



### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$5.35 Per SF/Mo (Full Service)
<b>BUILDING SIZE:</b>	26,216 SF
<b>AVAILABLE SF:</b>	466 - 546 SF
<b>LOT SIZE:</b>	0.74 Acres
<b>YEAR BUILT:</b>	1983
<b>ZONING:</b>	CO
<b>MARKET:</b>	San Jose

### PROPERTY OVERVIEW

Introducing a premier leasing opportunity at 2211 Moorpark Avenue in San Jose, California. This well-located medical office condominium offers an excellent opportunity for a variety of healthcare users, including physicians, physical therapists, behavioral therapists, dentists, and other medical professionals seeking a professional and efficient clinical space. The suite provides an ideal setting for practitioners looking to establish or expand their practice within a central San Jose location that offers convenient access for both patients and staff.

### PROPERTY HIGHLIGHTS

- Available now
- Flexible lease terms
- Opportunity to lease 250A or 250B
- Reserved parking stall



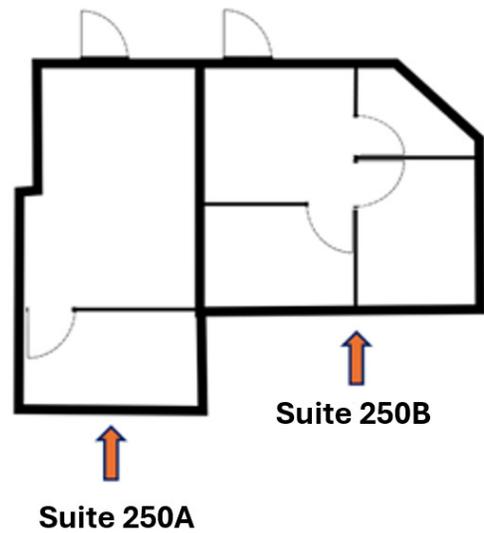
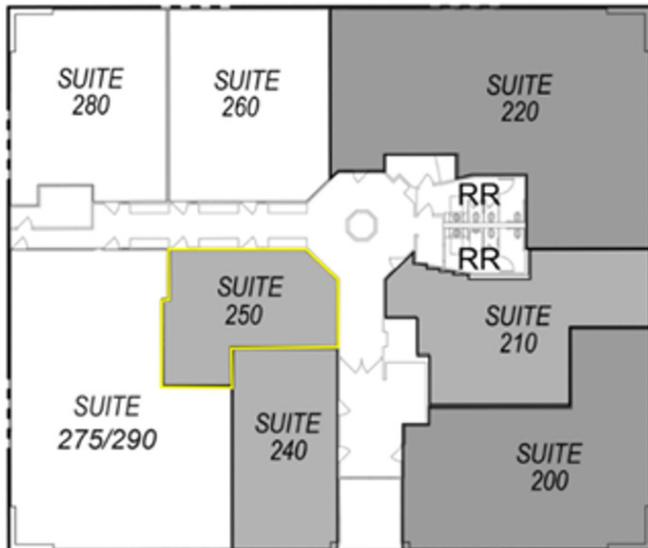
**Jose Lechuga, CCIM**  
Associate  
O: 408.896.0628  
jose.lechuga@svn.com  
CalDRE #02095520



# For Lease

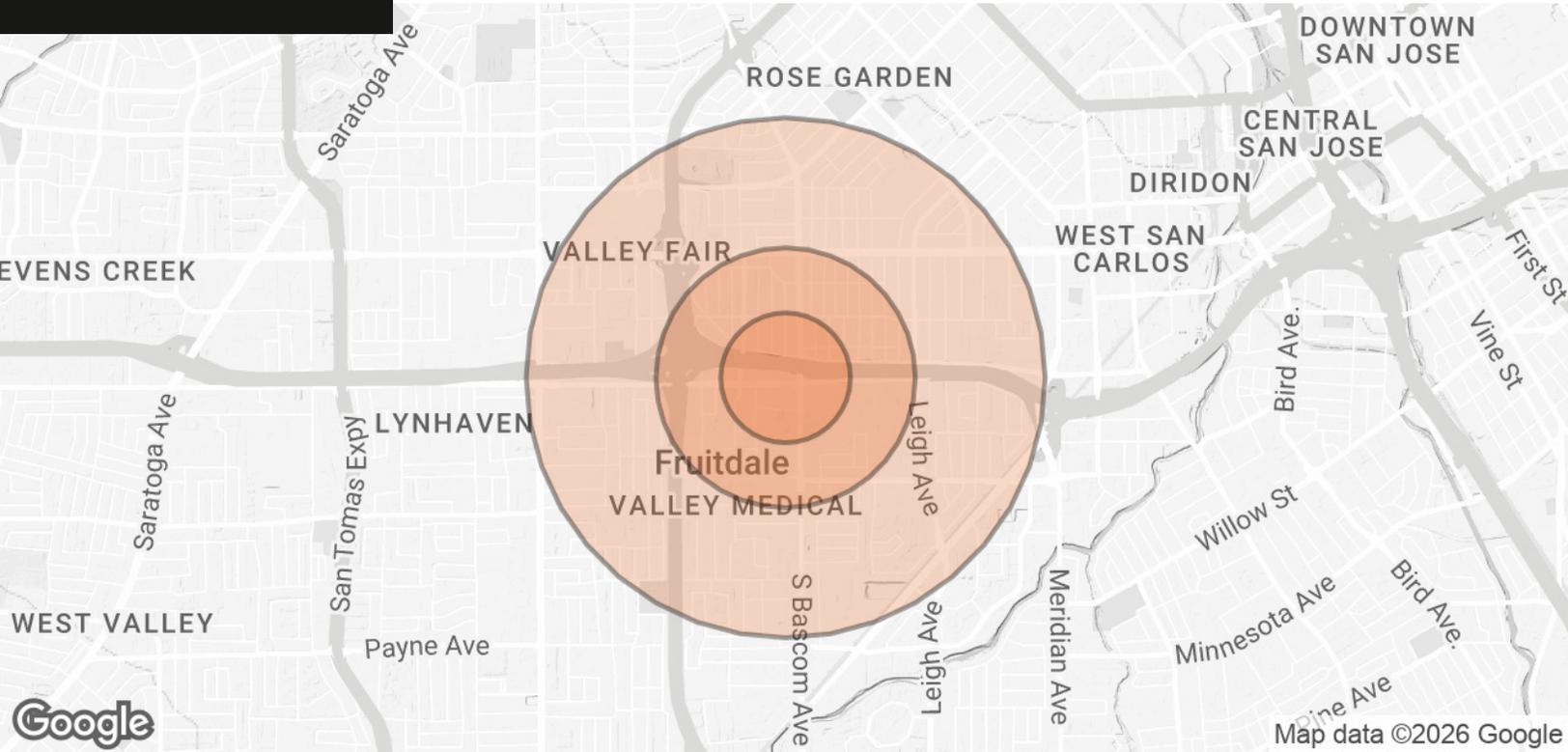
## Moorpark Professional Center

2211 Moorpark Avenue, Suite 250, San Jose, CA 95128



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POPULATION	0.25 MILES	0.5 MILES	1 MILE
<b>TOTAL POPULATION</b>	1,566	6,537	29,305
<b>AVERAGE AGE</b>	33.7	34.8	37.3
<b>AVERAGE AGE (MALE)</b>	34.1	34.9	37.5
<b>AVERAGE AGE (FEMALE)</b>	33.0	34.4	37.0
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
<b>TOTAL HOUSEHOLDS</b>	576	2,504	11,914
<b># OF PERSONS PER HH</b>	2.7	2.6	2.5
<b>AVERAGE HH INCOME</b>	\$140,786	\$149,573	\$165,513
<b>AVERAGE HOUSE VALUE</b>	\$1,104,147	\$1,126,874	\$1,273,839

2023 American Community Survey (ACS)



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