



OFFICE SPACE FOR LEASE

471 DIVISION STREET CAMPBELL, CA 95008

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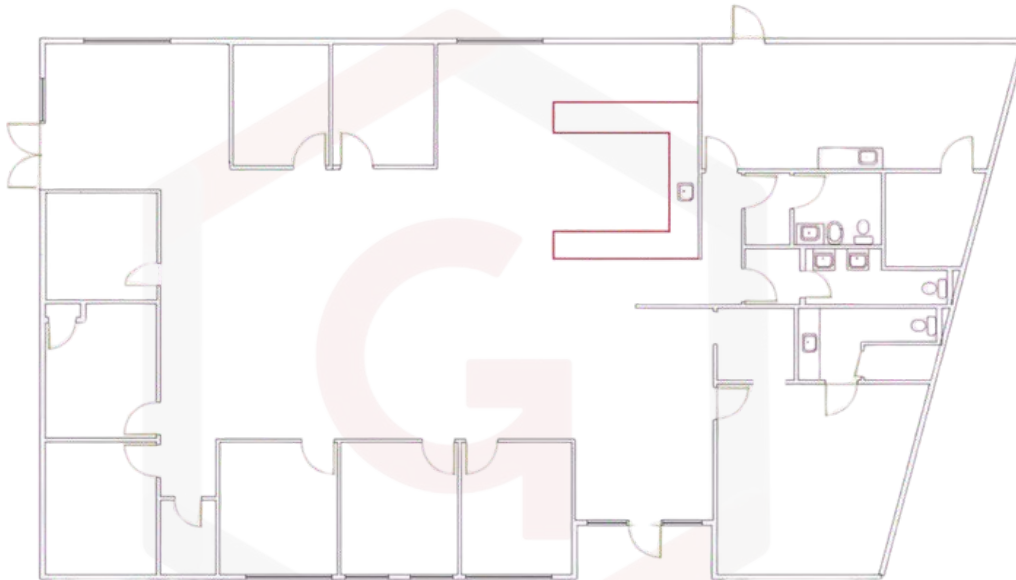


SPACE
532 SF - 2,175 SF

LEASE RATE
\$2.85 SF/MO NNN



471 DIVISION STREET



NOT TO SCALE

OFFERING SUMMARY

Building Size:	8,050 SF
Available SF:	4,100 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.

SPACES	LEASE RATE	SPACE SIZE
471 Division St.	\$2.00 SF/MO NNN	4,100 SF

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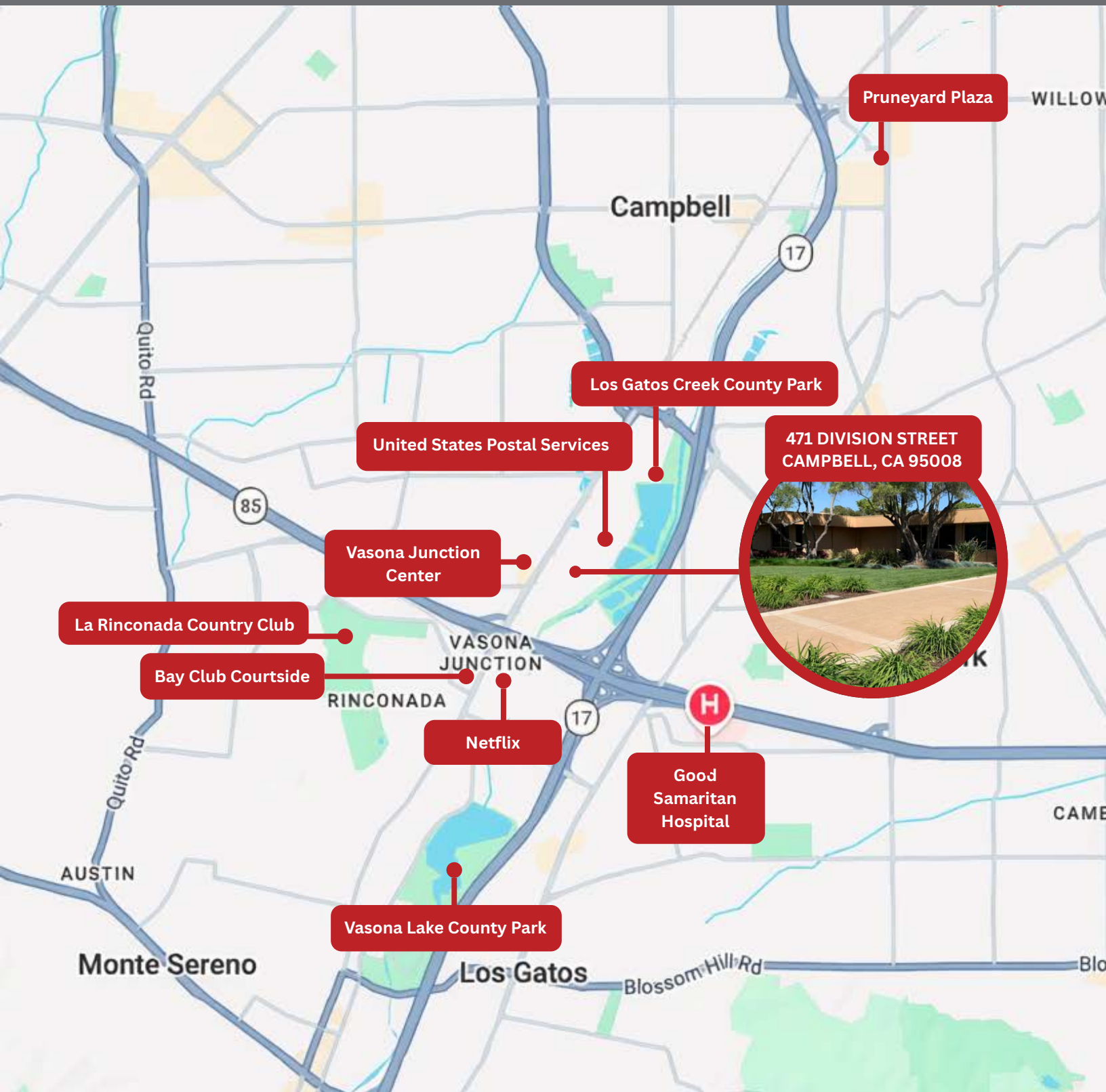
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NEARBY AMENITIES



NEARBY NEIGHBORS



CONVENIENT LOCATION



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