

Renovated Full Floor Plug & Play Space Available Now!

Starting Rent
from \$26/psf/per
year full service
gross basis.

Suite 300 and 400 Civic Center Tower

675 N First Street San Jose, Ca. 95112.

BONUS COMMISSION!

\$2/psf or \$15,000 extra
bonus commission to
procuring broker in
addition to a full 6% fee
for a minimum 3-year
term. Offer is valid
through 3/31/26

Anton Qiu
Anchor Pacific Capital, Inc.
anton@apcap.us (408) 457-5678
DRE# 0995321



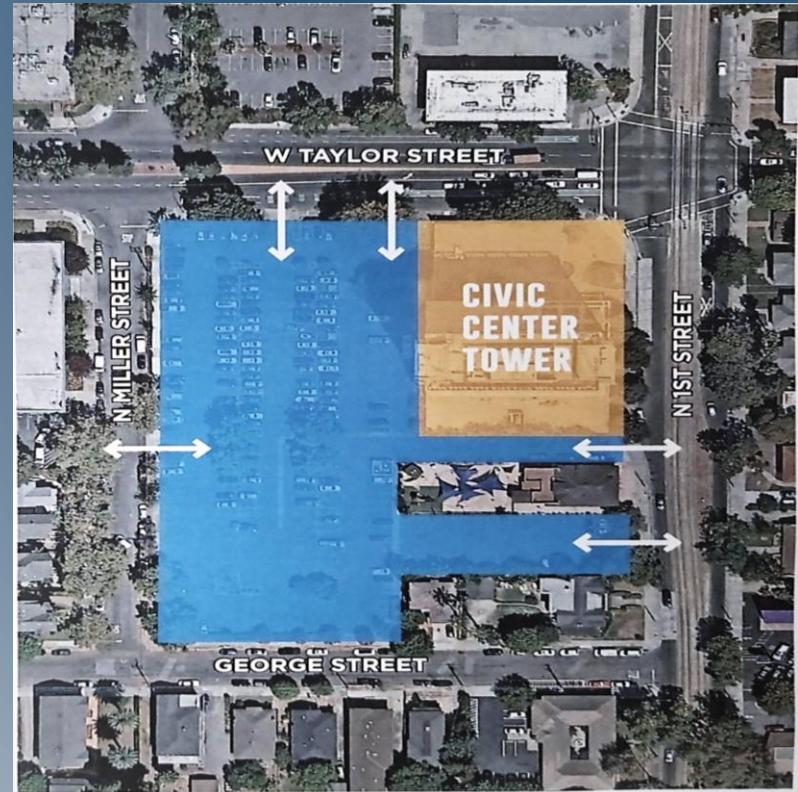
Almost 25,000 SF Leased in the last few months!



Building Amenities

Procuring Brokers are Welcomed
We Pay Market Commission Fast!

- \pm 3.21 Acres, 300+ Gated Free Parking Stalls with 5 Access Points
- Parking Ratio 3.0/1000 leased. Gated parking.
- 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.
- Close to \$2M recent renovation including a complete elevator modernization, new roof, boiler, lobby digital display system, energy conservation upgrades, new building entrance video intercom system and more.



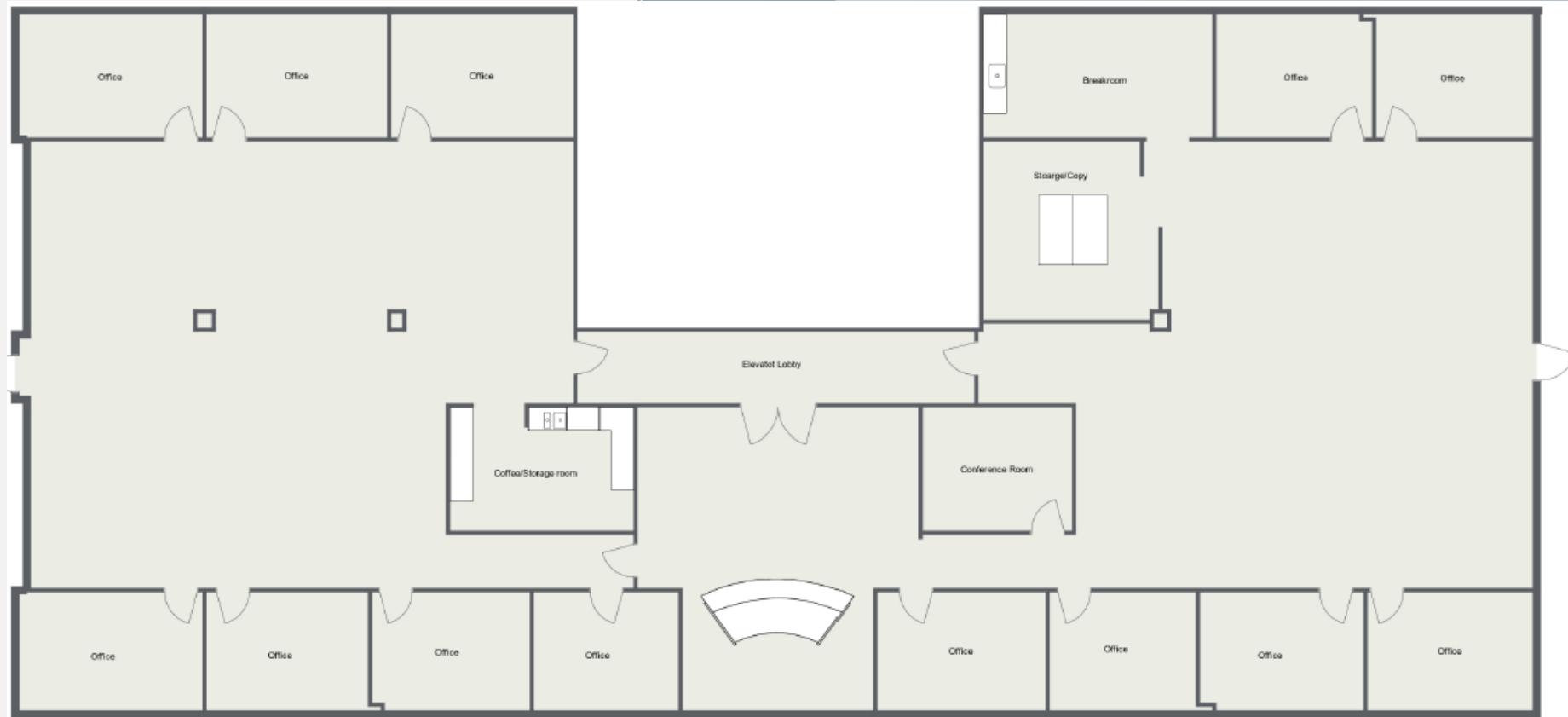
Suite Features

This is the regional office of Chicago Title which was renovated before COVID and hardly occupied during the pandemic. Extremely well-designed layout with a mixture of private offices, multiple conference rooms, kitchen and open space.

- **Full floor layout, 7719 ± rsf**
- **Double door entry and identity**
- **Formal reception area**
- **12 window line private offices with sidelight glasses.**
- **One large Boardroom plus another small conference room**
- **Kitchen**
- **Views from all sides.**
- **Additional open spaces with flexible cubicle or multi purposes areas**
- **Copy, supplies and work room.**

3rd Floor

Floor Plan



安新資本
Anchor Pacific Capital



Suite features

This is the regional office of Chicago Title which was renovated before COVID and hardly occupied during the pandemic. Very nice layout with a mixture of private offices, multiple conference rooms, kitchen and open space.

- **Full floor layout, 7719 ± rsf**
- **Double door entrance**
- **Full floor lobby with identity**
- **Formal reception area**
- **10 window line private offices with sidelight glasses.**
- **One large Boardroom plus another small conference room**
- **IT Room**
- **Kitchen**
- **Views from all sides.**
- **Additional open spaces with flexible cubicle or multi purposes areas**
- **Copy, supplies and work room.**

4th Floor

Floor Plan



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THANK YOU

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