

**FOR LEASE**

# Flexible Office Space

**4950 HAMILTON AVE**

San Jose, CA 95130

**PRESENTED BY:**

**MARY BLASER**

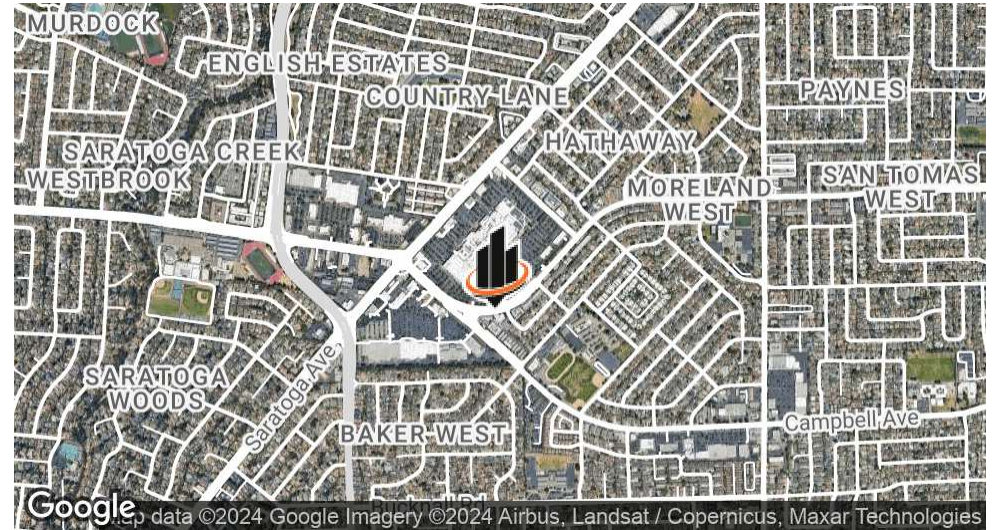
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CalDRE #01053916

**PLUG & PLAY OPTION AVAILABLE**

## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	Call for Rate
<b>AVAILABLE SF:</b>	317 - 3,250 SF
<b>BUILDING SIZE:</b>	12,403 SF
<b>PARKING RATIO:</b>	4 per 1,000

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## PROPERTY DESCRIPTION

Multi-tenant office building conveniently located on busy Hamilton Avenue. Walking distance to Westgate Center, El Paseo De Saratoga, and Westgate West. Multiple suite sizes are available. Fully gated building with private underground parking available and equipped with EV charging stations.

## PROPERTY HIGHLIGHTS

- Multiple suite sizes are available
- Elevator served
- On-site EV charging stations are available
- Flexible lease terms and responsive ownership
- Excellent West San Jose location
- Walking distance to Westgate Center and other retail amenities

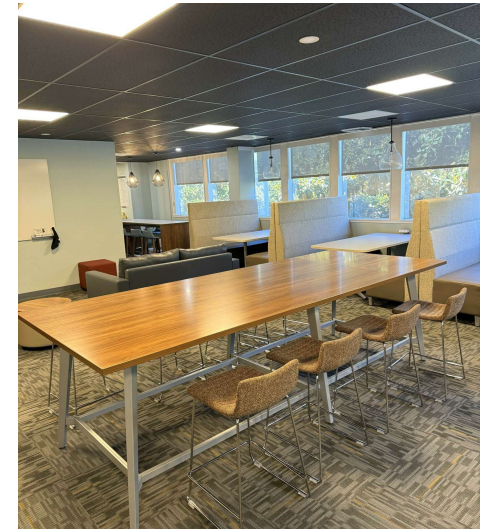
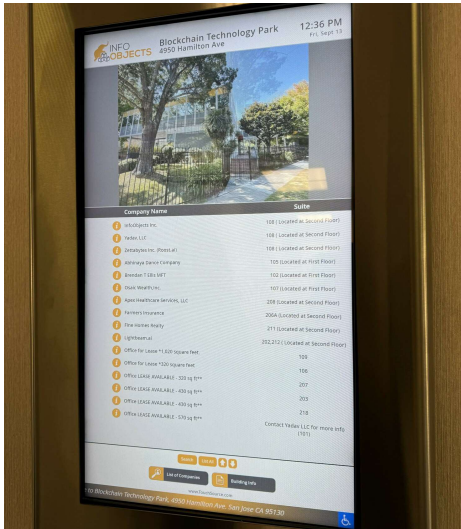
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SVN | CAPITAL WEST PARTNERS

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# ADDITIONAL PHOTOS

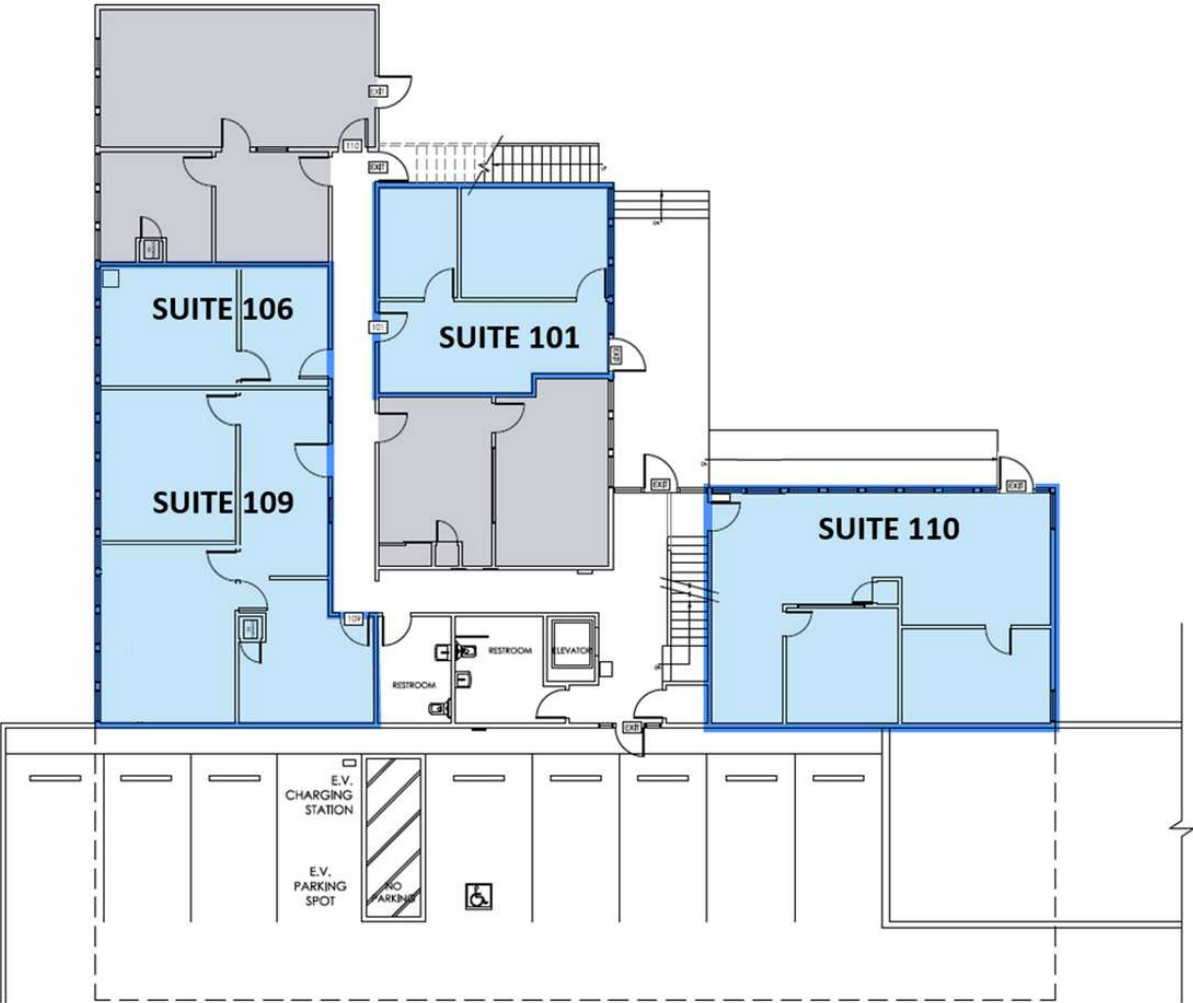


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# 1ST FLOOR



1 <sup>ST</sup> FLOOR AVAILABLE SUITES	
Suite 101	570 RSF
Suite 106	320 RSF
Suite 110	1,008 RSF
Suite 109	1,020 RSF

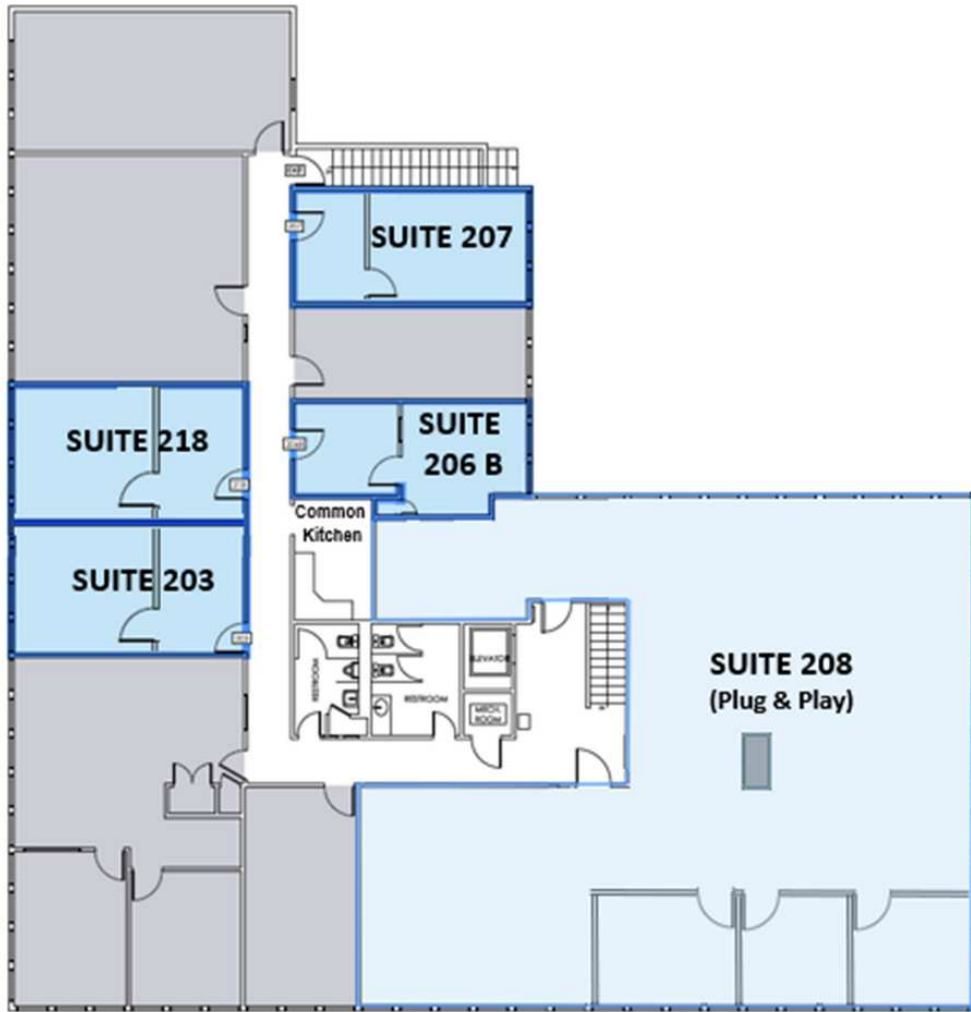
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# 2ND FLOOR



2 <sup>nd</sup> FLOOR AVAILABLE SUITES	
Suite 206B	317 RSF
Suite 207	346 RSF
Suite 203	460 RSF
Suite 218	460 RSF
Suite 208	3,250 RSF



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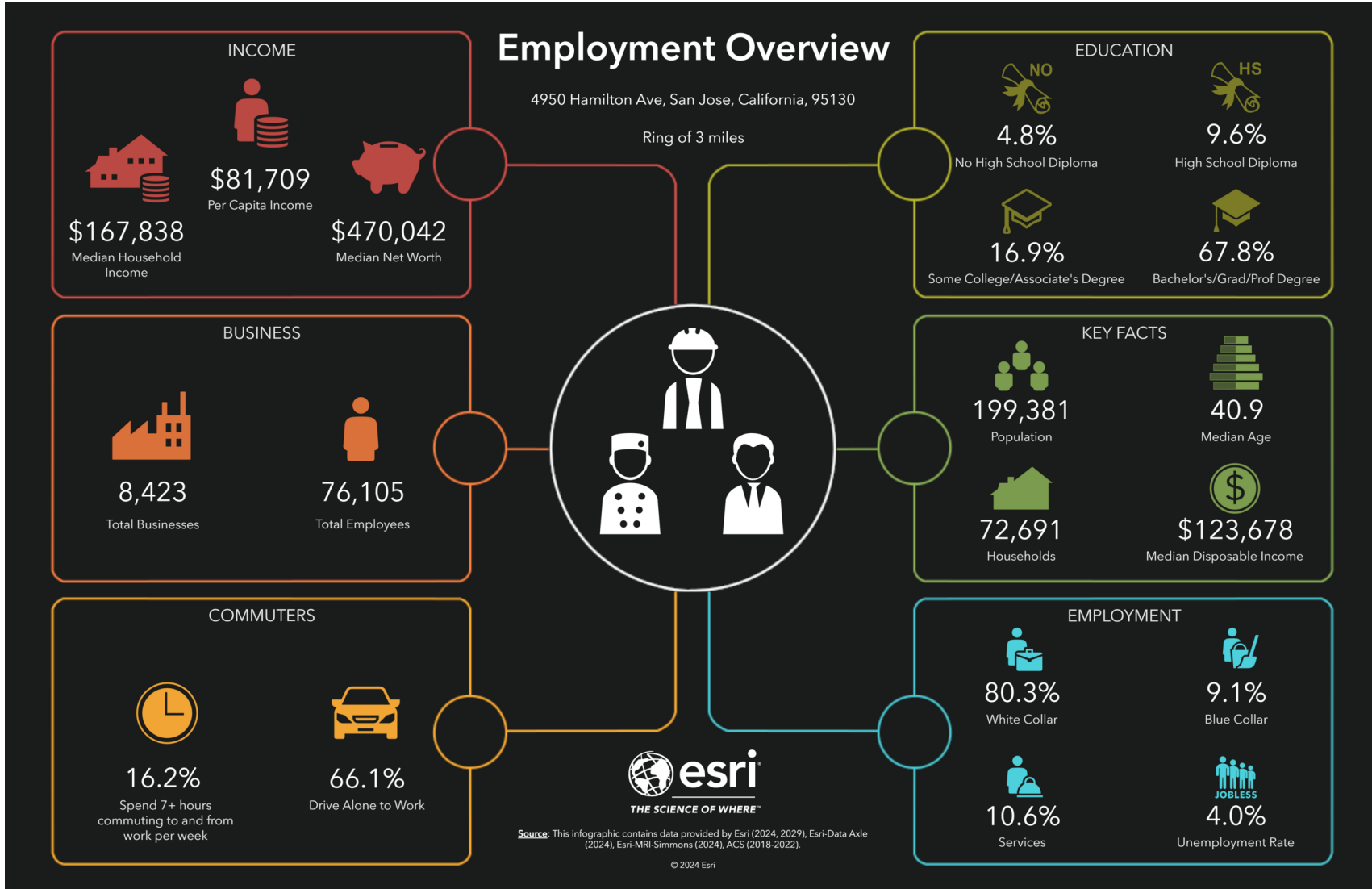
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# DEMOGRAPHICS



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