

PROPERTY OVERVIEW

Centrally located in the heart of Campbell, this office building is highly visible and a short walk to all of the trendy restaurants & boutique shops the Downtown has to offer. This location is also close in proximity to the Pruneyard, Campbell Park, the Los Gatos Creek Trail, and is easily accessible off Highway 17 or via VTA Light Rail.

54 N Central Ave
Campbell, CA 95008





SUMMARY

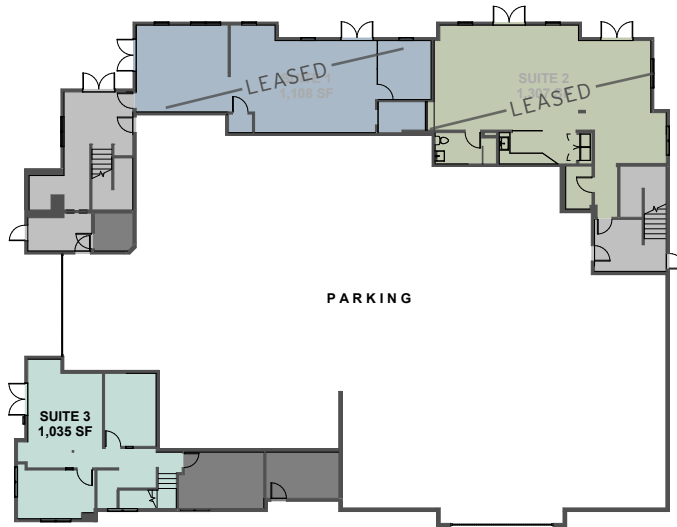
Size	±10,018 SF (Divisible down to ±1,035 SF)
Term	3+ Years
Pricing	Inquire
Availability	February 1 st , 2025 or sooner (Please inquire for opportunities)






- Excellent Downtown Campbell Location
- Secured Parking Garage
- 14 Conference Rooms / Private Offices / Call Rooms
- Fully Furnished (54+ Workstations Available)
- All Hands / Company Wide Meeting Area
- Full Kitchen & Break Room
- Turnkey with Modern Finishes
- Natural Light & Amazing Views of Campbell
- Expansive 2nd Story Courtyard with Large Picnic Tables
- Conditioned Server Room
- 2 Large Restrooms
- Highly Visible Signage Opportunity
- Elevator Access



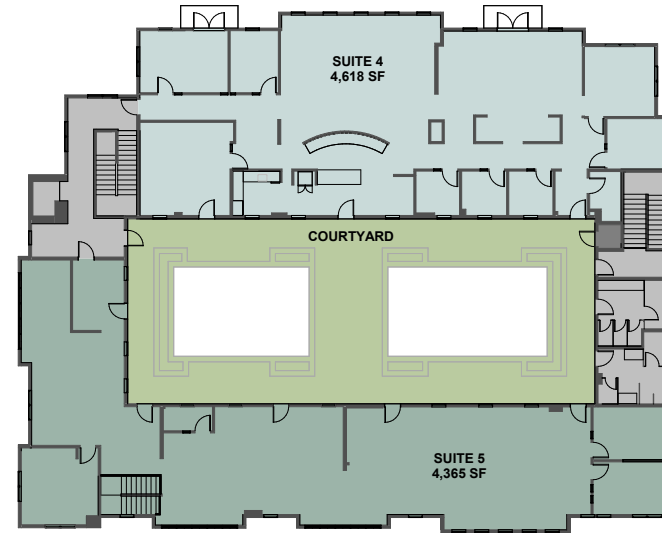
FLOOR PLANS






LEVEL 1



	SUITE 1	1,108 SF	LEASED
	SUITE 2	1,307 SF	LEASED
	SUITE 3	1,035 SF	
	COMMON		
	UTILITY		

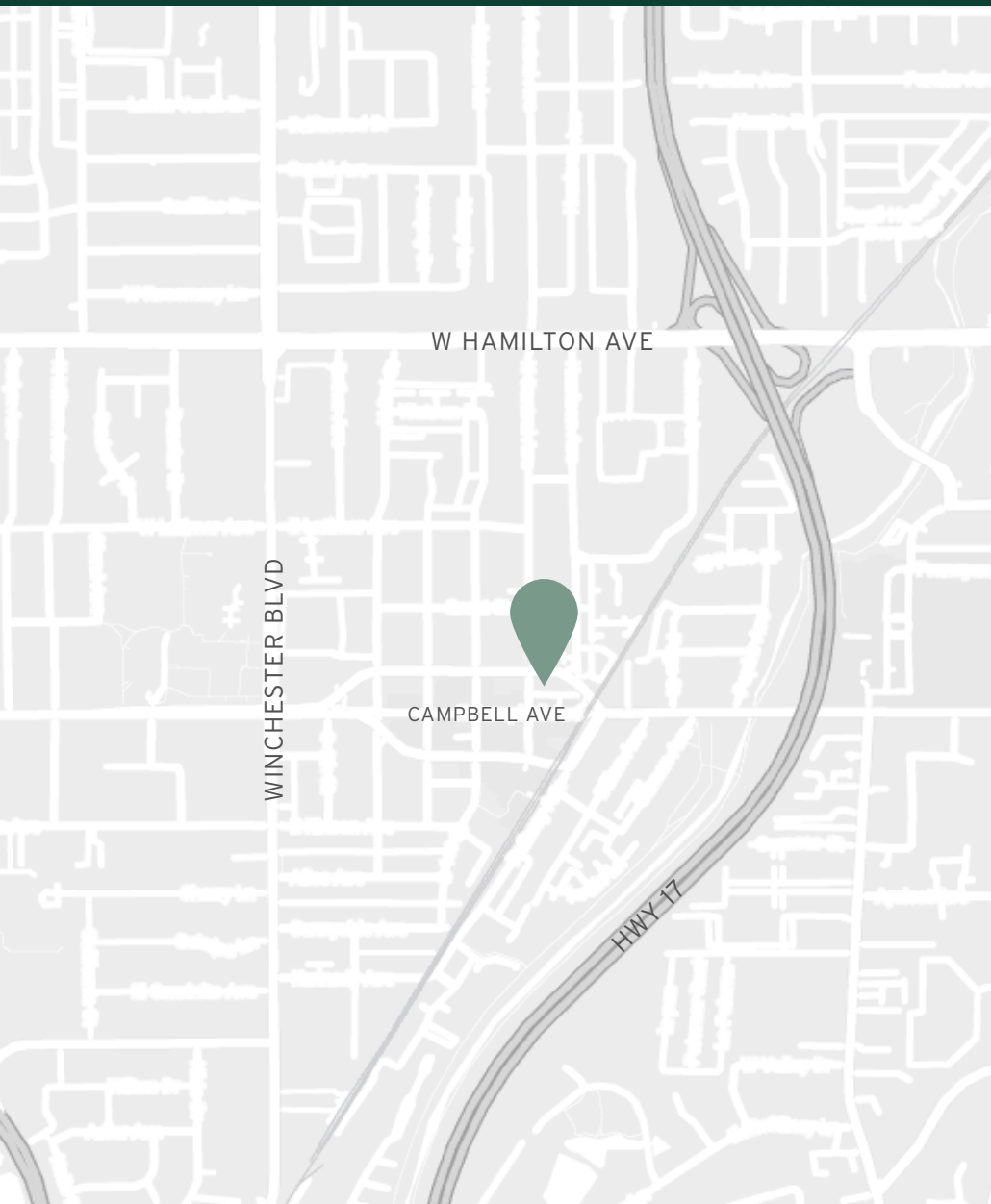
LEVEL 2



	SUITE 4	4,618 SF	
	SUITE 5	4,365 SF	
	COURTYARD		
	COMMON		
	UTILITY		

ADDITIONAL PHOTOS





CULLEN BOWEN
408.316.2722

BRUCE BOWEN
408.378.2306

leasing@bcpropmgmt.com