

OFFICE FOR SALE

INVESTMENT OPPORTUNITY



6140 COTTLE ROAD, SAN JOSE, CA 95123



6140 Cottle Road | APN 704-01-027

Building SF :	±10,856 SF
Stories:	2
Sprinklered:	Yes
Elevator:	2 - Hydraulic and Lift
Typical Floor SF:	±5,428 SF
Lot Size:	±0.6 AC
Year Built:	2001 (Remodeled 2011)
Zoning:	CP, San Jose
Market:	South Bay/San Jose
Submarket:	South San Jose

INVESTMENT OVERVIEW

KW Commercial is pleased to present the fee simple investment opportunity to purchase the property at 6140 Cottle Road, San Jose, CA 95123 ("Property"), situated in a submarket which holds one of Silicon Valley's lowest vacancy rates.

6140 Cottle Road is fully occupied by one tenant with over one million dollars in tenant improvements, including but not limited to, resealing of the slab, new windows, new fixtures and finishes, electrical upgrade, new security system with secure access upgrades with CCTV cameras, and a second elevator/lift to the Property.

Located just south of I-85 and Santa Teresa Blvd, the Property is approximately half a mile from I-85, four miles from I-87, under two miles from US-101, with public transit options approximately walking distance from the Property. BART's Downtown San Jose station will be about 15 minutes away and will bring ±55,000 weekday riders from the city optimizing employment opportunities and generating growth for the San Jose area.

The Property is a ±10,856 SF, Class B, Office building with ±31 spaces situated on a ±0.6 AC lot. This opportunity provides investors with a 'hands off' asset situated in one of the strongest and most resilient office markets throughout the nation. Inquire for Seller financing options.

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6140

**SOCIAL SECURITY
ADMINISTRATION OFFICE**

LEASED	100%
BUILDING SIZE	±10,856 SF
LOT SIZE (AC)	±0.6 AC
STORIES	2
ELEVATORS	2 - Hydraulic and Lift
VEHICLE PARKING	31 Surface Spaces
LEASE COMMENCEMENT	March 2011
LEASE TERM	15 Years*
LEASE EXPIRATION	February 2026
RENTAL INCREASES	Fixed Rate Increases
LEASE TYPE	Standard US Government Modified Gross Lease

*Per U.S. Government Lease for Real Estate standards, firm term of 10 years. State has early termination right beginning March 11th, 2021.

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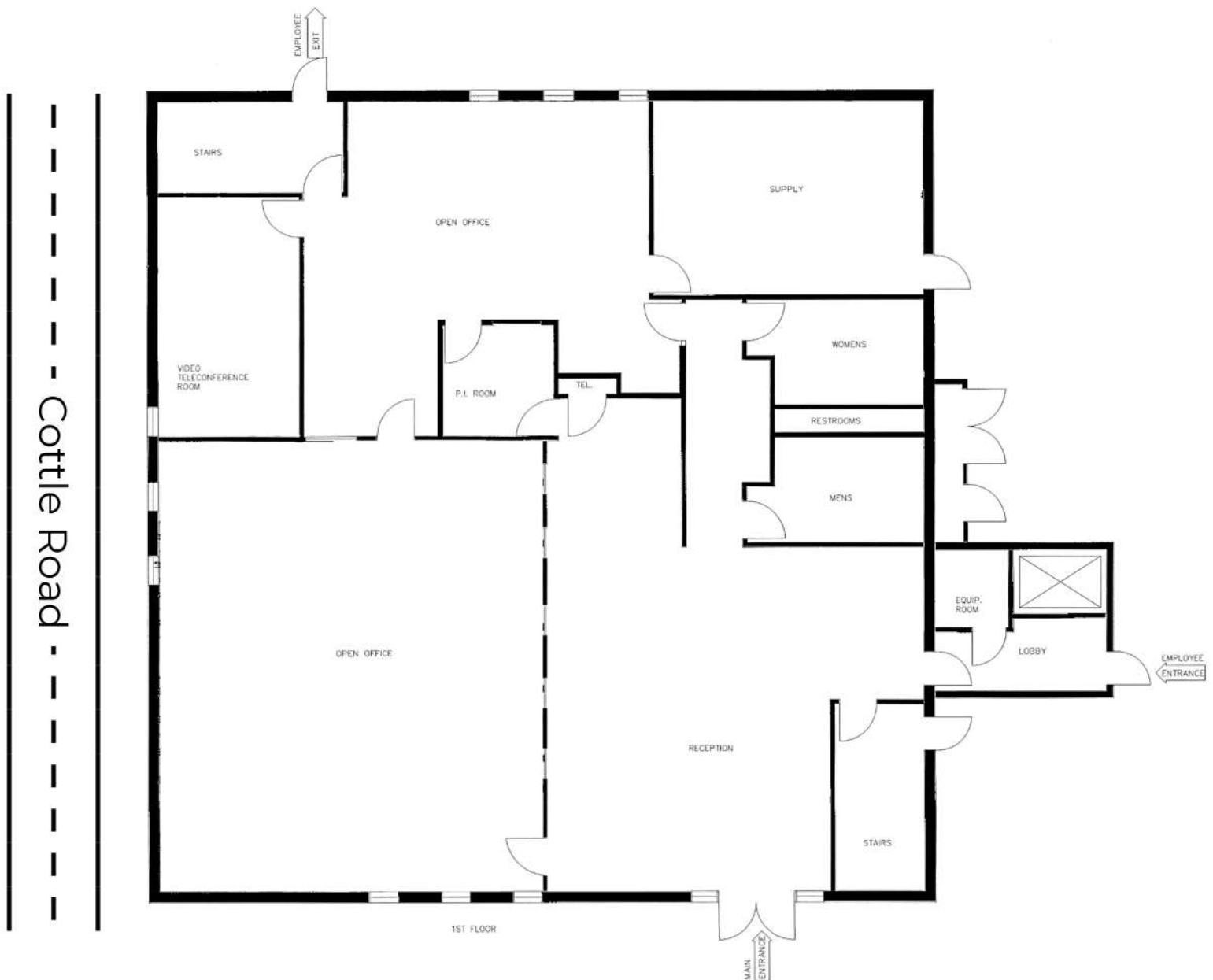
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FIRST STORY



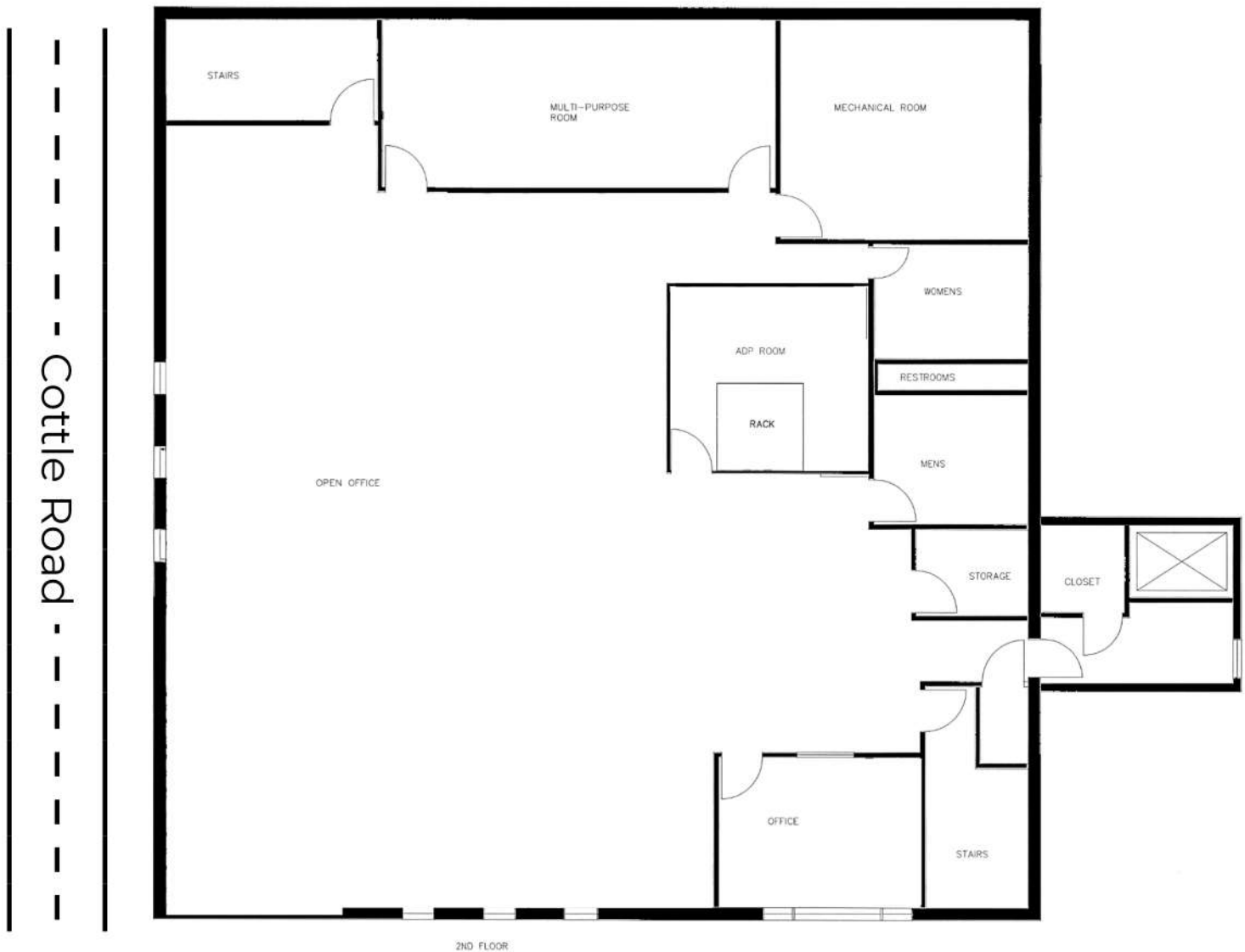
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SECOND STORY



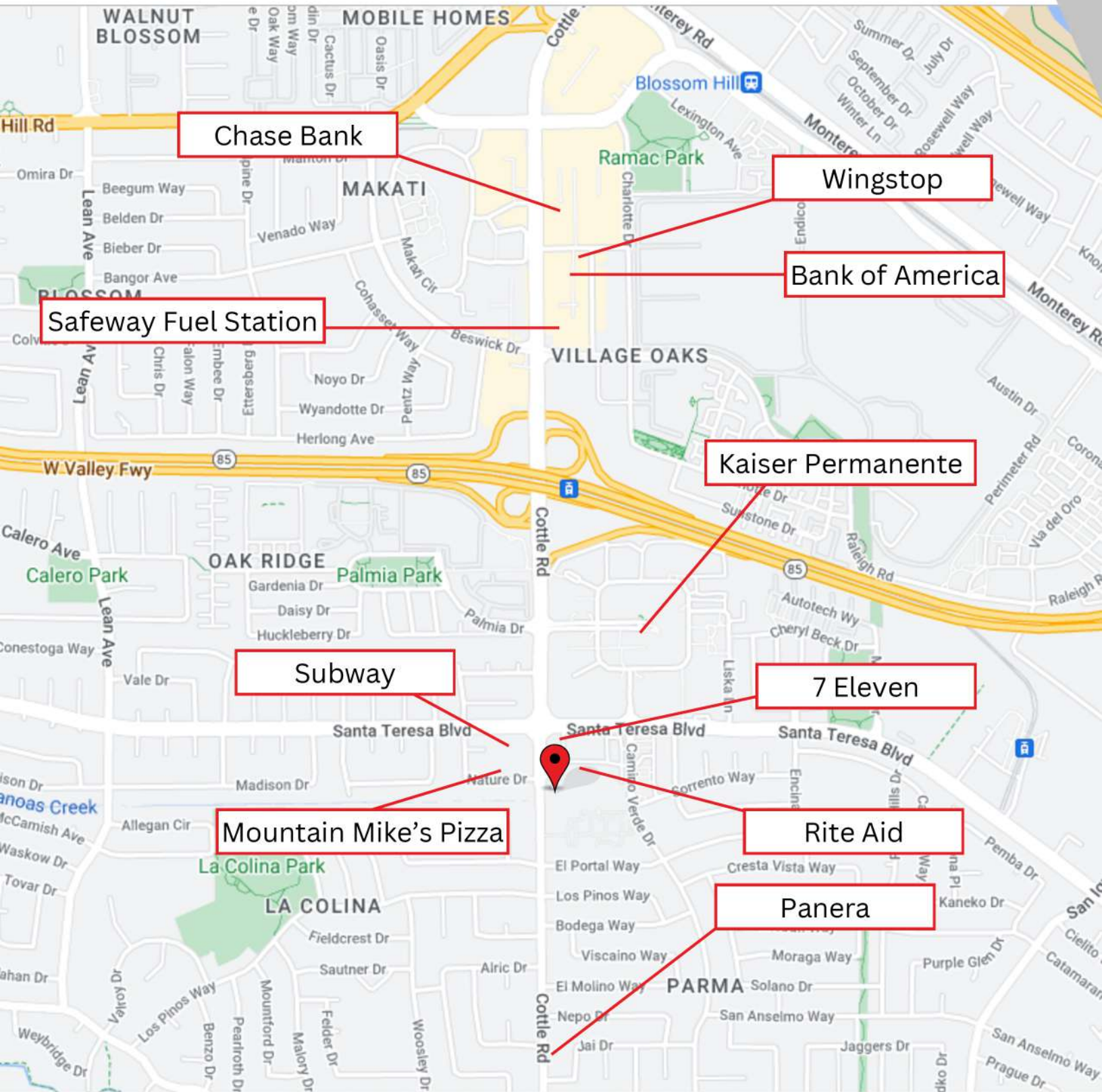
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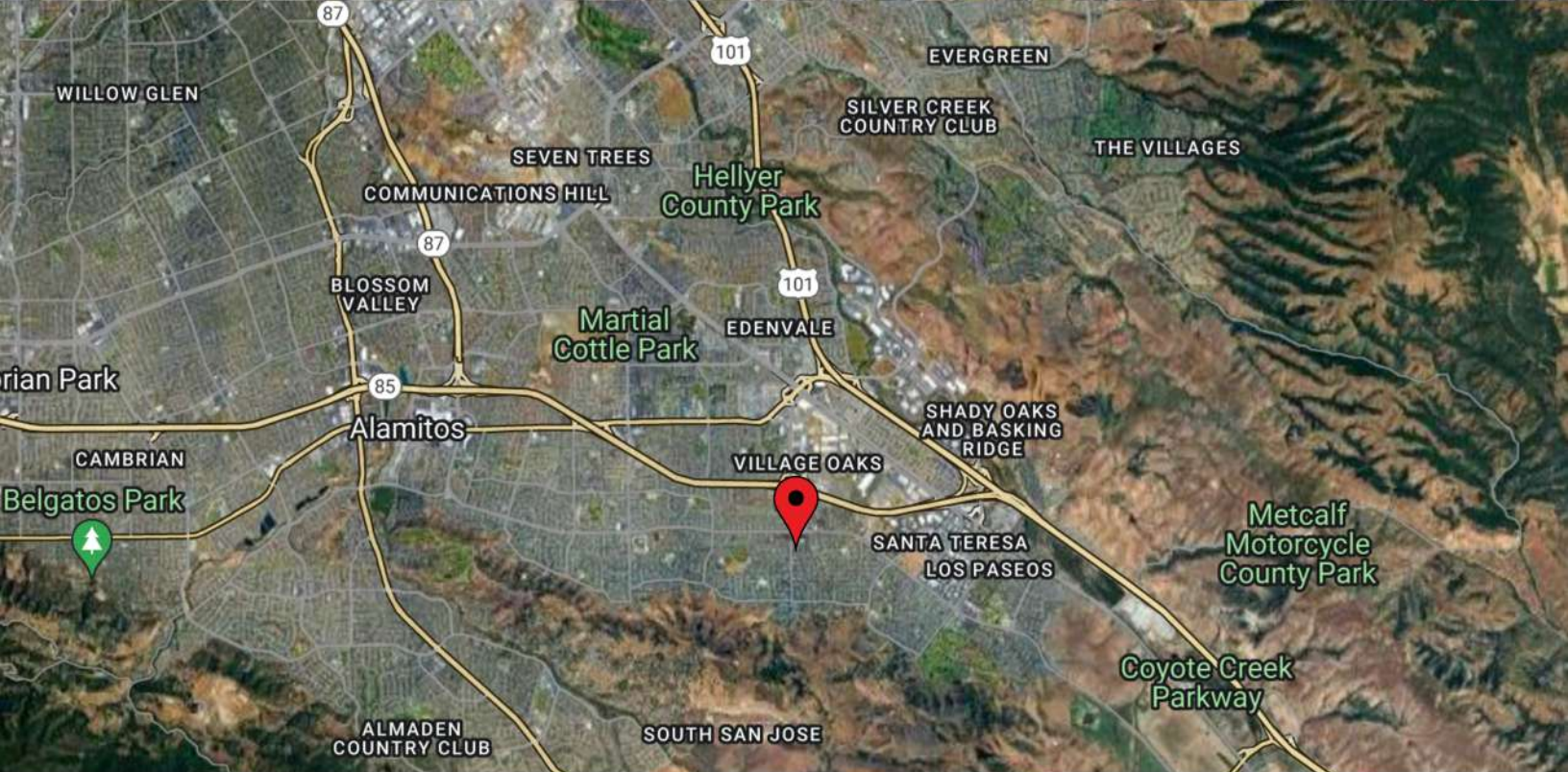
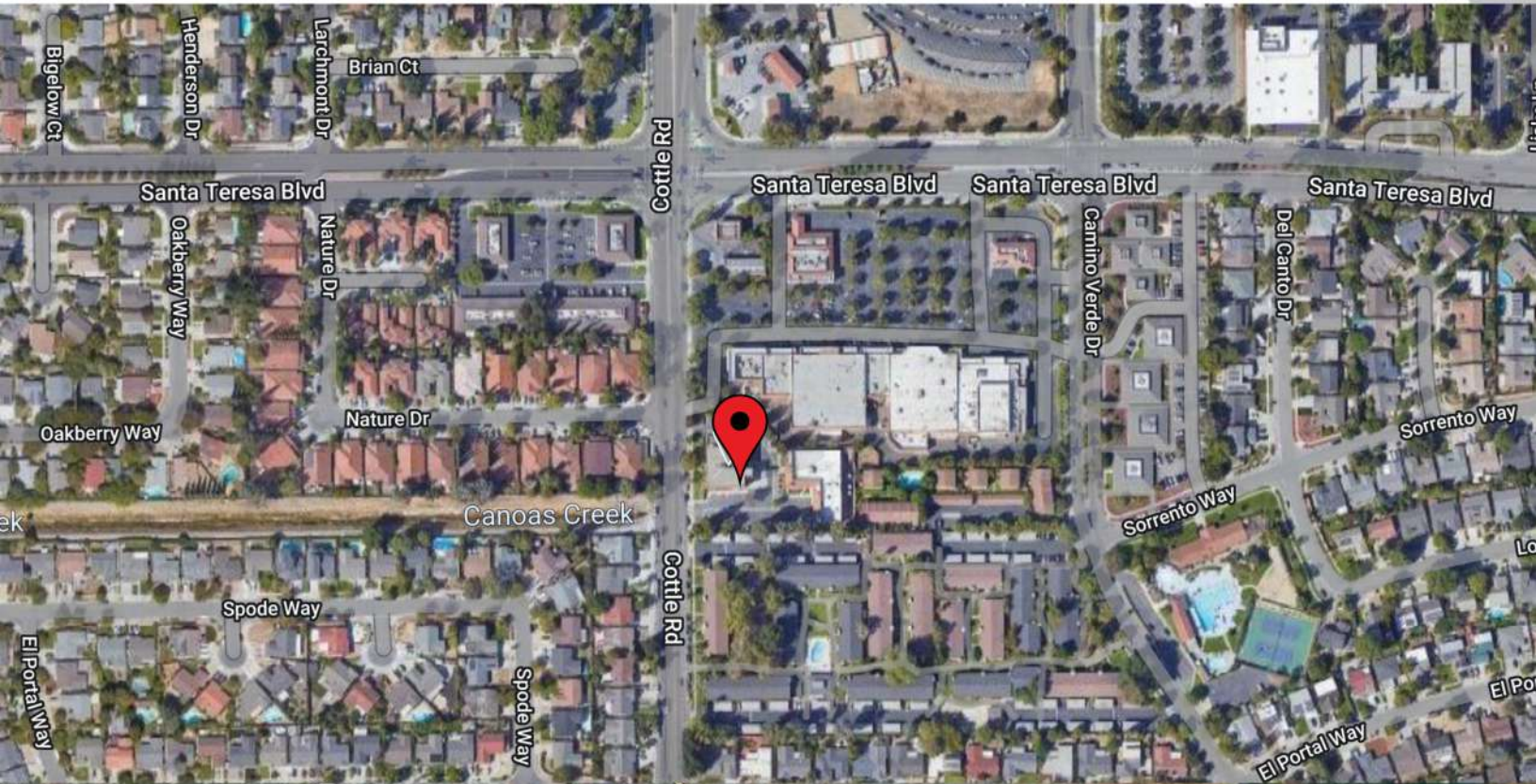
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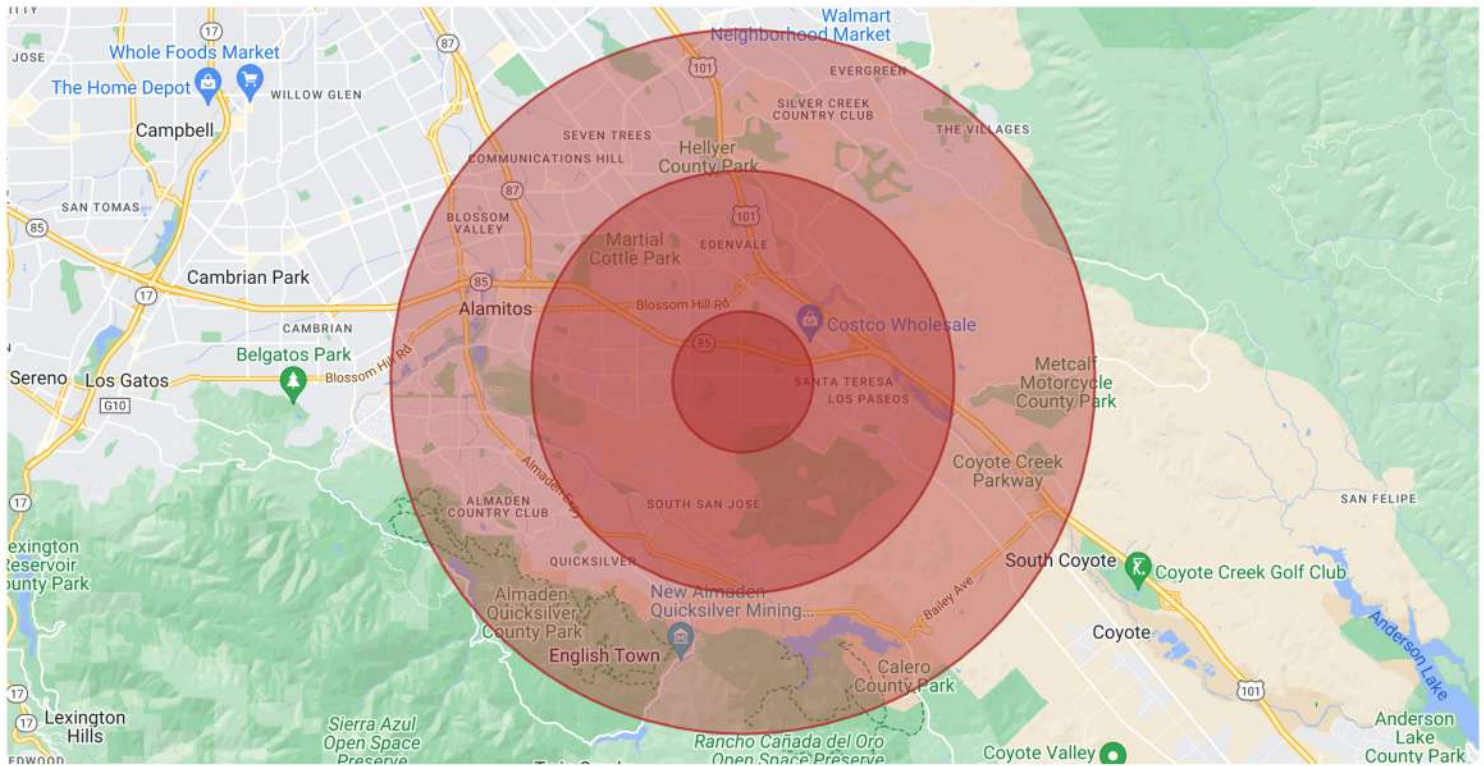
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,929	130,642	290,238
Male Population	10,485	65,947	144,672
Female Population	10,444	64,695	145,566

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,610	43,740	99,208
Occupied	7,202	42,285	96,025
Owner Occupied	4,791	30,743	66,967
Renter Occupied	2,411	11,542	29,058

RACE	1 MILE	3 MILES	5 MILES
White	12,343	64,756	137,824
Black	483	3,615	7,397
Am In/AK Nat	83	550	951
Hawaiian	38	208	320
Hispanic	6,215	47,632	98,878
Multi-Racial	7,482	57,446	118,398

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