



# MEDICAL/PROFESSIONAL OFFICES

25 North 14th Street • San Jose, California

The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

# 700± SF to 10,500± SF - FOR LEASE

## Available Suites

Lower Level	Ste 20	2,752 SF	\$1.75 PSF
	Ste 55	3,721 SF	\$1.75 PSF
1st Floor	Ste 65	2,438 SF	\$1.75 PSF
	Ste 140	2,995 SF	\$2.50 PSF
	Ste 160	2,265 SF	\$2.50 PSF
	Ste 168	895 SF	\$2.50 PSF
5th Floor	Ste 505	2,356 SF	\$2.75 PSF
6th Floor	Ste 620	2,197 SF	\$2.75 PSF
	Ste 650	463 SF	\$2.75 PSF
8th Floor	Ste 670	742 SF	\$2.75 PSF
	Ste 890	860 SF	\$2.75 PSF
9th Floor	Ste 940	834 SF	\$2.75 PSF
	Ste 960	1,257 SF	\$2.75 PSF

New Planned East Santa Clara Development  
(See attached)

## 25 N. 14th Street San Jose, CA

- Central location with convenient access to Hwys. 101, 280, 87, and public transportation.
- Minutes from Downtown, City Hall, and San Jose International Airport.
- Ten Story Class B Building with three levels of onsite covered parking.
- Available office suites range from 900± RSF to 10,500± RSF.
- New paint and carpet, with additional TI allowances available
- Property Manager on Site
- 24 Hour Access
- Close proximity to amenities.
- Call to Tour and For Pricing

- 662 Housing Units
- 320,000 SF of New Office
- Over 5,500 SF of Retail

The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

Silverstone  
Commercial



COMMERCIAL BROKERAGE | INVESTMENT SALES | PROPERTY MANAGEMENT



Office Suites Available with 30—Day Notice

**25 N. 14th Street  
San Jose, CA**

### Available Suites

**Suite 460.... 1,724± SF \$2.75 PSF**

**Suite 550.... 1,566± SF \$2.75 PSF**

**Suite 560.... 1,228± SF \$2.75 PSF**

The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

**Silverstone  
Commercial**



**COMMERCIAL BROKERAGE | INVESTMENT SALES | PROPERTY MANAGEMENT**

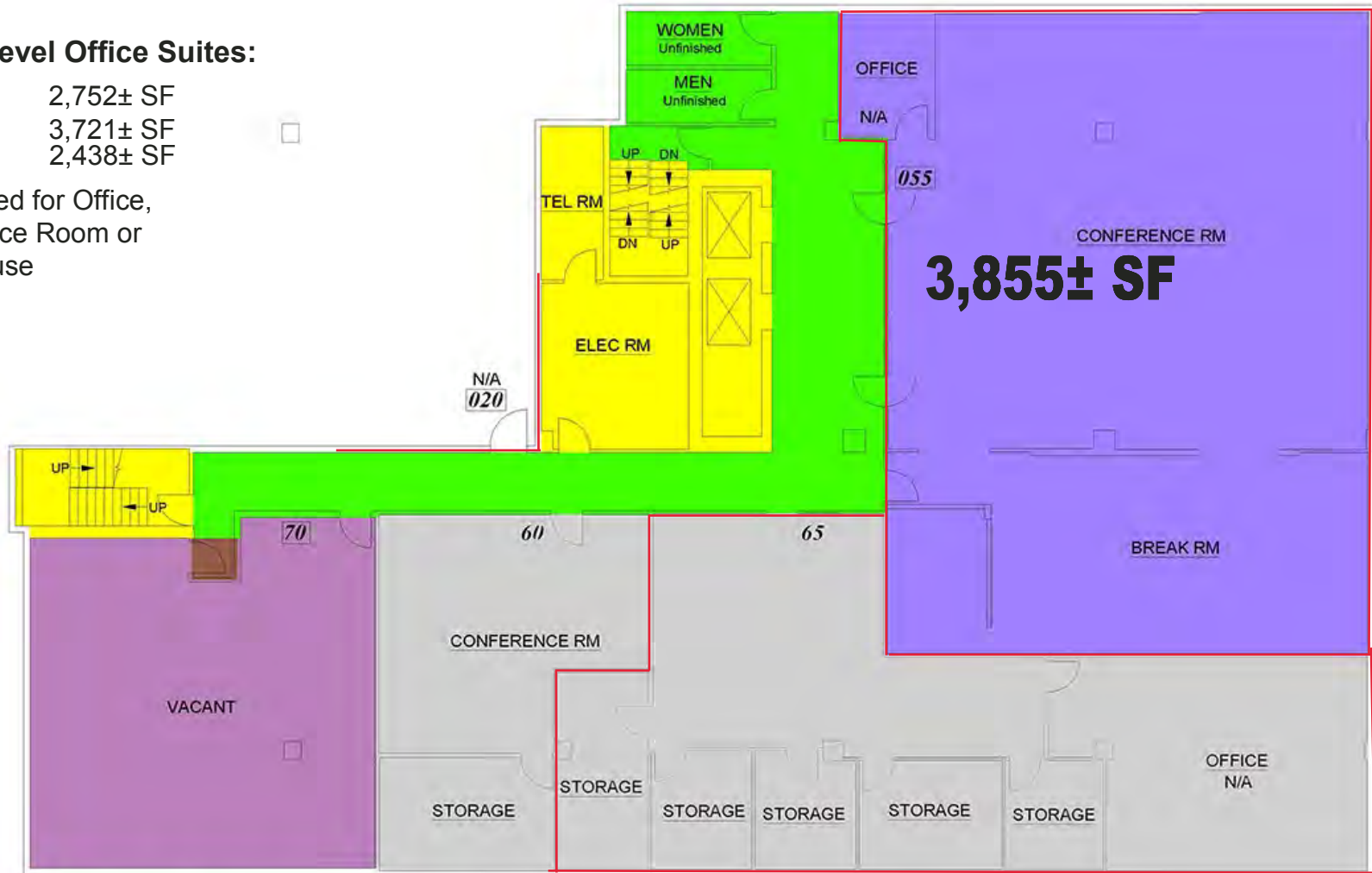


# 25 N. 14th Street San Jose, CA

## Lower Level Office Suites:

Ste 20 2,752± SF  
 Ste 55 3,721± SF  
 Ste 65 2,438± SF

Designated for Office,  
 Conference Room or  
 Storage use



Suite #	Occup. Area	Rentable	Capped R.	Capped LF	% of Tot. R.
55	2,965.9	3,855.5	3,855.5	1.2999	4.8
60	738.7	960.3	960.3	1.2999	1.2
65	1,839.2	2,520.8	2,520.8	1.2999	3.2
70	1,103.2	1,434.1	1,434.1	1.2999	1.8

The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

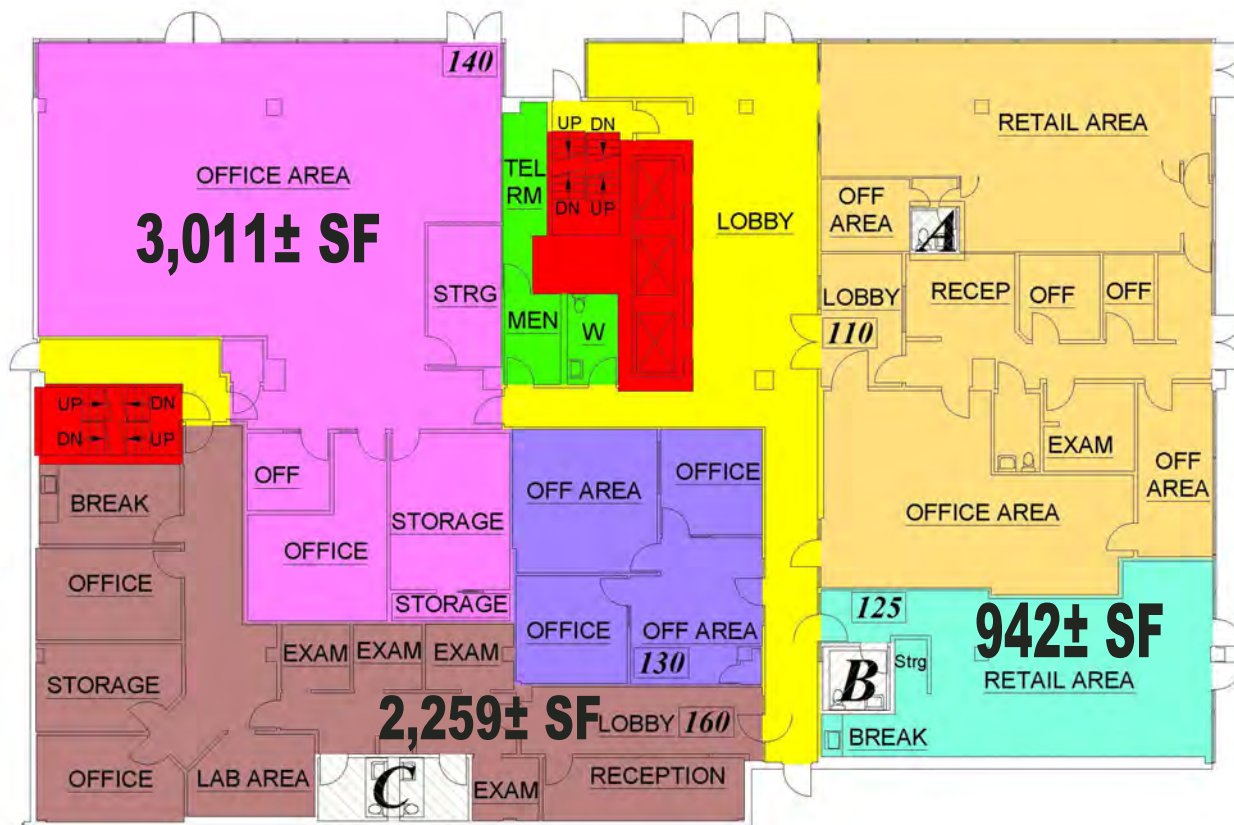
# 25 N. 14th Street San Jose, CA

## 1st Floor

Suite 140 - 2,995± SF

Suite 160 - 2,265± SF

Suite 168 - 895± SF (Available 30 Days Notice)  
(aka. Suite 130)

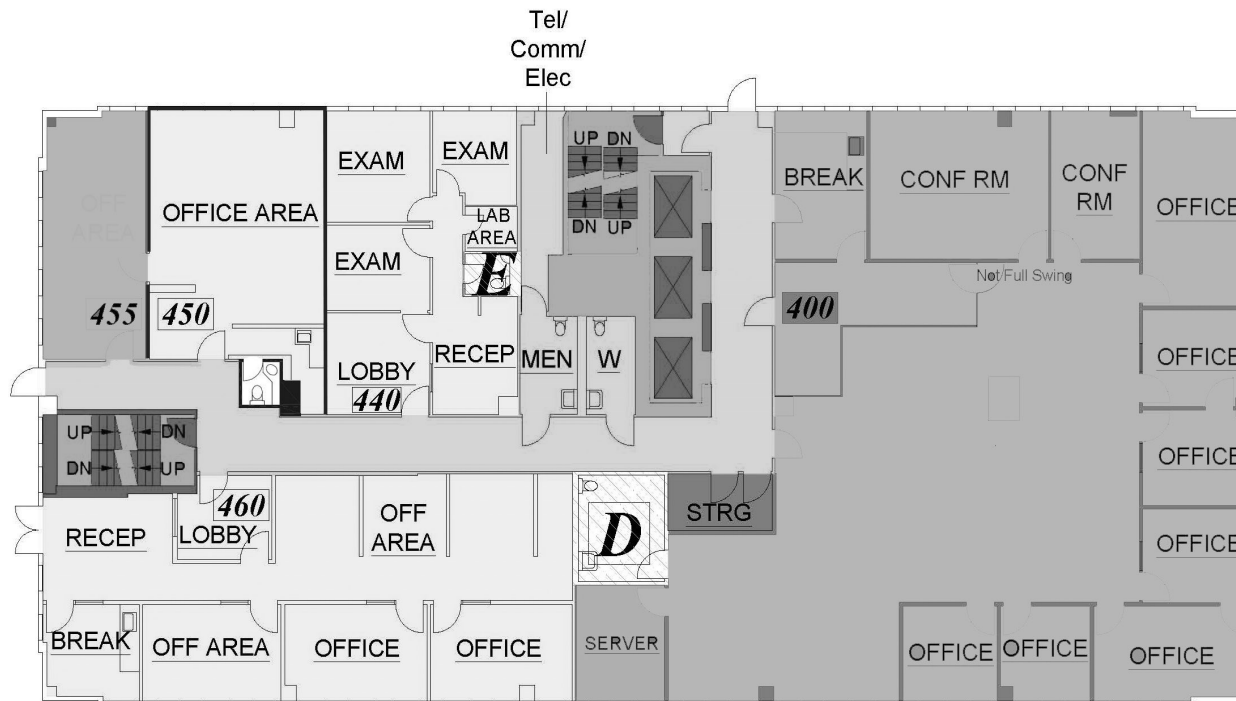


The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

# 25 N. 14th Street San Jose, CA

## 4th Floor

Suite 460 1,724± SF (30-Day Notice)



The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

# 25 N. 14th Street San Jose, CA

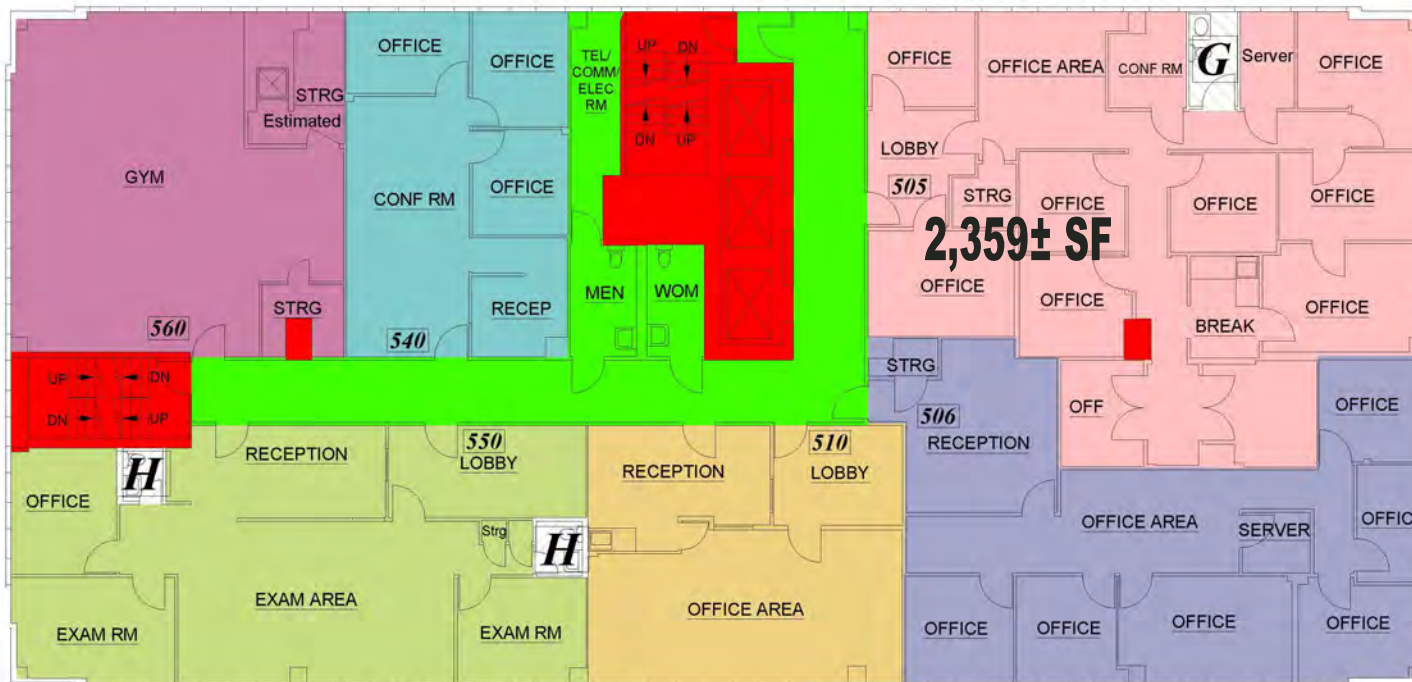
## 5th Floor

Suite 505 2,356± SF

## 30 Day Notice

Suite 550 1,566± SF

Suite 560 1,228± SF

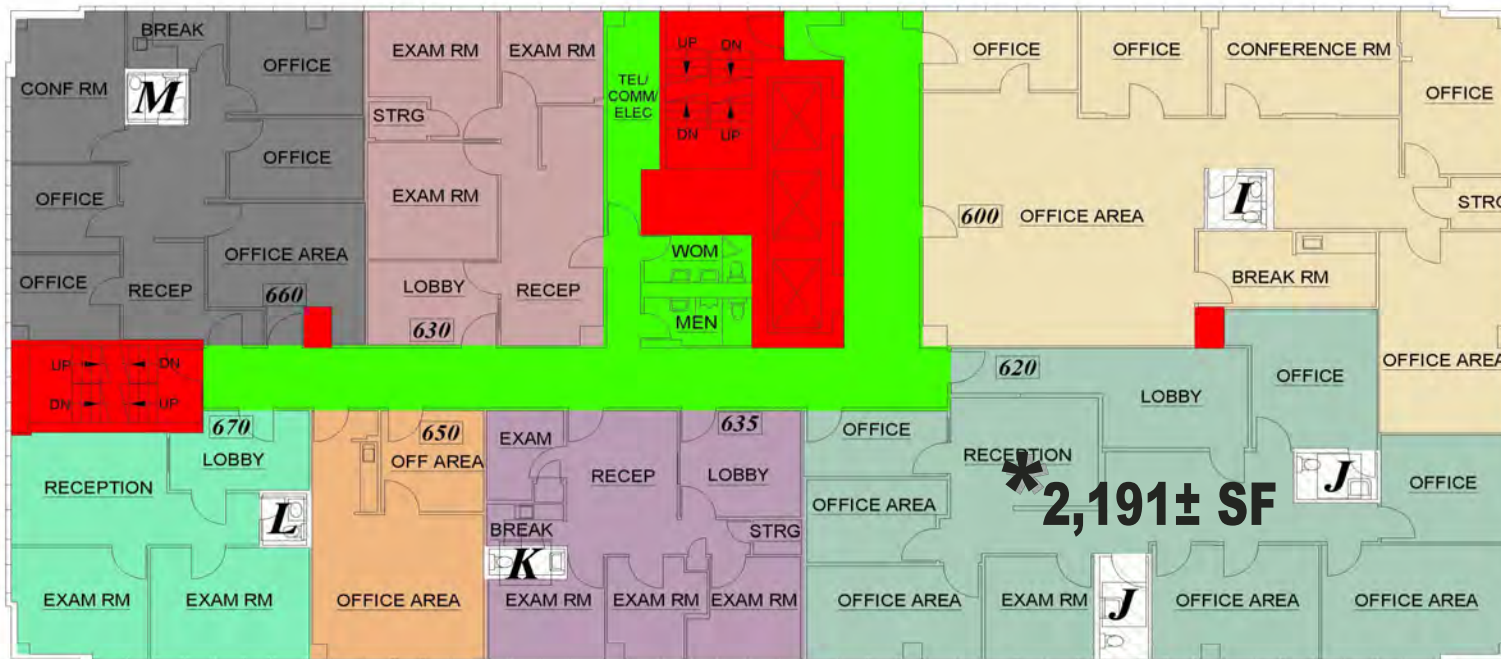


The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

# 25 N. 14th Street San Jose, CA

## 6th Floor

Suite 620\* 2,197± SF  
 Suite 650\* 463± SF  
 Suite 670\* 742± SF



Suite #	Occup. Area	Rentable	Capped R.	Capped LF	% of Tot. R.
600	1,671.6	2,171.6	2,171.6	1.2991	2.8
620	1,644.1	2,191.2	2,191.2	1.3327	2.8
630	666.0	850.8	850.8	1.2775	1.1
635	642.4	844.0	844.0	1.3140	1.1
650	364.6	465.7	465.7	1.2775	0.8
660	938.7	1,224.3	1,224.3	1.3043	1.8
670	559.1	744.3	744.3	1.3311	1.0

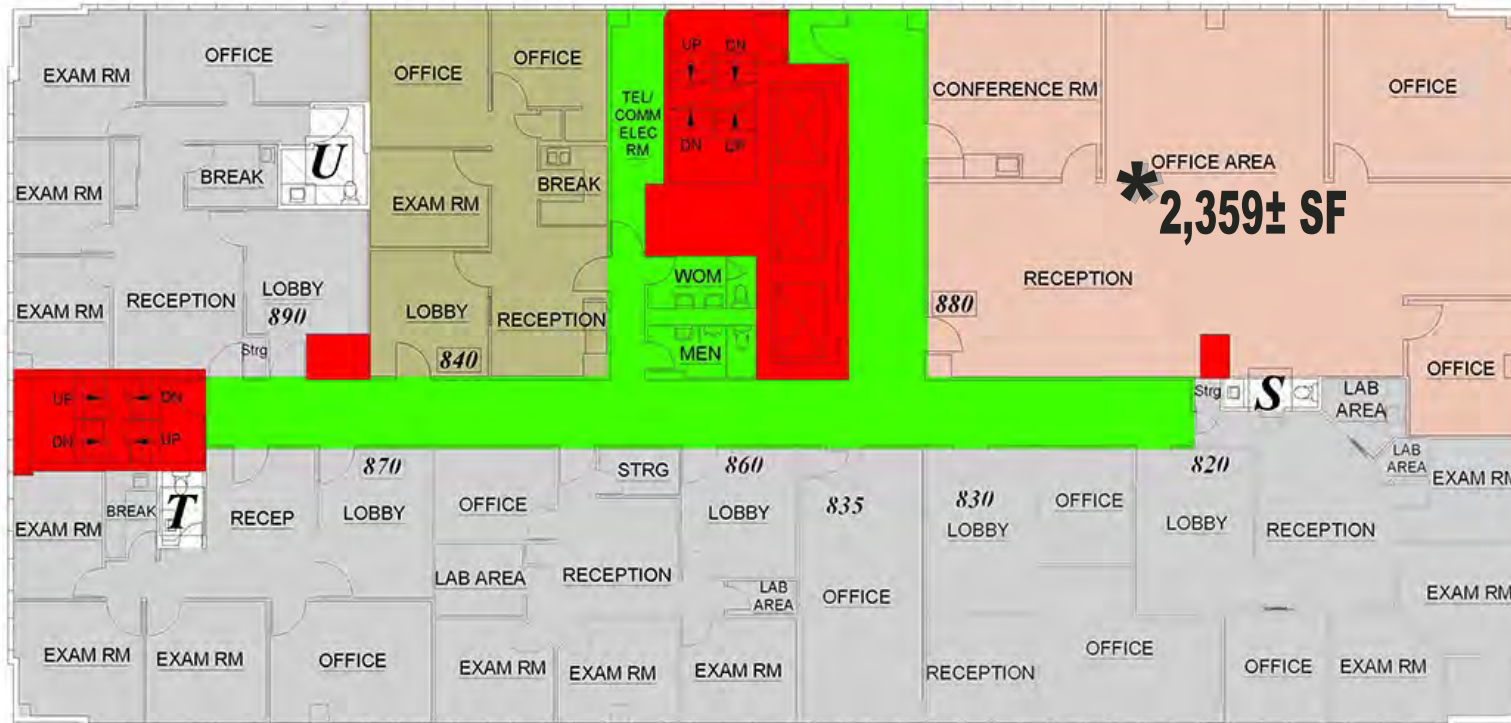
The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.



# 25 N. 14th Street San Jose, CA

## 8th Floor

Suite 820 1,150± SF  
 Suite 880\* 2,359± SF (30-Day Notice)  
 Suite 890 860± SF (Avail. August 1st )



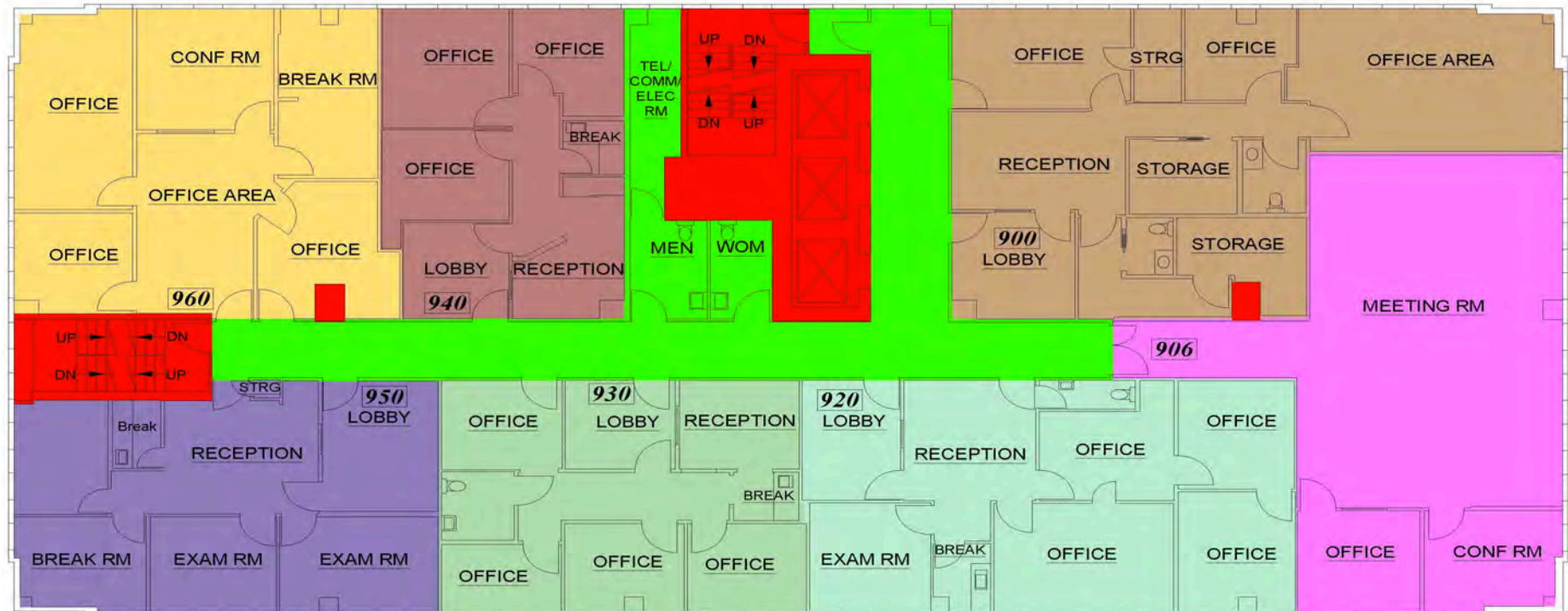
Suite #	Occup. Area	Rentable	Capped R.	Capped LF	% of Tot. R.
820	834.3	1,150.3	1,150.3	1.3788	4.1
830	509.3	702.3	702.3	1.3788	2.9
835	262.6	362.1	362.1	1.3788	1.3
840	684.3	916.0	916.0	1.3788	3.2
860	760.4	1,048.4	1,048.4	1.3788	3.7
870	808.3	1,114.4	1,114.4	1.3788	4.0
880	1,711.0	2,359.1	2,359.1	1.3788	8.4

The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

# 25 N. 14th Street San Jose, CA

## 9th Floor

Suite 906*	1,464± SF
Suite 930*	947± SF
Suite 940*	834± SF



The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

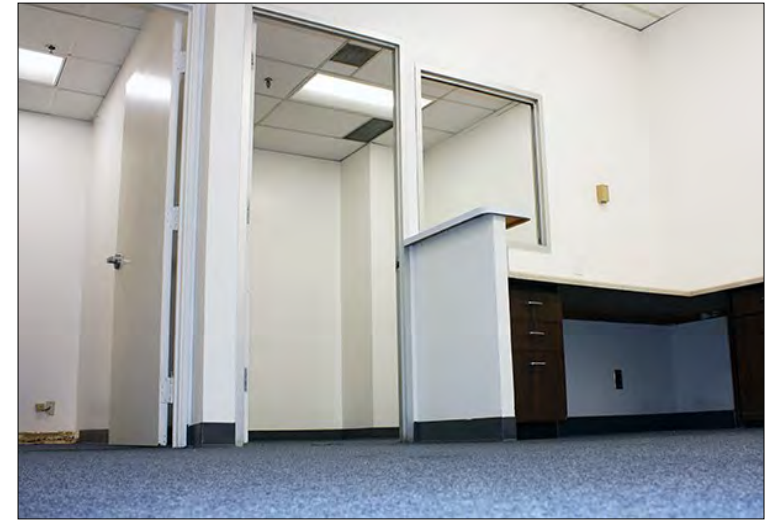
# 25 N. 14th Street San Jose, CA

Interior and Exterior Upgrades Underway



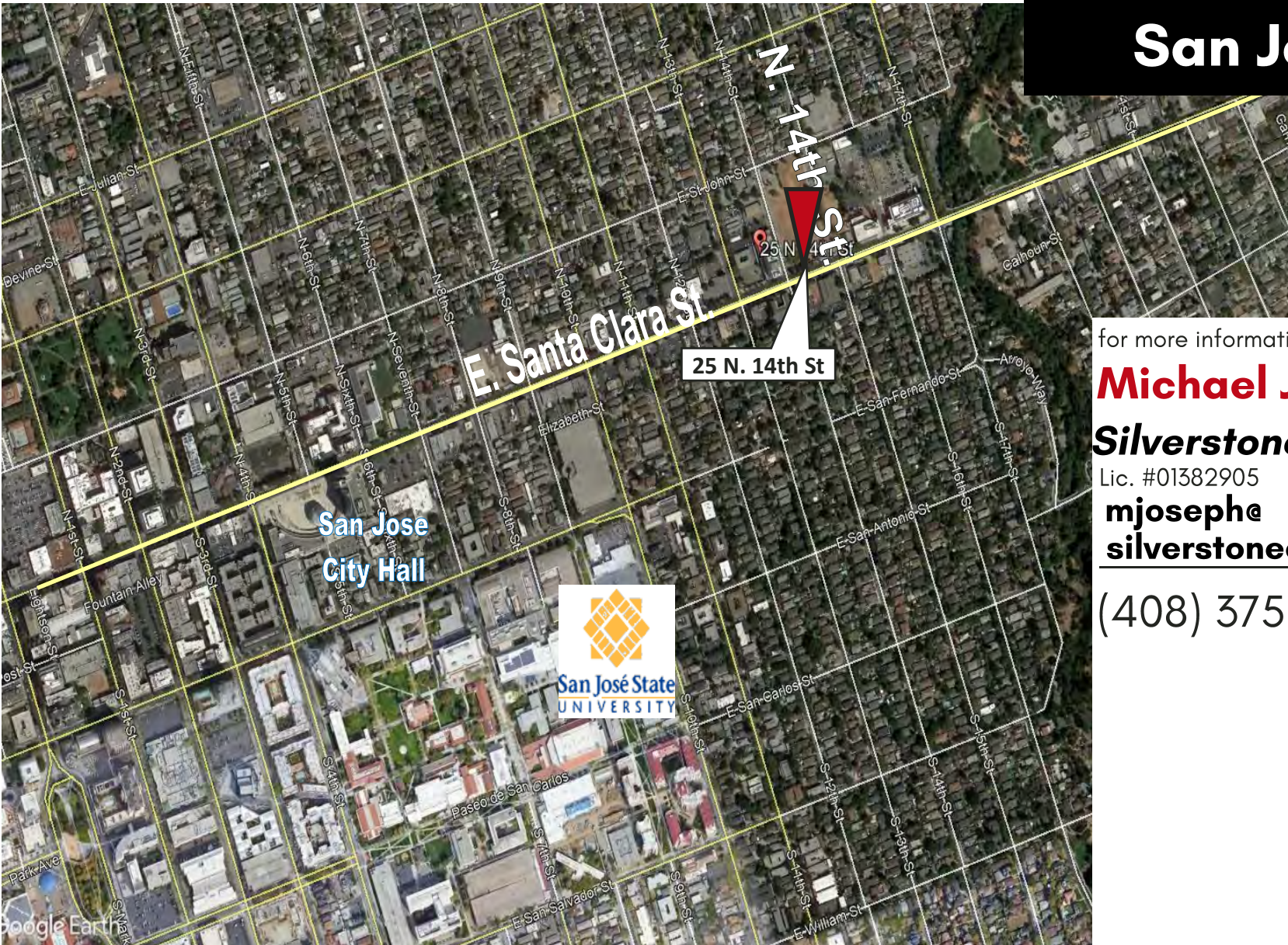
The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

# 25 N. 14th Street San Jose, CA



The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

# 25 N. 14th Street San Jose, CA



for more information contact:

**Michael Joseph**

**Silverstone Commercial**

Lic. #01382905

**mjoseph@**

**silverstonecommercial.com**

**(408) 375 -5572**

The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

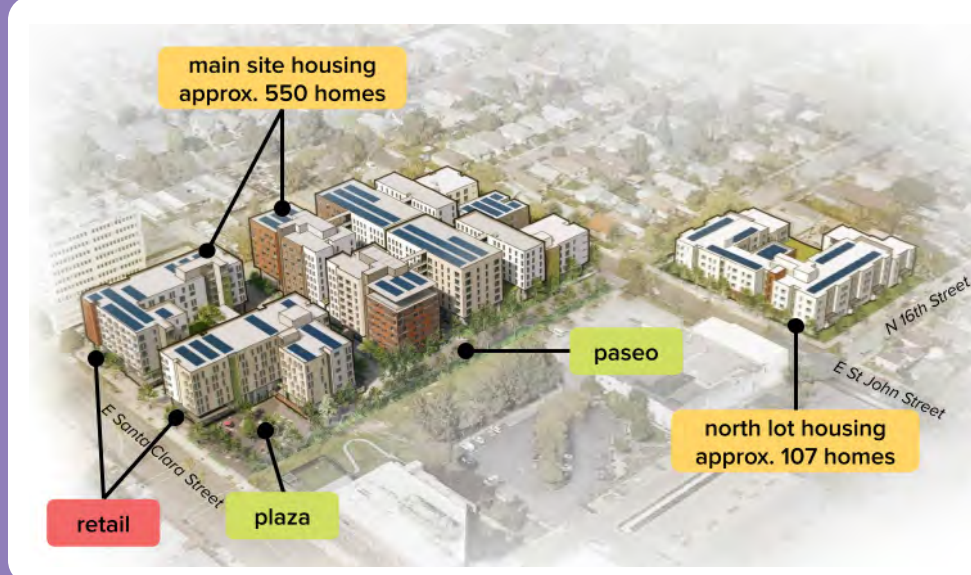
**Silverstone  
Commercial**



[www.SilverstoneCommercial.com](http://www.SilverstoneCommercial.com)



# 675 East Santa Clara Street



At the site of the former San Jose Medical Center, the Santa Clara County Housing Authority is in the process of entitling approximately 660 new affordable homes.

There will be a mix of both senior and family housing, ground floor community-serving retail, public open space, and bike and pedestrian passages.



## project data

- 6 new buildings
- 100% affordable housing
- Public plaza
- 2 new paseos
- Community-serving retail
- All-electric
- Green Point Rated

<b>Total Site Acreage:</b>	5.14 acres
<b>Total Unit Count:</b>	662
<b>Units/Acre:</b>	128 units/acre
<b>Total Retail SF:</b>	5,500 SF
<b>Building Heights:</b>	45' (Hawthorn) to 85' (Elderberry/Sage)

Drawing inspiration from the site's history as a former hospital and carrying forward the East Santa Clara Street Master Plan goal of health and wellness, each name selected is a plant with medicinal properties.



Hawthorn Senior Apartments, the lot north of East Saint John Street is currently anticipated to be the first building to begin construction.

This project will provide approximately 107 affordable senior homes.

The building steps down in height to the north to transition towards the neighborhood's single family homes. Porches with trellises provide ground floor residents shaded outdoor space and continue the streetscape pattern of residential porches.

The plaza on East Santa Clara Street will be an integral part of the project and serve as a community benefit for the existing and new residents of the neighborhood.

Community input shared during the earlier rounds of engagement has driven the design of the plaza.

The plaza features designated seating areas outside of retail spaces and plenty of trees to provide shade and create an urban forest feeling. In addition, there will be a variety of seating options to meet the various uses of the public plaza.



## target timeline

