

Private Self-Contained Office Suites



EL PASEO COURT S. First Street			
40 A/B	MADI Group	46	Circlepoint
42 A	Charles Le Photography		
40	Tea Alley	42E	Democracy Resources
42	Insomnia Cookies	44	NVS, Inc.

New Availabilities:

- **Suite 45**
±2,871 SF
\$1.85/SF Gross
- **Suite 40 A/B**
±1,413 SF
\$1.85/SF Gross

40-45 S FIRST STREET

DOWNTOWN SAN JOSE

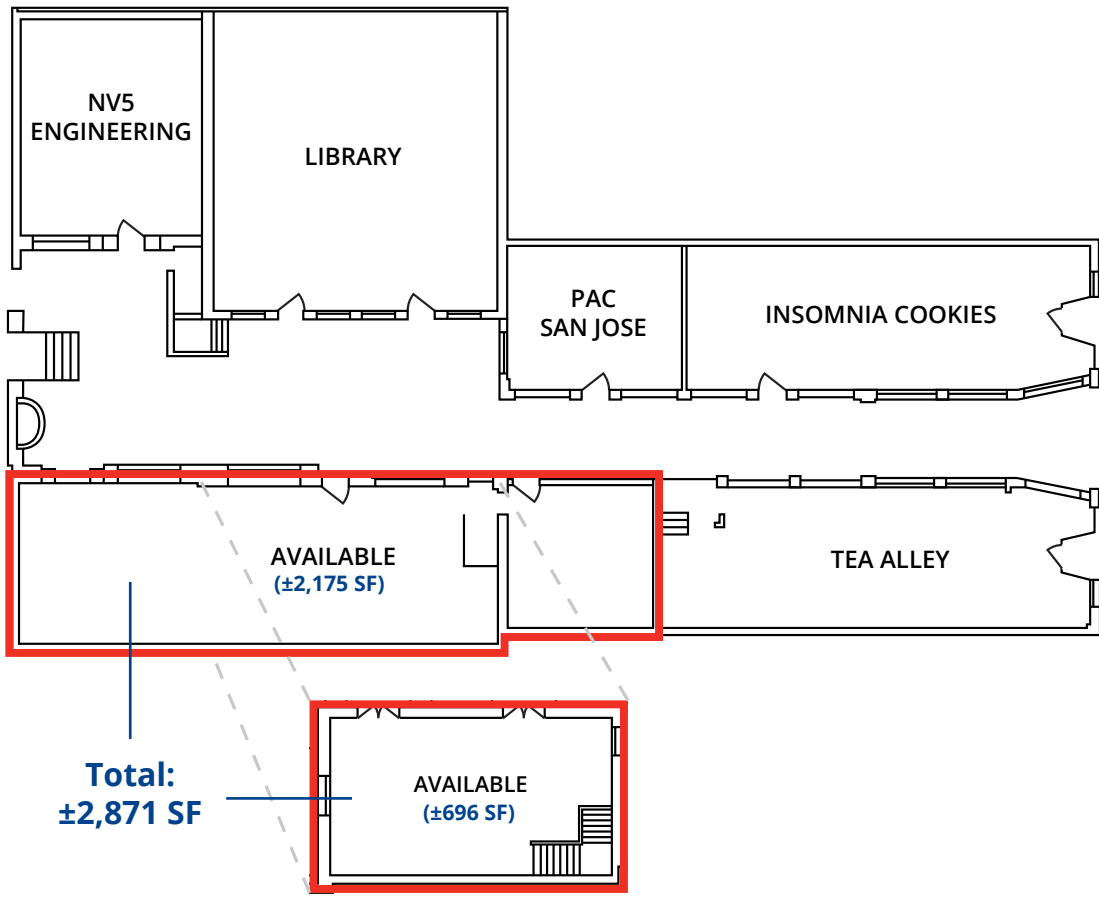
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Accelerating success.

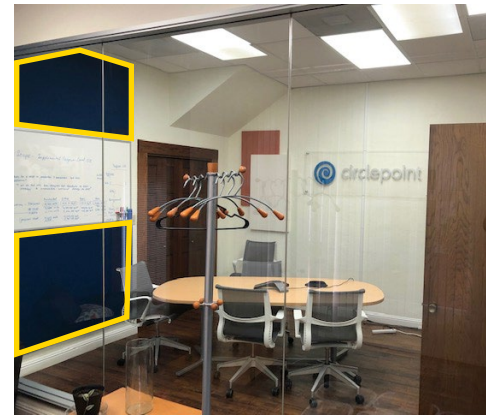
First Floor



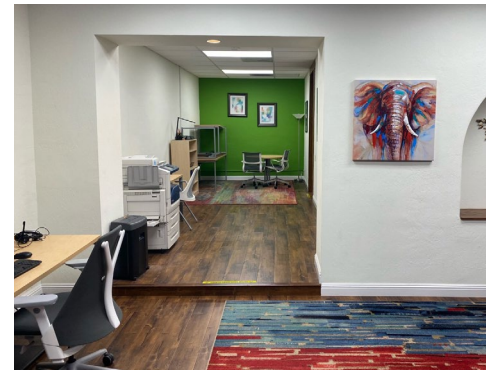
Second Floor

Suite 45 (±2,871 SF)

- First and second floor suite
- Glass conference room with high quality acoustic panels
- Recently updated

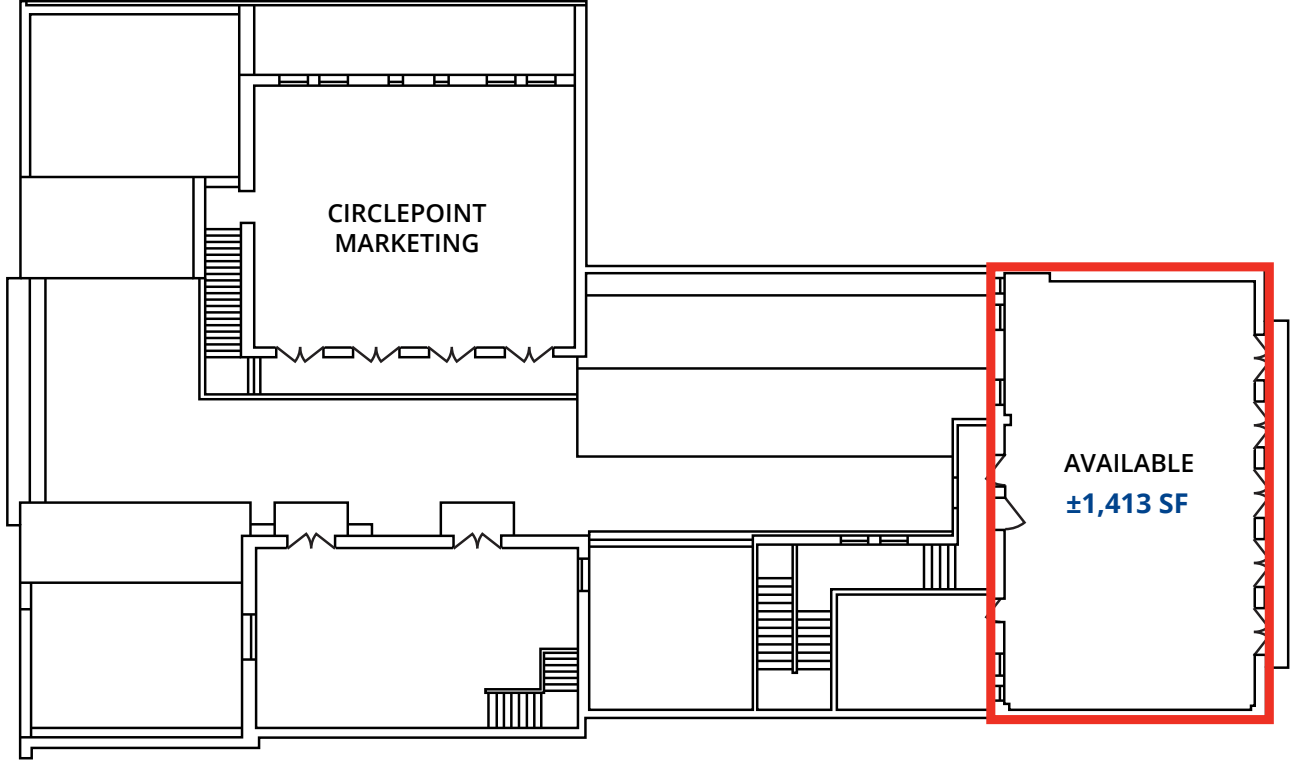


High Quality Acoustic Panels included



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Second Floor



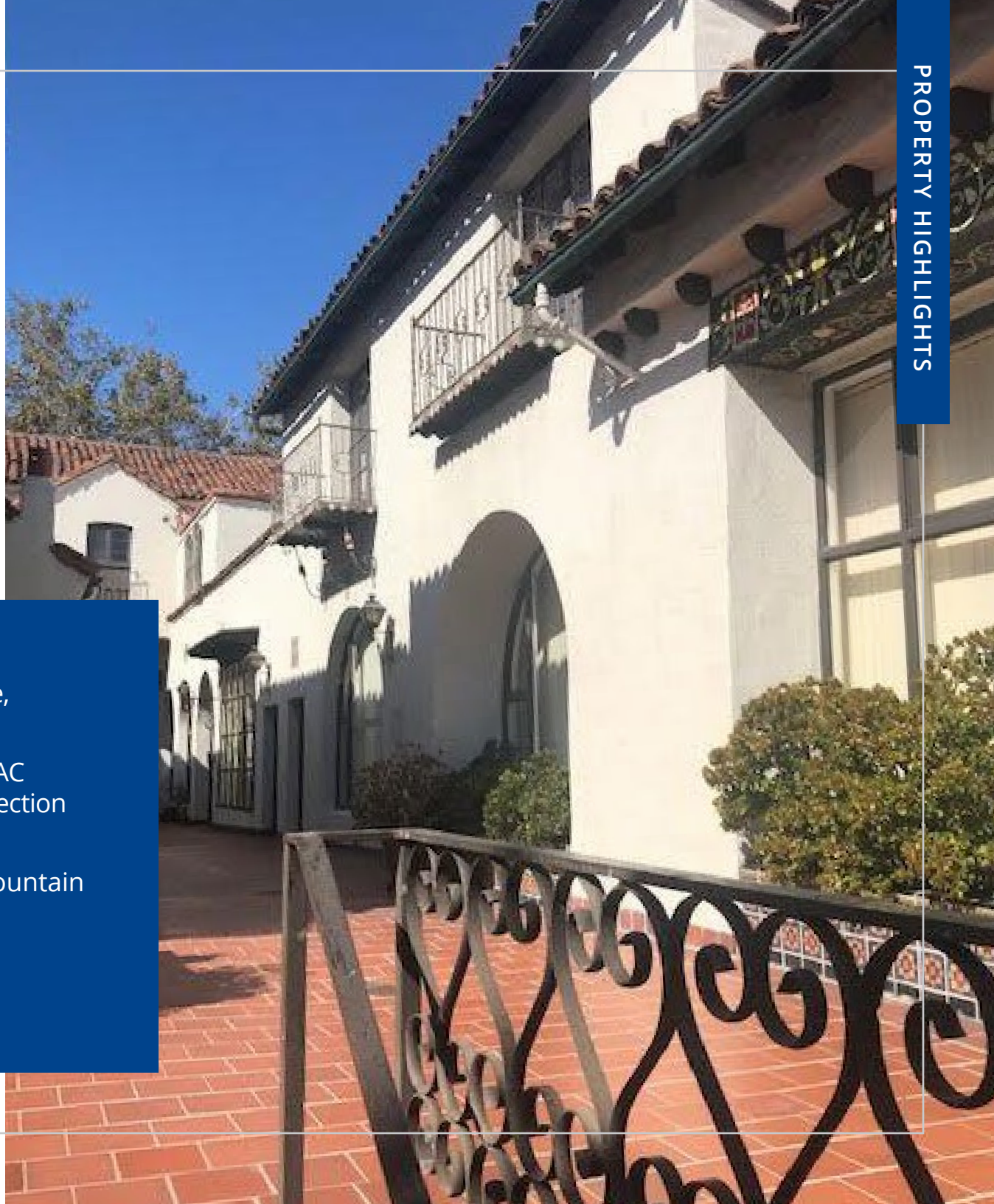
Suite 40 A/B (±1,413 SF)

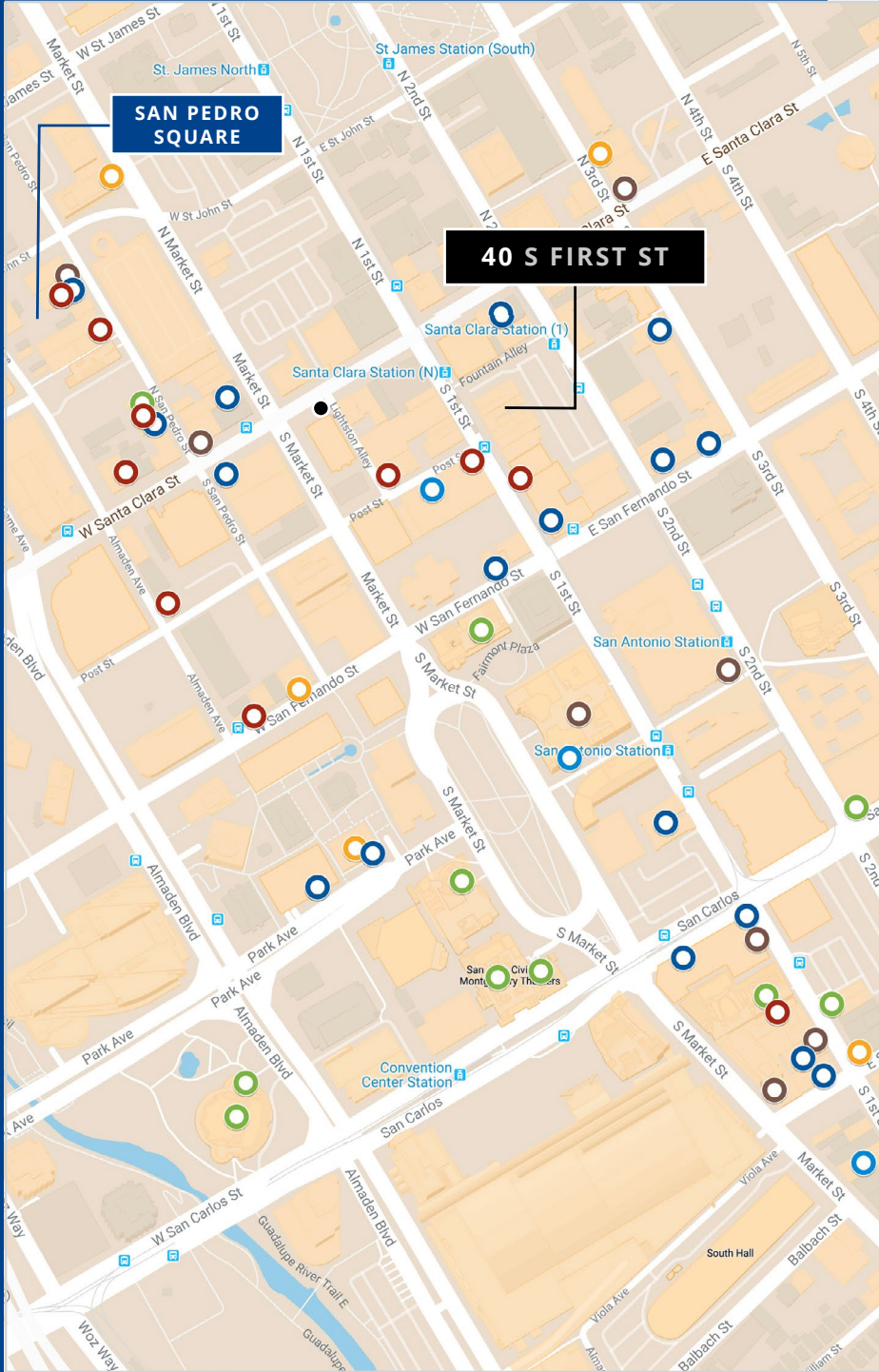
- (2) Restrooms
- Balcony
- Open office areas

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GATED, PRIVATE,
URBAN AREA WITH
GREAT PARKING
AND RESTAURANTS

- Excellent location near San Pedro Square, restaurants, & courthouse
- Beautiful architecture with individual HVAC system and entryways for privacy & protection from any future pandemics
- Patio meeting area with historical tile fountain
- Bike rack available for tenant use
- Front & back security gates





OVER 25
RESTAURANTS
within a 1-mile Radius



AN UPRISING IN
BREWRIES
and Wine Bars



THRIVING
CULTURE
Museums, Theaters + More



GOOD MORNING
COFFEE
of an Evening Cup of Joe



WHEN YOUR
HEALTH
is Your Wealth



PLENTY OF
NIGHTLIFE