



# 188

STAUFFER  
BOULEVARD

Stauffer Boulevard

Kyle Park Court

**Offering Memorandum**  
**Office/Warehouse for Lease and For Sale**  
188 Stauffer Boulevard | San Jose, CA

*EB Mason*  
CRE

## Confidential information and disclaimer

This Offering Memorandum has been performed by EB Mason CRE ("EB") and is NOT AN APPRAISAL, but solely the opinion of EB. EB has endeavored to include information which it believes to be relevant for the purpose of user's evaluation. User acknowledges that some of the information contained herein is provided to EB and has not been independently verified by EB and is not guaranteed as to the completeness or accuracy of the information. User expressly agrees that use of the information contained herein is at user's sole risk. Neither EB, its Affiliates, Employees, Agents, Contractors, Third Party Content Providers, Licensors or Business Partners warrant nor do they make any warranty as to the results that user may obtain from use of this material. User acknowledges that this information is provided on an "as-is" basis without warranties of any kind, either express or implied.

EB MASON CRE

Brian Mason, SIOR  
408.472.9498  
brian@ebmasoncre.com  
Re Lic: # 01229363

EB Mason CRE  
155 E Campbell Ave Suite 217  
Campbell, CA 95008

[www.ebmasoncre.com](http://www.ebmasoncre.com)



## Property Details

Property is located on the corner of Stauffer Boulevard and Kyle Park Court. Access to the property is excellent, with a highway interchange less than one-half mile South West of the building at Curtner Boulevard and US Highway 87. Additionally, there is access to Almaden Expressway, Monterey Road and 1st Street. The property enjoys great ingress and egress with drive around access.

Major employers in the area include Adobe, Zoom, Google, LinkedIn, Samsung, Microsoft, Symantec, Synopsis and Lockheed Martin. Google is one of the largest employers in Silicon Valley and their headquarters is located just north off US Highway 101. The surrounding neighborhoods of the site have undergone a major redevelopment over the recent years. There are several new home developments, totaling more than 300 residences, either in the planning stages or currently under construction. Additionally, there is nearly 2.9 million square feet of new commercial space in various stages of planning and construction in the North Bayshore area.

## Property Highlights

- Rare opportunity to lease or purchase office property in San Jose
- Corner of Stauffer Boulevard and Kyle Park Court
- Convenient Access to Highway 87, Almaden Expressway, Highway 280, Monterey Road, The Plant and Downtown San Jose
- 34 parking spaces, 2 HC spaces, plus street parking
- Warehouse has sprinklers, skylights and heat
- 2 grade level doors
- 1,000 Amps, 120/208 Volts, 3 phase, 4 wire.
- 1 sub panel protected by a 250A sub breaker
- Building: ±15,184 Square Feet
- Lot: ±0.97 Acres
- APN: 456-13-009
- Current Zoning: HI
- **Lease: \$1.55 NNN**
- **Sale: \$365 psf or \$5,542,160.00**



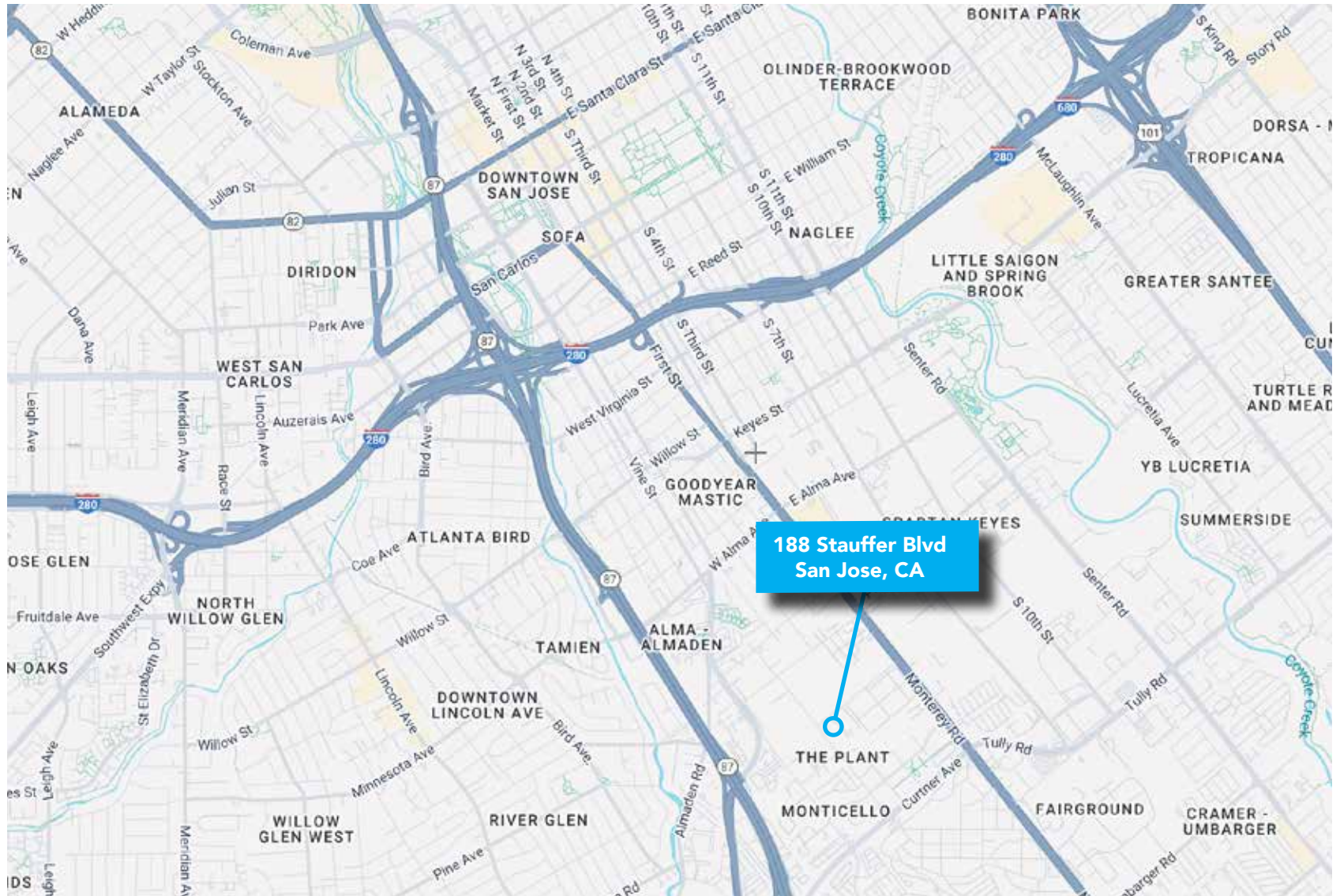
# 188

STAUFFER  
BOULEVARD

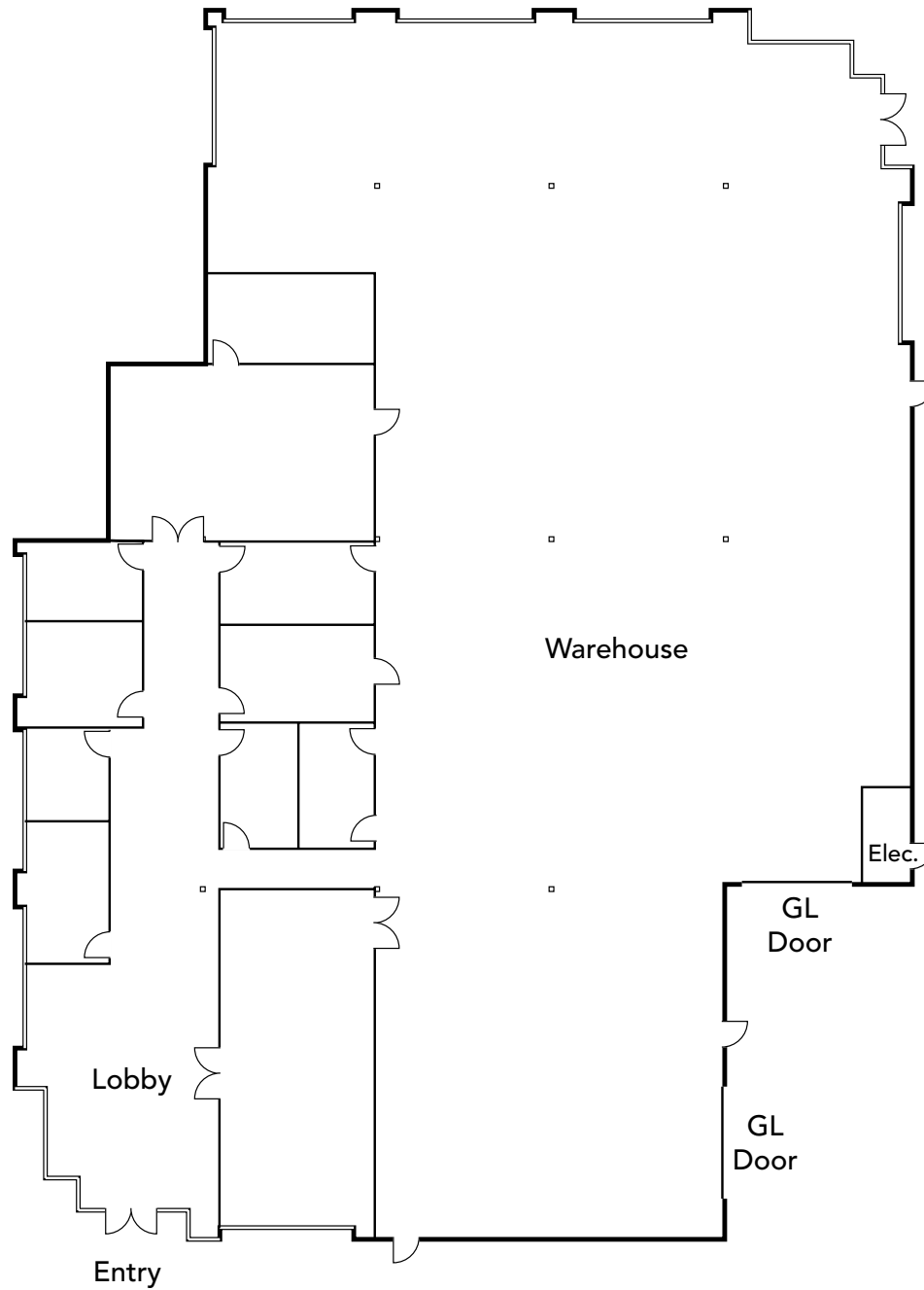
## Property Aerial



## Location Map



## Floor Plan





# 188

STAUFFER  
BOULEVARD



Please contact  
me for additional  
information or to  
set up a tour

**Brian Mason SIOR**

EB Mason CRE

1.408.472.9498

[brian@ebmasoncre.com](mailto:brian@ebmasoncre.com)

License No. 01229363

155 E Campbell Ave, Suite 217  
Campbell, CA 9500

[www.ebmasoncre.com](http://www.ebmasoncre.com)

*EB Mason*  
CRE

188 Stauffer Boulevard | San Jose, CA | EB Mason CRE