



Office Space For Lease

The Ponds Office Building

5570 SANCHEZ DR STE 230, SAN JOSE, CA 95123

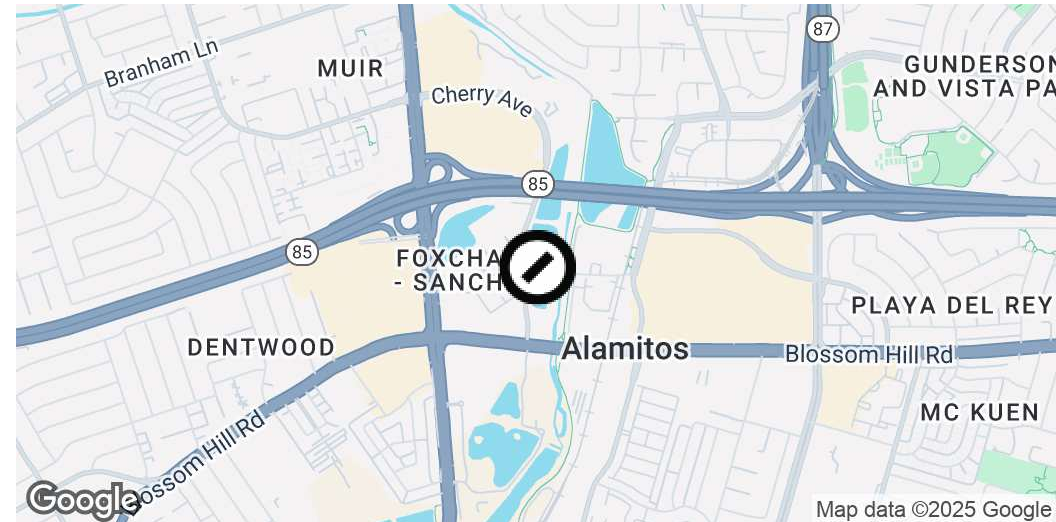
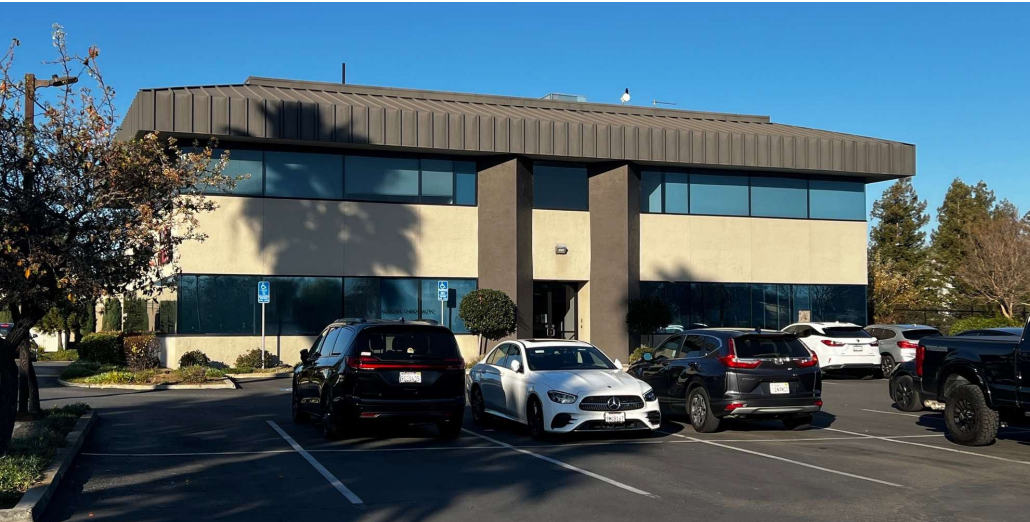
This property offers 2,200 square feet of beautifully remodeled office space. It is a corner unit with an expansive window line spanning the beautiful mountains to the south. Features five (5) private offices, a conference room large open space and a very functional kitchenette. Fresh paint and hardware. Tenant can choose their own flooring for Landlord to install. Ample private parking.

Get in touch

Tony Odom
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COMPASS
COMMERCIAL

Executive Summary



Offering Summary

Lease Rate:	\$2.65 SF/month (MG)
Building Size:	10,358 SF
Available SF:	2,200 SF
Lot Size:	26,365 SF
Number of Units:	9
Year Built:	1986
Zoning:	APD
Market:	South Bay/San Jose
Submarket:	South San Jose

Property Overview

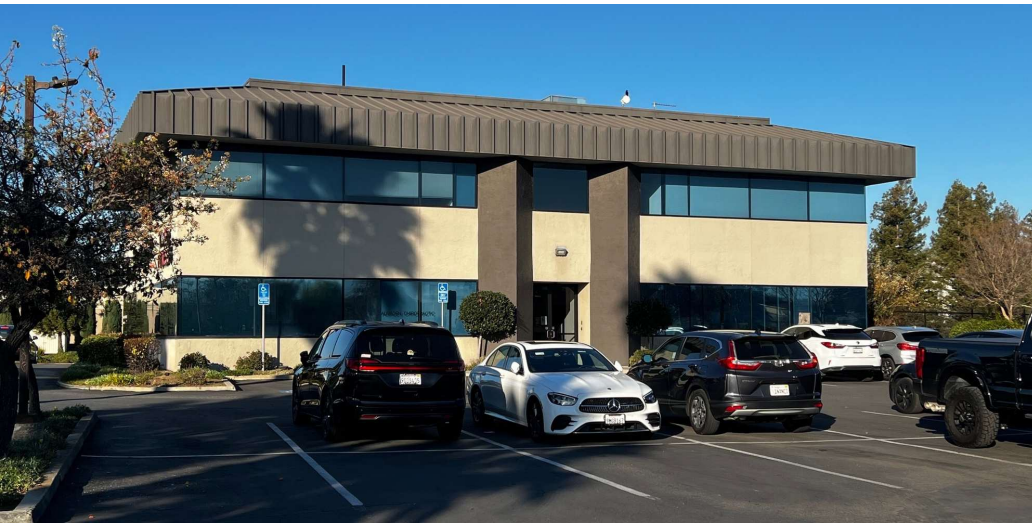
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Property Highlights

- 2,200 square feet
- Remodeled with fresh paint, new kitchenette
- Tenant to choose their flooring options
- Corner Unit
- Expansive Window Line with Nice Views

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Complete Highlights

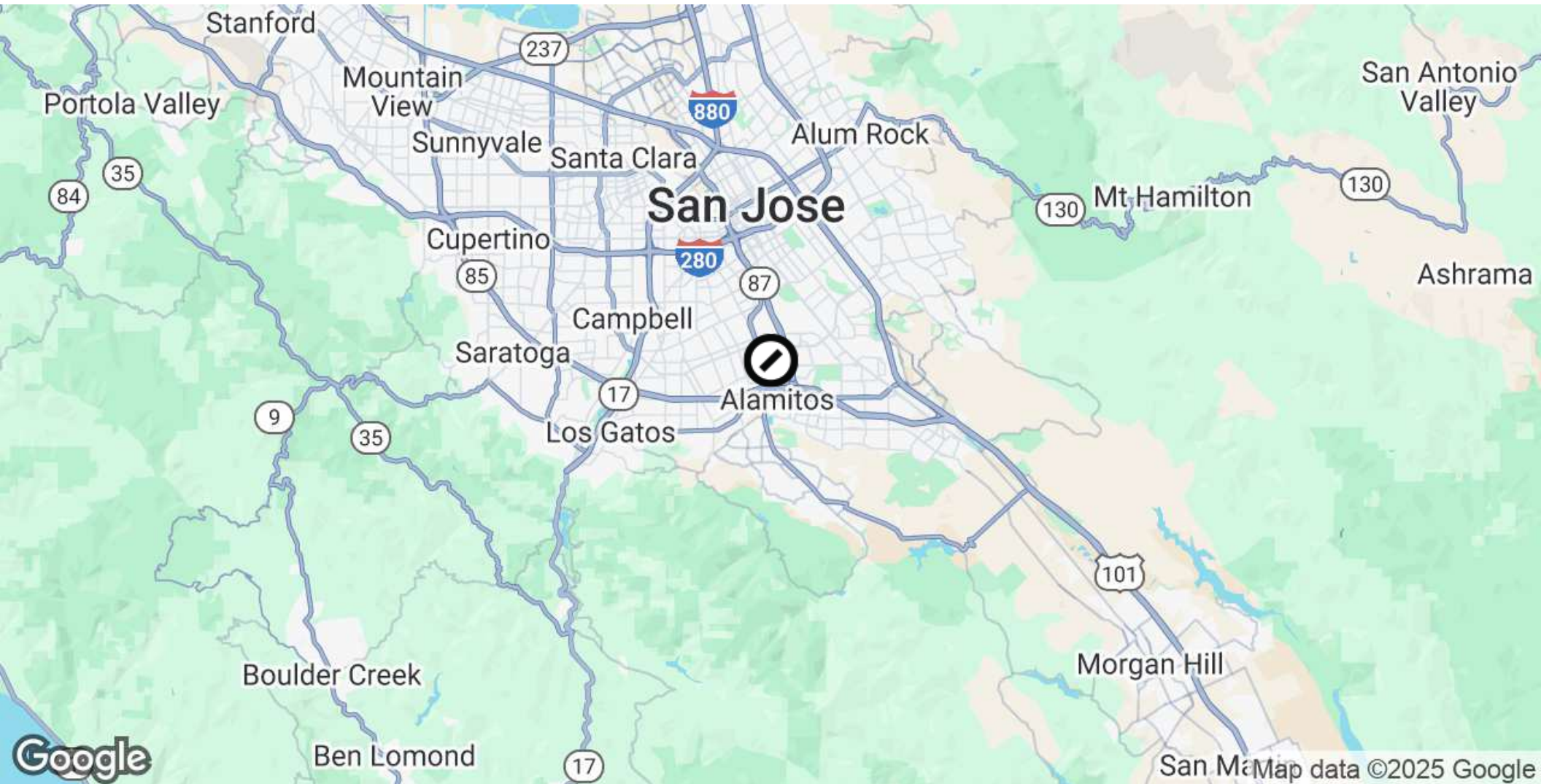


Property Highlights

- 2,200 square feet
- Remodeled with fresh paint, new kitchenette
- Tenant to choose their flooring options
- Corner Unit
- Expansive Window Line with Nice Views
- Good Mix of Private Offices and Open Space
- Ample Private Parking
- Numerous Amenities in the Area
- Westfield Oakridge Mall is just blocks away
- Monument Signage Available
- Easy Access to Freeways (85 & 87)
- Easy Drive to Downtown San Jose, just 6.5 miles
- San Jose Mineta International Airport is just 10 miles North
- VTA Light Rail Station 1.5 Miles
- Several Housing Options within the Immediate Area

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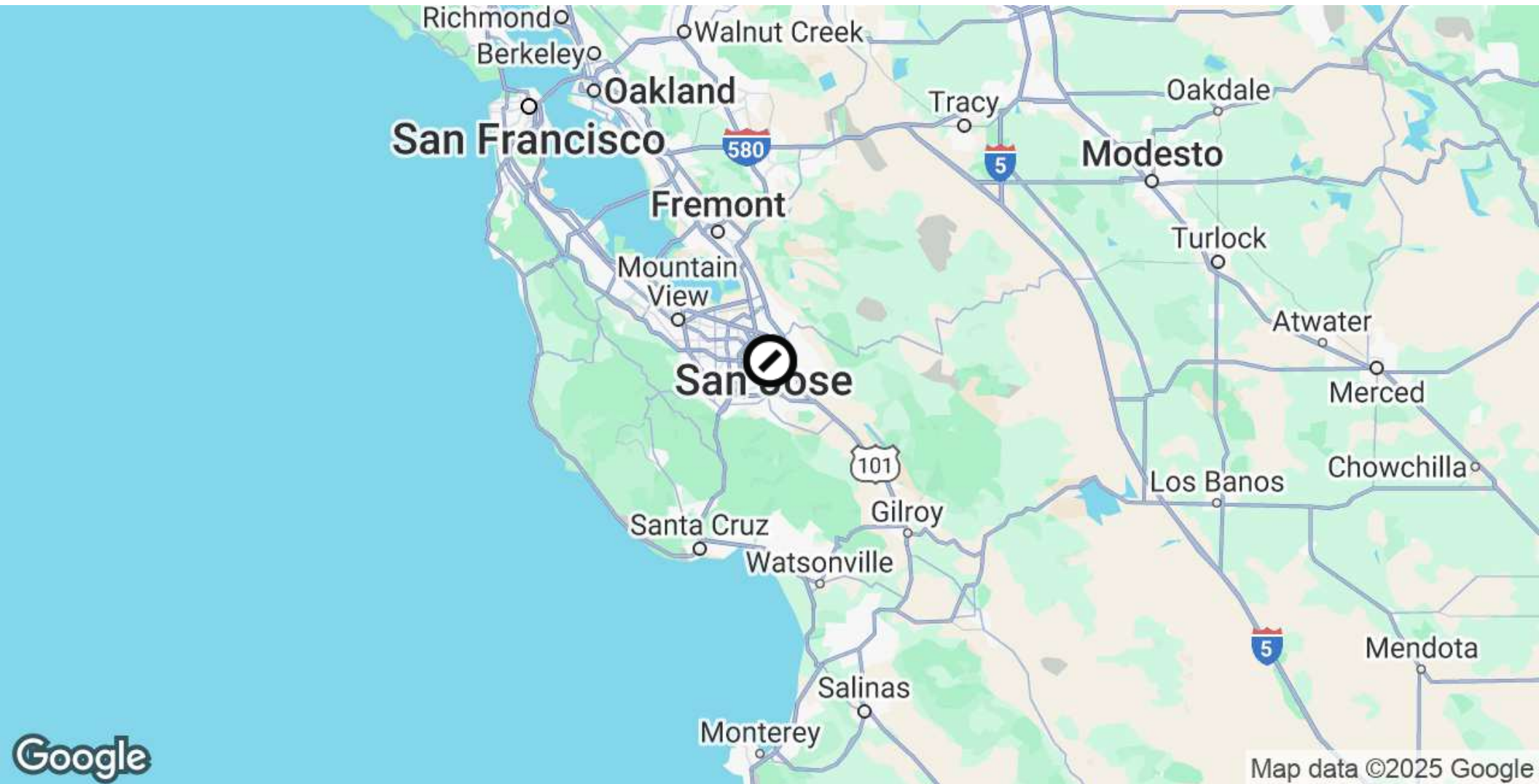
Location Map



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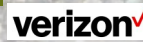
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Bay Area Map



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5570
Sanchez Drive



Interior Photos



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Additional Photos



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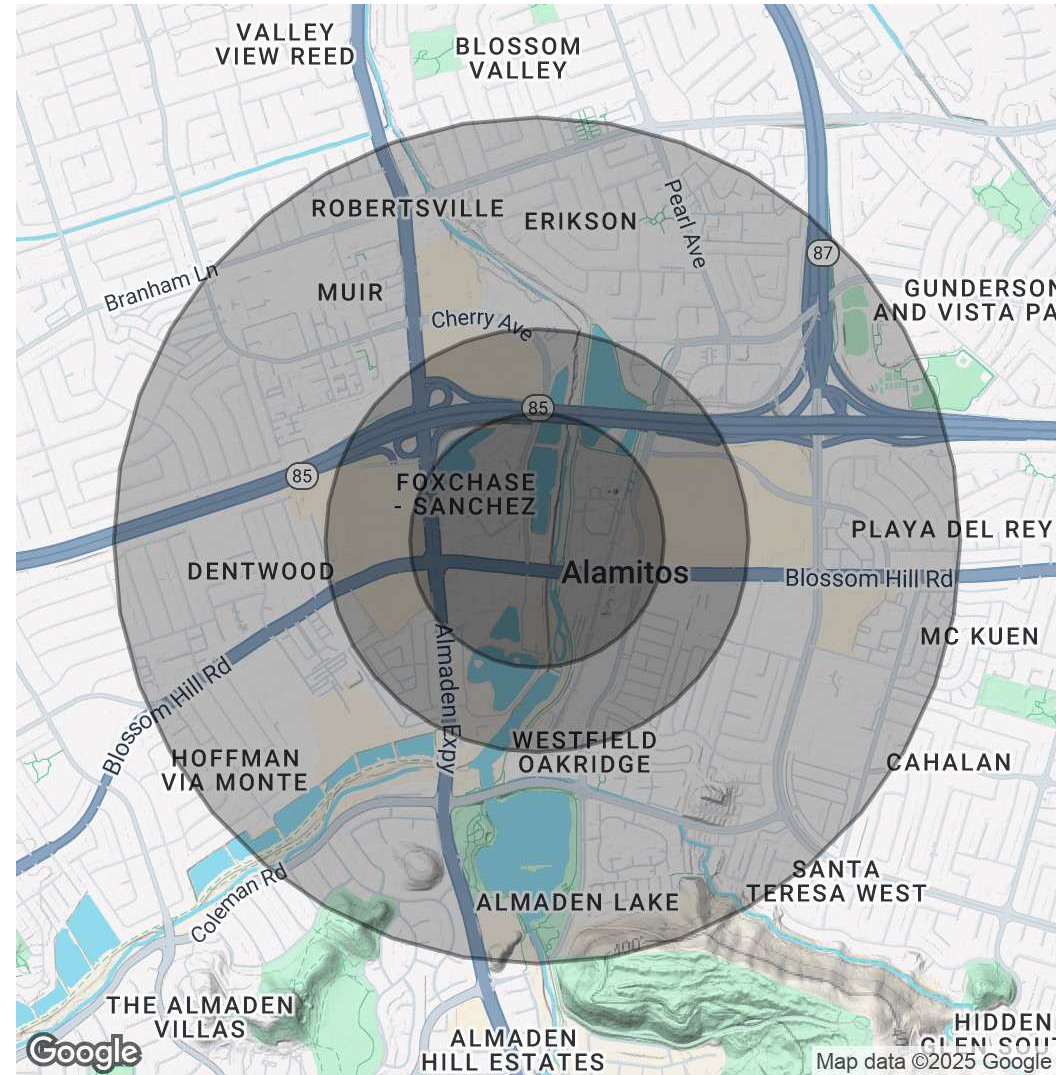
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Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,769	4,276	21,943
Average Age	43	40	41
Average Age (Male)	39	38	40
Average Age (Female)	46	42	43

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	849	1,781	8,473
# of Persons per HH	2.1	2.4	2.6
Average HH Income	\$103,089	\$122,512	\$168,951
Average House Value	\$865,603	\$1,004,284	\$1,215,008

Demographics data derived from AlphaMap



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