



**FOR LEASE**

## **OFFICE AND MEDICAL SUITES AVAILABLE**

**6472 CAMDEN AVENUE - SAN JOSE, CA 95120**

**COLE STROMBOM**

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## DESCRIPTION

- Multi-tenant office building with diverse tenant mix in convenient Almaden Valley location.
- Office & Medical Suites ranging from private offices to over 1,000 square feet.
- Surrounded by neighborhood amenities including:
  - Restaurants
  - Banks
  - US Post Office
  - Grocery Stores
  - Almaden County Club,
  - Boulder Ridge (Bay Club)

## HIGHLIGHTS

- Full Service leases
  - (**Utilities** included)
- Private parking lot with ample parking
- 24 Hour Access
- Flexible Terms
- WiFi Available
- **Contact for video tours of available suites**

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## SPACES AVAILABLE

(SEE FLOOR PLAN ON NEXT PAGE)

Suite 105	831 SF	\$2,250 /month
Suite 203	670 SF	\$1,800 /month
Suite 204	502 SF	\$1,400 /month
Suite 206	285 SF	\$855 /month
Suite 207	597 SF	\$1,640 /month
Suite 210	721 SF	\$1,950 /month
Suite 211	437 SF	\$1,300 /month



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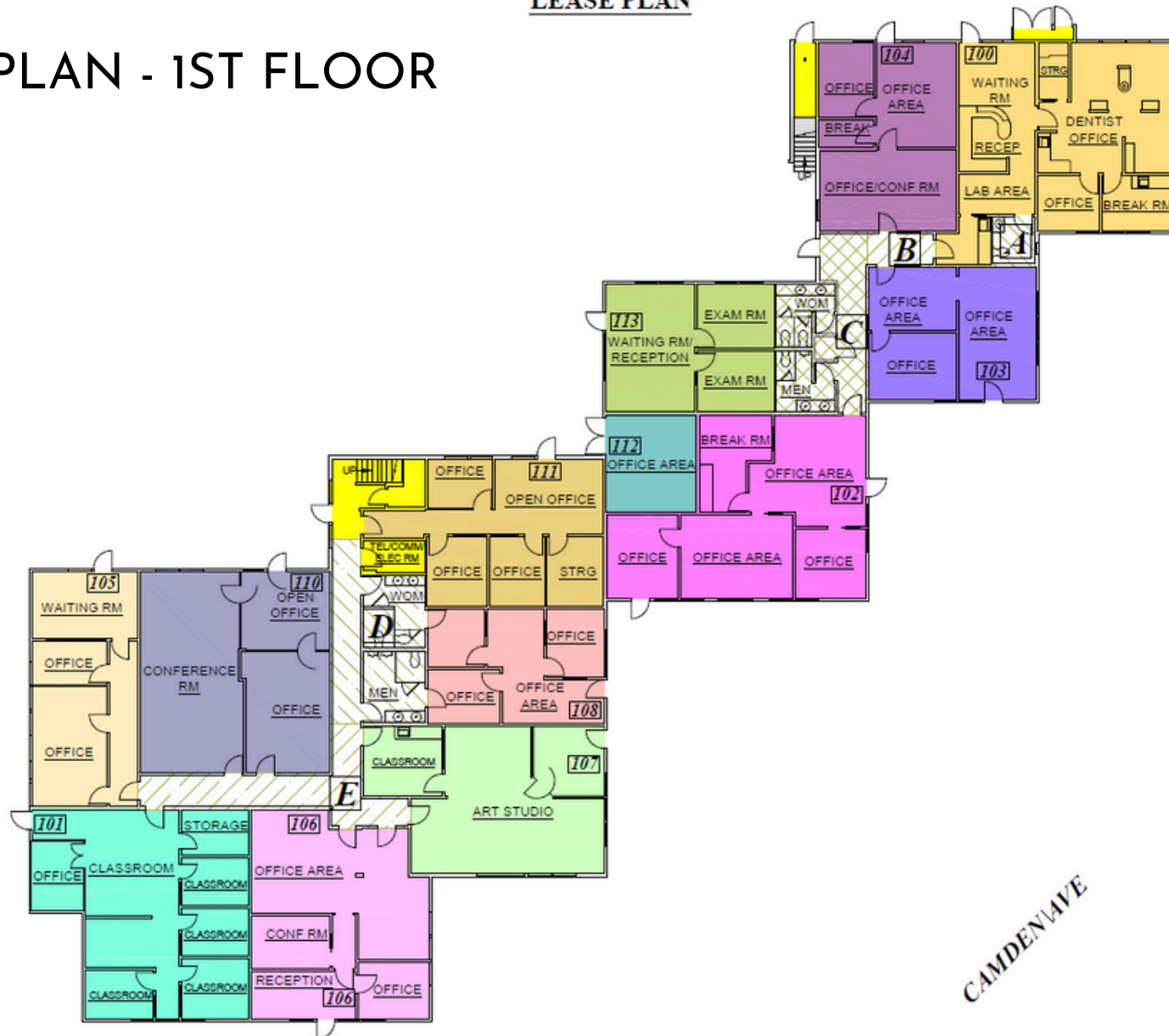
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LEASE PLAN

FLOOR PLAN - 1ST FLOOR

TRINIDAD DR



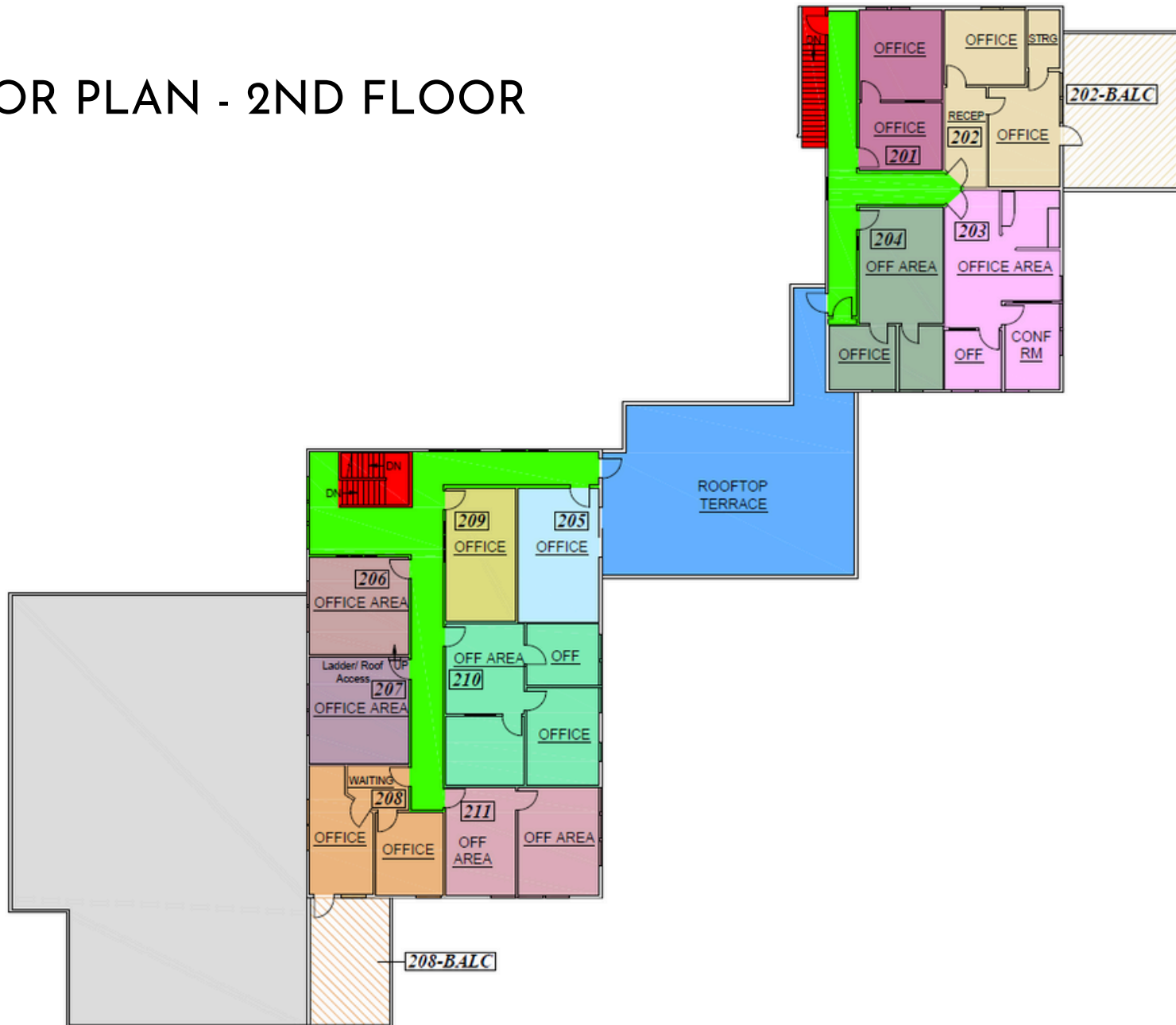
CAMDEN AVE

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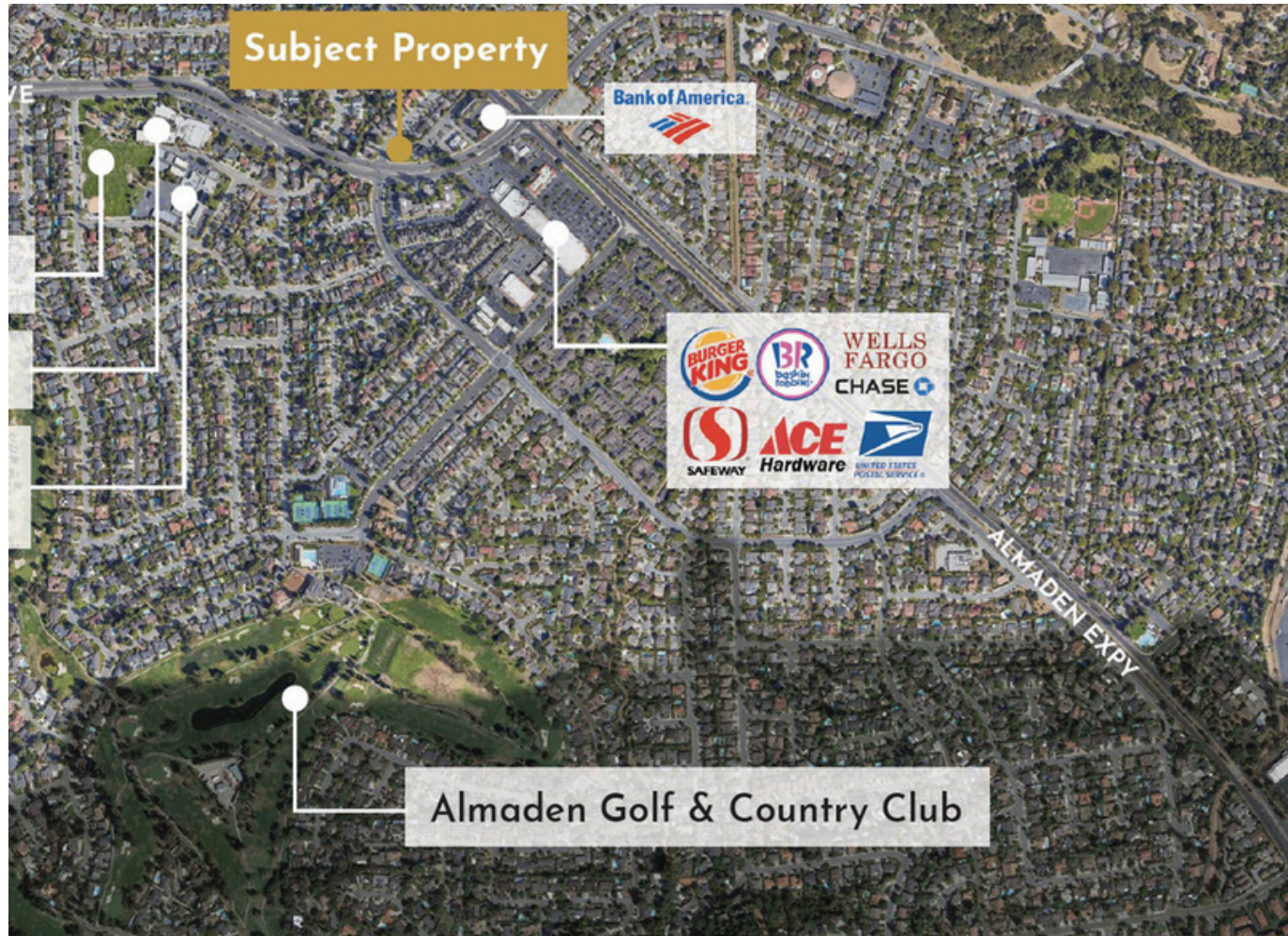
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## FLOOR PLAN - 2ND FLOOR



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- Bank of America
- Wells Fargo
- Chase
- Almaden Golf & Country Club
- Safeway
- Ace Hardware
- US Post Office
- Baskin Robbins
- Parma Park
- Almaden Community Center
- Simonds Elementary School
- Burger King