

**871 Coleman Ave., San Jose, CA 95110**



**FOR LEASE**  
**Office & Retail**

**Offered at**  
**\$2.00 /SF/Month, Gross – Office**  
**\$2.75/SF/Month, Gross – Retail**

**FOR MORE INFORMATION, PLEASE CONTACT:**

**Jessie Chou**

Cell: (408) 518-9677

E-mail: [jessiechou@giantrealtyinc.com](mailto:jessiechou@giantrealtyinc.com)

CA License No.: 01735325

**Giant Realty Inc.**

12124 Saratoga Sunnyvale Rd.  
Saratoga, CA 95070

Office: (408) 988-0888 Ext. 150

Fax: (408) 519-6541



# 871 Coleman Ave., San Jose, CA 95110

## Property Highlights:

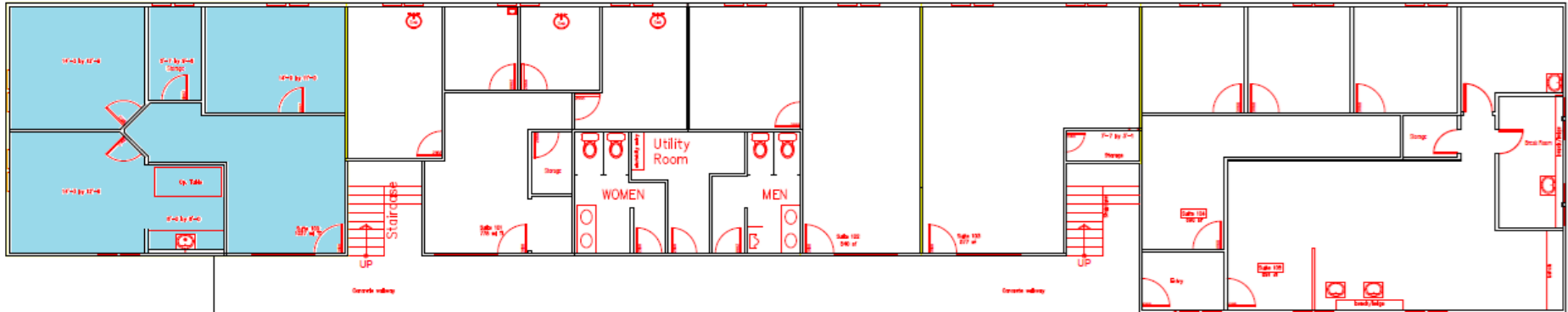
- **Excellent Access to I-880 & State Route 101 & 87**
- **Near San Jose International Airport, Shopping at Target and Costco**
- **Great Visibility and Traffic With this Coleman Location**
- **Absolutely Lovely, Charming, Spacious, Comfortable, Light and Bright**
- **Complete Turn Key Project to Operate Your Own Business or Vacant shell unit and the tenant can make his/her design and improvement as wishes.**
- **100% Office With Drop Ceiling**
- **Shared Restroom With Janitor Services**
- **Security Gate**
- **Huge parking lot is provided at 1 space per 250 square feet of building area.**



Drawings are not exact and not to scale. The information contained in this document has been obtained from sources believed reliable and is submitted subject to errors, omissions and changes. Giant Realty Inc. does not doubt its accuracy but makes no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. All information should be verified for their accuracy and completeness by the recipient prior to lease, purchase, exchange, or execution of legal documents. © 2023 Giant Realty Inc.

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## Ground Floor Plan:



Ground Floor

(Note: This drawing is for reference purposes only, as indication of Premises location, size, and shape are not necessarily precise or accurate.)

## Spaces Available:

Suite	Size (SF)	Rent	Monthly Rent
100	1,027	\$2.75/SF/Month	\$2,824.25/Month

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## Suite 100 Photos:

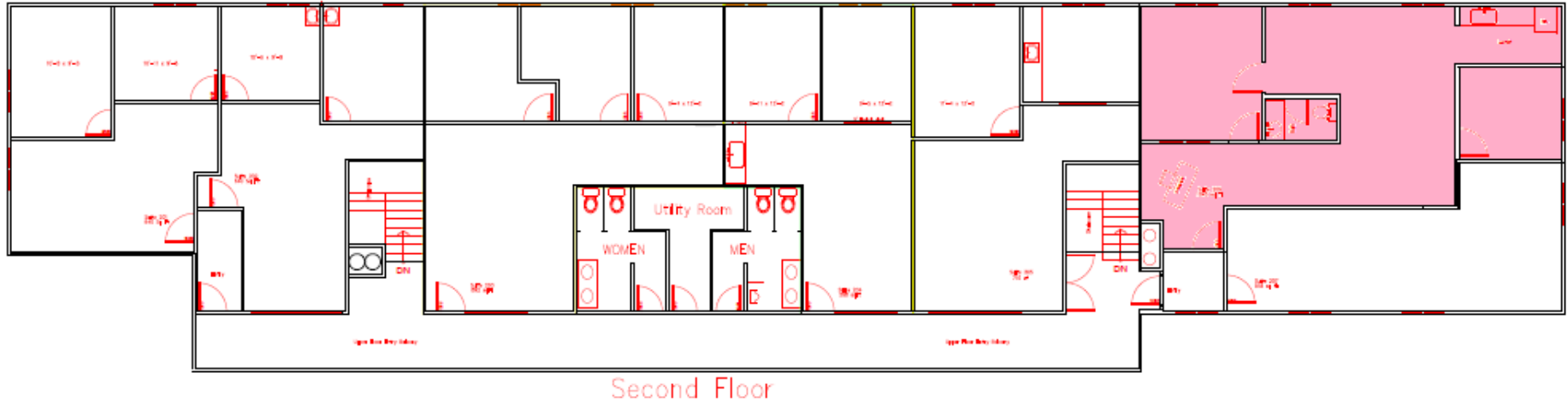


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## Second Floor Plan:



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## Spaces Available:

Suite	Size (SF)	Rent	Monthly Rent
206	1,045	\$2.00/SF/Month	\$2,090/Month

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## Suite 206 Photos:



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## Common Area:



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## Street View and Neighborhood:



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## Property Profile:

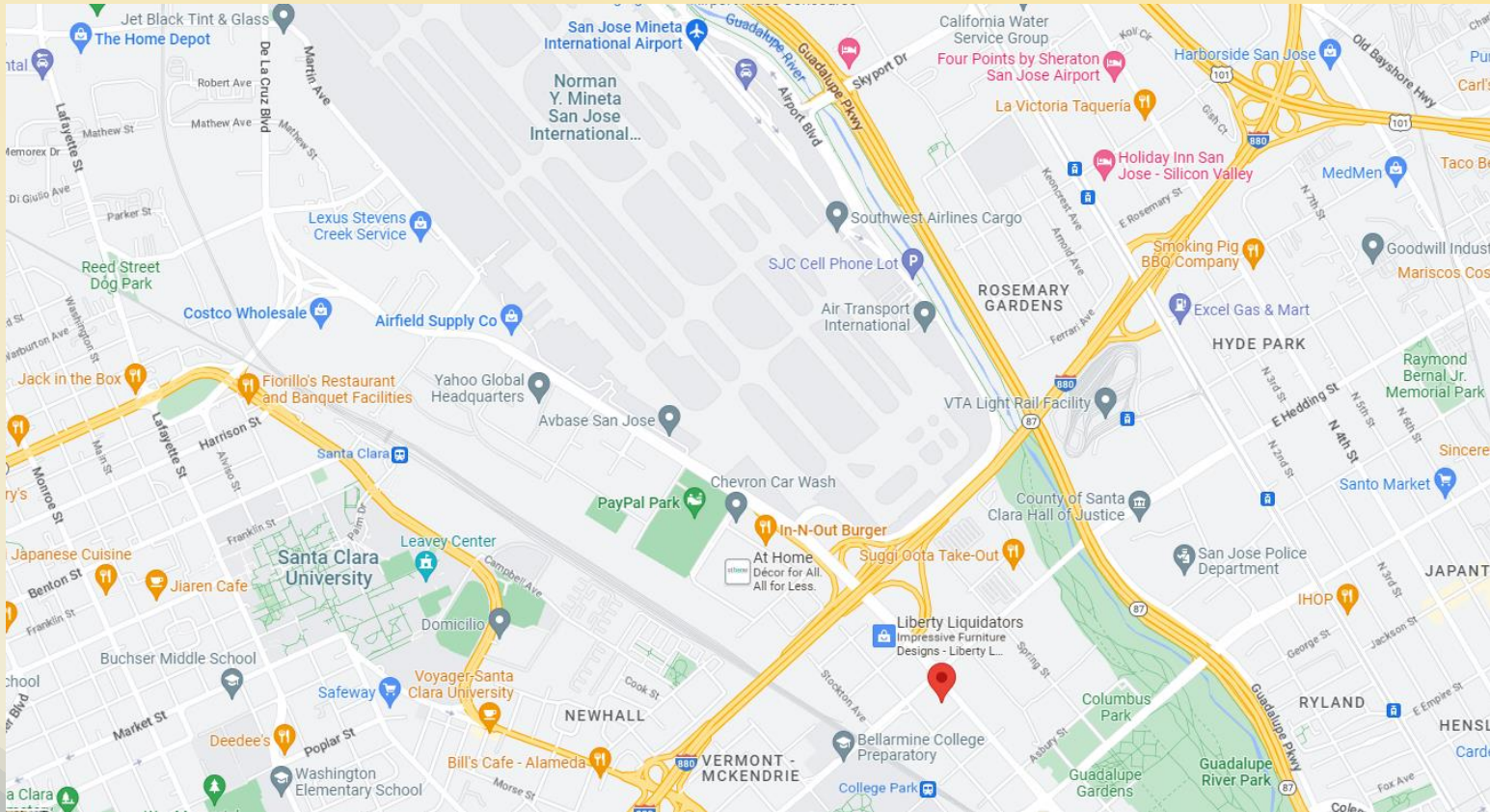
- **Lot Size: 20,473 SF**
- **Building Size: 10,050 SF**
- **Year Built: 1972**
- **Permitted Uses: Office, Medical, General Business / Retail Sales, Goods and Merchandise / Private Instruction, Personal enrichment**
- **Zoning: C1**
- **Zoning Map Symbol: CP (Commercial Pedestrian District)**
- **Use Code: Office Building (General)**



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## Map:



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