

2220 WINCHESTER BLVD

CAMPBELL, CA | 95008



ADAM LEVIN

EXECUTIVE MANAGING DIRECTOR

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CalDRE #01462752



OFFERING SUMMARY

Lease Rate (Ground Floor):	\$5.00/sf/month (NNN)
Ground Floor SF:	±1,899 SF + 2,000 SF Storage
Lease Rate (Second Floor):	\$4.50/sf/month (NNN)
Second Floor SF:	±2,445 SF + 567 SF Balcony
Lease Rate (Entire Building):	\$4.80/sf/month (NNN)
Total NRSF:	±6,344 SF + 567 SF Balcony
Year Built:	2025
Parking Spaces:	20 (8 Covered)

PROPERTY OVERVIEW

Establish your business at 2220 Winchester Blvd, a newly constructed building offering flexible retail, restaurant, and office opportunities in a prime Campbell location.

Featuring excellent visibility, modern architecture, and convenient access to major Silicon Valley destinations, the property is ideal for businesses seeking a high-profile presence.

Contact us today to schedule a tour or request more details!

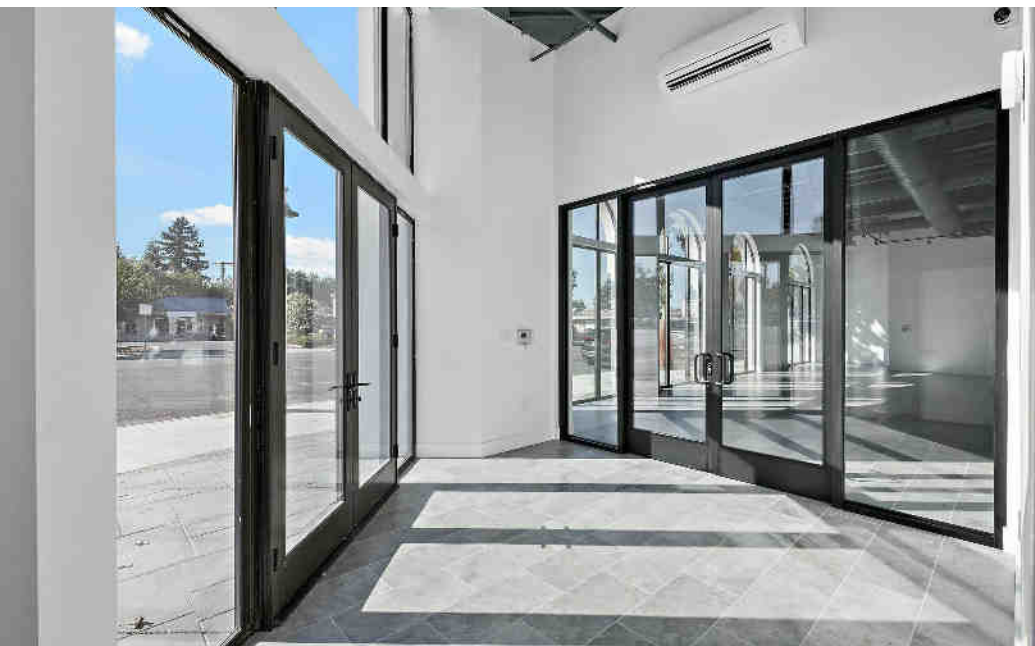
PROPERTY HIGHLIGHTS

- Newly Constructed Modern Open-Concept Layout with Expansive Windows and Excellent Natural Light
- Unmatched Street Visibility and Situated Just Blocks from Downtown Campbell
- Ample On-site Parking (3.15/1,000)



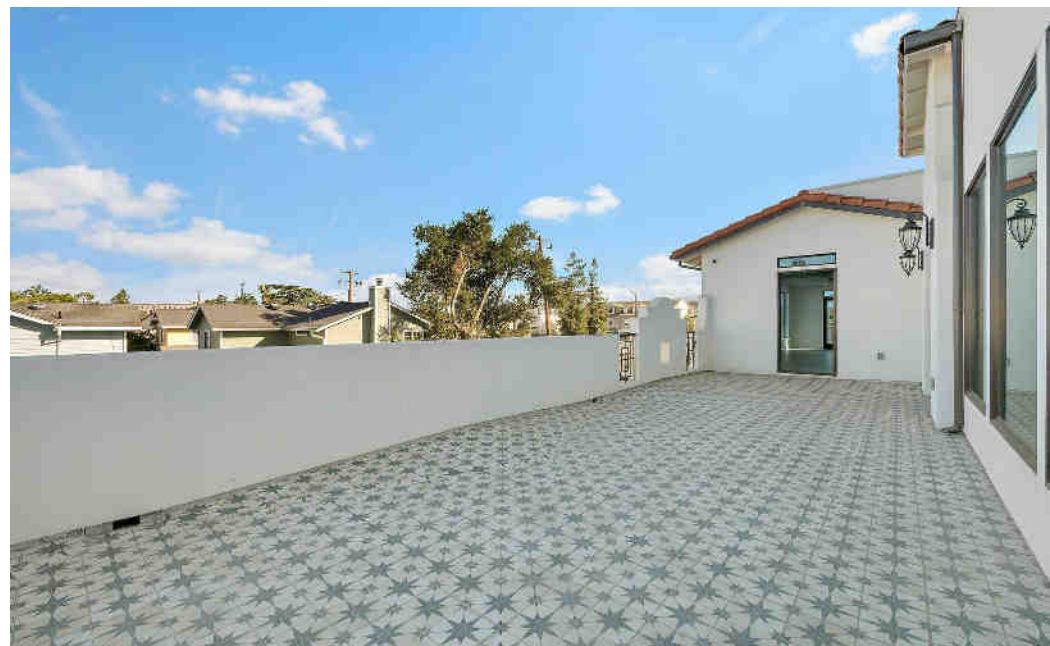
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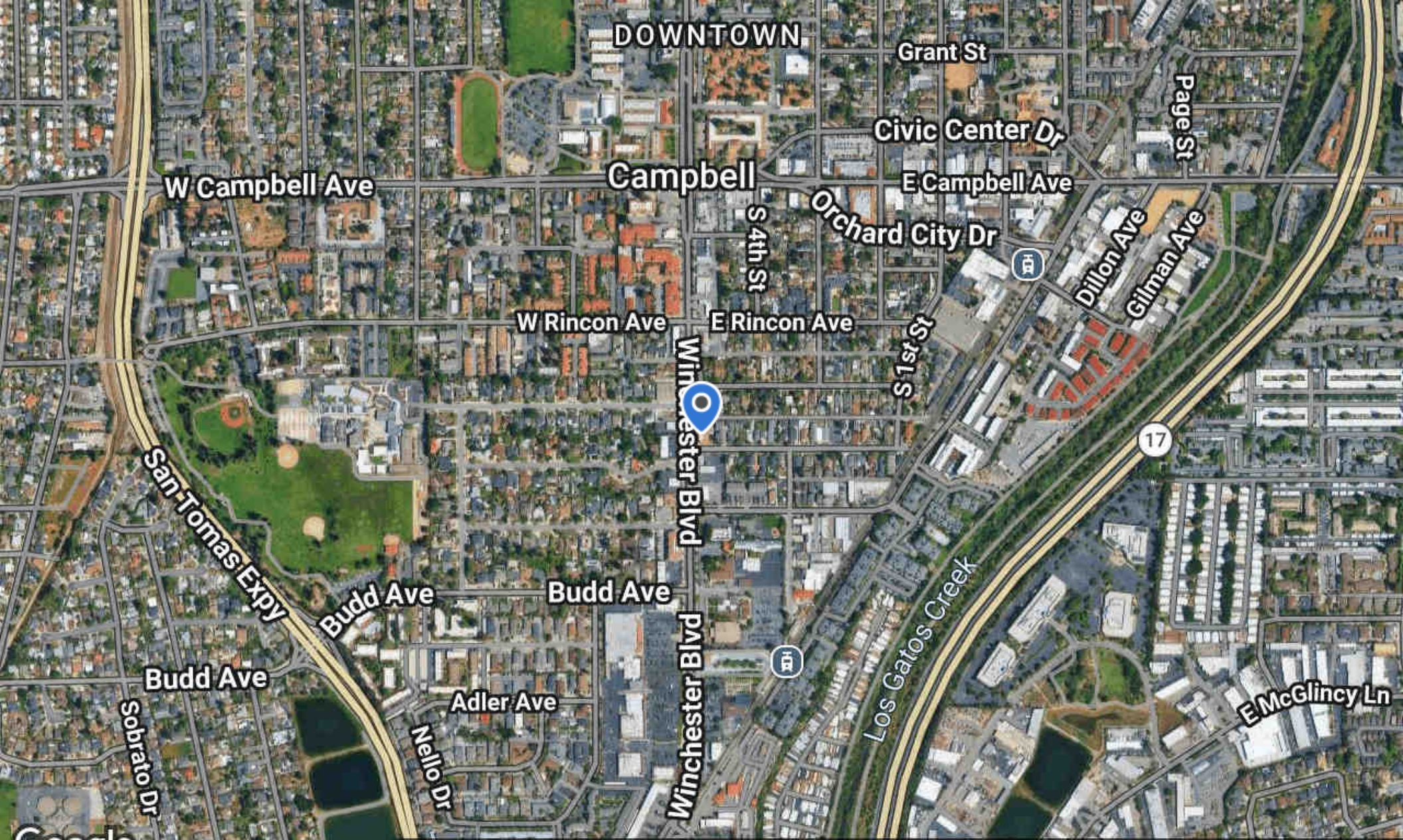
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