



**For Lease**

**2188 Ringwood Avenue  
San Jose 95131**



**408-592-2512 Dir  
khayes@gfm-inc.com  
www.gfm-inc.com**



# Property Summary

**Address: 2188 Ringwood Ave, San Jose, CA 95131**

**Total Unit Size: 3913 square feet**

**Available Space: 2 floors, total 3913 sf**

**Lease Rate: \$21 PSF/YR**

**Property Type: (Flex - light industrial)**

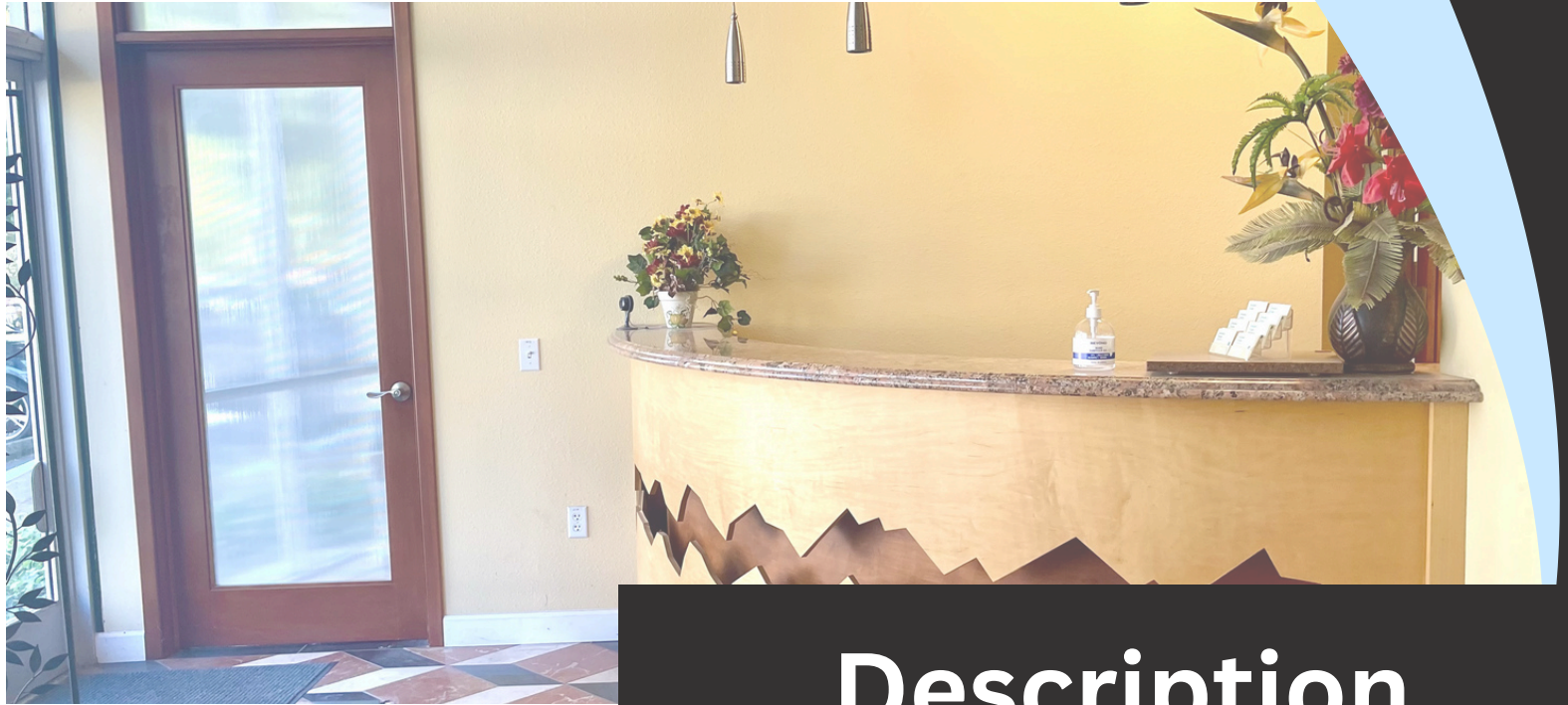
**Year Built: 2004**

**Possession: Within 60 days**

**Contact: Kathy Hayes**



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## Description

**Approximately 3913 square feet of office, warehouse and loft space. With a reception/lobby area, main conference room, two offices, restroom and kitchenette on the main floor, two additional offices with abundant windows and natural light, small conference area and large common area on the upper floor, upstairs loft area and 1133 sf warehouse with drive-in bay. Plenty of storage closets and storage space in the loft. Perfect combination of office space and light industrial. Upstairs common area could be used as additional cubicle area.**



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# Highlights

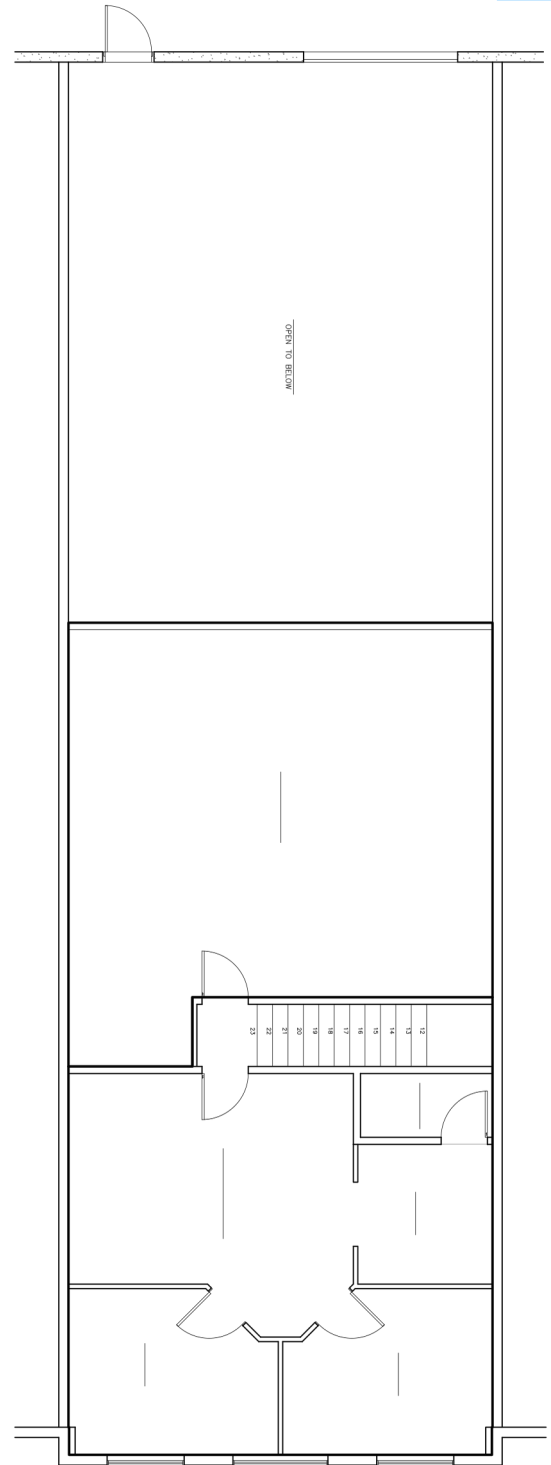
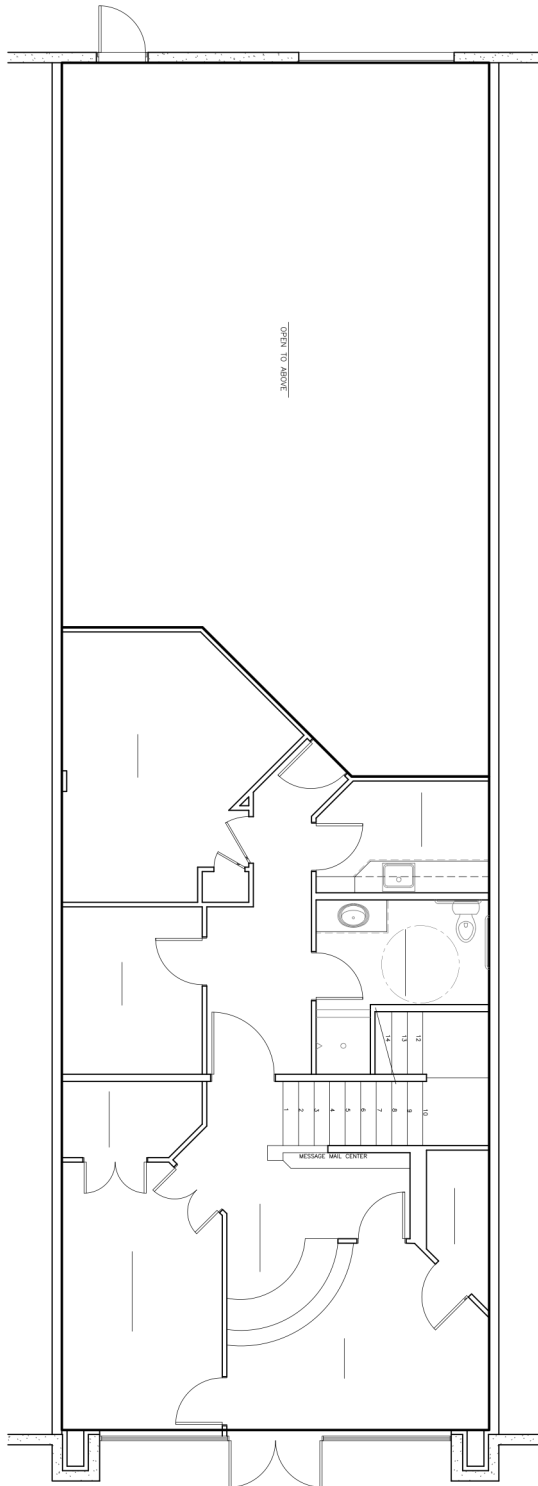
- **1.75/sf per month, full service gross lease (\$6846/mo to start)**
- **Listed rate does not include utilities.**
- **3–5-year lease.**
- **Outdoor shared break areas.**
- **Highway Access: 880, 680, 101**
- **Prime Silicon Valley Location**



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# Floor Plan



# Photos



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# Photos



## Lobby





# Photos



## Conference Room



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# Photos



## Reception



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# Photos



**Breakroom/  
Restroom**







# Lease Terms

- **Base Rent: 1.75/sf per month, full service gross lease (\$6846/mo to start)**
- **Listed rate does not include utilities.**
- **Tenant to pay PG&E, water, internet, phone**
- **3–5-year lease preferred.**
- **Security deposit required**
- **Outdoor shared break areas.**



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## Contact Info



**Kathy Hayes, Broker**

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