

SUNNYVALE MEDICAL CONDOS FOR SALE

516 W. REMINGTON DRIVE | SUNNYVALE, CA.

BUILDING 3 AND BUILDING 4



CONDOS AVAILABLE FOR SALE:

BUILDING 3: ±2,047 Square Feet @ \$2,456,400

- Consists of Two Individual Dental Offices
- Suite 3A: ±1,142 SF Vacant
- Suite 3B: ±905 SF Leased

BUILDING 4: ±2,218 Square Feet @ \$2,661,600

- Consists of Three Individual Dental Offices
- Suite 4A: ±812 SF Leased
- Suite 4B: ±598 SF Vacant
- Suite 4C: ±808 SF Leased

FEATURES:

- High Identity Corner Location: Sunnyvale-Saratoga Road
- Near High Technology Employers, Apple (2 miles)
- Beautiful Views, Full Height Glass
- Recent Upgrades: New Roof, HVAC
- Signage Available
- Parking Ration: 5.29/1,000 SF
- Easy Access to Hwy 85

The information contained herein has been obtained from sources we deem reliable. We cannot, however assume responsibility for its accuracy.

Please Contact Exclusive Agents For More Sale Information or To Tour:

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RITCHIE *Commercial*
RESPONSIBLE REAL ESTATE

34 W. SANTA CLARA STREET, SAN JOSE, CA 95113
DRE # 01209214 | www.ritchiecommercial.com
1 408.971.2700 f 1 408.971.1600

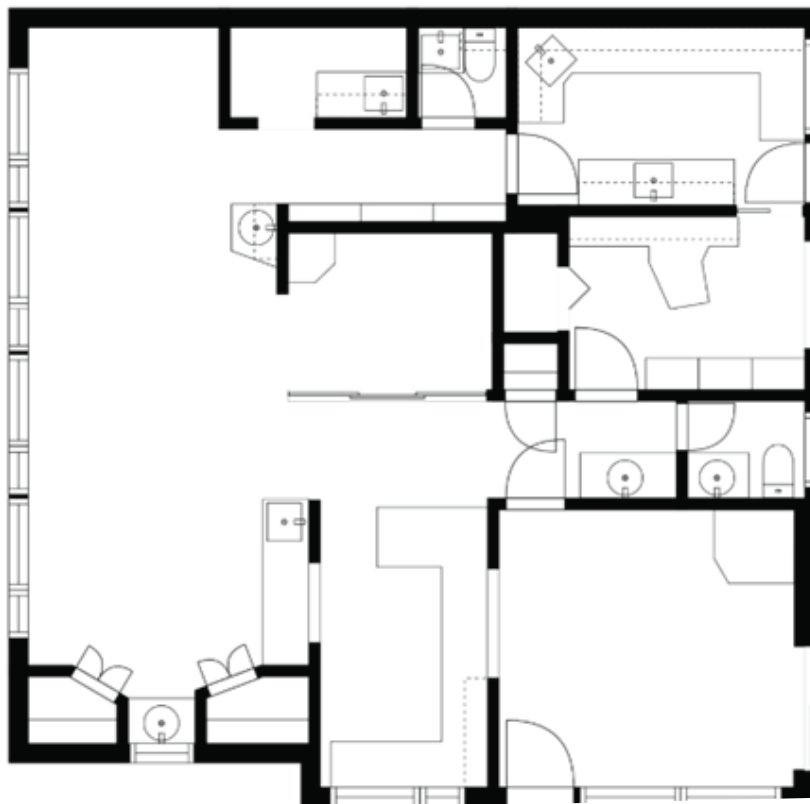
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SUNNYVALE MEDICAL CONDOS FOR SALE

516 W. REMINGTON DRIVE, BUILDING 3

±2,047 Square Feet | Price: \$2,456,400

Highlights: Building 3 Consists of 2 Dental Offices: Units 3A, 3B



Suite 3A: 1,142 SF

UNIT 3A: ±1,142 SF - Vacant

- Lease Rate: \$3.75 PSF, NNN
- Operating Expenses: \$1.59 PSF

UNIT 3B: ±905 SF - Leased

- Tenant: James Doran DDS
- Monthly Scheduled Rent: \$4,028 Per Month
- Operating Expenses: \$1.59 PSF
- Annual Increases Based on CPI
- Lease Expires: June 30, 2029

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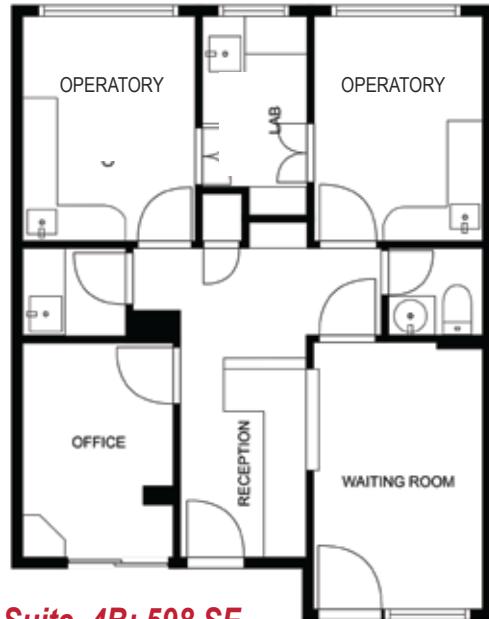
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SUNNYVALE MEDICAL CONDOS FOR SALE

516 W. REMINGTON DRIVE, BUILDING 4, SUNNYVALE, CA.

±2,218 Square Feet | Price: \$2,661,600

BUILDING 4: Consists of 3 Dental Offices: Units 4A, 4B, 4C

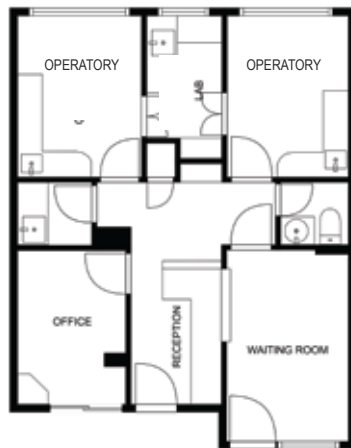


Suite 4B: 598 SF

Unit A and Unit B Can be Combined.



Floor Plan 4A



Floor Plan 4B

UNIT 4A: ±812 SF - Leased

- Tenant: Thien H. Vu DDS
- Monthly Scheduled Rent: \$2,816
- Operating Expenses: \$1.59 PSF
- Annual Increases: Based on CPI
- Lease Expires: June 30, 2026

UNIT 4B: ±598 SF - Vacant

UNIT 4C: ±808 SF - Leased

- Tenant: Dentist
- Monthly Scheduled Rent: \$3,622 Per Month (\$78 Storage)
- Operating Expenses: \$1.59 PSF
- Annual Increases: 3%
- Lease Expires: June 30, 2029
- Tenant has Two Options to Renew

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