



255 North Market Street
San Jose, CA

OFFICE AVAILABLE FOR LEASE: 686 – 6,570 SF



RALPH LONGO
408-529-1362
DRE #01202211
RLONGO@GLOBALCOMMERCIALPROP.COM

BEN SMITH
650-521-3474
DRE #02029926
BSMITH@GLOBALCOMMERCIALPROP.COM

WILL LONGO
408-529-8110
DRE #02126991
WLONGO@GLOBALCOMMERCIALPROP.COM



Property Highlights:

- Beautiful Brick & Timber
- Quiet Atrium Building
- Multiple Suites Available
- 2 Blocks to San Pedro Square
- Exterior Signage Potential
- Excellent Freeway Access
- As low as \$1.75 PSF

255 North Market Street
San Jose, CA

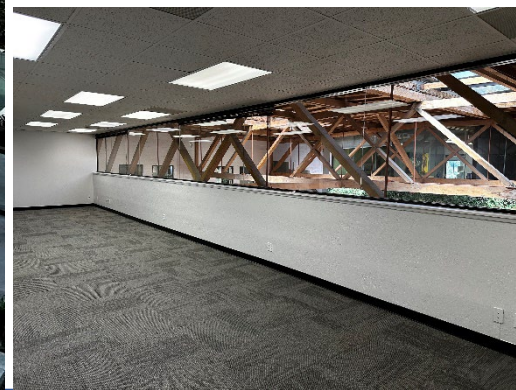
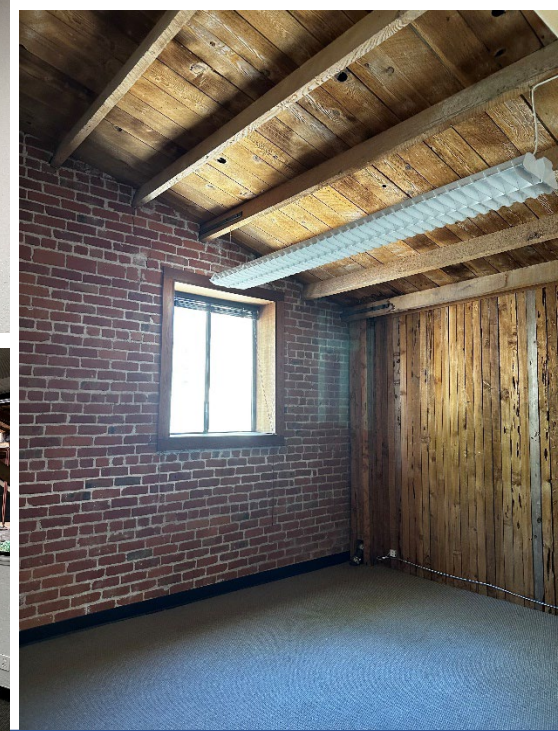
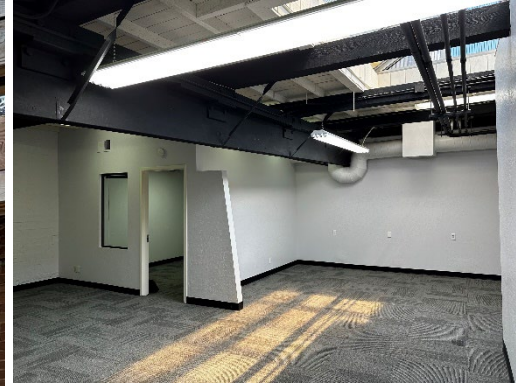
OFFICE AVAILABLE FOR LEASE: 686 – 6,570 SF

GLOBAL
COMMERCIAL

RALPH LONGO
408-529-1362
DRE #01202211
RLONGO@GLOBALCOMMERCIALPROP.COM

BEN SMITH
650-521-3474
DRE #02029926
BSMITH@GLOBALCOMMERCIALPROP.COM

WILL LONGO
408-529-8110
DRE #02126991
WLONGO@GLOBALCOMMERCIALPROP.COM



OFFICE AVAILABLE FOR LEASE: 686 – 6,570 SF

GLOBAL
COMMERCIAL

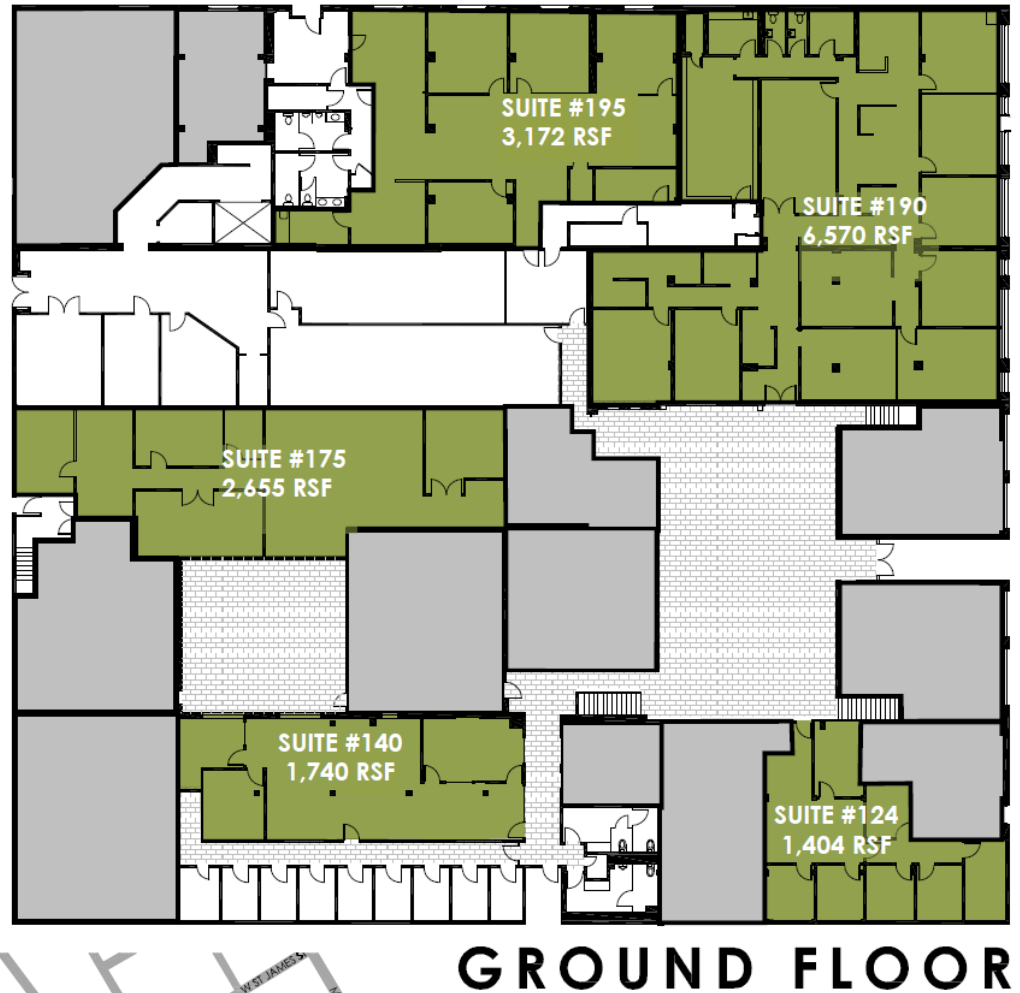
RALPH LONGO
408-529-1362
DRE #01202211
RLONGO@GLOBALCOMMERCIALPROP.COM

BEN SMITH
650-521-3474
DRE #02029926
BSMITH@GLOBALCOMMERCIALPROP.COM

WILL LONGO
408-529-8110
DRE #02126991
WLONGO@GLOBALCOMMERCIALPROP.COM

Suite 124: 1,404 SF
Suite 140: 1,740 SF
Suite 175: 2,655 SF
Suite 190: 6,570 SF
Suite 195: 3,172 SF

255 North Market Street
San Jose, CA



OFFICE AVAILABLE FOR LEASE: 686 – 6,570 SF

GLOBAL
COMMERCIAL

RALPH LONGO
408-529-1362
DRE #01202211
RLONGO@GLOBALCOMMERCIALPROP.COM

BEN SMITH
650-521-3474
DRE #02029926
BSMITH@GLOBALCOMMERCIALPROP.COM

WILL LONGO
408-529-8110
DRE #02126991
WLONGO@GLOBALCOMMERCIALPROP.COM

Suite 200: 3,312 SF
Suite 220: 5,099 SF
~~Suite 267: 686 SF~~
Suite 270: 2,929 SF
Suite 290: 2,692 SF

255 North Market Street
San Jose, CA



OFFICE AVAILABLE FOR LEASE: 686 – 6,570 SF



RALPH LONGO
408-529-1362
DRE #01202211
RLONGO@GLOBALCOMMERCIALPROP.COM

BEN SMITH
650-521-3474
DRE #02029926
BSMITH@GLOBALCOMMERCIALPROP.COM

WILL LONGO
408-529-8110
DRE #02126991
WLONGO@GLOBALCOMMERCIALPROP.COM

SF	Suite #	Description
686	267	2 privates + open office Leased
1,428	124	5 privates, 2 conference, open office.
1,740	140	2 privates, 1 conference, open office, rear atrium view.
2,649	175	Exterior entrance, 4 privates, 1 conference, 1 board room, open office.
2,798	290	8 privates, additional upstairs mezzanine.
2,968	270	3 private offices, 2 conference, open area.
3,172	195	Exterior entrance, 4 privates, open office, break room.
3,401	200	9 offices, kitchenette.
6,570	190	7 private offices, 4 partition open ceiling work areas, open office.
5,136	220	7 offices, 2 conference rooms.

255 North Market Street
San Jose, CA

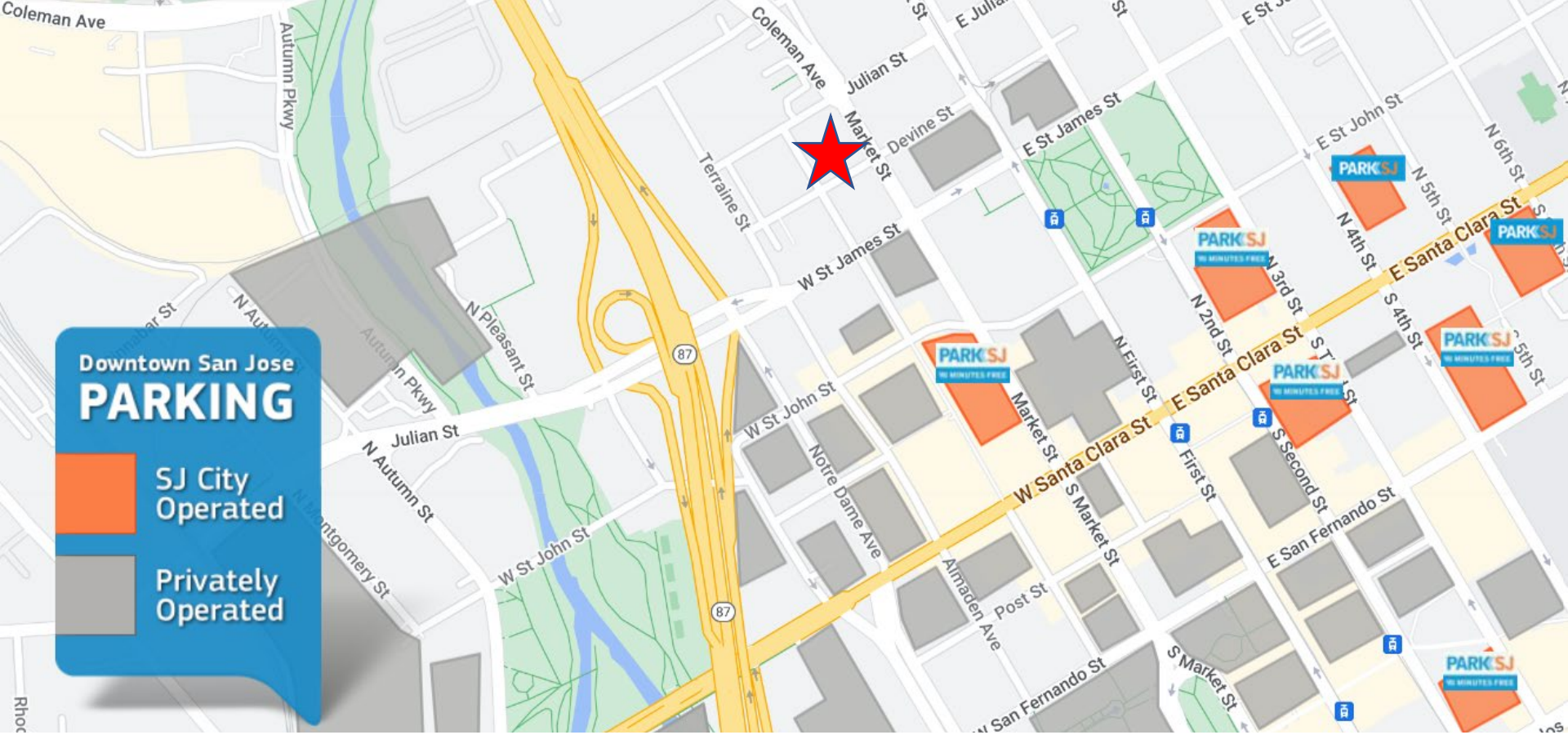
OFFICE AVAILABLE FOR LEASE: 686 – 6,570 SF



RALPH LONGO
408-529-1362
DRE #01202211
RLONGO@GLOBALCOMMERCIALPROP.COM

BEN SMITH
650-521-3474
DRE #02029926
BSMITH@GLOBALCOMMERCIALPROP.COM

WILL LONGO
408-529-8110
DRE #02126991
WLONGO@GLOBALCOMMERCIALPROP.COM



Monthly Rate

\$100 at Third Street, Fourth Street and Second & San Carlos garages.

\$125 at Market & San Pedro Square Garage.

For details on rates, availability, call the City's parking operator at (408) 794-1090, or email sanjose@spplus.com. A Discounted Downtown Employee Parking Permit is available to employees working downtown earning less than 30 percent over the current minimum wage.

OFFICE AVAILABLE FOR LEASE: 686 – 6,570 SF



RALPH LONGO

408-529-1362

DRE #01202211

RLONGO@GLOBALCOMMERCIALPROP.COM

BEN SMITH

650-521-3474

DRE #02029926

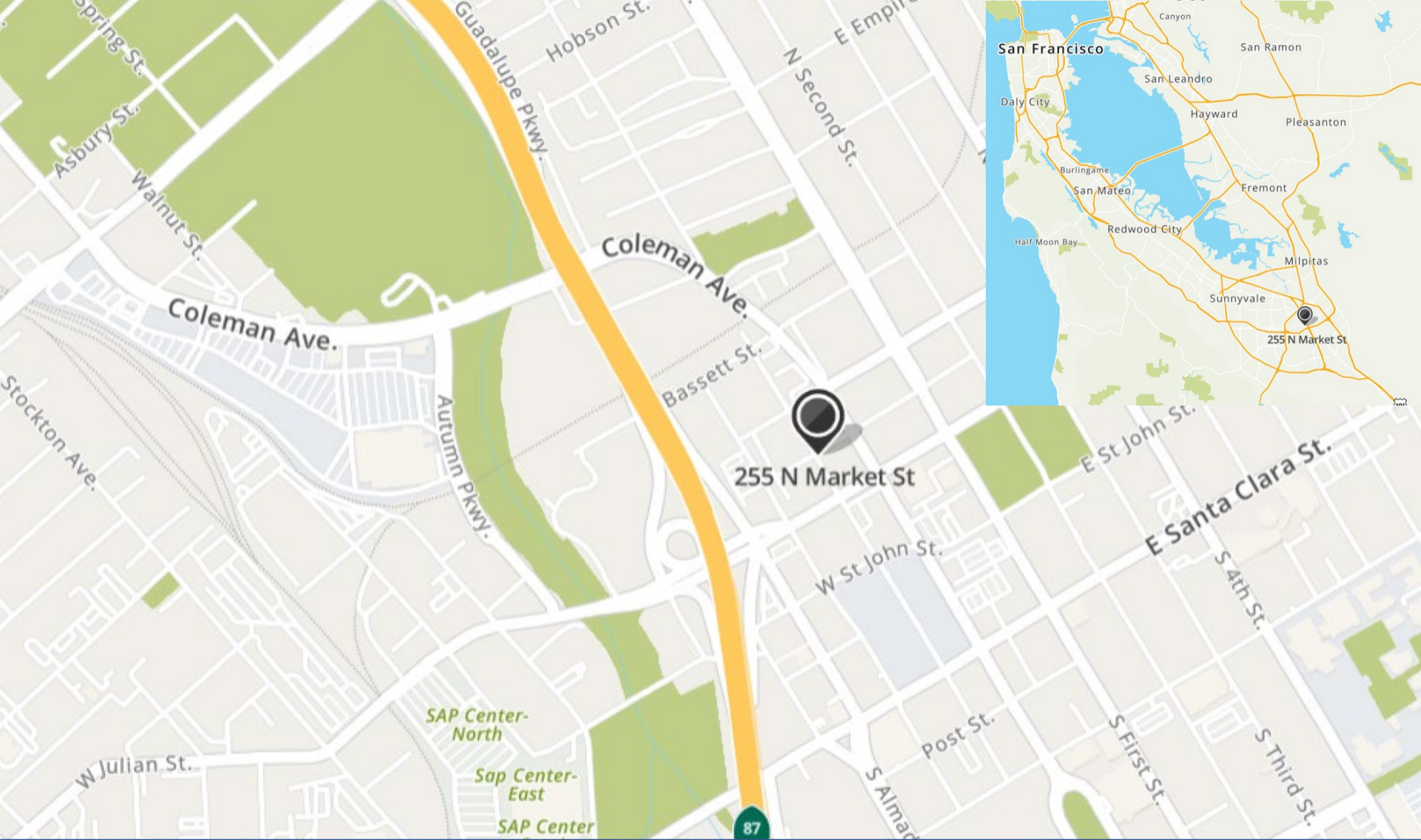
BSMITH@GLOBALCOMMERCIALPROP.COM

WILL LONGO

408-529-8110

DRE #02126991

WLONGO@GLOBALCOMMERCIALPROP.COM



OFFICE AVAILABLE FOR LEASE: 686 – 6,570 SF



RALPH LONGO
408-529-1362
DRE #01202211

RLONGO@GLOBALCOMMERCIALPROP.COM

BEN SMITH
650-521-3474
DRE #02029926

BSMITH@GLOBALCOMMERCIALPROP.COM

WILL LONGO
408-529-8110
DRE #02126991

WLONGO@GLOBALCOMMERCIALPROP.COM

DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Global Commercial Properties, Inc. and should not be made available to any other person or entity without consent of Global Commercial Properties, Inc. This information has been prepared to provide summary and information to prospective purchasers, for the solicitation of interest and is not an offer to sell the property. Only a fully executed Real Estate Purchase Agreement shall bind the property.

The information provided herein is deemed to be accurate and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for thorough due diligence investigation. Global Commercial Properties, Inc. has not made any independent investigation, and makes no warranty or representation, with respect to the present or future use or zoning of the subject property, the future projected financial performance of the property, the size measurements or boundaries of the property and improvements, ADA-related issues or compliance, the presence or absence of contaminating or hazardous substances, PCB's or asbestos, the compliance with State, Federal, County or municipal law, nor the physical condition of the improvements thereon. The information contained in this Marketing Brochure has been obtained from sources believed to be reliable; however, Global Commercial Properties, Inc. has not verified, and will not verify, any of the information contained herein, nor has Global Commercial Properties, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Prospective purchaser is advised and agrees to make its own investigation and determination regarding all matters affecting the value, condition, utility, size, compliance with Laws, and all aspects of the property's desirability and suitability for purchasers' intentions.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to the Owner or the Broker, Global Commercial Properties, Inc., or any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof.

Property will be shown by appointment only.



RALPH LONGO
408-529-1362
DRE #01202211
RLONGO@GLOBALCOMMERCIALPROP.COM

BEN SMITH
650-521-3474
DRE #02029926
BSMITH@GLOBALCOMMERCIALPROP.COM

WILL LONGO
408-529-8110
DRE #02126991
WLONGO@GLOBALCOMMERCIALPROP.COM