

HEALTHCARE

FOR LEASE OR SUBLEASE

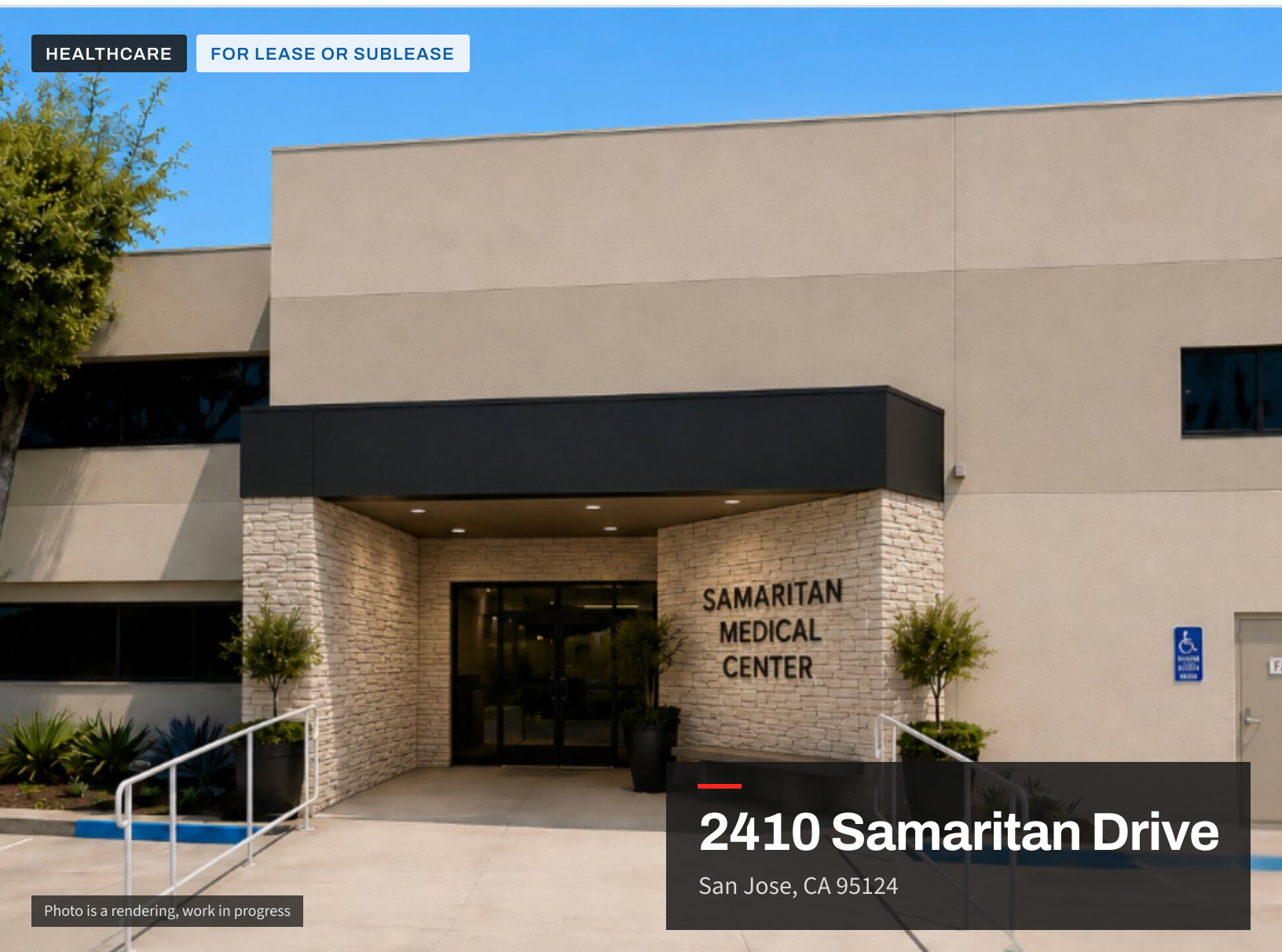


Photo is a rendering, work in progress

2410 Samaritan Drive

San Jose, CA 95124

SPACE

Entire Ground Floor

AVAILABLE

±5,286 RSF

Divisible to ±1,658 SF

LEASE RATE

Call for Rate and Terms

Ground-Floor Medical Space Directly Across from Good Samaritan Hospital.

LEASING CONTACTS

Eric Rafia

DRE #01383075

(408) 457-8808

eric@healthmedrealty.com

Kevin Heravi

DRE #01875398

(408) 457-8800

kevin@healthmedrealty.com

— PROPERTY DETAIL

Property Highlights.

- ✓ Available for direct lease or sublease
- ✓ Immediate access to Hwy 85 and Hwy 17
- ✓ Monument signage available
- ✓ Ample parking
- ✓ Located in the West Valley medical corridor
- ✓ Heavy tenant improvements available
- ✓ Directly across from Good Samaritan Hospital
- ✓ Existing surgery center improvements

AVAILABLE

Suite 101: ±3,628 RSF

Suite 102: ±1,658 RSF

Combined: ±5,286 RSF

LEASE RATE

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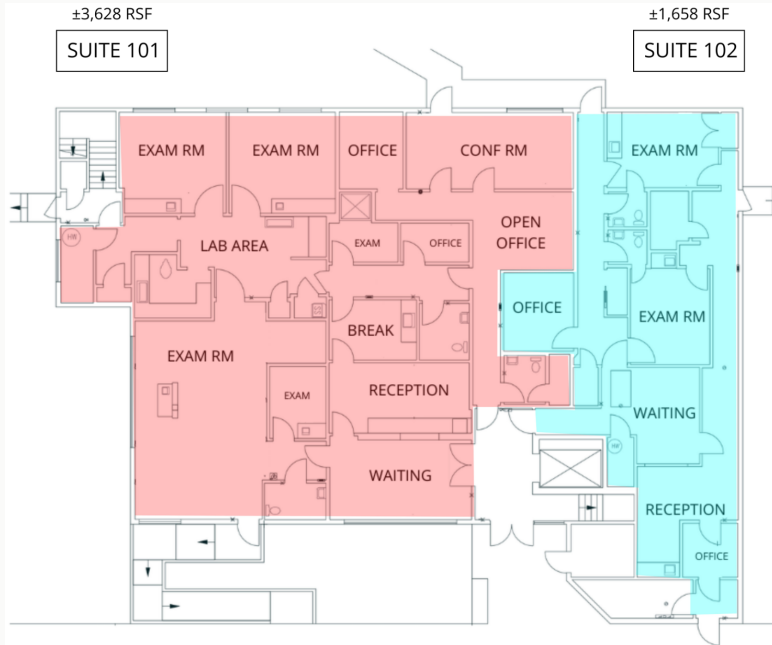


FLOOR PLANS

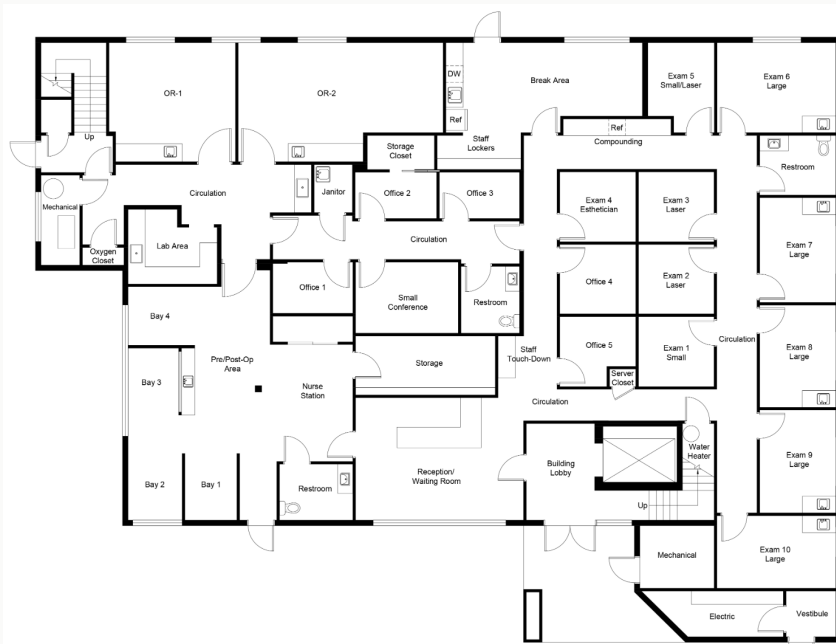
Space Configuration Options.

±5,286 RSF

CURRENT LAYOUT Demised into Suite 101 and Suite 102



HYPOTHETICAL Both units combined into one contiguous space - including 2 operating rooms.



Drawings not to scale. Dimensions and areas are approximate and subject to field verification. The combined plan is illustrative only and does not represent existing improvements.

LOCATION

Proximity Matters.

The building sits in the West Valley medical corridor directly across from Good Samaritan Hospital, with immediate access to Highways 85 and 17.



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OFFICES

San Francisco Bay Area

260 Los Gatos-Saratoga Road

Los Gatos, CA 95030

San Diego

329 S Hwy 101, Suite 160

Solana Beach, CA 92075

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