



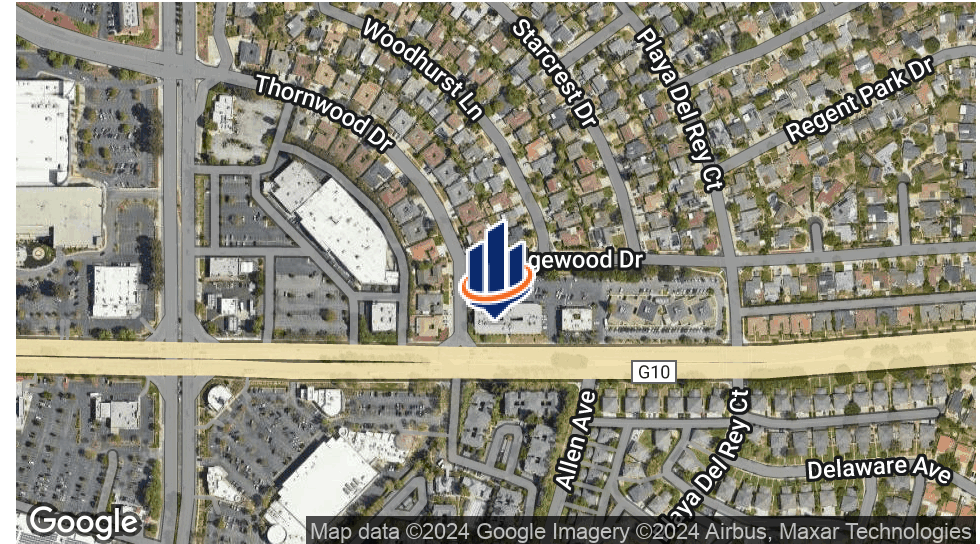
AVAILABLE FOR LEASE

841 BLOSSOM HILL ROAD
SAN JOSE, CA 95123

Robin Santiago, SIOR, CCIM
Managing Director
O: 408.601.0049
robin.santiago@svn.com
CaIDRE #01754421



Property Summary



OFFERING SUMMARY

Lease Rate:	\$3.00 Per SF
Lease Type:	Full Service
Uses:	General Office/Medical
Parking Ratio:	4 per 1,000
Elevator Served:	Yes
Term:	3 - 5 Years

PROPERTY OVERVIEW

Multi-tenant office building conveniently located on busy Blossom Hill Road. Walking distance to Westfield's Oakridge Mall and other retail amenities such as Buffalo Wild Wings, Party City, Lucky Supermarket, In-and-Out Burger, Jamba Juice, Starbucks, Kohl's, Target, Century Theaters, etc. Easy freeway access to 87 and 85.

PROPERTY HIGHLIGHTS

- Well located multi-tenant office building
- General office, medical or dental uses allowed
- Professionally managed & beautifully landscaped
- Monument signage facing Blossom Hill Boulevard
- Excellent freeway access

Available Spaces



SPACE	LEASE RATE	LEASE TYPE	SIZE	LAYOUT
Suite 212	\$3.00 SF/month	Full Service	1,576 RSF	Four private offices, open area, storage room
Suite 112	\$3.00 SF/month	Full Service	4,652 SF	Sixteen private offices, private entrance, kitchen

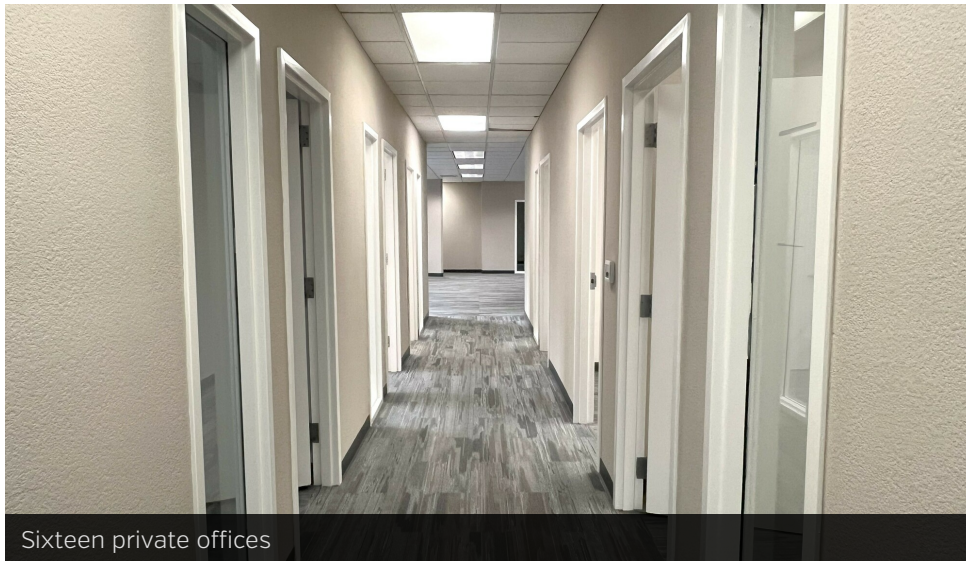
Suite 112: 4,652 RSF



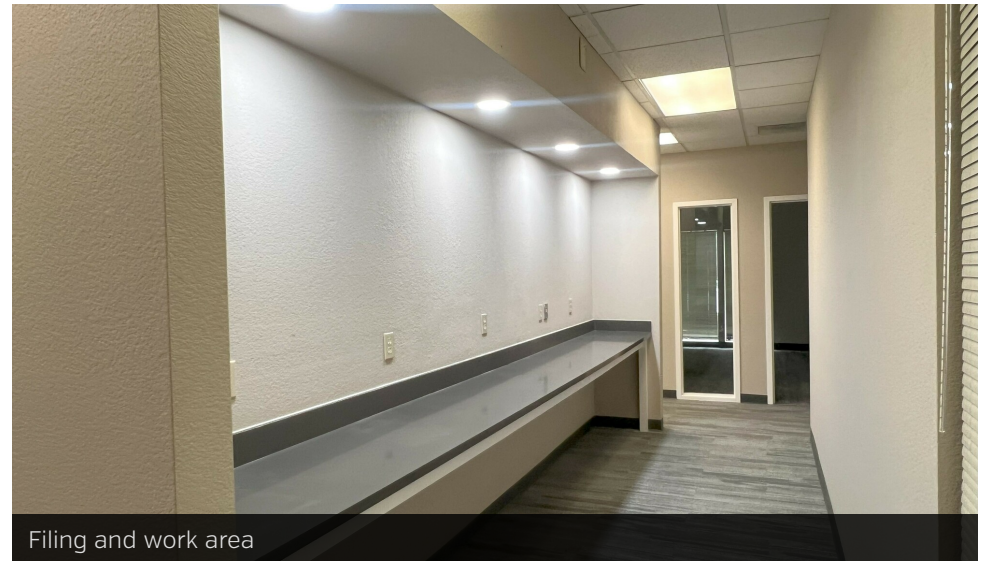
Separate Entrance with dedicated parking stalls



Large reception area (two restrooms within the suite)



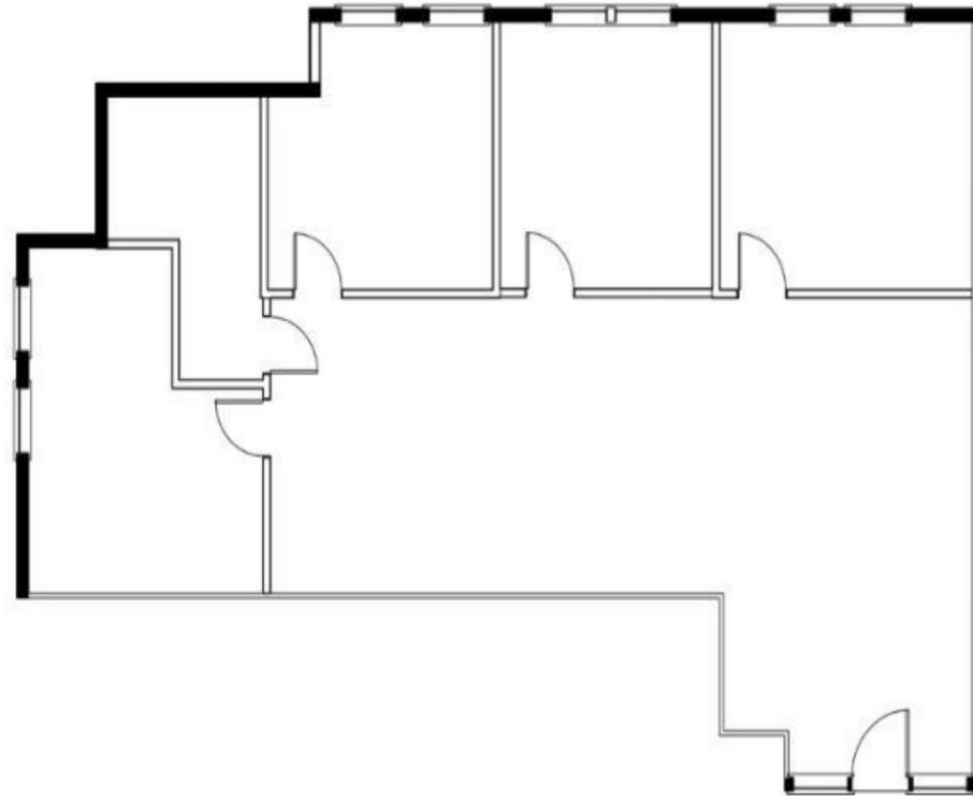
Sixteen private offices



Filing and work area

Suite 212: 1,526 RSF

1,526 RENTABLE SQUARE FEET [Not to Scale]



Suite 212: Three Private Offices, Conference Room, Server Room, Larger Reception Area

Additional Photos



Area Map



Demographics

