



OFFICE FOR LEASE

97 S. Second Street
San Jose, CA 95113

 **PRIME COMMERCIAL**
INCORPORATED

1543 Lafayette Street, Suite C
Santa Clara, CA 95050
408.879.4000
www.primecommercialinc.com

DIXIE DIVINE
CA BRE 01481181

408.313.8900
ddivine@primecommercialinc.com

BRENNAN J. MONRO
CA BRE 02180211

408.560.6100
bmonro@primecommercialinc.com

Prime Commercial, Inc. has obtained the information contained herein from sources we deem reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is subject to errors, modification, omission, change of price and/or terms, prior lease sale or financing, or withdraw without notice. It may include projections, opinions, or assumptions or estimated for example only, and they may represent current or future performance of the property. You and your tax and legal advisors should conduct your own due diligence of the property and transaction. The information provided in this brochure are estimates only, not representations, and are not intended to be relied upon for any purpose. All demographic information contained in this brochure is obtained from esri.

Features & Amenities

3,500 SF TOTAL GROUND FLOOR

3,500 SF office

Highly visible location at S. 2nd Street and E. San Fernando Street.

Adjacent to the Energy Hub, a proposed mixed-use 298 foot tower comprising 741,000 square feet

Public parking conveniently located nearby and excellent walk score of 86

Available Now!





TRAFFIC COUNTS

5,593 ADT

S. 2ND STREET

10,029 ADT

E. SAN FERNANDO STREET



POPULATION

44,880

1 MILE

262,312

3 MILES

684,204

5 MILES



HOUSEHOLD INCOME

\$149,847

1 MILE

\$146,519

3 MILES

\$156,173

5 MILES



PRIME COMMERCIAL
INCORPORATED

1543 Lafayette Street, Suite C
Santa Clara, CA 95050
408.879.4000

www.primecommercialinc.com

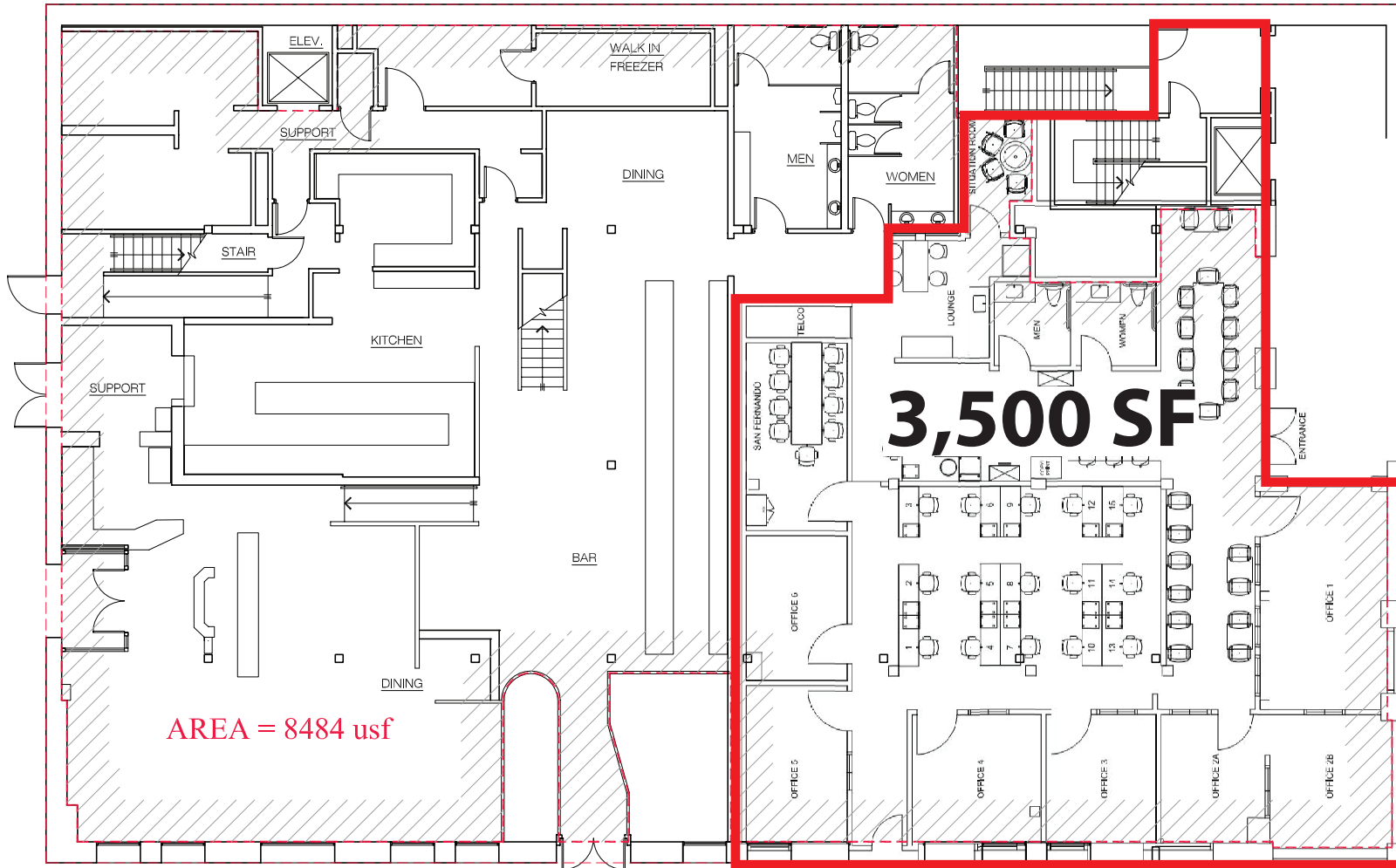
DIXIE DIVINE
CA BRE 01481181

408.313.8900
ddivine@primecommercialinc.com

BRENNAN J. MONRO
CA BRE 02180211

408.560.6100
bmonro@primecommercialinc.com

Ground Floor | 3,500 SF



S. Second St.

3 FIRST FLOOR PLAN SCALE : 1/16" = 1'-0"



E. San Fernando St.

Prime Commercial, Inc. has obtained the information contained herein from sources we deem reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is subject to errors, modification, omission, change of price and/or terms, prior lease sale or financing, or withdraw without notice. It may include projections, opinions, or assumptions or estimated for example only, and they may represent current or future performance of the property. You and your tax and legal advisors should conduct your own due diligence of the property and transaction. The information provided in this brochure are estimates only, not representations, and are not intended to be relied upon for any purpose. All demographic information contained in this brochure is obtained from esri.

Aerial Map

