



# AVAILABLE FOR LEASE

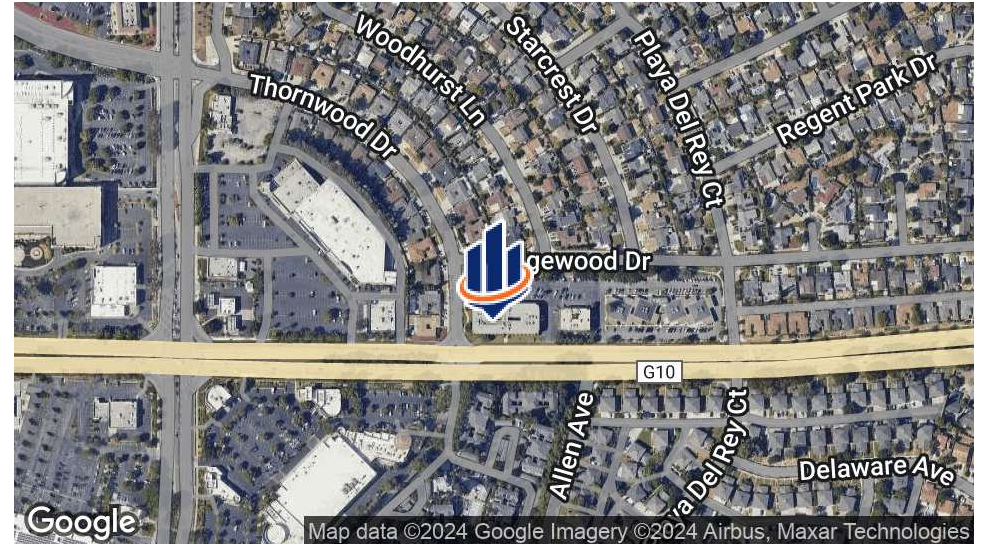
841 BLOSSOM HILL ROAD  
SAN JOSE, CA 95123

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# Property Summary



## OFFERING SUMMARY

<b>Lease Rate:</b>	\$3.00 Per SF
<b>Lease Type:</b>	Full Service
<b>Uses:</b>	General Office/Medical
<b>Parking Ratio:</b>	4 per 1,000
<b>Elevator Served:</b>	Yes
<b>Term:</b>	3 - 5 Years

## PROPERTY OVERVIEW

Multi-tenant office building conveniently located on busy Blossom Hill Road. Walking distance to Westfield's Oakridge Mall and other retail amenities such as Buffalo Wild Wings, Party City, Lucky Supermarket, In-and-Out Burger, Jamba Juice, Starbucks, Kohl's, Target, Century Theaters, etc. Easy freeway access to 87 and 85.

## PROPERTY HIGHLIGHTS

- Well located multi-tenant office building
- General office, medical or dental uses allowed
- Professionally managed & beautifully landscaped
- Monument signage facing Blossom Hill Boulevard
- Excellent freeway access

# Available Spaces



SPACE	LEASE RATE	LEASE TYPE	SIZE	LAYOUT
Suite 212	\$3.00 SF/month	Full Service	±1,576 Rentable SF	Four private offices, open area, storage room
Suite 112	\$3.00 SF/month	Full Service	±4,306 Rentable SF	Sixteen private offices, private entrance, kitchen [potential to demise to smaller size]
Suite 211	\$3.00 SF/month	Full Service	±700 Rentable SF	Three private offices, open area

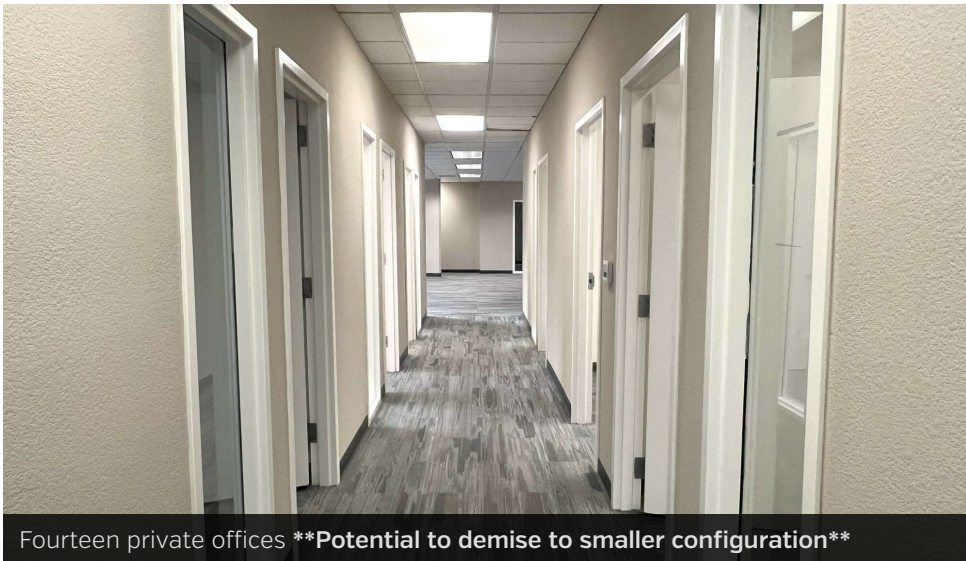
# Suite 112: ±4,306 Rentable SF



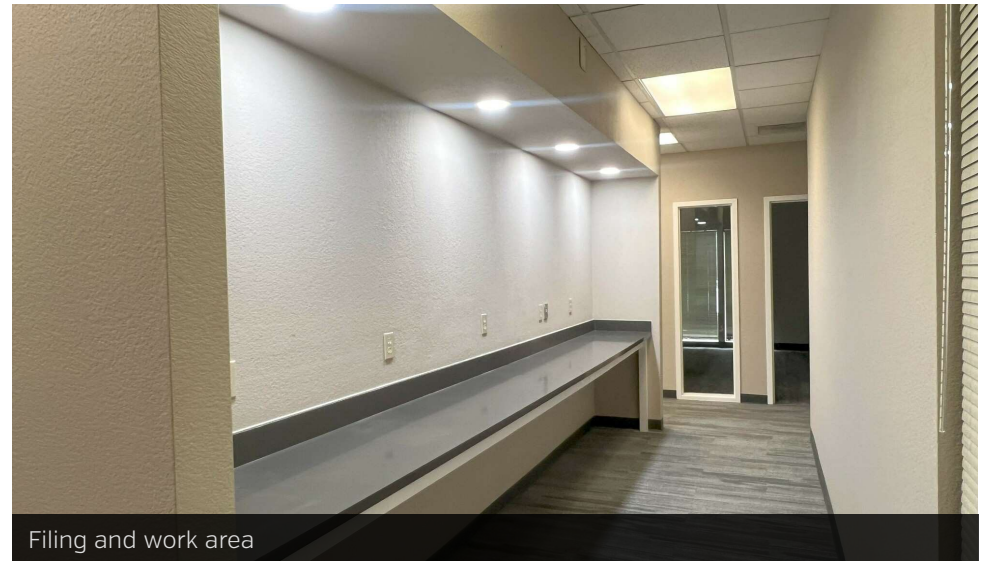
Separate Entrance with dedicated parking stalls



Large reception area (two restrooms within the suite)



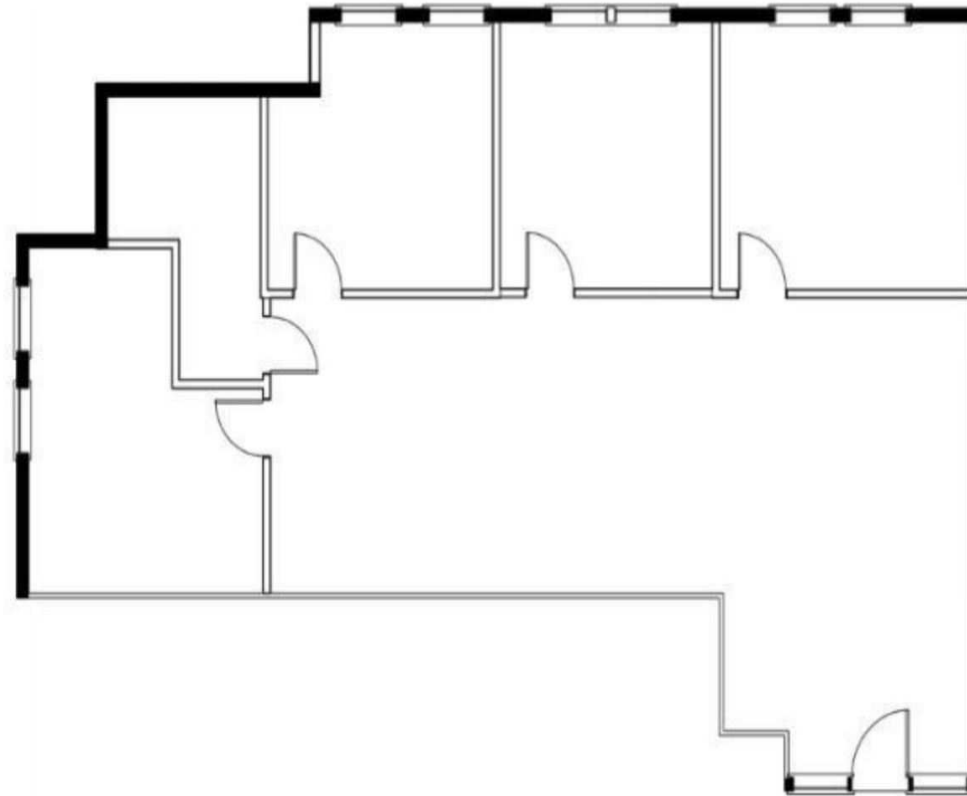
Fourteen private offices **\*\*Potential to demise to smaller configuration\*\***



Filing and work area

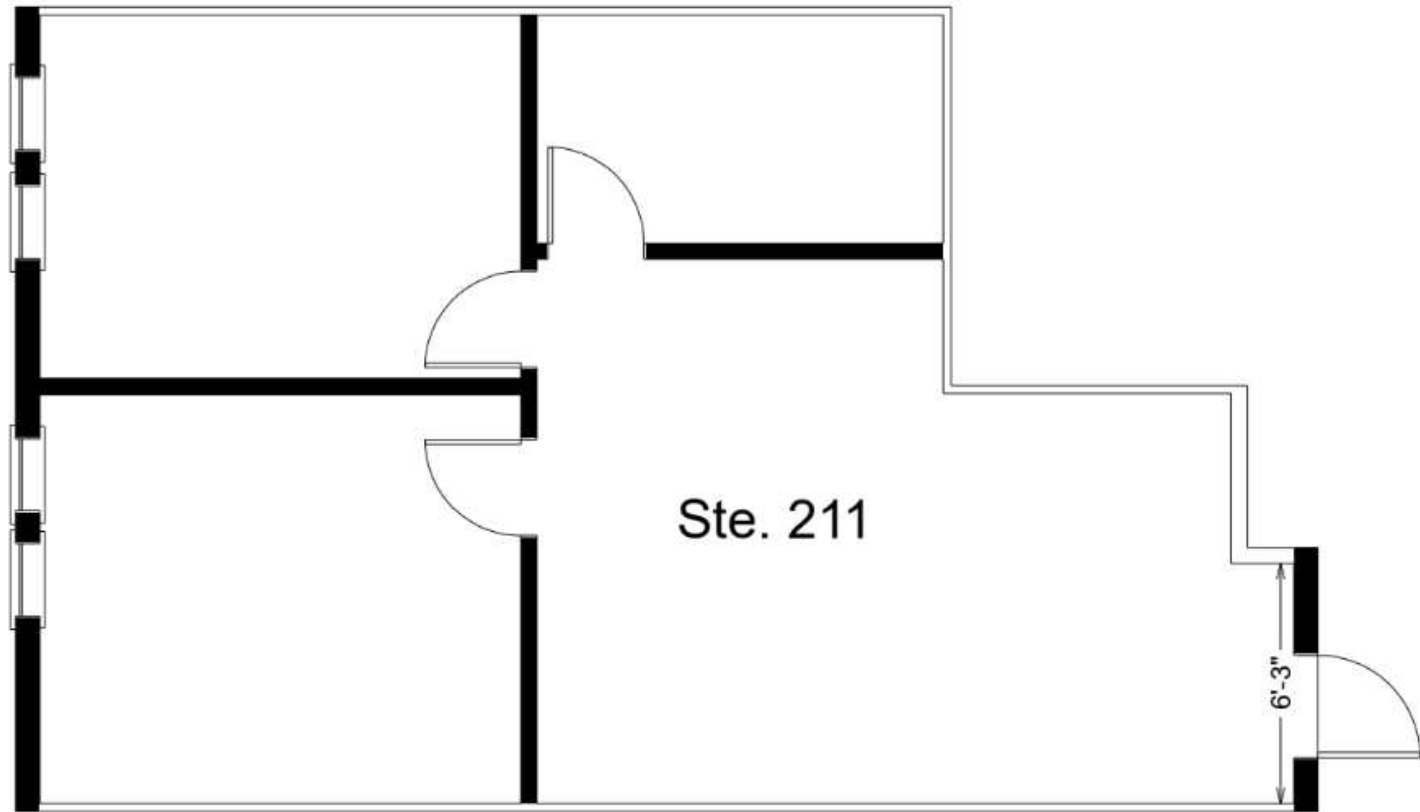
# Suite 212: ±1,526 Rentable SF

1,526 RENTABLE SQUARE FEET [Not to Scale]



**Suite 212:** Three private offices, conference room, server room, larger reception area

# Suite 211: ±700 Rentable SF



**Suite 211:** Three private offices, open area

# Additional Photos



# Area Map





# Demographics

