

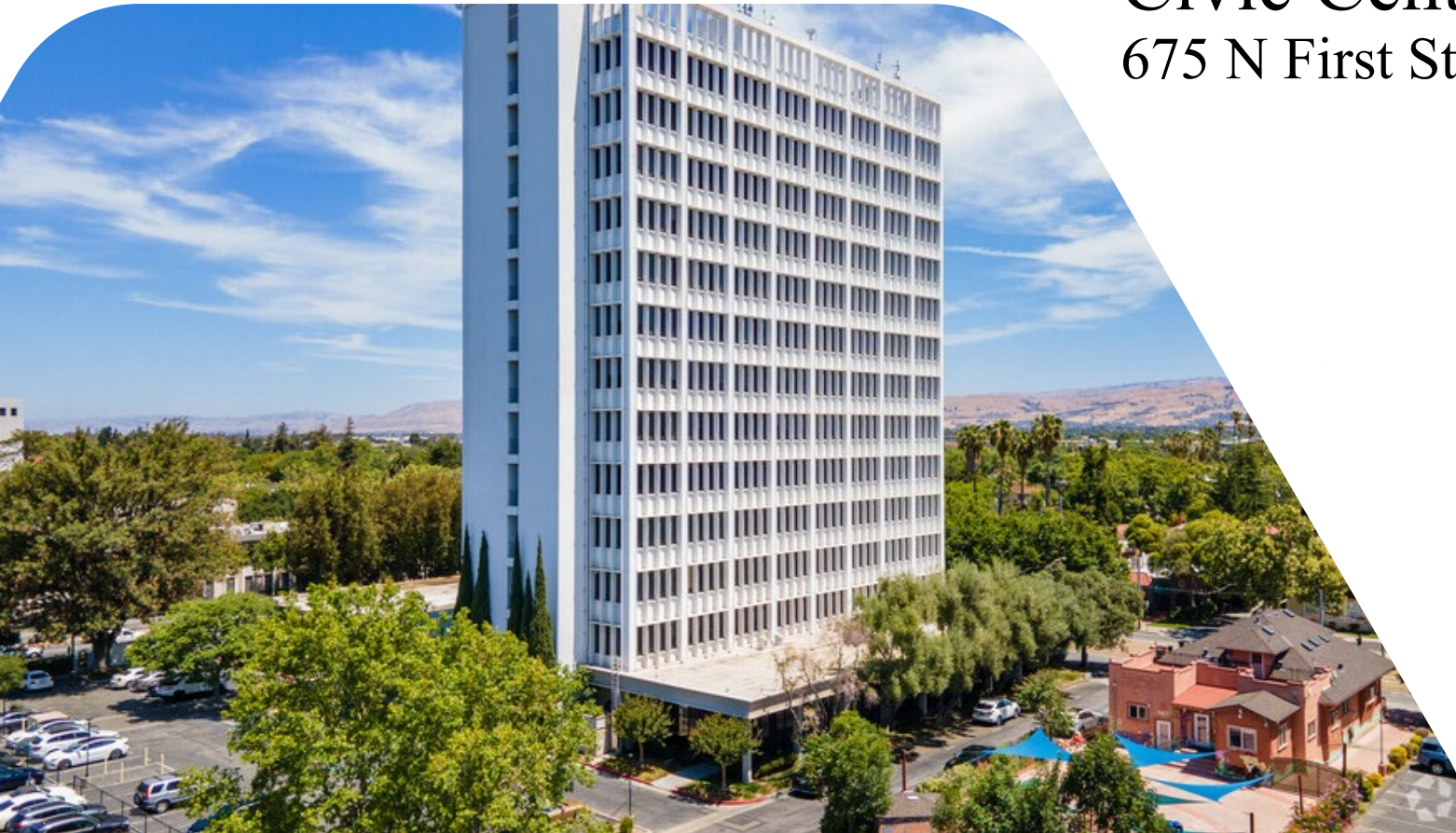


Rate Reduction!
\$2.95/psf
\$2.65/psf

WE ARE DOING DEALS!
Three leases signed
in recent weeks!

Civic Center Tower

675 N First Street San Jose, Ca. 95112



BONUS COMMISSION!
To Procuring Brokers
\$1/psf Bonus Fee for Leases
Signed Before 6/30/23!

Anton Qiu
Anchor Property Management, LLC
675 N First Street, Suite 120, San Jose, CA 95112
anton@apcap.us
(408) 457-5678



安新資本
Anchor Pacific Capital

Building Amenities

- ± 3.21 Acres, 300+ Gated Free Parking Stalls with 5 Access Points
- Parking Ratio 3.0/1000 s.f. leased
- 6 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.
- \$1.5 M New Elevator Modernization Program In Q4 2022

**Procuring Brokers are Welcomed
We Pay Market Commission Fast!**

\$2.65/psf, FSG (As-is with paint and carpet)



安新資本
Anchor Pacific Capital

Availability

<u>Suite</u>	<u>Size</u>	<u>Details</u>
695 N 1st	+4300 RSF	Available Soon!
100	+4000 RSF	Available Soon!
200	+3215 RSF	Available Now
500	+ 2982 RSF	Available Now
550	+ 4613 RSF	Available Soon!
645	+ 1401 RSF	Available Now
675	+1967 RSF	<u>LEASED!</u>
690	+1538 RSF	<u>LEASED!</u>
700	+1550 RSF	<u>Executives Suites</u>
715	+1376 RSF	<u>LEASED!</u>
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
1250	+1682 RSF	<u>Pending!</u>
PH2	+1552 RSF	Available Now
PH3	+1150 RSF	<u>LEASED</u>

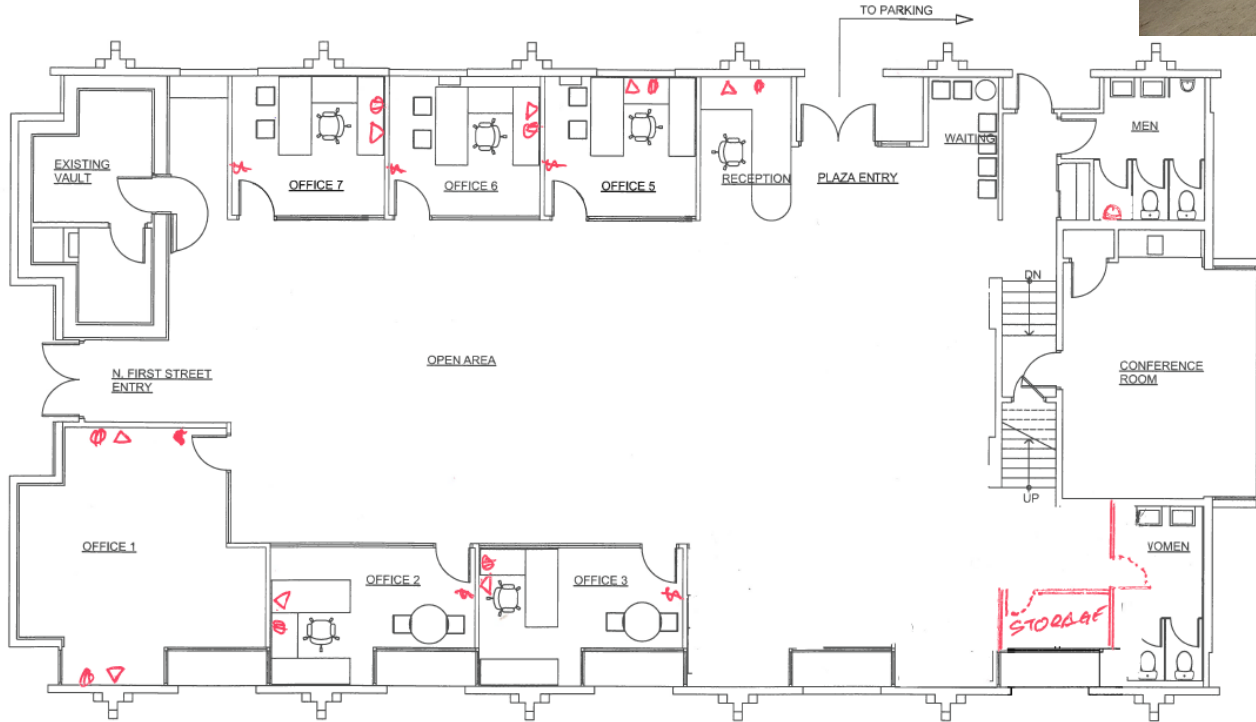


Executive
Suites Now
Available!

Floor Plan

695 Bank | ± 4300 rsf

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

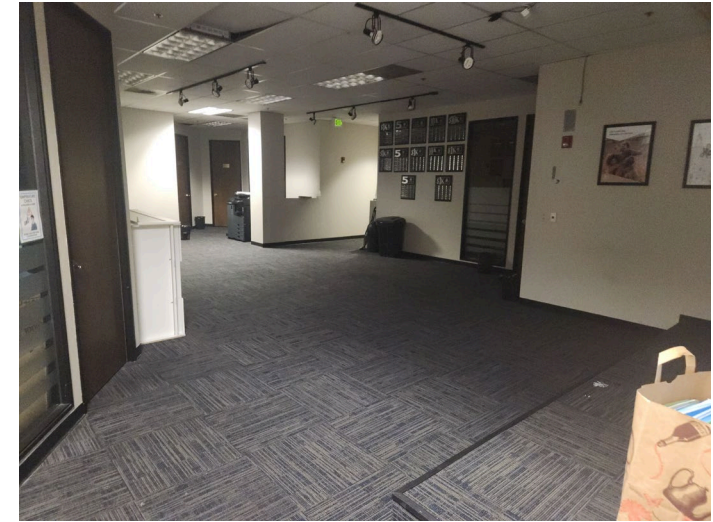
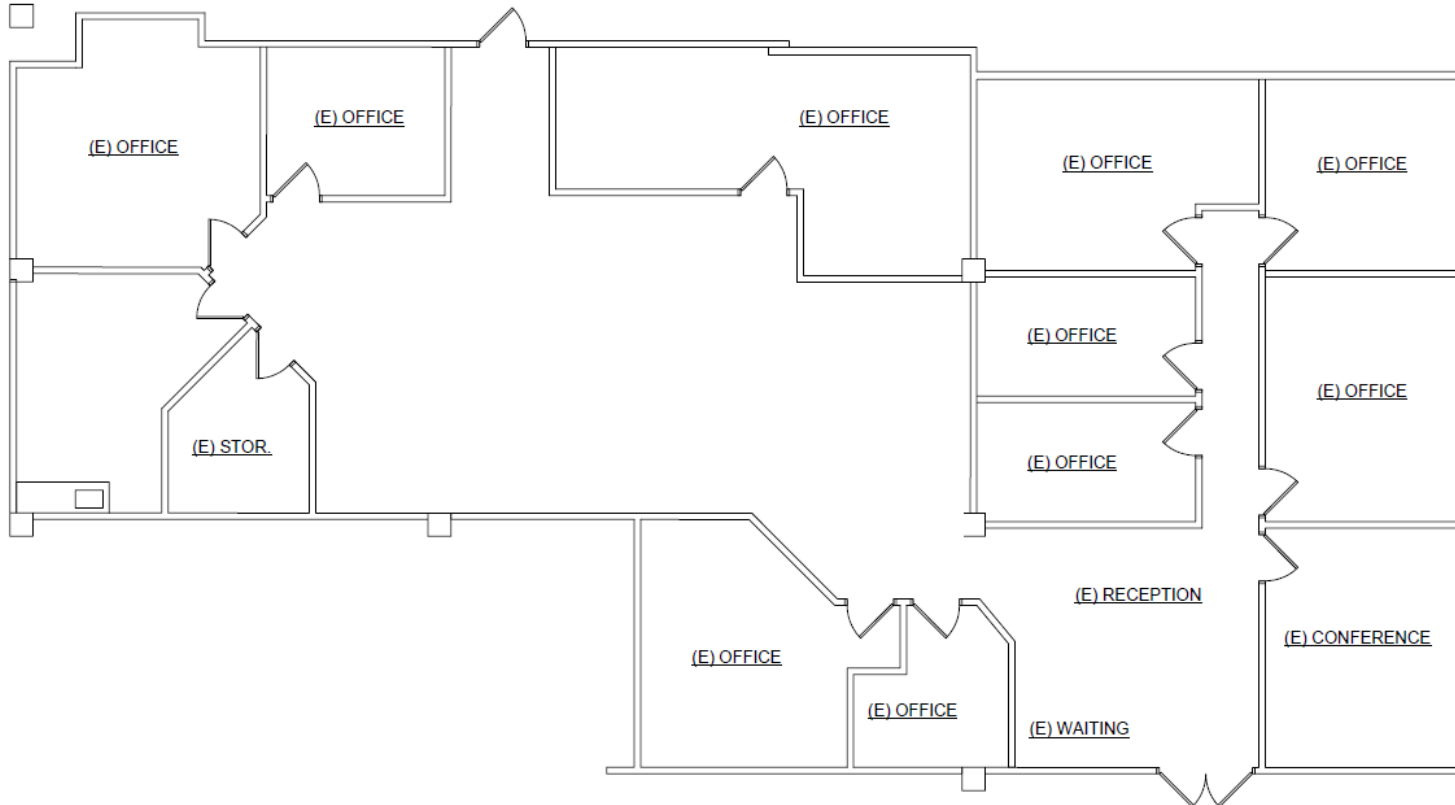


安新資本
Anchor Pacific Capital

Floor Plan

Suite 100 | ±4000 rsf

- Conference Room
- 10 Private Offices
- Break room

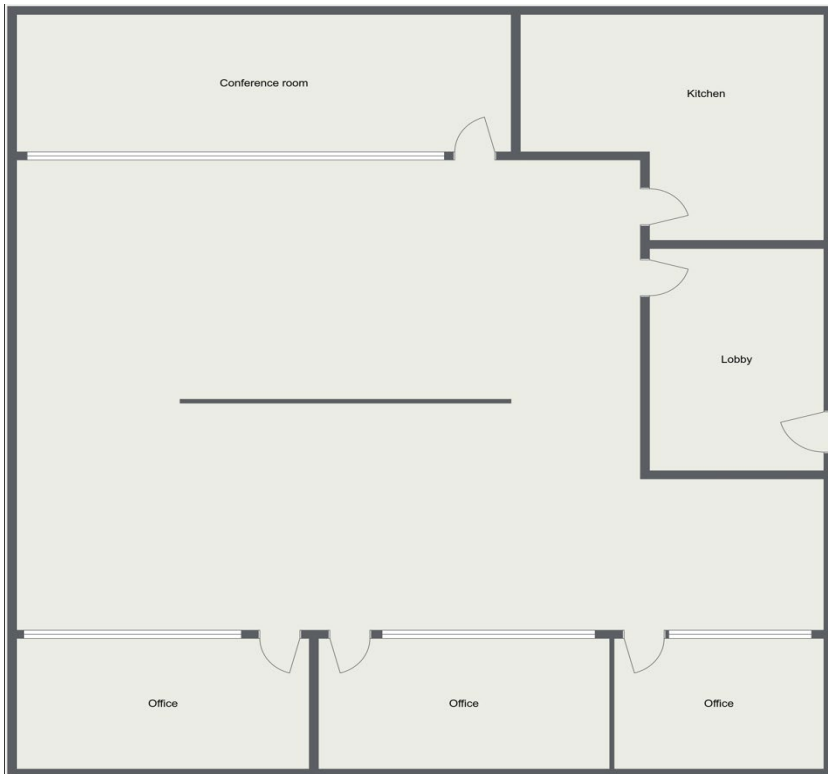


安新資本
Anchor Pacific Capital

Floor Plan

Suite 200 | ±3215 rsf

- Lobby
- 3 Private Offices
- Kitchen
- Conference Room



安新資本
Anchor Pacific Capital

Floor Plan

Suite 500 | \pm 2982 rsf

- Conference Room
- IT Room
- Two Private Offices

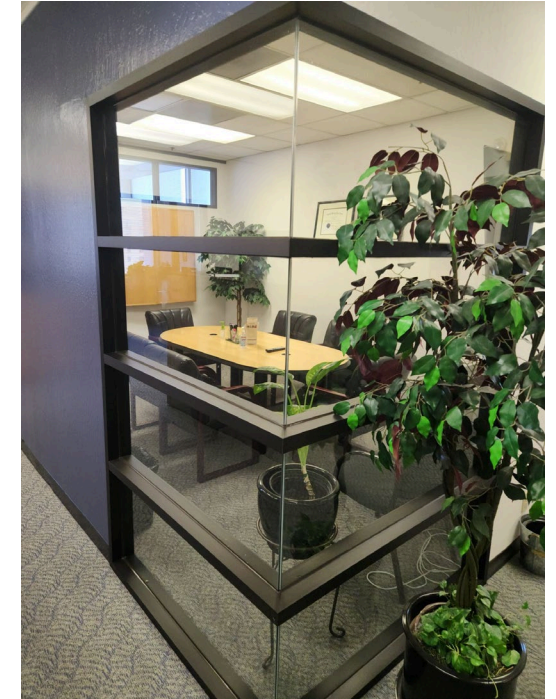
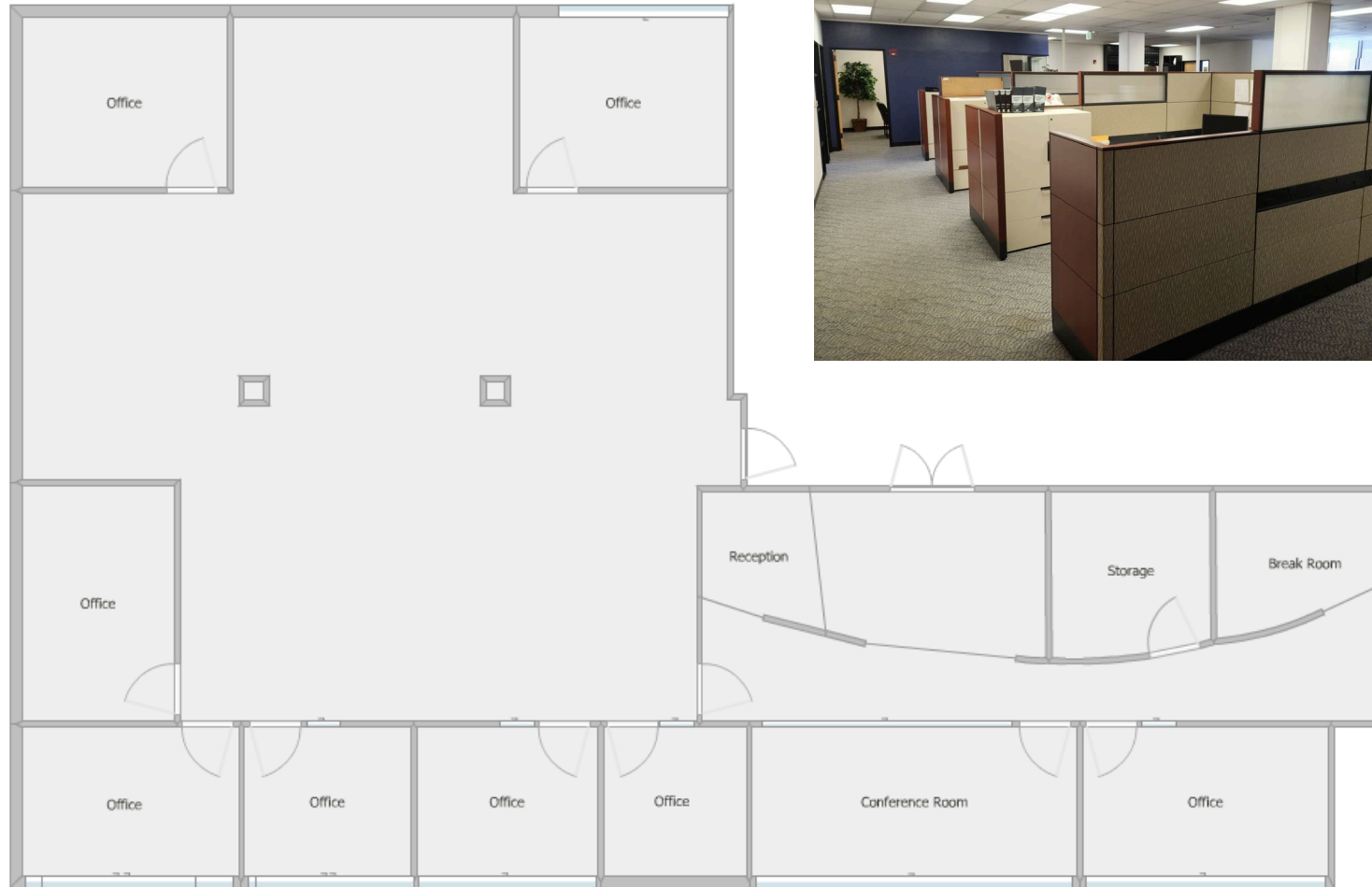


安新資本
Anchor Pacific Capital

Floor Plan (available soon)

Suite 550 | ± 4613 rsf

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

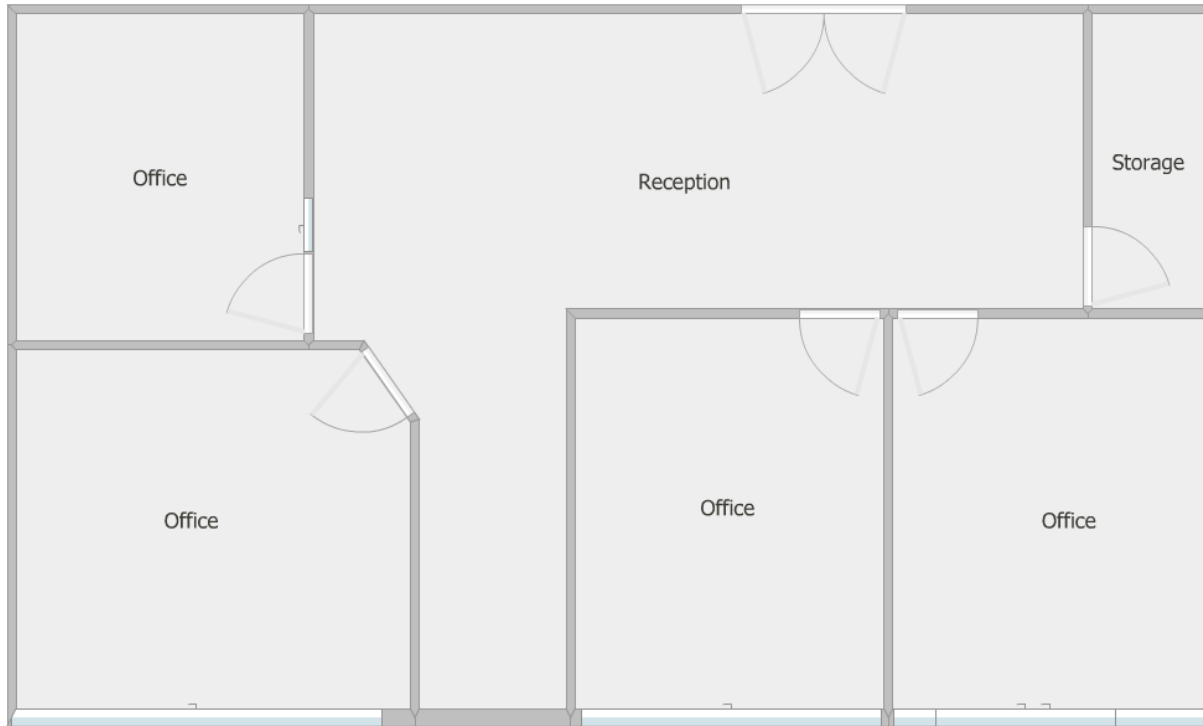


安新資本
Anchor Pacific Capital

Floor Plan

Suite 645 | ± 1401 rsf

- Reception area
- Storage Room
- 4 Private Offices

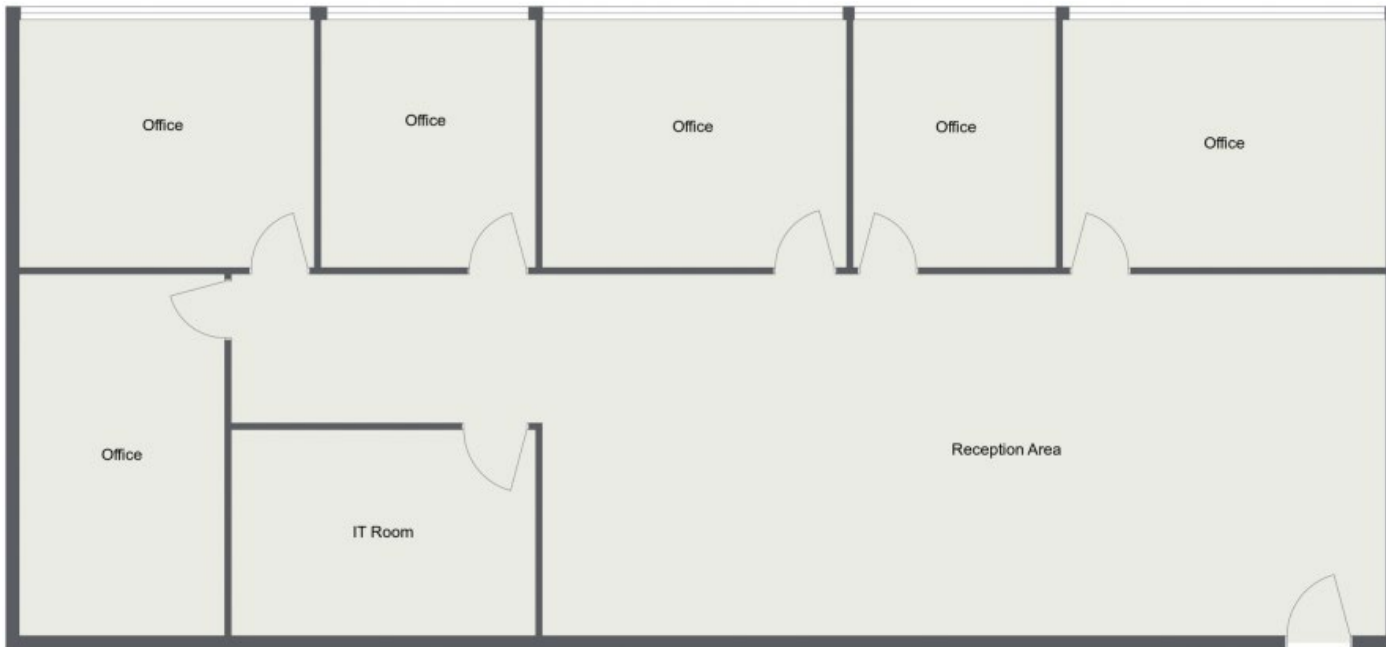


安新資本
Anchor Pacific Capital

Floor Plan

Suite 675 | \pm 1967 rsf

- Conference Room
- 5 Private Offices
- Personal IT room
- Large Reception Area

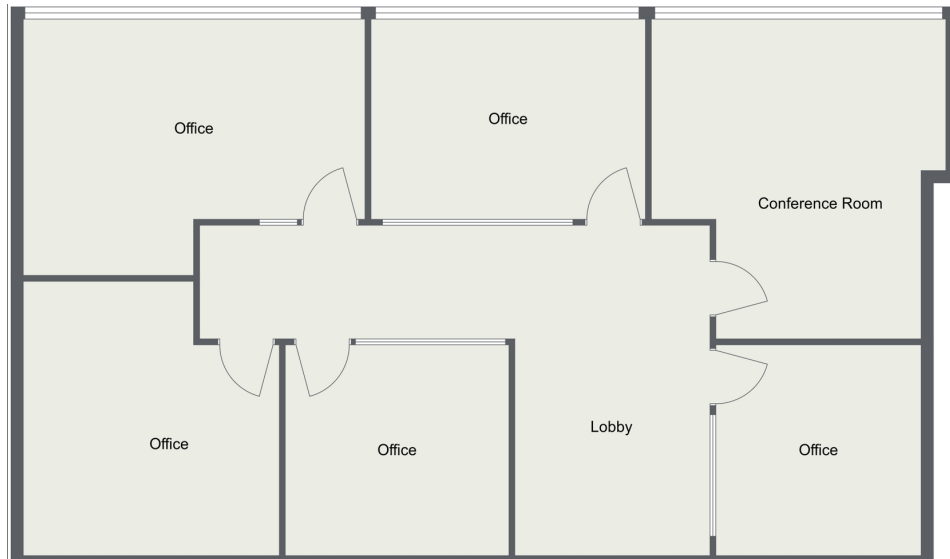


安新資本
Anchor Pacific Capital

Floor Plan

Suite 690 | ± 1538 rsf

- Conference Room
- Fully Furnished
- 5 Private Offices



安新資本
Anchor Pacific Capital

Floor Plan

Suite 850 | ± 2694 rsf

- Cabinets with sink
- IT Room
- 2 Private Offices

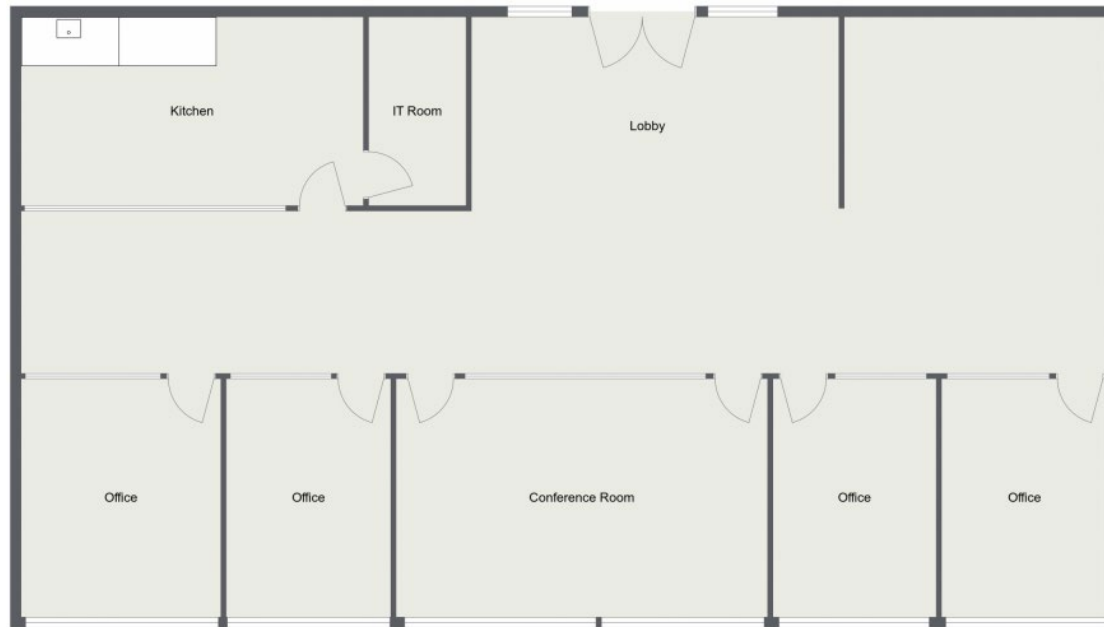


安新資本
Anchor Pacific Capital

Floor Plan

Suite 800 | \pm 2079 rsf

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



安新資本
Anchor Pacific Capital

Floor Plan

Suite 880 | +2822 rsf

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



安新資本
Anchor Pacific Capital

Floor Plan

Suite 1050 | ± 2674 rsf

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

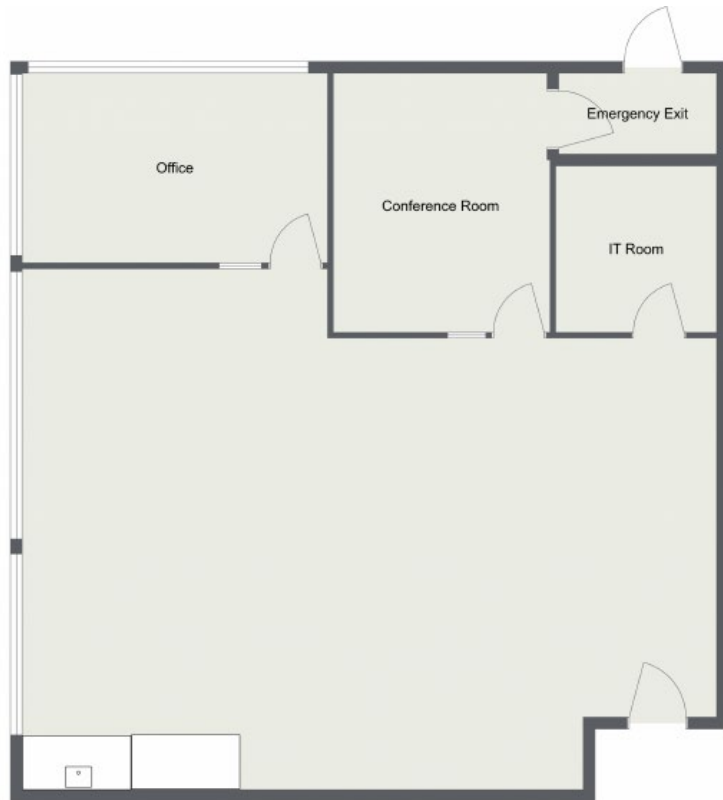


安新資本
Anchor Pacific Capital

Floor Plan

Suite 1250 | ±1682 rsf

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

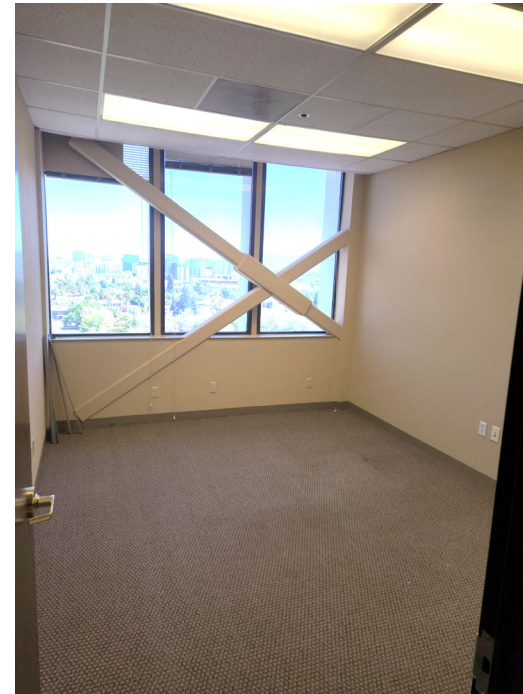
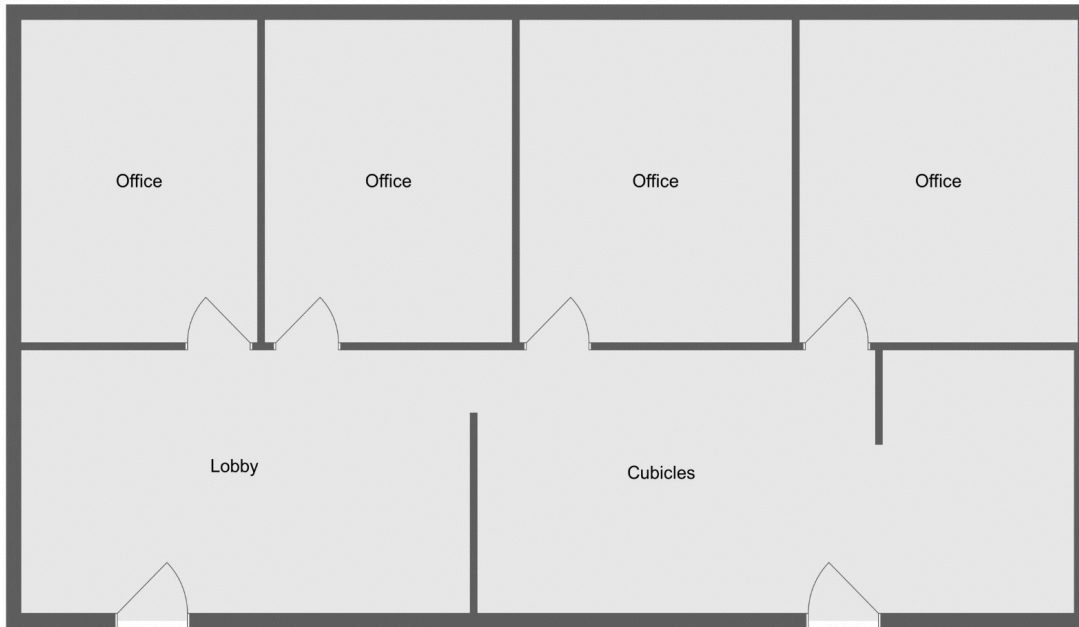


安新資本
Anchor Pacific Capital

Floor Plan

Suite PH2 | ± 1554 rsf

- Lobby
- 4 Private Offices
- Cubicles
- Tile Floor in Lobby

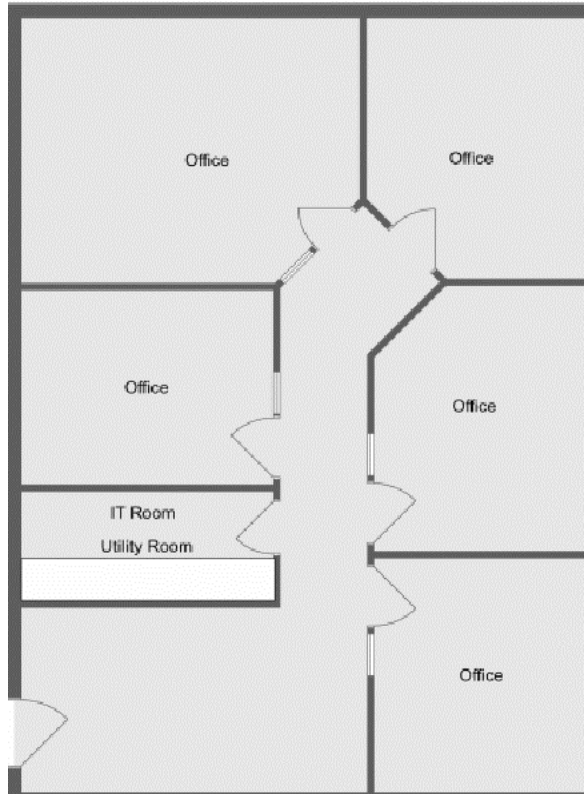


安新資本
Anchor Pacific Capital

Floor Plan

Suite PH3 | ± 1154 rsf

- Lobby
- 5 Private Offices
- Utility/IT Room
- Cabinets in Utility Room



安新資本
Anchor Pacific Capital

Executive Suites



安新資本
Anchor Pacific Capital

Floor Plan

Suite 700 | Executive Suites

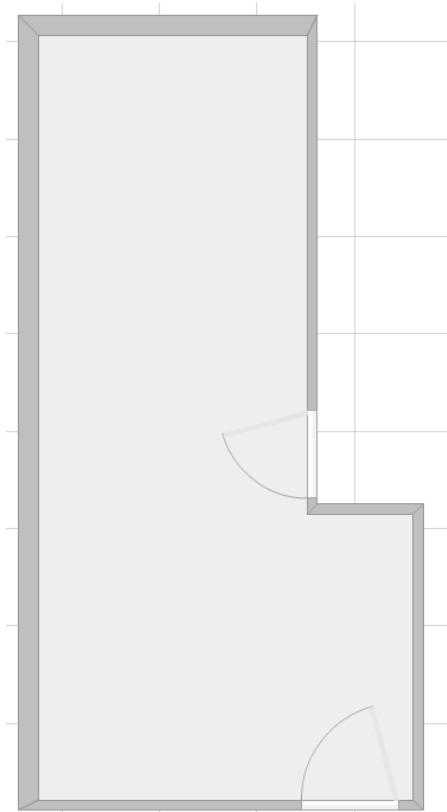
Executive Suite Amenities

- Break/Lunchroom
- Communal Lobby
- Great Views!



Floor Plan Executive Suite Suite 700 A |

- Corner Office
- Great Views!

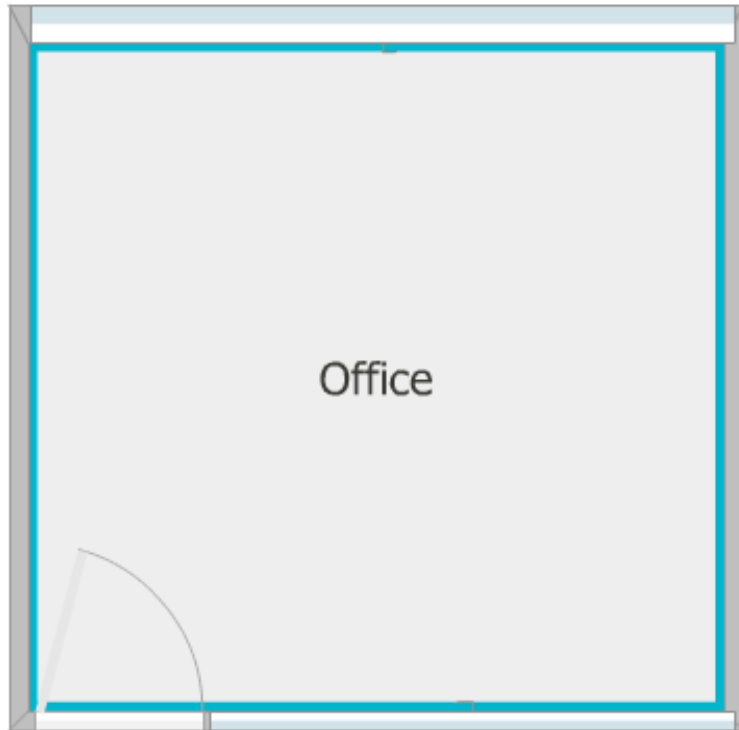


安新資本
Anchor Pacific Capital

Floor Plan Executive Suite

Suite 700 B | ±265 rsf

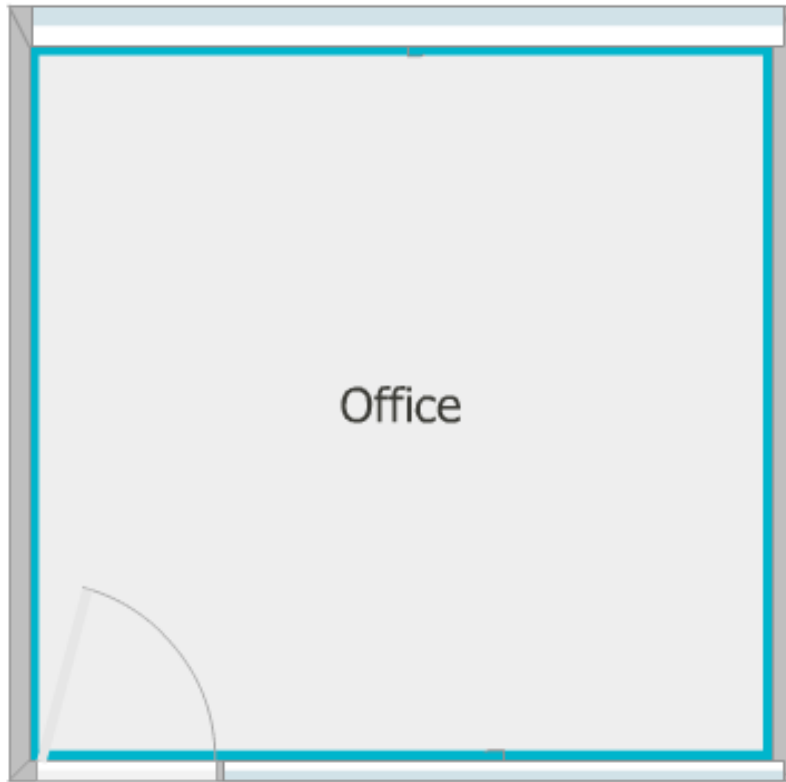
- Great Views!



安新資本
Anchor Pacific Capital

Floor Plan Executive Suite Suite 700 C |

- Great Views!

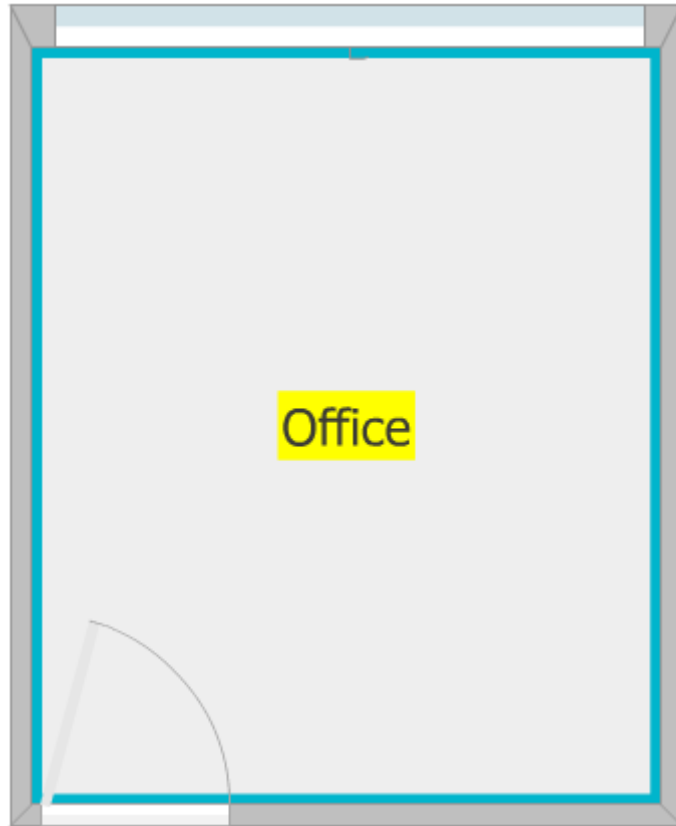


安新資本
Anchor Pacific Capital

Floor Plan Executive Suite

Suite 700 D | ± 221 rsf

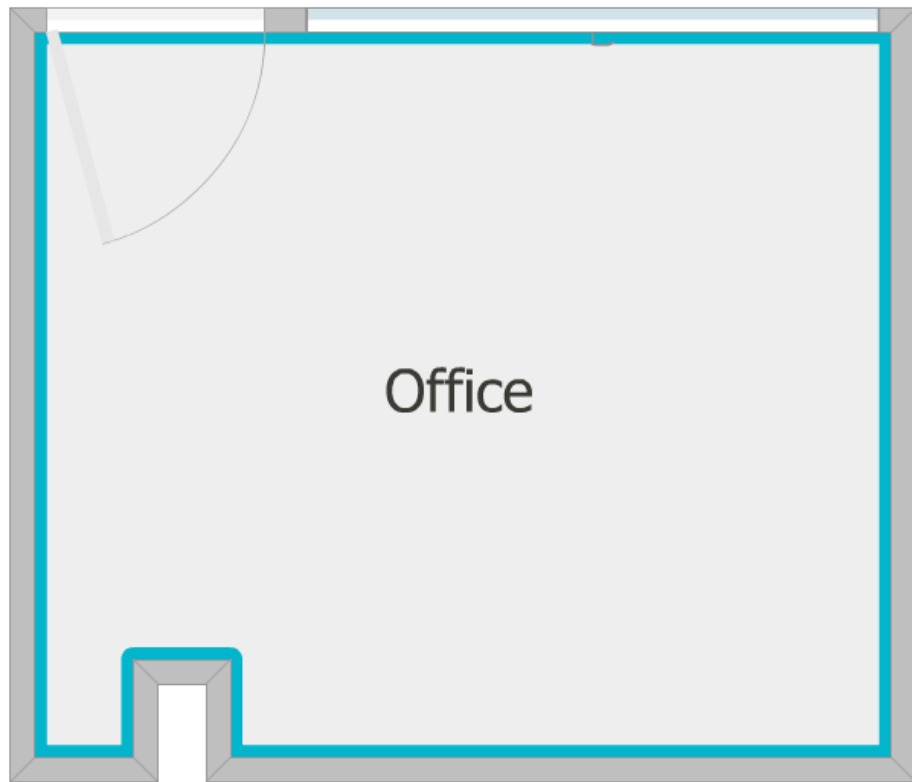
- Great Views!



Floor Plan Executive Suite

Suite 700 E | ± 230 rsf

- Private entrance



安新資本
Anchor Pacific Capital