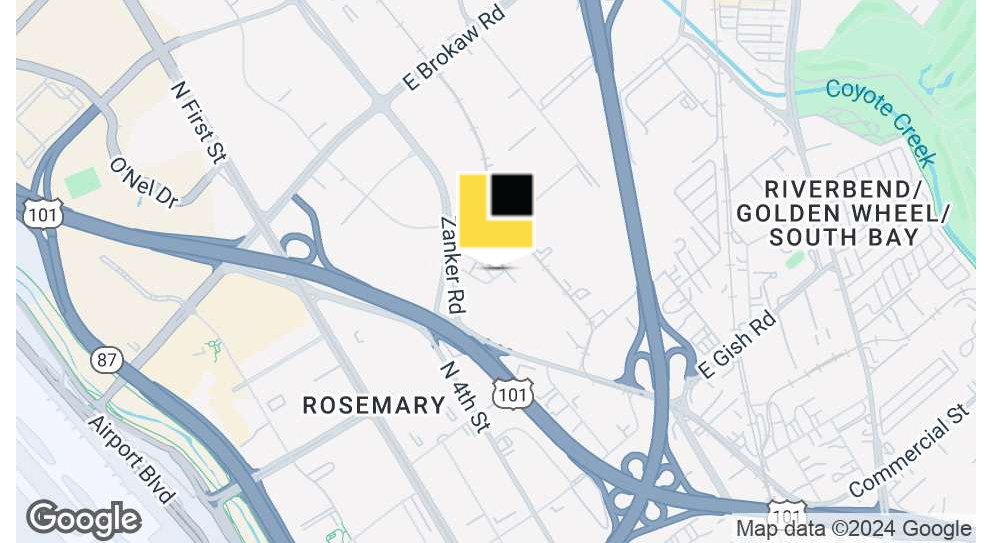




#### OFFERING SUMMARY

|                  |                |
|------------------|----------------|
| Lease Rate:      | Negotiable     |
| Building Size:   | 8,250 SF       |
| Available SF:    | 4,125 SF       |
| Lot Size:        |                |
| Number of Units: | 2              |
| Zoning:          | M4             |
| Market:          | San Jose       |
| Submarket:       | North San Jose |

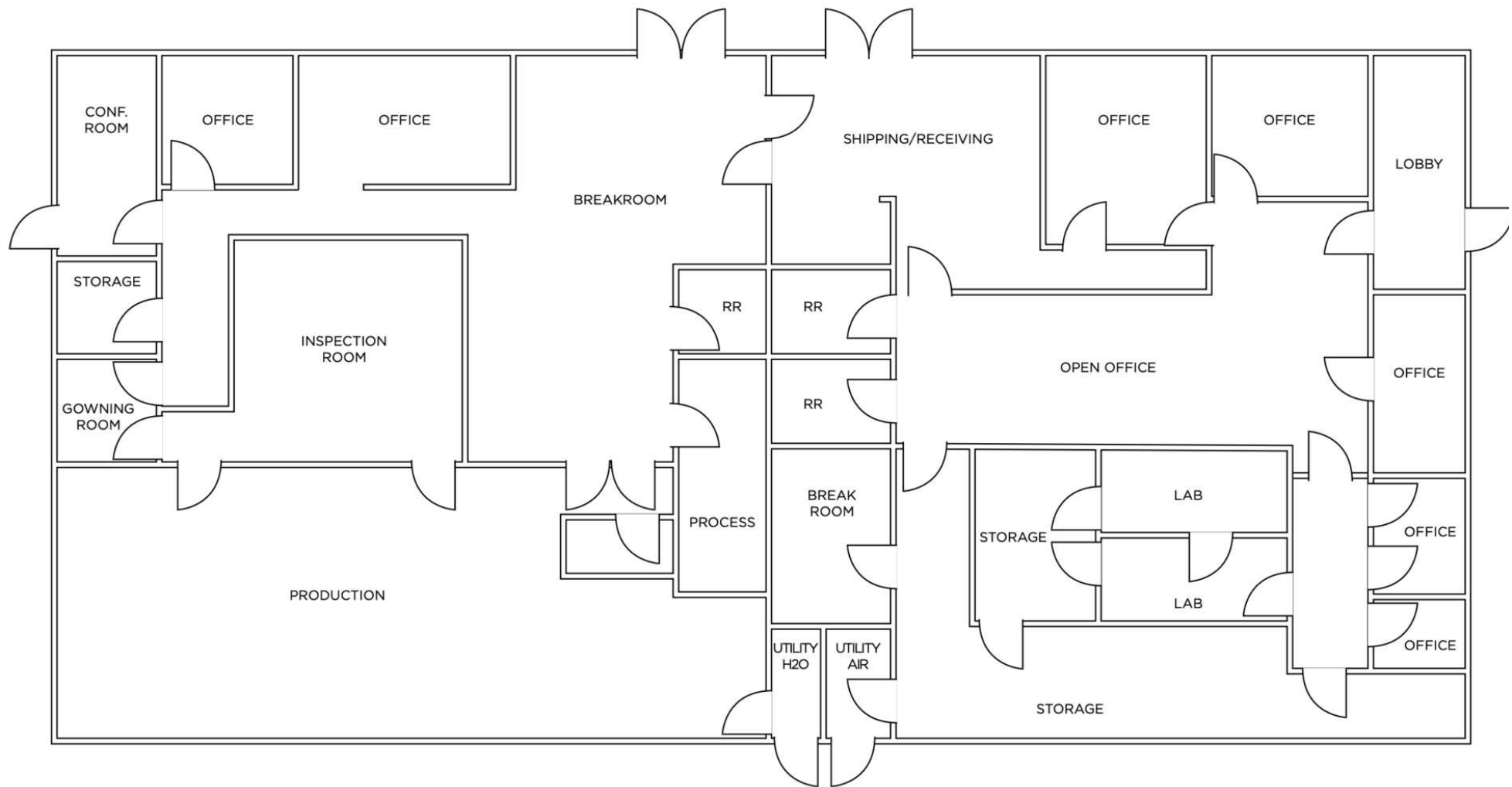
#### PROPERTY OVERVIEW

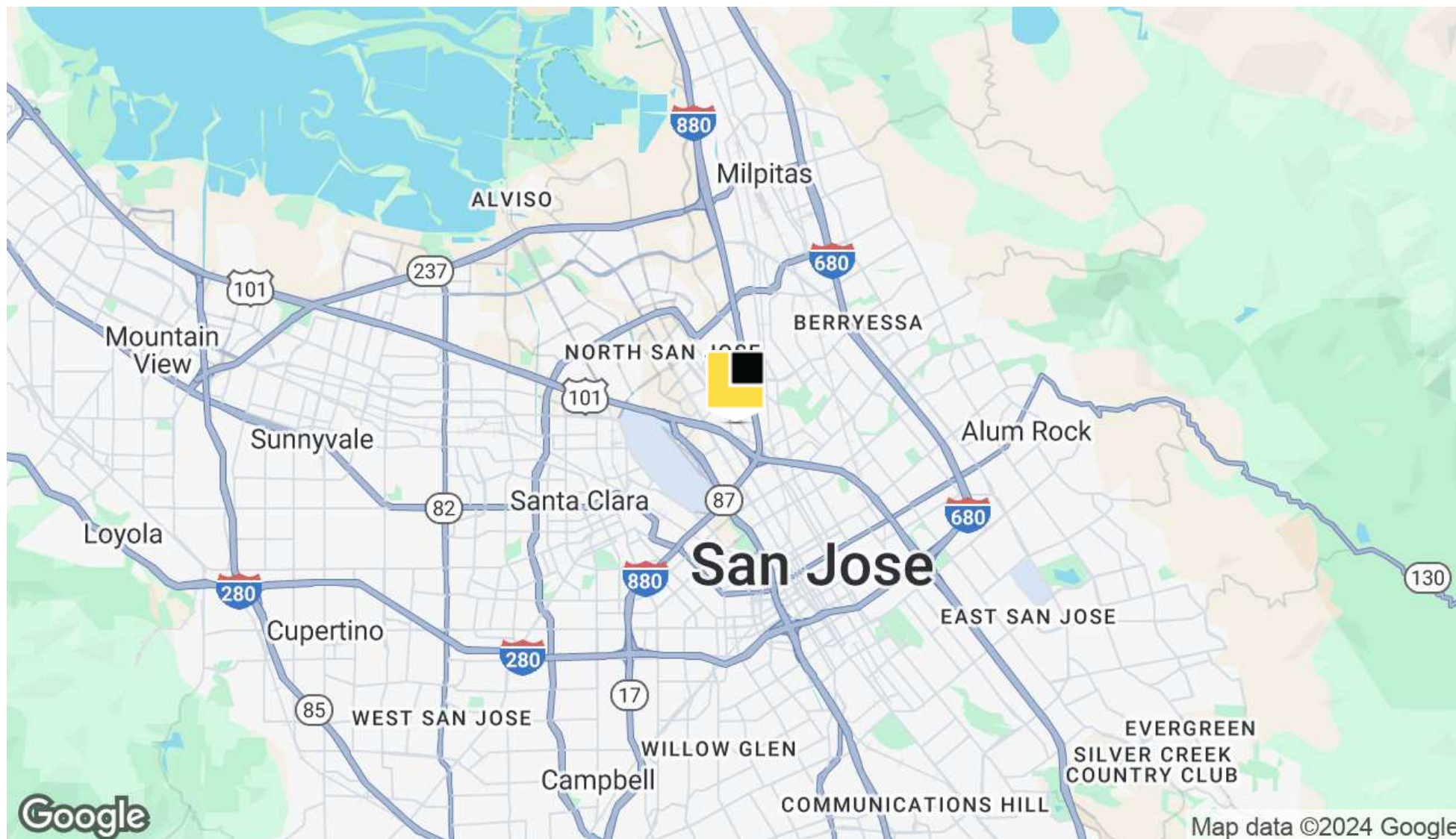
Flex R&D

#### PROPERTY HIGHLIGHTS

On site Landlord  
Multiple offices and R&D rooms  
Ready for new flooring  
Corner Lot  
Close to 880 & 101 Freeway  
Close to San Jose International Airport  
Drop ceiling height

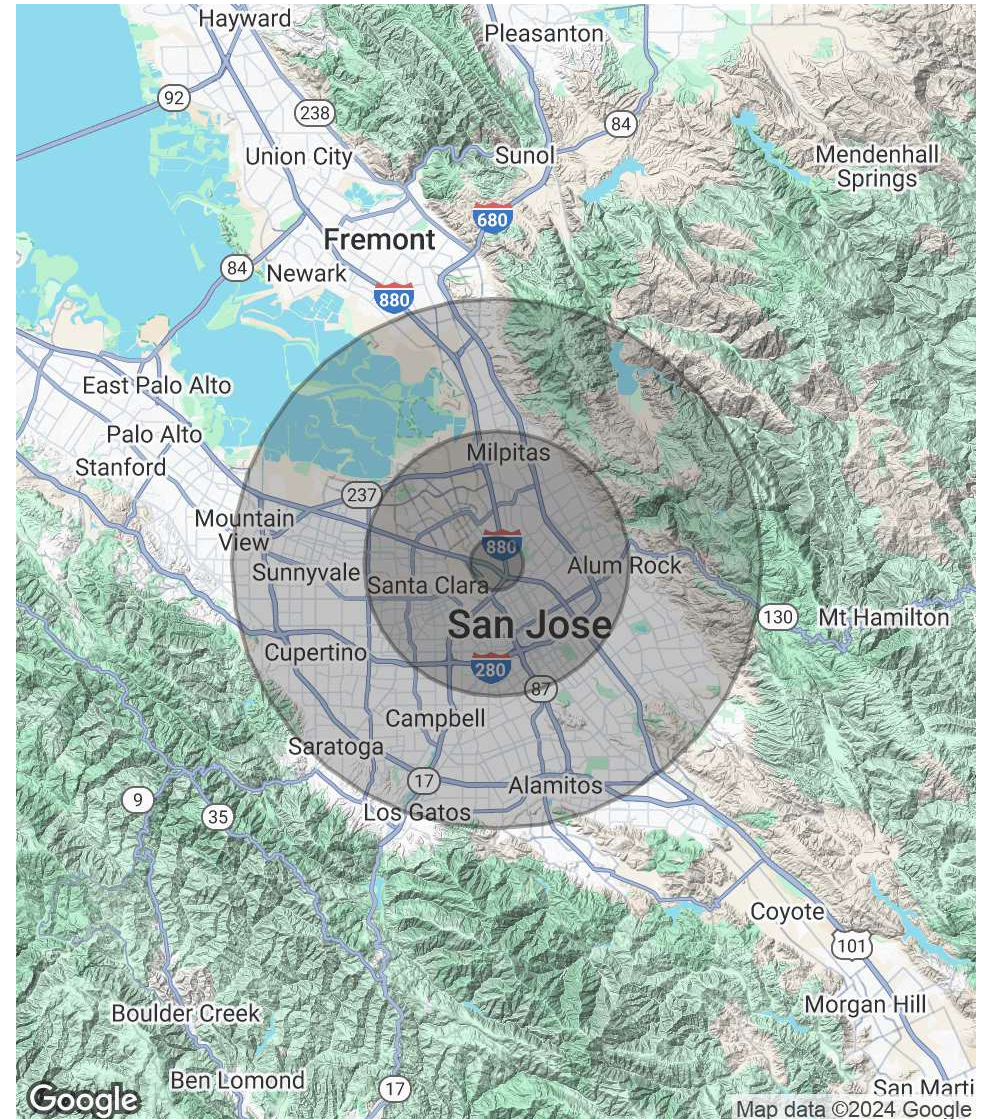






| POPULATION           | 1 MILE    | 5 MILES   | 10 MILES  |
|----------------------|-----------|-----------|-----------|
| Total Population     | 5,317     | 498,811   | 1,544,146 |
| Average Age          | 34.0      | 34.1      | 35.5      |
| Average Age (Male)   | 34.0      | 33.4      | 34.8      |
| Average Age (Female) | 34.3      | 34.7      | 36.1      |
| HOUSEHOLDS & INCOME  | 1 MILE    | 5 MILES   | 10 MILES  |
| Total Households     | 1,971     | 167,654   | 523,698   |
| # of Persons per HH  | 2.7       | 3.0       | 2.9       |
| Average HH Income    | \$95,951  | \$89,462  | \$100,162 |
| Average House Value  | \$299,365 | \$571,782 | \$670,765 |

\* Demographic data derived from 2020 ACS - US Census



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## INDUSTRIAL PROPERTY FOR LEASE

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