



FOR LEASE

OFFICE AND MEDICAL SUITES AVAILABLE

6472 CAMDEN AVENUE - SAN JOSE, CA 95120

COLE STROMBOM

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DESCRIPTION

- Multi-tenant office building with diverse tenant mix in convenient Almaden Valley location.
- Office & Medical Suites ranging from private offices to over 1,000 square feet.
- Surrounded by neighborhood amenities including:
 - Restaurants
 - Banks
 - US Post Office
 - Grocery Stores
 - Almaden County Club,
 - Boulder Ridge (Bay Club)

HIGHLIGHTS

- Full Service leases
 - (**Utilities** included)
- Private parking lot with ample parking
- 24 Hour Access
- Flexible Terms
- WiFi Available
- **Contact for video tours of available suites**

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SPACES AVAILABLE

(SEE FLOOR PLAN ON NEXT PAGE)

Suite 105	831 SF	\$2,250 /month
Suite 203	670 SF	\$1,800 /month
Suite 204	502 SF	\$1,300 /month
Suite 210	721 SF	\$1,900 /month
Suite 211	490 SF	\$1,350 /month

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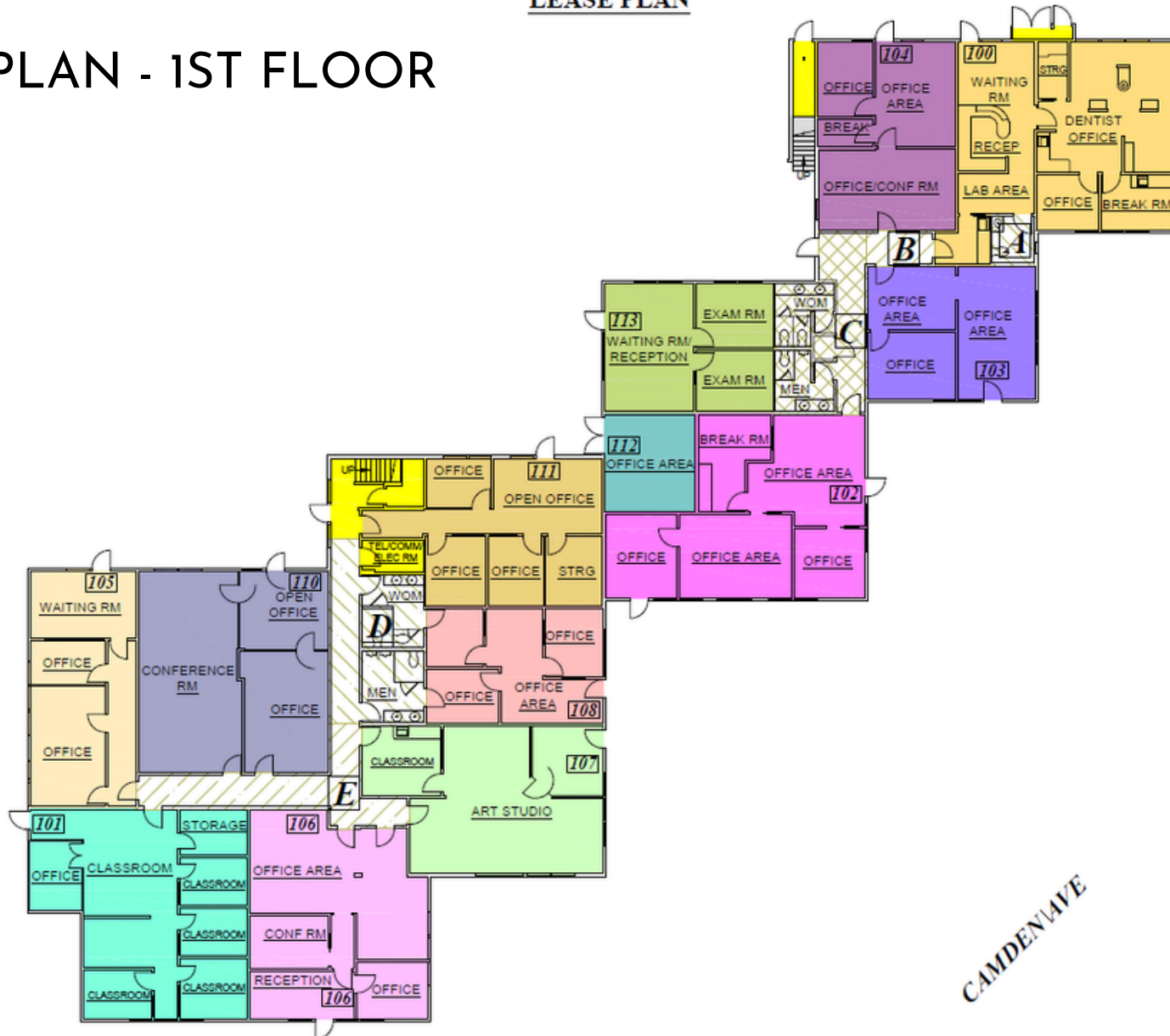
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LEASE PLAN

FLOOR PLAN - 1ST FLOOR

TRINIDAD DR



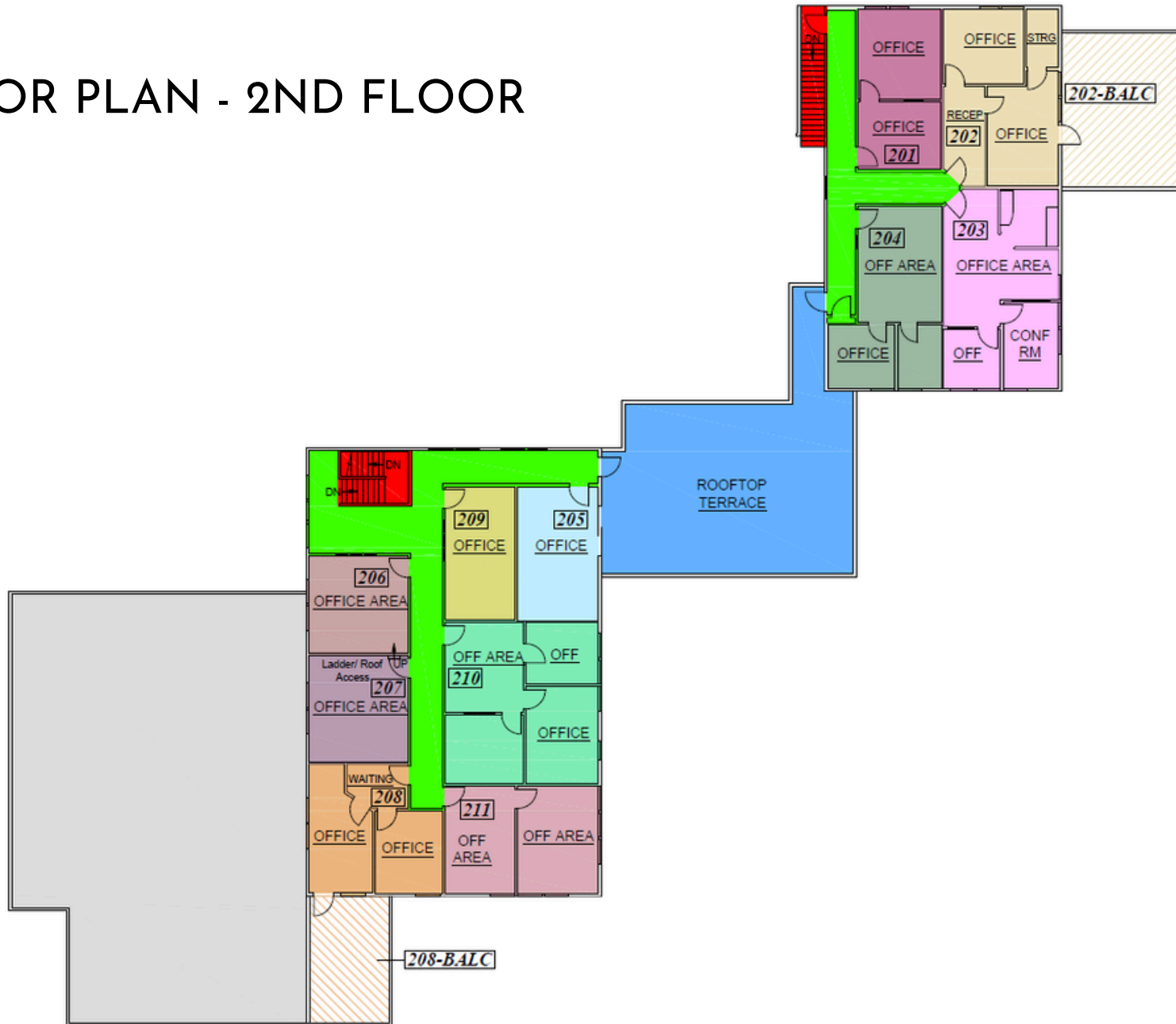
CAMDEN AVE

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FLOOR PLAN - 2ND FLOOR



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NEARBY BUSINESSES

- Bank of America
- Wells Fargo
- Chase
- Almaden Golf & Country Club
- Safeway
- Ace Hardware
- US Post Office
- Baskin Robbins
- Parma Park
- Almaden Community Center
- Simonds Elementary School
- Burger King