



# Oakridge Winfield Office Center | For Lease

**5589-5595 WINFIELD BOULEVARD  
SAN JOSE, CA**

## Available Spaces

### 5589 Winfield Blvd

- Suite 130- ±1,472 RSF

### 5595 Winfield Blvd

- Suite 106- ±1,181 RSF
- Suite 107- ±1,061 RSF (Former Dental Space)
- Suite 110- ±1,477 RSF
- Suite 204- ±1,030 RSF

## Property Highlights

- Over 4/1000 parking ratio
- Elevator served
- Professional managed office center
- Great visibility, located directly across from Westfield Oakridge Mall
- Restaurants, Starbucks, services, and shopping within walking distance
- Conveniently situated near Blossom Hill Road, on Winfield Blvd
- Easy access from Hwys 85 and 87
- General office, medical or dental uses acceptable

*For information, please contact:*

### **Geri Wong**

Senior Managing Director

t 408-987-4134

geri.wong@nmrk.com

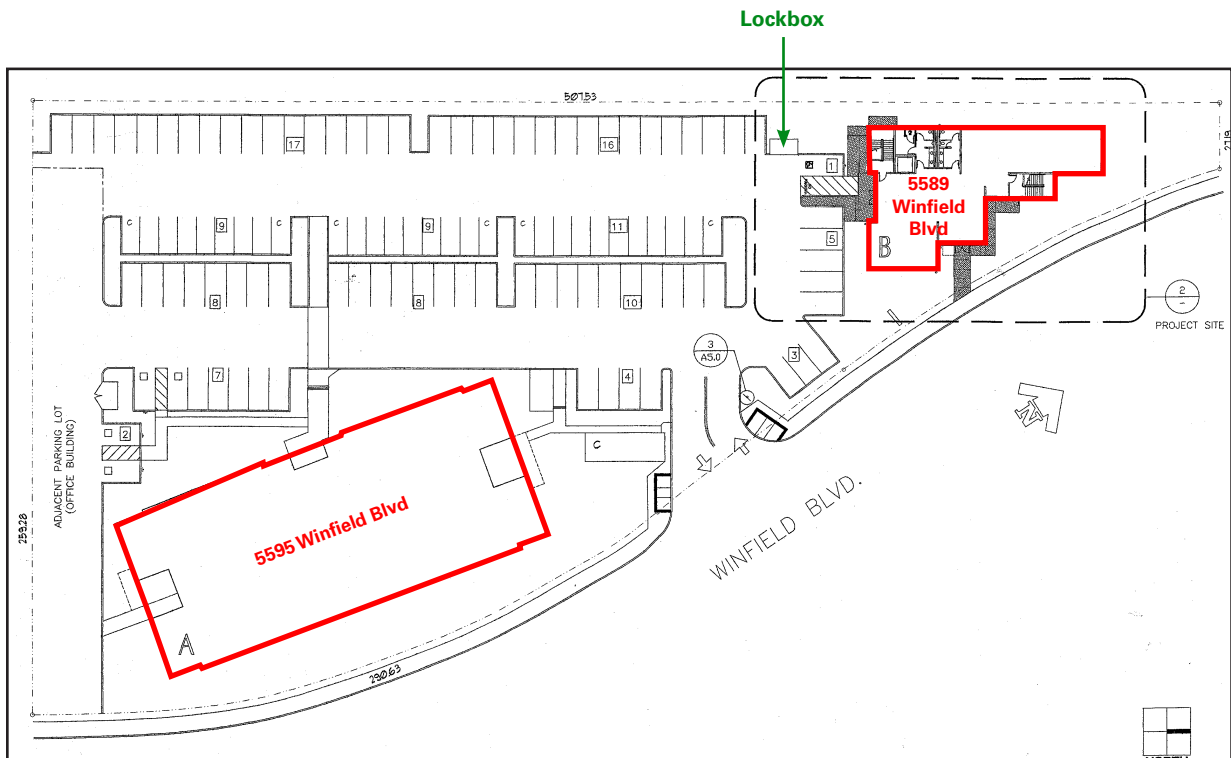
CA RE License #01142432

[nmrk.com](http://nmrk.com)

**NEWMARK**

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. MP-292 • 02/24

## Site Plan



\*This site plan is not drawn to scale.

*For information, please contact:*

### **Ger Wong**

Senior Managing Director

t 408-987-4134

geri.wong@nmrk.com

CA RE License #01142432

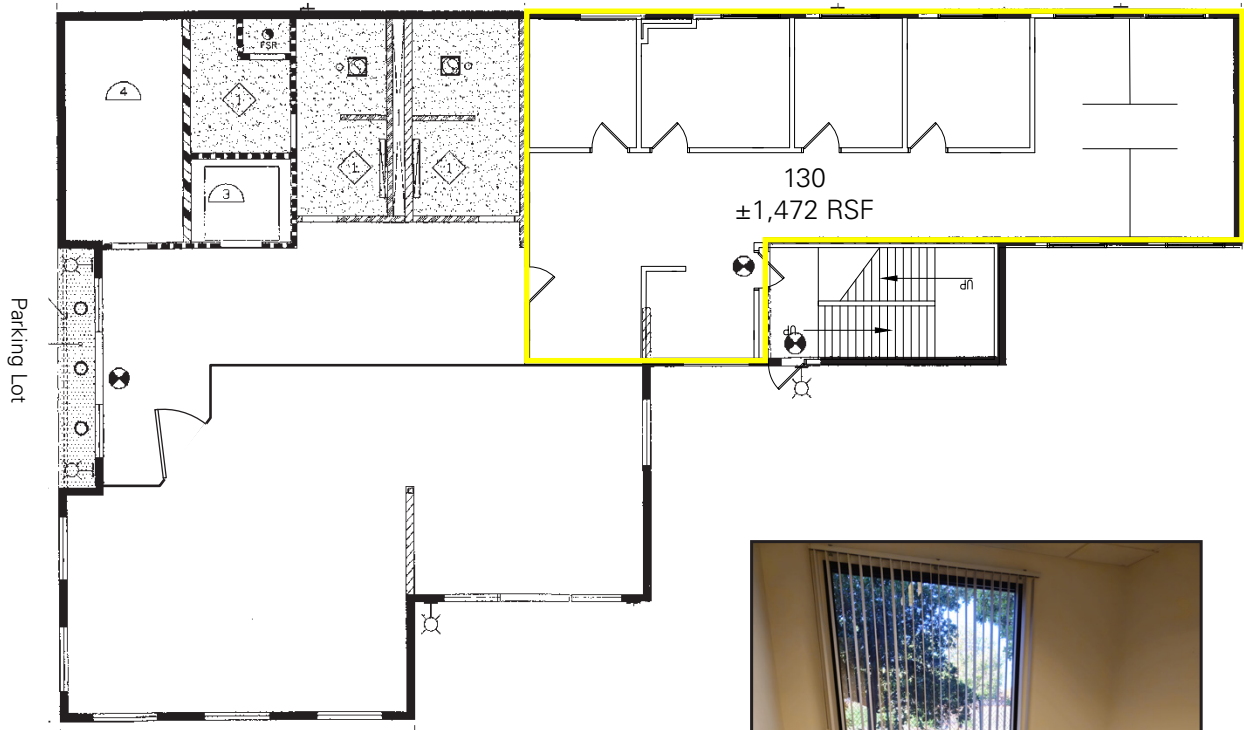
[nmrk.com](http://nmrk.com)

# NEWMARK

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. MP-292 • 02/24

## Floor Plan

5589 Winfield Blvd



\*This floor plan is not drawn to scale.

*For information, please contact:*

**Geri Wong**

Senior Managing Director

t 408-987-4134

geri.wong@nmrk.com

CA RE License #01142432

[nmrk.com](http://nmrk.com)

**NEWMARK**

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. MP-292 • 02/24

---

## 5589 Winfield Blvd - Gallery



---

*For information, please contact:*

**Ger Wong**

Senior Managing Director

t 408-987-4134

geri.wong@nmrk.com

CA RE License #01142432

[nmrk.com](http://nmrk.com)

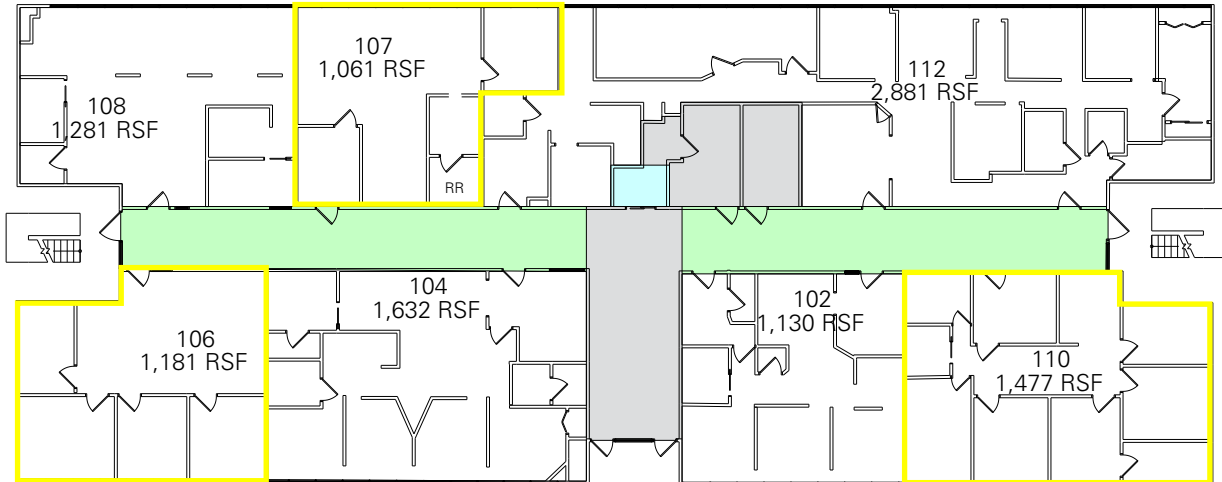
**NEWMARK**

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. MP-292 • 02/24

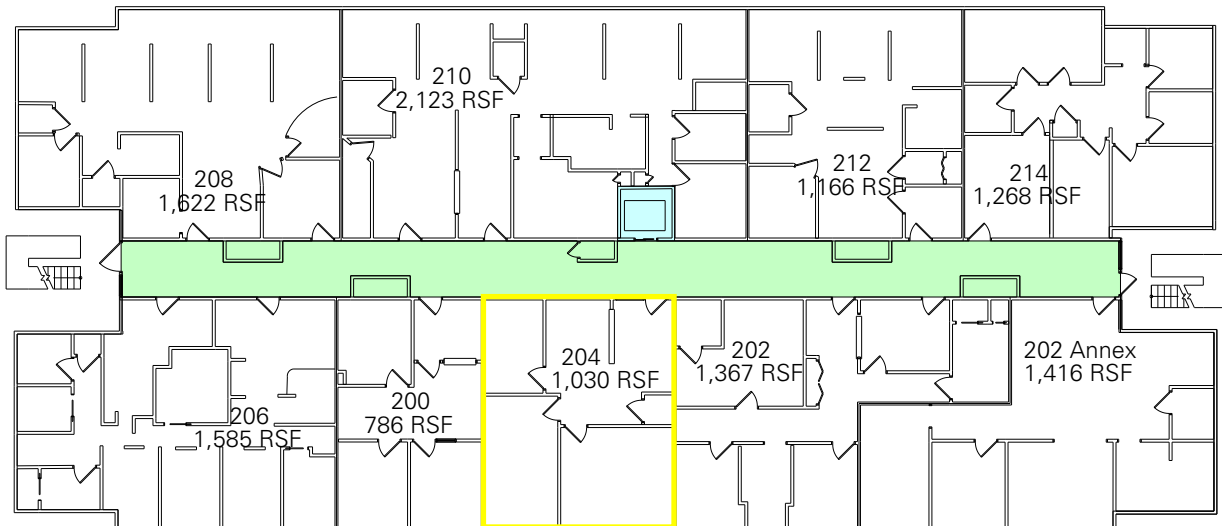
Floor Plan

5595 Winfield Blvd

1st Floor



2nd Floor



\*This floor plan is not drawn to scale.

For information, please contact:

**Geri Wong**

Senior Managing Director

t 408-987-4134

geri.wong@nmrk.com

CA RE License #01142432

[nmrk.com](http://nmrk.com)

**NEWMARK**

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. MP-292 • 02/24

5595 Winfield Blvd - Gallery



*For information, please contact:*

**Ger Wong**

Senior Managing Director

t 408-987-4134

geri.wong@nmrk.com

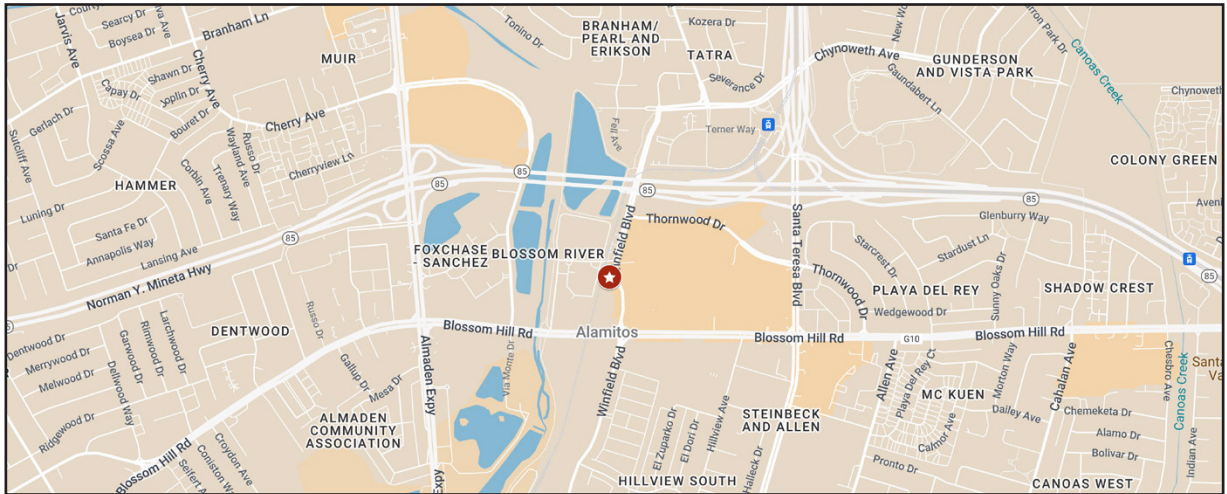
CA RE License #01142432

[nmrk.com](http://nmrk.com)

**NEWMARK**

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. MP-292 • 02/24

## Location & Amenities Map



For information, please contact:

### Geri Wong

Senior Managing Director

t 408-987-4134

geri.wong@nrmk.com

CA RE License #01142432

[nrmk.com](http://nrmk.com)

# NEWMARK

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. MP-292 • 02/24