

R&D, Office | For Lease



CBRE

# Koll Business Park

San Jose, CA 95122  
[www.cbre.com/siliconvalley](http://www.cbre.com/siliconvalley)

±800 - ±2,540 SF





## AVAILABLE SUITES

AVAILABLE

BUILDING	SUITE	SIZE	NOTES
1425	107	±2,000	90% Office. 10% Warehouse. GL Door
1430	105	±1,840	Partial Two-Story Unit
1435	104	±2,540	Partial 2-story. 25% Office, 70% Warehouse
1435	105	±2,340	50% Dropped Ceiling Office/50% Warehouse. GL Door. Partial Two-Story Unit
1435	108	±2,340	Partial 2-story, 40% HVAC Office, 60% Warehouse. GL Door
1440	101	±800	100% Office
1445	111	±800	100% HVAC Office
1450	103	±2,540	Office. Warehouse. GL Door
1450	105	±2,540	30% Office. 70% Warehouse
1450	115/116	± 1,600	75% HVAC office. 25% Warehouse. GL Door

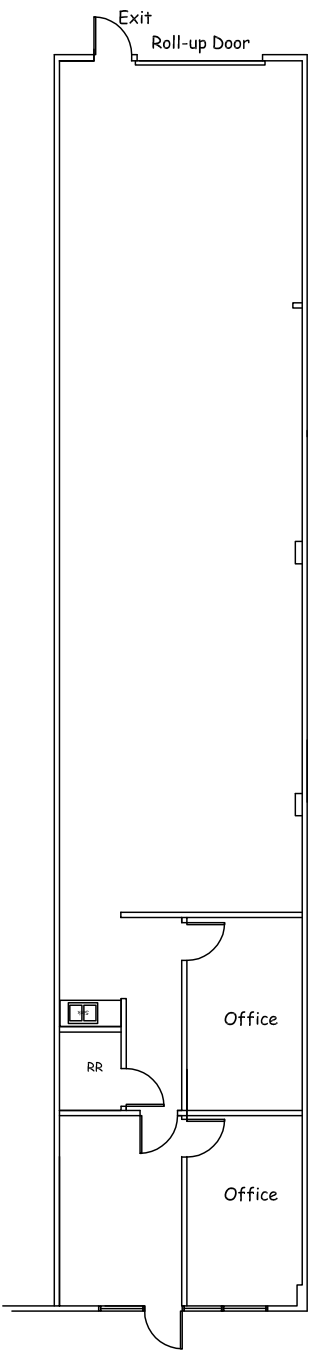
## PROPERTY HIGHLIGHTS

- + 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



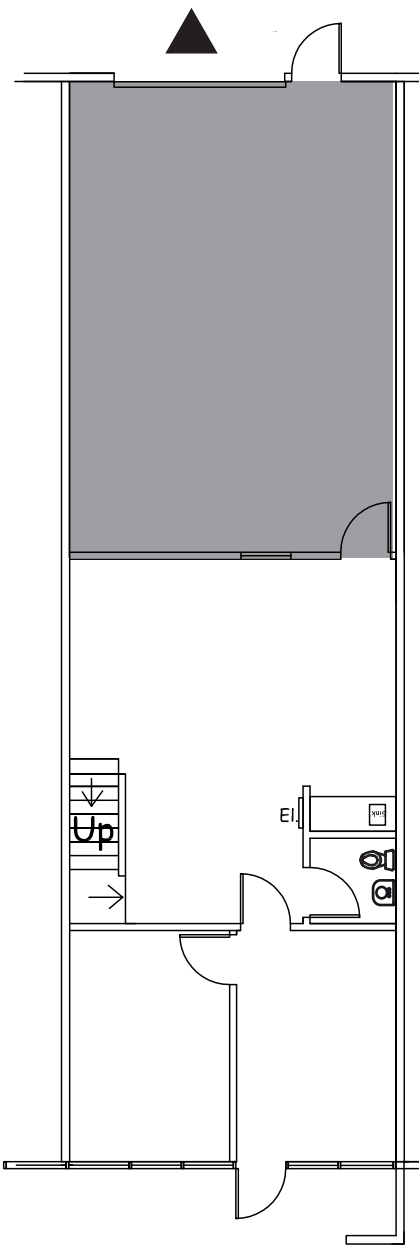
- WAREHOUSE
- GRADE LEVEL DOOR

NOT TO SCALE

# Floorplan

Koll Business Park  
San Jose, CA 95122

1430 KOLL CIRCLE  
SUITE 105  
±2,340 SF



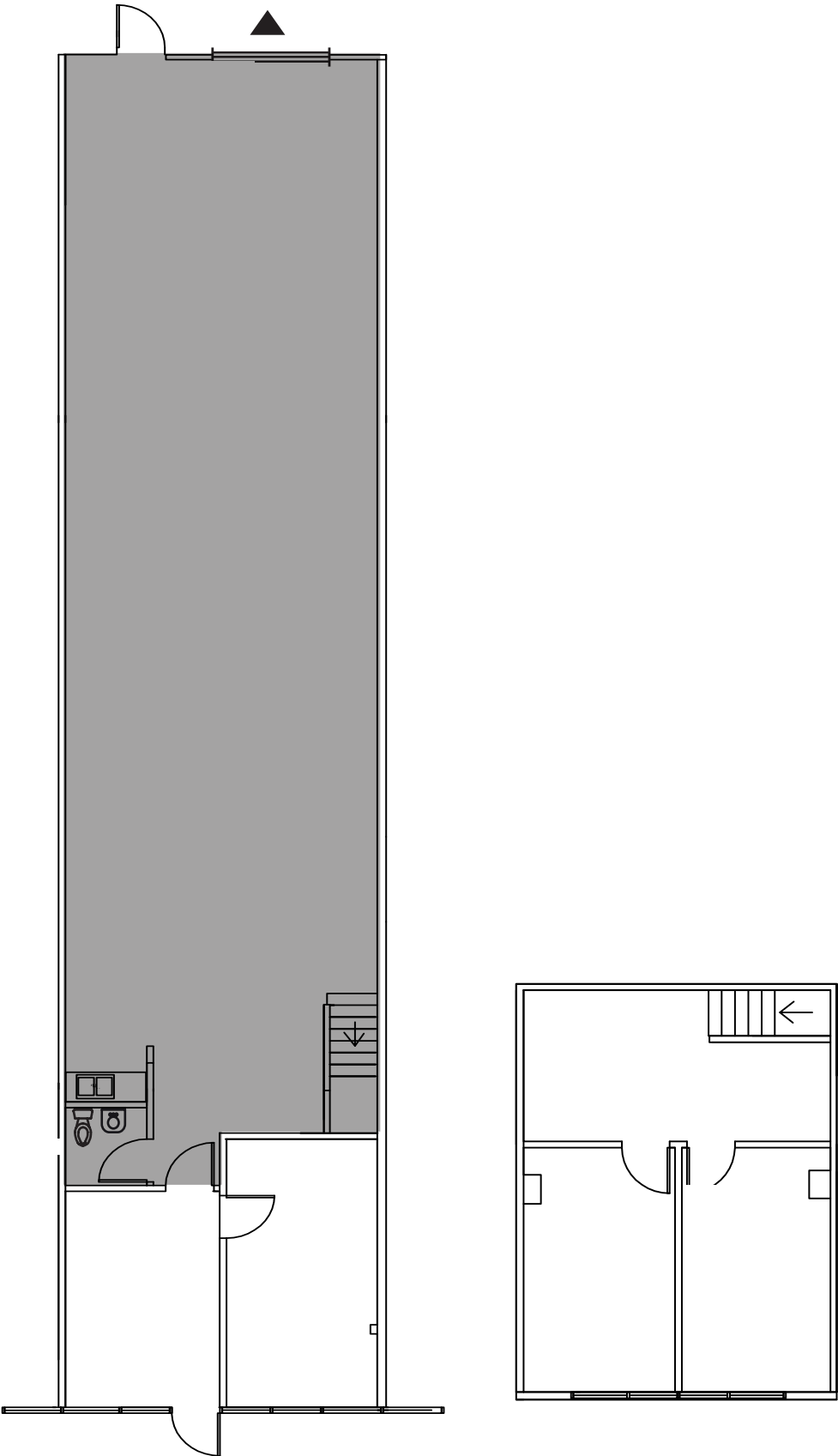
WAREHOUSE  
GRADE LEVEL DOOR

NOT TO SCALE

# Floorplan

Koll Business Park  
San Jose, CA 95122

1435 KOLL CIRCLE  
SUITE 104  
±2,540 SF



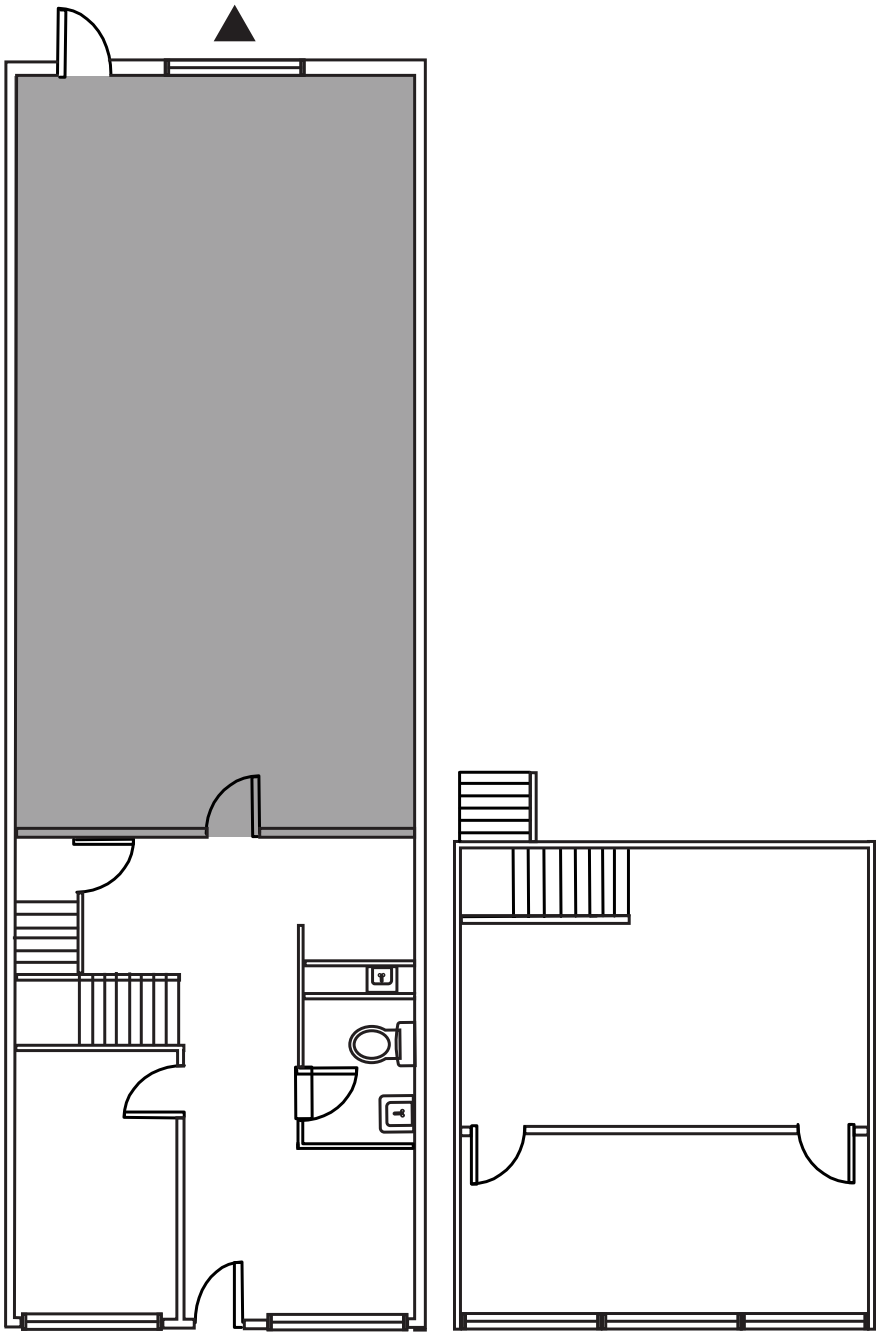
WAREHOUSE  
GRADE LEVEL DOOR  
NOT TO SCALE

# Floorplan

Koll Business Park  
San Jose, CA 95122

1435 KOLL CIRCLE  
SUITE 105  
±2,340 SF

WAREHOUSE  
GRADE LEVEL DOOR



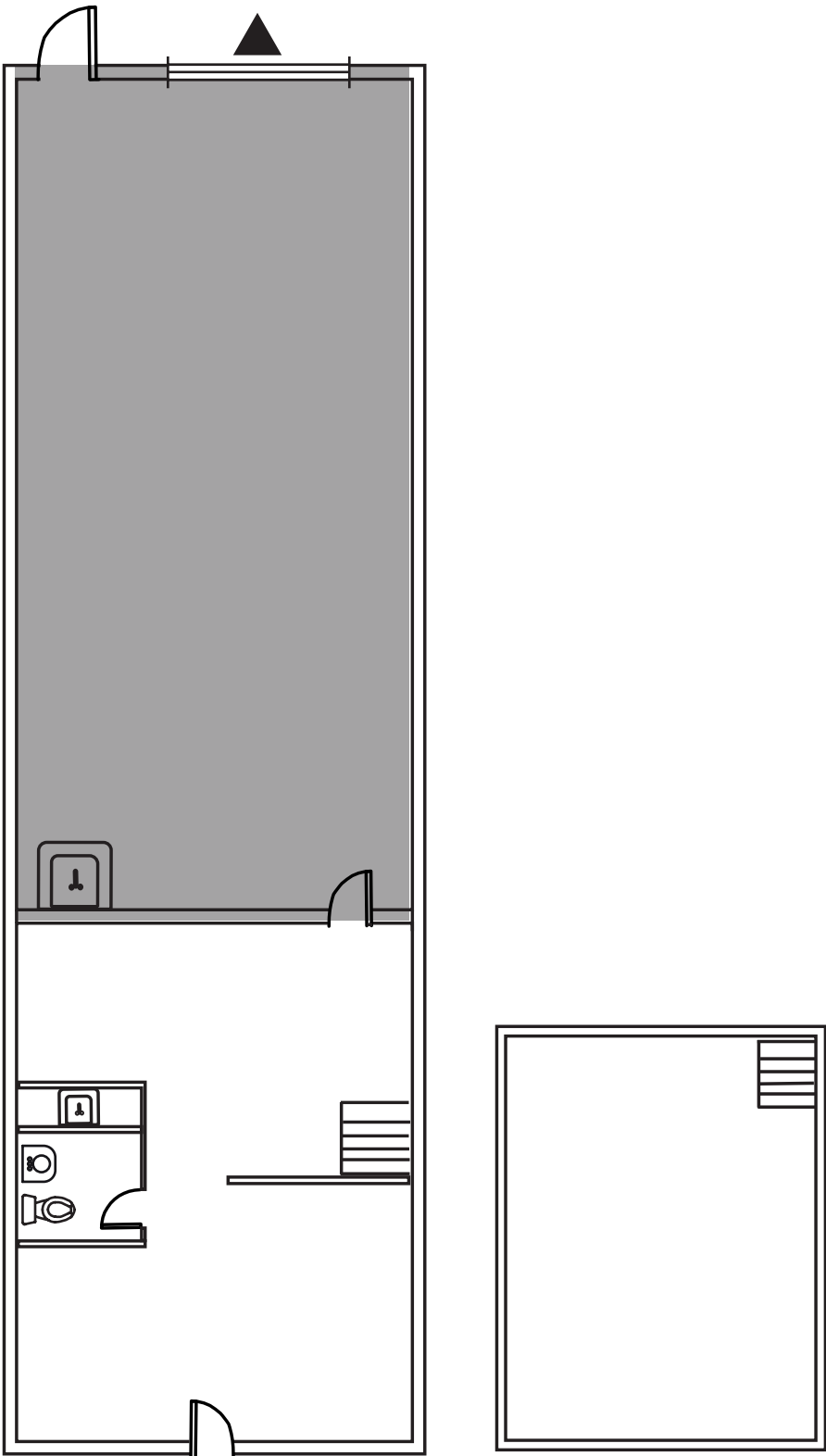
NOT TO SCALE

# Floorplan

Koll Business Park  
San Jose, CA 95122

1435 KOLL CIRCLE  
SUITE 108  
±2,340 SF

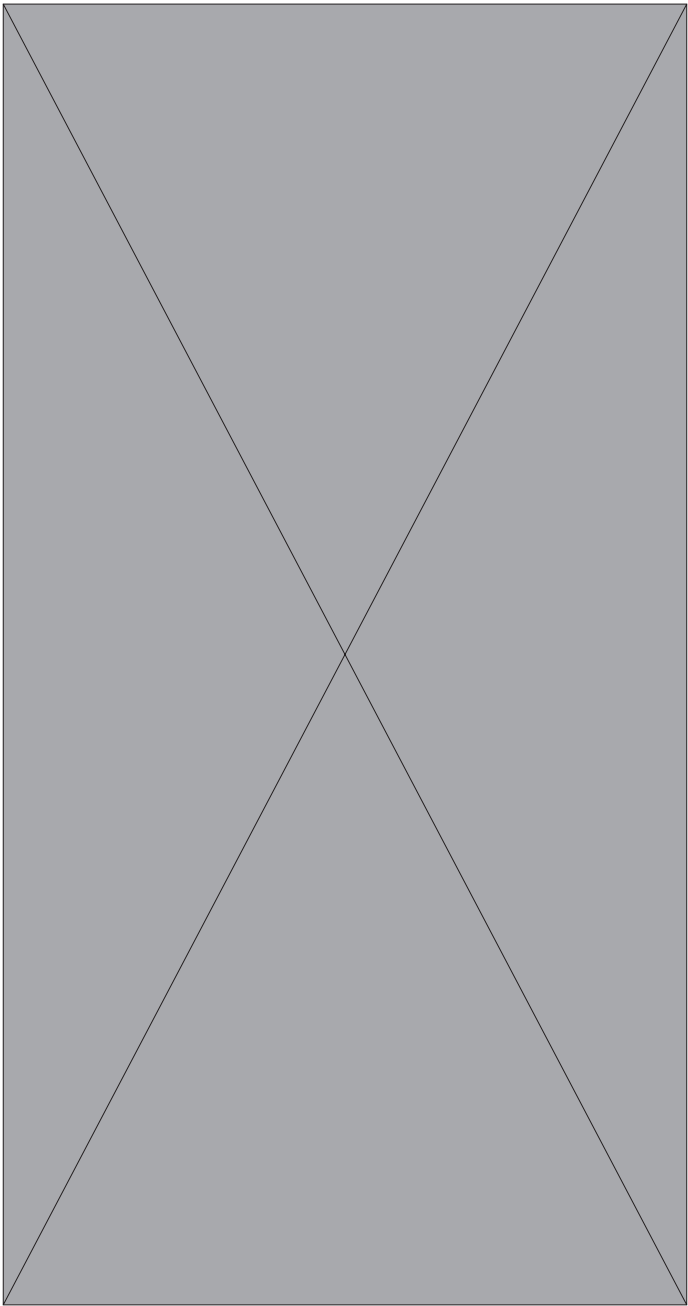
WAREHOUSE  
GRADE LEVEL DOOR  
NOT TO SCALE



# Floorplan

Koll Business Park  
San Jose, CA 95122

**1440 KOLL CIRCLE**  
**SUITE 101**  
±800 SF



# Floorplan

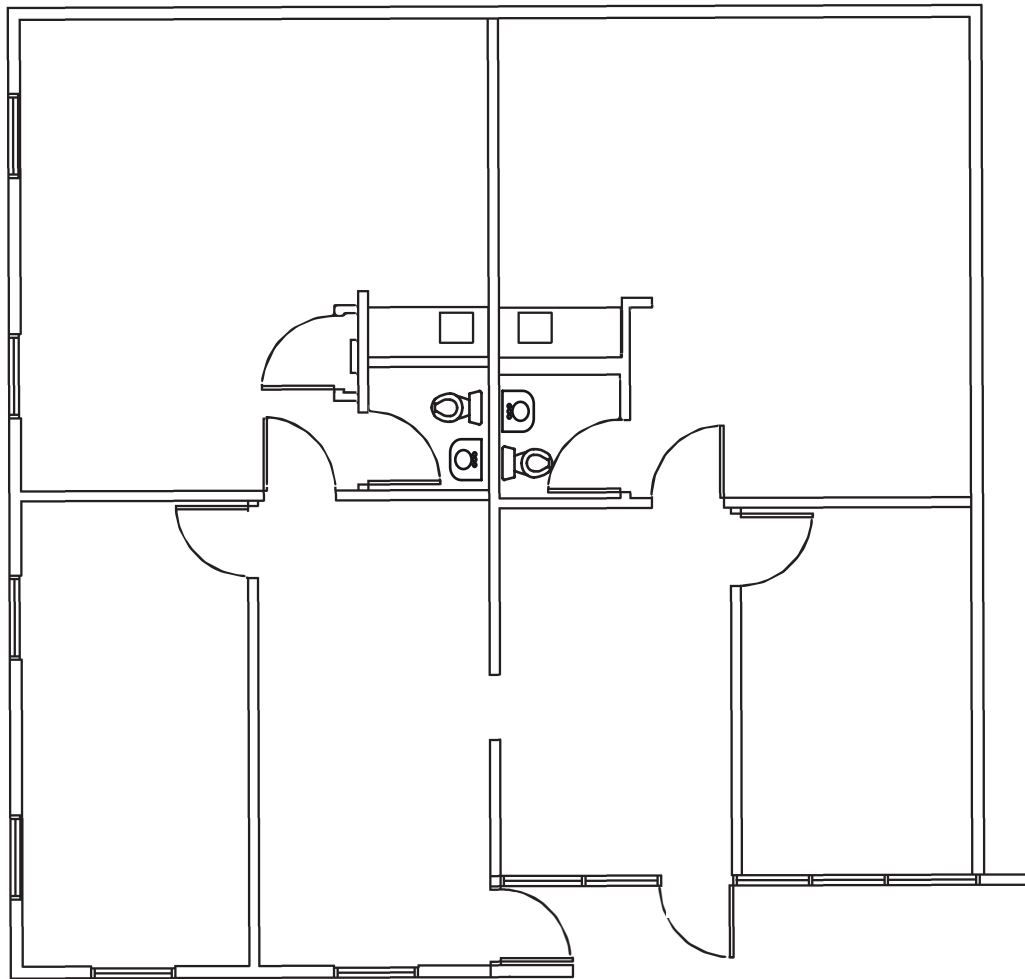
Koll Business Park

San Jose, CA 95122

**1445 KOLL CIRCLE**

**SUITE 111**

±800 SF



WAREHOUSE

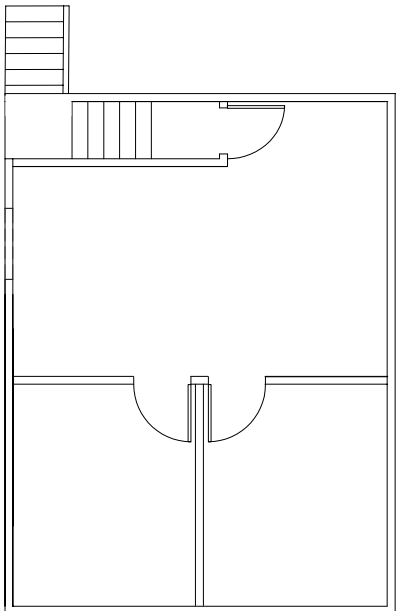
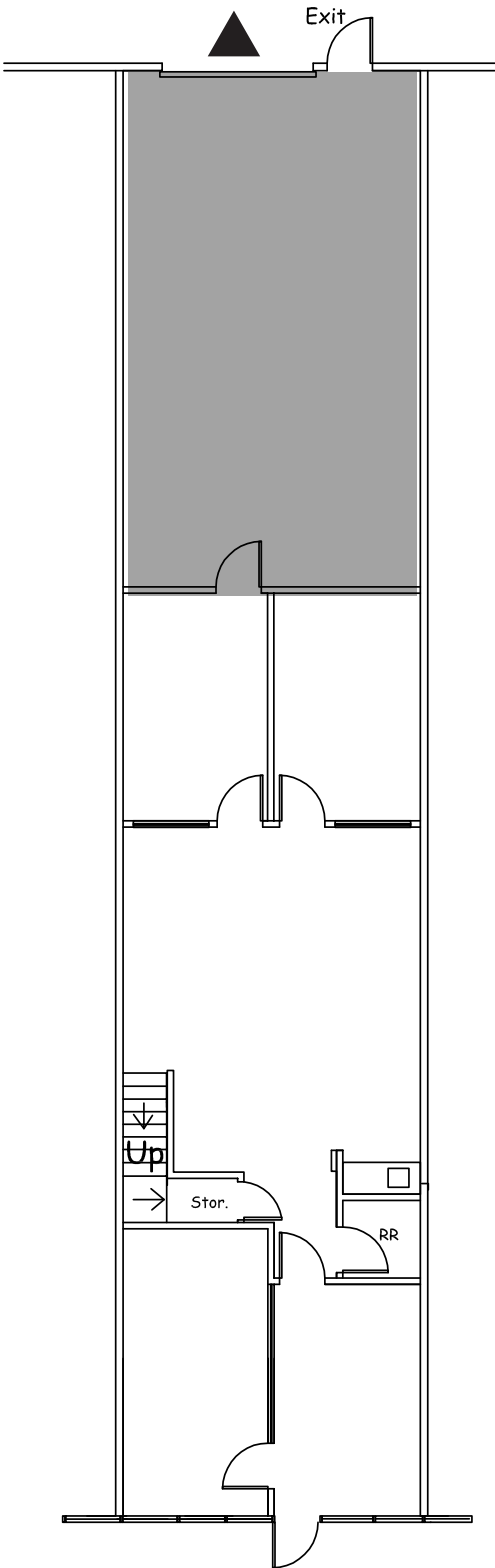
GRADE LEVEL DOOR

NOT TO SCALE

# Floorplan

Koll Business Park  
San Jose, CA 95122

1450 KOLL CIRCLE  
SUITE 103  
±2,540 SF



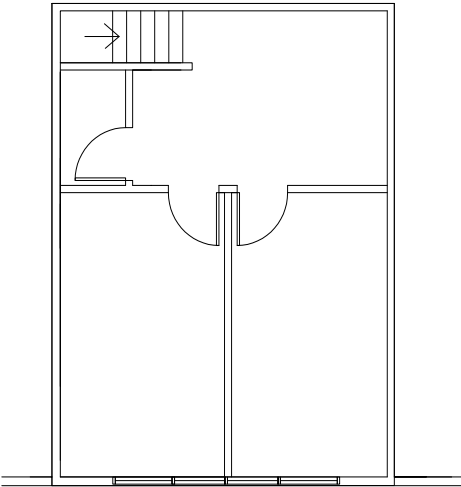
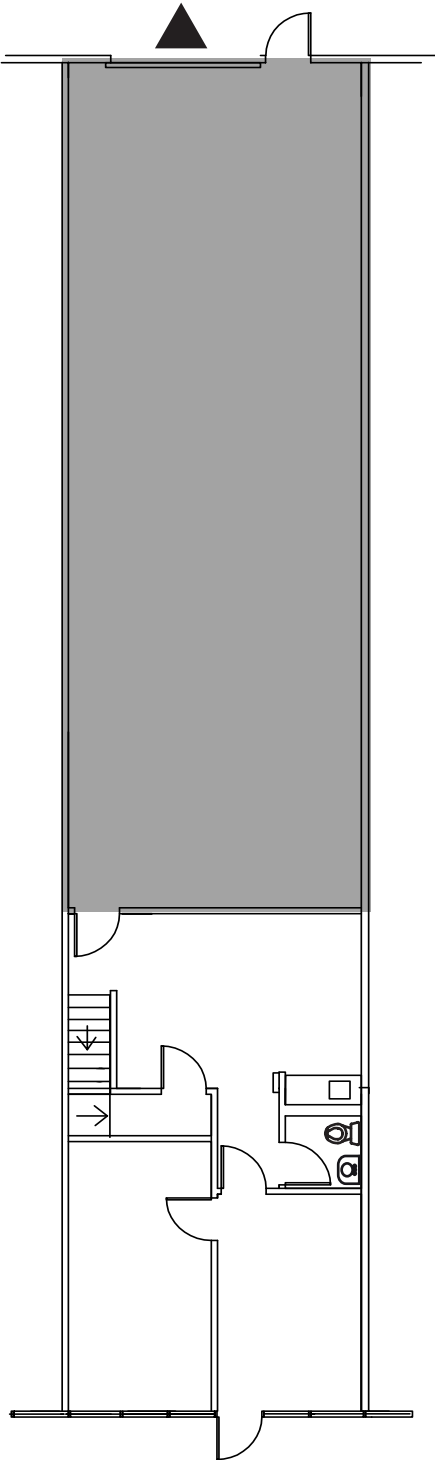
WAREHOUSE  
GRADE LEVEL DOOR  
NOT TO SCALE

# Floorplan

Koll Business Park  
San Jose, CA 95122

1450 KOLL CIRCLE  
SUITE 105  
±2,540 SF

WAREHOUSE  
GRADE LEVEL DOOR  
NOT TO SCALE



# Floorplan

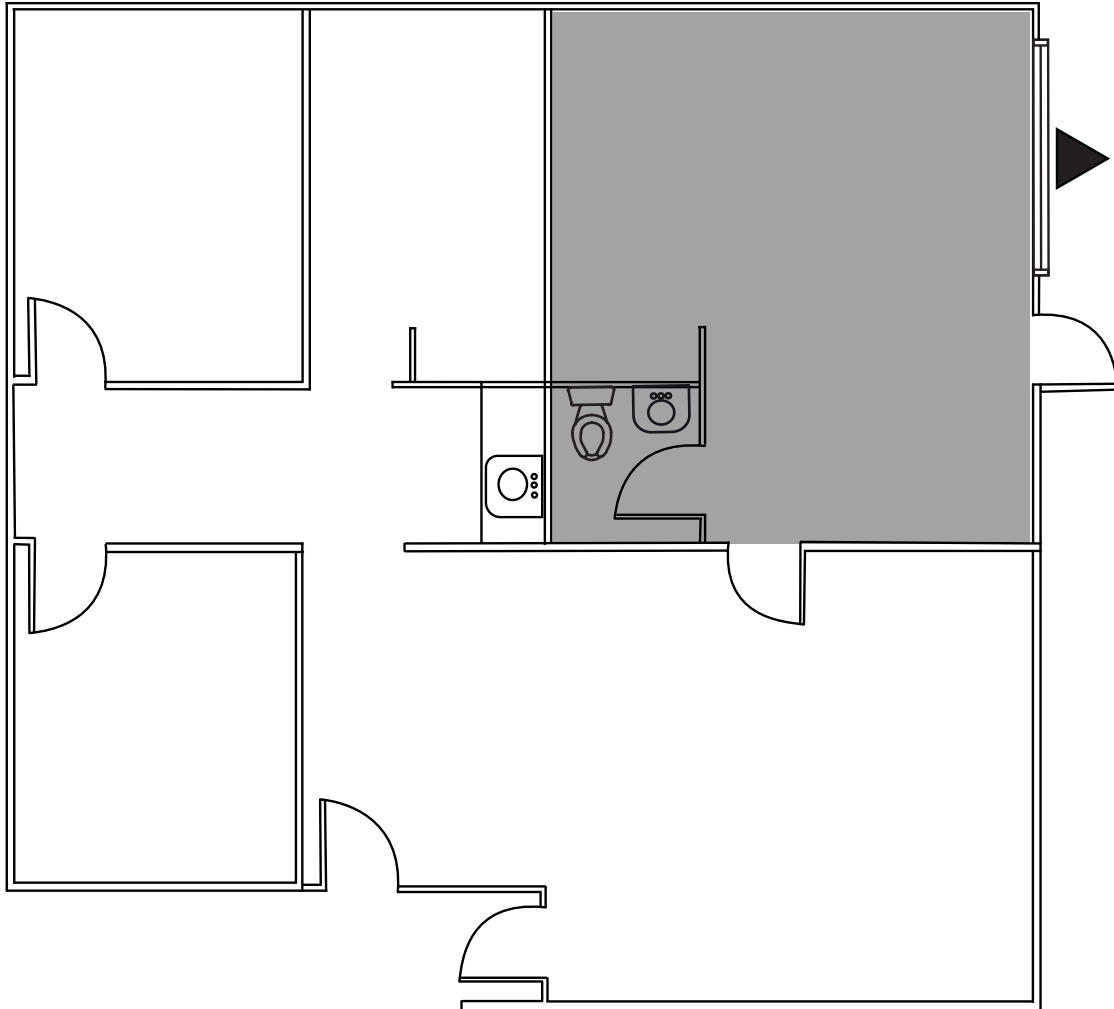
Koll Business Park

San Jose, CA 95122

**1450 KOLL CIRCLE**

**SUITE 115/116**

±1,600 SF



WAREHOUSE

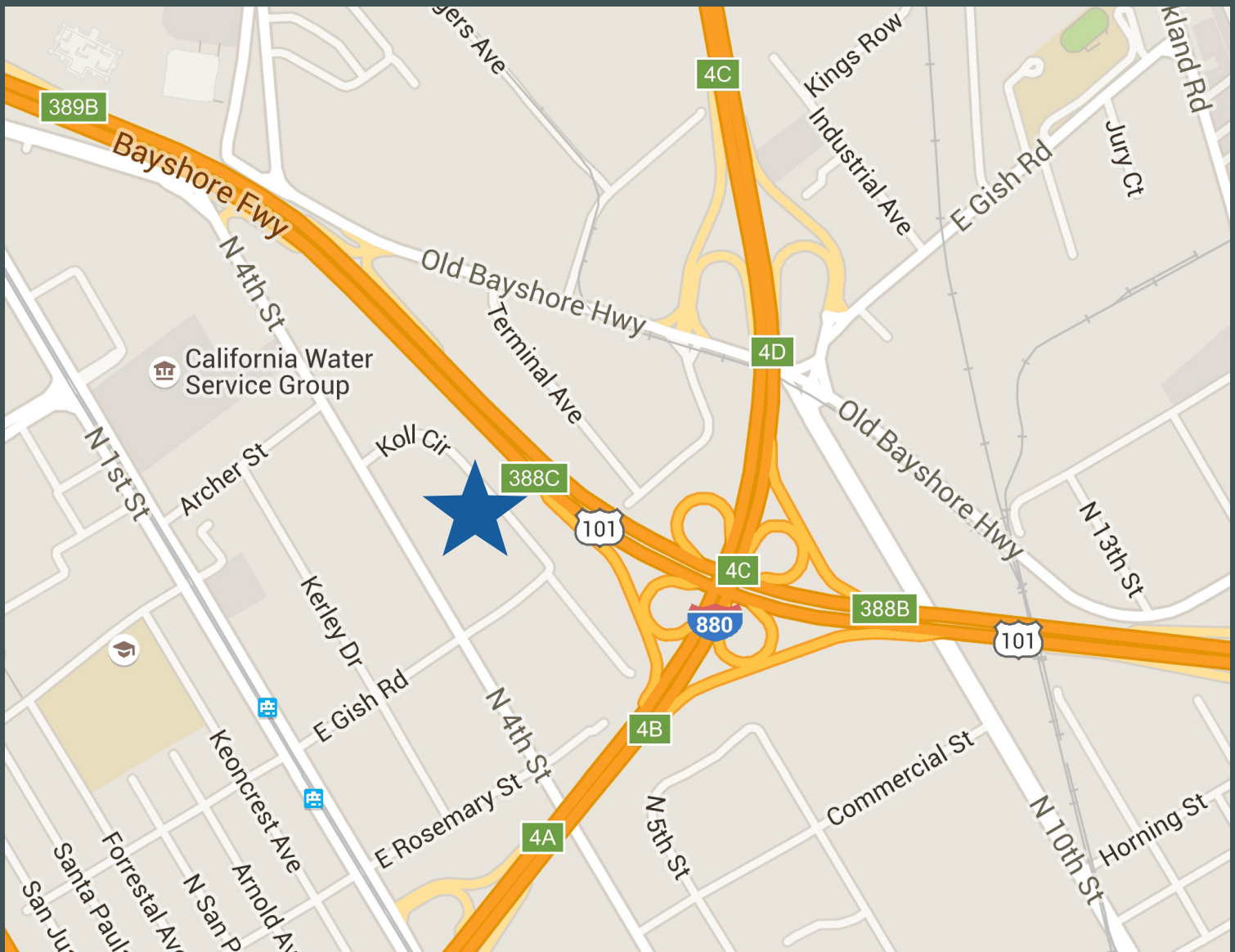
GRADE LEVEL DOOR

NOT TO SCALE

For Lease

## Koll Business Park

San Jose, CA 95112



## Contact Us

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