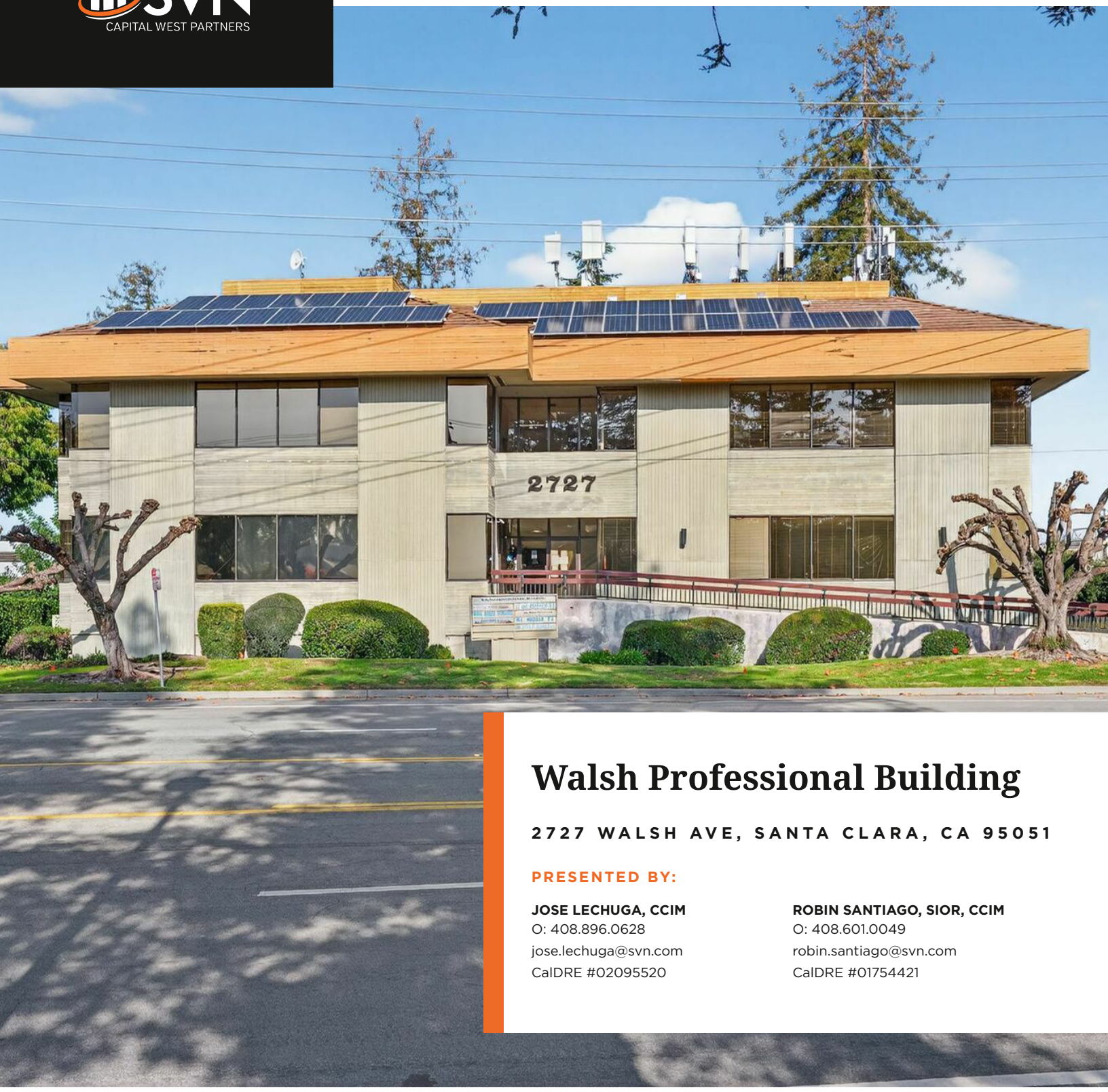
SVN
CAPITAL WEST PARTNERS

For Lease



Walsh Professional Building

2727 WALSH AVE, SANTA CLARA, CA 95051

PRESENTED BY:

JOSE LECHUGA, CCIM
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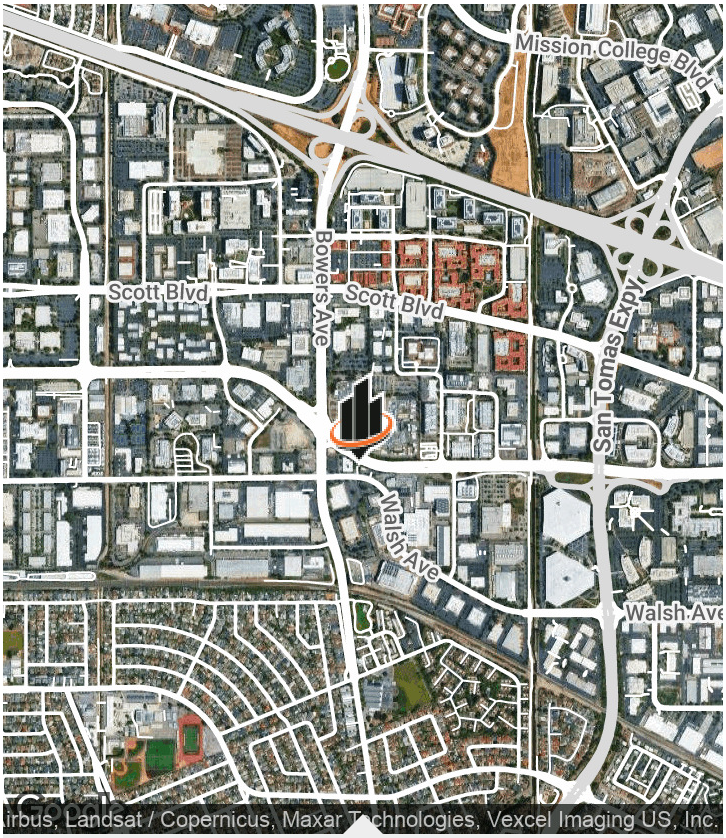
jose.lechuga@svn.com
CalDRE #02095520

ROBIN SANTIAGO, SIOR, CCIM
O: 408.601.0049
robin.santiago@svn.com
CalDRE #01754421

FOR LEASE



BUILDING NAME	Walsh Professional Building
PROPERTY TYPE	Office
BUILDING SIZE	±10,555 SF
LOT SIZE	±0.37 Acres
YEAR BUILT	1982
PARKING RATIO	3.4 Per 1,000
LEASE RATE	$3.00 Per SF Modified Gross

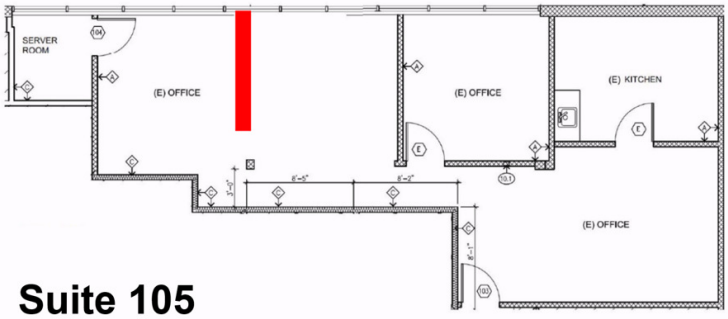
Well-located, multi-tenant professional office building with on-site management, situated in the heart of Silicon Valley. The property is surrounded by major technology companies, including NVIDIA, Applied Materials, and Amazon, and offers excellent access to nearby retail amenities at Santa Clara Square, featuring Whole Foods, Puesto, Fleming's Prime Steakhouse, and Il Fornaio.

- Multiple professional office suites available
- Well-located multi-tenant building in the heart of Silicon Valley
- Surrounded by major tech companies, including NVIDIA, Applied Materials, and Amazon
- Excellent access to nearby retail and dining at Santa Clara Square (Whole Foods, Puesto, Fleming's, Il Fornaio)
- Ample parking, including partially covered spaces
- Convenient access to major freeways and public transit
- Call today to schedule a tour

EXTERIOR PHOTOS

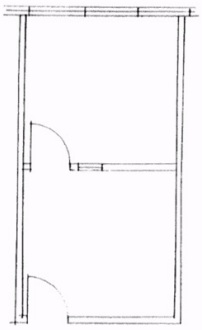
INTERIOR PHOTOS

FLOOR PLANS

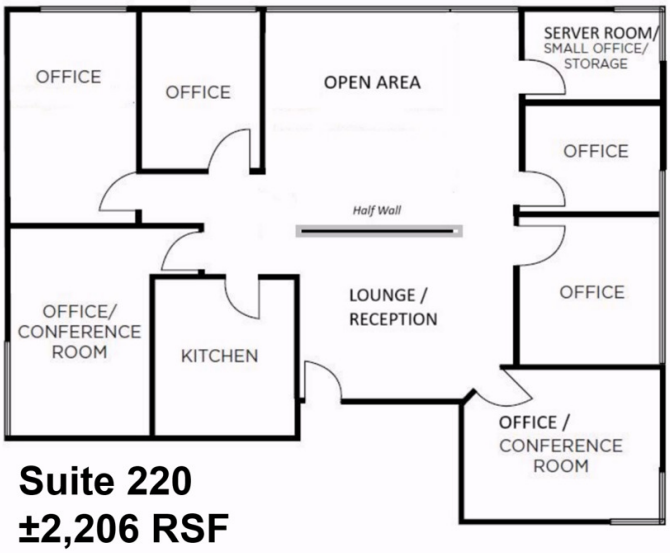


Suite 105
±1,137 RSF

NOTE: Partition wall in red to be removed prior to Commencement Date of Lease



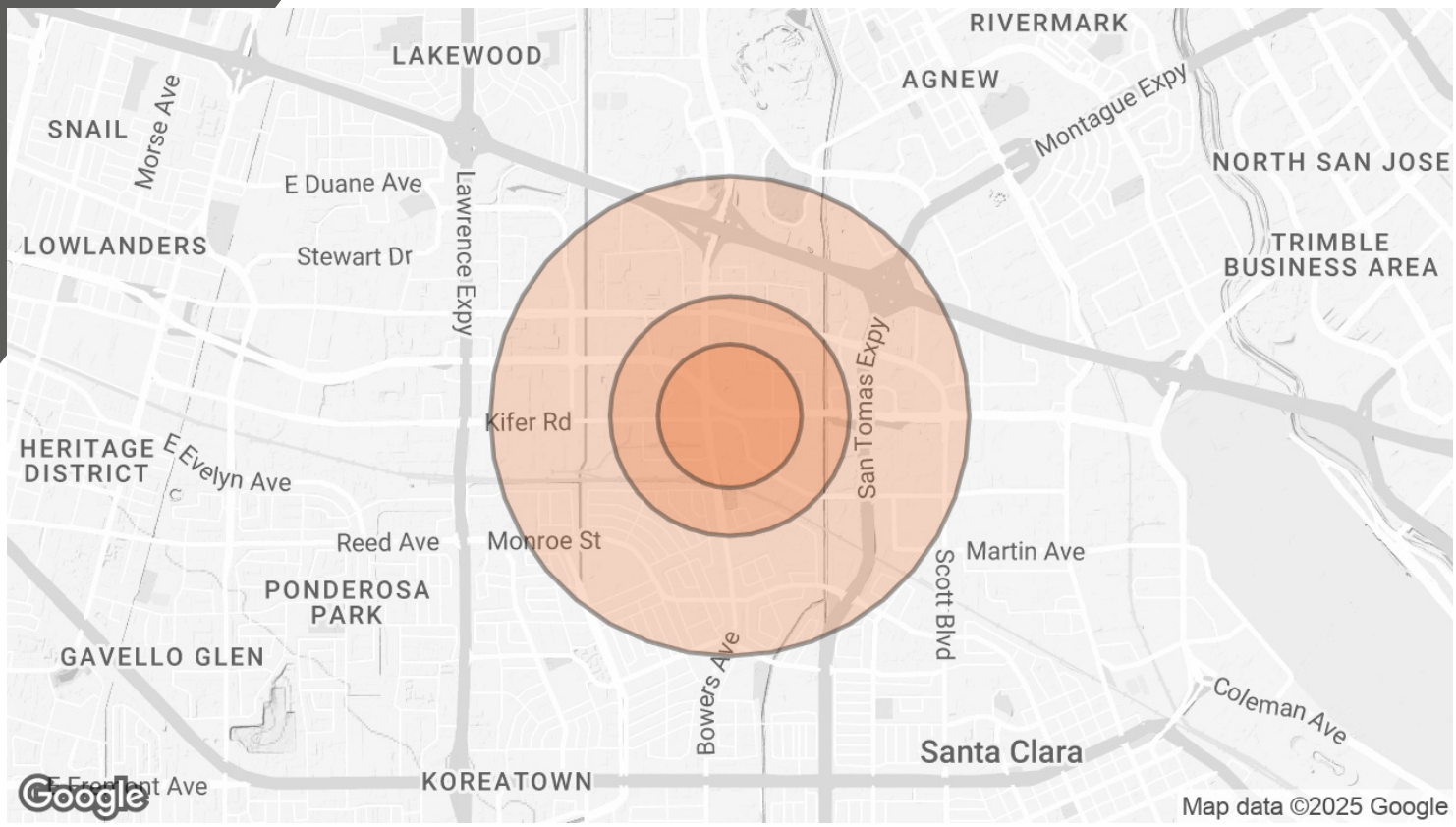
Suite 207
±332 RSF



Suite 220
±2,206 RSF

RETAILER MAP

DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	14	1,794	10,862
AVERAGE AGE	42	40	39
AVERAGE AGE (MALE)	40	39	38
AVERAGE AGE (FEMALE)	43	41	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	5	633	4,068
# OF PERSONS PER HH	2.8	2.8	2.7
AVERAGE HH INCOME	$169,338	$177,453	$217,315
AVERAGE HOUSE VALUE	$1,579,635	$1,497,057	$1,454,161

Demographics data derived from AlphaMap