

99

North 1st ST.

SAN JOSE | CA

For Lease DOWNTOWN OFFICE

±430 - 5,951 SF

- 1 Block from the New Courthouse
- Walking distance to:
 - San Pedro Square
 - Lightrail Stations
 - City Hall
- Flexible Terms
- Fully Serviced
- Call to Tour



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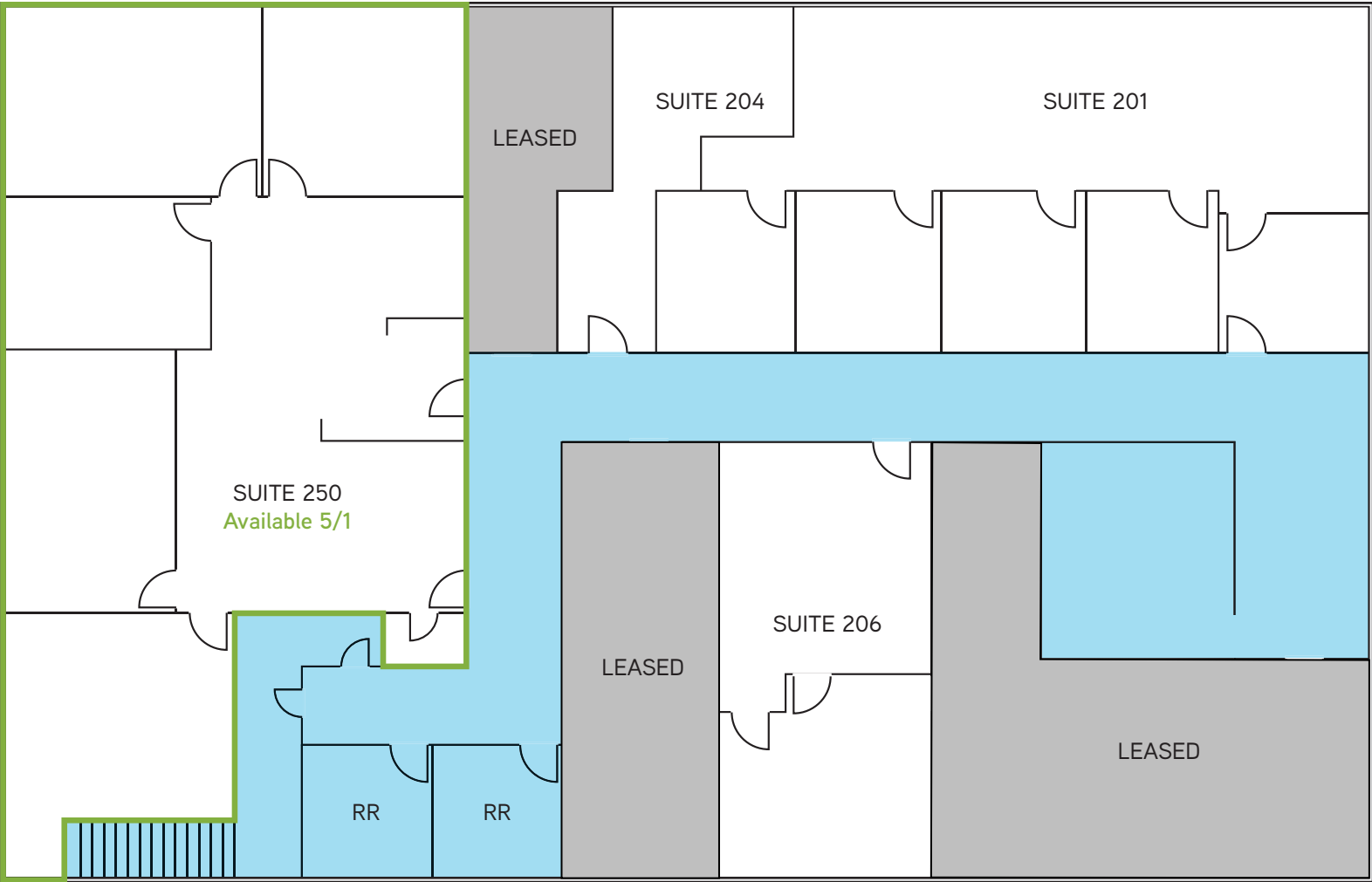


Floor Plan

LEASED	1st Floor - Suite 100:	1,426 SF	\$1.85FS
	2nd Floor - Suite 201:	1,334 SF	\$1.80FS
	2nd Floor - Suite 204:	430 SF	\$1.85FS

2nd Floor - Suite 206: 661 SF \$1.80FS

2nd Floor - Suite 250: 2,100 SF \$1.80FS **AVAILABLE 5/1**



Aerial



San Pedro Square

Parking Garage

SITE

 St James Station

87

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Amenities

FOOD & DINING

1. The Freshly Baked Eatery
2. Starbucks
3. Peet's Coffee & Tea
4. McCormick & Schmick's
5. Teske's Germania
6. Restaurant
7. Bella Mia
8. Billy Berk's
9. Gordon Biersch
10. Whispers Café
11. House of Siam
12. Il Fornaio
13. Loft Bar & Grill
14. Morton's Steakhouse
15. Scott's Seafood
16. Muchos
17. Original Joe's
18. Azucar Latin Bistro
19. San Pedro Square:
 - Firehouse No 1
 - The Old Wagon Saloon
 - 71 Saint Peter
 - Old Spaghetti Factory
 - Peggy Sue's
 - O'Flaherty's Pub
 - SP2 Communal Bar
 - San Pedro Square Market
20. Silicon Valley Capital Club
21. Philz Coffee
22. Café Strich
23. Motif
24. Avery Lounge
25. Café Babylon
26. Emile's Restaurant
27. Henry's HiLife
28. Poorhouse Bistro
29. Britannia Arms, AFK Gamer Lounge, Farmers Union
30. Da Kine Island Grill
31. Sushi Confidential
32. La Victoria, Nick the Greek
33. Chipotle, Earl of Sandwich

HOTELS

1. Fairmont
2. Hotel De Anza
3. Hotel Montgomery
4. Hyatt-Saint Claire
5. Marriott
6. San Jose Hilton & Towers
7. AC Hotel by Marriott

POST OFFICES

1. US Post Office
2. UPS Store
3. FedEx Office

RETAIL SHOPPING

1. The Market Safeway
2. Walgreens
3. Art Cleaners Dry Cleaning
4. Rosies & Posies Florist

BANKS

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

FITNESS

1. San Jose Athletic Club

AUTOMOTIVE

1. Chevron Gas Station
2. Avis Rent A Car
3. California Car Wash

DRY CLEANERS

1. Star Cleaners
2. Angel's Cleaners & Alterations
3. Diamond Laundry & Cleaners
4. Poly Cleaners

ENTERTAINMENT & ARTS

1. SAP Center
2. Center for Performing Arts
3. Camera 12 Cinemas
4. Children's Discovery Museum
5. San Jose Museum of Art
6. San Jose Repertory Theatre
7. Tech Museum of Innovation
8. San Jose Convention Center

COMMUNITY SERVICES

1. Dr. Martin Luther King, Jr. Library
2. San Jose City Hall

