

*Six-Story Landmark Office Building* | 8,658 SF of Office Space Available



*Century Plaza*

550 SOUTH WINCHESTER BOULEVARD | SAN JOSE, CALIFORNIA

*suite 200*

For more information contact:

David Andris

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Lic. 01408094

**South Bay**  
DEVELOPMENT COMPANY

Lic. 00658869

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## TENANT C

- 2 offices
- 1 conference room
- 1 break room
- 1 server
- Can accommodate up to 1, 8x8 cube and 17, 6x8 cubes

## TENANT D

- 4 offices
- 1 conference room
- 1 break room
- 1 copy room
- Can accommodate up to 8, 8x8 cubes and 11, 6x8 cubes

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## IDENTITY

- Landmark Class-A Six Story Office Building
- Public artwork
- Remodeled interiors
- Enhanced landscaping
- Private parking garage
- Tenants include:

**New York Life**

**Wachovia – Wells Fargo**

**Sanyo**



## IDENTITY

## AMENITIES

## LOCATION

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## AMENITIES

### Building

- Remodeled first floor lobby and restrooms
- New tenant directory
- Upgraded landscaping
- One block from Highways 280 and 880
- Six miles from the San Jose International Airport

### Second Floor & Suite

- Main entrance located off elevator lobby
- Remodeled elevator lobby
- Remodeled restrooms
- Private balcony
- South Valley views

### Within Walking Distance

- Restaurants & eateries – (71)
- Shops & boutiques – (230)
- Hotels – Hotel Valencia (rated 4.6 rating out of 5 on AAA Travel)
- Health Clubs – (1) Club One Fitness
- Spas & salons – (11)
- Parks – (2)
- Famers' Market – Sundays (11:00 A.M. – 3:00 P.M.)
- Movie theaters – Century Theaters and Cine' Arts 6

### Public Transportation

- Caltrain – San Jose Diridon Station 3.5 miles
- Light Rail – Bascom Station – 3.0 miles
- Bus – Route (60) – 0.01 miles connects to Campbell Light Rail via Winchester Blvd.

### Santana Row Restaurants & Eateries - .01 mi. (Partial List)

Amber India  
Blowfish Sushi To Die For  
Cocola Bakery  
Consuelo Mexican Bistro  
El Jardin Tequila Bar & Restaurant  
Joseph Schmidt Confections  
Left Bank Brasserie  
Maggiano's Little Italy  
Pasta Pomodoro  
Pinkberry  
Pizza Antica  
Rosie McCann's Irish Pub & Restaurant  
Roux Louisiana Kitchen  
Sino  
Starbucks  
Peet's Coffee & Tea  
Straits Restaurant  
Subway  
Tanglewood Restaurant & Bar  
Thea Mediterranean Cuisine  
Village California Bistro & Wine Bar  
Vintage Wine Bar  
Vintage Wine Merchants  
Wahoo's Fish Tacos  
Yankee Pier

### Valley Fair Restaurants & Eateries - .15 mi (Partial List)

Andersen Bakery  
Auntie Anne's  
Bosion Delight  
Boudin Sourdough Bakery  
California Crisp  
California Pizza Kitchen  
Cheesecake Factory, The  
Cinnabon  
Cold Stone Creamery  
Crepe Delight  
Grain d'or  
Great Khan's Mongolian BBQ  
Ivar's Seafood  
Jamba Juice  
Lori's Diner  
Maison de Patisserie  
Mrs. Field's Cookies Kiosk  
Panda Express  
Pizza My Heart  
Red Mango  
Rubio's Fresh Mexican Grill  
Sarku Japan  
Sarku Japan Sushi Bar  
Sbarro  
Subway  
Sushi Boat



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## LOCATION

- Prestigious corner of Winchester Boulevard and Highway 280
  - Central Valley Location
- Distance in miles to adjacent cities/landmarks
- Highway 880 - 1.0**
  - Highway 280 - 0.2**
  - Campbell - 2.2**
  - Santa Clara - 2.9**
  - Cupertino - 4.6**
  - Downtown San Jose - 5.1**
  - San Jose International Airport - 6.6**
  - Saratoga - 6.6**
  - Los Gatos - 8.4**
  - Mountain View - 10.6**



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