

R&D, Office | For Lease



CBRE

DOLLINGER PROPERTIES

# Koll Business Park

San Jose, CA 95122

[www.cbre.com/siliconvalley](http://www.cbre.com/siliconvalley)

±1,725 - ±4,000 SF





License # CA-00979399

### AVAILABLE SUITES

  AVAILABLE

BUILDING	SUITE	SIZE	NOTES
1425	104-105	±4,000	Shell condition. BTS- interior improvements. 2 GL Doors.
1425	107	±2,000	20% Office. 80% Warehouse. GL Door
1430	105	±1,840	Partial 2-Story Unit 50% Office/50% Warehouse. GL Door
1430	101	±1,725	85% Office. 15% Warehouse. GL Door
1435	102	±2,540	30% Office/70% Warehouse. 1 GL Door.
1435	105	±2,340	Partial 2-Story, 50% Office/50% Warehouse. GL Door.
1435	106	2,340	30% Office/70% Warehouse. 1 GL Door.
1435	107	±2,340	30% Office/70% Warehouse. 1 GL Door.
1435	108	±2,340	Partial 2-story, 40% Office, 60% Warehouse. GL Door
1435	112	±2,450	Partial 2-story, 40% Office, 60% Warehouse, GL Door
1445	103	±2,000	35% Office, 65% Warehouse. GL Door
1450	103	±2,540	60% Office, 40% Warehouse. GL Door
1450	110	2,200	35% Office, 65% Warehouse. GL Door

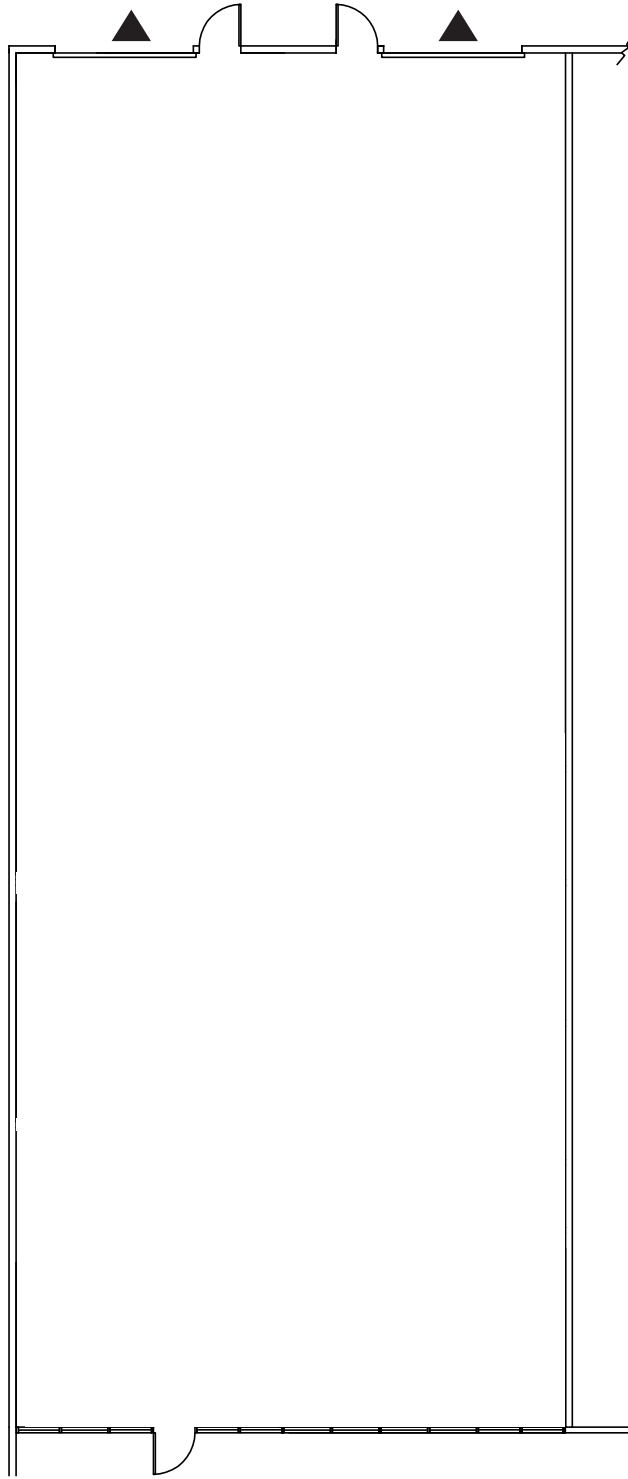
### PROPERTY HIGHLIGHTS

- + Eleven Building Campus Totalling ±181,305 SF
- + Mix of Office and Industrial Units; Can Support Multiple Users
- + Close Proximity to San Jose International Airport
- + Short Walk to Light Rail Station on North First Street
- + Freeway Visibility
- + Easy Access from Highway 101

# Floorplan

Koll Business Park  
San Jose, CA 95122

**1425 KOLL CIRCLE**  
**SUITE 104-105**  
±4,000 SF



■ WAREHOUSE

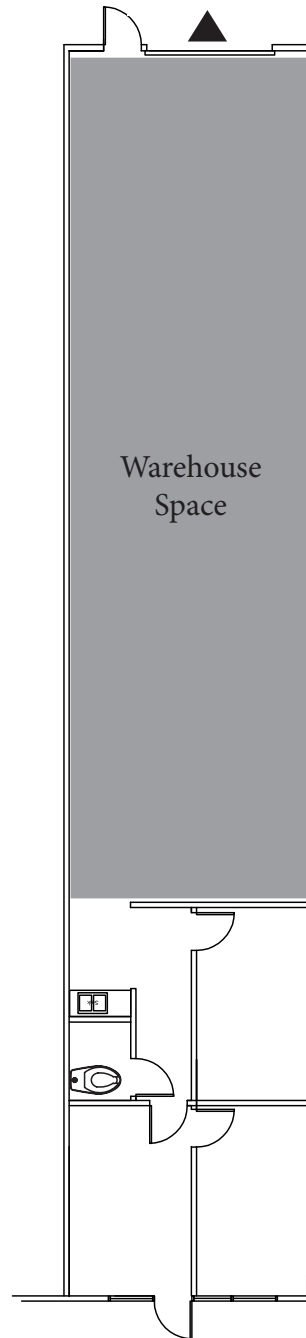
▲ GRADE LEVEL DOOR

NOT TO SCALE

# Floorplan

Koll Business Park  
San Jose, CA 95122

**1425 KOLL CIRCLE**  
**SUITE 107**  
±2,000 SF



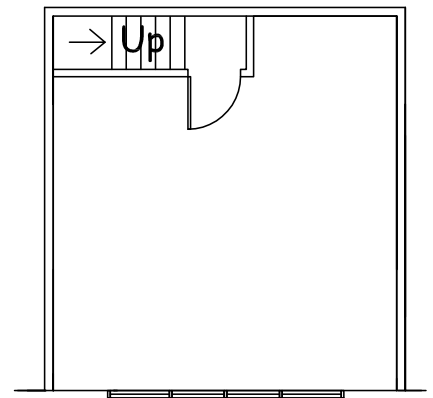
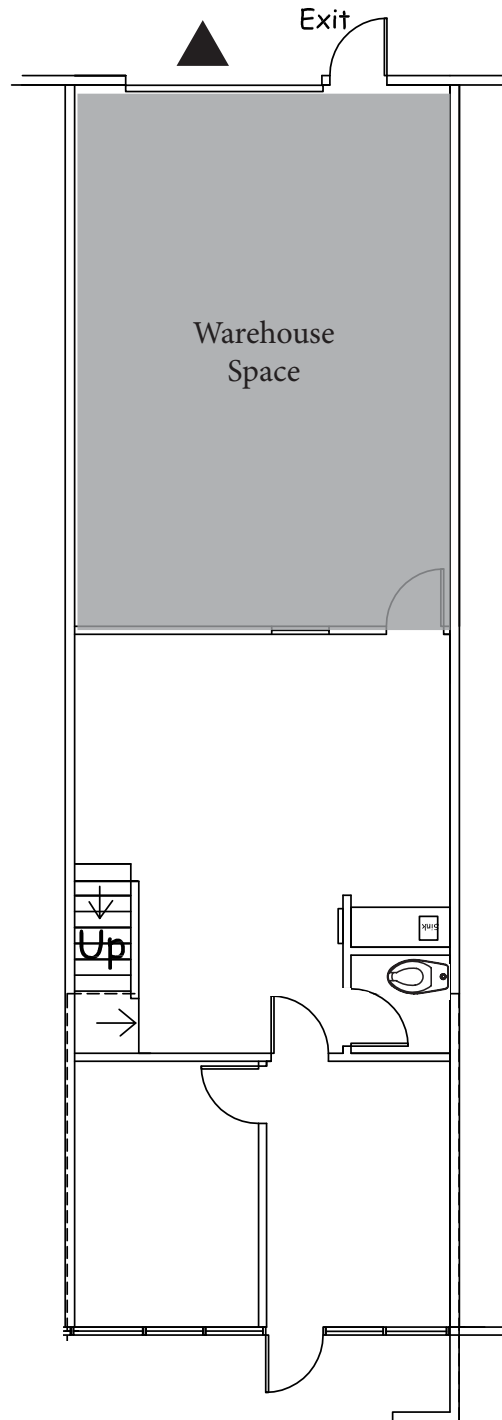
- WAREHOUSE
- ▲ GRADE LEVEL DOOR

NOT TO SCALE

# Floorplan

Koll Business Park  
San Jose, CA 95122

**1430 KOLL CIRCLE**  
**SUITE 105**  
±1,840 SF



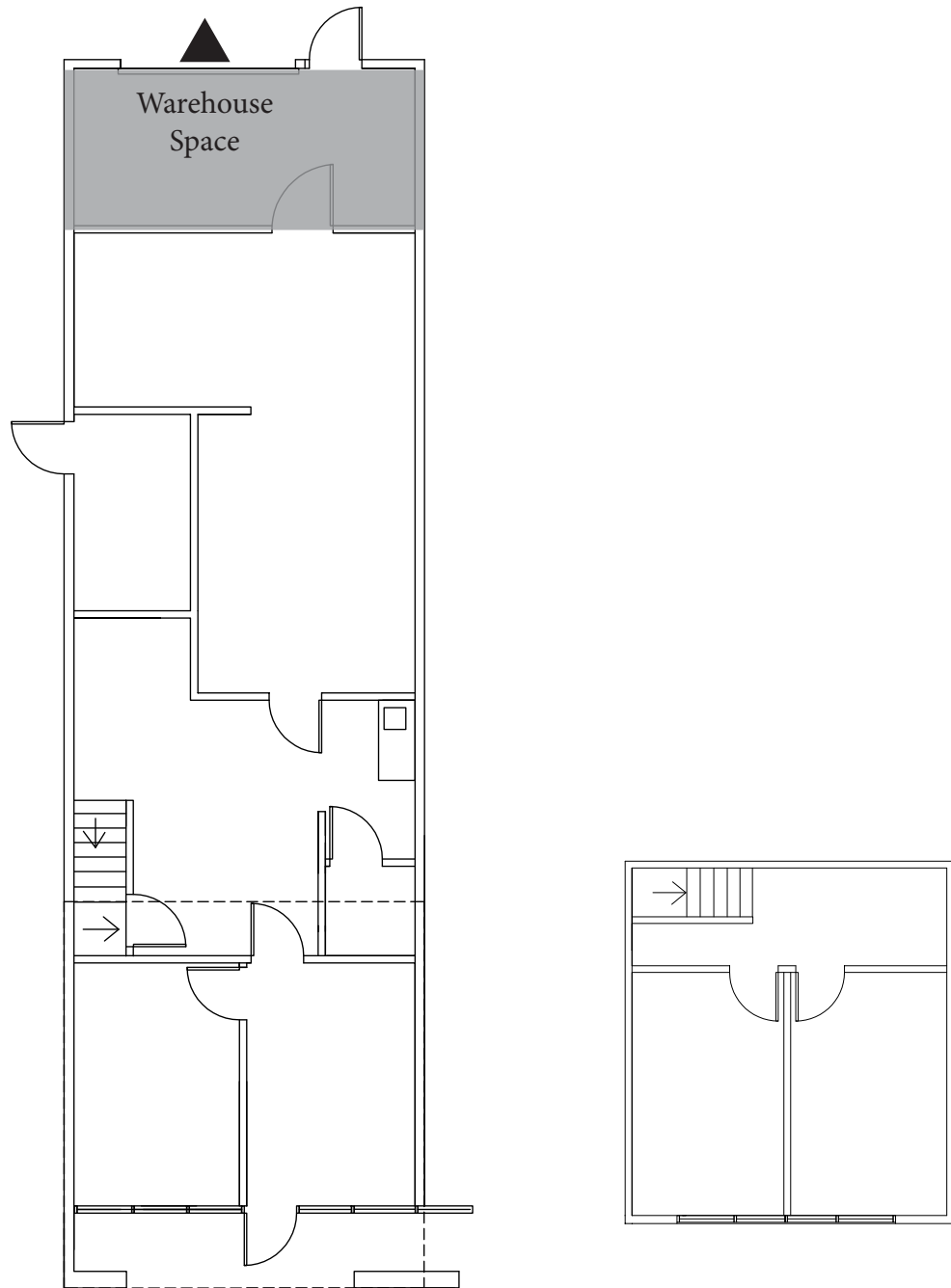
- WAREHOUSE
- ▲ GRADE LEVEL DOOR

NOT TO SCALE

# Floorplan

Koll Business Park  
San Jose, CA 95122

**1430 KOLL CIRCLE**  
**SUITE 101**  
±1,725 SF



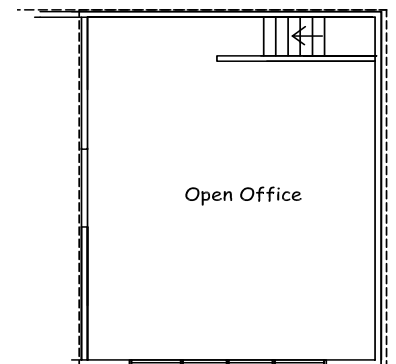
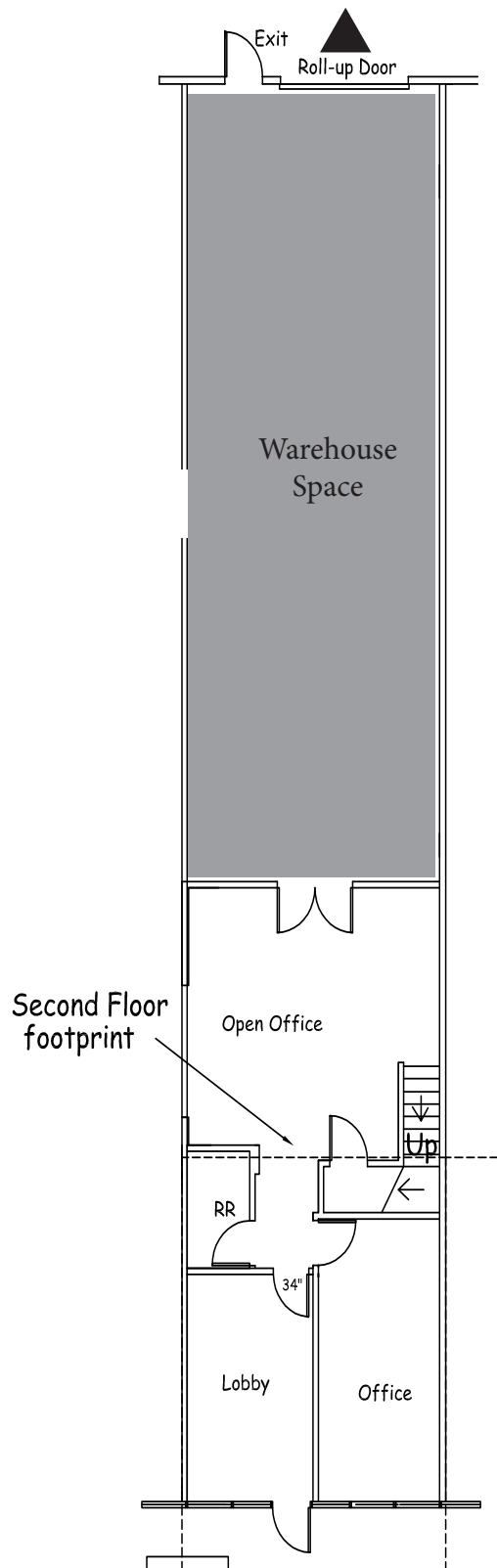
- WAREHOUSE
- ▲ GRADE LEVEL DOOR

NOT TO SCALE

# Floorplan

Koll Business Park  
San Jose, CA 95122

**1435 KOLL CIRCLE**  
**SUITE 102**  
±2,540 SF



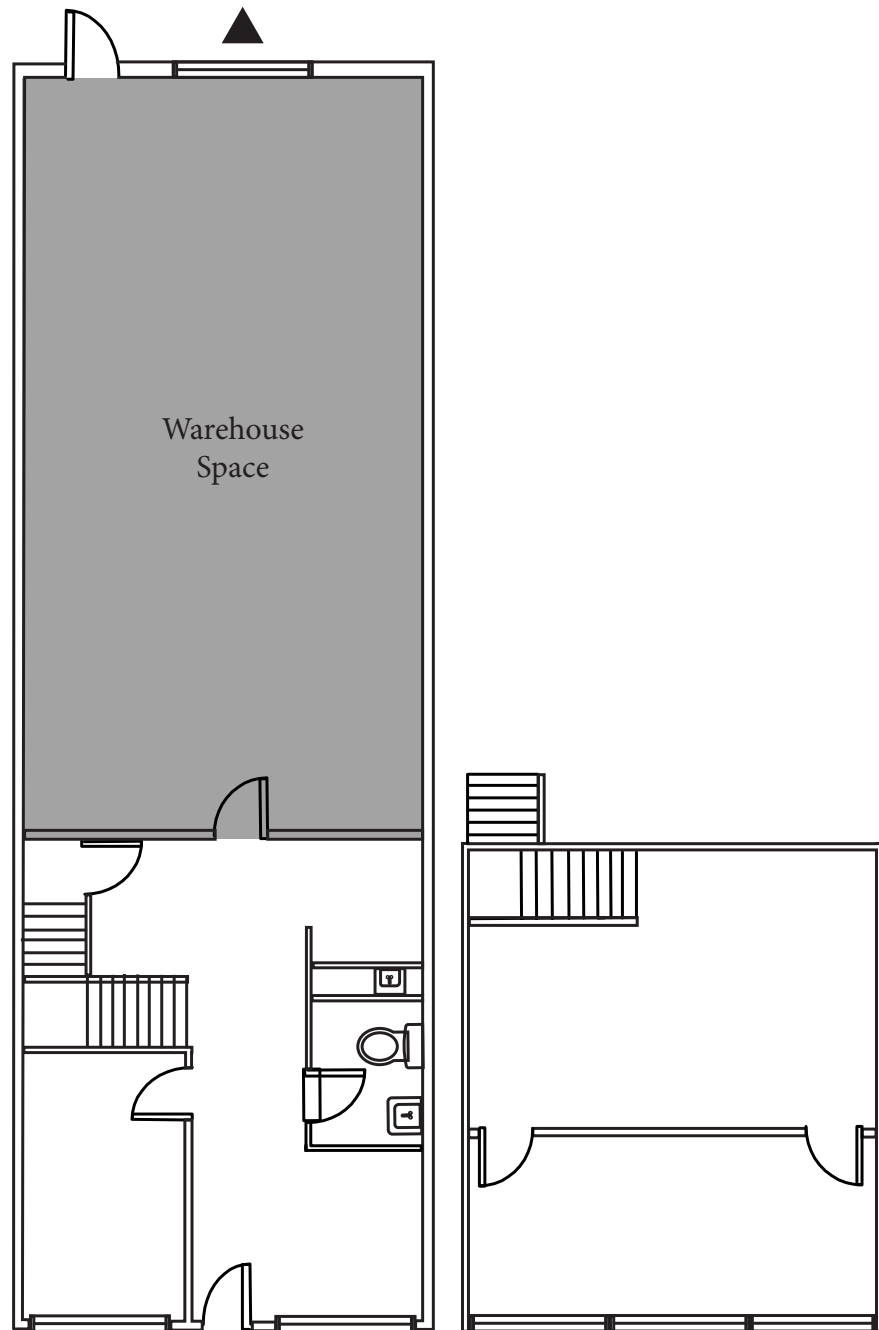
- WAREHOUSE
- ▲ GRADE LEVEL DOOR

NOT TO SCALE

# Floorplan

Koll Business Park  
San Jose, CA 95122

**1435 KOLL CIRCLE**  
**SUITE 105**  
±2,340 SF



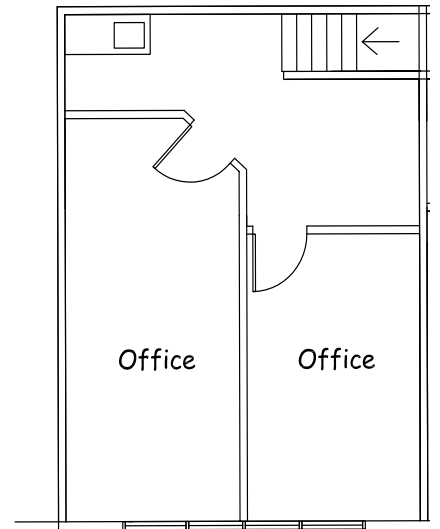
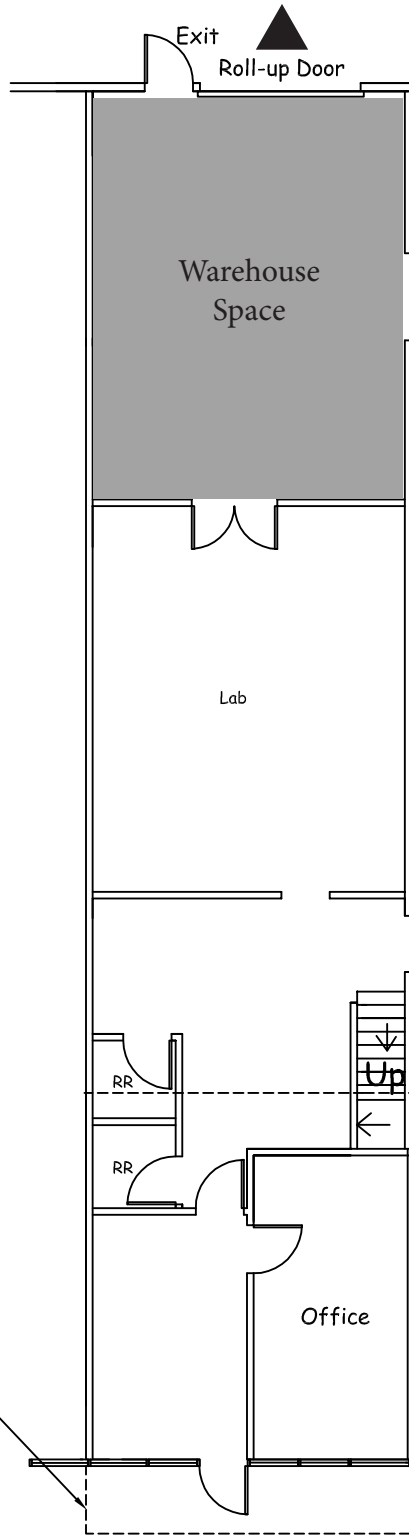
- WAREHOUSE
- ▲ GRADE LEVEL DOOR

NOT TO SCALE

# Floorplan

Koll Business Park  
San Jose, CA 95122

**1435 KOLL CIRCLE**  
**SUITE 106**  
±2,340 SF



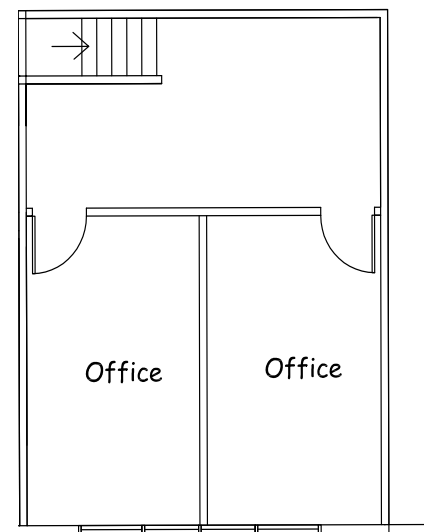
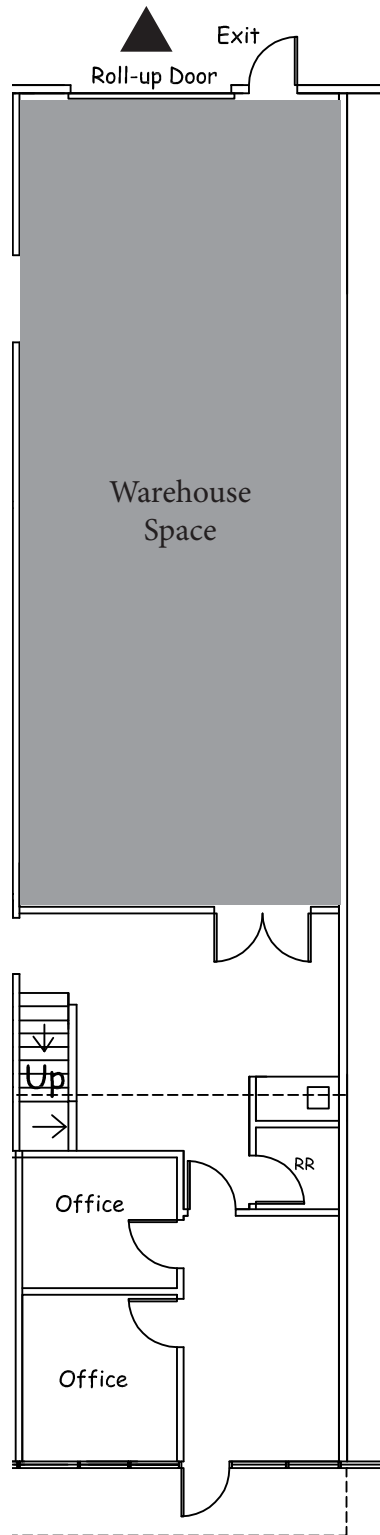
- WAREHOUSE
- GRADE LEVEL DOOR

NOT TO SCALE

# Floorplan

Koll Business Park  
San Jose, CA 95122

**1435 KOLL CIRCLE**  
**SUITE 107**  
±2,340 SF



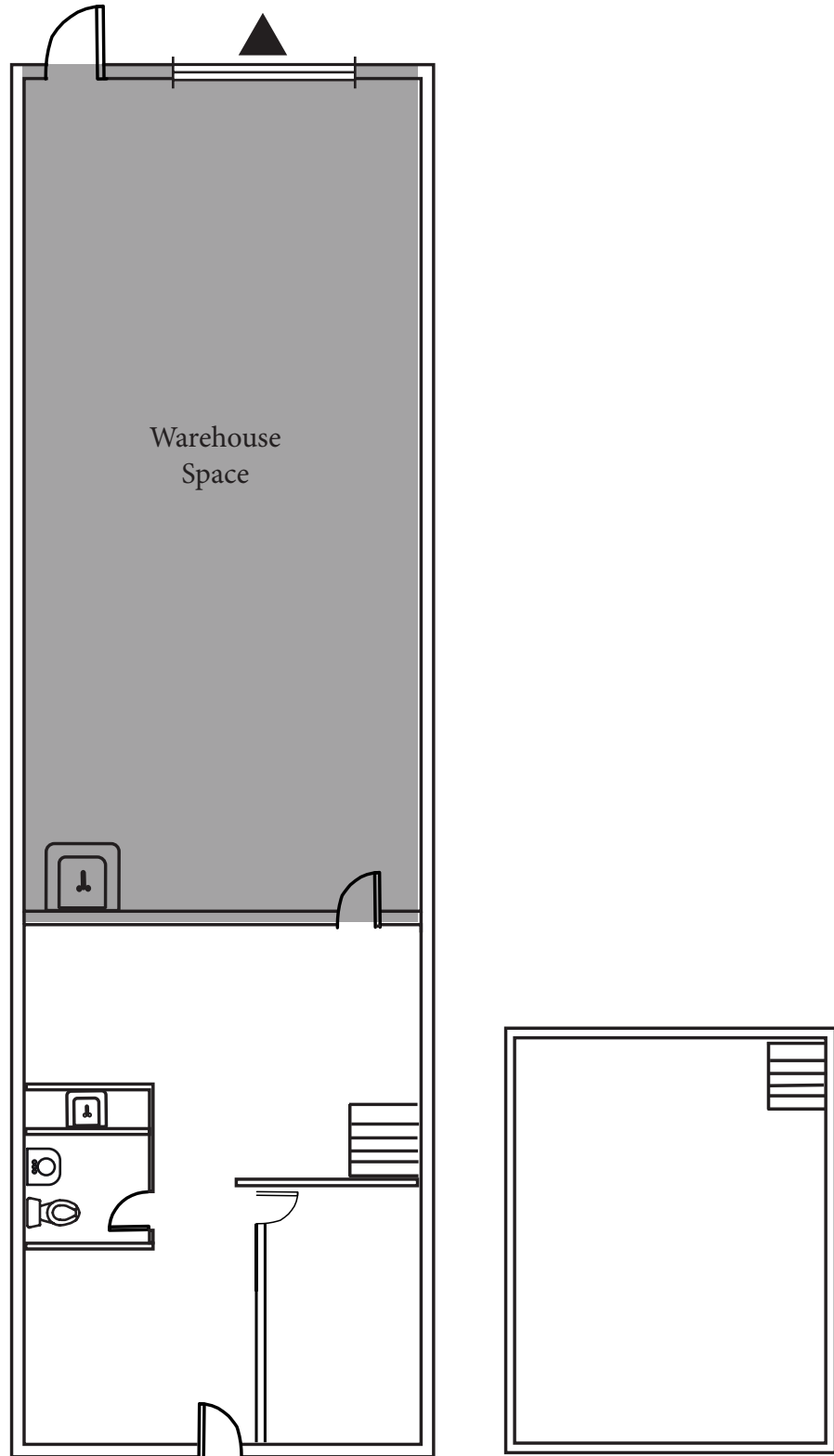
- WAREHOUSE
- ▲ GRADE LEVEL DOOR

NOT TO SCALE

# Floorplan

Koll Business Park  
San Jose, CA 95122

**1435 KOLL CIRCLE**  
**SUITE 108**  
±2,340 SF



- WAREHOUSE
- ▲ GRADE LEVEL DOOR

NOT TO SCALE

# Floorplan

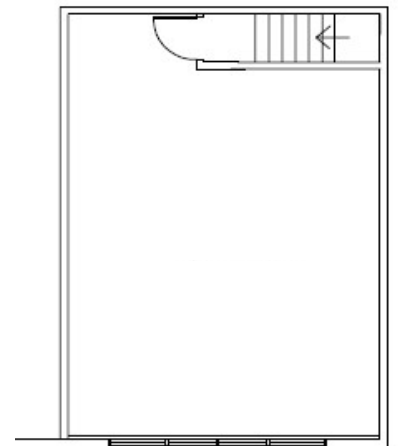
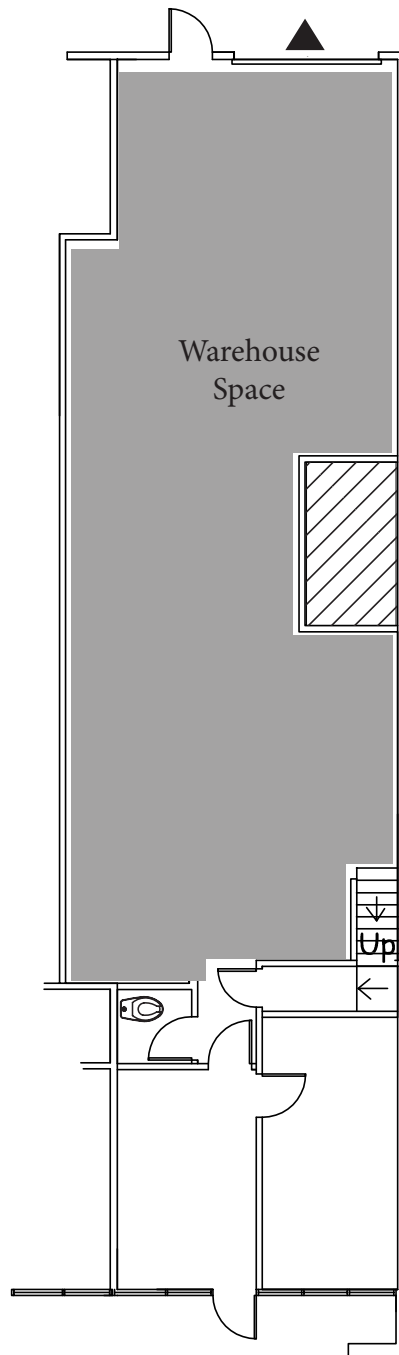
Koll Business Park

San Jose, CA 95122

**1435 KOLL CIRCLE**

**SUITE 112**

**±2,450 SF**



■ WAREHOUSE

▲ GRADE LEVEL DOOR

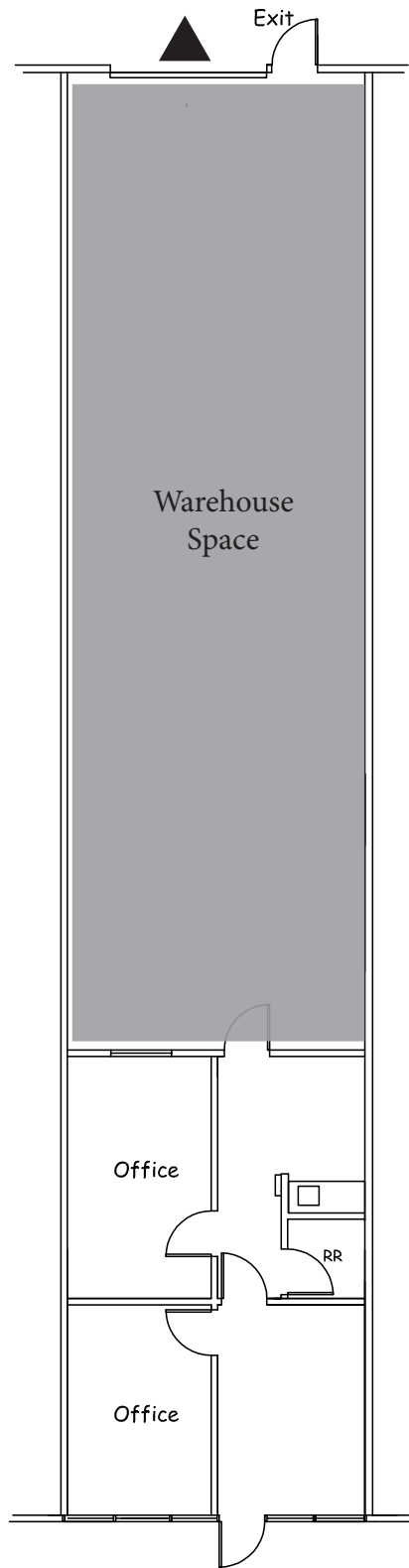
/// NOT A PART

NOT TO SCALE

# Floorplan

Koll Business Park  
San Jose, CA 95122

**1445 KOLL CIRCLE**  
**SUITE 103**  
±2,000 SF



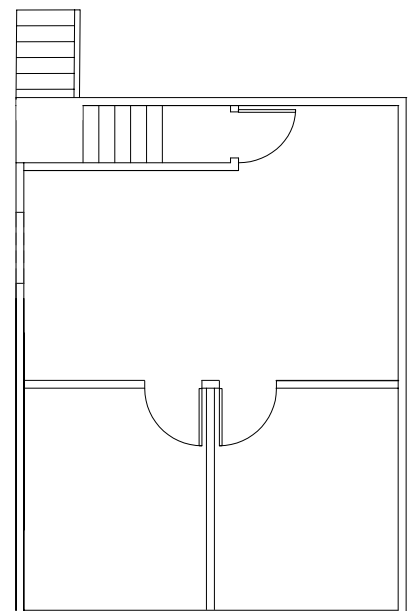
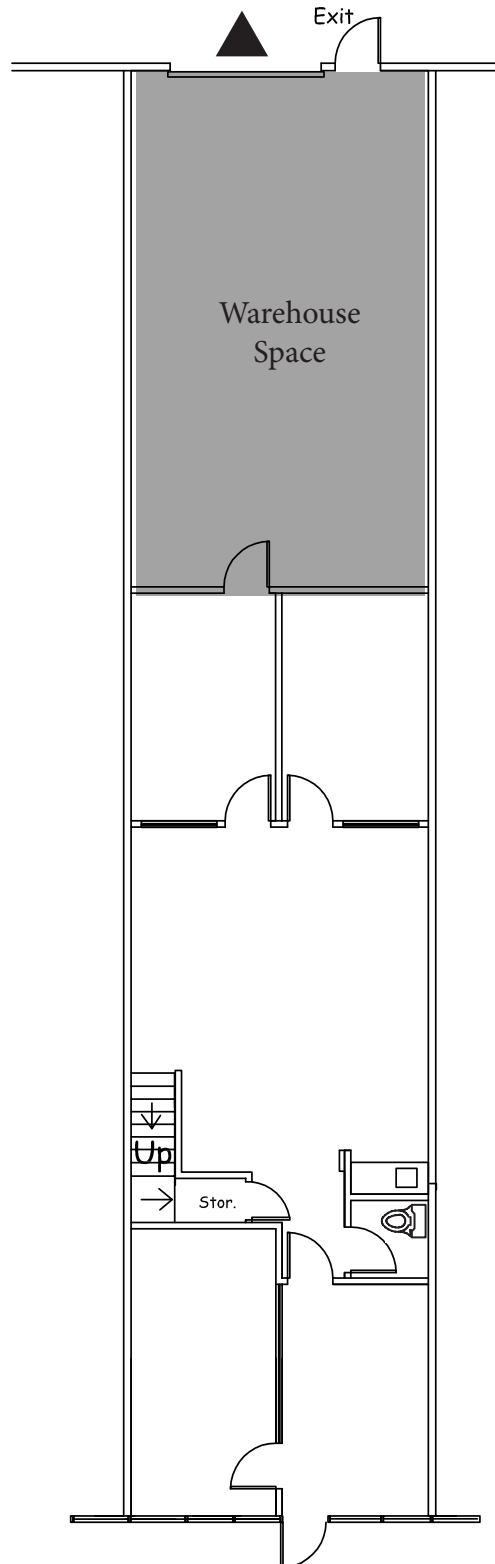
- WAREHOUSE
- ▲ GRADE LEVEL DOOR

NOT TO SCALE

# Floorplan

Koll Business Park  
San Jose, CA 95122

**1450 KOLL CIRCLE**  
**SUITE 103**  
±2,540 SF

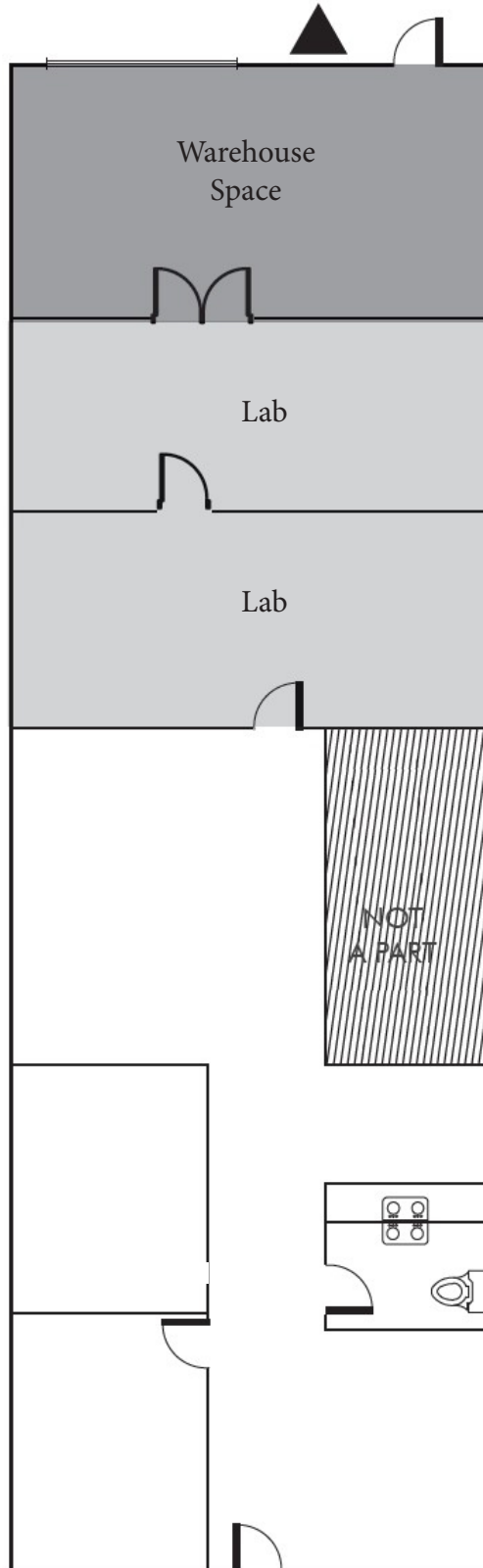


- WAREHOUSE
  - ▲ GRADE LEVEL DOOR
- NOT TO SCALE

# Floorplan

Koll Business Park  
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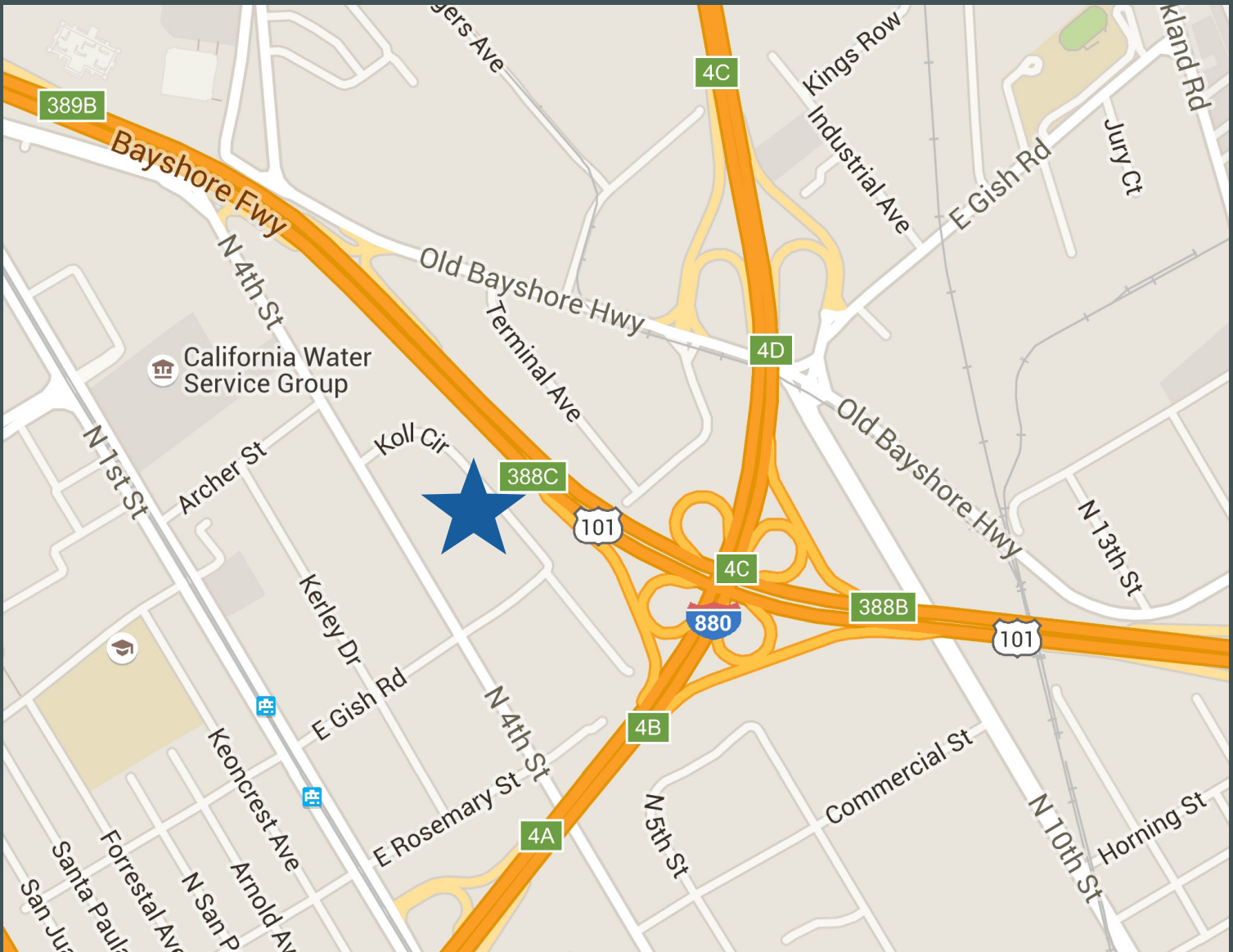
**1450 KOLL CIRCLE**  
**SUITE 110**  
±2,000 SF



- WAREHOUSE
- GRADE LEVEL DOOR
- NOT TO SCALE

**Koll Business Park**

San Jose, CA 95112



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