

**FOR LEASE**

# Heritage Village Offices

**51 E. CAMPBELL AVENUE**

Campbell, CA 95008

**PRESENTED BY:**

**ROBIN SANTIAGO, SIOR, CCIM**

O: 408.601.0049

[robin.santiago@svn.com](mailto:robin.santiago@svn.com)

CalDRE #01754421

**EXCELLENT DOWNTOWN CAMPBELL LOCATION**



# PROPERTY SUMMARY



<b>REDUCED LEASE RATE!</b>	<b>\$3.25 SF/MONTH</b>
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## OFFERING SUMMARY

<b>AVAILABLE SF:</b>	4,168 - 4,661 SF
<b>LEASE TYPE:</b>	Full Service
<b>PARKING RATIO:</b>	4 Per 1,000
<b>TOURING:</b>	Call to Tour
<b>VIRTUAL TOUR:</b>	<a href="#">View Here</a>

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## PROPERTY HIGHLIGHTS

- Professional office suites located in the heart of Downtown Campbell
- Beautiful Spanish Colonial-style building with architectural and historical significance
- Free on-site private parking and easy access to public transportation
- On-site Post Office and walking distance to many restaurants, bars, and retail
- Short drive to the Pruneyard & Santana Row/Valley Fair Mall
- No base year pass-throughs

**HERITAGE VILLAGE OFFICES** | 51 E. Campbell Avenue Campbell, CA 95008

**SVN | CAPITAL WEST PARTNERS** 2

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## AVAILABLE SPACES



### LEASE INFORMATION

<b>LEASE TYPE:</b>	Full Service	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	4,168 - 4,661 SF	<b>LEASE RATE:</b>	\$3.25 SF/month

### AVAILABLE SPACES

#### SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 130	Available	4,661 SF	Full Service	\$3.25 SF/month	5 private offices, 2 conference rooms, 16 cubicles, (furniture included) kitchen, and restrooms within the suite
Suite 141	Available	4,168 SF	Full Service	\$3.25 SF/month	10 private offices, large kitchen, open area for six cubicles, furniture included

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## PROPERTY PHOTOS



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# AERIAL MAP



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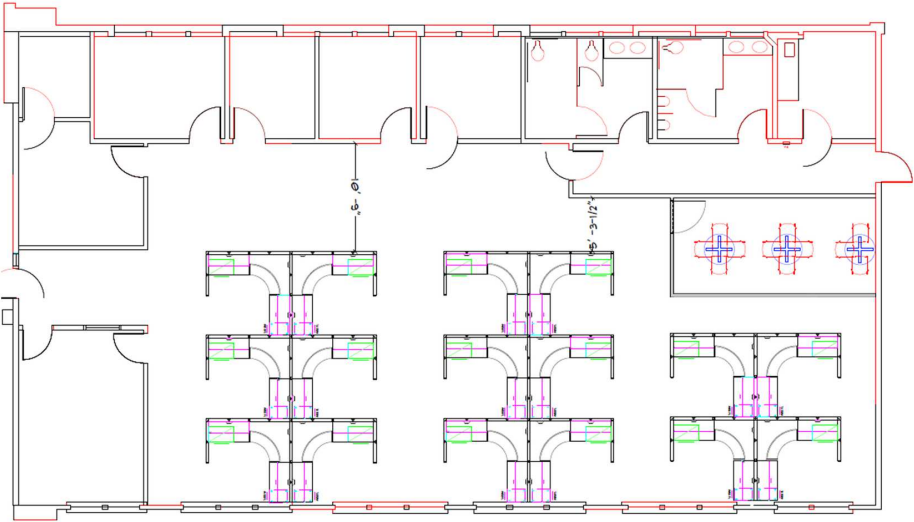
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**SUITE 130 - 4,661 RENTABLE SQ. FT.**



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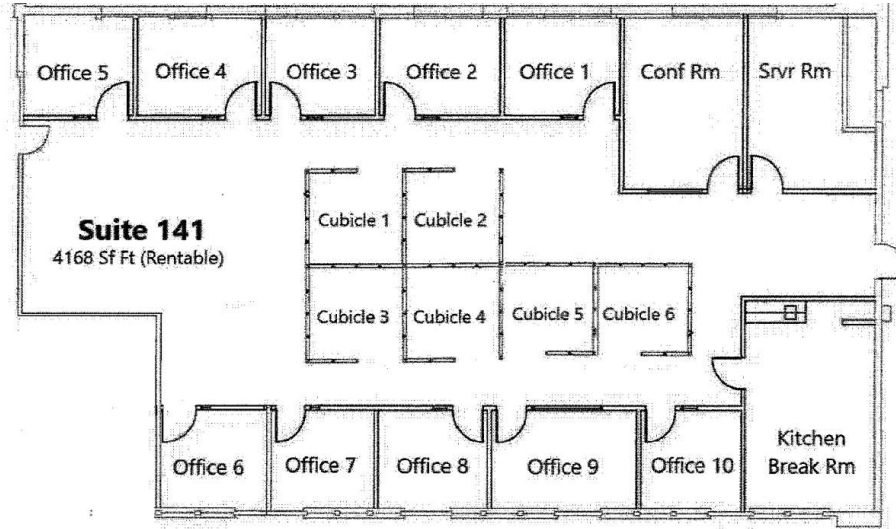
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# SUITE 141 - 4,168 RENTABLE SQ. FT.



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# DOWNTOWN CAMPBELL



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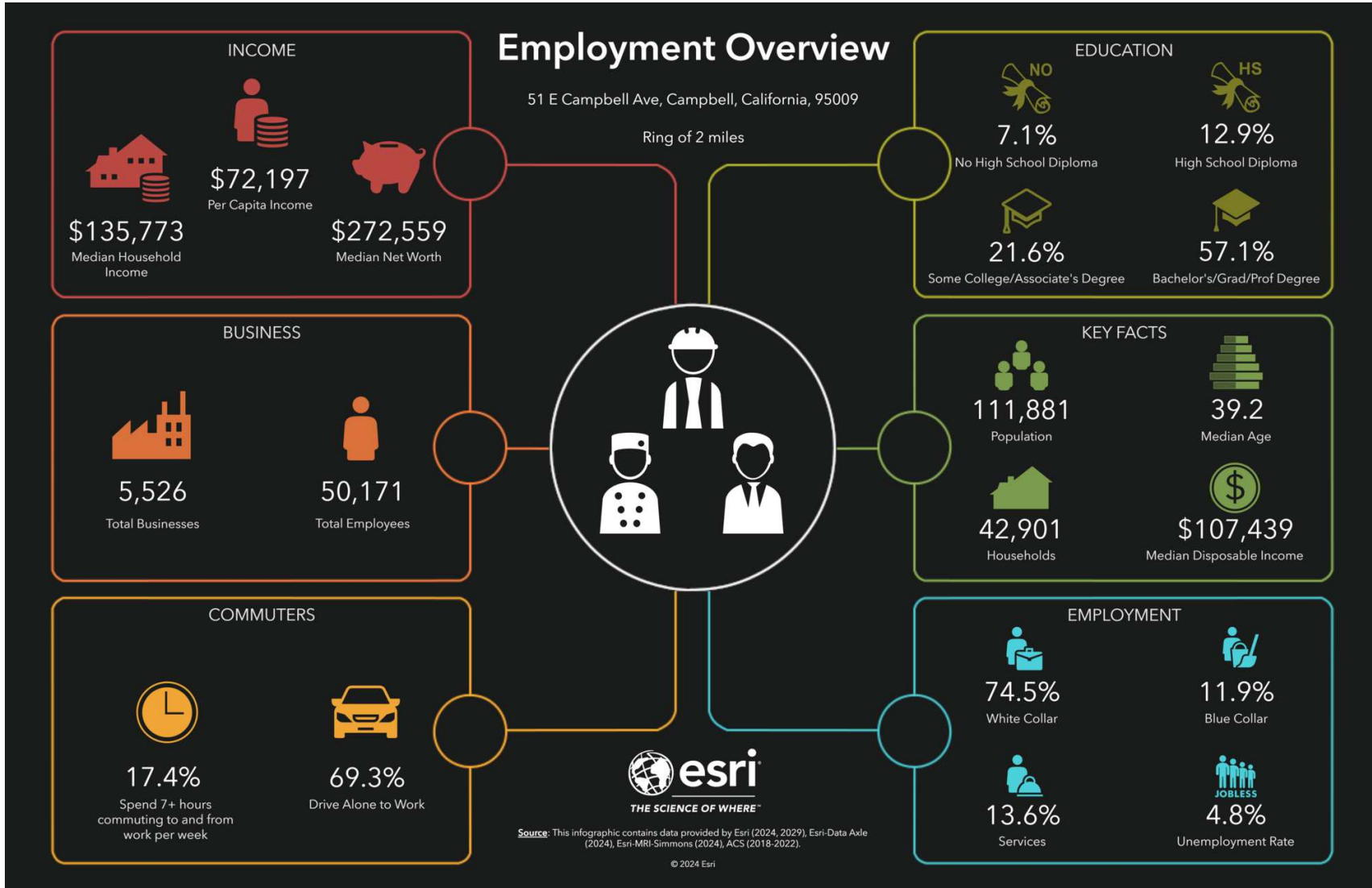
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# DEMOGRAPHICS



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