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ALMADEN BOULEVARD
San Jose | CA



CITYVIEW PLAZA

Connecting Work and Life



EXCLUSIVE AGENTS

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www.CityviewPlazaSanJose.com

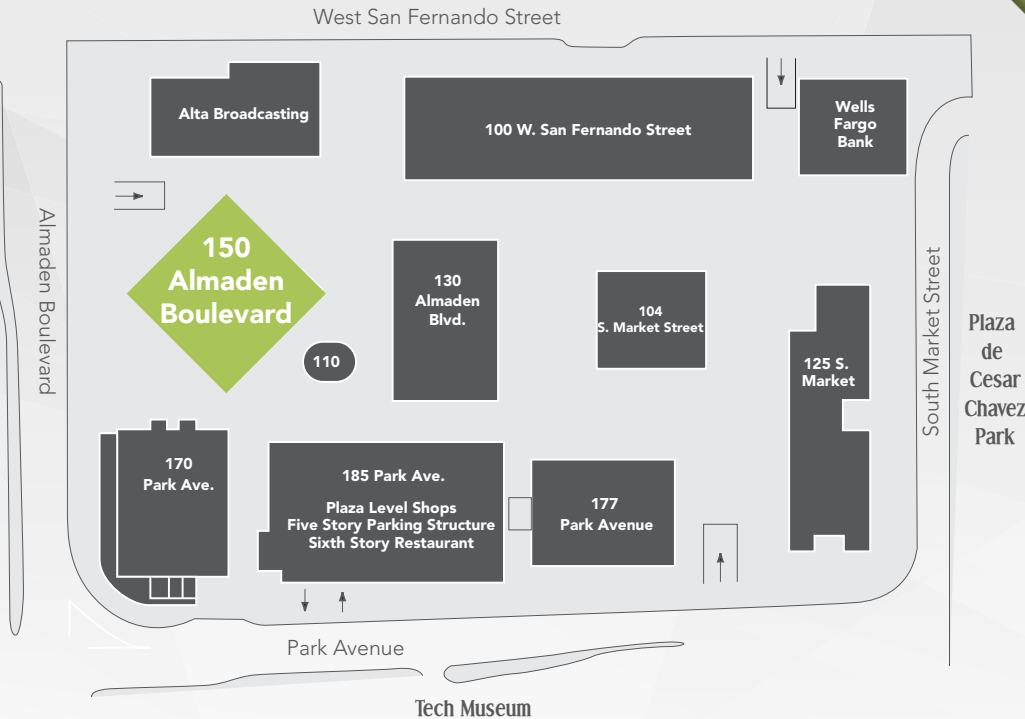
Owned by an affiliate of

 **EQUUS**
CAPITAL PARTNERS, LTD.



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◆ Central Downtown Location

◆ Beautiful Views

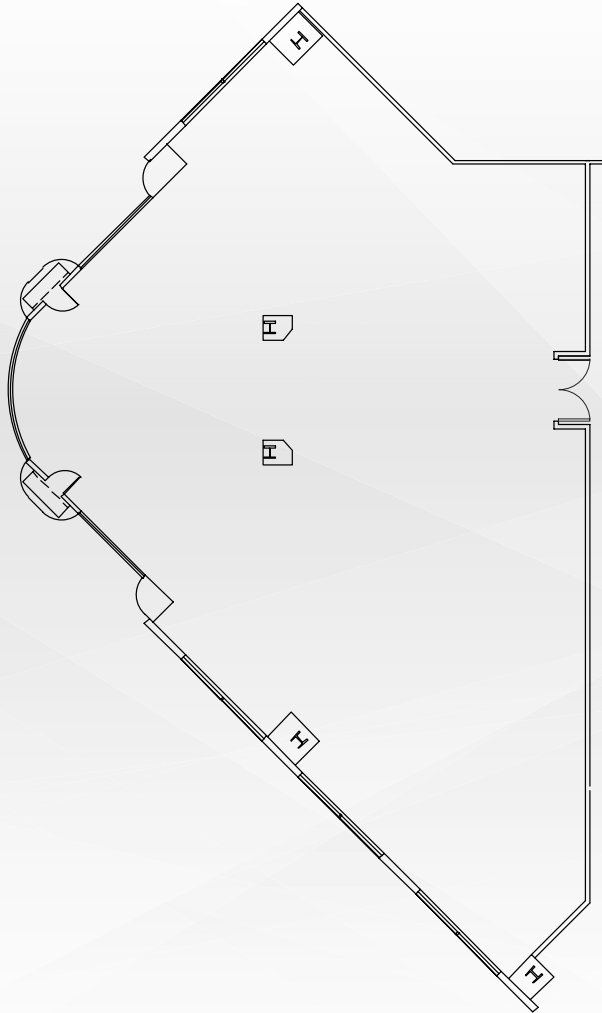
◆ Amenity Rich Environment

www.CityviewPlazaSanJose.com

MORTON'S
THE STEAKHOUSE

MORTON'S
THE STEAKHOUSE

SPECIALTY'S
Cafe & Bakery



Suite 420 - Fourth Floor

3,916 SF

- ◆ Interiors to Suit
(Currently in Shell Condition)
- ◆ Double Door Entry



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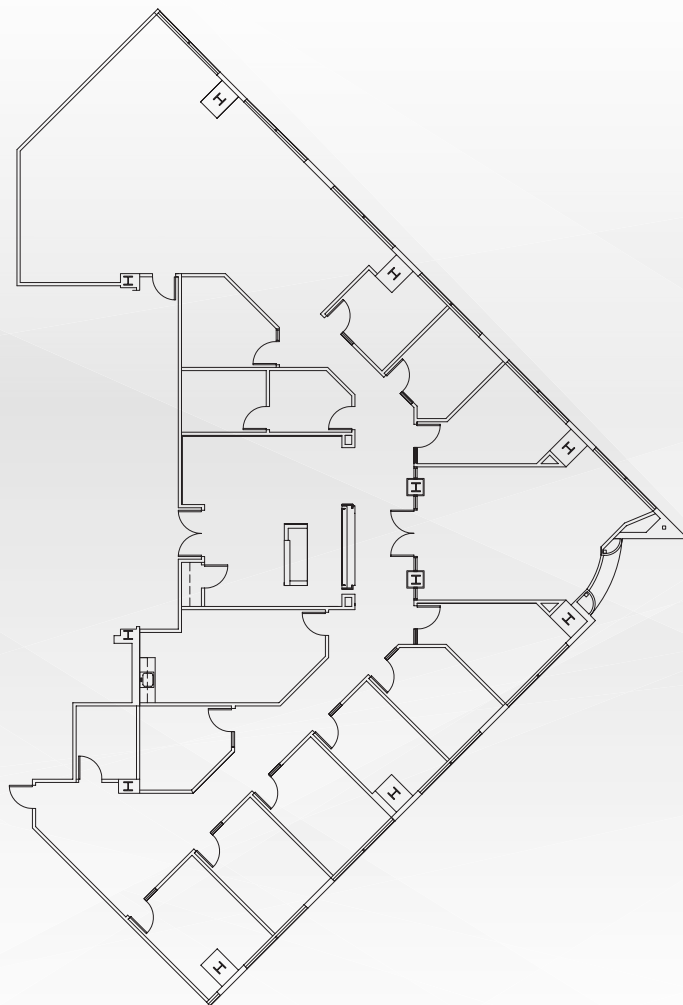
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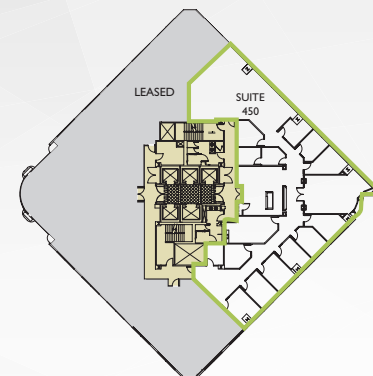
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Suite 450 - Fourth Floor

6,255 SF

- ◆ Great Windowline with Downtown Views
- ◆ 9 Private Offices, 2 Conference Rooms, Large Boardroom, Server Room, Work Room w/Storage, Reception Area, Kitchen/Break Room, Open Area
- ◆ Double Door Entry
- ◆ Available 3/1/17



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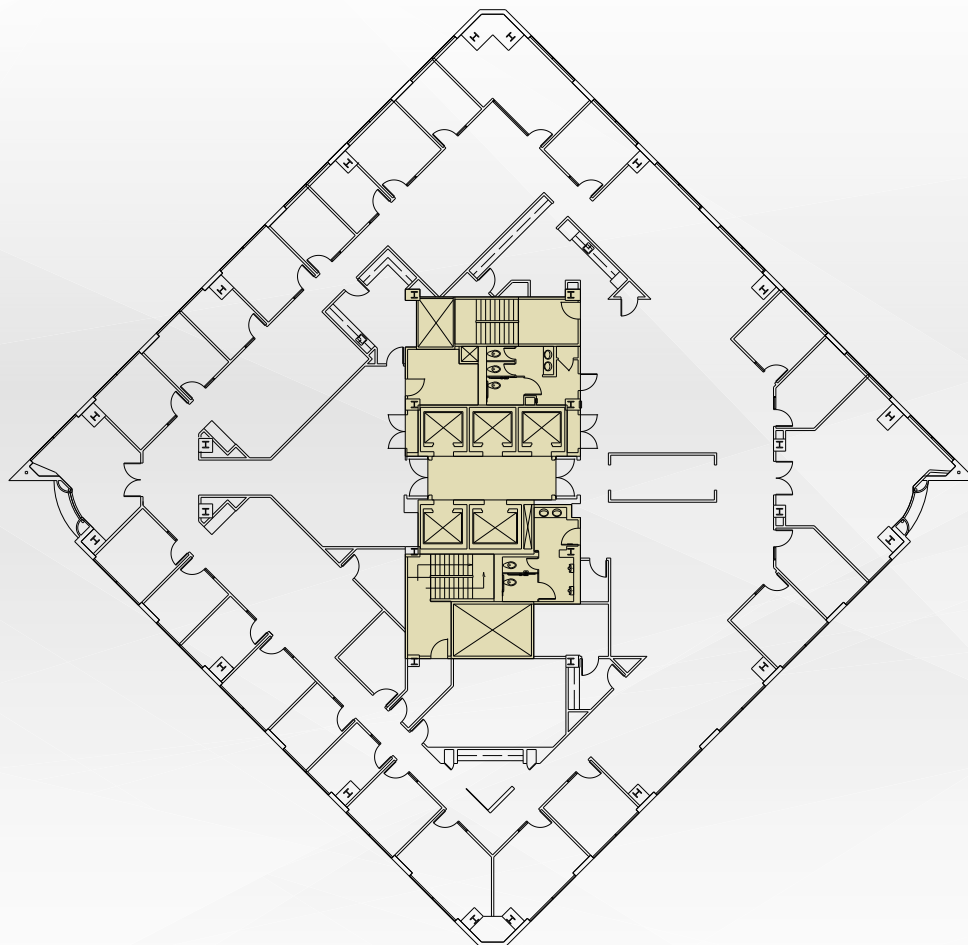
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Suite 600 - Sixth Floor

13,792 SF

- ◆ Full Floor
- ◆ 18 Private Offices, 7 Conference Rooms, 2 Kitchen/Break Rooms, 2 Server Rooms, 2 Work Rooms, 3 Storage Rooms, Open Areas, Large Reception Area
- ◆ Double Door Entry
- ◆ Available 6/1/17

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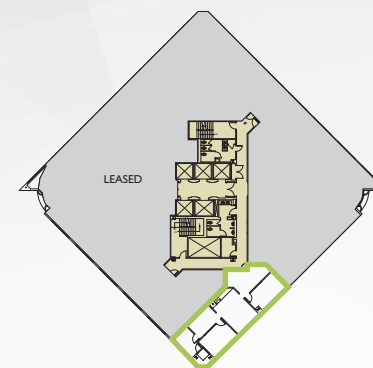
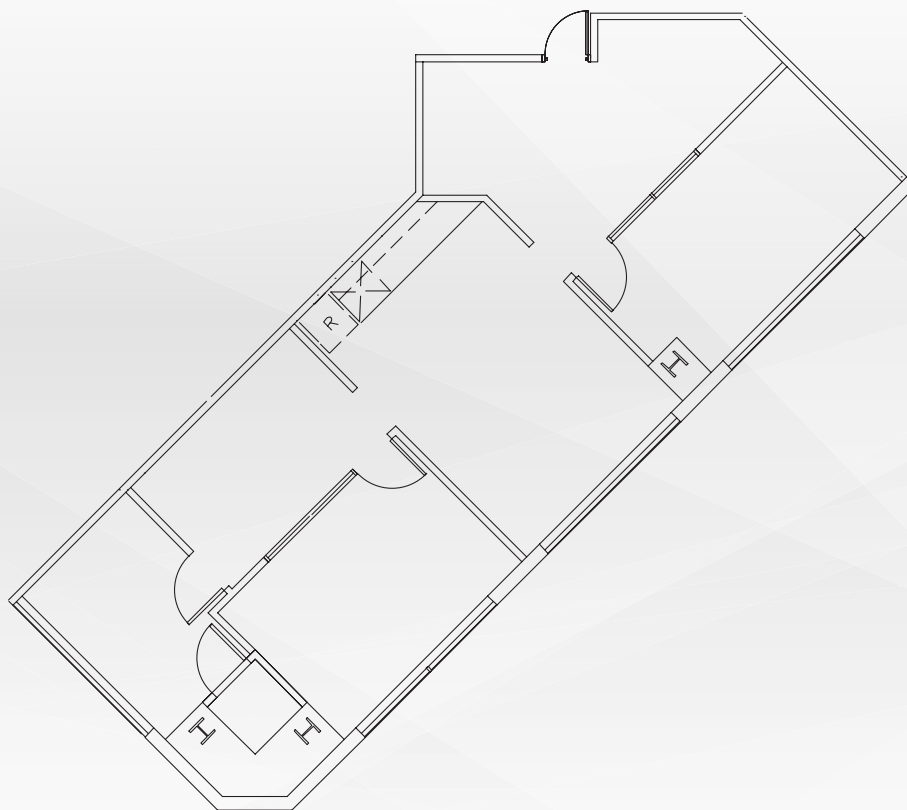
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Suite 925 - Ninth Floor

1,451 SF

- ◆ Great Window Line with Downtown Views
- ◆ 2 Private Offices, 1 Conference Room, Kitchen, Open Area



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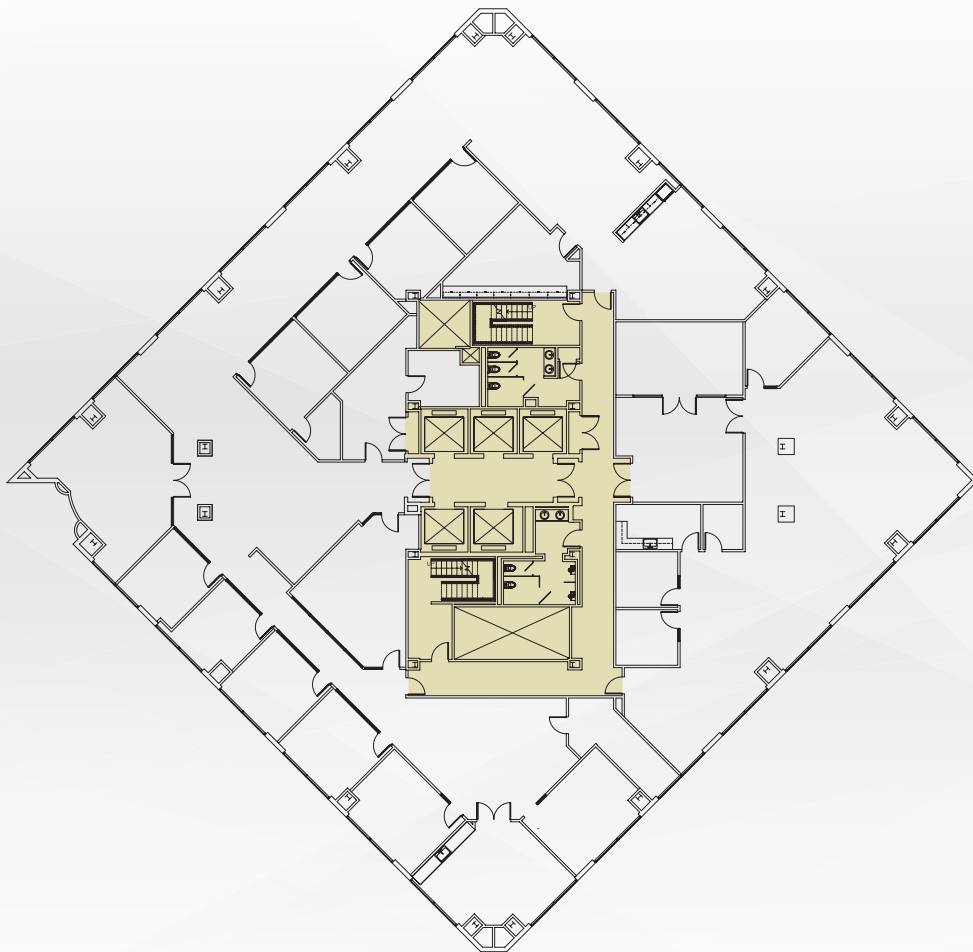
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Suite 1100 - Eleventh Floor

13,743 SF

- ◆ Full Floor
- ◆ 9 Private Offices, 4 Conference Rooms, 3 Work Rooms, 3 Storage Rooms, 3 Kitchen/Break Rooms, Open Areas, Reception Area
- ◆ Double Door Entry
- ◆ Available 8/1/17

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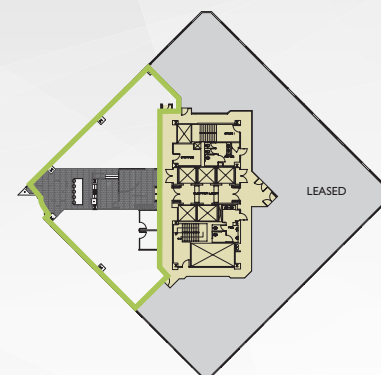
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Suite 1300 - Thirteenth Floor

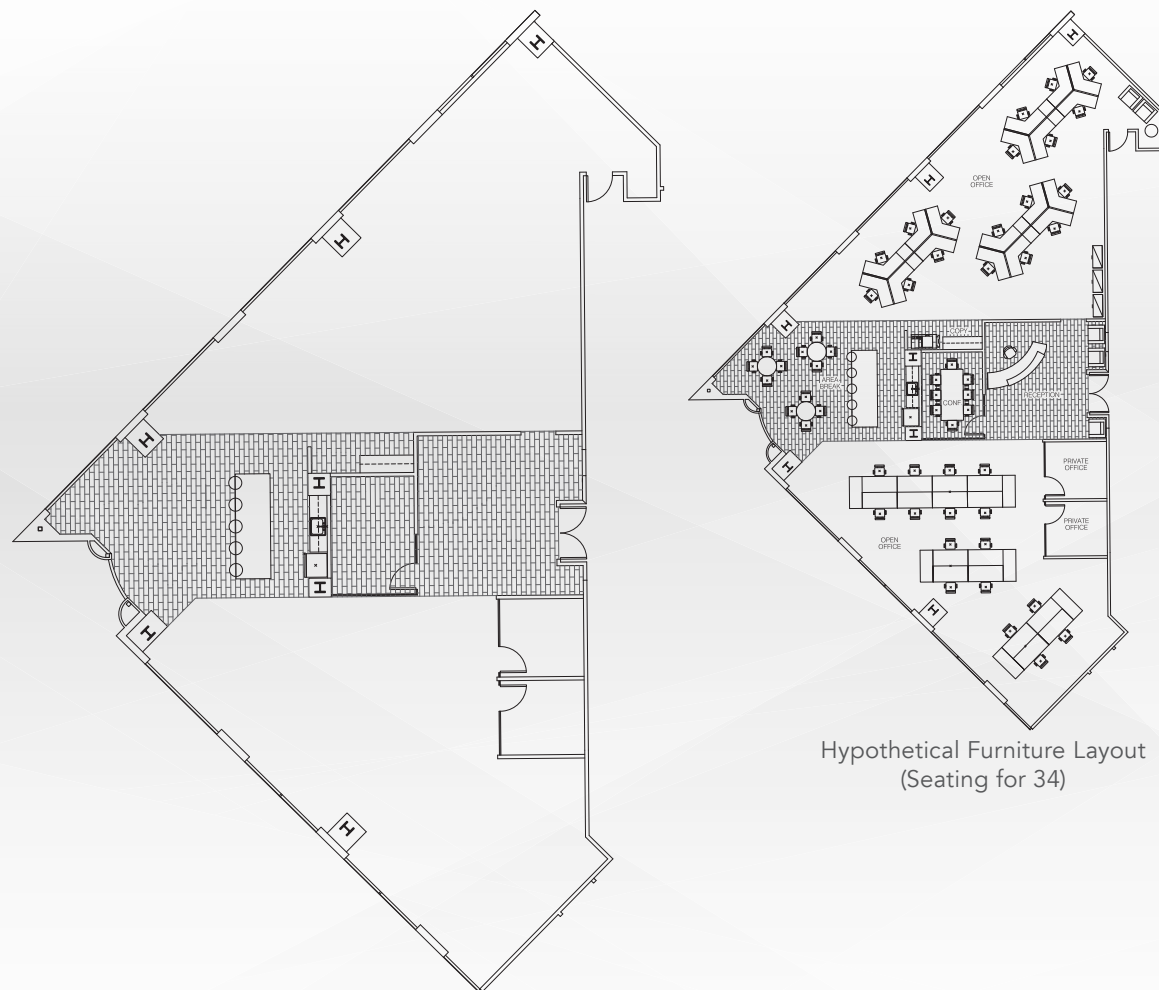
5,105 SF

- ◆ Great Window Line with Downtown Views
- ◆ 2 Private Offices, Conference Room, Open Kitchen/Break Room Area, Reception Area, High-End Finishes
- ◆ Double Door Entry



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Hypothetical Furniture Layout
(Seating for 34)

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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 Germana
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:
 - Sonoma Chicken Coop
 - 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. Eulipia Restaurant & Bar
23. Motif
24. Agenda Restaurant & Lounge
25. Café Babylon
26. Emile's Restaurant
27. Henry's HiLife
28. Poorhouse Bistro
29. Britannia Arms, AFK Gamer Lounge, Take One Pizza, Farmers Union

HOTELS

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

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

