

R&D, Office | For Lease



CBRE

DOLLINGER PROPERTIES

# Koll Business Park

San Jose, CA 95122

[www.cbre.com/siliconvalley](http://www.cbre.com/siliconvalley)

±1,200 - ±2,540 SF





## AVAILABLE SUITES

BUILDING	SUITE	SIZE	PRICE/SF	NOTES
1425	107	±2,000	\$1.50	90% Office, 10% Warehouse, GL Door
1435	105	±2,340	\$1.45	50% Dropped Ceiling Office/50% Warehouse, GL Door, Partial Two-Story Unit
1435	108	±2,340	\$1.50	40% Office, 60% Warehouse, GL Door
1445	107	±1,800	\$1.50	40% Office, 60% Warehouse, GL Door
1450	103	±2,540	\$1.50	Office, Warehouse, GL Door
1450	105	±2,540	\$1.50	30% Office, 70% Warehouse
1560 N 4th	101	±1,200	\$2.10	60% Dropped Ceiling Office, GL Door

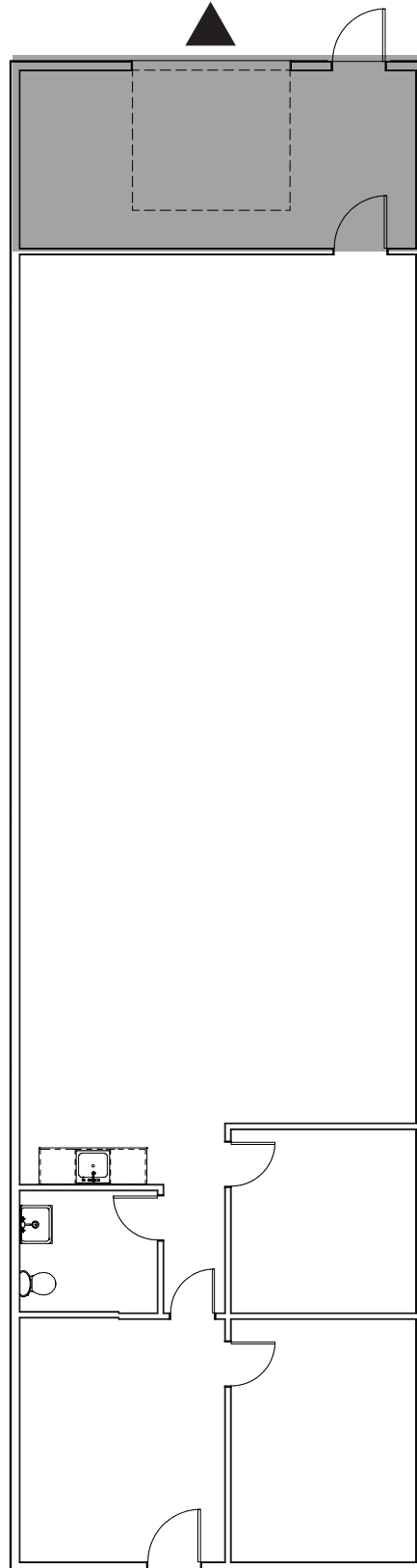
## PROPERTY HIGHLIGHTS

- + Eleven Building Campus Totaling ±181,305 SF
- + Mix of Office and Industrial Units; Can Support Multiple Users
- + Close Proximity to San Jose International Airport
- + Short Walk to Light Rail Station on North First Street
- + Freeway Visibility
- + Easy Access from Highway 101

# Floorplan

Koll Business Park  
San Jose, CA 95122

**1425 KOLL CIRCLE**  
**SUITE 107**  
±2,000 SF



■ WAREHOUSE

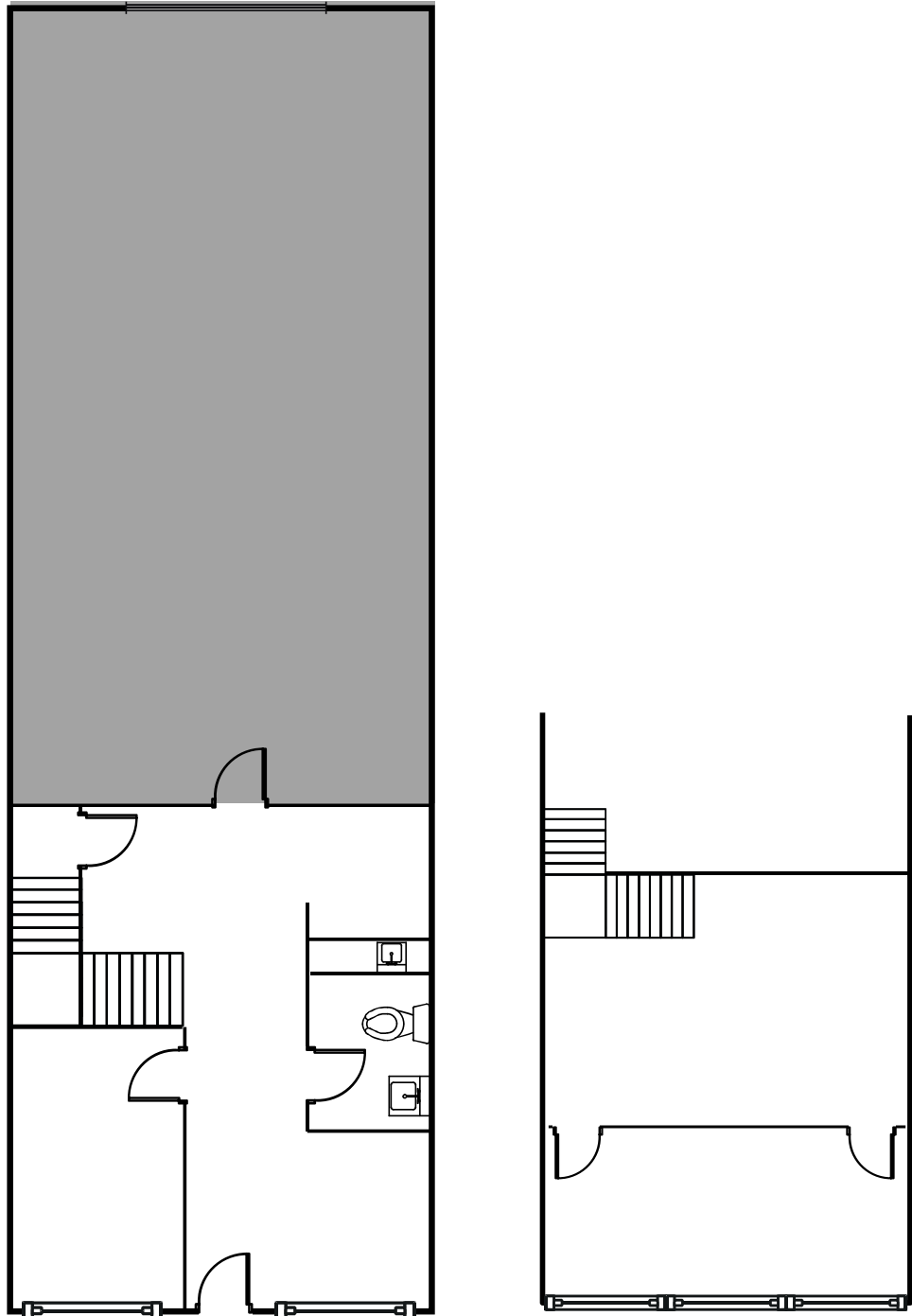
▲ GRADE LEVEL DOOR

NOT TO SCALE

# Floorplan

Koll Business Park  
San Jose, CA 95122

**1435 KOLL CIRCLE**  
**SUITE 105**  
±2,340 SF



- WAREHOUSE
- ▲ GRADE LEVEL DOOR

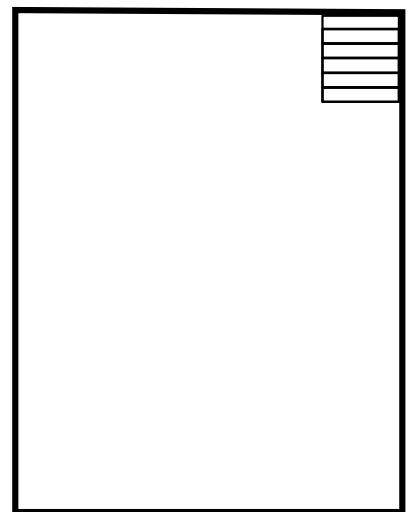
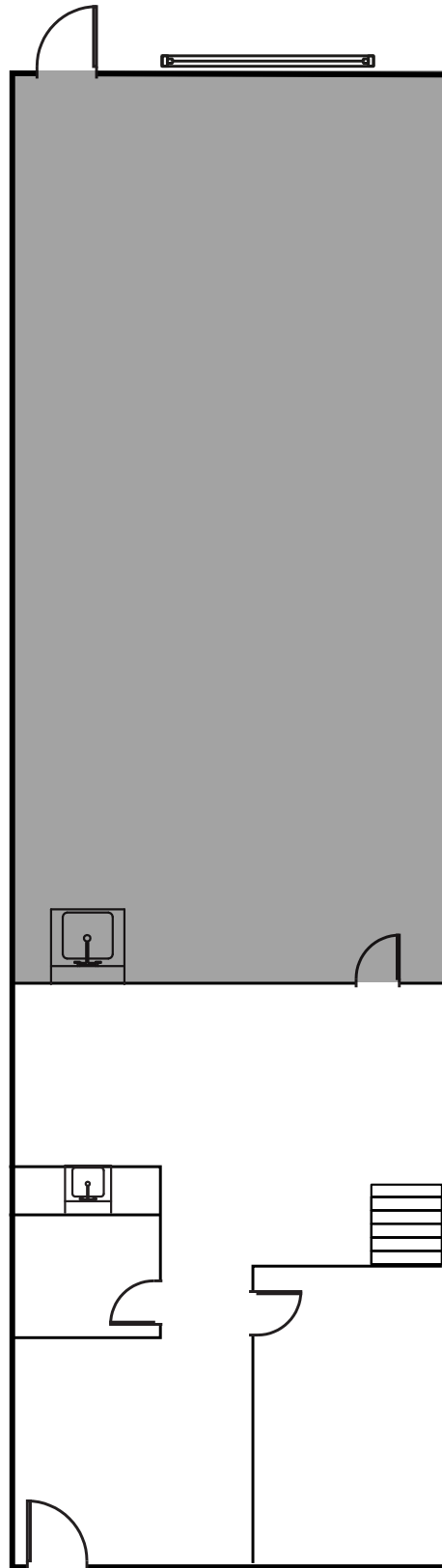
NOT TO SCALE

# Floorplan

Koll Business Park  
San Jose, CA 95122

**1435 KOLL CIRCLE**  
**SUITE 108**  
±2,340 SF

- WAREHOUSE
  - ▲ GRADE LEVEL DOOR
- NOT TO SCALE

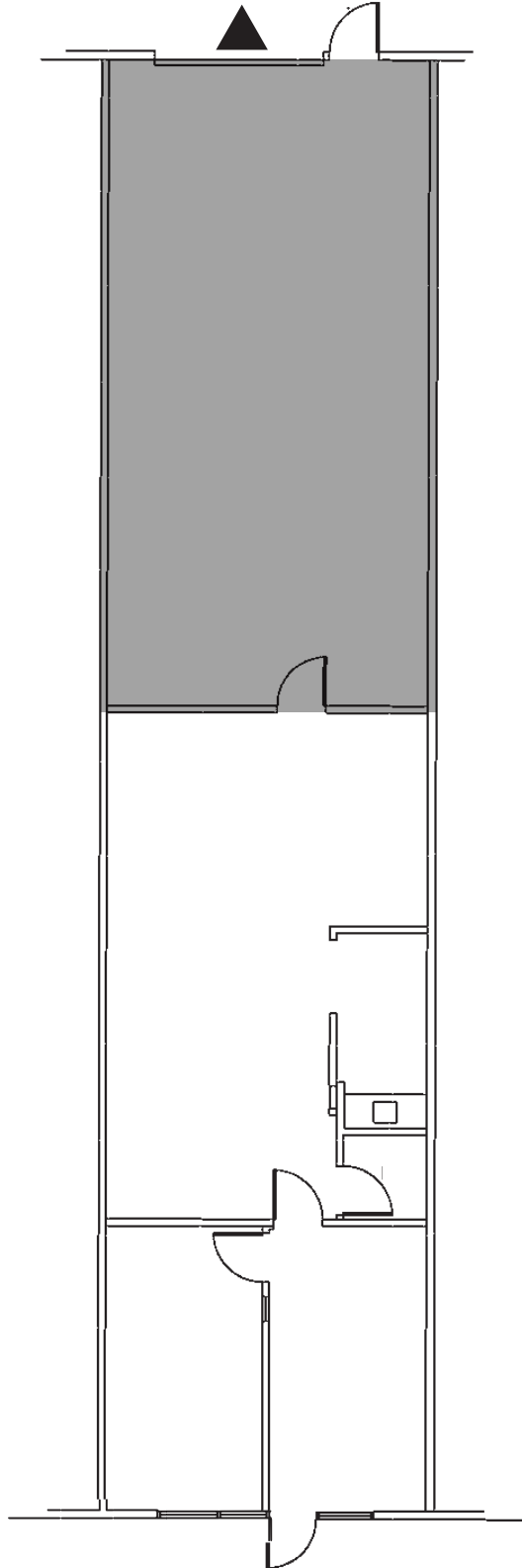




# Floorplan

Koll Business Park  
San Jose, CA 95122

**1445 KOLL CIRCLE**  
**SUITE 107**  
±1,800 SF



- WAREHOUSE
- GRADE LEVEL DOOR

NOT TO SCALE

# Floorplan

Koll Business Park

San Jose, CA 95122

**1450 KOLL CIRCLE**

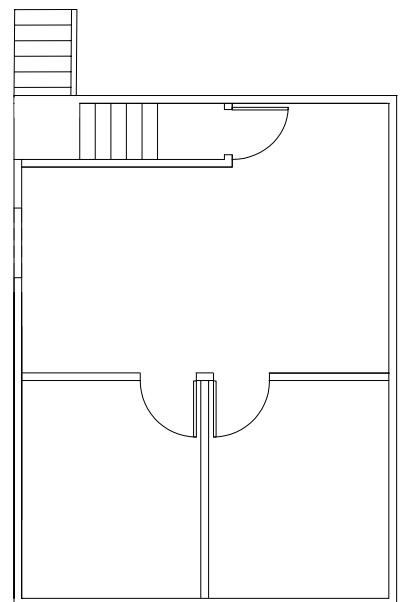
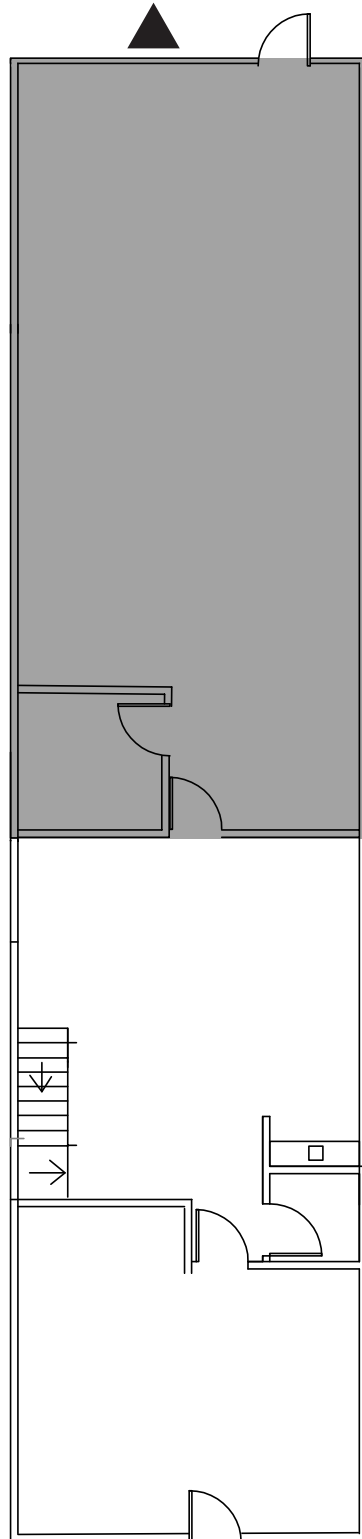
**SUITE 103**

±2,540 SF

■ WAREHOUSE

▲ GRADE LEVEL DOOR

NOT TO SCALE



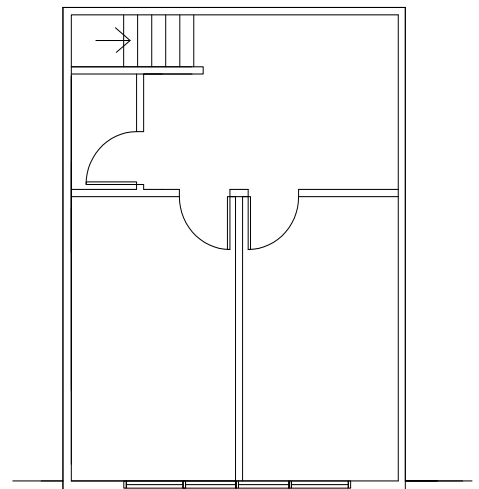
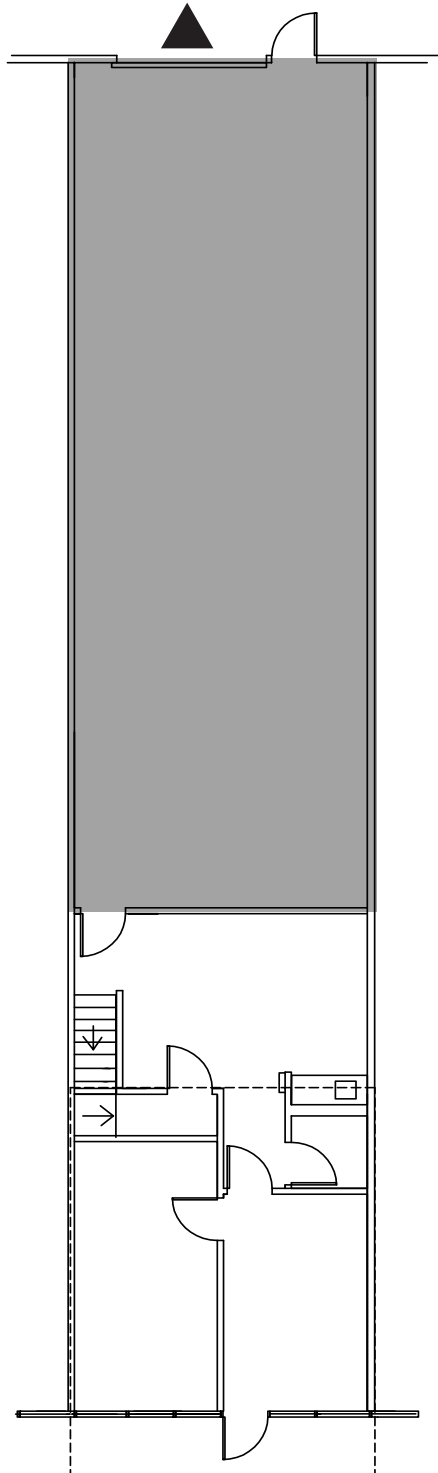
# Floorplan

Koll Business Park  
San Jose, CA 95122

**1450 KOLL CIRCLE**  
**SUITE 105**  
±2,540 SF

- WAREHOUSE
- ▲ GRADE LEVEL DOOR

NOT TO SCALE

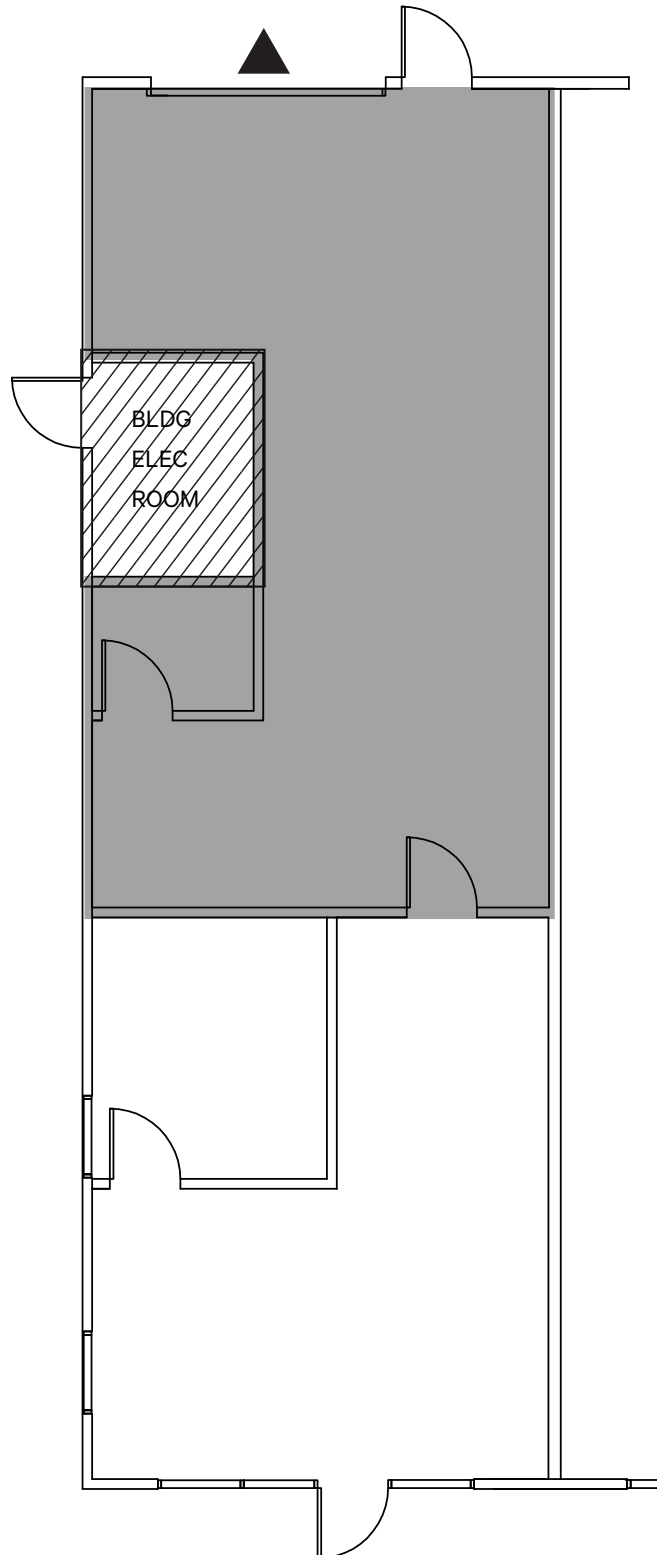




# Floorplan

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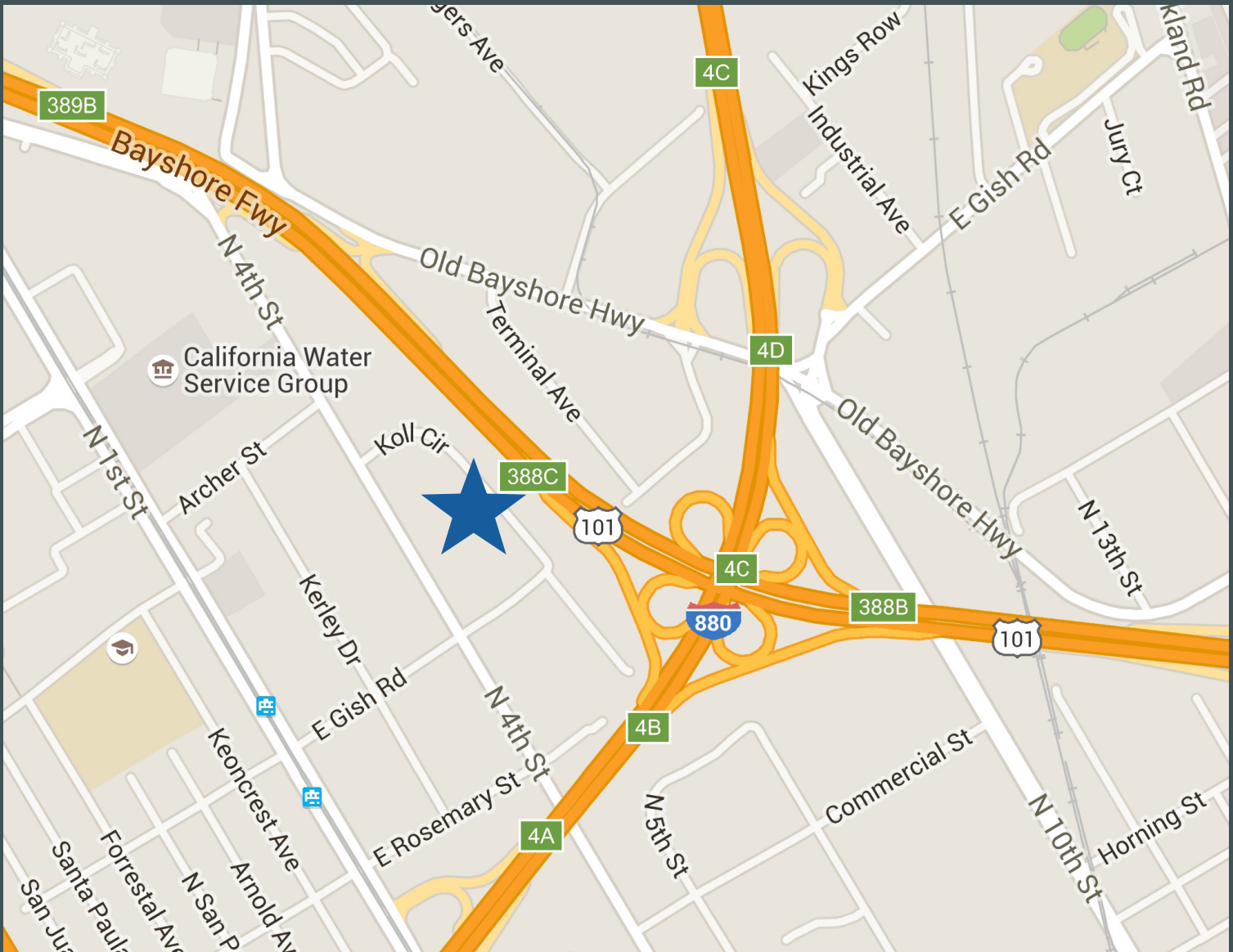
**1560 4TH ST**  
**SUITE 101**  
±1,200 SF



- WAREHOUSE
  - ▲ GRADE LEVEL DOOR
  - ▨ NOT A PART
- NOT TO SCALE

Koll Business Park

San Jose, CA 95112



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