



VIEIRA INVESTMENTS



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FOR LEASE

1609 Regatta Lane, Suite B, San Jose, CA

Suite Size: 3,580 SF

Lease Rate: \$1.61 per SF/Month

Lease Term: 2 - 5 Years

Lease Type: Modified Gross

This is a flex warehouse unit ideal for many different types of uses. Here are some specifics:

- Grade level roll up door
- Dedicated in suite men's and women's restrooms
- Security Alarm
- Fenced, gated parking area
- Central HVAC in conditioned office spaces
- Multiple offices
- Warehouse
- Separately metered PG&E
- Fire sprinklers
- Newer roof

This space is being offered on a Modified Gross lease type with the current asking rent of \$1.61 per sq ft in base rent with \$.04 per sq ft in addition to that for common area and maintenance expenses.

Convenient location in very nice business park not far from the intersection of 880 and 101.

