

FOR LEASE
±2,276 SF
Office Space

1754 TECHNOLOGY DRIVE, SUITE 224

San Jose, CA 95110

PRESENTED BY:

MARY BLASER

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CalDRE #01053916

ROBIN SANTIAGO, SIOR, CCIM

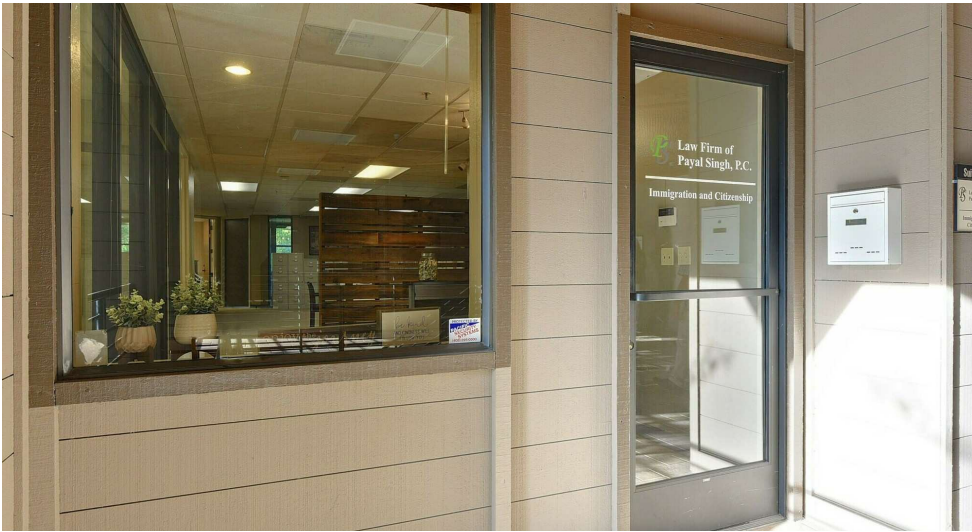
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PROPERTY SUMMARY



LEASE RATE	\$2.76 SF/MONTH
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OFFERING SUMMARY

AVAILABLE SF:	2,276 SF
LEASE TYPE:	Modified Gross

PROPERTY OVERVIEW

Multi-tenant building conveniently located on Technology Drive near the San Jose Mineta International Airport. Walking distance to retail amenities, Casino M8trix, Bay 101, and several hotels.

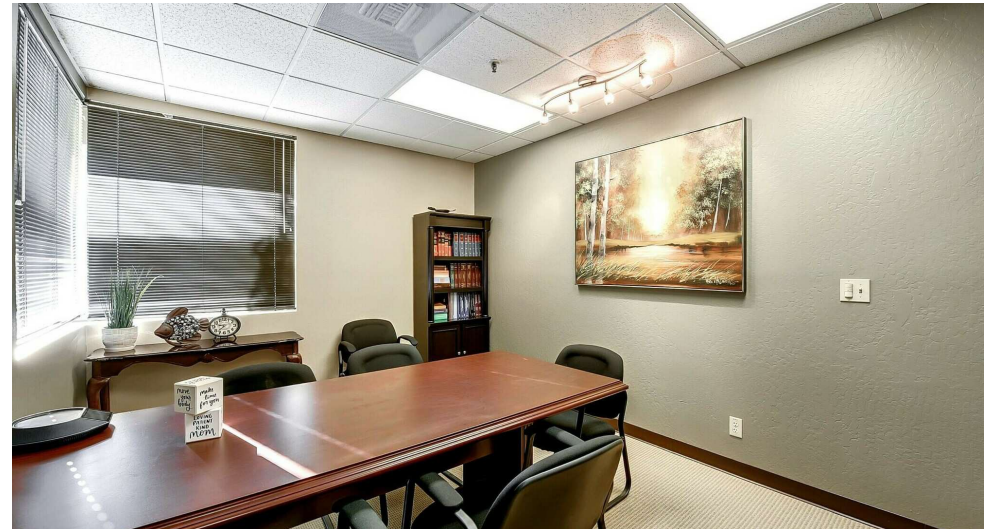
PROPERTY HIGHLIGHTS

- ±2,276 SF office space
- Multiple private offices and open area
- Conference room
- Coffee bar and kitchen
- Call to tour

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ADDITIONAL PHOTOS



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AREA MAP



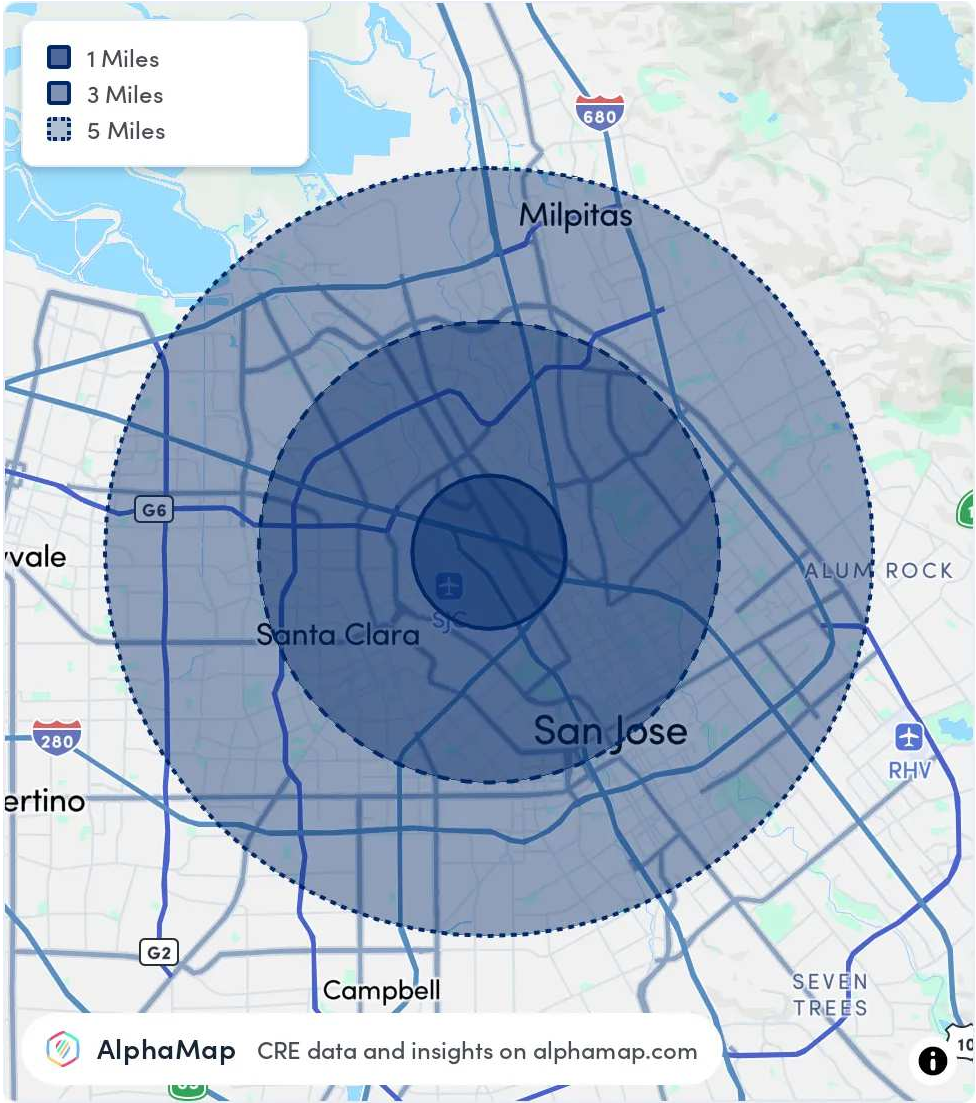
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AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,462	180,211	583,092
AVERAGE AGE	39	38	38
AVERAGE AGE (MALE)	38	37	38
AVERAGE AGE (FEMALE)	40	38	39

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,078	67,878	204,788
PERSONS PER HH	2.1	2.7	2.8
AVERAGE HH INCOME	\$165,352	\$204,045	\$194,498
AVERAGE HOUSE VALUE	\$949,319	\$1,297,806	\$1,270,284
PER CAPITA INCOME	\$78,739	\$75,572	\$69,463



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