

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:

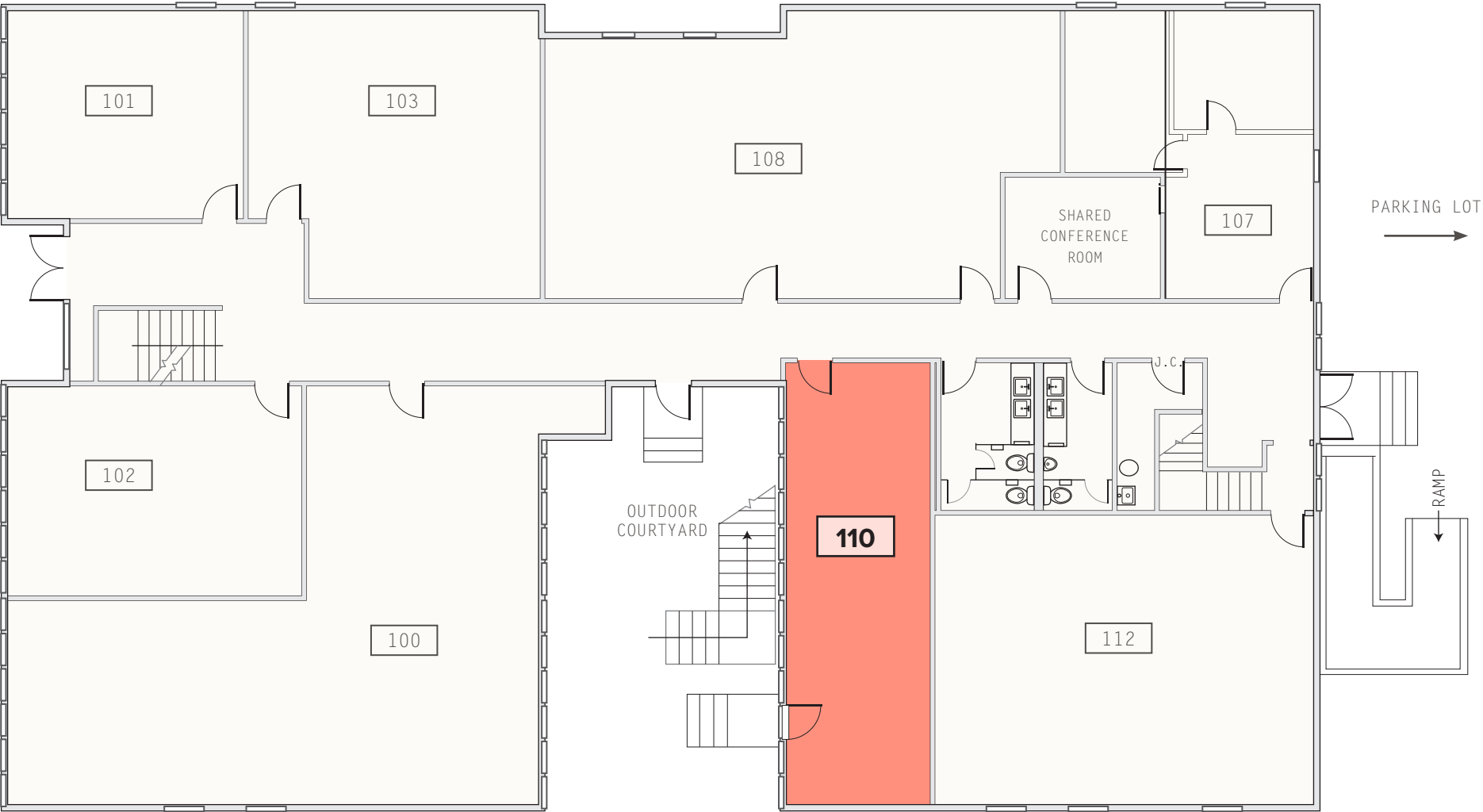


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FIRST FLOOR
Available Suites

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

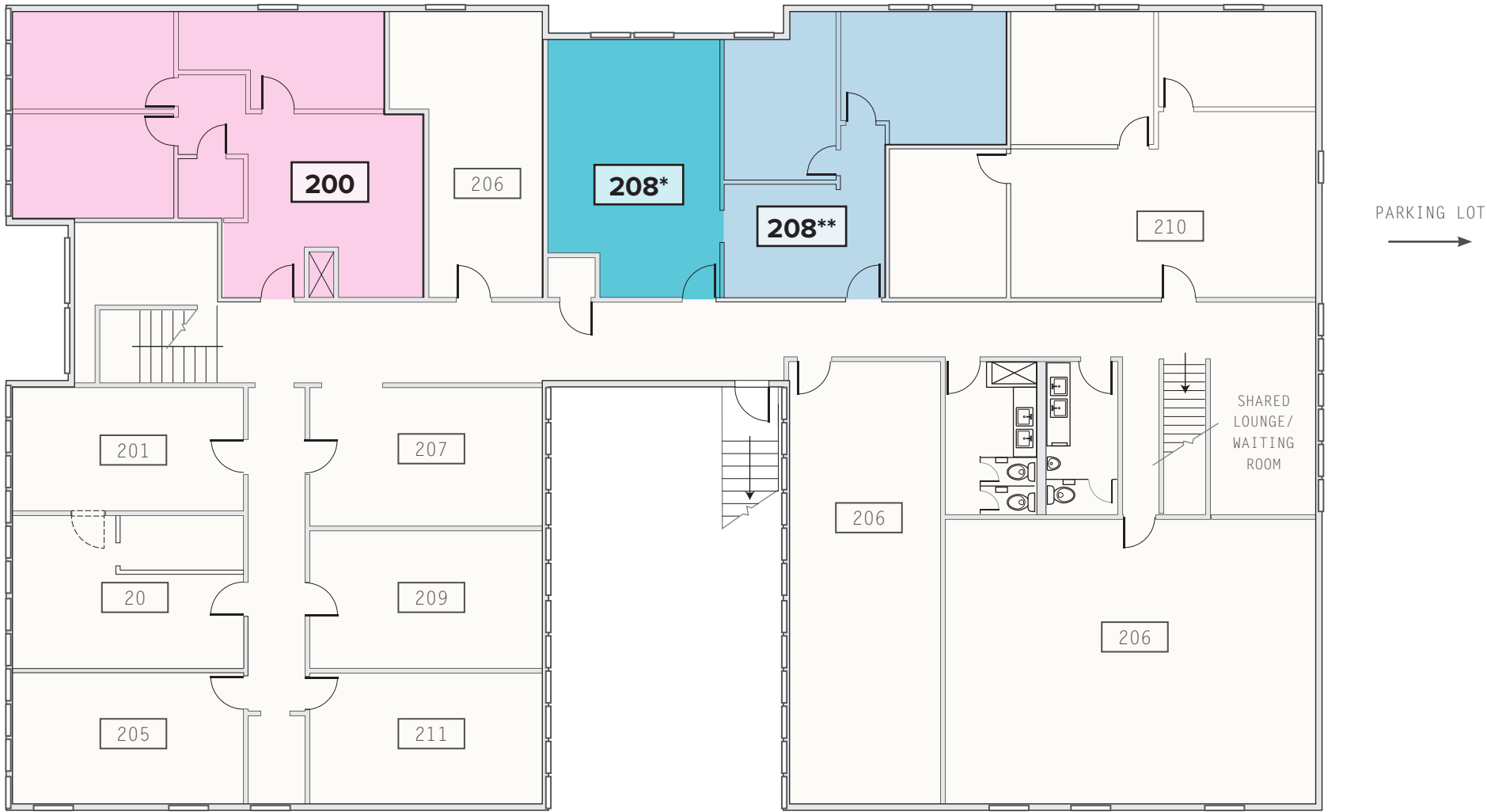
Modified Gross Lease (MG)

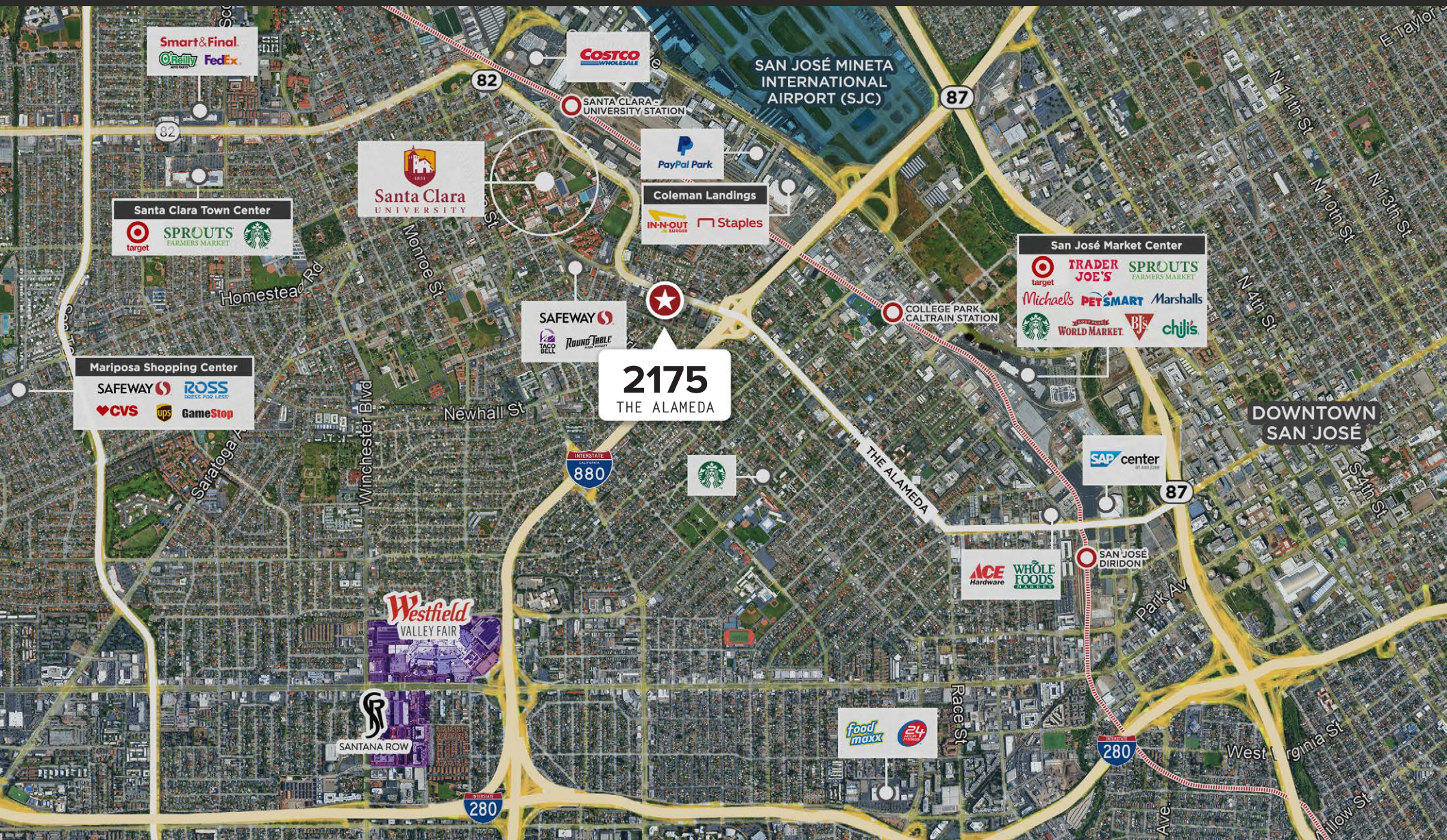
Landlord to pay for electricity and maintenance, *excluding* Internet and janitorial

<div></div>	Suite 200	934 SF	\$2,100 per Month
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<div></div>	Suite 208	841 SF	\$1,770 per Month
<div></div>	Suite 208*	± 352 SF	± \$844 per Month
<div></div>	Suite 208**	± 490 SF	± \$1,103 per Month

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





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