



Hamilton Professional Center

281 E Hamilton Avenue
Campbell, CA 95008



For Additional information, contact Exclusive Agent:

408.331.2308

Mark@BiaginiProperties.com

Vice President

Mark Biagini DRE#00847403

Biagini Properties, Inc.

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www.biaginiproperties.com

Office | Medical | Dental Building For Lease



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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281-#10 Interior - Currently



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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:	\$3.95 SF/month
Number Of Units:	9
Available SF:	701 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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Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 281-#10 E. Hamilton Avenue	Available	701 SF	Modified Gross	\$3.95 SF/month	Former Coding Classes. Prime end cap unit fronting Hamilton Avenue plus exclusive box signage! Interior features: large open area, 1 non-compliant ADA restroom, sheetrock ceiling with spray-on acoustical ceiling, 8' AFF (Above Finish Floor), 2' x 4' surface-mounted light fixtures, separate HVAC system, separate electrical panel rated 100 Amp; 3 PH; 4 W; 120/240V. Available Now. * No Rentable Load Factor! * The lease is modified gross with no triple net charges.



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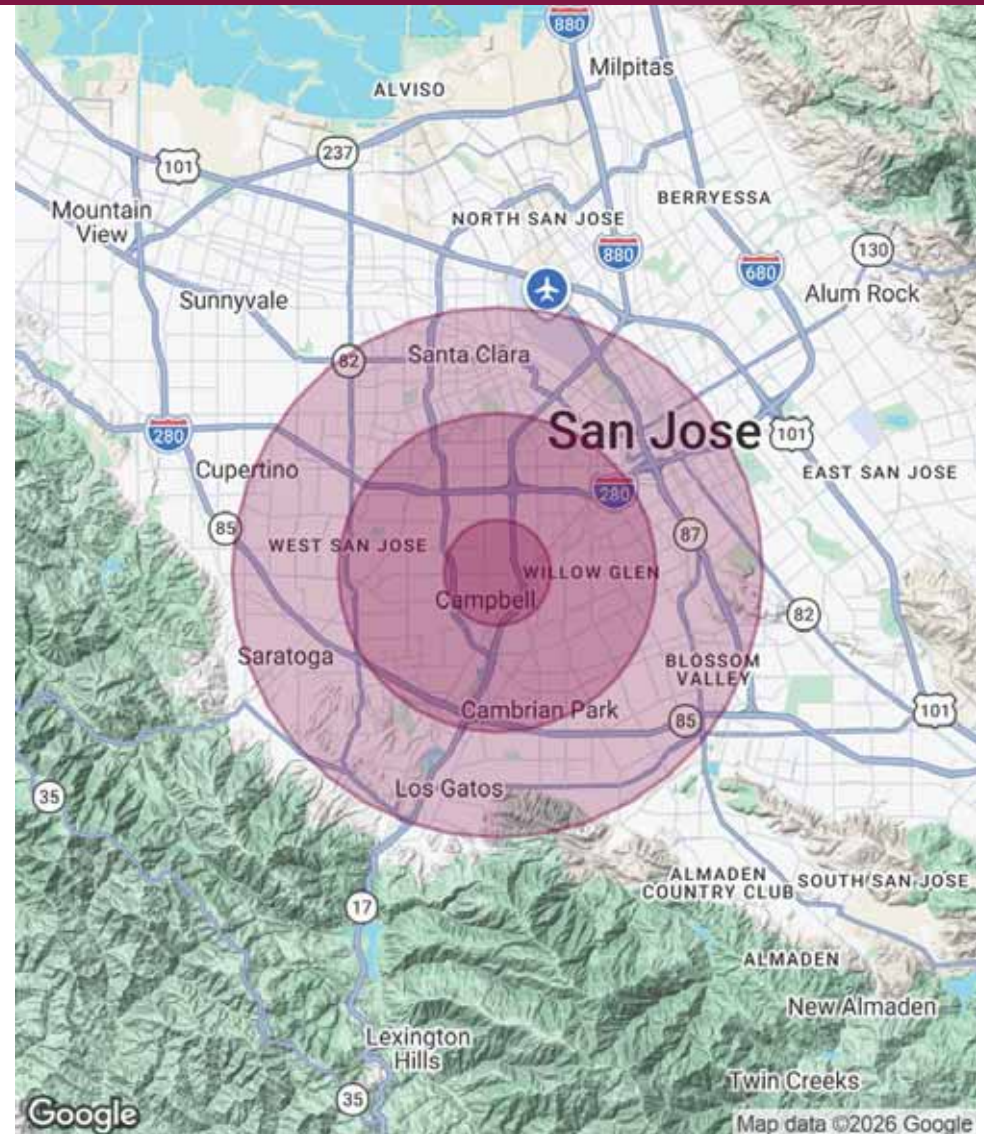
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Population	1 Mile	3 Miles	5 Miles
Total Population	26,479	237,587	580,531
Average Age	40.0	39.5	39.2
Average Age (Male)	39.9	39.2	38.7
Average Age (Female)	40.1	40.1	39.8

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	10,922	91,230	216,980
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$162,857	\$203,616	\$214,383
Average House Value	\$1,310,642	\$1,599,298	\$1,694,108

* Demographic data derived from 2020 ACS - US Census



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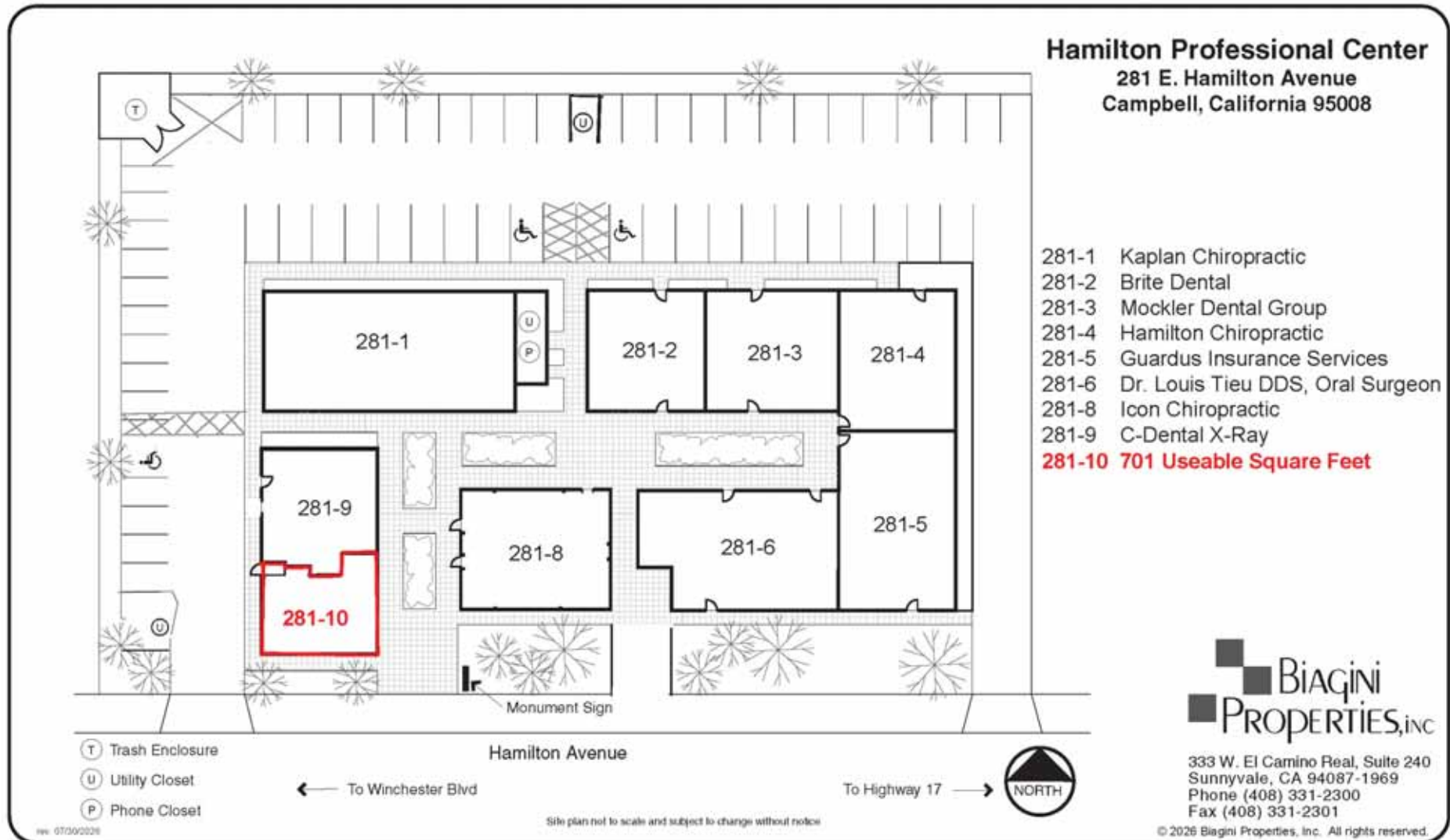
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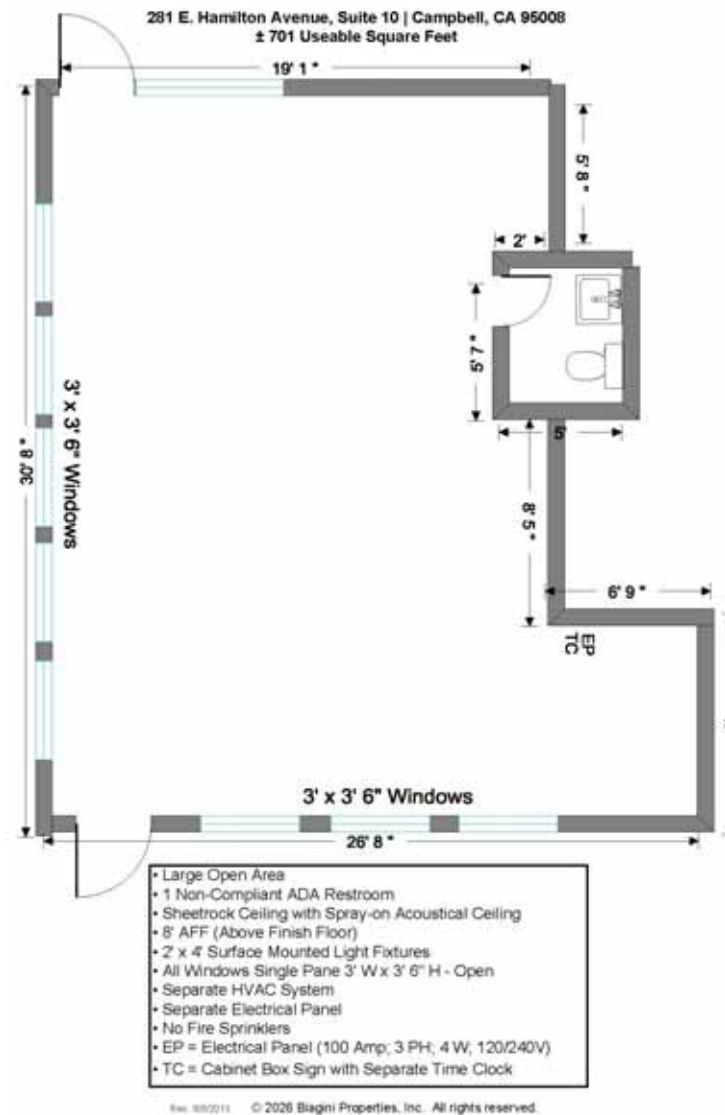
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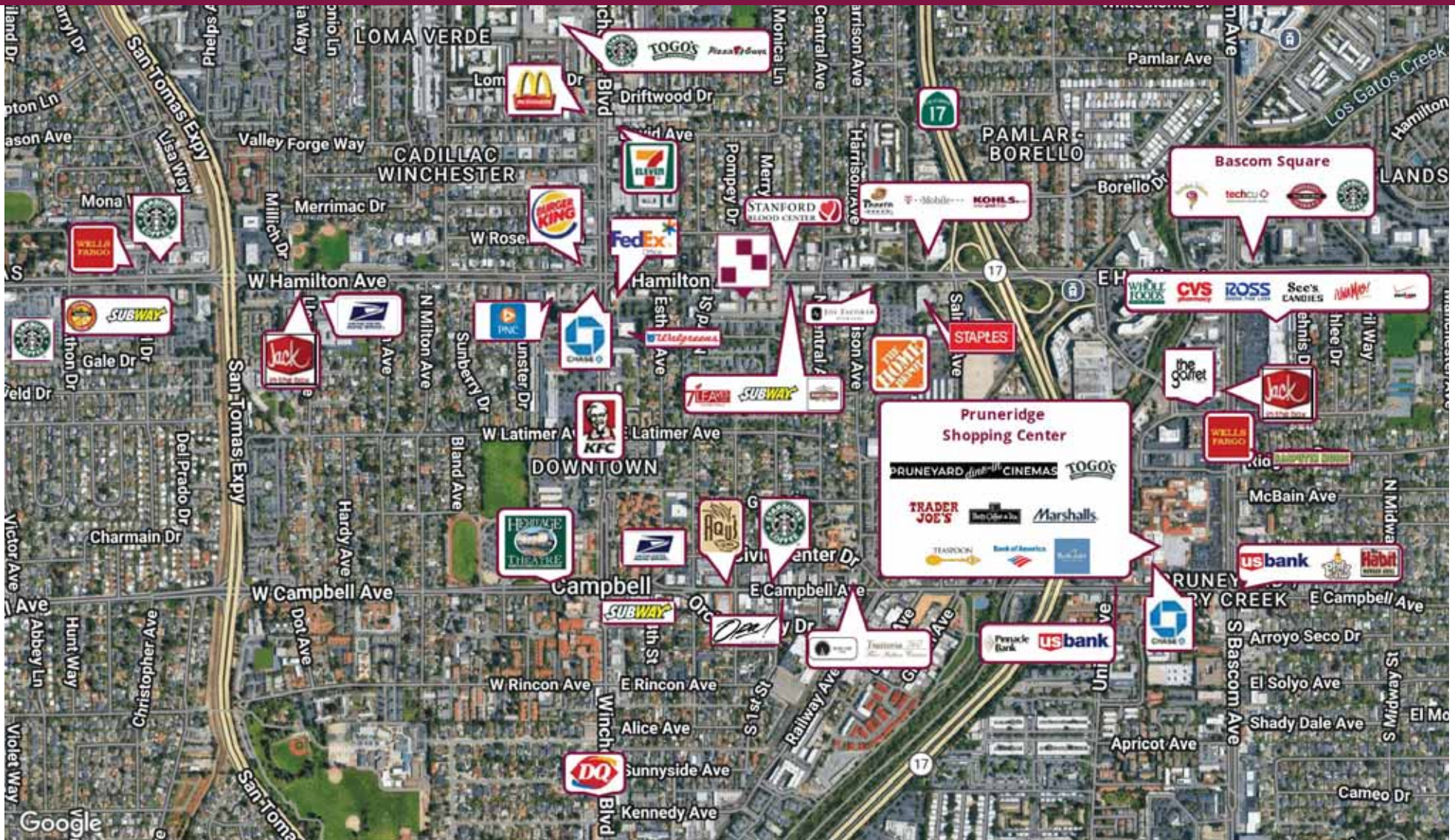
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