

**FOR SALE OR LEASE**  
**1550 LEIGH AVE**  
SAN JOSE, CA



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## PROPERTY HIGHLIGHTS

**SINGLE STORY, FREE-STANDING BUILDING:  
OWNER/USER OPPORTUNITY  
GREAT FOR EDUCATIONAL, MEDICAL,  
OR STANDARD OFFICE USES  
EXISTING BUILDING: APPROX. 19,000 SF  
LOT: 1.32 AC / 57,500 SF  
PARKING: 71 STALLS, 3.8 PER 1,000 SF  
PRIME LOCATION, CORNER PARCEL  
ON LEIGH AVE. & HAMILTON AVE. SIGNAGE  
COURTYARD  
KITCHEN  
CLOSE TO 280, 880, 17 HIGHWAYS  
PUBLIC TRANSIT IN CLOSE PROXIMITY**



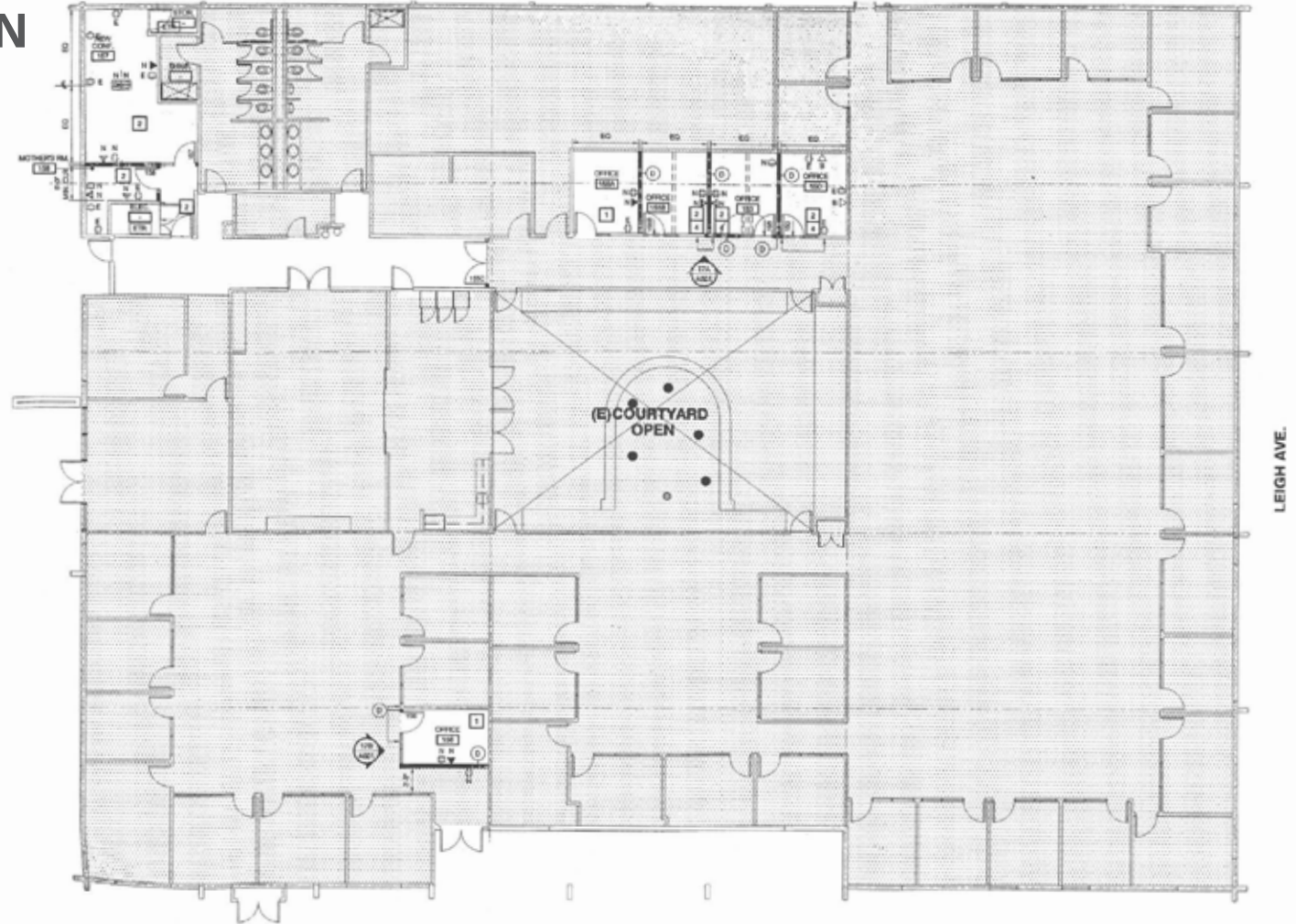
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## EXISTING FLOOR PLAN



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**AERIAL VIEW**



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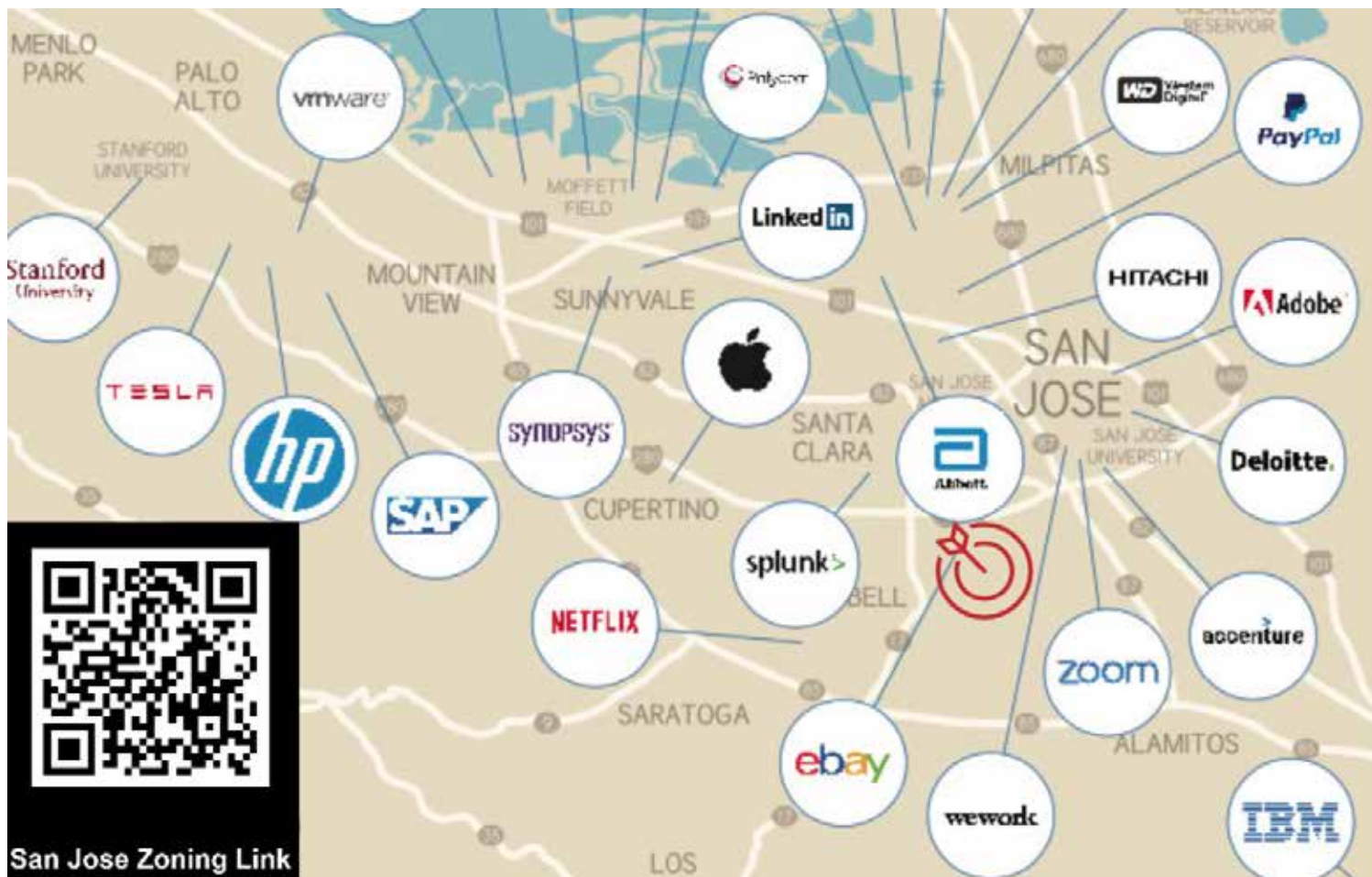


## AREA MAP

**ZONING: COMMERCIAL OFFICE (CO)**

**LEASE RATE: \$2.25/NNN  
PER SQUARE FOOT**

**SALE PRICE: \$6,950,000.00**



*Contact Agent for More Details*



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