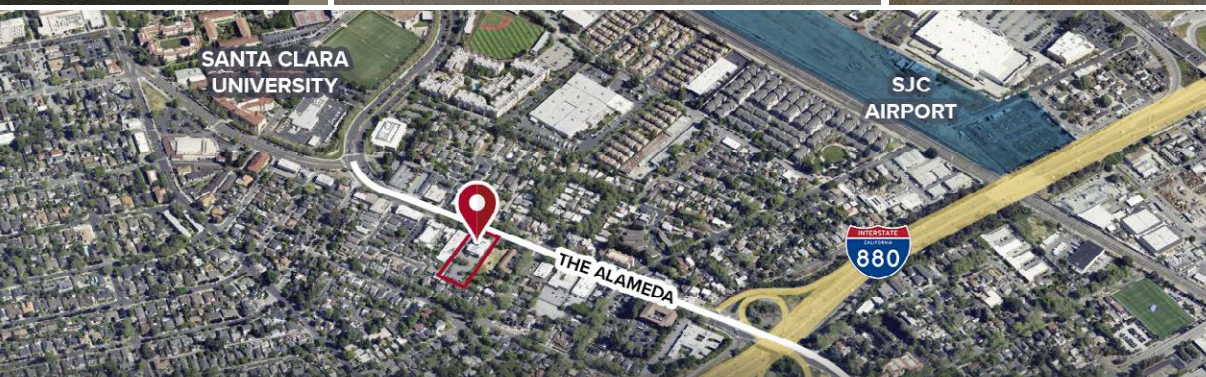




2175
THE ALAMEDA



FOR LEASE

Professional Office Building Suites



Professional office building with reasonably priced suites with multiple sizes



Spacious on-site parking lot in rear



Conveniently located near intersection of HWY 880 and The Alameda



Close proximity to San Jose Airport, Santa Clara University, Westfield Valley Fair, Whole Foods, and other local retail



Abundant natural lighting



New carpet and paint; bathrooms



Flexible lease terms
2 Year Terms Minimum

FOR TOURING & MORE INFORMATION:

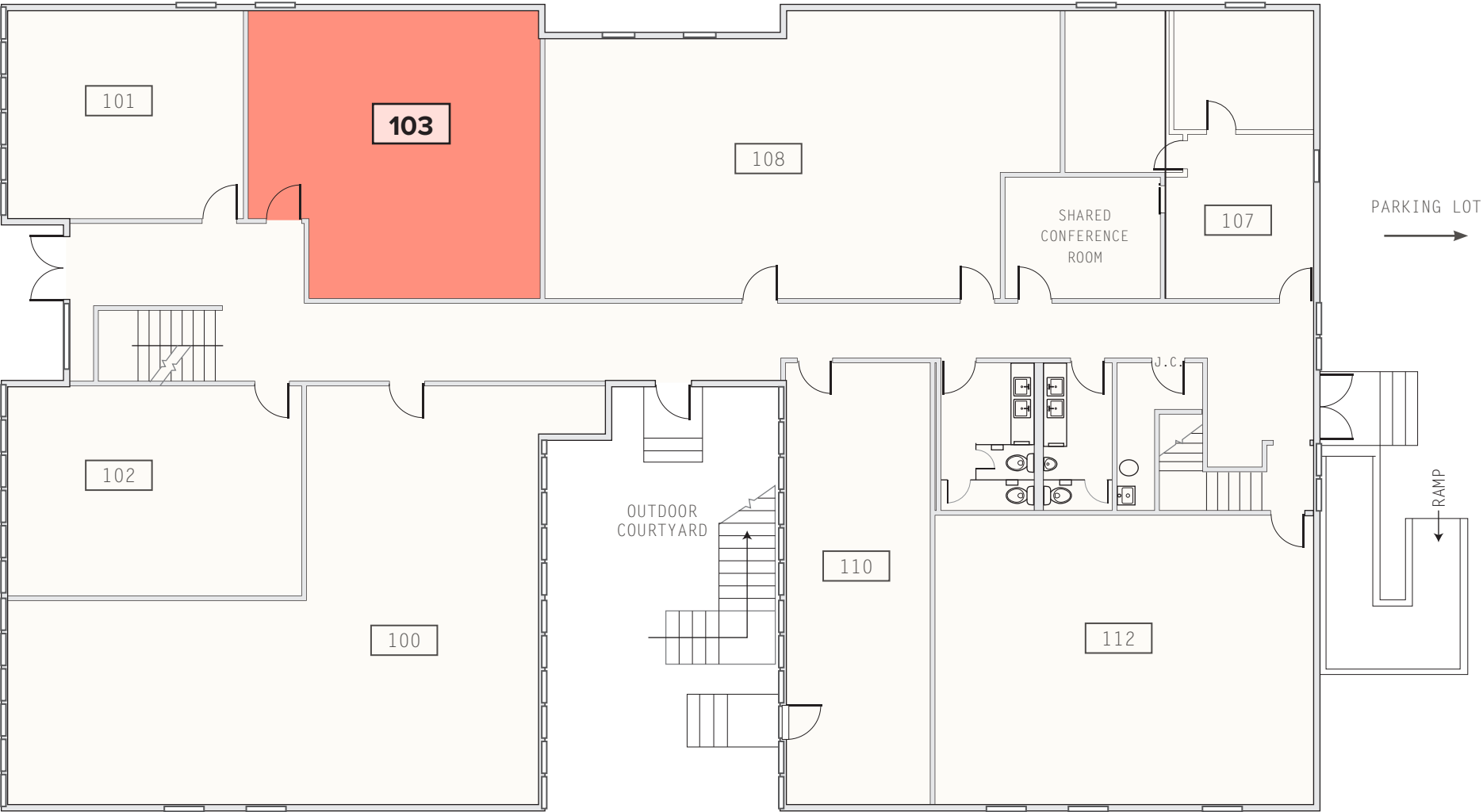


Brennan J. Monro LIC. 02180211
bmonro@primecommercialinc.com
408.560.6100

FIRST FLOOR
Available Suites

Modified Gross Lease (MG)
Landlord to pay for electricity and maintenance, *excluding* Internet and janitorial
Minimum 2 Year Terms

	Suite 110	660 SF	\$1,716 per Month (\$2.60/SF)
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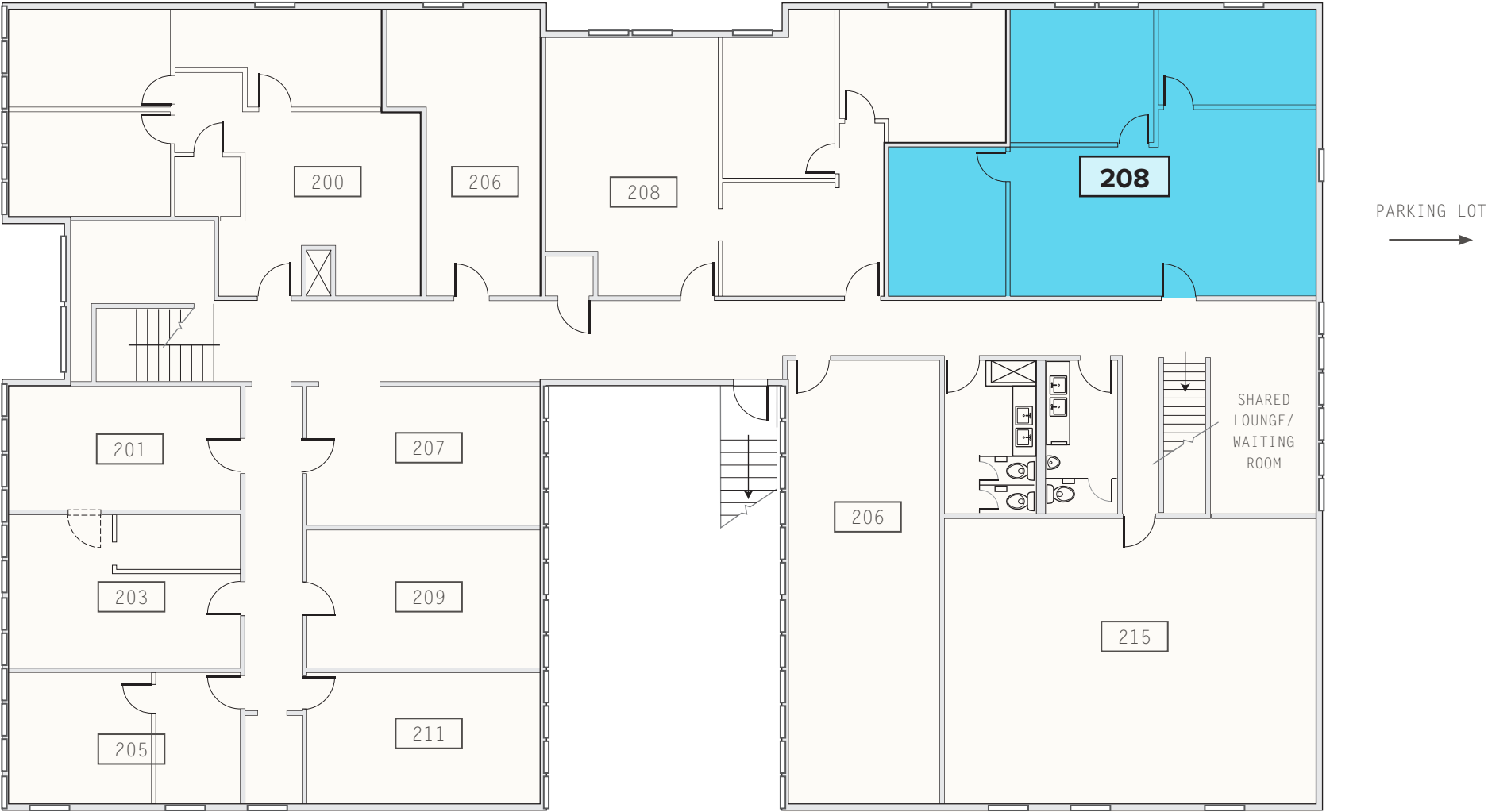


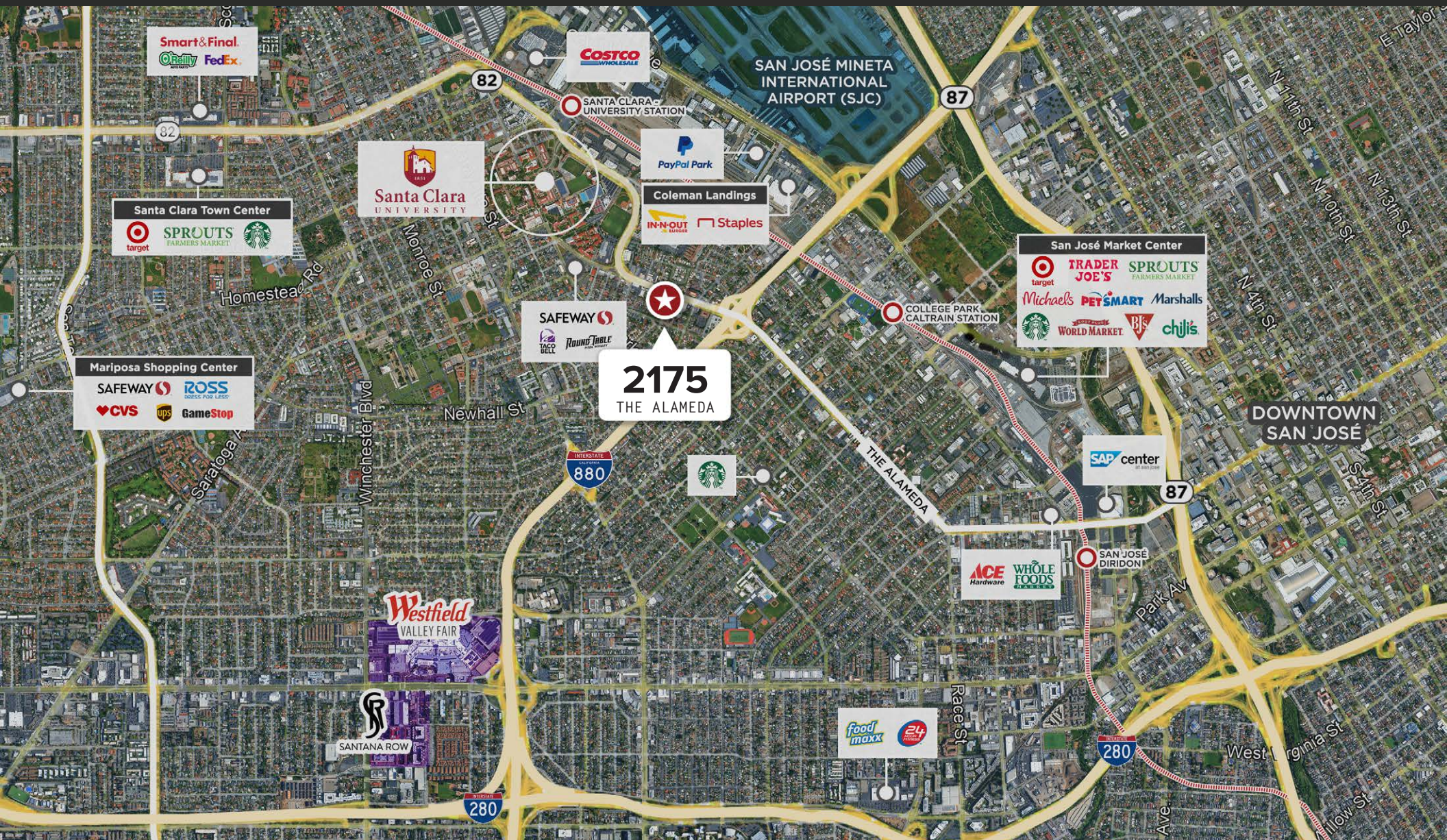
SECOND FLOOR
Available Suites

Modified Gross Lease (MG)

Landlord to pay for electricity and maintenance, *excluding* Internet and janitorial
Minimum 2 Year Terms

Suite 210	844 SF	\$2,195 per Month (\$2.60/SF)
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DEMOGRAPHICS

Source: Esri 2024

	1 Mile	3 Miles	5 Miles
Total Population	19,775	222,773	651,332
Daytime Population	28,094	313,995	817,614
Average Household Income	\$200,546	\$176,040	\$191,131

TRAFFIC COUNTS

Average Daily Traffic

	Cars Per Day
The Alameda	27,500 ADT
W Hedding Street	13,298 ADT
HWY 880	159,000 ADT