



COLEMAN CENTER

Premium Flex/Executive Office/Creative campus centrally located with immediate access to I-280, I-880, & Hwy 101

1650-1678 COLEMAN AVE, SANTA CLARA, CA 95050

±5,375 SF

SUITE 1650

±2,150 SF

SUITE 1660

±5,600 SF

SUITE 1678

±13,125 SF

TOTAL AVAILABLE SQUARE FEET



Property Highlights

Secure fenced campus with market-ready renovations and upgrades

10 minutes to downtown San Jose, and 10 minutes to Santa Clara Convention Center

Adjacent to Coleman Highline mixed use development and SJC International Airport

Less than 0.5mi from Santa Clara Police Department

Silicon Valley power savings up to 30% over PG&E

New glass roll-up doors throughout

Ample dedicated parking

AI/ Tech/ R&D user ideal

Flexible expansion opportunities

\$2.65 - 2.85 NNN

INTRODUCTORY ASKING RATE
COMPETITIVE OCCUPANCY COST

COLEMAN CENTER

LOCATED IN THE *HEART OF SILICON VALLEY, SANTA CLARA*

Coleman Center offers a rare, two-building premium flex campus designed for high-growth startups, executive offices, or established businesses seeking a private, secure footprint. The campus provides scalable suites from 2,150 to 5,600 SF. Located in the heart of the Silicon Valley, Coleman Center is steps from SJC, PayPal Park and the Coleman Highline, a world-class 1.7M SF mixed-use hub featuring major tech headquarters, over 1,500 luxury apartments, and full-service hotel.

REED ST

COLEMAN AVE

COLEMAN AVE

SUBJECT
PROPERTY



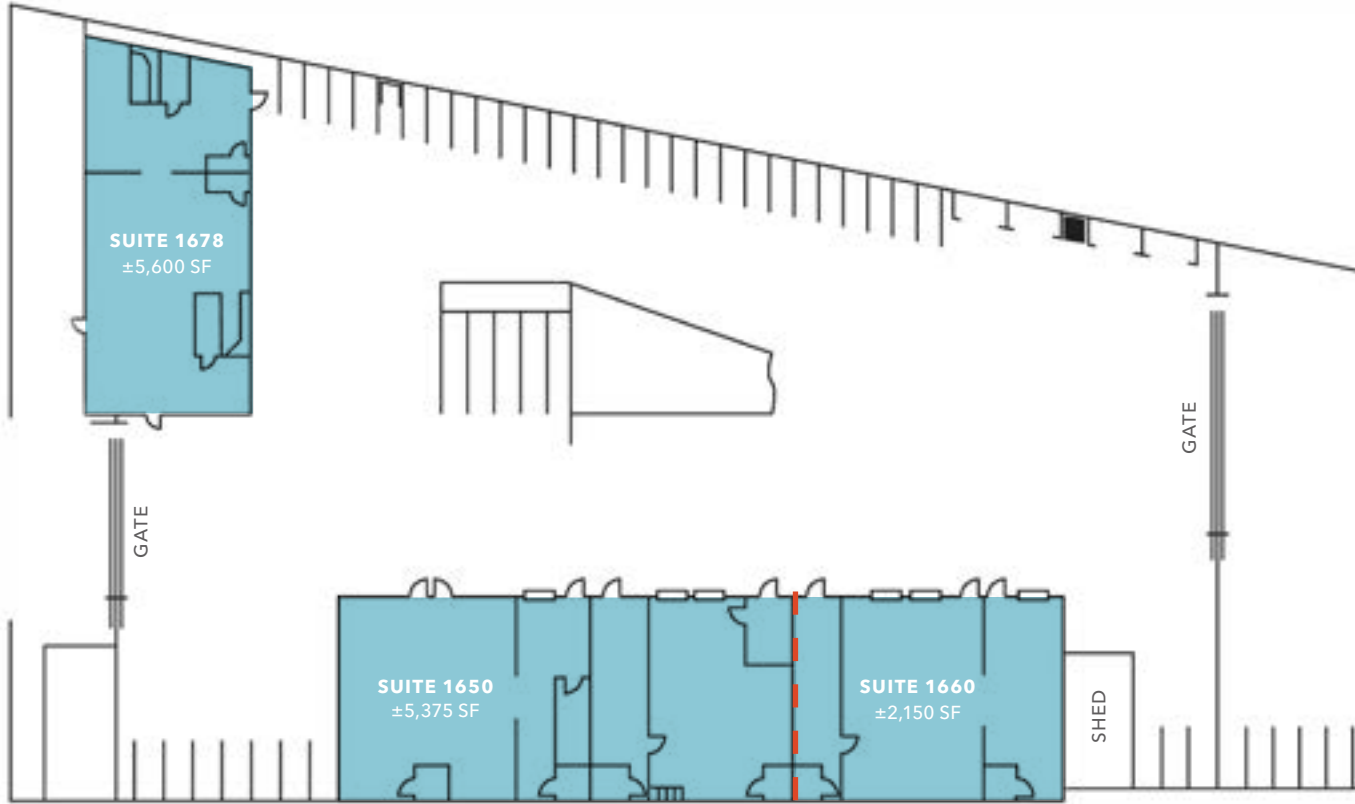
VIEW
VIDEO



AVAILABLE FOR LEASE

KIDDER MATHEWS

SITE PLAN



FLOOR PLAN NOT TO SCALE

±7,525 SF

1650 COLEMAN AVE

±5,600 SF

1678 COLEMAN AVE

±2,150 SF

DIVISIBLE

FLEX

USE TYPE





SUITE 1650

PROPERTY HIGHLIGHTS

- Building and monument signage
- Modern 15' open ceiling environment
- New glass motorized roll-up doors
- LED lighting
- Open concept and break area/kitchen
- Plug and play
- HVAC

±5,375 SF

AVAILABLE



SUITE 1678

PROPERTY HIGHLIGHTS

- Freestanding 1-story building
- Highly visible monument and building signage
- Modern 15' open ceiling environment
- Contemporary LED lighting
- Sprinklered throughout
- Polished concrete floors throughout
- Glass roll-up capability
- Break room with kitchenette
- HVAC

±5,600 SF

AVAILABLE

IDEAL USES



CREATIVE
STUDIO
SUITES



ROBOTICS LAB



SHOWROOM



LUXURY GYM/
PREMIUM
HEALTH CLUB



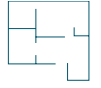
PERFORMANCE
TRAINING



BOUTIQUE
FITNESS
STUDIO



EXECUTIVE
AUTO STORAGE
AND OFFICE



PRIVATE
WORKSPACE
SUITES





SUITE 1660

PROPERTY HIGHLIGHTS

Building and monument signage

Modern 15' open ceiling environment

(2) new glass roll-up doors with state of the art motors

LED lighting

Open concept and break area/ kitchen

HVAC

Available immediately

±2,150 SF

AVAILABLE



DEMOGRAPHICS

POPULATION

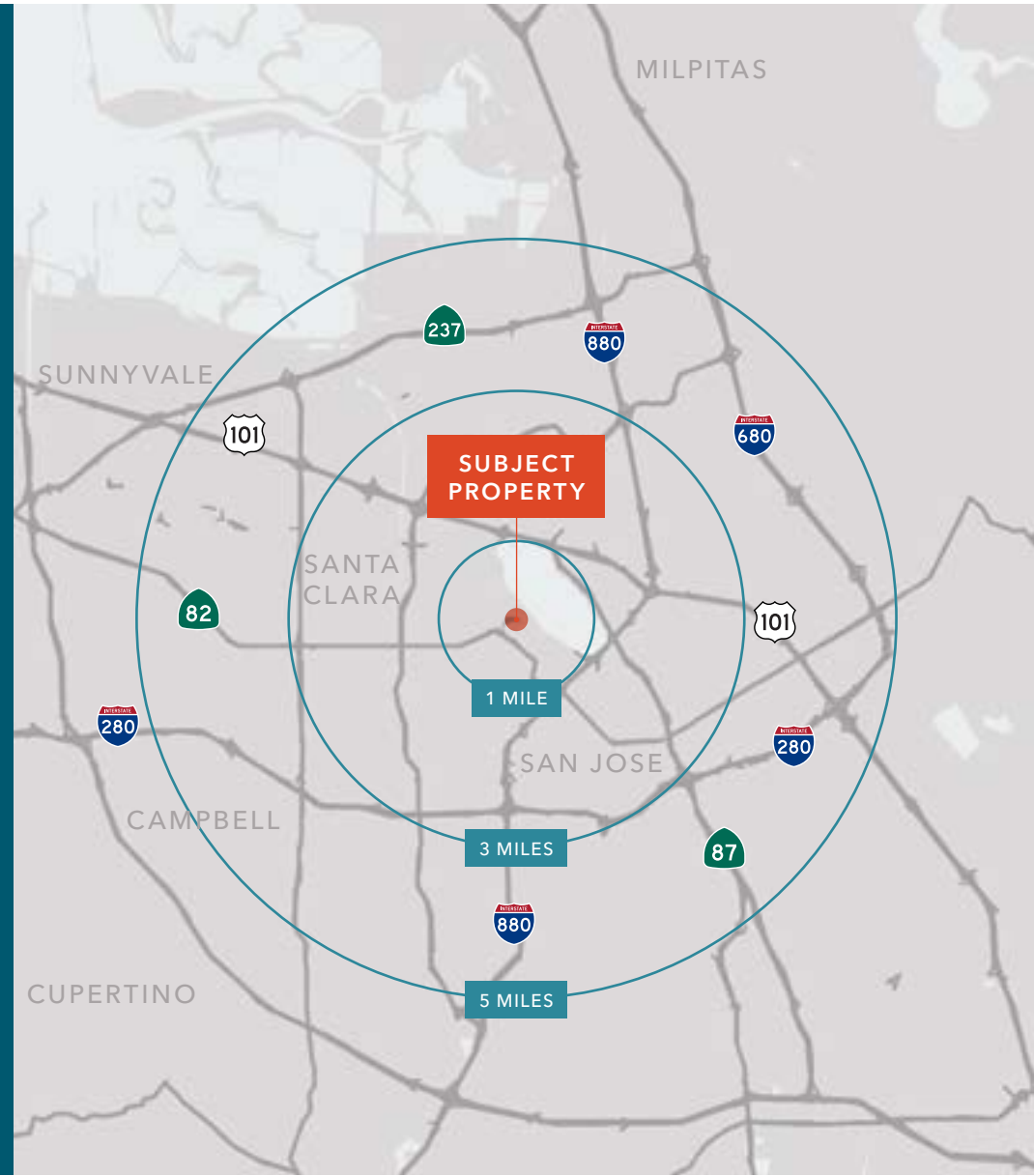
| | 1 Mile | 3 Miles | 5 Miles |
|---------------------------|--------|---------|---------|
| 2023 TOTAL POPULATION | 13,343 | 170,902 | 621,433 |
| 2028 PROJECTED POPULATION | 14,740 | 175,653 | 622,800 |
| DAYTIME EMPLOYEES | 20,796 | 224,039 | 463,990 |
| BUSINESSES | 1,080 | 14,104 | 32,024 |

HOUSEHOLDS

| | 1 Mile | 3 Miles | 5 Miles |
|---------------------------|--------|---------|---------|
| 2023 TOTAL HOUSEHOLDS | 4,479 | 67,201 | 229,158 |
| 2028 PROJECTED HOUSEHOLDS | 5,109 | 69,907 | 232,616 |

INCOME

| | 1 Mile | 3 Miles | 5 Miles |
|------------------------|-----------|-----------|-----------|
| 2023 AVERAGE HH INCOME | \$151,285 | \$203,799 | \$206,614 |
| 2028 PROJECTED AVERAGE | \$144,410 | \$215,161 | \$223,574 |
| MEDIAN HH INCOME | \$142,361 | \$170,435 | \$172,131 |
| 2028 PROJECTED MEDIAN | \$149,879 | \$176,257 | \$178,521 |





COLEMAN CENTER

For more information on this property, please contact

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KIDDER.COM

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