

FOR LEASE

Medical Office Building ~ Premiere Full Floor Opportunity
±12,650 RSF

1530 MERIDIAN AVENUE, SAN JOSE, CA 95125



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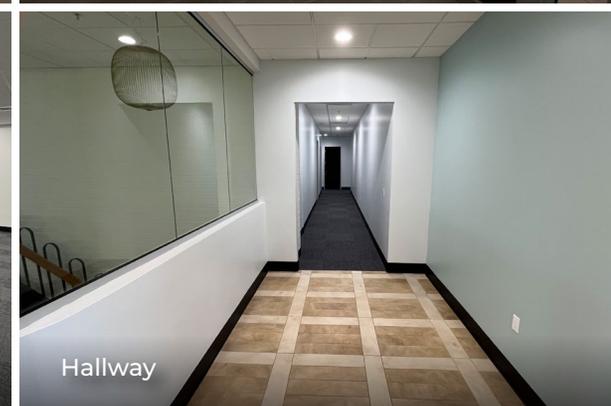
Succession Real Estate
1010 B Street, Suite 200,
San Rafael, CA 94901

 **SUCCESSION**
REAL ESTATE

Full Floor Opportunity in a High-Quality Medical Office Building

Prime Office Suite in the Building

- Full Floor Identity in the Anchor Premises
- 12,650 +/- RSF in a Fully Renovated Medical Office Building
- 100% Refurbished with High-End Finishes and Amenities
- High Quality and Complimentary Tenants
- Marquee Signage Available
- \$3.65/SF/Mo Full Service
- Rent Ready
- High Image Reception Area
- 27 Private Offices, Large Meeting Room
- Two Group Meeting Rooms
- Art Room, 3 Conference Rooms and Kitchen
- En-suite Private Bathroom



Fully Renovated Premises with High End Finishes

- \$1M in Refurbishment
- 100% Rent Ready
- All New Carpet, Paint and Ceiling Tiles Throughout
- Insulated Walls for Sound Dampening and Privacy
- ADA Compliant and Elevator Served
- New Title 24 Compliant Lighting
- Fully Upgraded Kitchen
- High End Finishes Throughout



Reception



Sample Office



Large Meeting Room



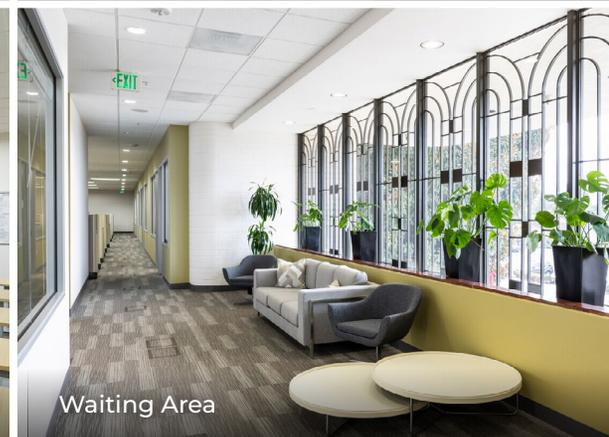
Bathroom



Reception



Break Room



Waiting Area

Fully Renovated Medical Building

- Medical/Dental Zoning and Compliance
- ADA Access, Bathrooms & Parking
- Upgraded Life, Safety and Security Systems
- Large Outdoor Patio
- Energy Efficient Title 24 Compliance
- 4/1k SF Parking, w/ 45 Under Ground & Secure
- Well Maintained
- Professional Property Management
- Local Ownership



Common Area Patio



Building and Parking



Front Aerial

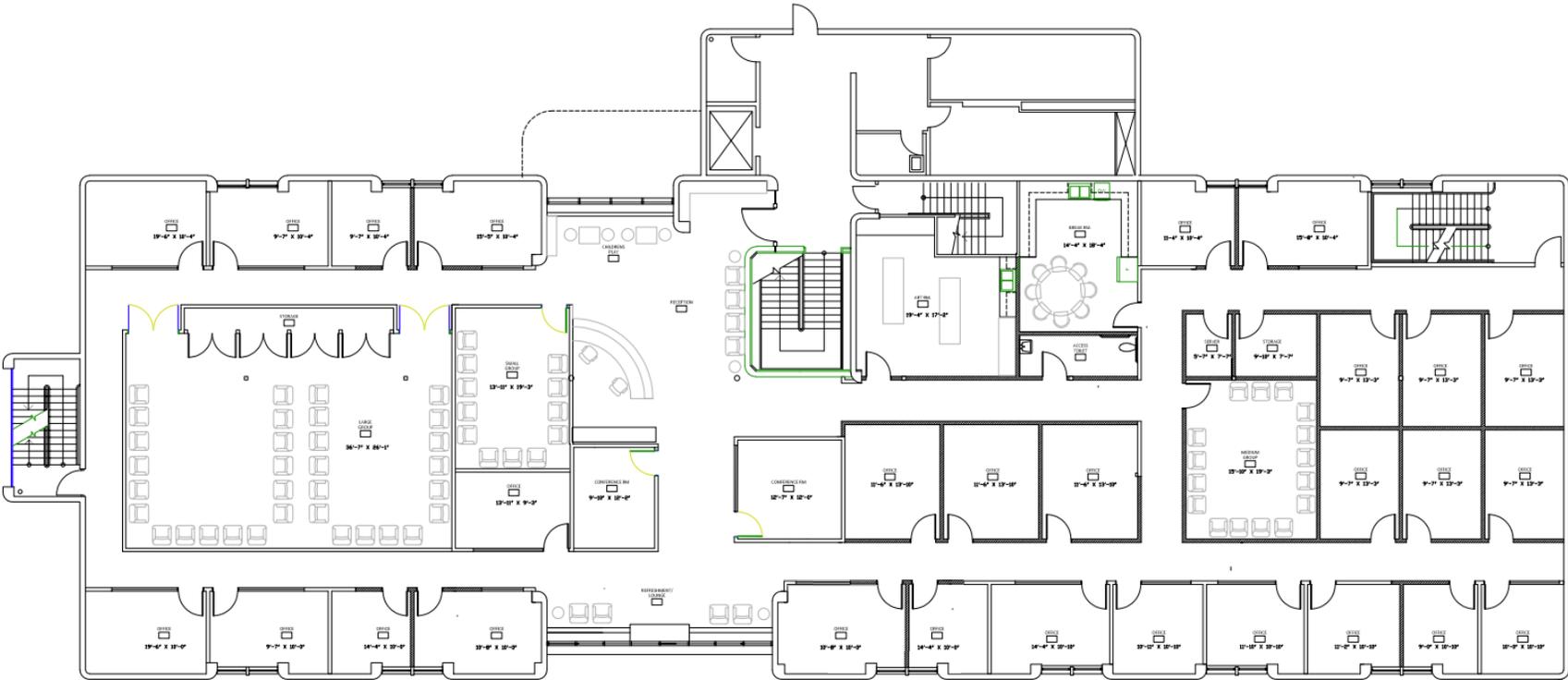


Building Lobby



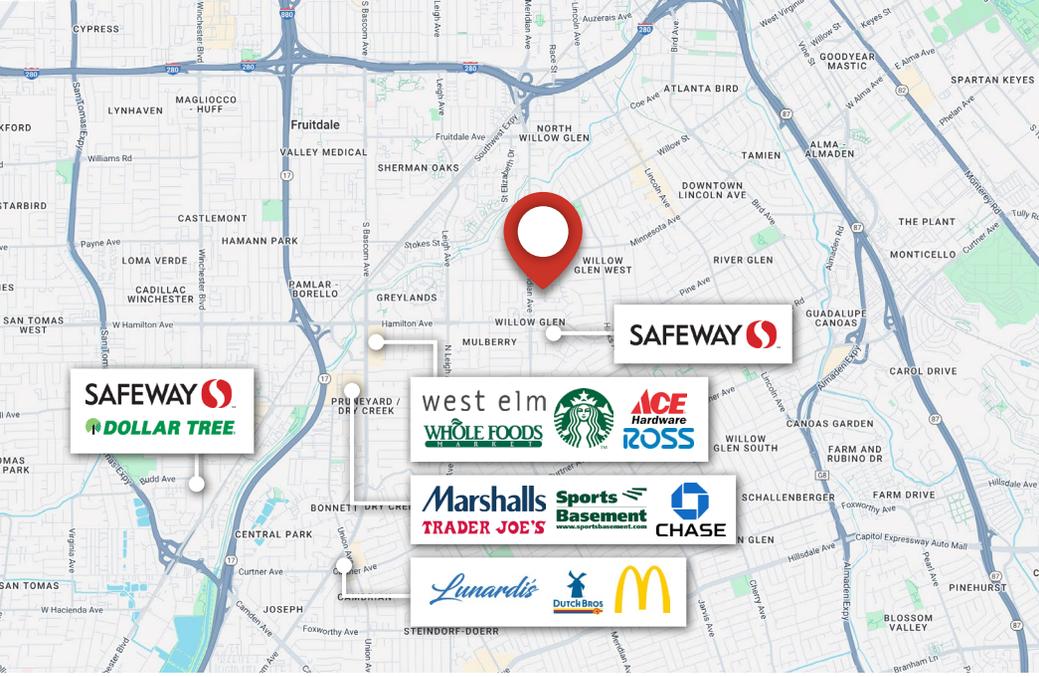
Architectural Stairway
to Second Floor

FULL FLOOR IDENTITY 1530 Meridian Avenue Suite 200

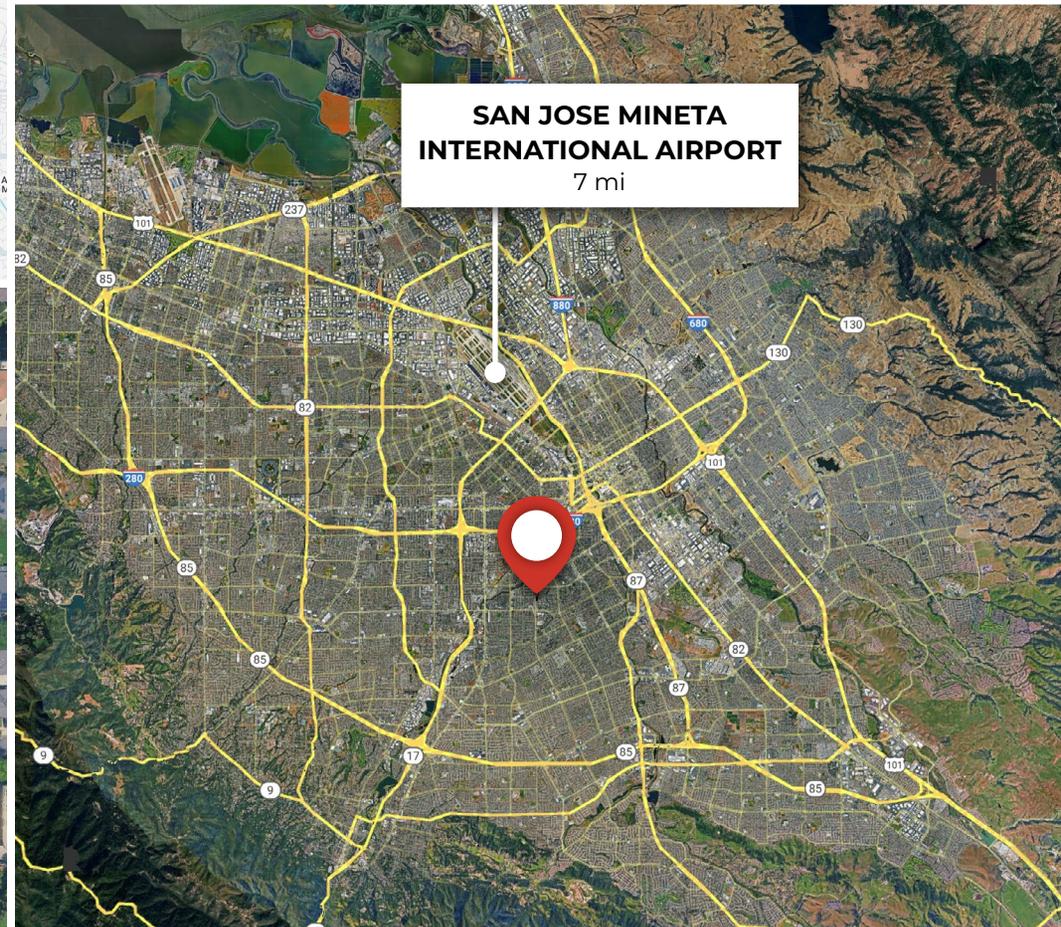
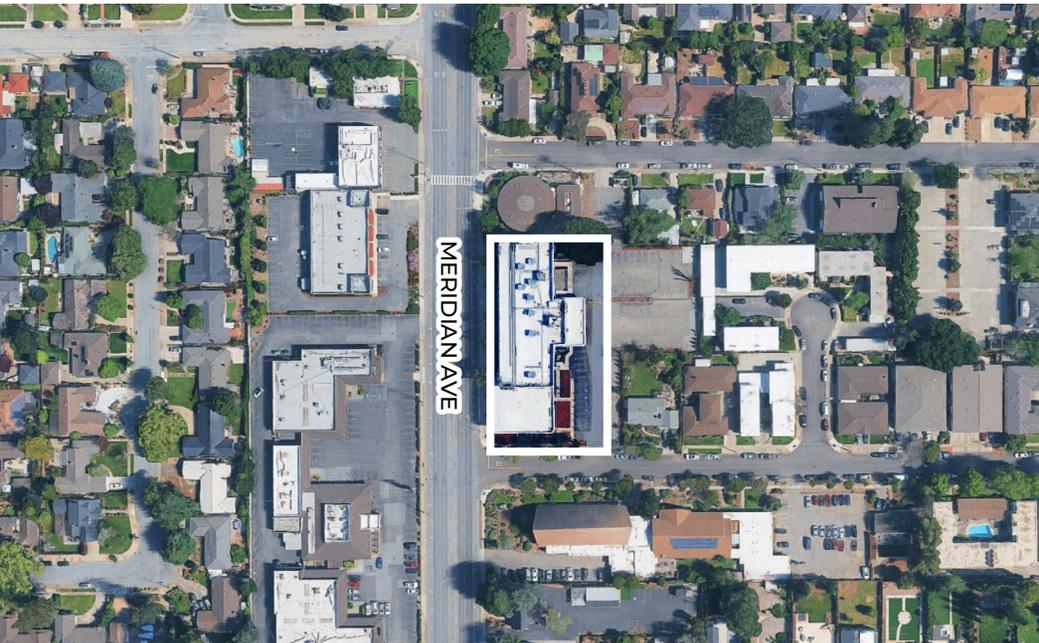


±12,650 RSF

Location ~ Easy Access, Nearby Amenities & Services



- Desirable Willow Glen Location
- High Visibility to 30k+ Cars Per Day
- Highest Quality Building in the Area
- Easy Access to Hwy's 280 & 17
- Surrounded by Restaurants, Services and Amenities
- Zoned C-1, Light Commercial, Medical Use Permitted





WORK WITH SUCCESSION

Contact us.

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