

# AVAILABLE For Lease

**1,065 Square Feet @ \$2.35 PSF**  
**1165 Minnesota Avenue, San Jose, CA 95125**



## Property Highlights:

- 1,065 Square Feet
- Second Floor
- Solar Panels
- Private Entrance
- Electronic Door Locks
- Alarm System
- Air Conditioning
- Internet
- 3 Private offices
- Conference Area & Collaborative Workspace
- Private Restroom
- In office storage closet
- Reserved Parking
- Very Walkable
- Ideal Professional Location
- Abundant Natural Light
- Walking access to Lincoln Ave/Downtown Willow Glen
- Easy access to Hwy's 87 & 280



**Mike Passarelli #01763385**  
**650-670-6776 - mikep@cpi-re.com**



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**Property Photos**



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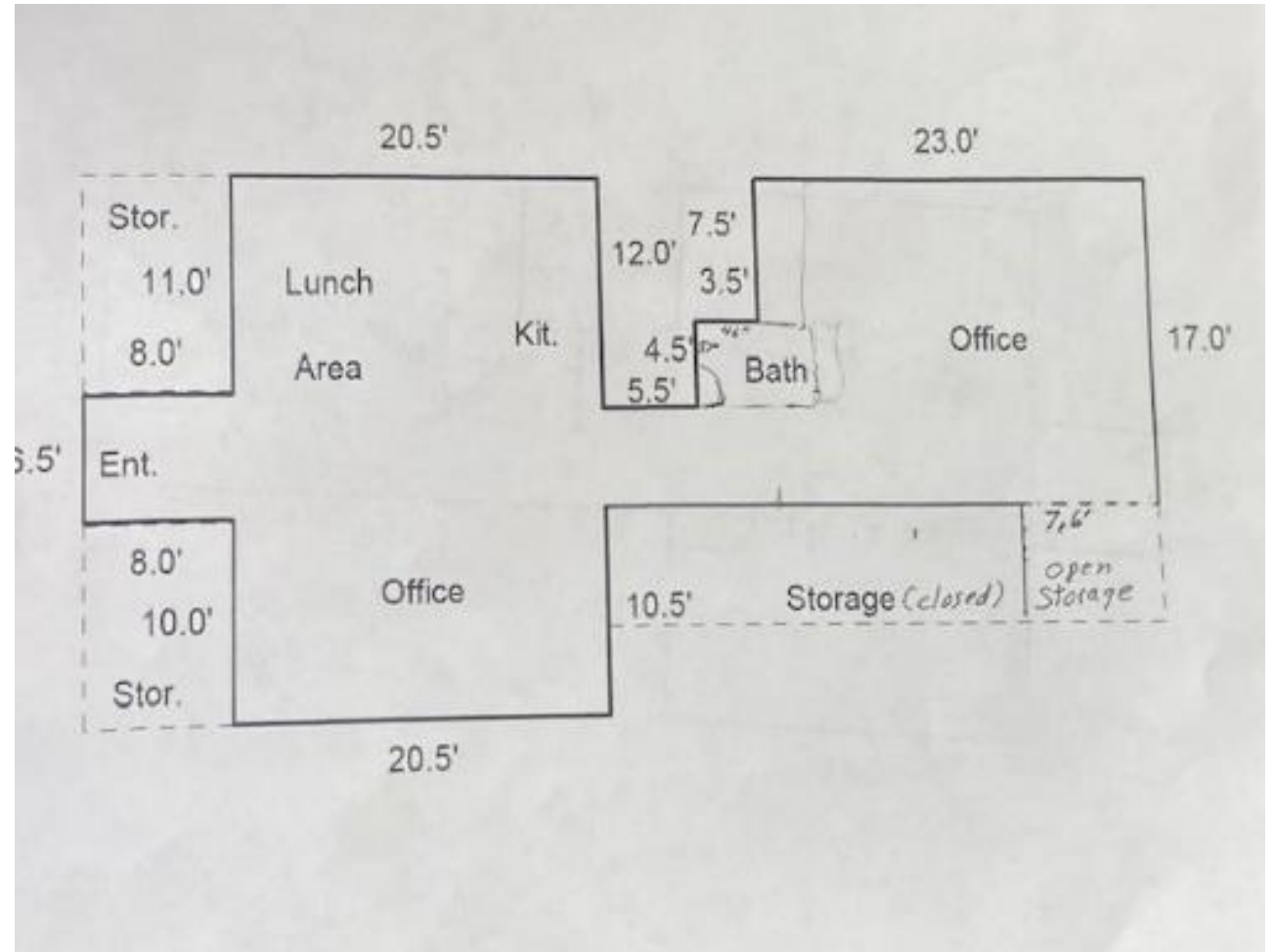
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California Partners, Inc.  
Commercial Real Estate Brokerage



**FLOOR PLAN**



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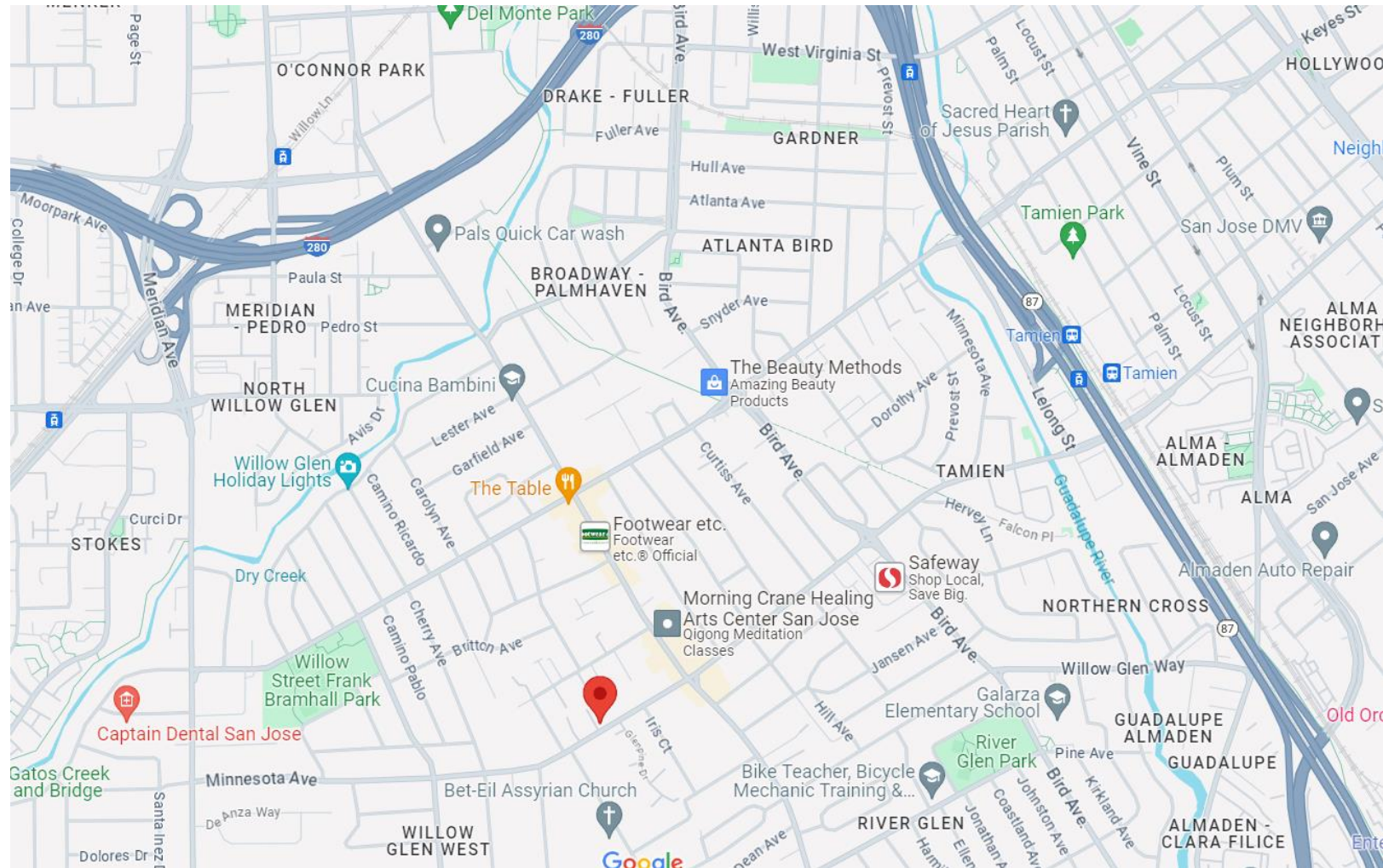


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1165 Minnesota Avenue lies in the heart of Willow Glen. Located across the street from the local public elementary school and a short walk to shops, restaurants, and lights shopping. A major grocery store is a short walk/drive away. This area is loaded with hair salons, massage, work out facilities, and wellness spas. Located next door to the Willow Glen Public Library 1165 Minnesota Avenue is surrounded by large Redwood trees with a private parking lot. Suite 200 has two private parking spaces and its own private entrance. Climb the stairs to your own private office environment warm and inviting.



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