

HEALTHCARE PRACTICE ADVISORY GROUP
FOR SALE - OWNER/USER OR INVESTOR

NOW OFFERING FLEXIBLE REVENUE STREAM
OWNER/USER CAN OCCUPY AS MUCH AS 100% OF THE BUILDING



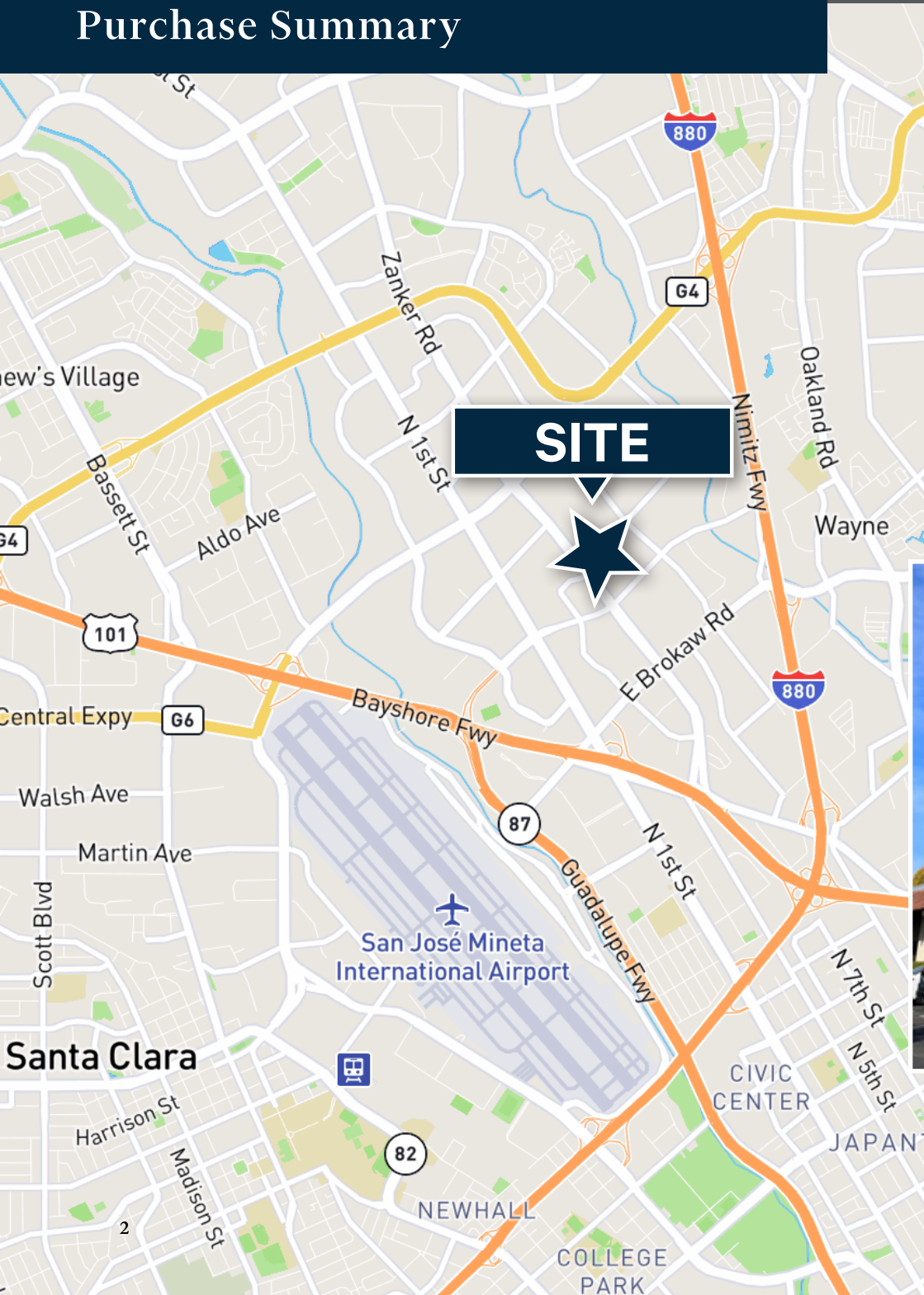
2304-2306
Zanker Road

San Jose, CA 95131

38,898 RSF with 18.2% Vacancy
Ideal for Owner User With Existing Revenue Stream

CBRE

Purchase Summary



Offering Price.....	Withheld
Existing Lease Structure.....	NNN
Building RSF	38,898 SF
Lot Size	2.93 acres
Ownership.....	Fee Simple
Vacant	7,100 RSF



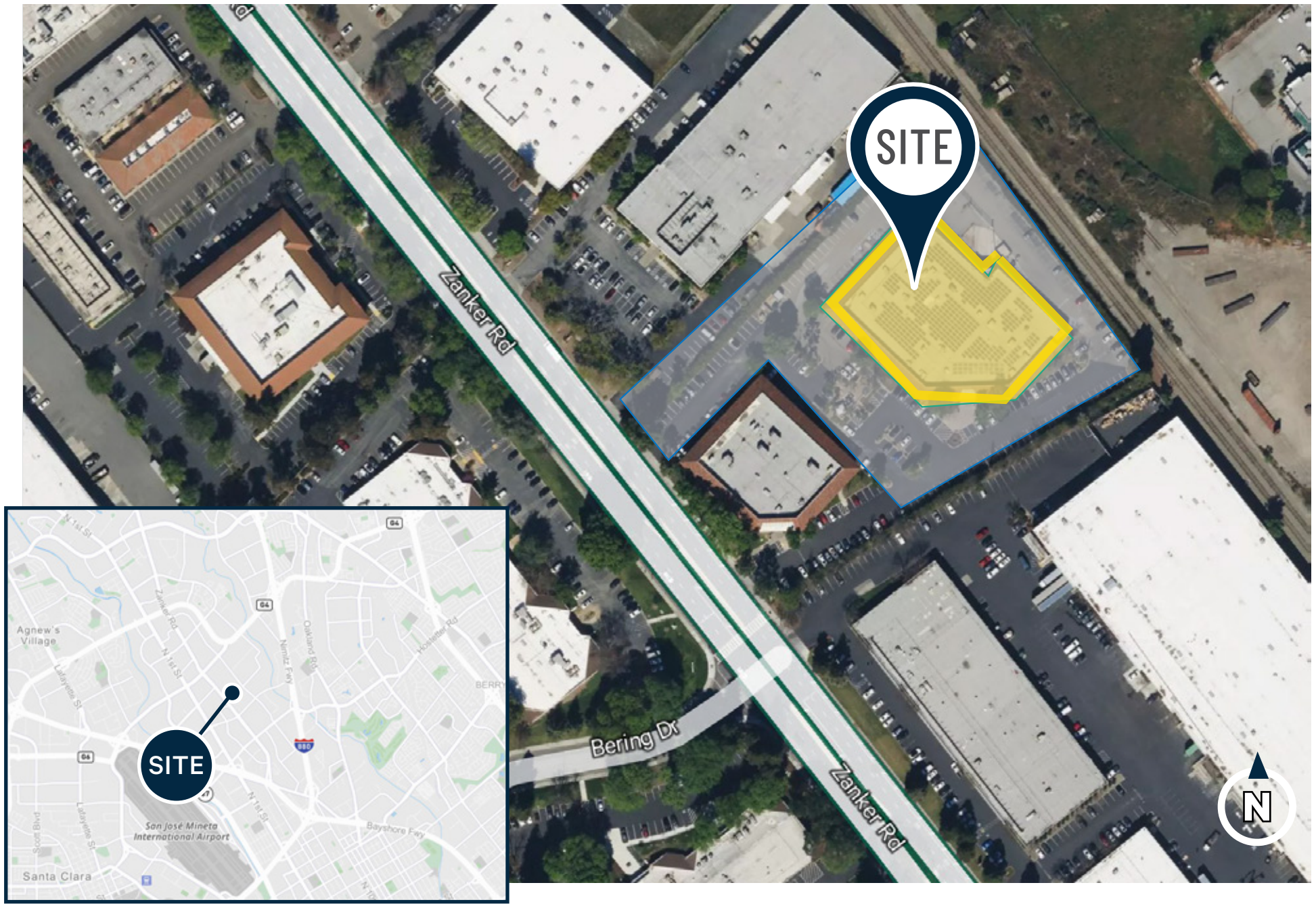
Executive Summary

- APN: 237-28-059
- Zoning: IP - Industrial Park - Uses include Office, R&D, Light and Medium MFG/Assembly, Warehouse Distribution, Commercial Kitchen, Winery, Brewery
- Year Built: 1983
- The subject property is surrounded by R&D, MFG, Light Ind.
- San Jose is renowned for... Many other prominent tech firms have a presence in the area, contributing to a vibrant entrepreneurial ecosystem.
- Power: 800a/277 - 480v 3p
- Ample Parking
- Dock and Grade Level Loading
 - 1 Exterior Dock Well
 - 4 Grade Level Doors
- Fenced Storage/Yard Area
- Existing Roof Top Solar Array Offsetting Electrical Expenses

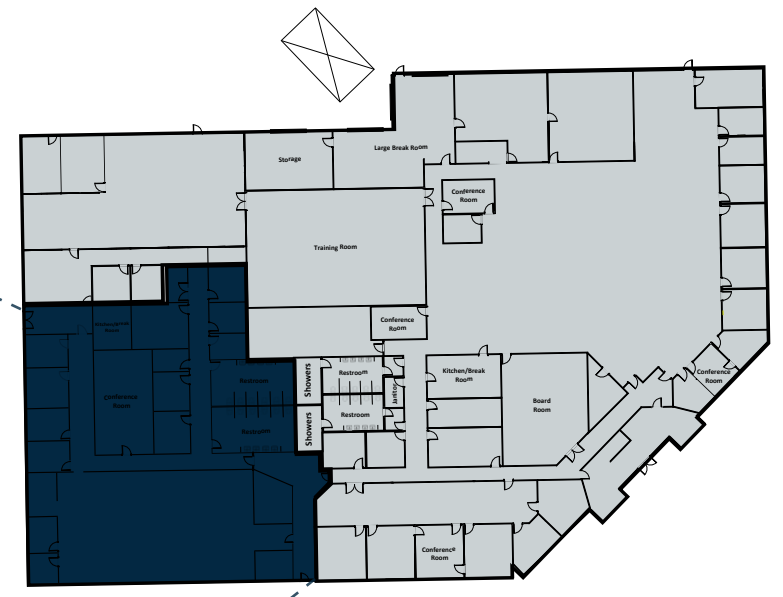
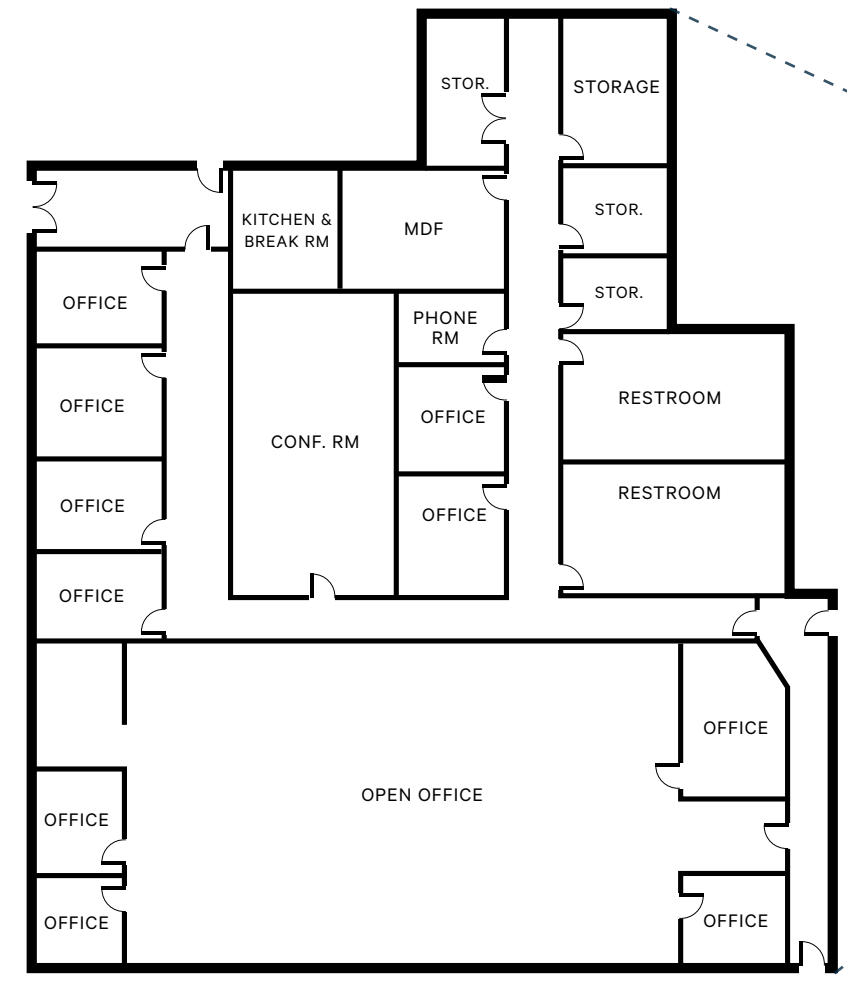


Existing Site & Lease Details

Floor Plan



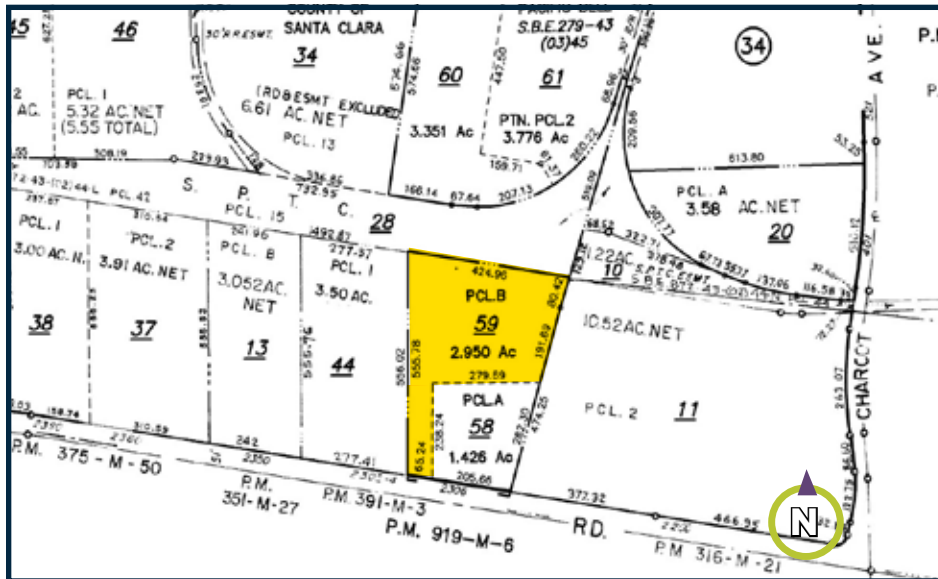
Available Space ±7,100 RSF



LEASED SF: 31,798 SF

CURRENT CONFIGURATION
 80% OFFICE
 10% SHIPPING
 10% TRAINING CENTER

Existing Site & Lease Details



PROPERTY SUMMARY

Price:	Withheld
Address:	2304-2306 Zanker Road San Jose, CA 95131
Ownership:	Leasehold
Building GLA:	38,898 SF
Lot Size:	2.93 acres
Parking:	± spaces
Year Built / Renovation:	1983 / 2018
Parcel Number:	237-28-059

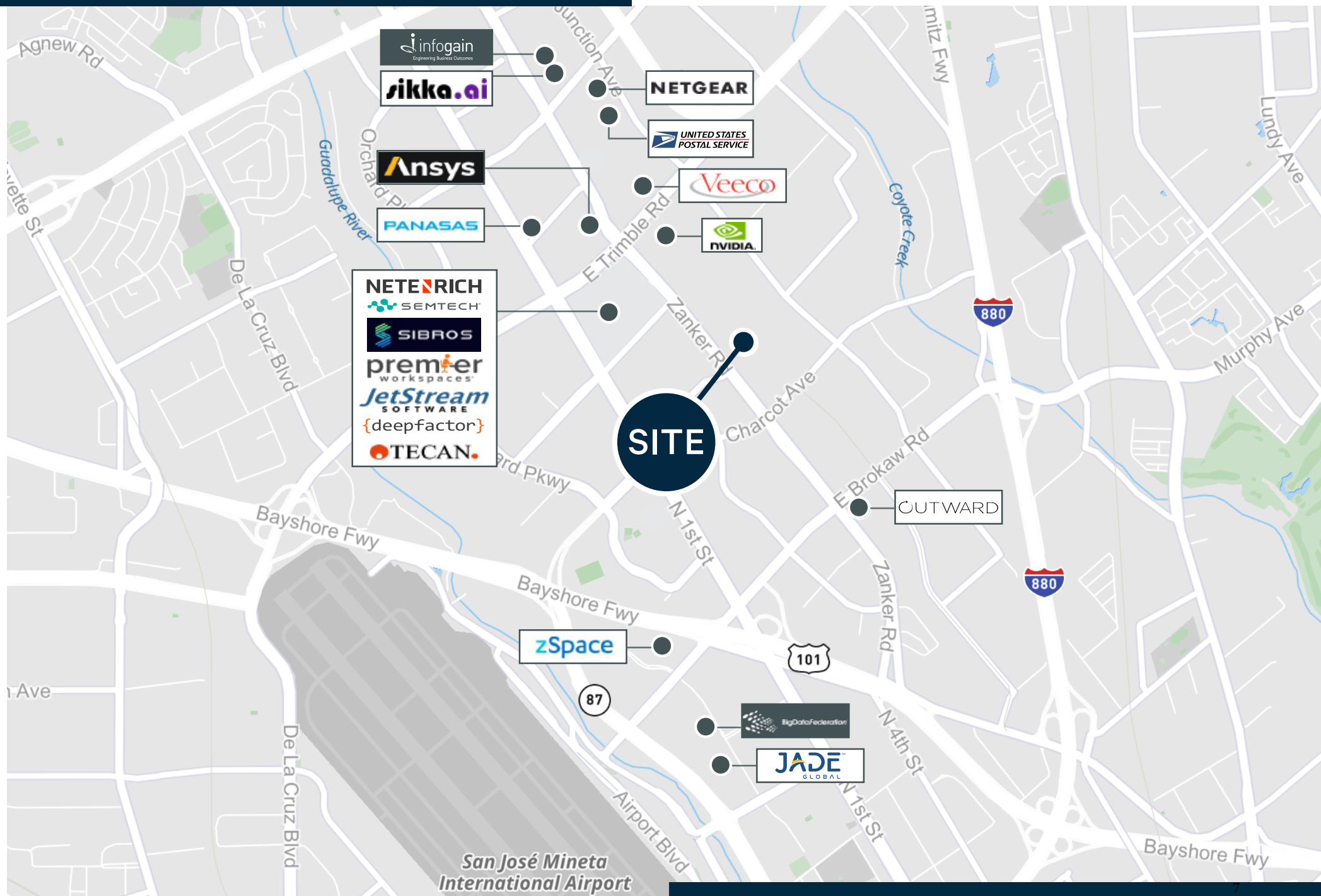
LEASE SUMMARY

Tenant:	Excel MSO
Size:	31,798 SF
Term Exp:	3/31/2030
Renewal Options	Three - 3 year options
Lease Structure:	NNN and Flat over term
Roof:	Tenant - Tenant to reimburse Landlord for maintenance and repair of roof, and amortized cost of replacement
Structure:	Landlord - Landlord to maintain, repair, and replace the building structures and systems
HVAC:	Tenant - Tenant to reimburse Landlord for maintenance and repair of HVAC, and amortized cost of replacement
Parking:	Tenant - Tenant to reimburse Landlord for maintenance and repair
Property Taxes:	Tenant
Utilities:	Tenant
Insurance:	Tenant - Tenant to reimburse Landlord for Landlord's insurance costs

IN PLACE NOI

31,798	\$874,445.04/yr
7,100	Vacant

Neighboring Companies



DISTANCE TO SAN FRANCISCO, CA - 45 MILES (66 MINS)

You are solely responsible for independently verifying the information in this Memorandum. ANY RELIANCE ON IT IS SOLELY AT YOUR OWN RISK.

Executive Summary



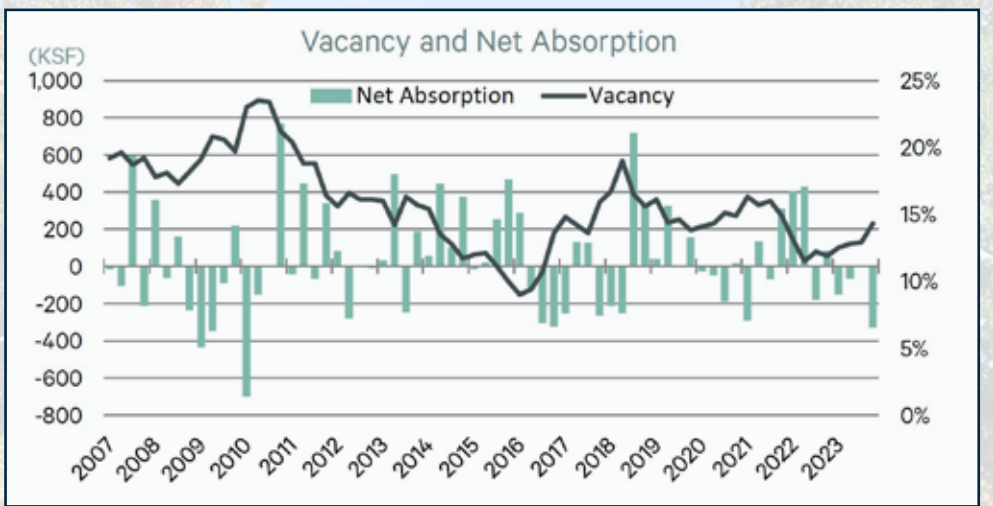
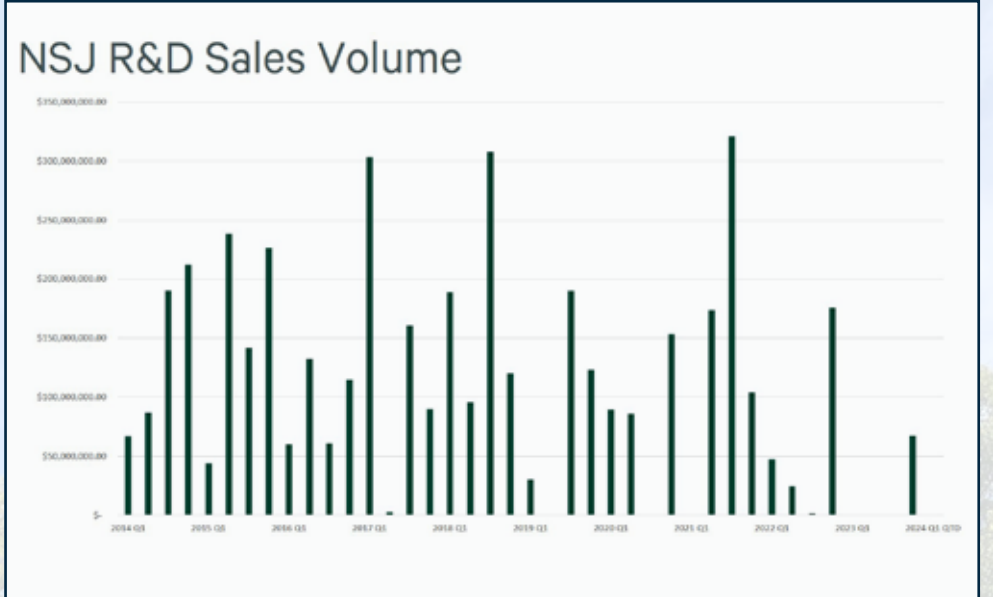
SAN JOSE, CA

2304-2306 Zanker is an ideal opportunity for an Owner User or Investor to secure a multifunctional building in the North San Jose submarket. This is partially due to the strong credit Tenant occupancy of approximately 82% of the site for the next 4 years. This allows for extended revenue to offset any debt load during these sporadic economic times. That being said, the central location, flexible zoning, and current office configuration will expose it to all categories of users, if and when the current tenant exits. Additionally, an owner user can initiate a small presence in the building and have the security that there is a long term expansion option without relocating. Originally designed as an R&D Flex building with dock and grade level functionality, ample electrical capacity, and 18 foot clear height, 2304-2306 Zanker Rd will support the probable exit strategy toward a more industrial user, should the current office tenant exit. This building would be an excellent addition to anyone's portfolio



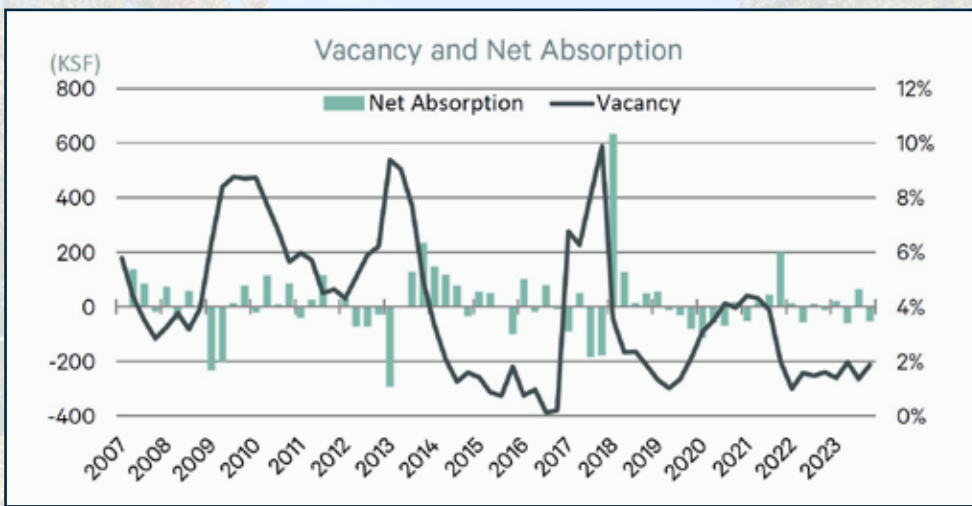
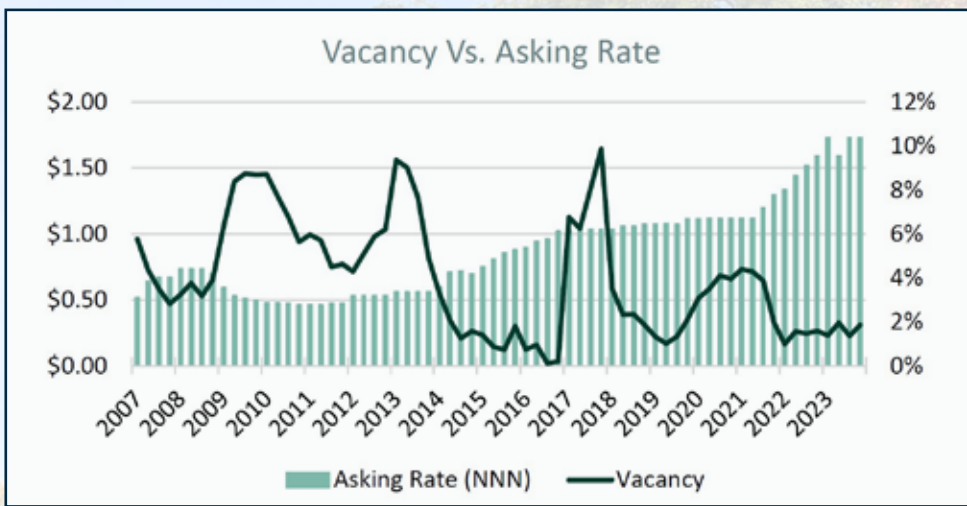
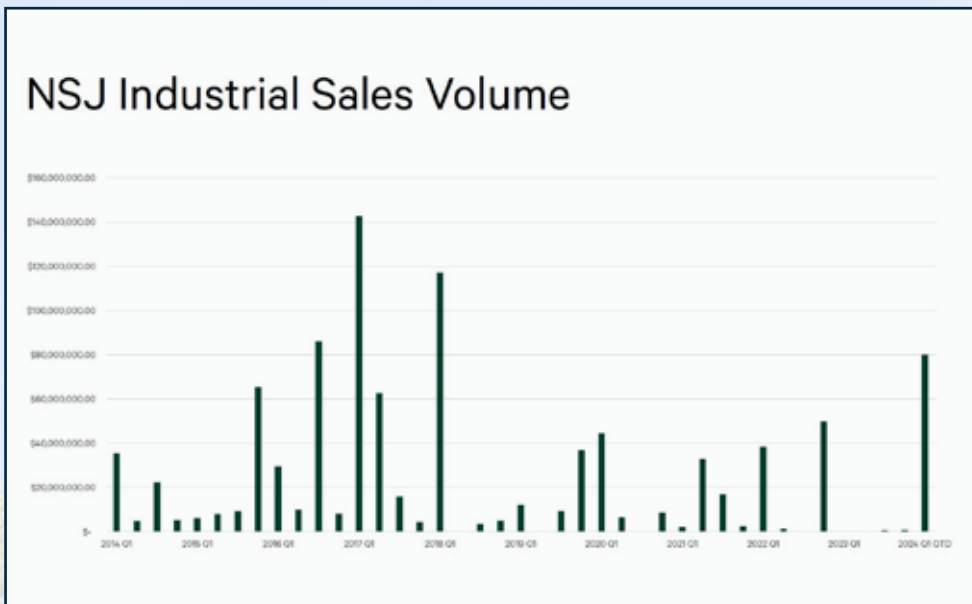
R&D Market Snapshot - N. San Jose

Q4'23 VACANCY	14.3%
• Q3'23 Vacancy (QoQ)	12.9%
• Q4'22 Vacancy (YoY)	11.5%
Q4'23 AVAILABILITY	16.9%
• Direct Available SF	2,825,079 SF
• Sublease Available SF	1,157,739 SF
Q4'23 AVERAGE ASKING RATE	\$2.72 NNN
SUBMARKET NRA	23,572,211 SF



Industrial Market Snapshot - N. San Jose

Q4'23 VACANCY	1.87%
• Q3'23 Vacancy (QoQ)	1.36%
• Q4'22 Vacancy (YoY)	1.59%
Q4'23 AVAILABILITY	2.04%
• Direct Available SF	158,877 SF
• Sublease Available SF	56,832 SF
Q4'23 AVERAGE ASKING RATE	\$1.73 NNN
SUBMARKET NRA	SF



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Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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