 171 West Julian
3. City Heights
4. Donner Lofts
5. 27 North
6. Miro
7. The James
8. Centerra
9. Modera San Pedro
10. Axis
11. One South Market
12. The Globe
13. The 88
14. The Graduate
15. 360 Residences
16. 180 Balbach Street
17. SparQ
18. The Pierce

Hotels

1. Hotel Clariana
2. Hotel De Anza
3. AC Hotel by Marriott
4. Fairmont San Jose
5. Four Points by Sheraton
6. The Westin San Jose
7. San Jose Marriott
8. Hyatt Place San Jose.
9. Hilton San Jose

Mailing Services

1. USPS Office
2. UPS Store
3. USPS Office
4. FedEx Office

Banks

1. Bank of the West
2. Chase
3. Bank of America
4. City National Bank
5. Wells Fargo

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