



Office Building For Lease

Forest Medical Arts

125 CIRO AVE, SAN JOSE, CA 95128

2,644 square feet of medical office space for lease in one of the most high-profile areas of Silicon Valley. Located across the street from O'Connor Hospital and just a few blocks from Westfield Valley Fair Mall and Santana Row.

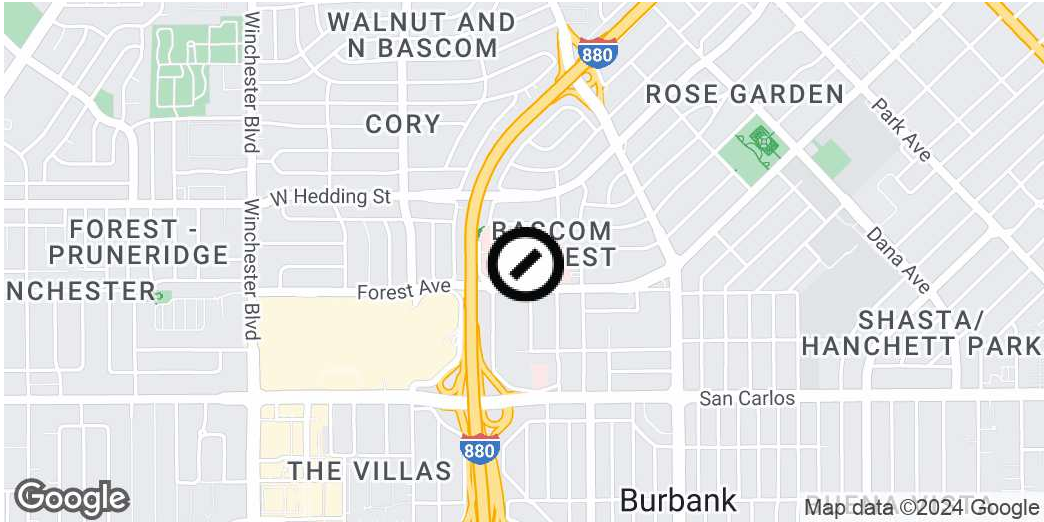
Plenty of private parking for employees and patients with 30 covered spaces and 20 uncovered spaces.

Get in touch

Tony Odom
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COMPASS
COMMERCIAL

Executive Summary



Offering Summary

Lease Rate:	\$3.50 SF/month (NNN)
Building Size:	39,975 SF
Available SF:	2,644 SF
Lot Size:	0.95 Acres
Number of Units:	4
Year Built:	2007
Zoning:	CO
Market:	South Bay/San Jose
Submarket:	Midtown San Jose

Property Overview

2,644 square feet of medical office space for lease in one of the most high-profile areas of Silicon Valley. Located across the street from O'Connor Hospital and just a few blocks from Westfield Valley Fair Mall and Santana Row. Plenty of private parking for employees and patients with 30 covered spaces and 20 uncovered spaces.

Property Highlights

- 2,644 Square Feet of Medical Office Space Available
- High Profile Medical Arts Building
- Directly Across the Street from O'Connor Hospital
- Walking Distance to Valley Fair Mall and Santana Row
- 4 Miles West of Downtown San Jose
- 3 Miles South of San Jose Mineta International Airport

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Aerial - Facing West



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Aerial - Facing Northwest



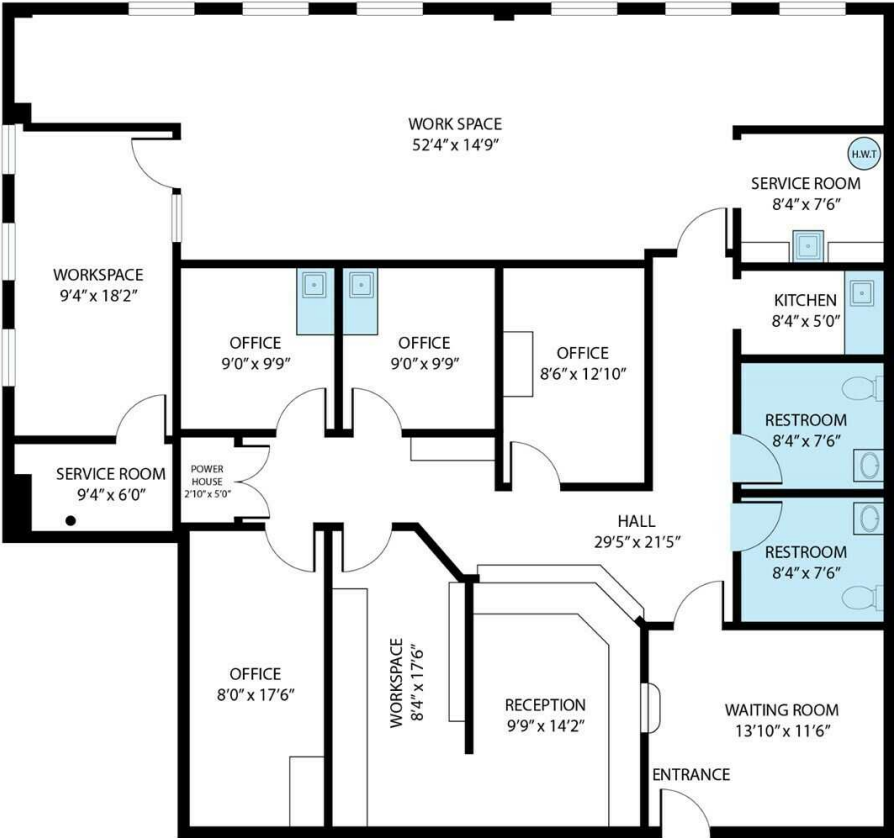
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Aerial - Facing East



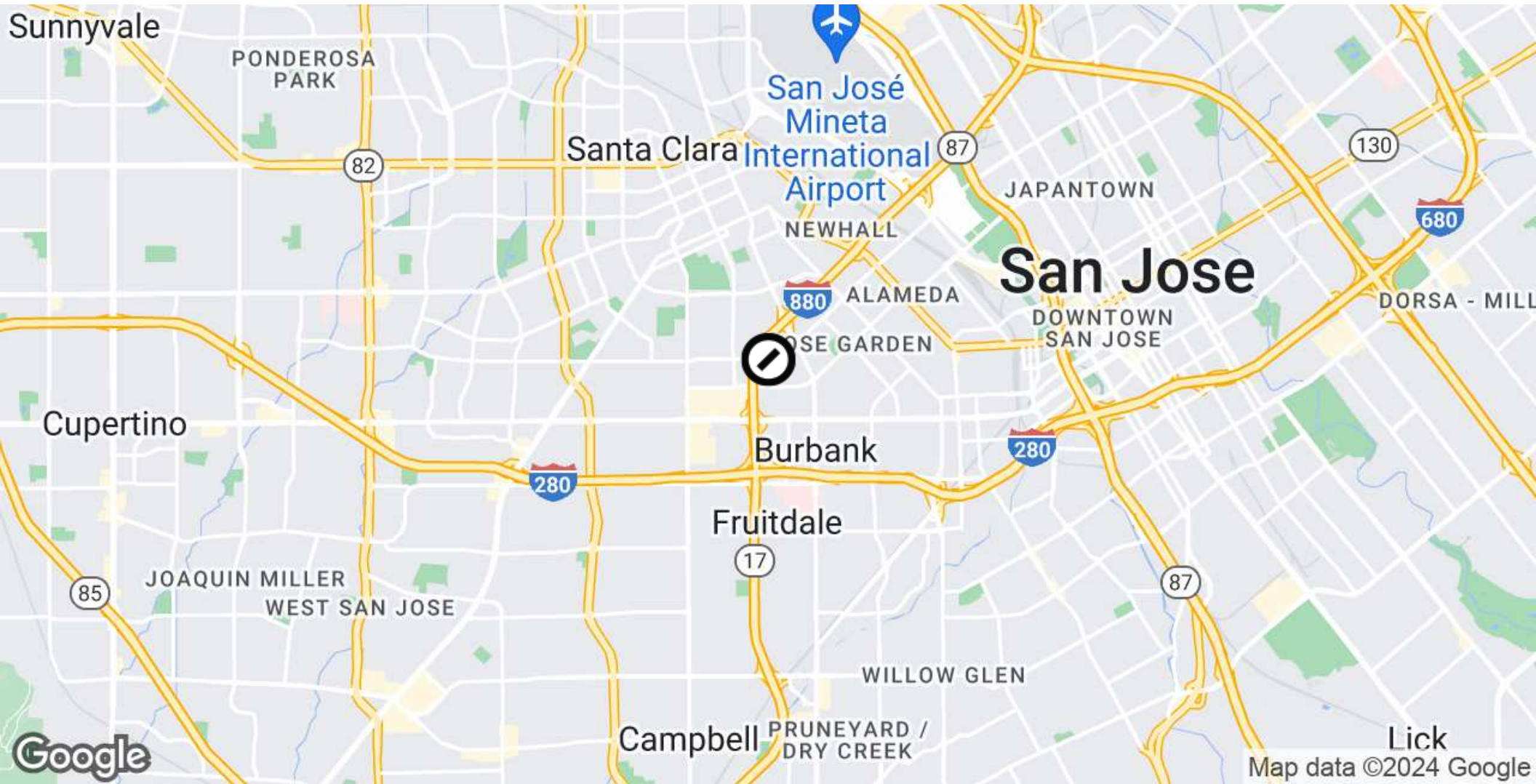
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Floor Plans



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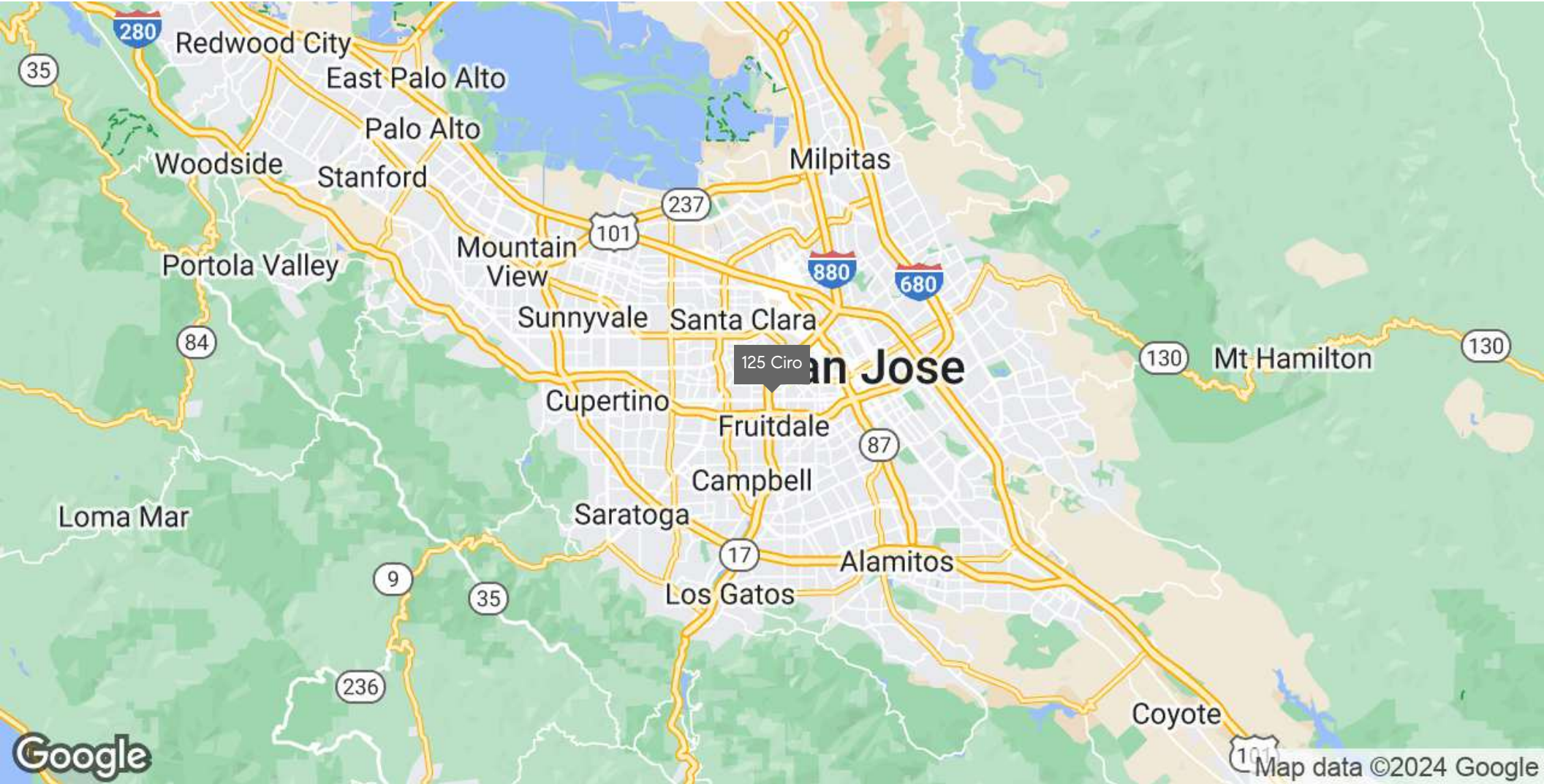
Location Map



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Regional Map



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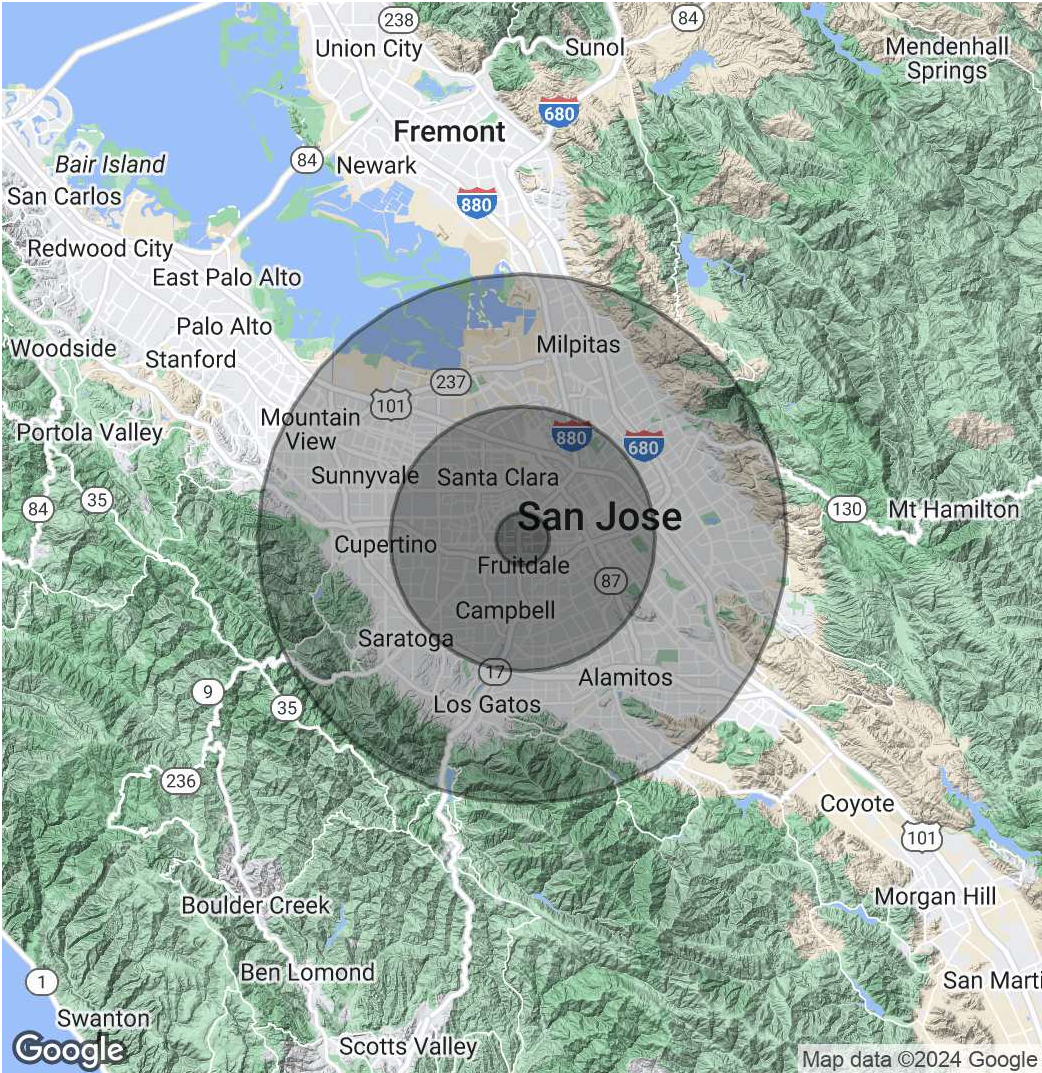
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Demographics Map & Report

Population	1 Mile	5 Miles	10 Miles
Total Population	25,215	598,926	1,622,793
Average Age	38.7	37.5	38.5
Average Age (Male)	37.9	36.9	37.7
Average Age (Female)	39.7	38.2	39.3

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	10,363	225,888	561,990
# of Persons per HH	2.4	2.7	2.9
Average HH Income	\$143,973	\$151,322	\$161,755
Average House Value	\$1,010,904	\$1,028,320	\$1,058,637

2020 American Community Survey (ACS)



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