

# Two Office Suites 400± SF & 750± SF Available For Lease

Located Near Hwy 17 & Camden Ave



**1350 Dell Ave, Campbell, CA**



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

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



## **Available Ste 201: 400± SF**

- Private two room office suite
- Elevator access to 2<sup>nd</sup> floor
- Shared bathrooms in common area
- Asking rent is \$3.50 PSF Modified Gross

## **Available Ste 102: 750± SF (First Floor)**

- Front reception area
- Kitchenette included
- Two private offices
- Large conference room
- Asking rent is \$3.50 PSF Modified Gross



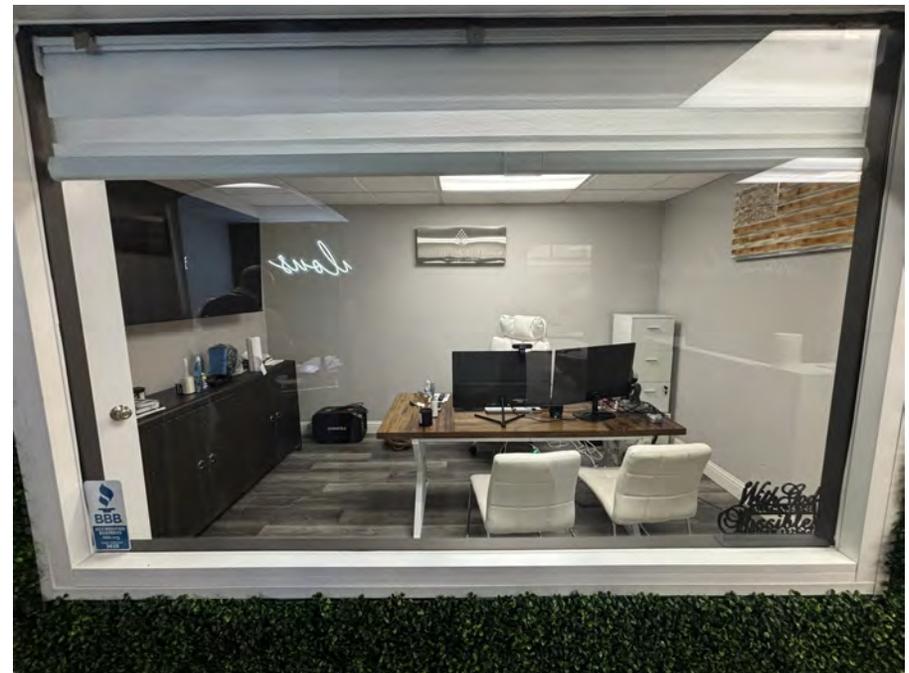
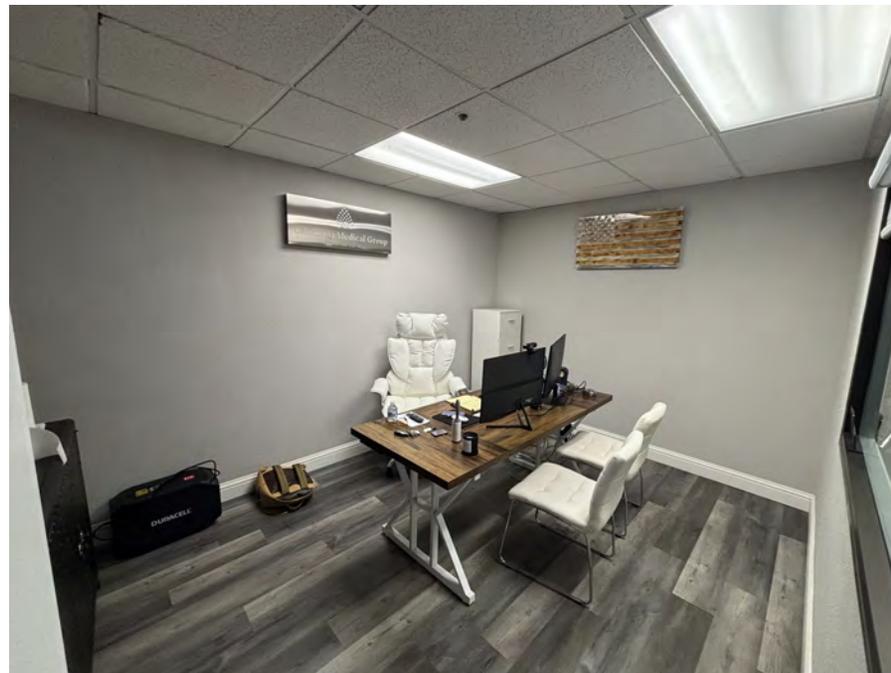




# SUITE 201: 400± SF



# SUITE 102: 750± SF (First Floor)



# SUITE 102: 750± SF (First Floor)



# SIGN PLACEMENT & COURTYARD SPACE



# DEMOGRAPHICS



<b>2025 SUMMARY</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>Population</b>	21,635	189,101	450,461
<b>Households</b>	8,365	70,270	167,981
<b>Average Household Size</b>	2.56	2.66	2.65
<b>Owner Occupied Housing Units</b>	3,964	40,318	93,581
<b>Renter Occupied Housing Units</b>	4,401	29,952	74,400
<b>Median Age</b>	40.1	41.8	41.5
<b>Median Household Income</b>	\$164,976	\$173,382	\$171,159
<b>Average Household Income</b>	\$225,867	\$246,031	\$243,792

The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

# 1350 Dell Ave, Campbell CA



MEACHAM/OPPENHEIMER, INC.  
8 N SAN PEDRO ST. #300  
SAN JOSE, CA 95110  
TEL. 408.378.5900  
Www.moinc.net

## Bobby Facchino

Senior Associate  
Lic. #02178873  
bobby@moinc.net  
(408) 318-0623