

FOR LEASE

Flexible Office Space

4950 HAMILTON AVE

San Jose, CA 95130

PRESENTED BY:

MARY BLASER

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CalDRE #01053916

ROBIN SANTIAGO, SIOR, CCIM

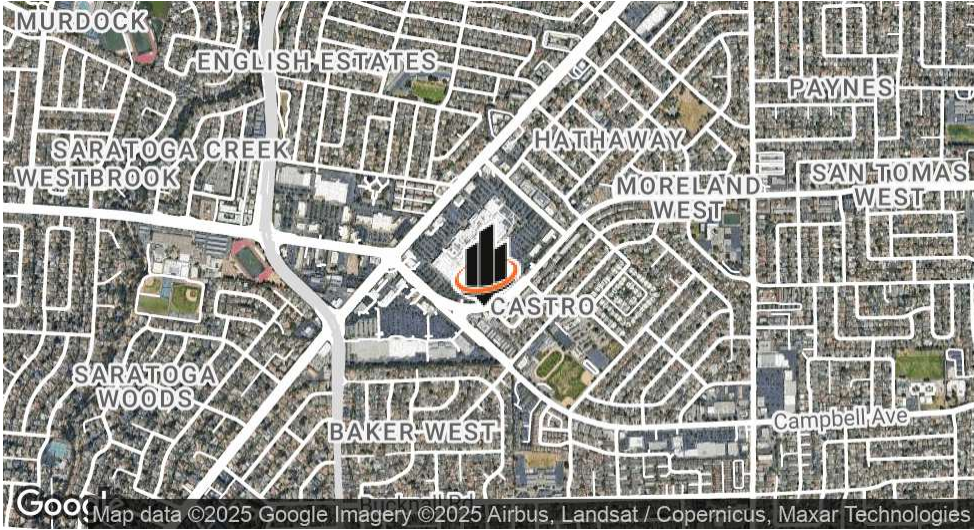
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PLUG & PLAY OPTION AVAILABLE

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Call for Rate
AVAILABLE SF:	460 - 3,250 SF
BUILDING SIZE:	12,403 SF
PARKING RATIO:	4 per 1,000

PROPERTY DESCRIPTION

Multi-tenant office building conveniently located on busy Hamilton Avenue. Walking distance to Westgate Center, El Paseo De Saratoga, and Westgate West. Multiple suite sizes are available. Fully gated building with private underground parking available and equipped with EV charging stations.

PROPERTY HIGHLIGHTS

- Multiple suite sizes are available
- Elevator served
- On-site EV charging stations are available
- Flexible lease terms and responsive ownership
- Excellent West San Jose location
- Walking distance to Westgate Center and other retail amenities

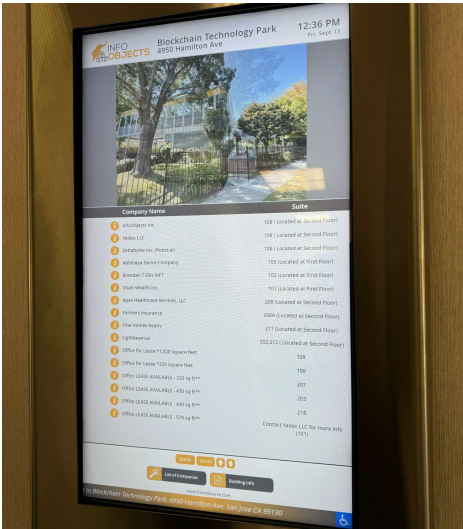
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ADDITIONAL PHOTOS



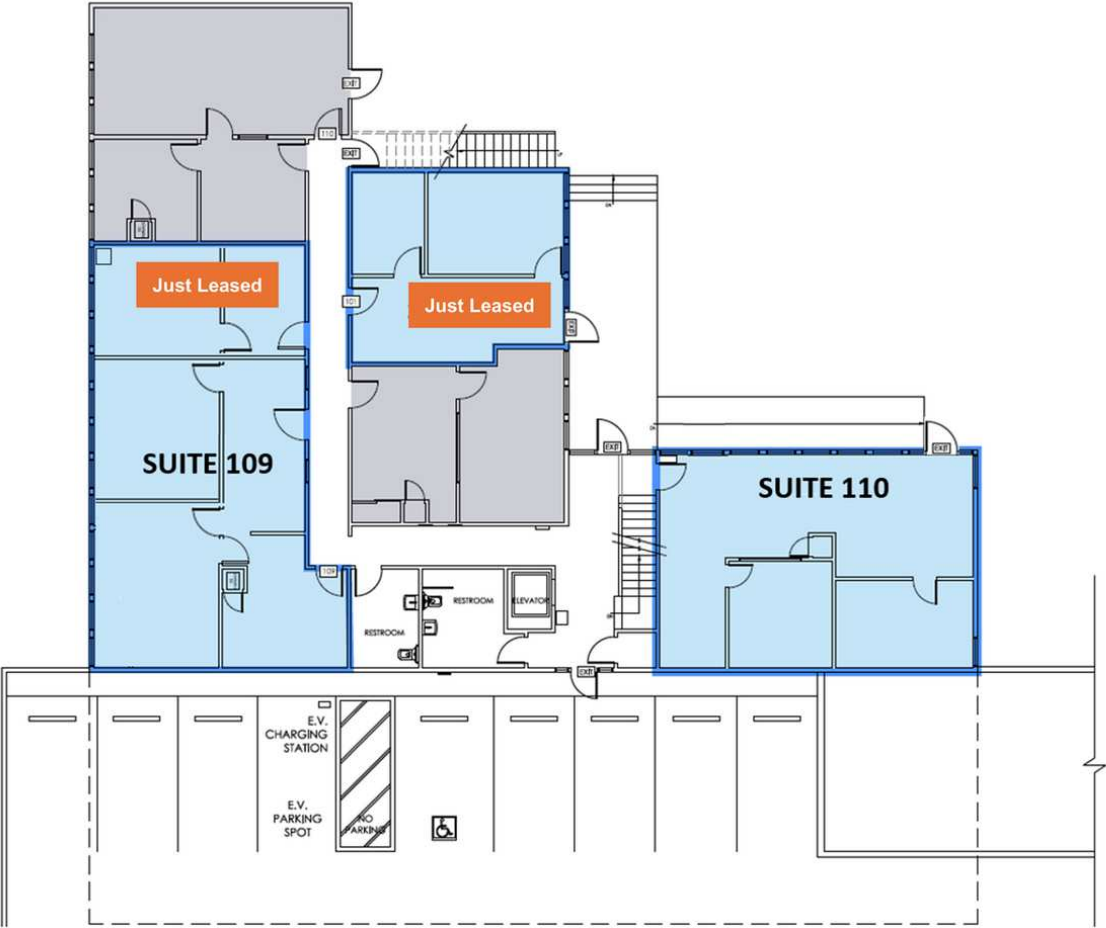
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1ST FLOOR



1 ST FLOOR AVAILABLE SUITES	
Suite 101	LEASED
Suite 106	LEASED
Suite 110	1,008 RSF
Suite 109	1,020 RSF

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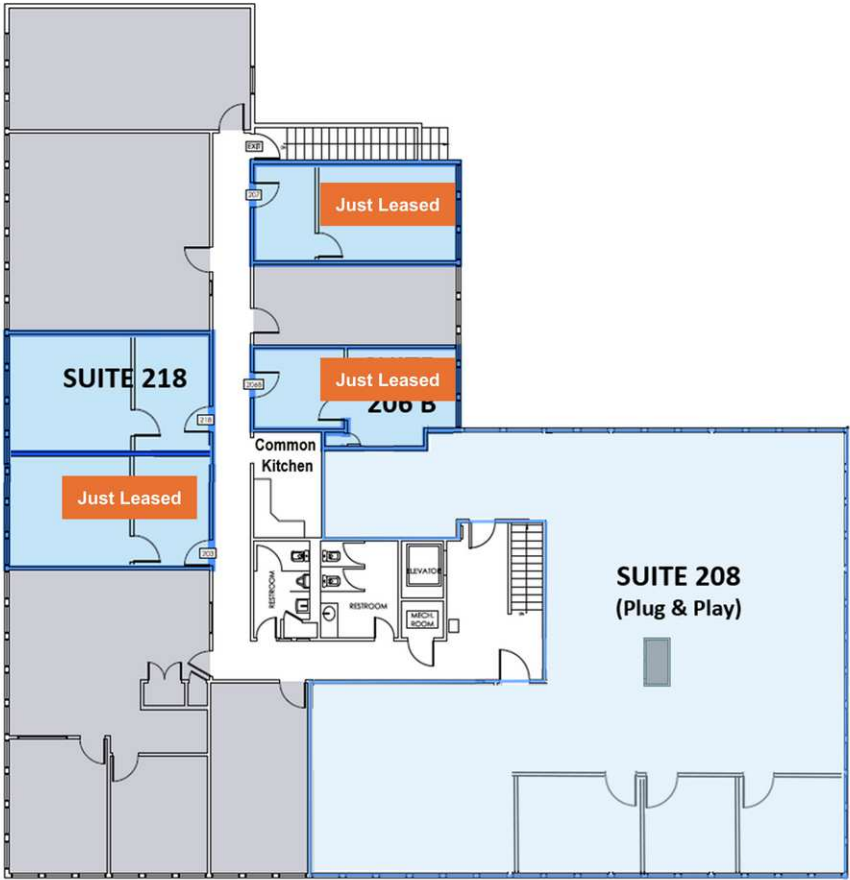
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2ND FLOOR



2 nd FLOOR AVAILABLE SUITES	
Suite 206B	LEASED
Suite 207	LEASED
Suite 203	LEASED
Suite 218	460 RSF
Suite 208	3,250 RSF



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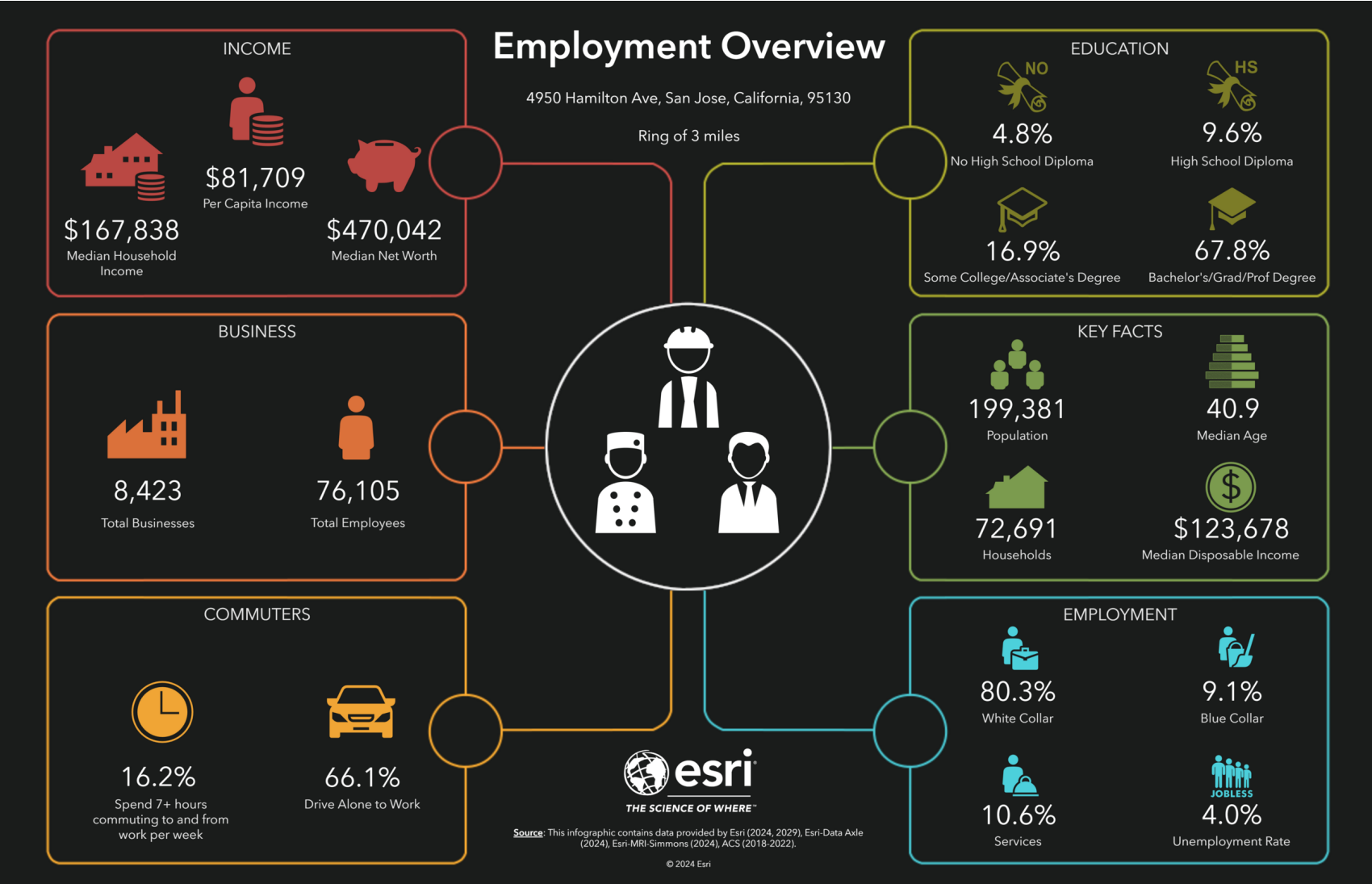
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DEMOGRAPHICS



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