



Hamilton Professional Center

281 E Hamilton Avenue
Campbell, CA 95008



For Additional information, contact Exclusive Agent:

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Biagini Properties, Inc.

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Rev. March 19, 2025

Location Description

Conveniently situated in the heart of Campbell, Hamilton Professional Center is surrounded by a vibrant community with an array of amenities and attractions. Just moments away, tenants can explore the charming downtown area with its diverse dining options, boutique shops, and entertainment venues. Nearby, Campbell Park provides a picturesque retreat for midday strolls and outdoor leisure activities. Additionally, the area boasts easy access to major freeways, making commuting a breeze. With a bustling business environment and an abundance of local conveniences, this location offers the perfect blend of work and leisure for office tenants at the Hamilton Professional Center.

Offering Summary

Lease Rate:	\$2.75 SF/month
Number Of Units:	9
Available SF:	1,035 SF
Lot Size:	43,124 SF
Building Size:	10,506 SF



Property Highlights

- Ideal for Medical, Dental, Chiropractic or other Professional Offices
- New Asphalt Parking Lot - 100% ADA Code Compliant
- Monument Signage Visible to Hamilton Avenue
- Great Visibility to Hamilton Avenue
- Easy Freeway Access
- West Valley-Campbell Location
- Each Suite has Separately Metered Utilities
- Each Suite has Separate HVAC Unit with Separate Controls
- Non Fire Sprinklered Building



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Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,035 SF	Lease Rate:	\$2.75 SF/month

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 281-#9 E. Hamilton Avenue	Available	1,035 SF	Modified Gross	\$2.75 SF/month	Brand NEW Interior Construction, drop t-bar ceiling, LED lighting, large open office area, 1 private office, conference room, breakroom with quartz counter & sink, ADA restroom, new separate HVAC split system, separately metered electrical. Available Now. * No Rentable Load Factor! * The lease is modified gross with no triple net charges.



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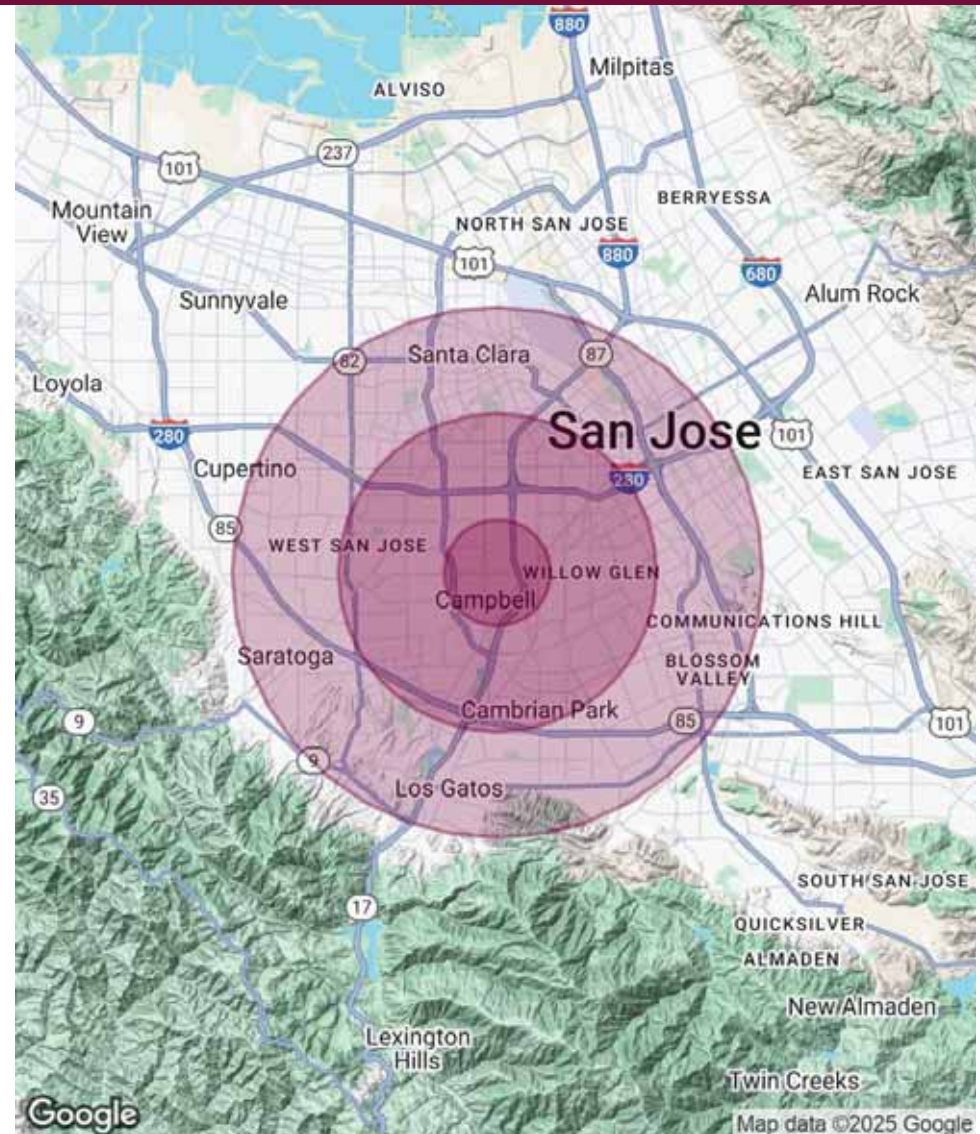
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Population	1 Mile	3 Miles	5 Miles
Total Population	28,793	236,131	543,897
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	42	41	41

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	11,498	90,189	200,594
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$168,326	\$209,336	\$216,126
Average House Value	\$1,321,971	\$1,523,776	\$1,559,311

* Demographic data derived from 2020 ACS - US Census



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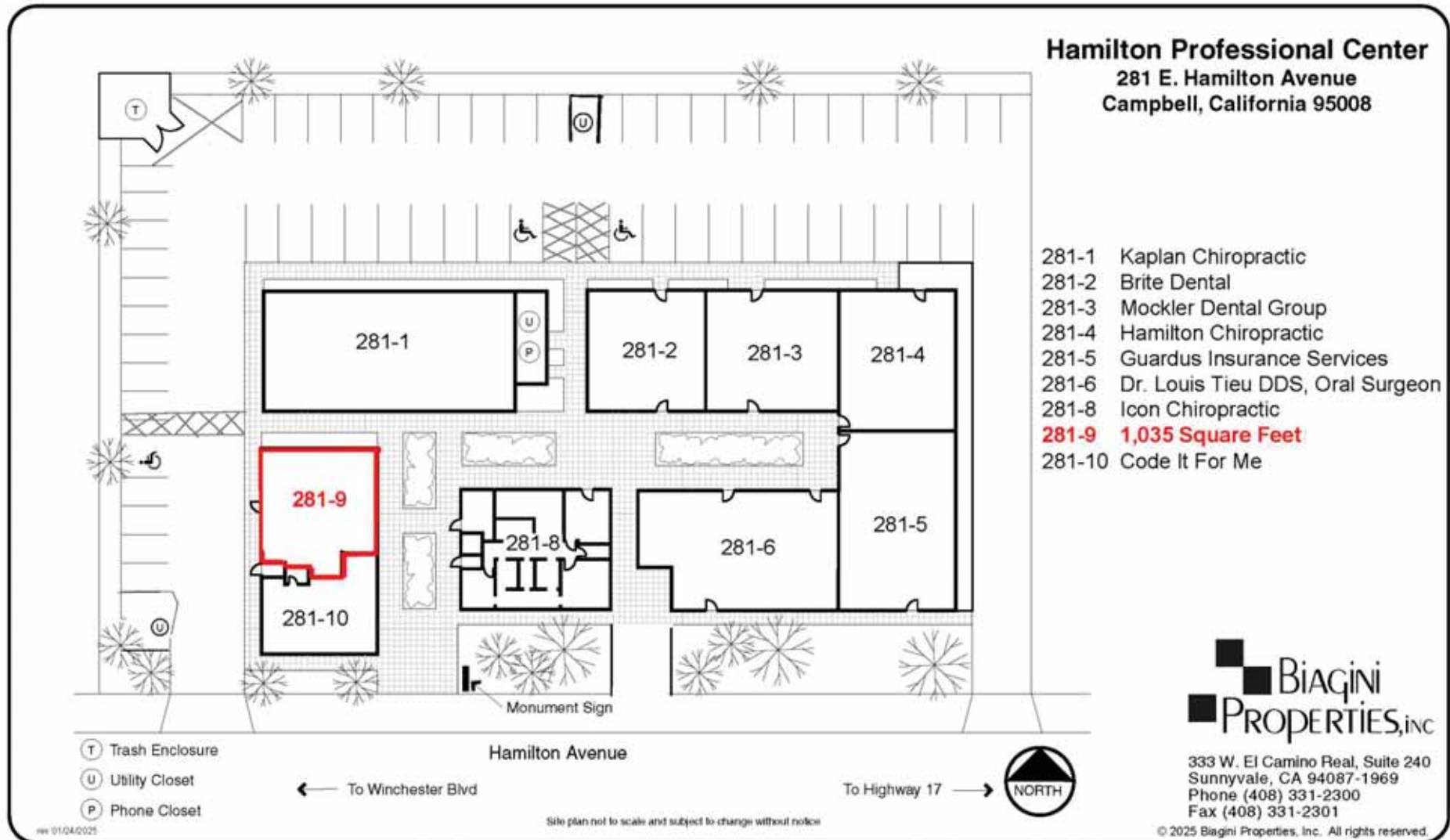
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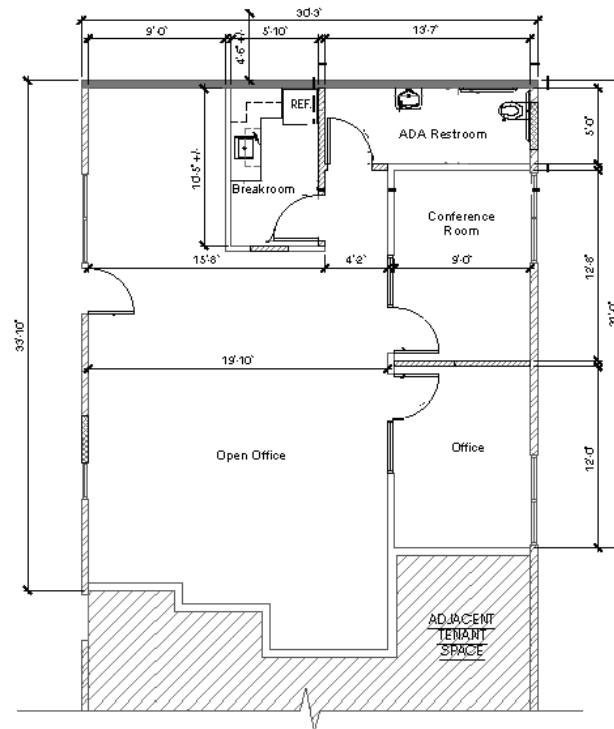
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281 E. Hamilton Avenue, Suite 9 | Campbell, CA 95008
± 1,035 Square Feet (± 30' 3" W x 33' 10" D)



- New Interiors
- Drop T-Bar Ceiling
- LED Lighting
- Large Open Office Area
- 1 Private Office
- Conference Room
- Breakroom with Quartz Counter & Sink
- ADA Restroom
- New Separate HVAC Split System
- Separate Electrical
- No Fire Sprinklers

Rev. 05/12/2024

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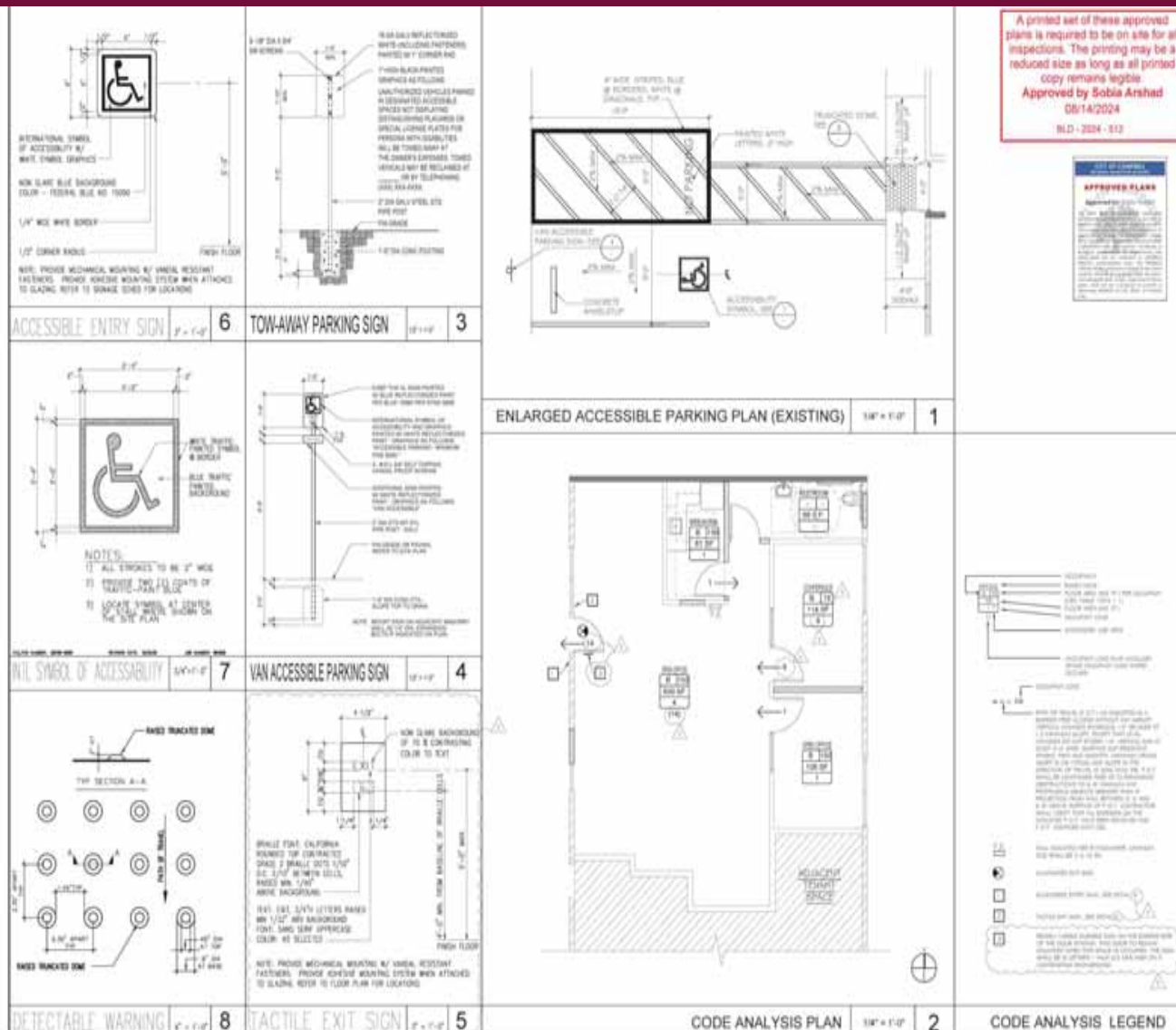
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