

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 &amp; MORE INFORMATION:



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FIRST FLOOR  
Available Suites

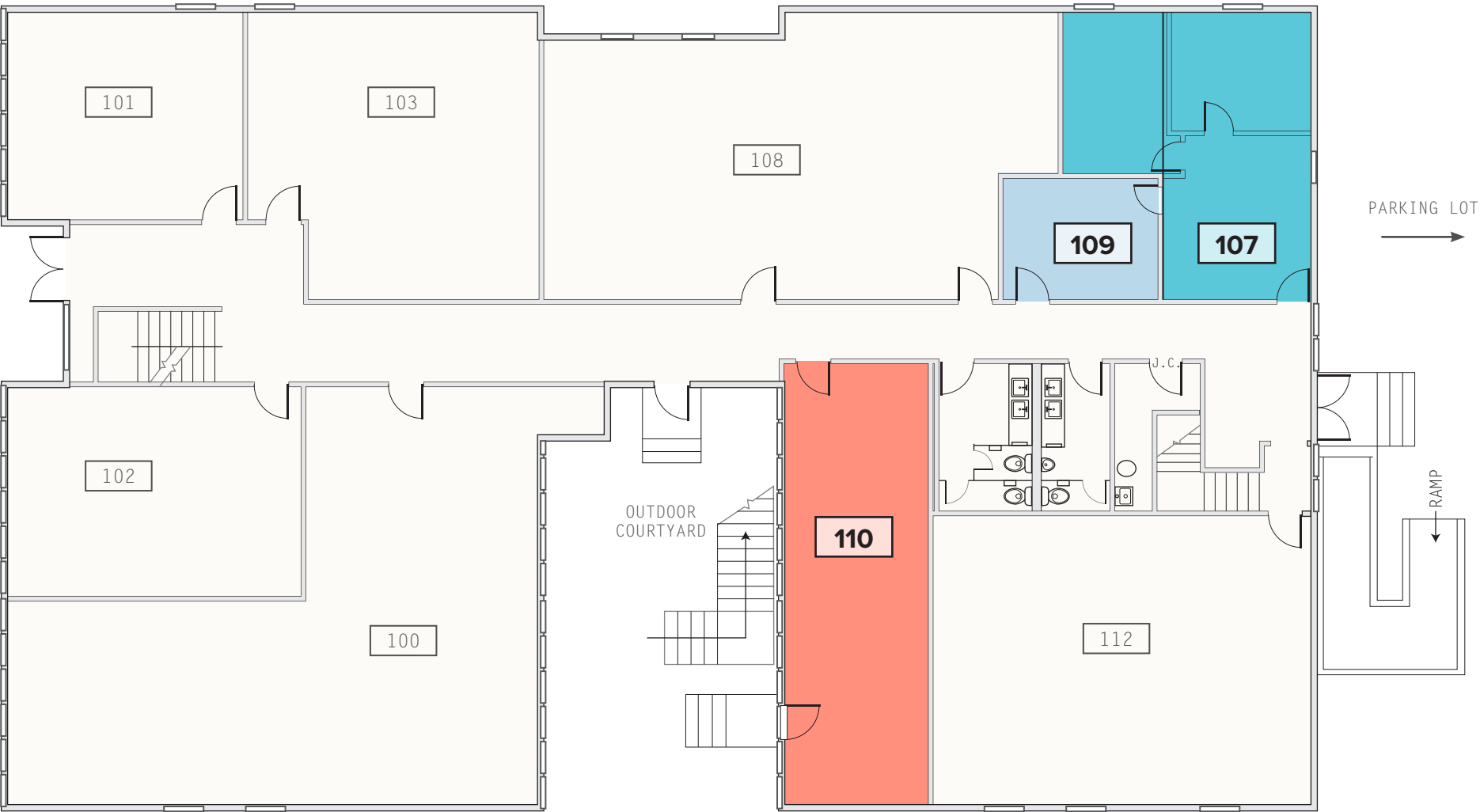
Modified Gross Lease (MG)

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

Suite 107	495 SF	\$1,287 per Month (MG)
Suite 107 & 109*	645 SF	\$1,687 per Month (MG)

Suite 110	650 SF	\$1,625 per Month (MG)
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*\*Suite 109 must be combined with 107 and cannot be leased alone.  
Suite 107 can be leased either by itself or combined with 109.*



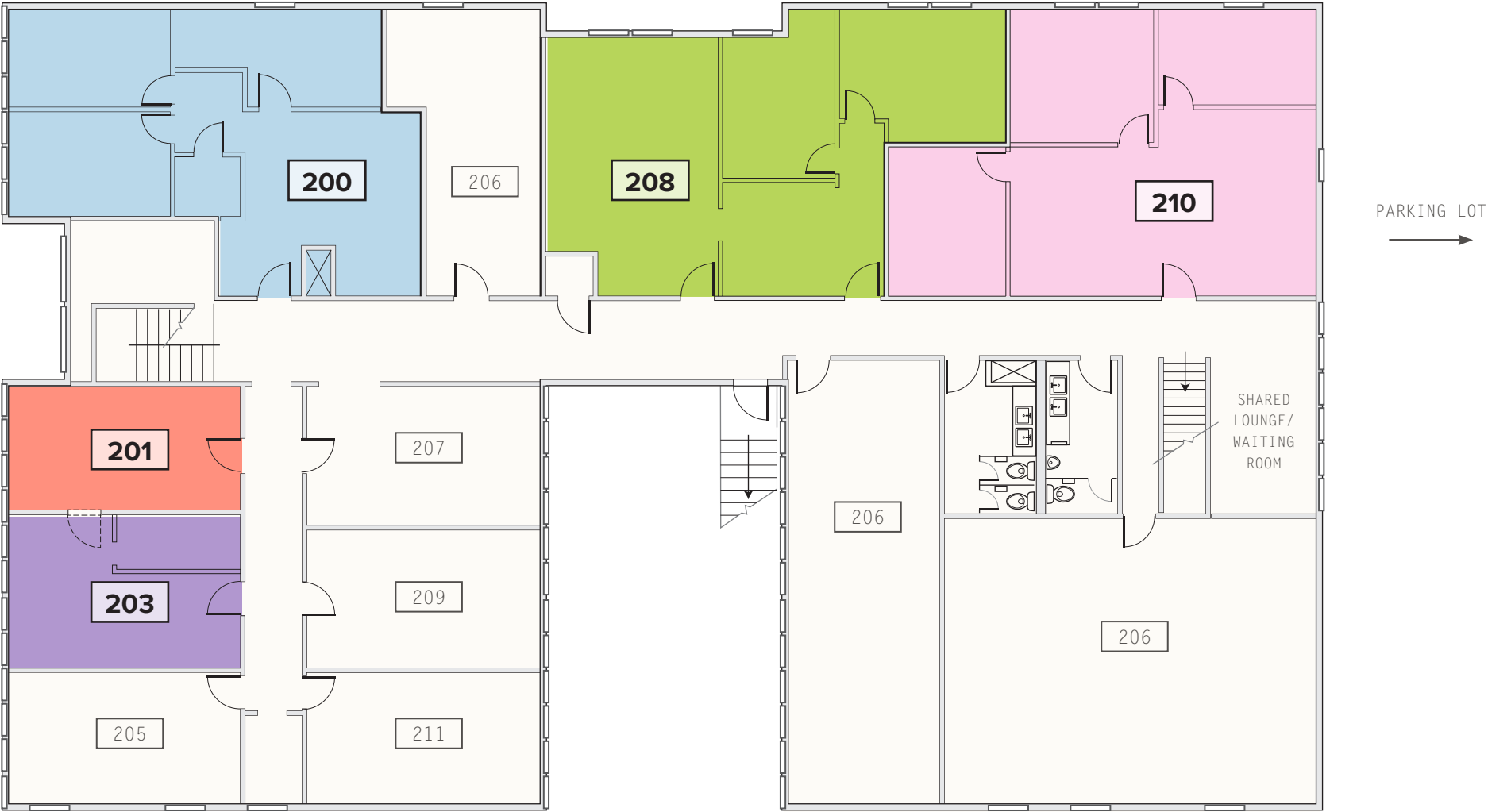
SECOND FLOOR  
Available Suites

Modified Gross Lease (MG)

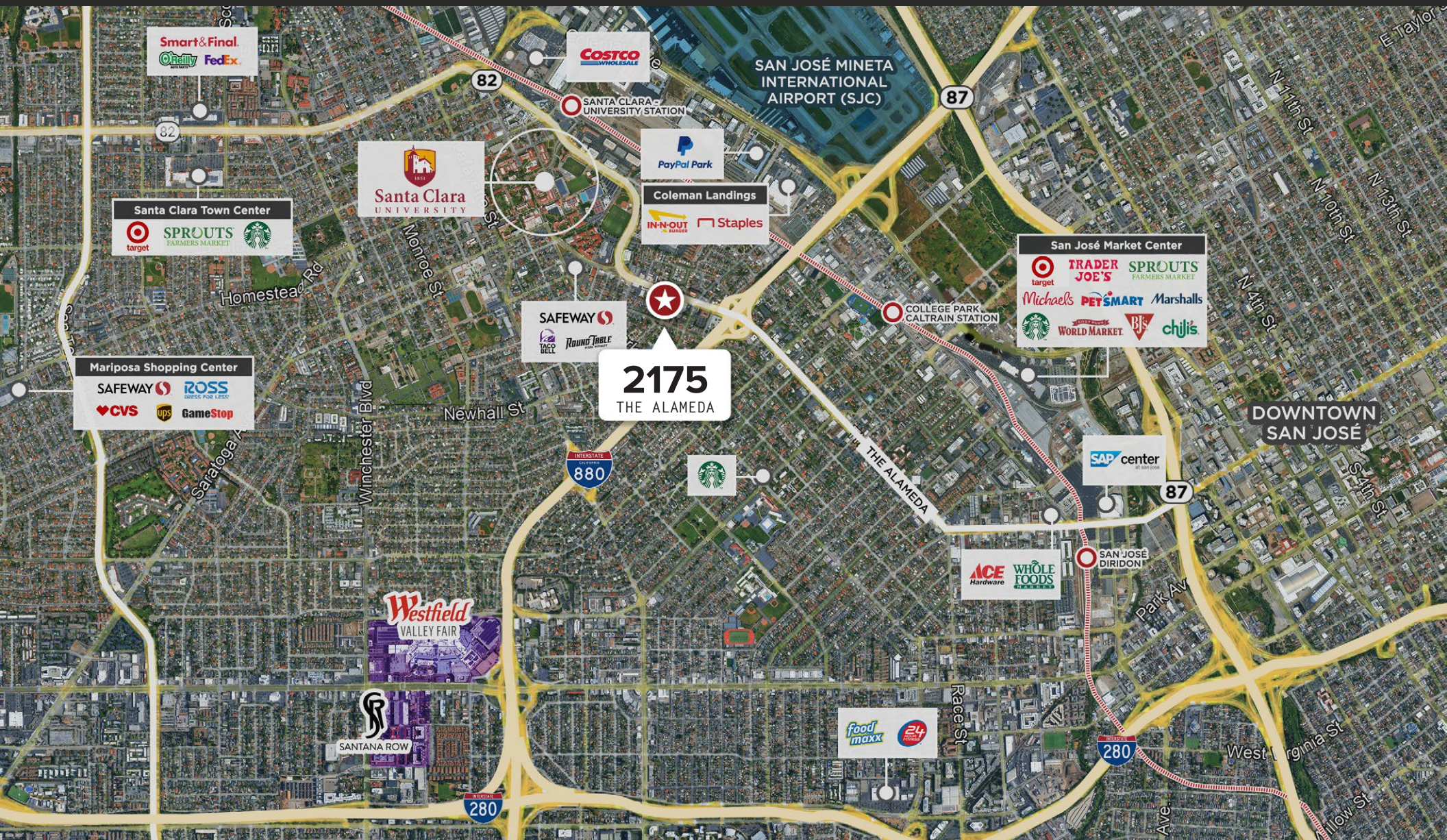
Landlord to pay for electricity and maintenance, *excluding* Internet and janitorial

Suite 200	934 SF	\$2,100 per Month
Suite 201	280 SF	\$686 per Month
Suite 203	275 SF	\$674 per Month

Suite 208	841 SF	\$1,770 per Month
Suite 210	844 SF	\$1,900 per Month







## DEMOGRAPHICS

Source: Esri 2024

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

## TRAFFIC COUNTS

Average Daily Traffic

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