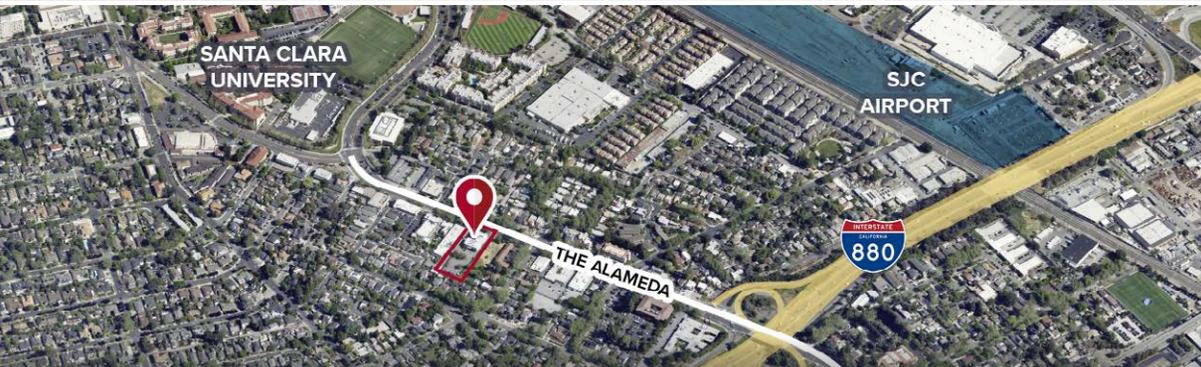




**2175**  
THE ALAMEDA



FOR LEASE

# Professional Office Building Suites



Professional office building with reasonably priced suite sizes ranging from 275 - 934 SF



Spacious on-site parking lot in rear



Conveniently located near intersection of HWY 880 and The Alameda



Close proximity to San Jose Airport, Santa Clara University, Westfield Valley Fair, Whole Foods, and other local retail



Abundant natural lighting



New carpet and paint; bathrooms currently being remodeled



Flexible lease terms  
*Short Terms Considered*

FOR TOURING & MORE INFORMATION:



**Brennan J. Monroe** LIC. 02180211  
bmonro@primecommercialinc.com  
408.560.6100

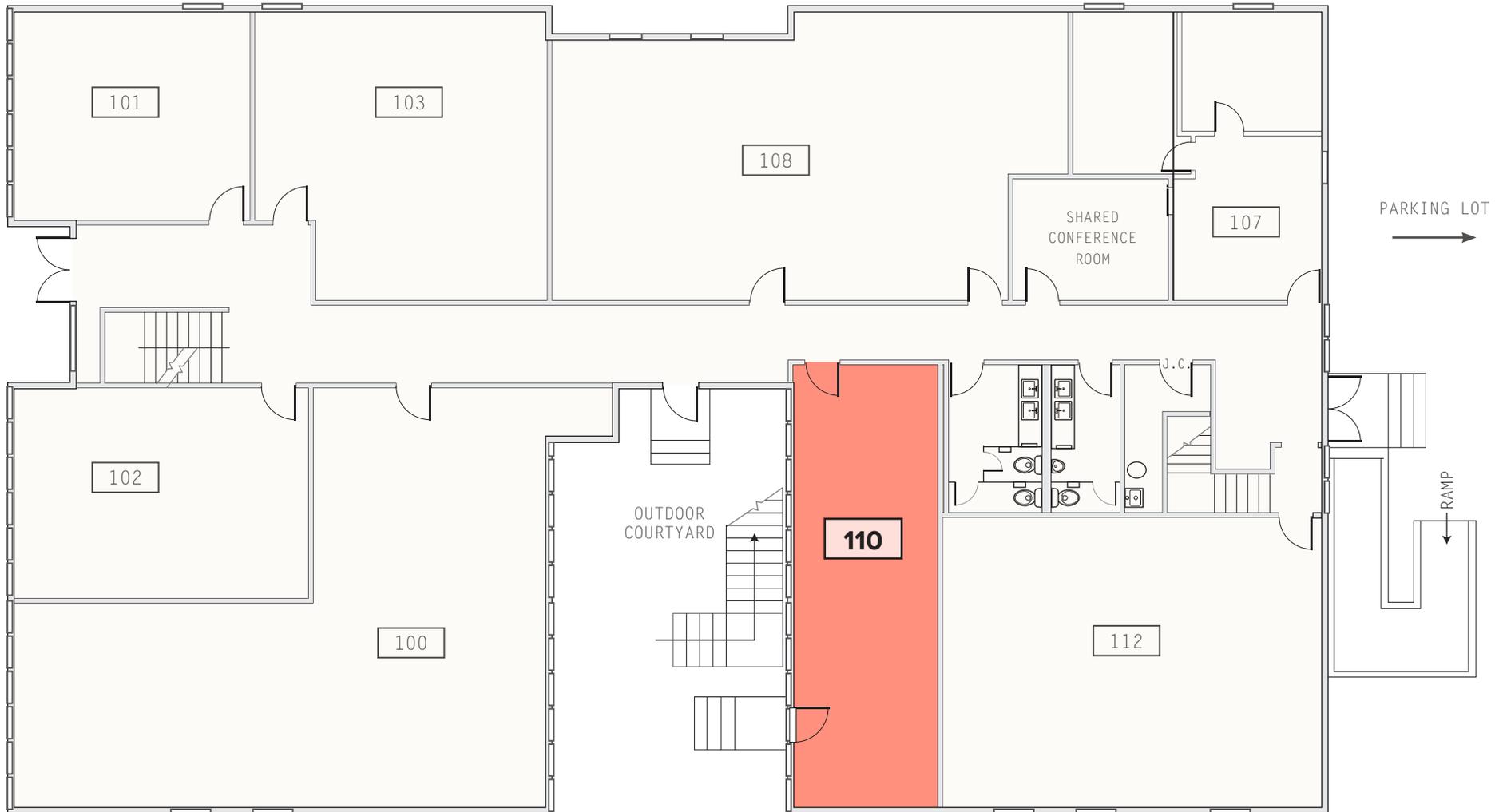
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FIRST FLOOR  
**Available Suites**

**Modified Gross Lease (MG)**

Landlord to pay for electricity and maintenance, *excluding* Internet and janitorial

	<b>Suite 110</b>	650 SF	\$1,625 per Month (MG)
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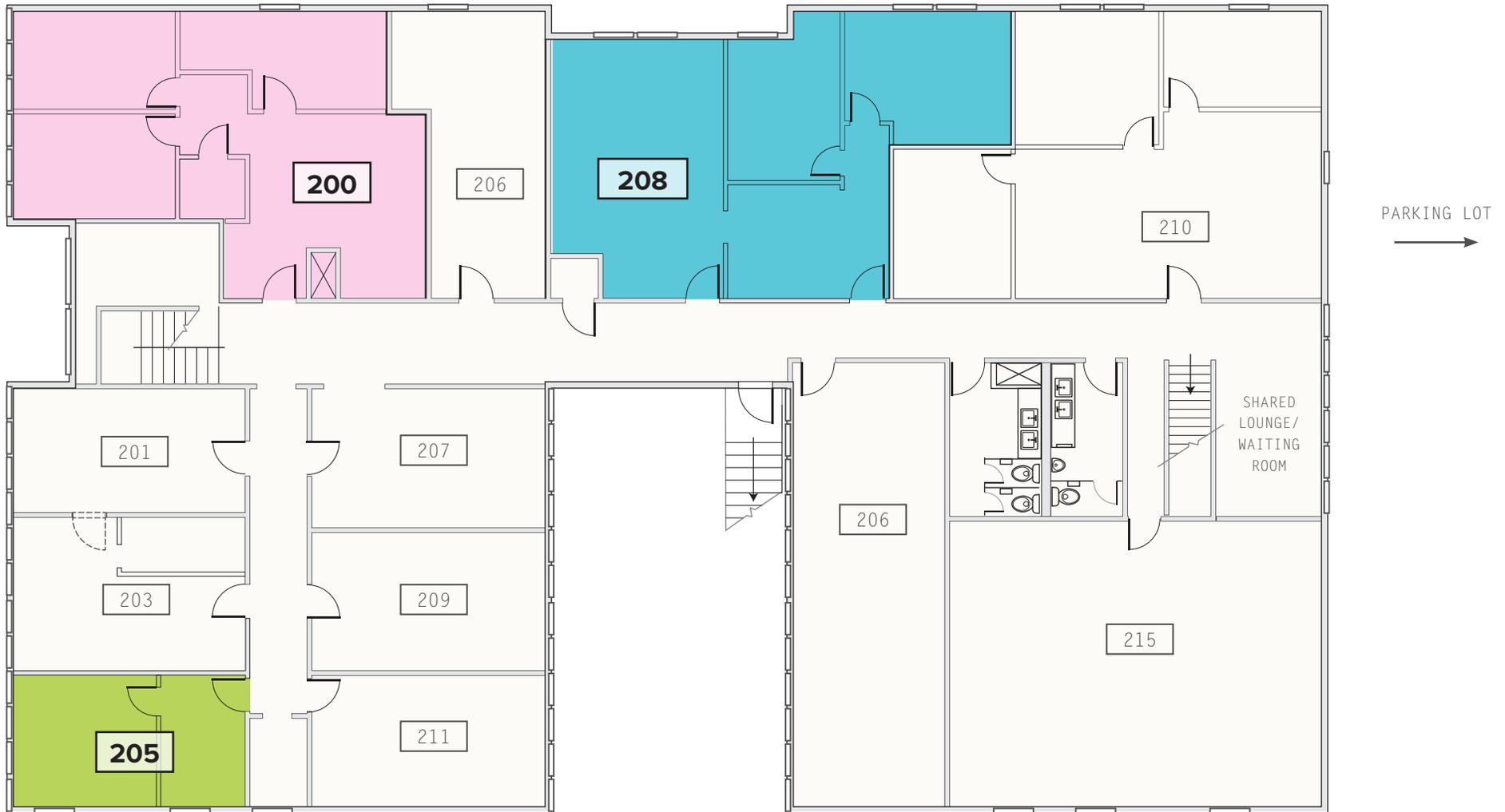


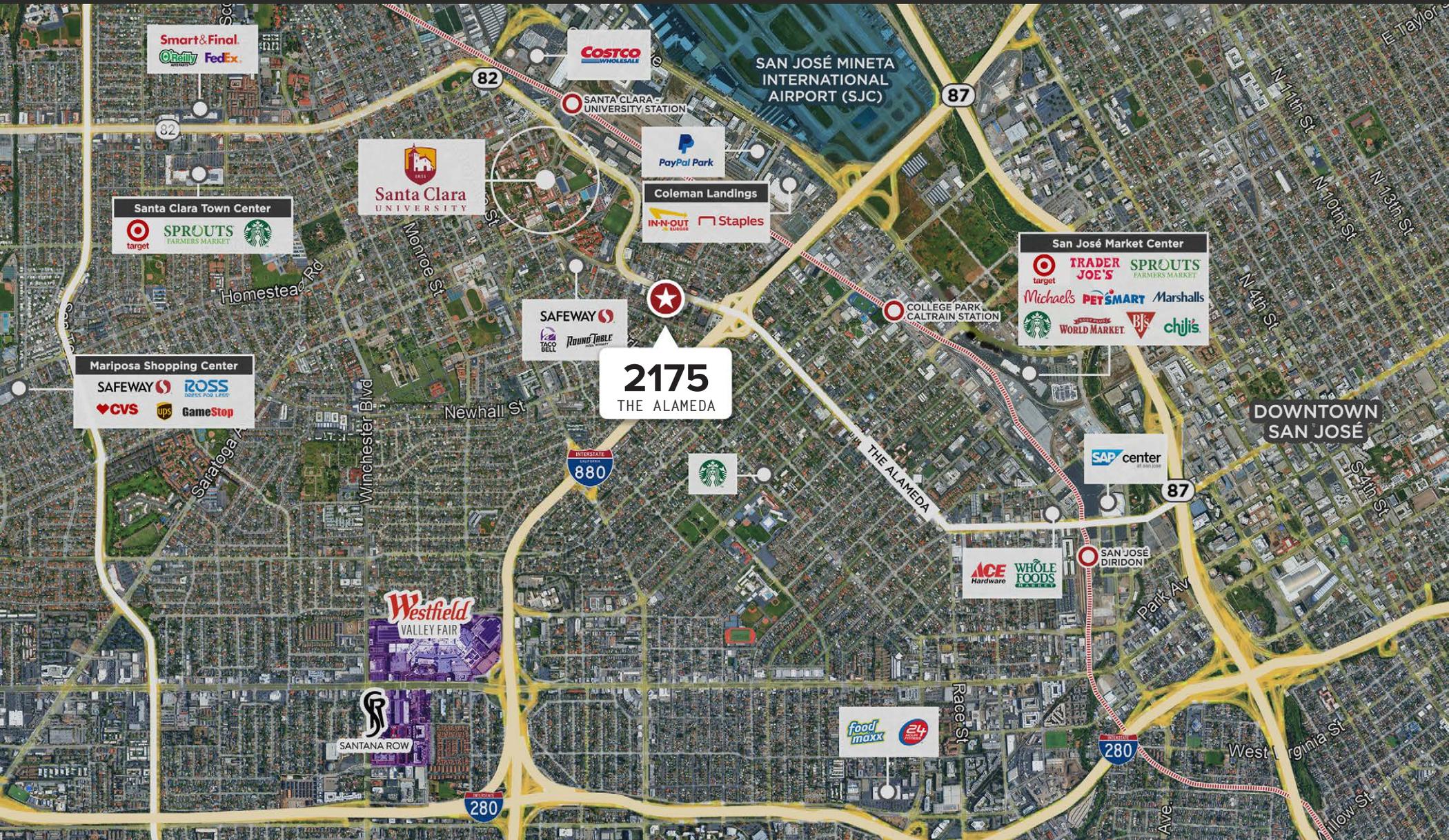
## SECOND FLOOR Available Suites

**Modified Gross Lease (MG)**

Landlord to pay for electricity and maintenance, *excluding* Internet and janitorial

	<b>Suite 200</b>	934 SF	\$2,100 per Month
	<b>Suite 205</b>	280 SF	\$728 per Month
	<b>Suite 208</b>	841 SF	\$1,770 per Month





## DEMOGRAPHICS

Source: Esri 2024

	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	19,775	222,773	651,332
<b>Daytime Population</b>	28,094	313,995	817,614
<b>Average Household Income</b>	\$200,546	\$176,040	\$191,131

## TRAFFIC COUNTS

Average Daily Traffic

	Cars Per Day
<b>The Alameda</b>	27,500 ADT
<b>W Hedding Street</b>	13,298 ADT
<b>HWY 880</b>	159,000 ADT