

**FOR SALE**  
**1710 ZANKER ROAD | SAN JOSE | CA.**  
**±12,088 GROSS SF FREESTANDING OFFICE/LAB BUILDING**



**OWNER-USER | INVESTMENT OPPORTUNITY**

For More Details, Please Contact Exclusive Agent:

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**RITCHIE** *Commercial*  
RESPONSIBLE REAL ESTATE

34 WEST SANTA CLARA STREET, SAN JOSE, CA. 95113  
408.971.2700 fax: 408.971.1600  
DRE #01209214 | [www.ritchiecommercial.com](http://www.ritchiecommercial.com)

*San Francisco | San Jose | Santa Cruz | Walnut Creek*

## PROPERTY HIGHLIGHTS:

# 1710 ZANKER ROAD | SAN JOSE, CA.

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### Highlights:

- ±12,088 Gross SF Freestanding Office/Lab Building
- ±30,100 SF (±0.69 Acres) Land Parcel
- Partial leaseback possible
- Parking: 42 spaces distributed on both sides of building
- Year Built: 1983
- Excellent identity and visibility
- Quick access to Highways 101 & 880
- Close to San José Mineta International Airport (SJC)
- Near VTA Light Rail & bus lines
- Assessor's Parcel Number (APN): 237-12-116

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## STRATEGIC PROXIMITY:



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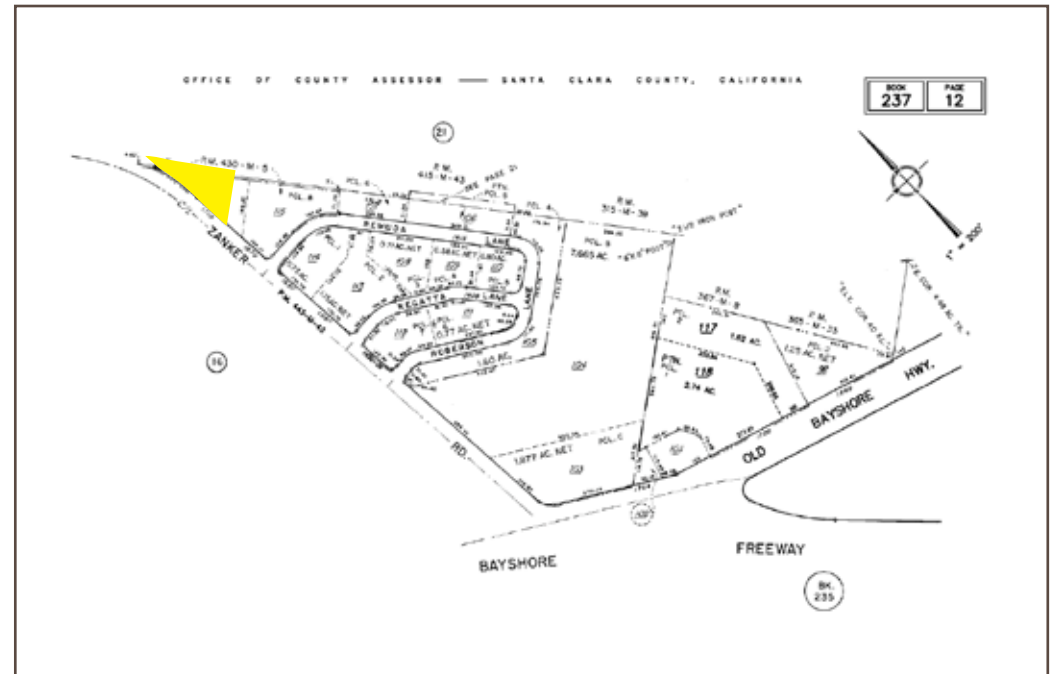
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## 1710 ZANKER ROAD | SAN JOSE, CA.

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### Strategic Proximity:

- Within Path of Growth & Redevelopment.
- 1710 Zanker Road is located within 3 blocks of two new, significant technology business parks.
- Google's new 507,000 sf office/lab Brokaw Road campus.
- SuperMicro's future 1,900,000 sf AI Technology campus at the former Fry's Electronics site - will break ground soon.



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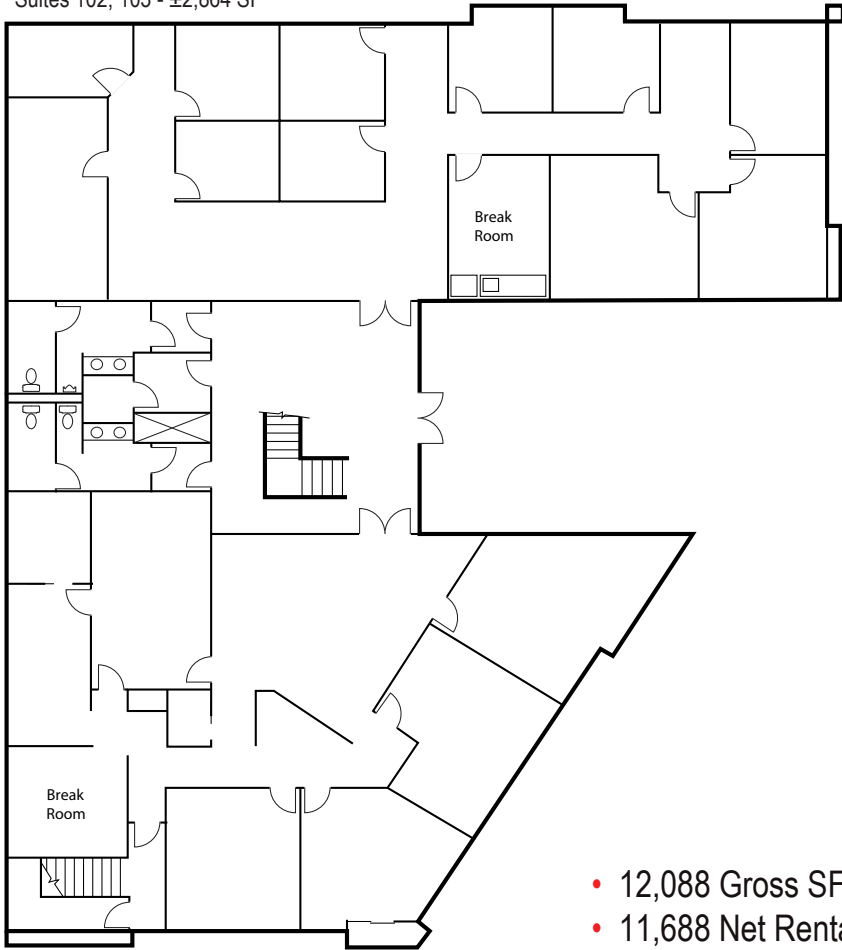
# FLOOR PLANS:

## 1710 ZANKER ROAD | SAN JOSE, CA.

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### 1st Floor

Suites 102, 103 - ±2,864 SF

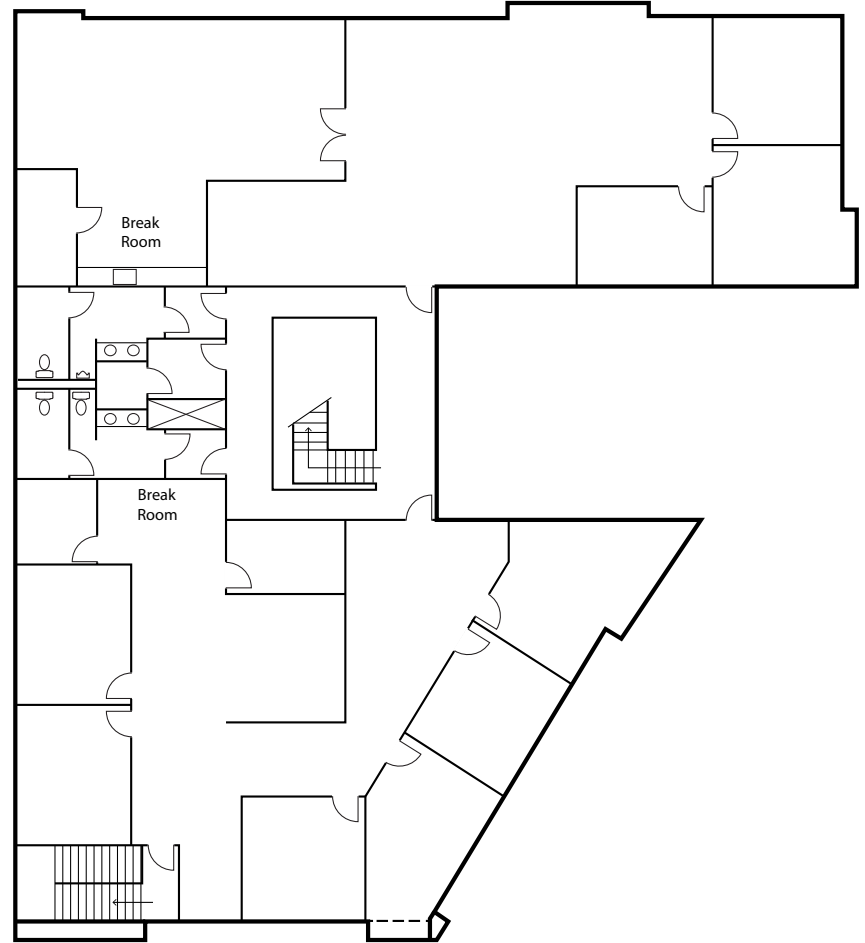


Suite 100 - ± 3,041 SF

- 12,088 Gross SF
- 11,688 Net Rentable SF

### 2nd Floor

Suite 202 & 203 - ±2,871 SF



Suite 200 - ± 2,912 SF

Floorplans not to scale

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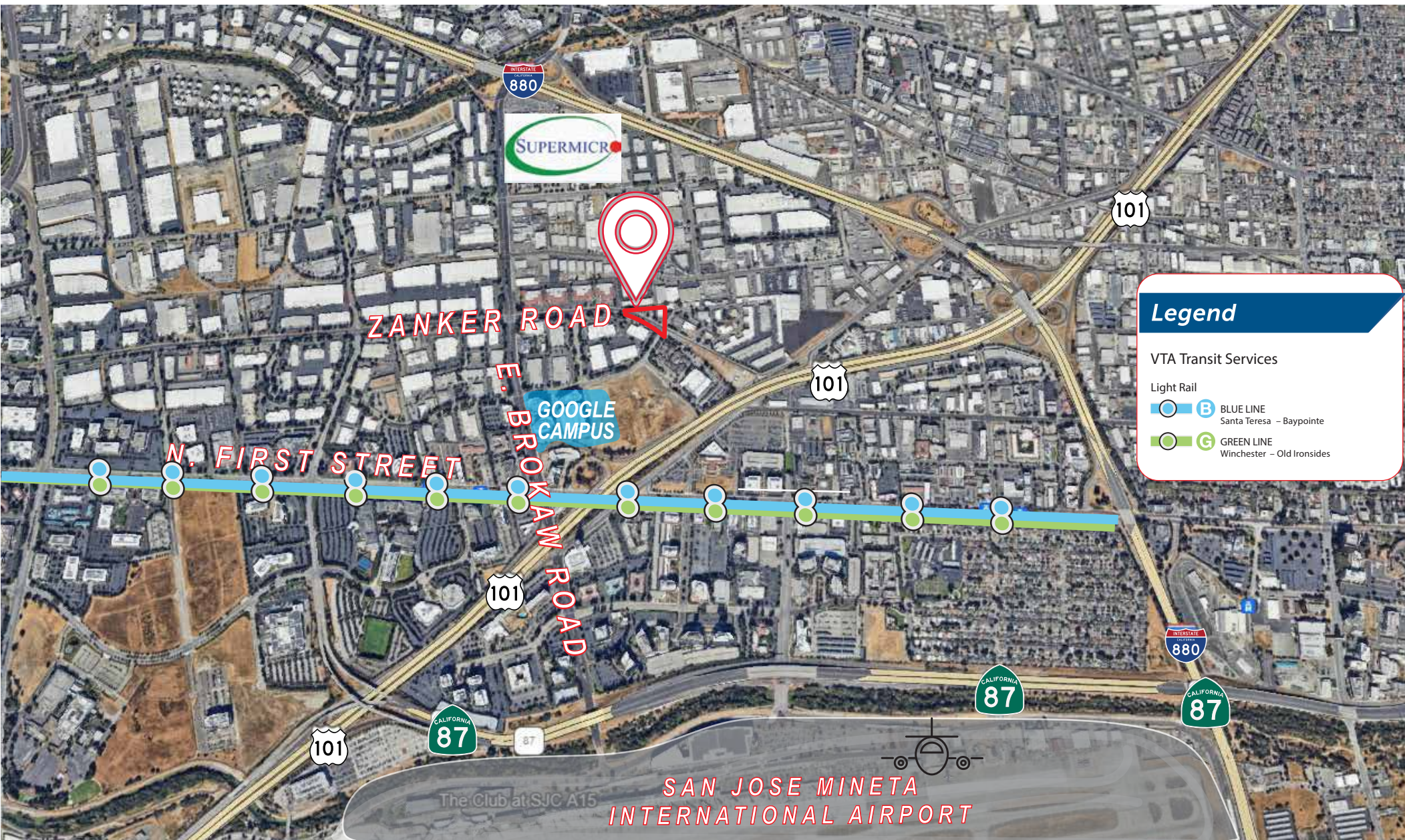
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## AERIAL VIEW:

# 1710 ZANKER ROAD | SAN JOSE, CA.

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- **Prime Location:** Situated in the heart of Silicon Valley, 1710 Zanker Road is surrounded by thriving technology industries, with quick access to major freeways 101 & 880, San Jose International Airport (SJC), and public transportation (VTA light rail & bus lines).



## DISCLAIMER:

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