



# CUPERTINO CITY CENTER TOWERS

20400-20450 STEVENS CREEK BLVD  
CUPERTINO

---

IT'S MORE THAN A PLACE TO WORK.  
IT'S SPACE TO GROW.

---

**Major Common Area Renovation  
Project Completed**

Open for Tenants Use and Enjoyment

Space  $\pm$ 948 to  $\pm$ 7,260 RSF

Available Now

**TODD SHAFFER**

408.987.4144

todd.shaffer@nmrk.com

CA RE License #01002706

**ANDREA BARTLINSKI**

408.982.8424

andrea.bartlinski@nmrk.com

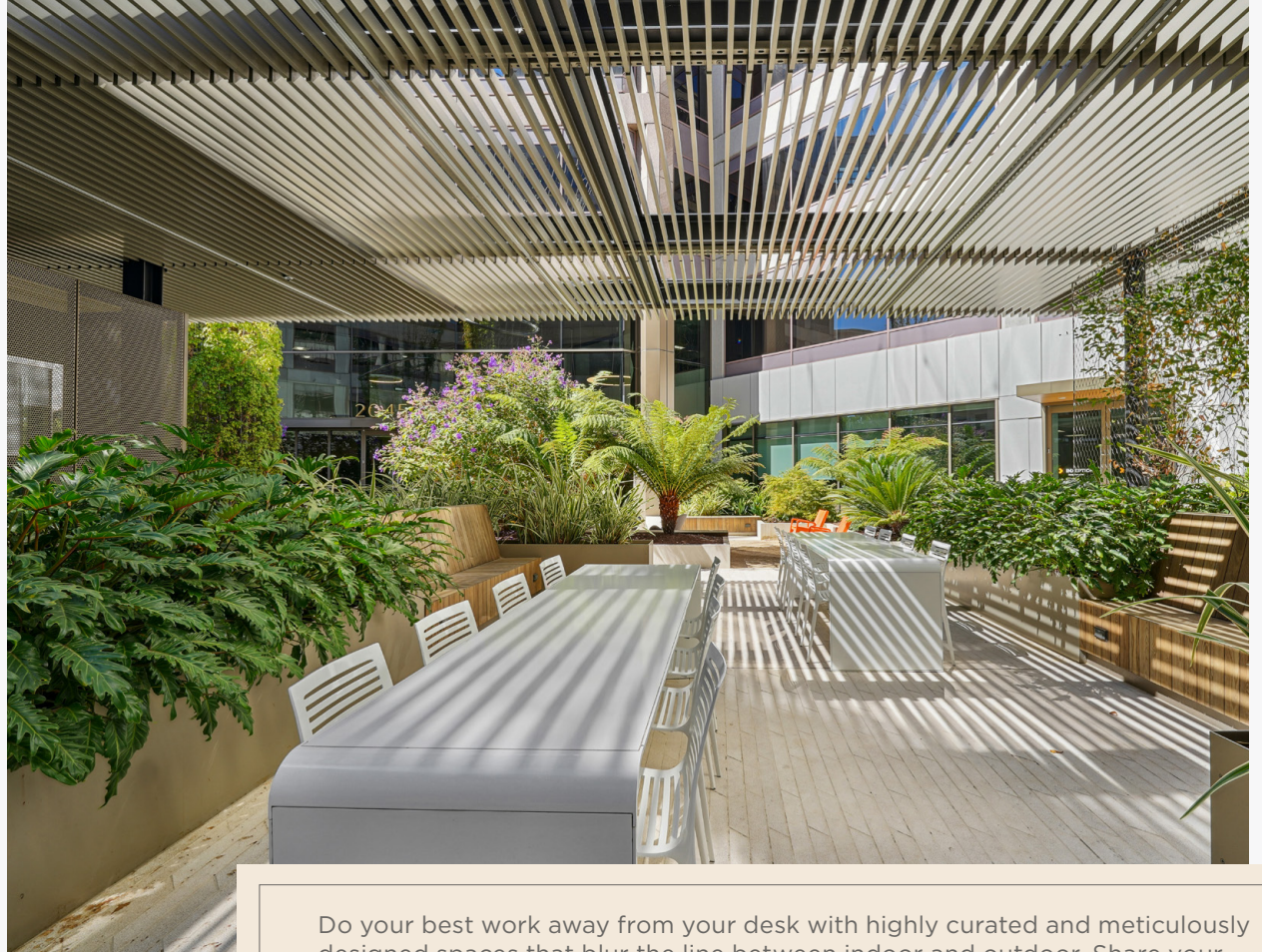
CA RE License #01338254

**NEWMARK**

**PROMETHEUS**







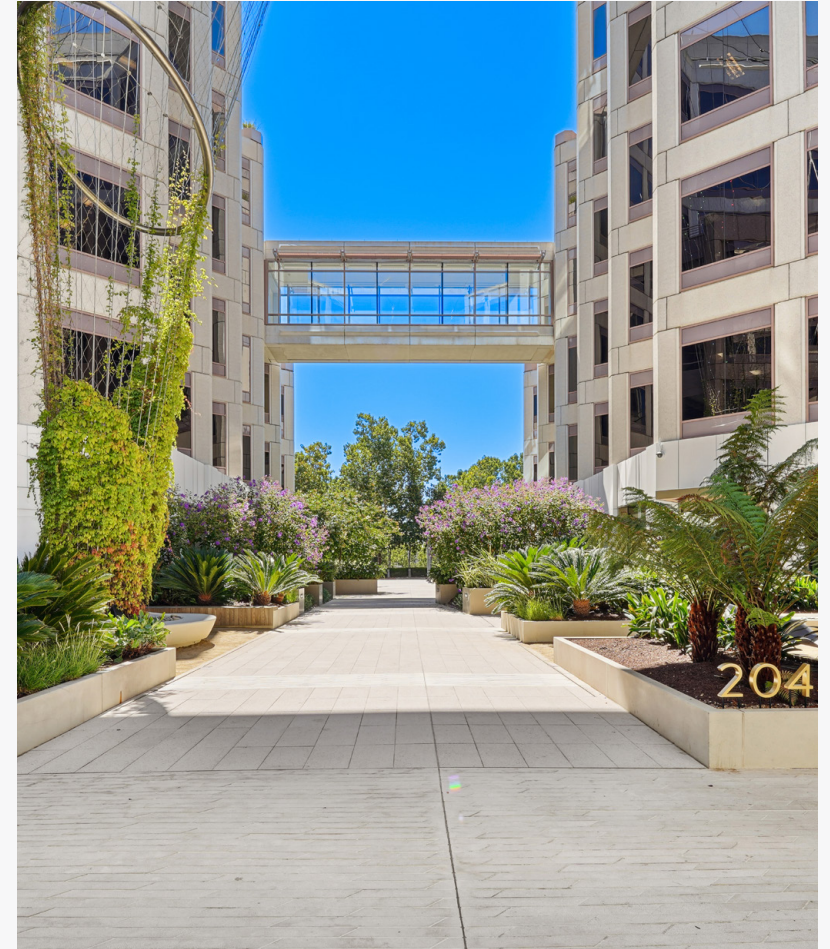
Do your best work away from your desk with highly curated and meticulously designed spaces that blur the line between indoor and outdoor. Share your lunch in a garden, or take your next meeting in a plant-lined nook.

Our lush environment encourages collaboration and community, with a healthy dose of sunshine on the side.





We've hired the very best to help us achieve our vision of an indoors that welcomes the outdoors. Our architect, WRNS Studio, has worked on locations like the Intuit building, Adobe's Utah Campus, Airbnb's SF headquarters and Microsoft's Silicon Valley campus. Our landscape architect, PLACE, has brought life to the San Diego Natural History Museum, Montana State University, Taikoo Place, and the USDA Forest Service National Research Center.



Lavender trumpets. Pink jasmine. Chocolate vines and Virginia creepers. This isn't a greenhouse – it's the new courtyard at The Towers, where a 60-foot vertical garden is the dramatic centerpiece to our flexible, collaborative work space. We take our cues from nature with spaces flooded with natural light, hanging moss fixtures, and natural wood finishes - all centered around urban plantscapes. Skip the daily grind and get your dose of daily green instead.



## PROJECT HIGHLIGHTS

- Landmark Image, Location and Identity
- Major New Common Area Upgrades and Renovations Completed
- EV Charging Stations
- Excellent Freeway Access
- Adjacent to 224-Room Juniper Hotel, Parkview Kitchen & Spirits
- Swimming Pool & Showers on Site
- Fitness Center
- Above Standard T.I.'s Existing Throughout
- Professionally Managed by Prometheus
- Retail Center on Site including Le Boulanger Restaurant & Bakery





TOWERS

## FLOORPLANS

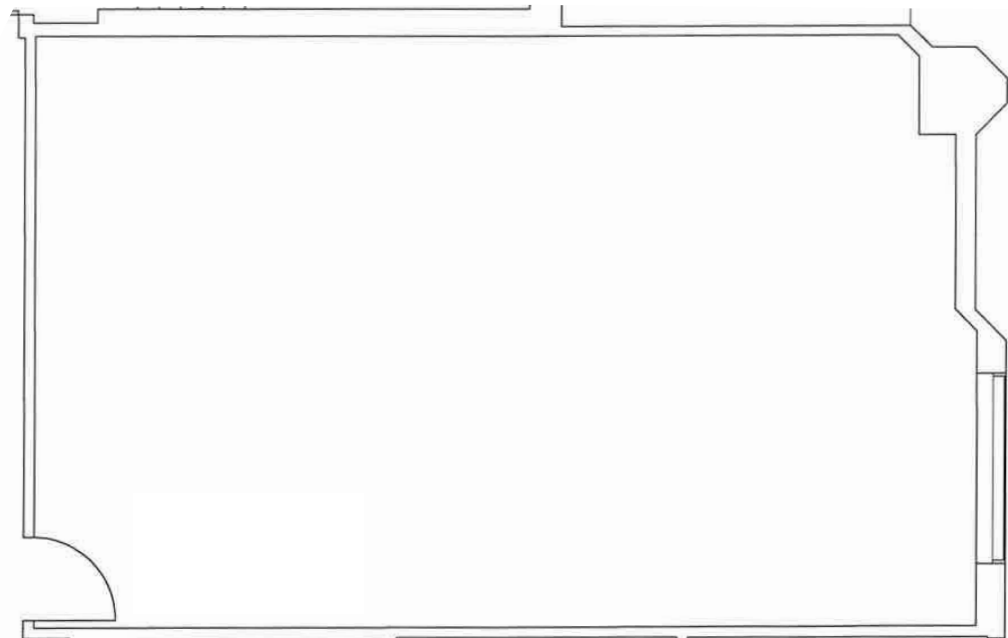
20450

STEVENS CREEK BLVD

# SUITE 120

±948 RSF

READY FOR  
IMMEDIATE OCCUPANCY



**TODD SHAFFER**

408.987.4144

todd.shaffer@nmrk.com

**ANDREA BARTLINSKI**

408.982.8424

andrea.bartlinski@nmrk.com

## FLOORPLANS

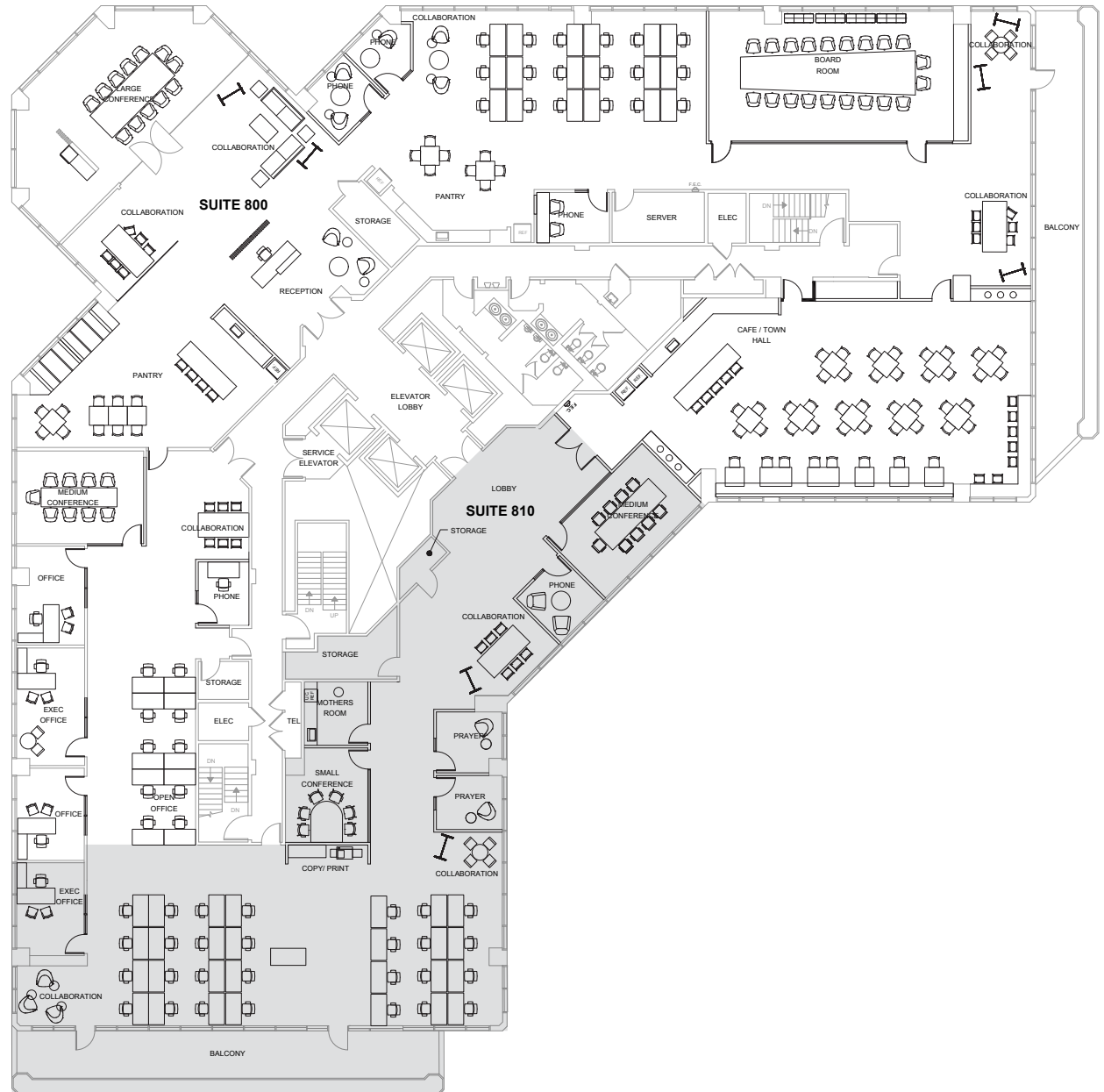
20400

STEVENS CREEK BLVD

## SUITE 800

±5,685 RSF

READY FOR  
IMMEDIATE OCCUPANCY



**TODD SHAFFER**  
408.987.4144  
todd.shaffer@nmrk.com

**ANDREA BARTLINSKI**  
408.982.8424  
andrea.bartlinski@nmrk.com



## FLOORPLANS

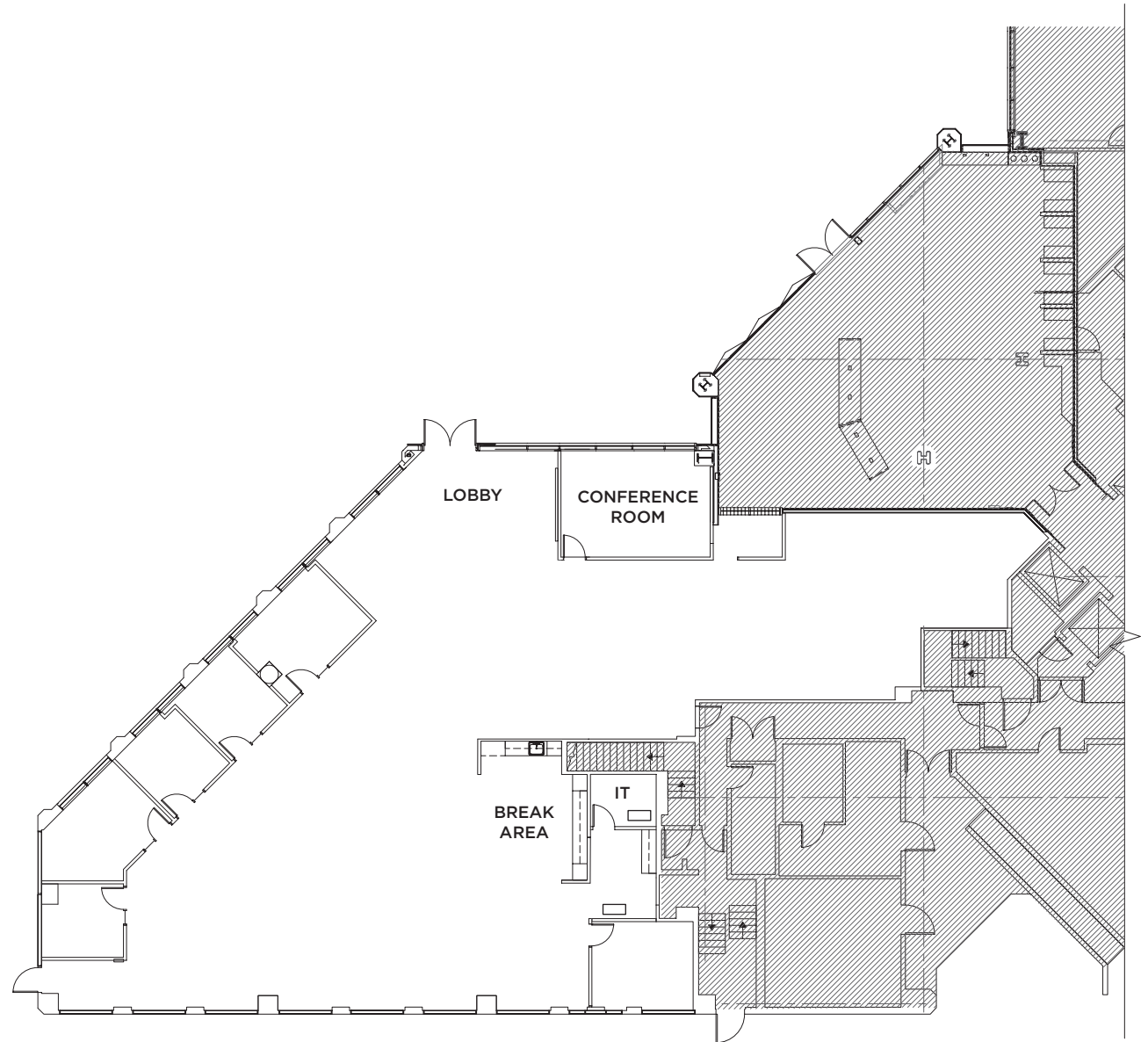
20450

STEVENS CREEK BLVD

**SUITE 150**  
±7,260 RSF

MARKET READY  
RENOVATIONS COMPLETED

AVAILABLE Q2 2026

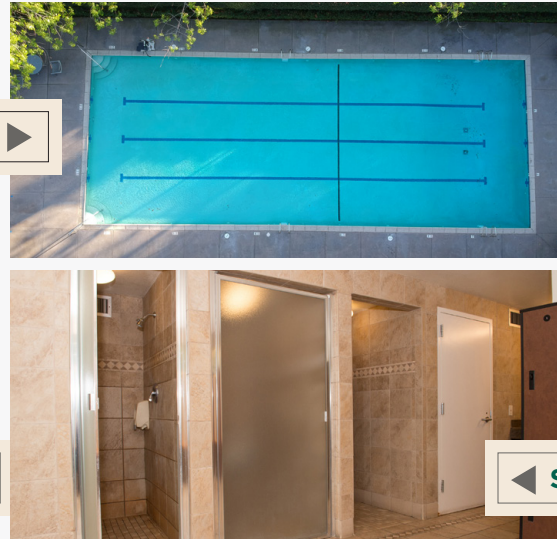


**TODD SHAFFER**  
408.987.4144  
todd.shaffer@nmrk.com

**ANDREA BARTLINSKI**  
408.982.8424  
andrea.bartlinski@nmrk.com



## ON-SITE AMENITIES

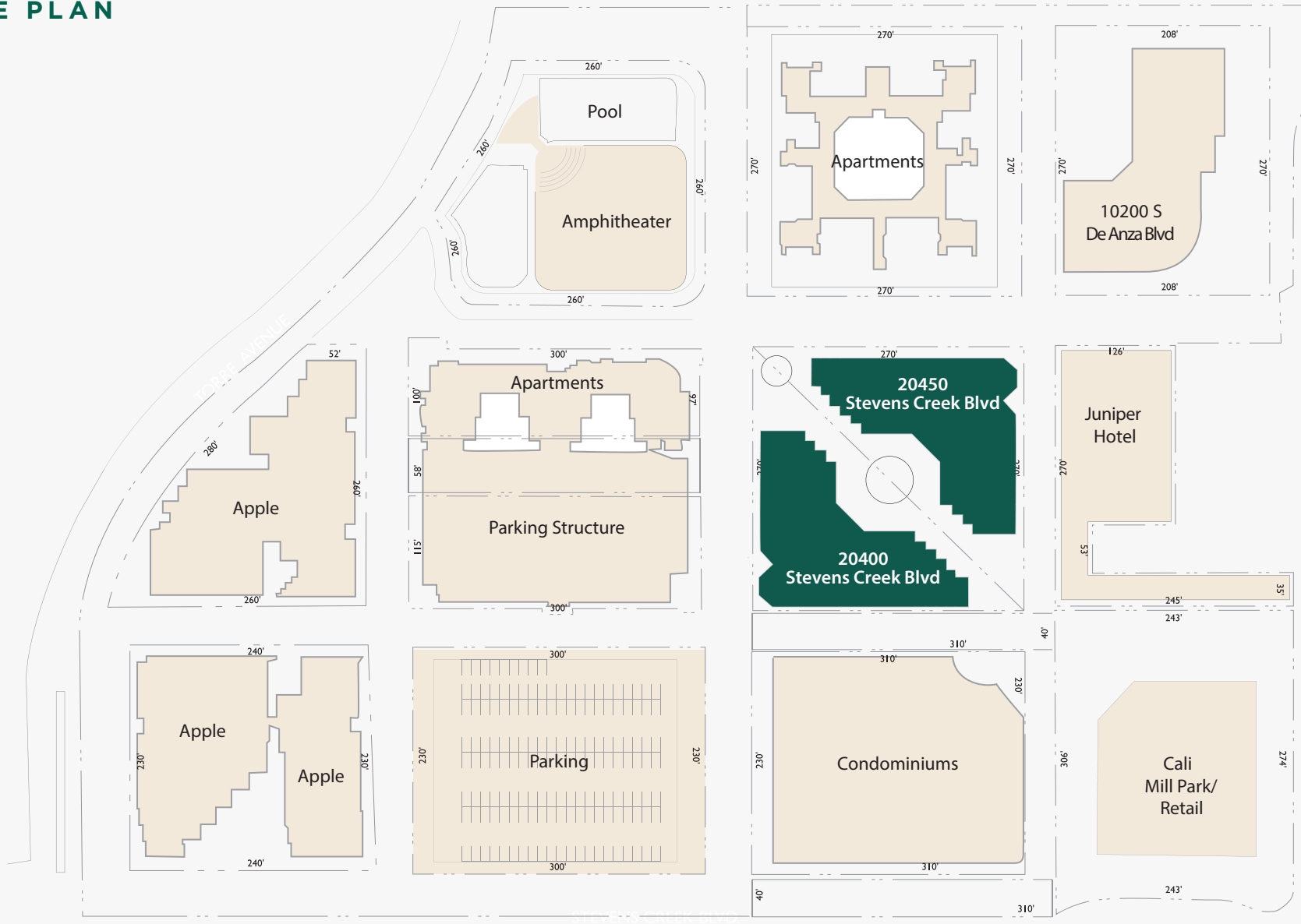




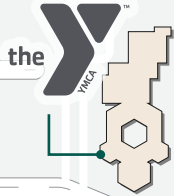
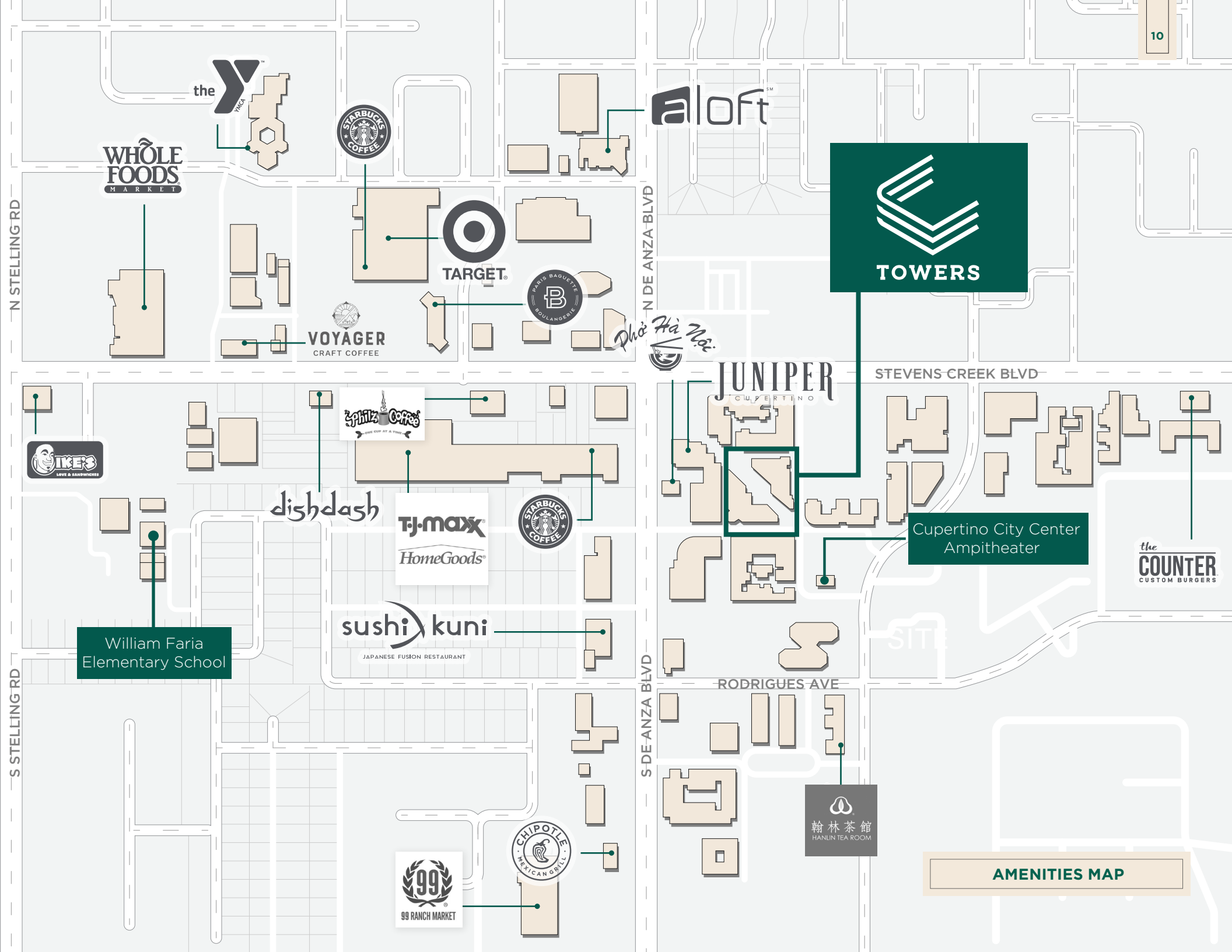


TOWERS

## SITE PLAN







WHOLE  
FOODS  
MARKET



aloft



VOYAGER  
CRAFT COFFEE



JUNIPER  
CUPERTINO

STEVENS CREEK BLVD



T.J. MAXX  
HomeGoods



sushi kuni  
JAPANESE FUSION RESTAURANT

Cupertino City Center  
Amphitheater

the  
COUNTER  
CUSTOM BURGERS

William Faria  
Elementary School

S DE ANZA BLVD

RODRIGUES AVE







## CUPERTINO CITY CENTER

TOWERS

20400-20450 STEVENS CREEK BLVD, CUPERTINO

**TODD SHAFFER** | 408.987.4144  
todd.shaffer@nrmk.com | CA RE License #01002706

**ANDREA BARTLINSKI** | 408.982.8424  
andrea.bartlinski@nrmk.com | CA RE License #01338254

**NEWMARK**

 **PROMETHEUS**

3055 Olin Avenue, Suite 2200, San Jose, CA 95128 | The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. 8631349397 | 09/25