



GUGGENHEIM | GROUP



OFFICE / R & D SPACE FOR LEASE

489 DIVISION STREET CAMPBELL, CA 95008

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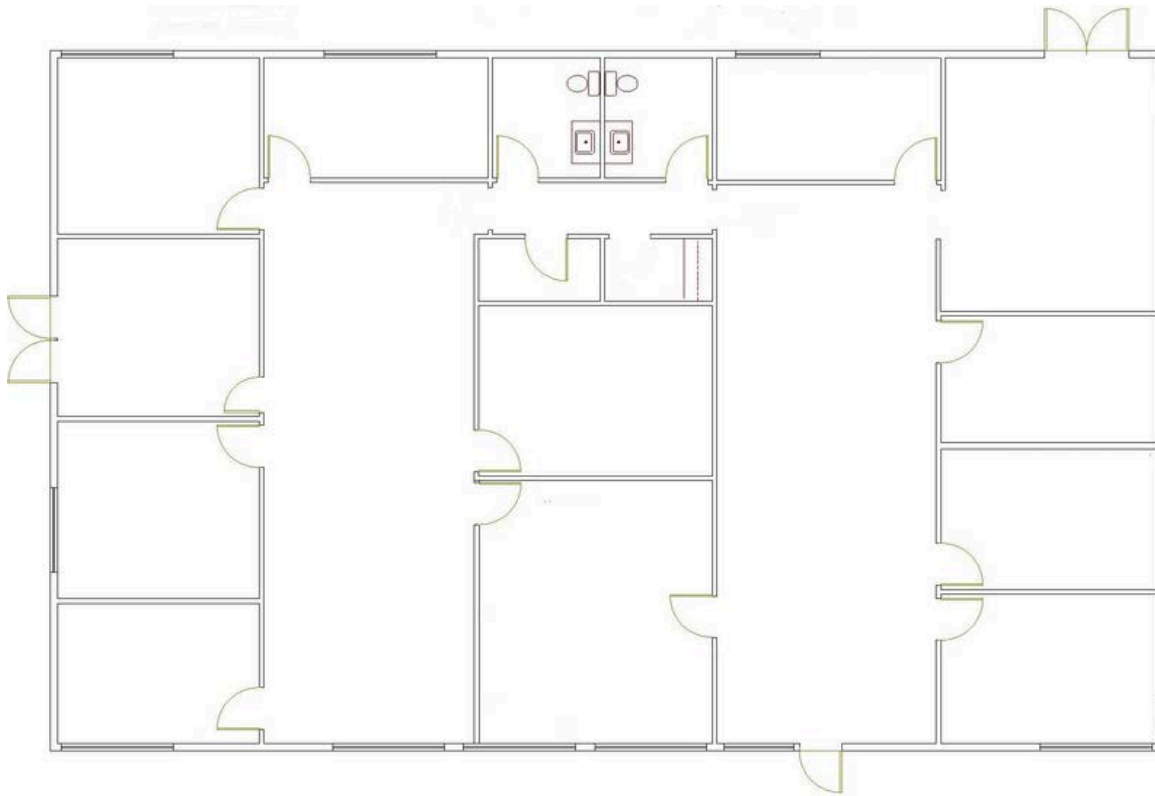
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SPACE
3,950 SF

LEASE RATE
\$2.00 SF/MO NNN

489 Division Street



NOT TO SCALE

OFFERING SUMMARY

Building Size:	8,050 SF
Available SF:	3,950 SF
Lot Size:	1.44 Acres
Zoning:	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 471 Division Street for an additional 4,100 SF (Total 8,050 SF).

SPACES	LEASE RATE	SPACE SIZE
489 Division St.	\$2.00 SF/MO NNN	3,950 SF

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