



GUGGENHEIM | GROUP



OFFICE / R & D SPACE FOR LEASE

# 471 DIVISION STREET CAMPBELL, CA 95008

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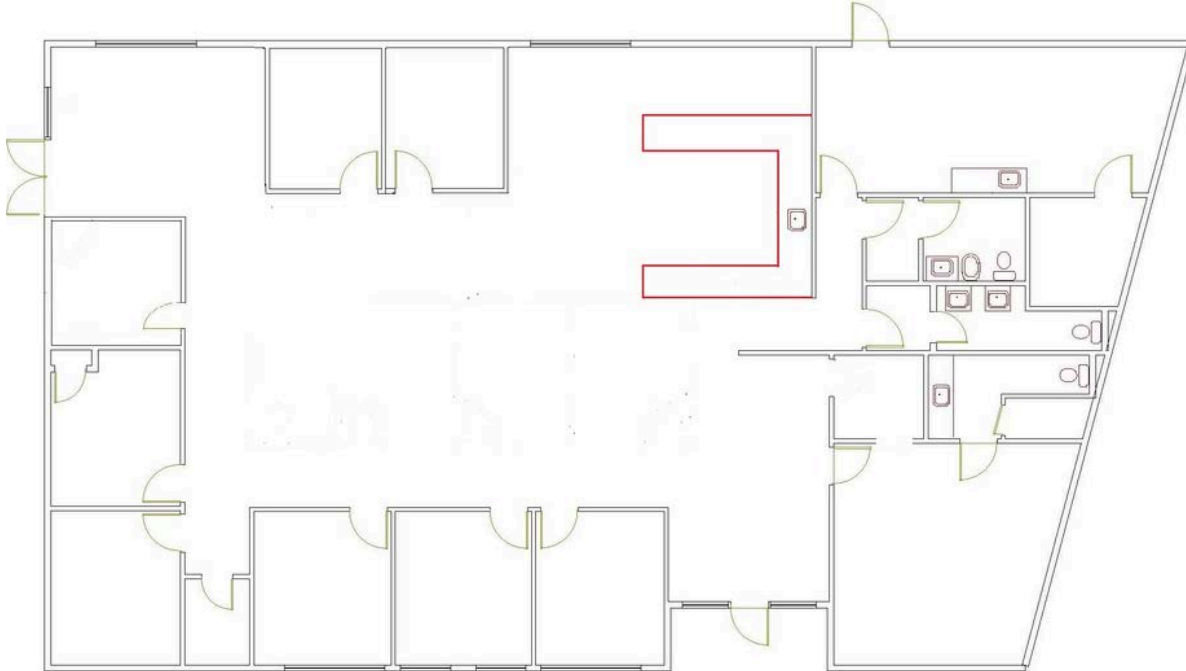




SPACE  
4,100 SF

LEASE RATE  
\$2.00 SF/MO MG

## 471 Division Street



NOT TO SCALE

### OFFERING SUMMARY

<b>Building Size:</b>	8,050 SF
<b>Available SF:</b>	4,100 SF
<b>Lot Size:</b>	1.44 Acres
<b>Zoning:</b>	RD

### PROPERTY OVERVIEW

- Rate is \$2.00 SF/MO NNN plus NNN expenses estimated at \$0.88 SF/MO.
- Convenient location in Campbell, CA near Los Gatos, and San Jose. Near Netflix.
- Easy Access to Hwy 85, 17/880 & San Tomas Expy
- Monument Signage Available.
- High Speed Internet Available: ATT Fiber, Comcast.
- Close to USPS.
- Can be combined with 489 Division Street for an additional 3,950 SF (Total 8,050 SF).

SPACES	LEASE RATE	SPACE SIZE
471 Division St.	\$2.00 SF/MO MG	4,100 SF

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