

## 2<sup>nd</sup> FLOOR 100± SF – 1,710± SF OFFICE UNITS FOR LEASE

1850 Warburton Ave, Santa Clara



Meacham/Oppenheimer, Inc.  
8 N San Pedro St. #300  
San Jose, CA 95110  
Tel. 408-378-5900  
[www.moinc.net](http://www.moinc.net)

**DAVID TAXIN**  
Partner  
+1 408 966 5919  
[dtaxin@moinc.net](mailto:dtaxin@moinc.net)  
Lic. 00983163

**BOBBY FACCHINO**  
Senior Associate  
+1 408 318 0623  
[bobby@moinc.net](mailto:bobby@moinc.net)  
Lic. 02178873



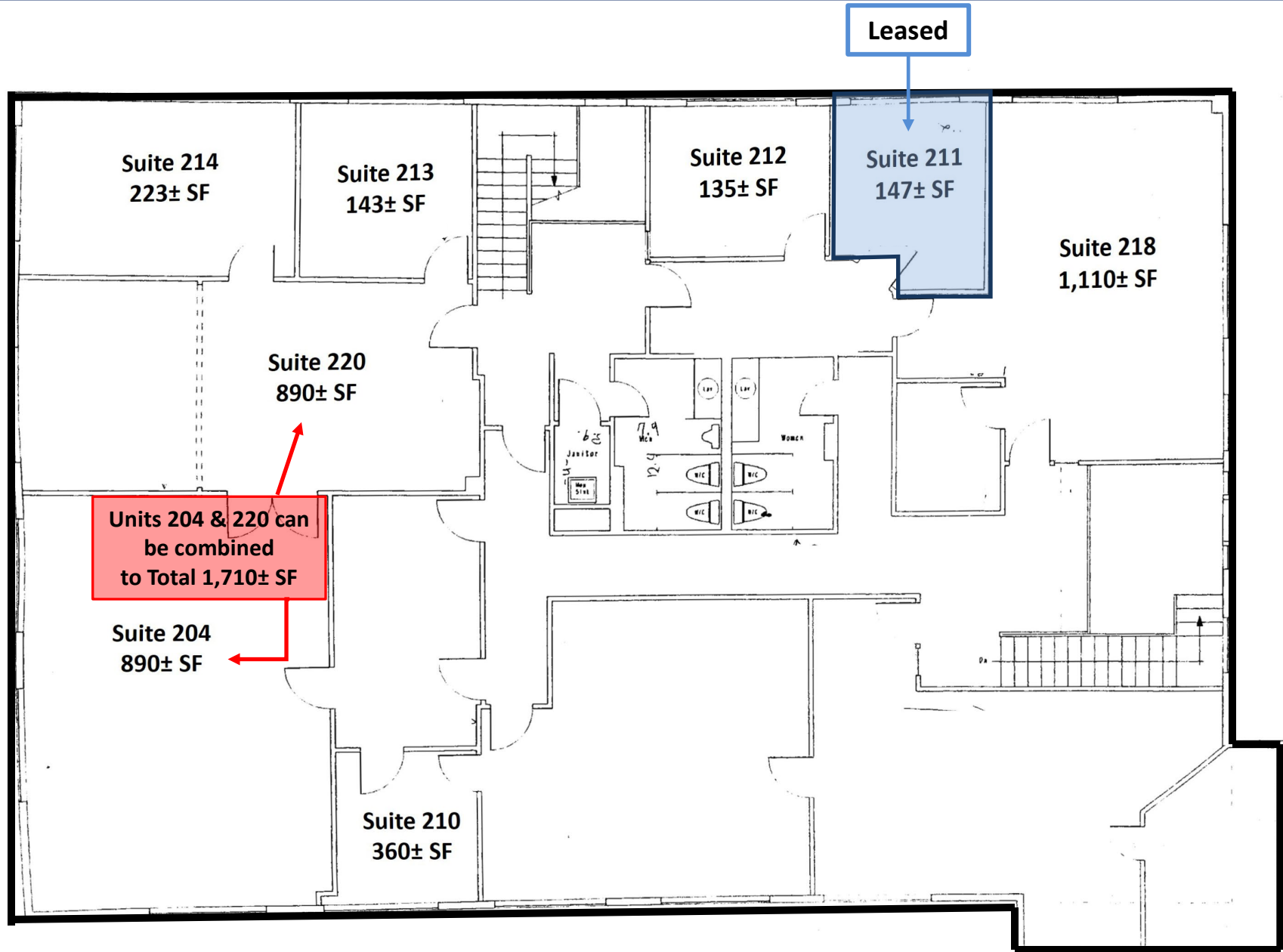
# OFFICE BUILDING FOR LEASE

- 2<sup>nd</sup> Floor Office Units Available For Lease
- Located near El Camino Real & Scott Boulevard
- High Daily Traffic Counts of 50,000± cars a day
- 32 parking spaces with additional street parking
- SJC Airport 5-minute drive
- Highly visible location
- **\*Suite 204:** 890± SF | Asking Rent - \$2.25 PSF Full Service
- **Suite 210:** 360± SF | Asking Rent - \$650/Month Full Service
- **Suite 212:** 135± SF | Asking Rent - \$650/Month Full Service
- **Suite 213:** 143± SF | Asking Rent - \$650/Month Full Service
- **Suite 214:** 223± SF | Asking Rent - \$650/Month Full Service
- **Suite 218:** 1,110± SF | Asking Rent - \$2.25 PSF Full Service
- **Suite 220:** 890± SF | Asking Rent - \$2.25 PSF Full Service
- Conferencing Facility
- Property Manager on Site
- Signage
- Plenty of Natural Light
- Plenty of Parking
- Central Heating
- Fully Carpeted
- Drop Ceiling
- Air Conditioning

\*For Tenants seeking additional space, Suites 204 & 220 may be combined to create a 1,710± SF opportunity at a special of \$2.00 PSF Full Service



## 2<sup>nd</sup> Floor – Floor Plan



2<sup>nd</sup> Floor Suite 210: 360± SF





## 2<sup>nd</sup> Floor Suite 218: 1,110± SF





**2<sup>nd</sup> Floor Suite 220: 890± SF (units 204 & 220 can be combined to Total 1,710± SF)**





2<sup>nd</sup> Floor Suite 204: 890± SF (units 204 & 220 can be combined to Total 1,710± SF)









2024 SUMMARY	1-MILE	3-MILE	5-MILE
Population	25,034	190,004	610,815
Households	9,626	71,259	230,141
Average Household Size	2.57	2.59	2.59
Owner Occupied Housing Units	3,740	28,682	88,864
Renter Occupied Housing Units	5,886	42,577	141,277
Median Age	36.1	36.4	36.2
Median Household Income	\$135,340	\$161,096	\$158,797
Average Household Income	\$185,427	\$212,164	\$210,309



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