



FOR SALE OR LEASE

FULLY BUILT-OUT MEDICAL OFFICE UNIT

4949 STEVENS CREEK BLVD, SANTA CLARA, CA 95051

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PROPERTY SUMMARY



HealthMed Realty is excited to present this opportunity to PURCHASE or LEASE 4949 Stevens Creek Blvd in Santa Clara, CA. The property itself is a freestanding multi-tenant building spanning roughly 5,134 square feet and sits on a .4 Acre Parcel. Situated along the busy Stevens Creek Blvd corridor, the property has immediate access to Santa Clara, San Jose, and Sunnyvale.

The 3,070 square-foot medical office unit is available immediately. Previously operated as an Urgent Care facility, the space features a modern and efficient layout, ideal for a variety of medical practices. With its newer build-out and turn-key design, it presents a seamless transition for healthcare professionals looking to establish or expand their practice.

Additionally, while the neighboring tenant currently occupies approximately 2,064 square feet as an office user, they are a short-term tenant. This allows for the potential utilization of the entire building for owner/user occupation.

AVAILABILITY

AVAILABLE FOR LEASE

- ± 3,070 RSF Fully Built-Out Medical Office Unit

LEASE RATE

- \$3.75/RSF NNN

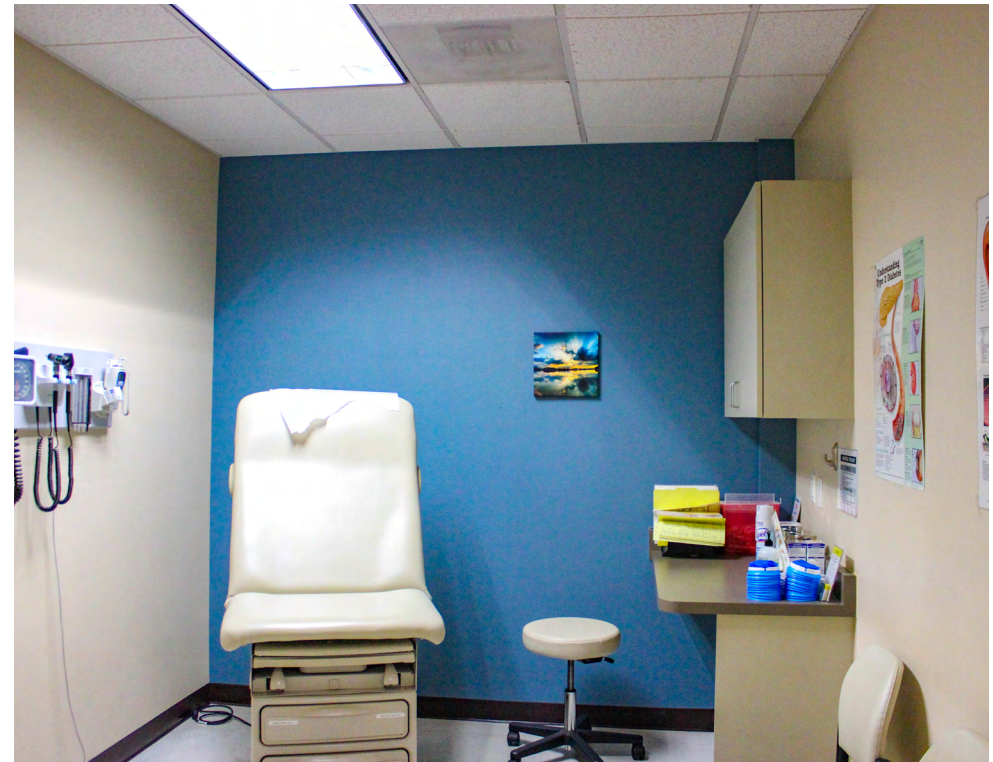


AVAILABLE FOR SALE

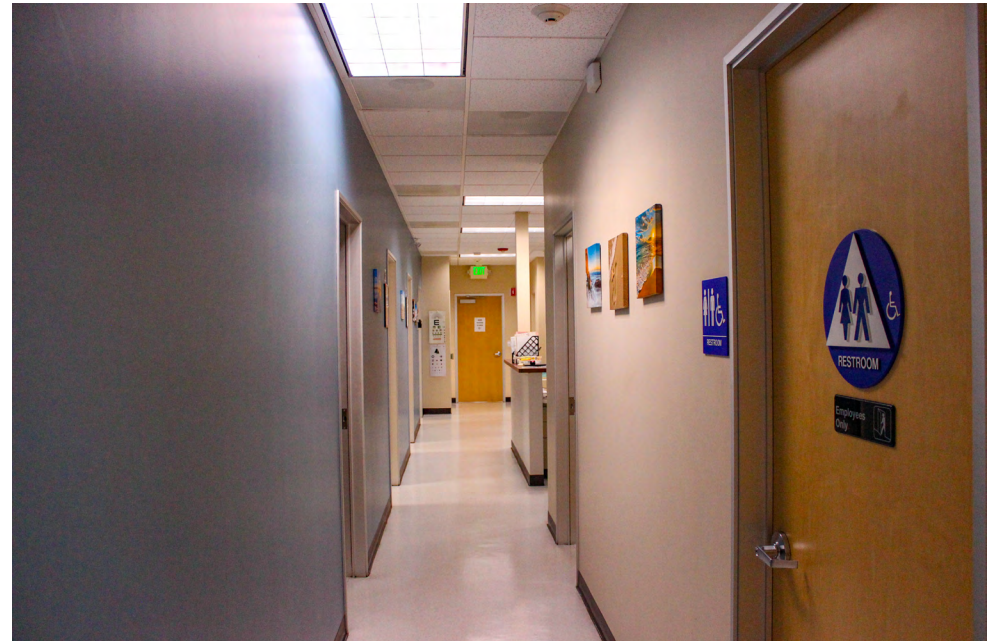
- ± 5,134 Square Foot Freestanding Building with Pylon Signage on .4 Acre Parcel, including 29 Parking Spaces

OFFERING PRICE

- \$5,500,000 (\$1,071.21 PSF)

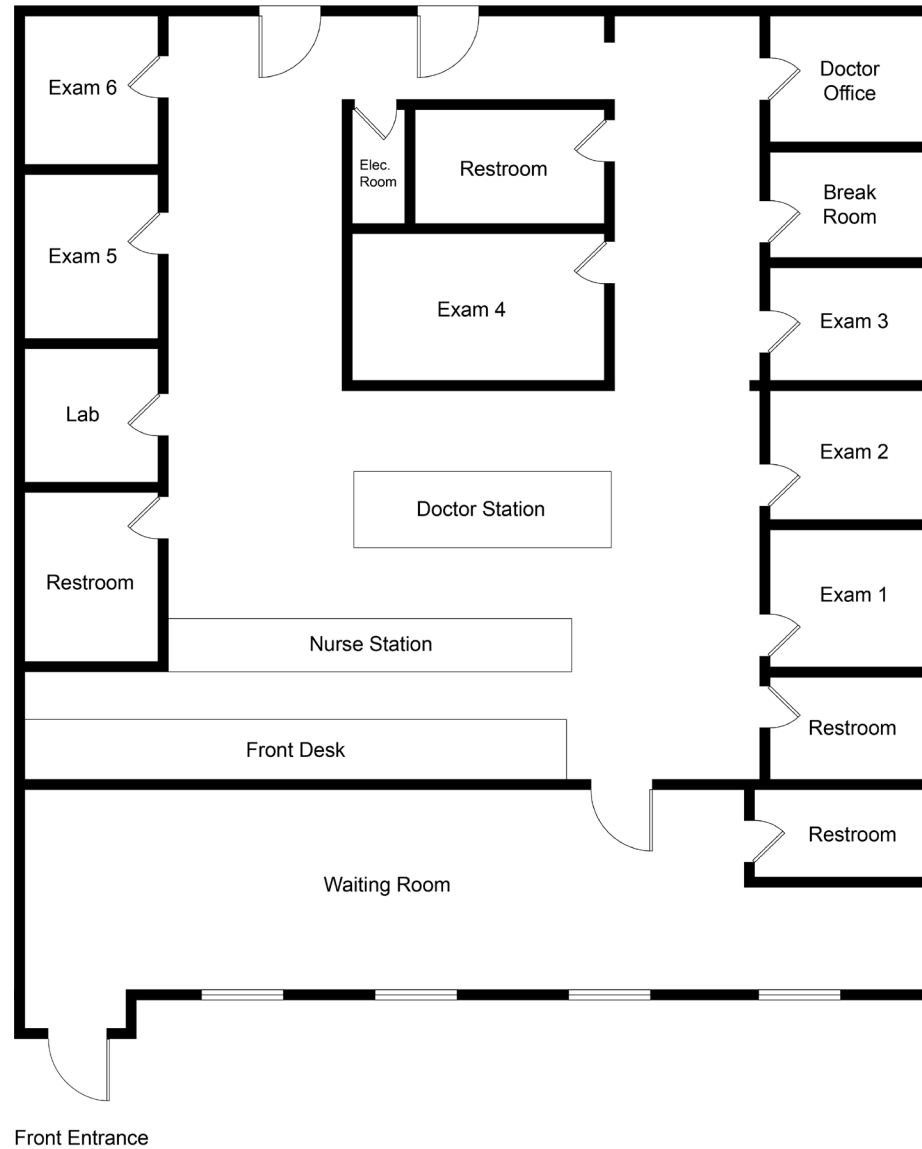


PROPERTY PHOTOS



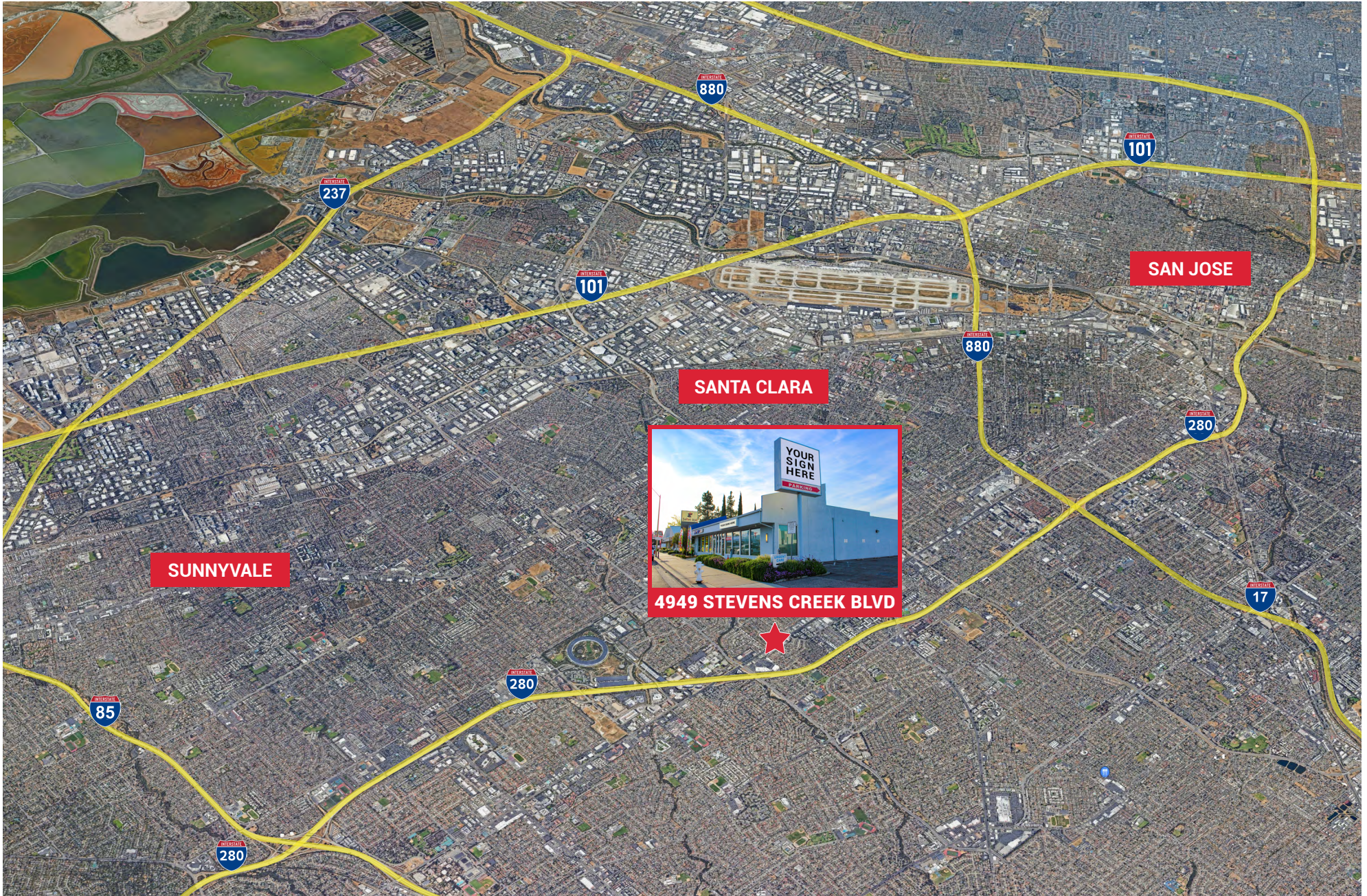
FLOOR PLAN

± 3,070 RSF

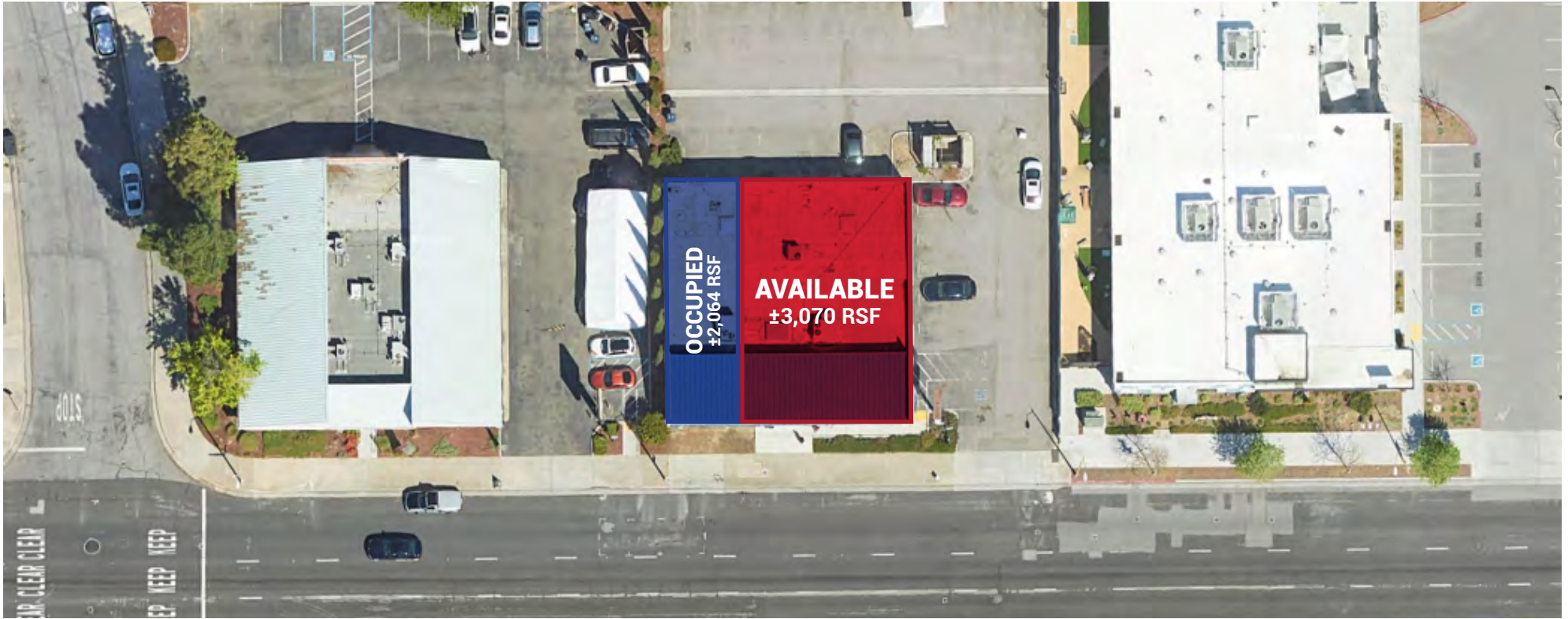


DRAWING NOT TO SCALE

AREA OVERVIEW MAP



PARCEL MAP



HealthMed Realty

For Further Information, Please Contact:

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