









FOR LEASE

Professional Office Building Suites

- Professional office building with reasonably priced suite sizes ranging from 275 934 SF
- 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
- Outdoor courtyard
- Abundant natural lighting
- New carpet and paint
- Flexible lease terms
 Short Terms Considered

FOR TOURING & MORE INFORMATION:



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FIRST FLOOR

Available Suites

Modified Gross Lease (MG)

Landlord to pay for electricity and maintenance, excluding Internet and janitorial

Suite 110 650 SF \$1,625 per Month (MG)



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SECOND FLOOR

Available Suites

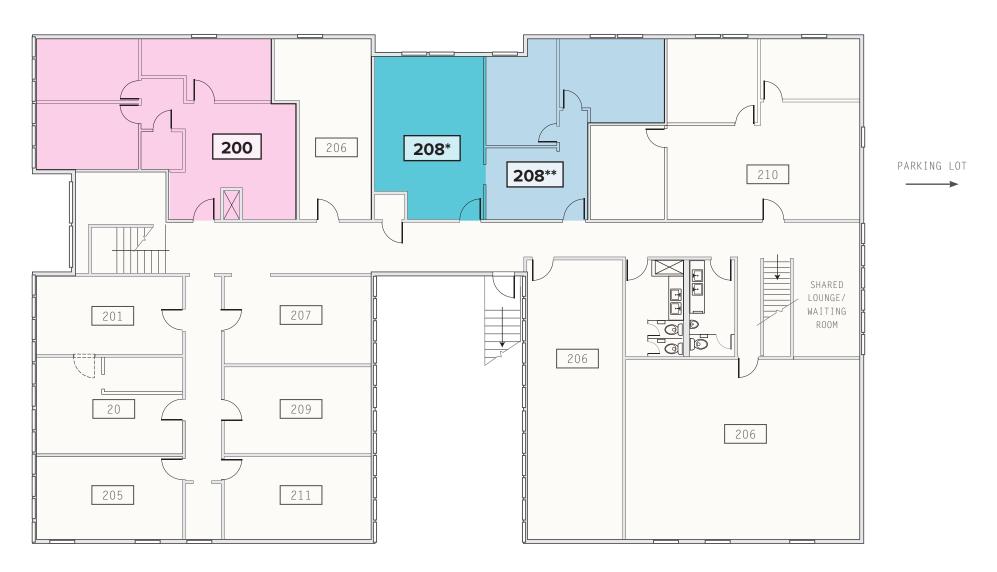
Suite 200	934 SF	\$2,100 per Month
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Modified Gross Lease (MG)

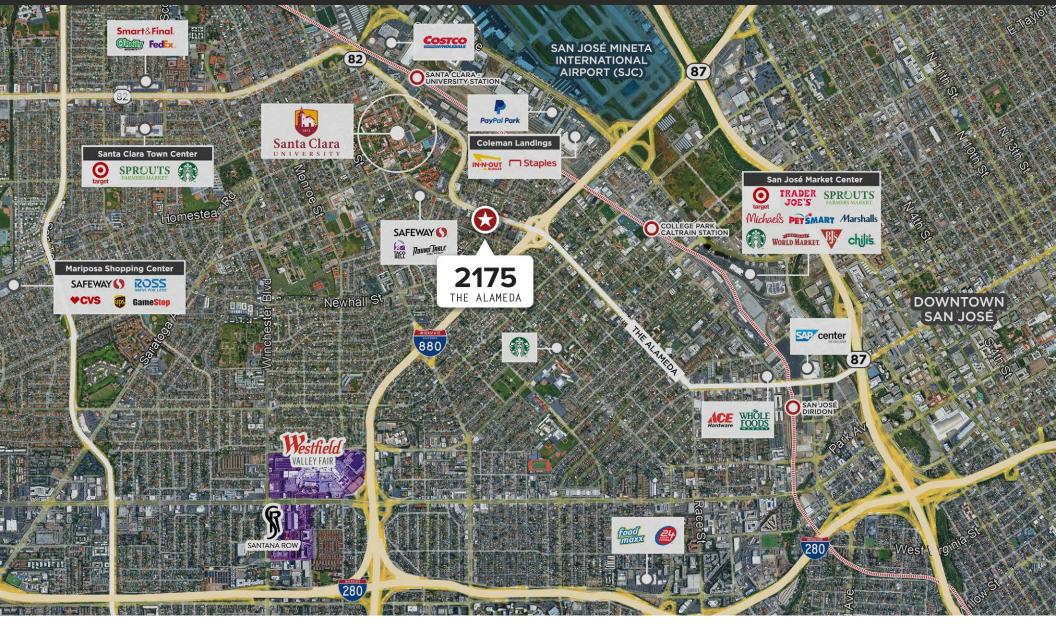
Landlord to pay for electricity and maintenance, excluding Internet and janitorial

Suite 208	841 SF	\$1,770 per Month
Suite 208*	± 352 SF	± \$844 per Month
Suite 208**	± 490 SF	± \$1,103 per Month

*Suite 208 is a total of 841SF but can be divisible to 352 & 490 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