

New Construction - Completed in 2025

# 2220 Winchester Blvd.

Campbell



“Where innovation and success converge”



THE REALTOR  
WORKING FOR YOU

**\$4,800,000**

**EDIE HALENBECK**  
Realtor®

(650)996-8466  
edie.halenbeck@compass.com  
YourFinestHomes.com  
DRE: 01877393

**COMPASS**









# Offering Summary

Introducing an exquisite premier commercial building nestled in the heart of Silicon Valley. Brand new construction completed in 2025 in a prime location and an array of features perfect for your business needs. This is the only new construction available of this kind in Campbell or surrounding areas . . . making it a rare opportunity. The elegant space spans over 6,900 SF (incl. a 2,000 SF store room inside and over 560 SF tiled balcony) exuding luxury and style, while embracing the city's vibrant energy.

The property provides flexibility for a variety of commercial uses (retail, office, restaurant, etc.) making it an ideal investment for an owner-occupant or businesses seeking to establish their presence in a prime area.

Situated on a major street with high visibility, this property enjoys unparalleled convenience and accessibility. With prominent street frontage, it captures the attention of passersby, attracting potential customers and clients. The interior boasts a modern design, blending sleek lines, an open layout with an abundance of natural light pouring through large windows offering views and creating a welcoming ambiance. High ceilings and polished flooring further enhance the sense of sophistication.

The infrastructure capabilities have high-power capacity (800 AMS) that meets the needs for manufacturing and technology facilities and is wired with an advanced surveillance system. There is ample parking on site with 20 parking spaces including some covered parking. There is also parking available along both sides of the street.

Valuable to investors looking for turn-key without repairs or maintenance now or in the near future like for older commercial buildings. Tenants are drawn to this dynamic location for its proximity to major transportation routes including easy access to popular downtowns Campbell, San Jose, Los Gatos and San Jose Mineta International Airport . . . creating an optimal environment for both creative and professional businesses. The nearby restaurants, cafes, local shopping and services, and desirable living neighborhoods with excellent schools . . . enhances the work-life balance and convenience.





New Construction in Campbell | Completed 2025

# 2220 Winchester Blvd.

Don't miss this opportunity to secure a remarkable commercial space in Campbell, California where innovation and success converge. Embrace the city's entrepreneurial spirit and make this property your own, seizing the chance to thrive in one of the world's most vibrant and dynamic business landscapes.

## Investment Highlights

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### Key Advantages:

- Turn-key condition, ready for immediate occupancy.
- High visibility for signage - advertising all day - every day.
- Energy-efficient construction with sustainability features for long-term cost savings.
- Flexible floor plan that can be easily tailored to meet business needs.
- Separate lobby and office with large picture windows throughout on both floors.
- 16 ft. high ceilings on first floor.
- Spacious second floor outdoor balcony.
- Flexible zoning for various types of business.
- Prime location in a high-demand district, ensuring strong interest.
- Walking distance to Light Rail, dining and shopping and easy access to all Silicon Valley.



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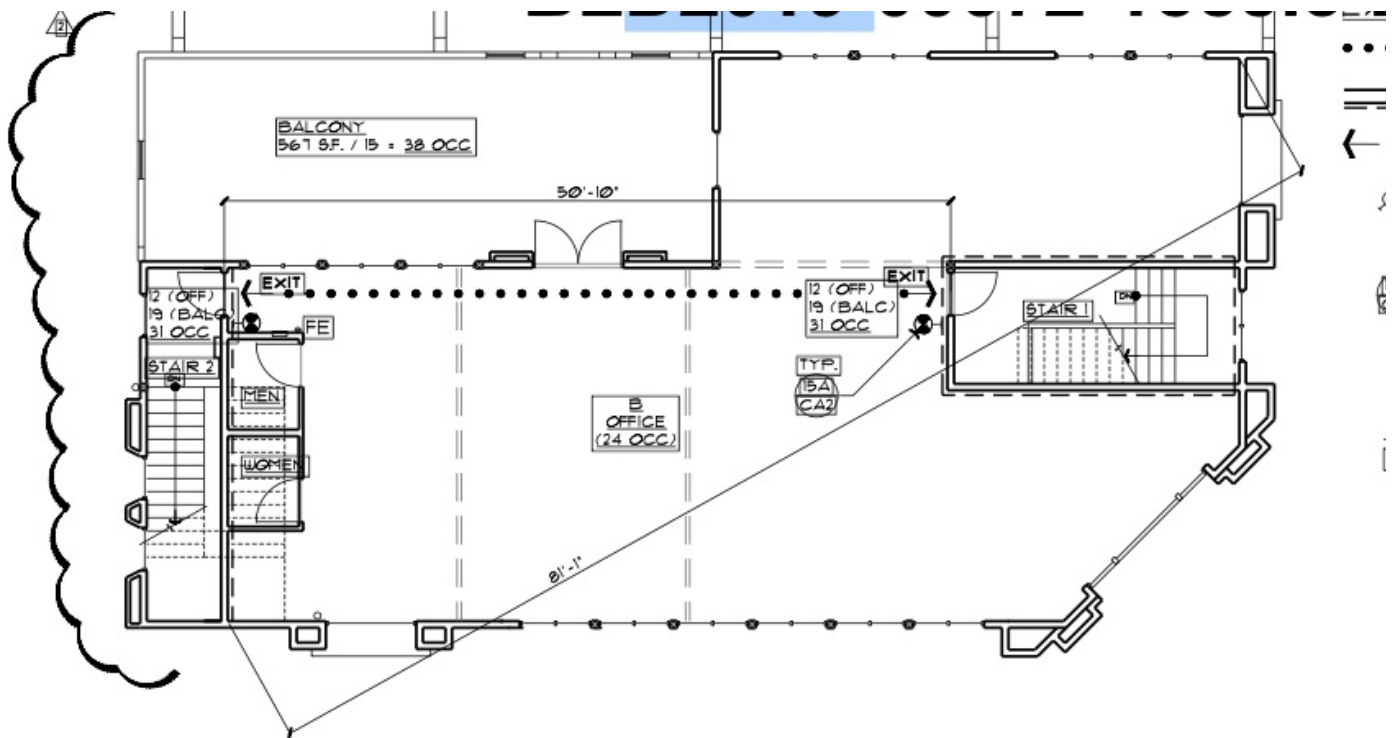
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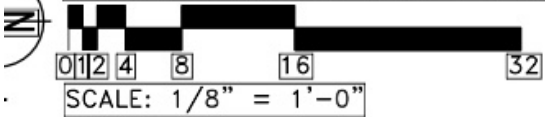




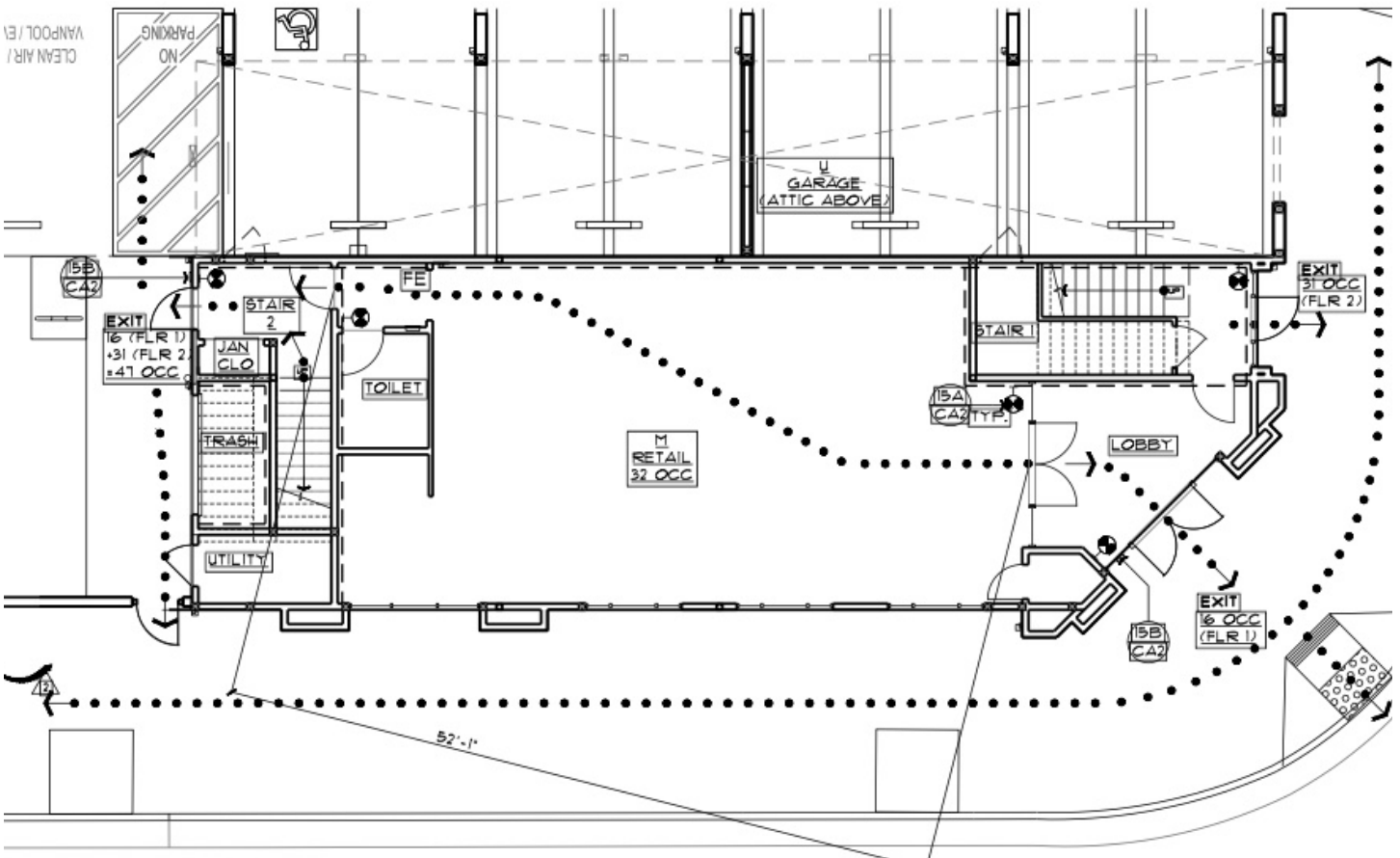




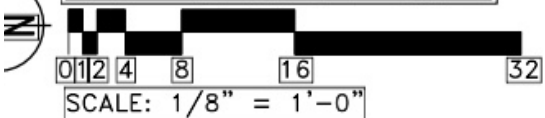
**SECOND FLOOR EXIT PLAN**



Second Floor - 2,445 SF  
Balcony - 567 SF



**FIRST FLOOR EXIT PLAN**



First Floor - 1,899 SF  
Storage space - 2,000 SF



**Major tech companies world headquarters:**

- Netflix - 2 miles
- eBay - 2 miles
- Apple - 6.5 miles
- Zoom, Nvidia & Adobe - 7 miles
- Broadcom - 10 miles
- Google - 16 miles
- Tesla - 18 miles
- Meta/Facebook - 22 miles

**Shopping Centers:**

- Santana Row - 2.5 miles
- Westfield Valley Fair - 3 miles

**Universities:**

- Santa Clara University - 5 miles
- San Jose State - 6 miles
- Stanford University - 20 miles

**Popular Attractions:**

- Levi's Stadium
- California's Great America
- SAP Center
- PayPal Park
- Museums . . .
  - Children's Discovery
  - Tech and Innovation
  - Intel
  - NASA Ames
  - Computer History
- Santa Cruz Beach Boardwalk
- Monterey
- Carmel
- Half Moon Bay
- San Francisco / Golden Gate Bridge







*A fresh and modern space to work in or serve to an affluent area  
makes this an exceptional location for any business!*



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