

200
Jose Figueres
Suite 280

SAN JOSE | CALIFORNIA



MEDICAL OFFICE CONDO AT SAN JOSE REGIONAL HOSPITAL CAMPUS | LEASED INVESTMENT

CBRE



Affiliated Business Disclosure

CBRE, Inc. ("CBRE") operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Investment Management, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property") and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and

other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs.

ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE.

Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

THE OFFERING

The offering presents a compelling opportunity to acquire a campus-based, leased medical office suite occupied by an audiology practice—an essential, recession-resistant specialty supported by recurring patient demand driven in part by aging demographics and the prevalence of hearing loss.

Capital Safety & Lease Simplicity

In-place lease rates are within current market parameters and provide a secure revenue stream for the next four years. Positioned within a well-established Medical Corridor, the tenancy is supported by strong surrounding Multi-County demographics and reflects a critical, enduring need in the local community.





INVESTMENT HIGHLIGHTS

- On-campus proximity to the Hospital (within 250 yards per CMS campus definition) enhances the suite's positioning for hospital-aligned outpatient uses and may support more favorable Medicare reimbursement treatment versus off-campus locations.
- Small-format, single-tenant suite size offers broad buyer appeal including 1031 exchange investors and healthcare-related private capital.
- Recession-resistant audiology tenancy supported by recurring patient demand and aging demographics. Established location for practice since 2008.
- Secure revenue stream with four years of lease term remaining.
- Medical Office presents a preferred asset class which is historically lower volatility vs. normal office due to aging population and outpatient demand.
- Purchase Price: \$1,256,880

The offering presents an opportunity to acquire a 1,356 SF, hospital-campus medical office condominium suite within the Condo Pavilion next to Regional Medical Center. The suite's proximity further enhances long-term demand and flexibility for hospital-adjacent outpatient and allied healthcare uses.



PROPERTY OVERVIEW

SUITE / BUILDING	Suite 280 - Pavilion at San Jose Regional Hospital
MARKET / SUBMARKET	San Jose Regional Center Medical Corridor - Hospital Adjacent
SQUARE FOOTAGE	1,356 SF
LOT SIZE	8,712 SF (allotted based on entire Medical Tower)
YEAR BUILT	2007
OCCUPANCY	100%



Convenient 2nd Floor
access via two elevators and easy access stairwell along with two primary building entrances.



Turnkey clinical buildout
featuring four exam rooms, lab, specialized sound booth, breakroom, in-suite restroom, and a spacious waiting area with reception/nurse station.

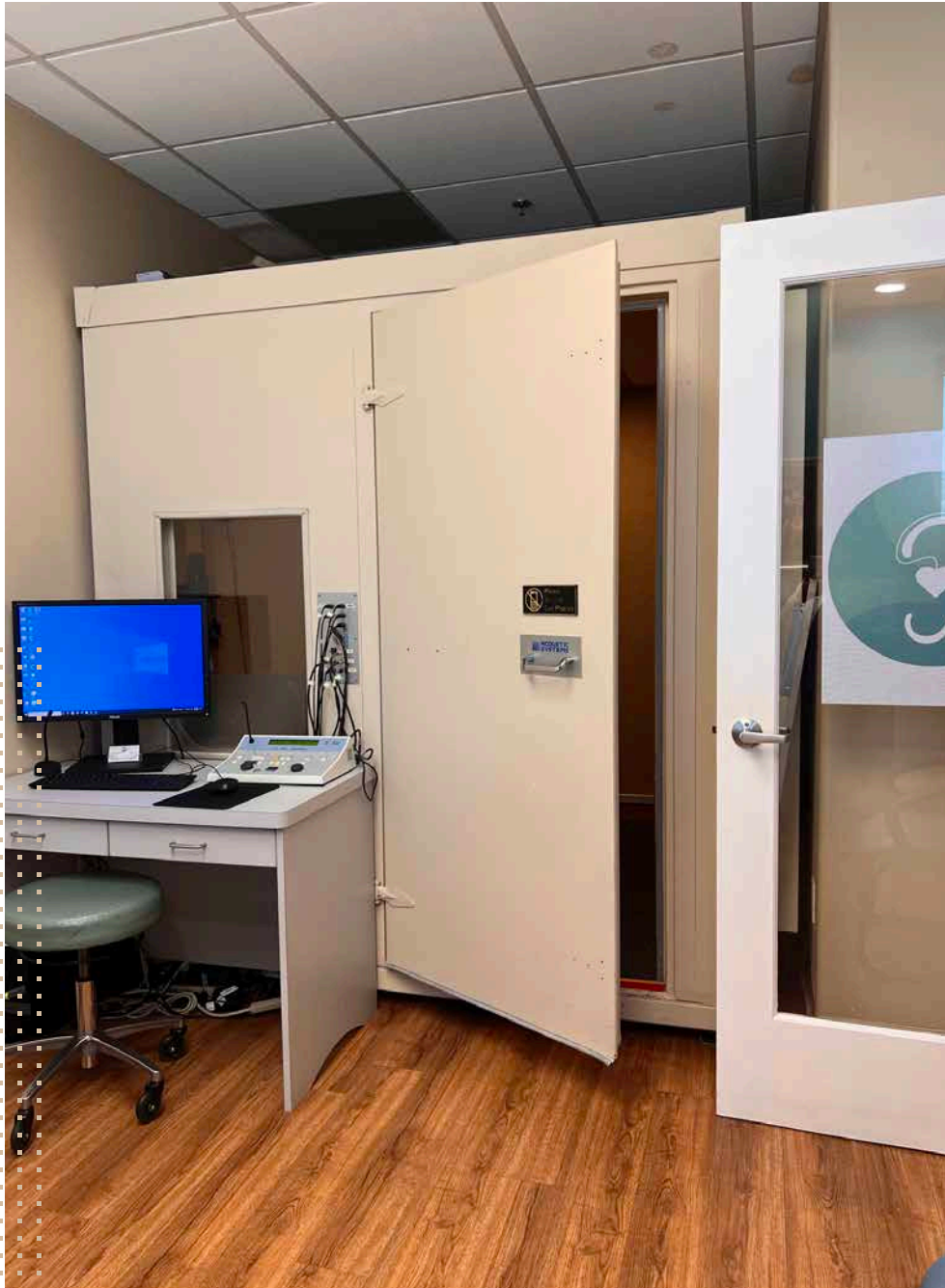


Dedicated staff/physician
entrance supports efficient circulation and enhances patient privacy.

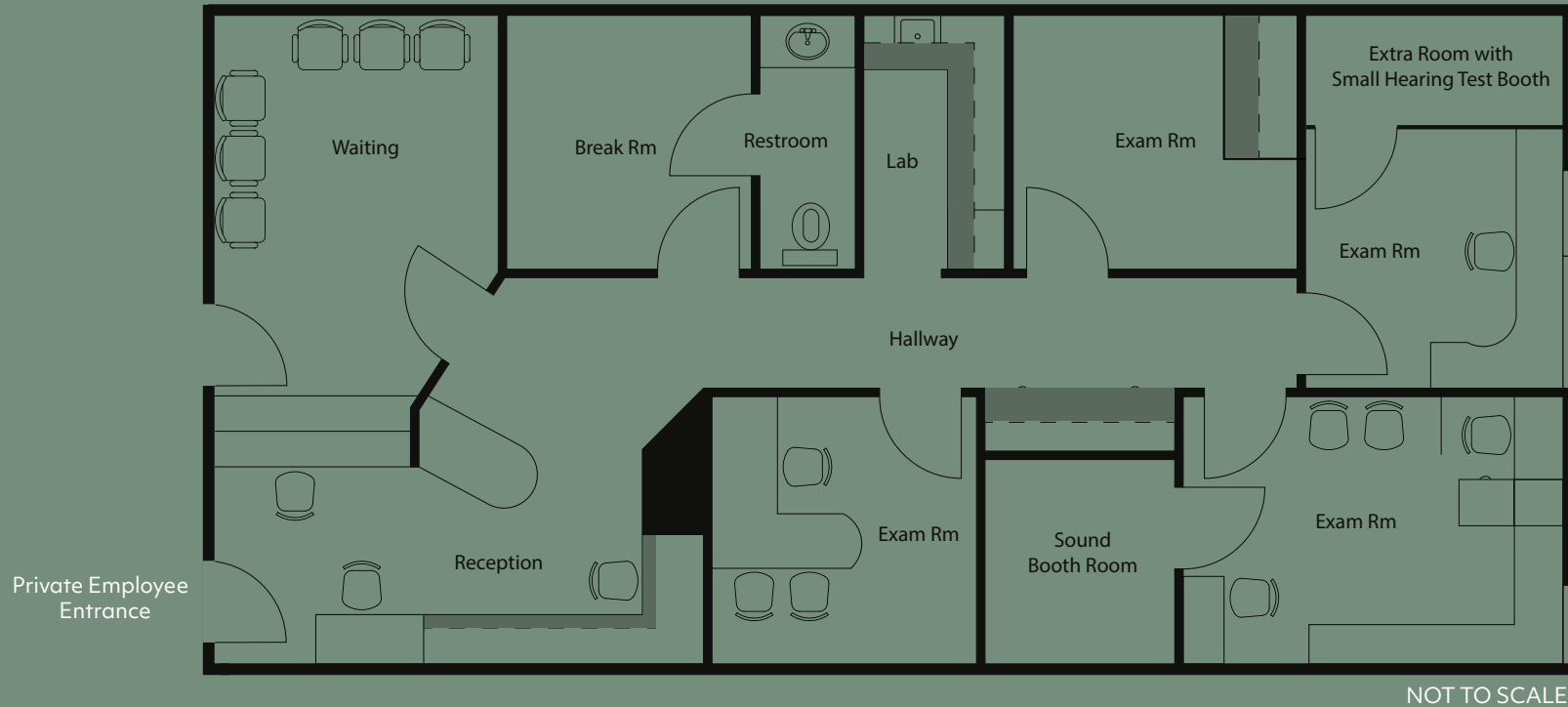


Preferred Physician parking
area along with adjacent patient parking on both sides of building and ADA-accessible covered patient drop-off portico provide convenient access.





FLOORPLAN



- Private, in-suite restroom exclusively for the doctor
- Private employee entrance
- Public stairway available, offering direct access to the back of building and reserved physician parking
- Custom built cabinetry and desks throughout the suite

Why an Audiology Clinic – Stability & Sticky Tenancy

Essential Healthcare Tenant | High Recurrence | Recession Resilient

WHY THIS TENANT IS A STRONG INVESTMENT

- High-growth industry: Global audiology services projected from \$11.0B (2025) to \$19.5B (2035), 5.9% CAGR.
- Devices tailwind: Audiology devices from \$12.1B (2025) to \$20.7B (2034), 6.1% CAGR; hearing aids from \$16.38B (2026) to \$37.81B (2034), 11% CAGR.
- Essential care: Hearing loss = 3rd most common chronic condition among U.S. seniors; >90% of Americans 80+ affected.
- Long-term stickiness: Recurring visits for fittings, tuning, annual testing, and device maintenance.

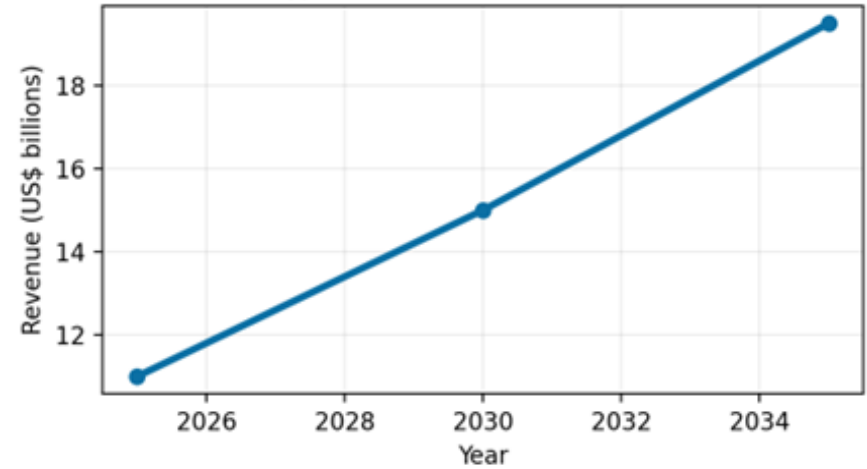
KEY FINANCIAL & OPERATING METRICS (Industry Benchmarks)

- Audiology Services CAGR (2025–2035) ≈ 5.9%
- Audiology Devices CAGR (2025–2034) ≈ 6.1%
- Hearing Aids CAGR (2026–2034) ≈ 11.0%
- Public Retail Hearing Care EBITDA Margin (Amplifon, adj.) ≈ 22–24%
- Commercial Pay vs. Medicare (professional services) ≈ 143% of Medicare

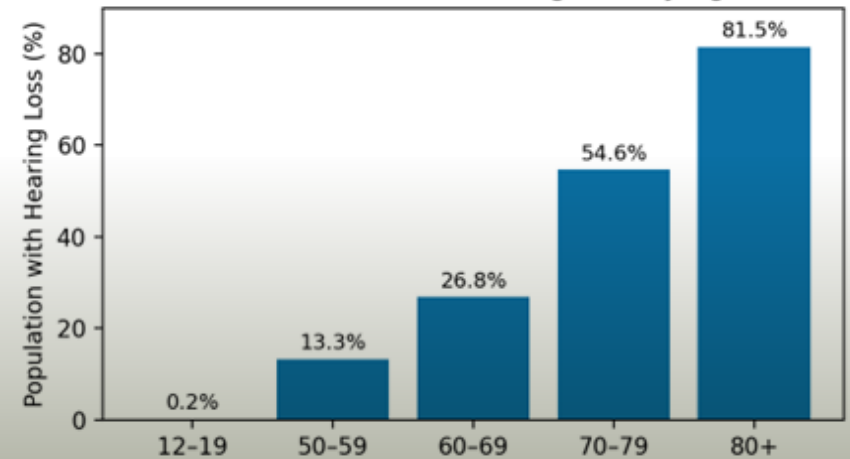
SOURCES (selected): Future Market Insights: Audiology Services Market (2025-2035 growth), Global Market Insights: Audiology Devices & Hearing Aids market sizes, Retirement Living (NHIS): U.S. hearing loss prevalence by age., Amplifon H1/Q3 2025 results: adjusted EBITDA margin range ~22–24%, Milliman (2024): Commercial reimbursement =143% of Medicare for professional services.

Major Malady Causing High Growth & Demand

Audiology Services Market Growth (Global)



Prevalence of Bilateral Hearing Loss by Age (US)



CASH FLOW

OPERATING P&L (ACCRUAL)	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANNUAL
Base Rent	4,807	4,807	4,807	5,048	5,048	5,048	5,048	5,048	5,048	5,048	5,048	5,048	\$59,853
Effective Gross Income	4,807	4,807	4,807	5,048	5,048	5,048	5,048	5,048	5,048	5,048	5,048	5,048	\$59,853
OPERATING EXPENSES (LANDLORD ONLY)													
HOA (Non-reimbursable)	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Admin / Misc	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL OPERATING EXPENSES	-	-	-	-	-	-	-	-	-	-	-	-	-
NET OPERATING INCOME													\$59,853
MEMO: NNN REIMBURSABLES													
Property Tax	721	721	721	721	721	721	721	721	721	721	721	721	\$8,647
HOA Dues (Special Assessments excluded)	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140	\$13,681
Utilities	-	628	298	572	143	137	280	276	428	-	-	410	\$3,172
	\$1,861	\$2,489	\$2,158	\$2,433	\$2,004	\$1,997	\$2,141	\$2,136	\$2,289	\$1,861	\$1,861	\$2,271	\$25,501

METRICS	2025 (ABOVE)	2026 PROFORMA
Stabilized NOI:	\$59,853	\$62,844
CAP Rate:		5%
Purchase Price:		\$1,256,880
<i>If adding Debt Cushion</i>		
Debt @ 40% LTV:		\$502,752
Strong DSCR Cushion at Low Leverage:		1.57
Annual Debt Service @ 7%:		\$40,138

TENANT ELEMENTS
Audiology Specialty (Do not disturb Tenant)
Suite 280 @ 1,356 RSF
Lease Start April 1, 2021 and Expires March 31, 2030
NNN Lease with 5% increases annually
One 6 year option

CAMPUS AERIAL



MOB - 227 N Jackson Ave

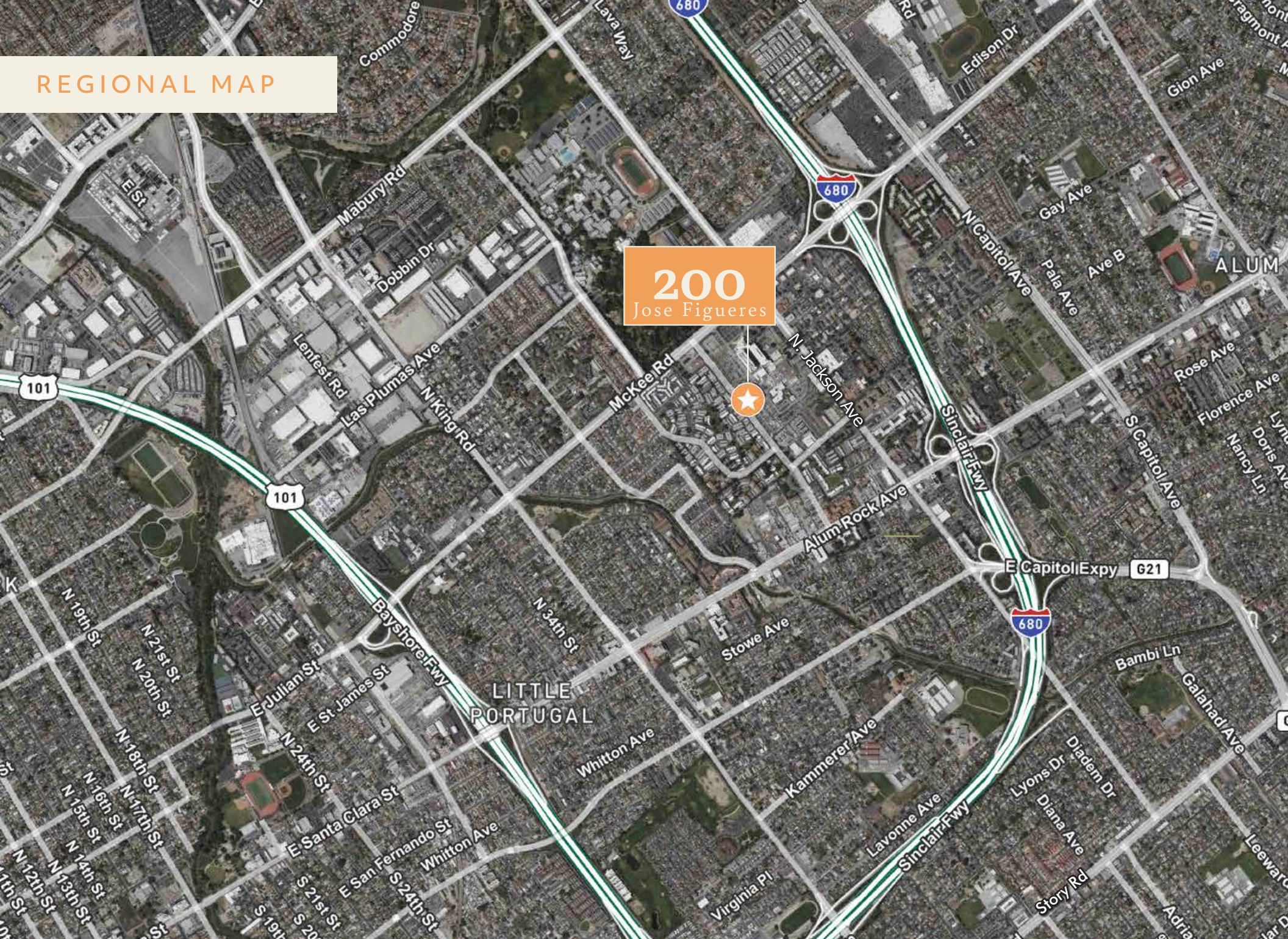
Regional Medical Center

MOB - 175 N Jackson Ave

MOB - Jackson Medical Center

200
Jose Figueres

REGIONAL MAP



200
Jose Figueres



200

Jose Figueres

Suite 280



Thor Wiles

Vice President
+1 408 394 6335
thor.wiles@cbre.com
Lic. 01237980

Paul Lyles

First Vice President
+1 408 453 7443
paul.lyles@cbre.com
Lic. 01236021

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

**CBRE**