

1754
TECHNOLOGY
DRIVE UNIT 238
SAN JOSE, CA



FOR SALE | MOVE-IN READY OFFICE CONDOMINIUM
OFFERING MEMORANDUM

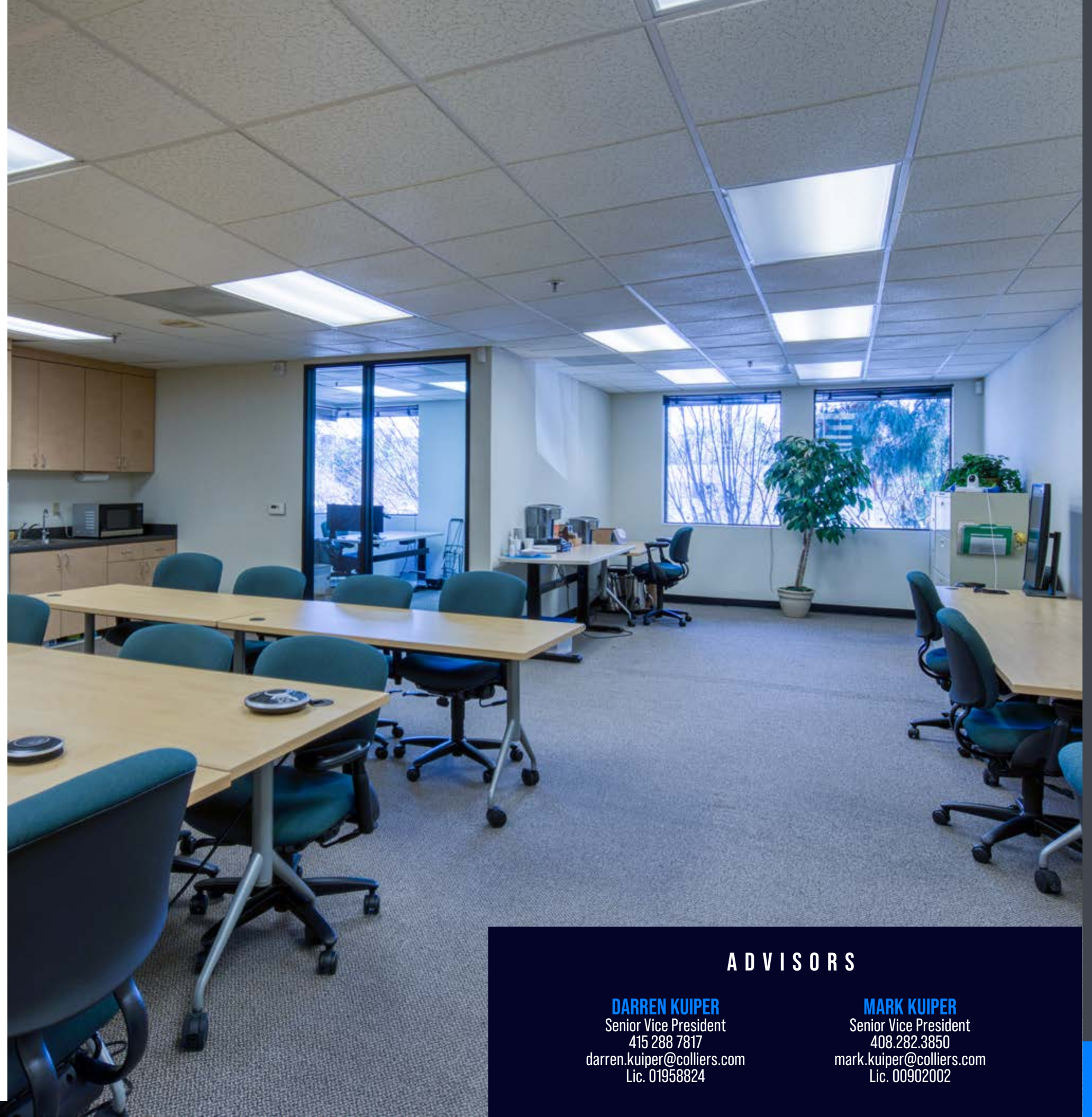


EXECUTIVE SUMMARY

Colliers, as Exclusive Advisor to the Seller, is pleased to present 1754 Technology Drive, Unit 238, (the "Property"), a +/- 1,394 RSF / 1,250 NSF foot office condominium located within a well-maintained two-story garden-style office complex and situated within the Airport submarket of San Jose.

INVESTMENT HIGHLIGHTS

- > **Ready-To-Occupy Office Condo**
Ideal for An Owner-User or Investor
- > **Open Plan Layout Provides**
Optionality / Flexibility For Space Use
- > **Centralized San Jose Location**
Surrounded by Amenities
- > **Immediate Access Hwy 101 & 87**
as well as SJ International Airport
(Shuttle, Drive, or Walk)



ADVISORS

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PROPERTY PHOTOS

1754 TECHNOLOGY DRIVE | UNIT 238 | SAN JOSE, CA



WELL MAINTAINED GROUNDS



AMPLE ON-SITE PARKING



FUNCTIONAL OPEN PLAN LAYOUT

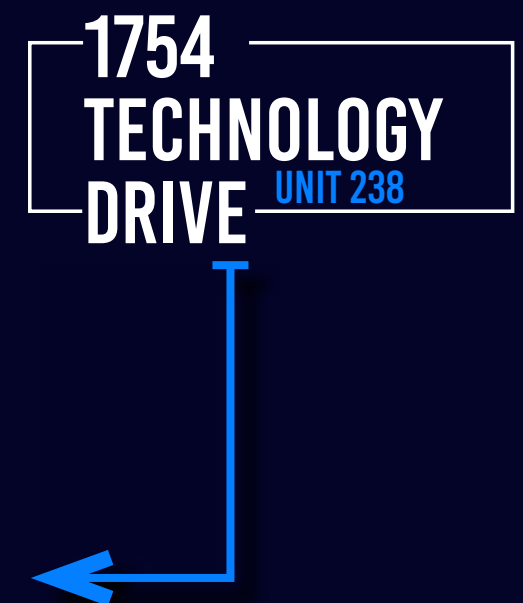
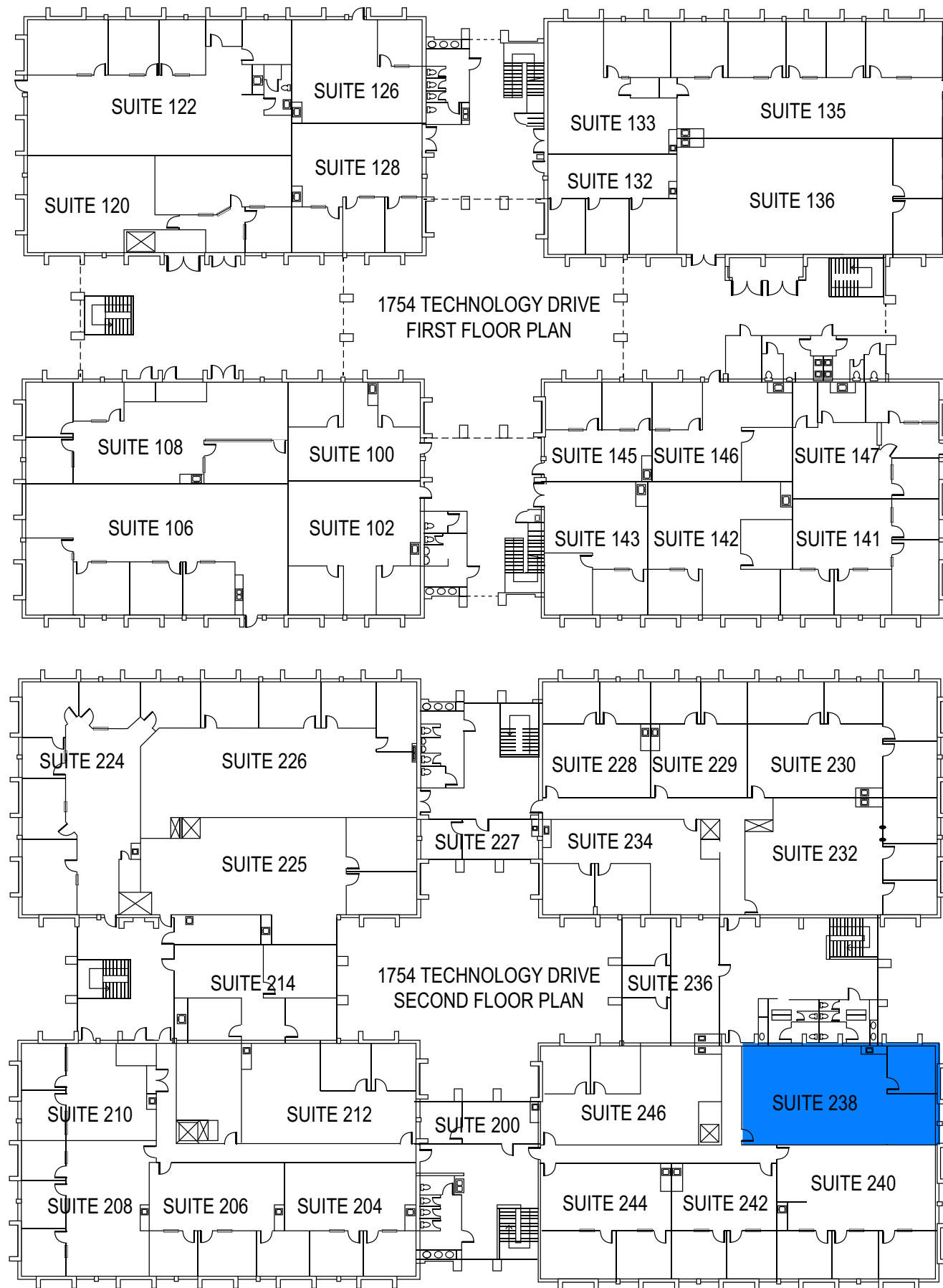


2ND FLOOR COMMON AREA

SITE PLAN + FLOORPLAN

UNIT 238 - 1,394 RSF / 1,250 NSF

- > Corner Suite in Two Story Garden Office Complex with Expansive Glassline
- > 3 Private Offices
- > Kitchenette
- > Open Office Area
- > Building Conference Room
- > Elevator Served
- > Parking Ratio: 4.5/1,000 per USF
- > Suite is Separately Metered for PG&E
- > Medical Uses Okay
- > Free Shuttle or 8 minute walk to San Jose Mineta International Airport
- > Free Shuttle to Caltrain
- > Prime Location Near Restaurants, Hotels and Many Other Amenities
- > Convenient access to Highways 101 and 87



PROPERTY OVERVIEW

1754 Technology Drive, Unit 238, is a +/- 1,394 RSF / 1,250 NSF office condominium located within a two-story office complex built in 1980 and renovated in 2007. The suite features a corner private office and an expansive open office workspace as well as a kitchenette and storage. The suite is located on the 2nd floor and is served by both a common elevator and several stairwells.

The Property features a shared interior outdoor courtyard area and there is ample on-site parking.

The Property is located It is located less than a mile east of the San Jose International Airport, and is surrounded by a wide range of amenities.

ADDRESS

1754 TECHNOLOGY DRIVE
UNIT 238, SAN JOSE CA 95110

PRODUCT

OFFICE CONDOMINIUM
WITH ON-SITE PARKING

APN

230-26-030

TOTAL SIZE

+/- 1,394 RSF / 1,250 NSF

YEAR BUILT / RENOVATED

1980 / 2007

ZONING


IP - INDUSTRIAL PARK




LOCATION OVERVIEW

1754
TECHNOLOGY
DRIVE

2 MILE DEMOGRAPHICS



139,877
DAYTIME
POPULATION



7,247
TOTAL
BUSINESSES

AMENITIES WITHIN 2 MILES

RESTAURANTS

- Jade Cathay Chinese Restaurant
- Pasta Amore
- Kusan Uyghur Cuisine
- Risotto's Catering
- Smoking Pig BBQ
- Karimi Restaurant
- Slice Pizza
- Golden Catch Fish and Chips
- TGI's Sushi Too
- Pho Bel Air
- La Victoria Taquería
- Grill 'Em Pizza & Sports Bar
- Sam & Curry
- Jackie's Place
- Mi Quang Co Thao
- Ike's Love & Sandwiches
- Pasta Ciao Amore
- Danbi Korean Restaurant
- Denny's
- Sushi Kan Japanese Cuisine
- LeYou Ethiopian
- In-N-Out
- Bagel Street Café
- Crust Sourdough Deli
- Vito's Trattoria

COFFEE & TEA

- Roam Bean Coffee
- Starbucks
- Starbucks

HOTELS

- DoubleTree by Hilton Hotel
- Fairfield Inn & Suites
- Sonesta Select
- Residence Inn
- SpringHill Suites
- Extended Stay America Suites
- Courtyard San Jose Airport
- Motel 6
- Hyatt Place
- Hyatt House
- Extended Stay Premier Suites
- Super 8 by Wyndham Airport
- Extended Studio Suites
- Holiday Inn Express & Suites
- Hampton Inn & Suites

ENTERTAINMENT & BARS

- 4th Street Bowl
- Casino M8trix
- The Doghouse Sports Lounge
- Jack's
- Bay 101 Casino
- Zone 8 Sports Bar
- Hbar

GYM / FITNESS

- 24 Hour Fitness
- Backyard Barbell
- City Sports Club

GROCERY / SHOPPING

- UPS
- Sprouts
- Safeway
- Trader Joe's



TRANSACTION GUIDELINES

OFFERING TERMS

1754 Technology Drive is being offered for sale without an asking price. All interested parties should base their offer on the “As Is, Where Is” condition of the Property.

OFFERING PROCESS

All Offers to purchase should be delivered to the offices of the Exclusive Advisor, Colliers International, attention Darren Kuiper at darren.kuiper@colliers.com. We request that interested parties submit a formal Letter of Intent (“LOI”) on the Offer Date outlining the salient terms of their offer including:

1. Company Background & Financial Capability
2. Purchase Price
3. Earnest Money Deposits
4. Due Diligence Period
5. Closing Period

**Property tours are available upon request.
To schedule a tour, please contact:**

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CONFIDENTIALITY STATEMENT & DISCLAIMER

This Confidential Executive Summary (“Memorandum”) has been prepared and presented to the recipient (the “Recipient”) by Colliers as part of Colliers’ efforts to market for sale the real property located at 1754 Technology Drive, San Jose, California (the “Property”). Colliers is the exclusive agent and broker for the owner(s) of the Property (the “Owner”). Colliers is providing this Memorandum and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. Colliers also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on Colliers, the Owner or this Memorandum, in determining whether to purchase the Property. The Recipient’s use of this Memorandum and the material in it is strictly governed by the terms and conditions of the Registration and Confidentiality Agreement that the Recipient previously executed and delivered to Colliers.

PLEASE NOTE THE FOLLOWING:
Colliers, the Owner and their respective agents, employees, representatives, property managers, officers, directors, shareholders, members, managers, partners, joint venturers, corporate parents or controlling entities, subsidiaries, affiliates, assigns and predecessors and successors-in-interest make no representations or warranties about the accuracy, correctness or completeness of the information contained in this Memorandum. The Recipient is urged not to rely on the information contained in this Memorandum and to make an independent investigation of all matters relating to the Property.

This Memorandum includes statements and estimates provided by or to Colliers and/or the Owner regarding the Property. Those statements and estimates may or may not be accurate, correct or complete. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing contained in this Memorandum should be construed as a representation or warranty about any aspect of the Property, including, without limitation, the Property’s (1) past, current or future performance, income, uses or occupancy, (2) past, current or prospective tenants, (3) physical condition, (4) compliance or non-compliance with any permit, license, law, regulation, rule, guideline or ordinance, or (5) appropriateness for any particular purpose, investment, use or occupancy. Again, the Recipient is urged not to rely on this Memorandum and the statements and estimates in it and to make an independent investigation regarding the Property and the statements and estimates contained herein.

This Memorandum may include statements regarding, references to, or summaries of, the nature, scope or content of contracts and/or other documents relating to the Property. Those statements, references or summaries may or may not be accurate, correct or complete. Additionally, Colliers may not have referenced or included summaries of each and every contract and/or other document that the Recipient might determine is relevant to its evaluation of the Property. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements, representations or summaries. On request and as available, and subject to the Owner’s consent, Colliers will provide the Recipient with copies of all referenced contracts and other documents. Colliers assumes no obligation to supplement or modify the information contained in this Memorandum to reflect events or conditions occurring on or after the date of its preparation of this Memorandum.

This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, an interest in the Property. Nothing contained in this Memorandum may be construed to constitute legal or tax advice to a Recipient concerning the Property.

More detailed information regarding the anticipated terms, conditions and timing of any offering by the Owner relating to the Property will be provided in due course by separate communication. Colliers and/or the Owner reserve the right to engage at any time in discussions or negotiations with one or more recipients of this Memorandum and/or other prospective purchasers of the Property without notice or other obligation to the Recipient.

The Owner reserves the right to change the terms of any offering relating to the Property or to terminate without notice that offering. The Owner also reserves the right to operate the Property in its sole and absolute discretion prior to the completion of any sale of the Property. Colliers reserves the right to require the return of this Memorandum and the material in it and other material provided by Colliers to the Recipient at any time. Acceptance of this Memorandum by the Recipient constitutes acceptance of the terms and conditions outlined above.



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