

# SAN JOSE

## MEDICAL CAMPUS

550-570 MERIDIAN AVENUE AND  
525 RACE STREET, SAN JOSE, CA 95126

± 225,500 COMBINED GSF

MULTI-BUILDING MEDICAL  
CAMPUS FOR LEASE



**HealthMedRealty**

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# INTRODUCTION

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HealthMed Realty presents the San Jose Medical Campus, ideally situated at **550-570 Meridian Avenue** and **525 Race Street** in the thriving heart of Silicon Valley. Boasting three existing buildings with a combined area of 225,500 square feet and 910 parking spaces, this campus offers unrivaled speed to market, circumventing the lengthy and costly process of ground-up construction. The buildings offer floor plates which support modular and flexible plans that allow for easy expansion or contraction of departments, and a wealth of natural light enhancing both provider and patient experiences, the San Jose Medical Campus is a prime opportunity for transformation into a comprehensive care destination. The campus's central location, with quick access to Highways 280, 880, and 87, and a short walk to the Race Street Light Rail Station, ensures exceptional accessibility. This is a premier site for those seeking to expand their presence in a central Silicon Valley location.



# PROPERTY SUMMARY

The **San Jose Medical Campus** spans a substantial area, comprising three distinct buildings with a combined gross square footage of 225,500. The campus includes:

- **550 Meridian Avenue:** ± 76,000 GSF
- **570 Meridian Avenue:** ± 76,700 GSF
- **525 Race Street:** ± 72,800

## ONSITE PARKING

### MERIDIAN AVENUE PARKING

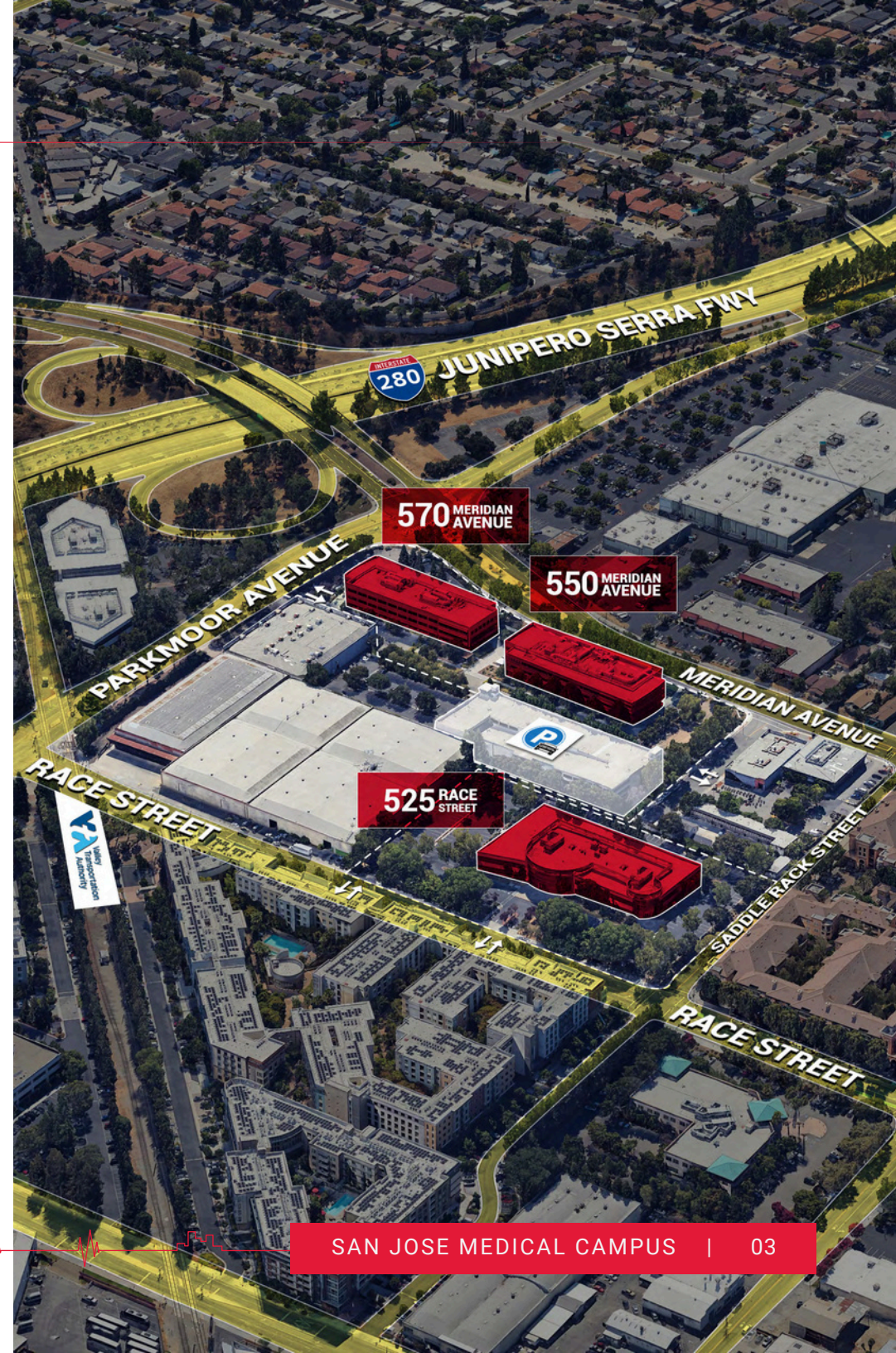
- 177 Surface Parking Spaces
- 466 Structured Parking Spaces

### RACE STREET PARKING

- 267 Surface Parking Spaces

## ACCESS & CONNECTIVITY

- Minutes away from Interstates 880 and 280
- Located near San Jose Diridon Station, providing easy access to Caltrain, VTA Light Rail, and major bus routes.



# PROPERTY PHOTOS

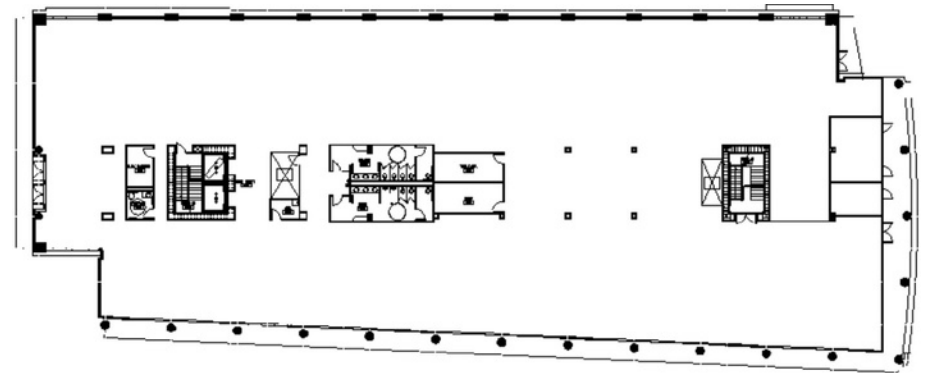


# FLOOR PLANS - 550 MERIDIAN AVENUE

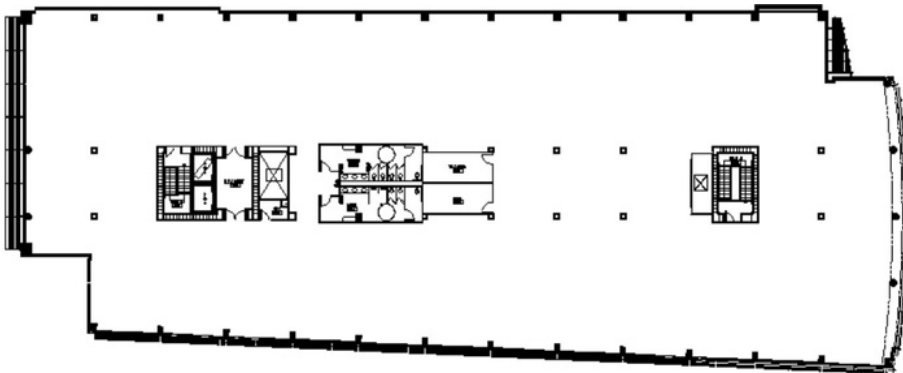
DRAWINGS NOT TO SCALE

## BUILDING DETAILS

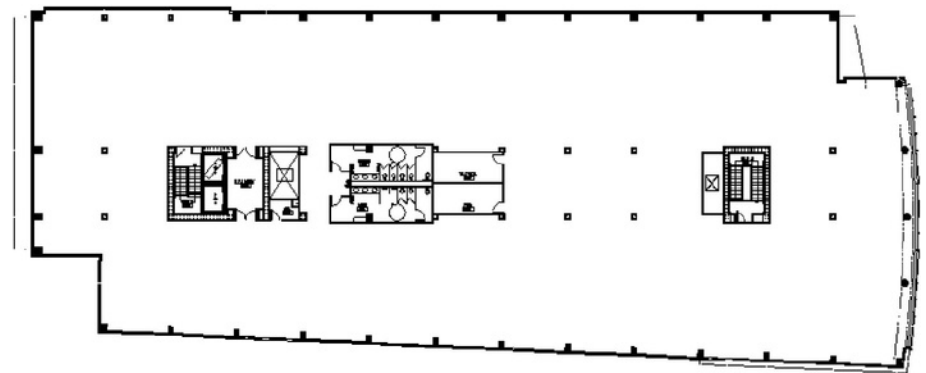
- **Gross Square Footage:** ± 76,000 SF
- **Stories:** 3
- **Floor-to-Ceiling Height:** ±13'
- **Flexible Floor Plates:** Ideal for clinical uses, providing for departmental expansion or contraction without major modifications.
- **Fireproofing:** Fully sprinklered



1ST FLOOR



2ND FLOOR



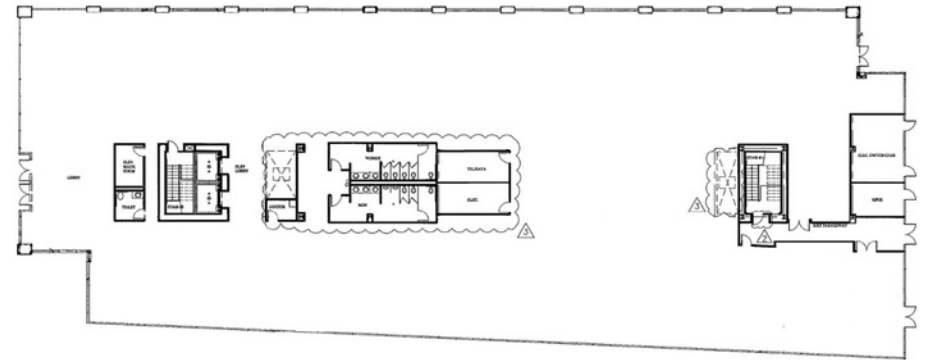
3RD FLOOR

# FLOOR PLANS - 570 MERIDIAN AVENUE

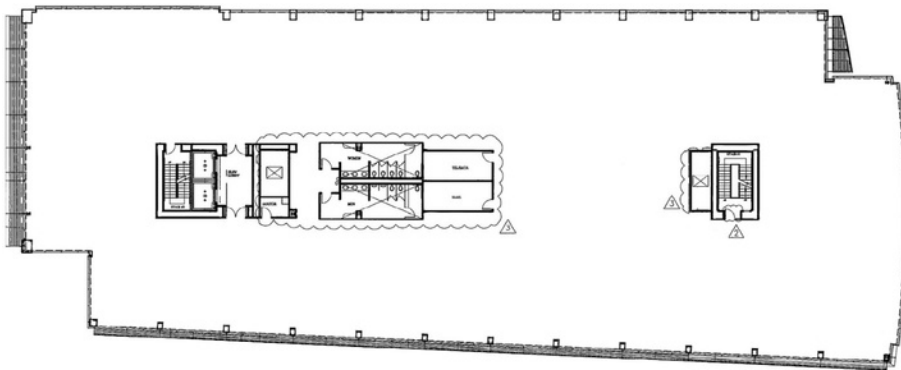
DRAWINGS NOT TO SCALE

## BUILDING DETAILS

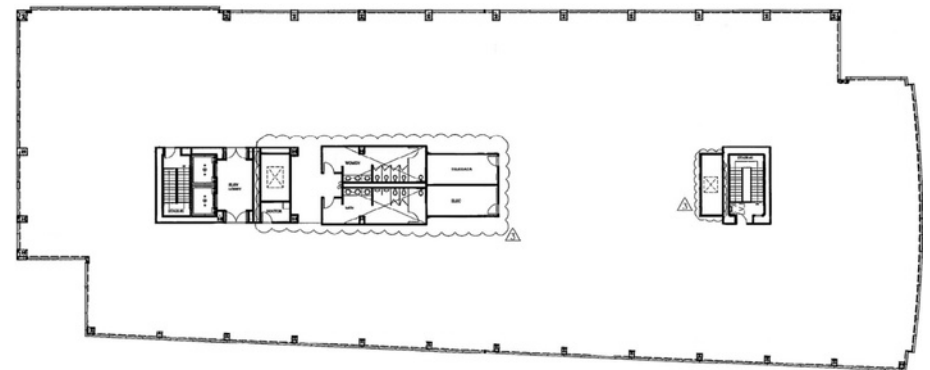
- **Gross Square Footage:** ± 76,700 SF
- **Stories:** 3
- **Floor-to-Ceiling Height:** ±13'
- **Flexible Floor Plates:** Ideal for clinical uses, providing for departmental expansion or contraction without major modifications.
- **Fireproofing:** Fully sprinklered



**1ST FLOOR**



**2ND FLOOR**



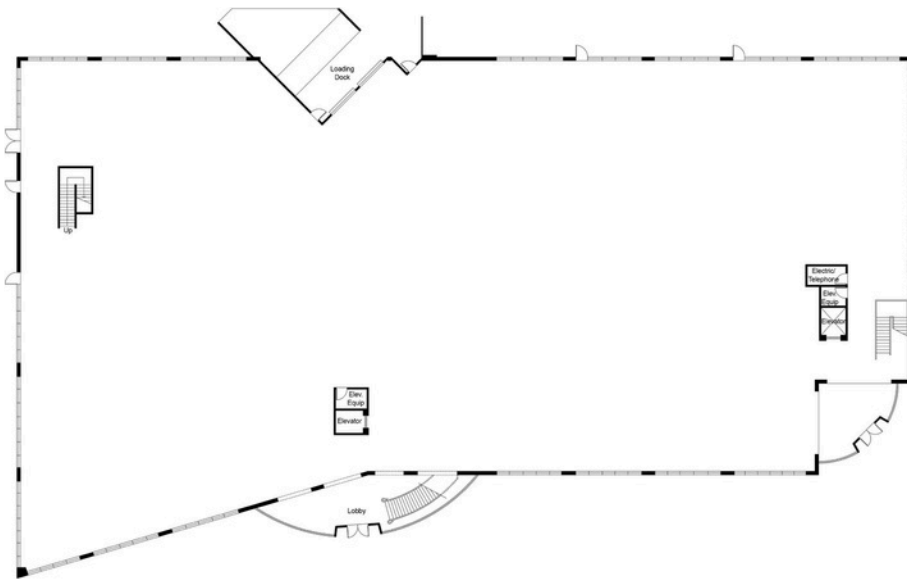
**3RD FLOOR**

# FLOOR PLANS - 525 RACE STREET

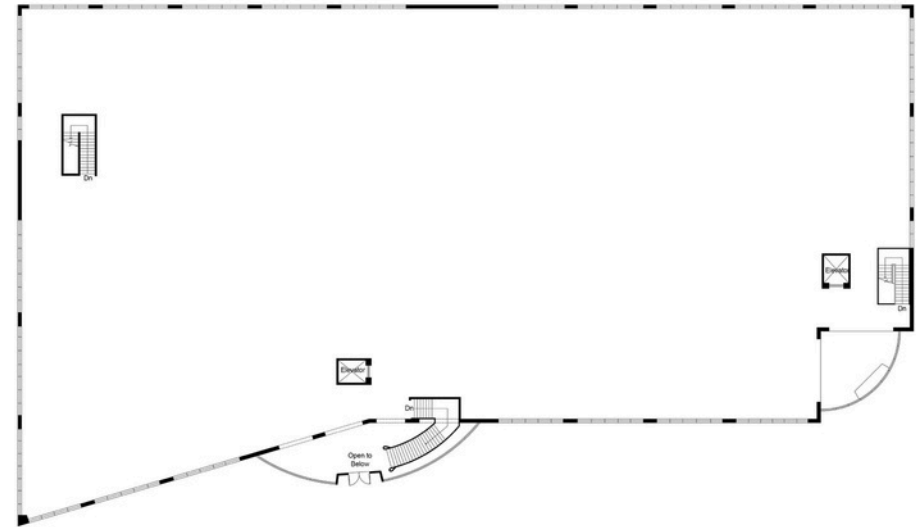
DRAWINGS NOT TO SCALE

## BUILDING DETAILS

- **Gross Square Footage:** ± 72,800 SF
- **Stories:** 2
- **Floor-to-Ceiling Height:** ± 15'
- **Wide Floor Plates:** Ideal for specialty departments such as Imaging and ASC.
- **Fireproofing:** Fully sprinklered
- **Access & Loading:** Dual entrances for separate drop-off and pick-up, as well as dual loading docks.



1ST FLOOR

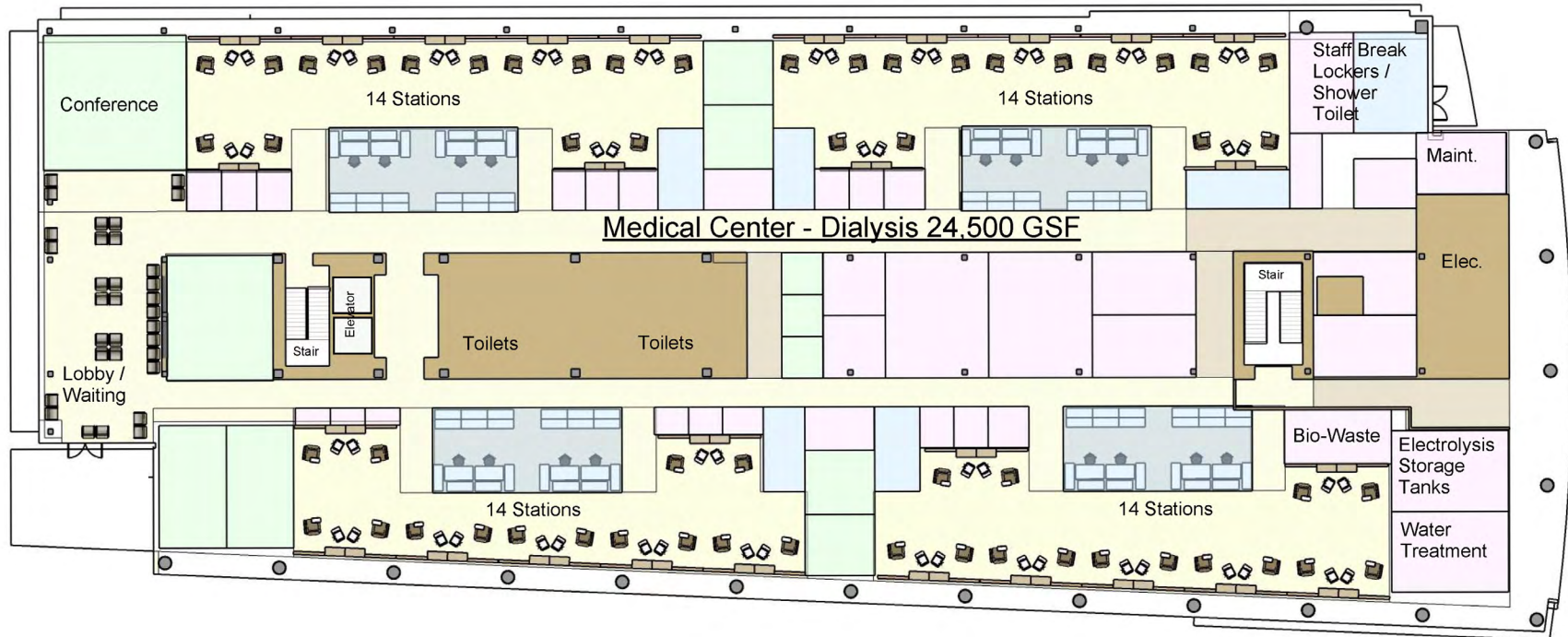


2ND FLOOR

# HYPOTHETICAL FLOOR PLANS

DRAWINGS NOT TO SCALE

## 550 MERIDIAN AVENUE



○ PATIENT CARE    ○ CLINICAL SUPPORT    ○ STAFF WORK    ○ CORE ELEMENTS

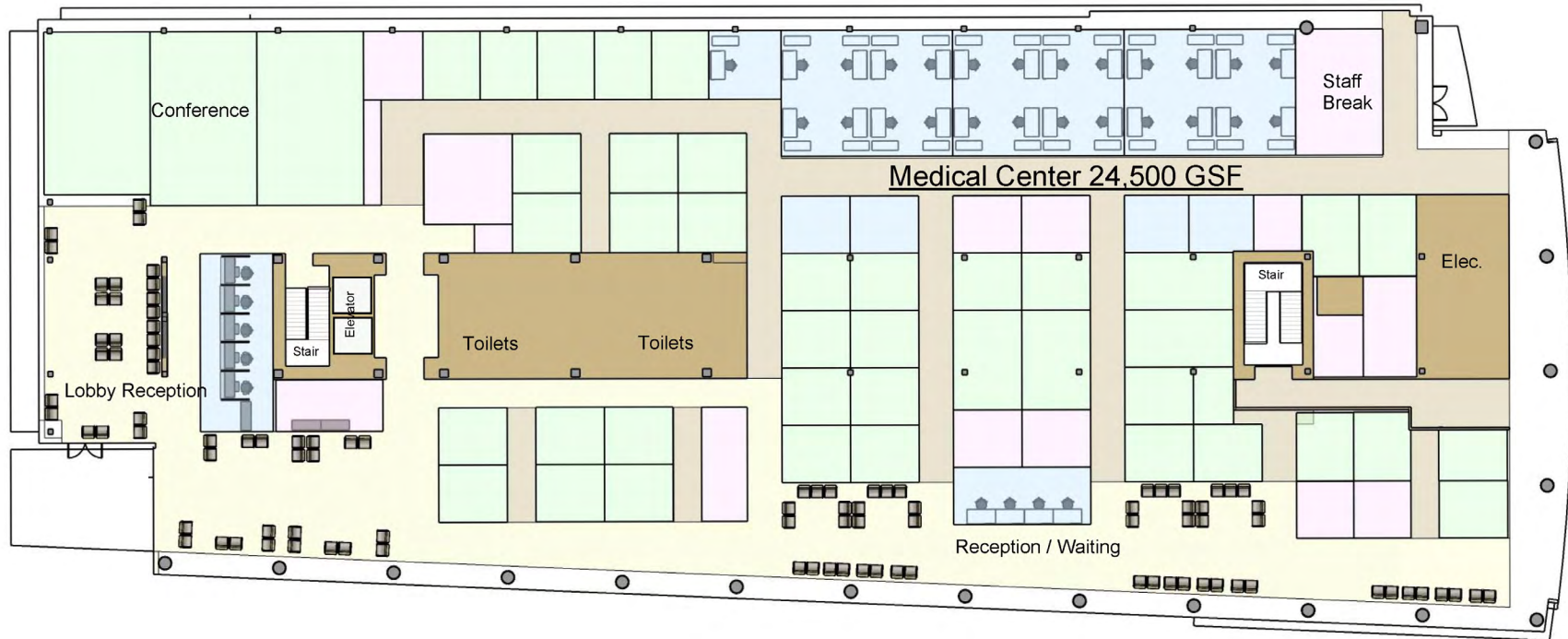
## 1ST FLOOR - MEDICAL CENTER - DIALYSIS ± 24,500 GSF



# HYPOTHETICAL FLOOR PLANS

DRAWINGS NOT TO SCALE

## 550 MERIDIAN AVENUE



- PATIENT CARE
- CLINICAL SUPPORT
- STAFF WORK
- CORE ELEMENTS

## 1ST FLOOR - MEDICAL CENTER ± 24,500 GSF

# HYPOTHETICAL FLOOR PLANS

DRAWINGS NOT TO SCALE

## 550 MERIDIAN AVENUE



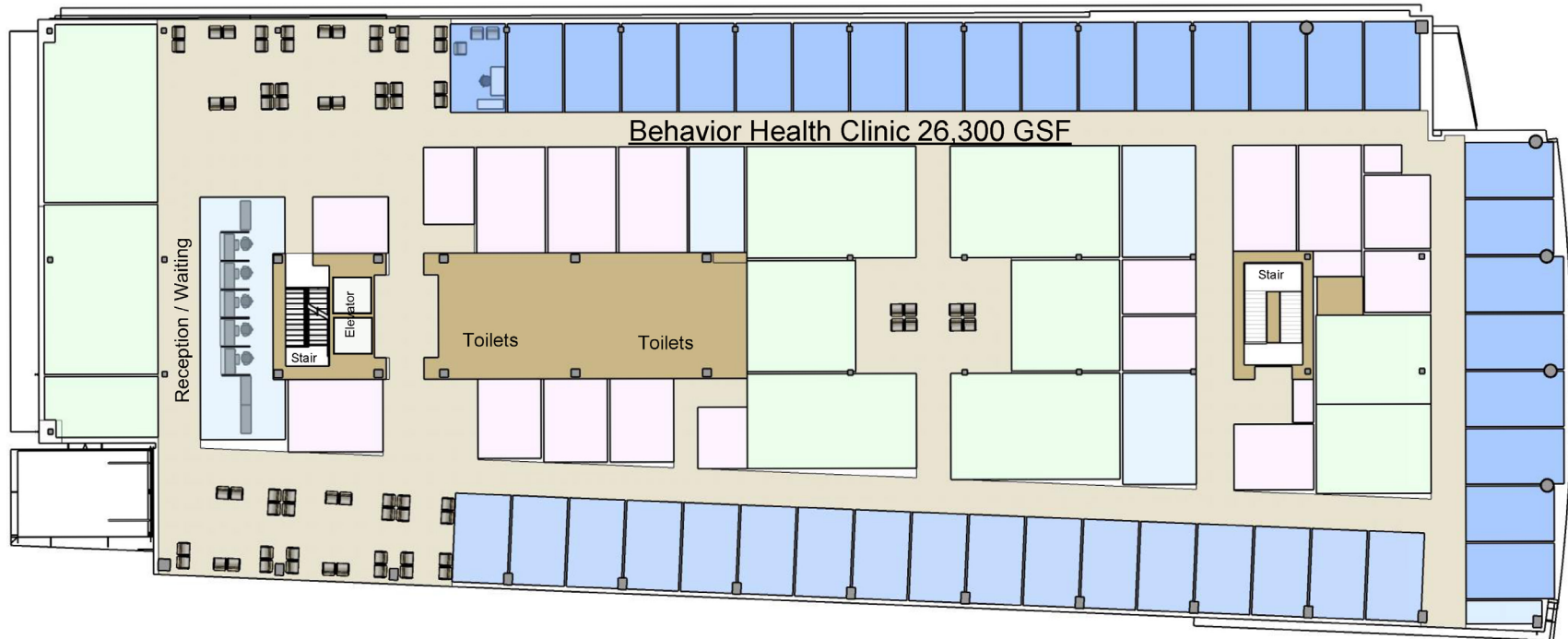
- PATIENT CARE
- CLINICAL SUPPORT
- STAFF WORK
- CORE ELEMENTS

## 2ND FLOOR - MEDICAL CENTER ± 25,400 GSF

# HYPOTHETICAL FLOOR PLANS

DRAWINGS NOT TO SCALE

550 MERIDIAN AVENUE



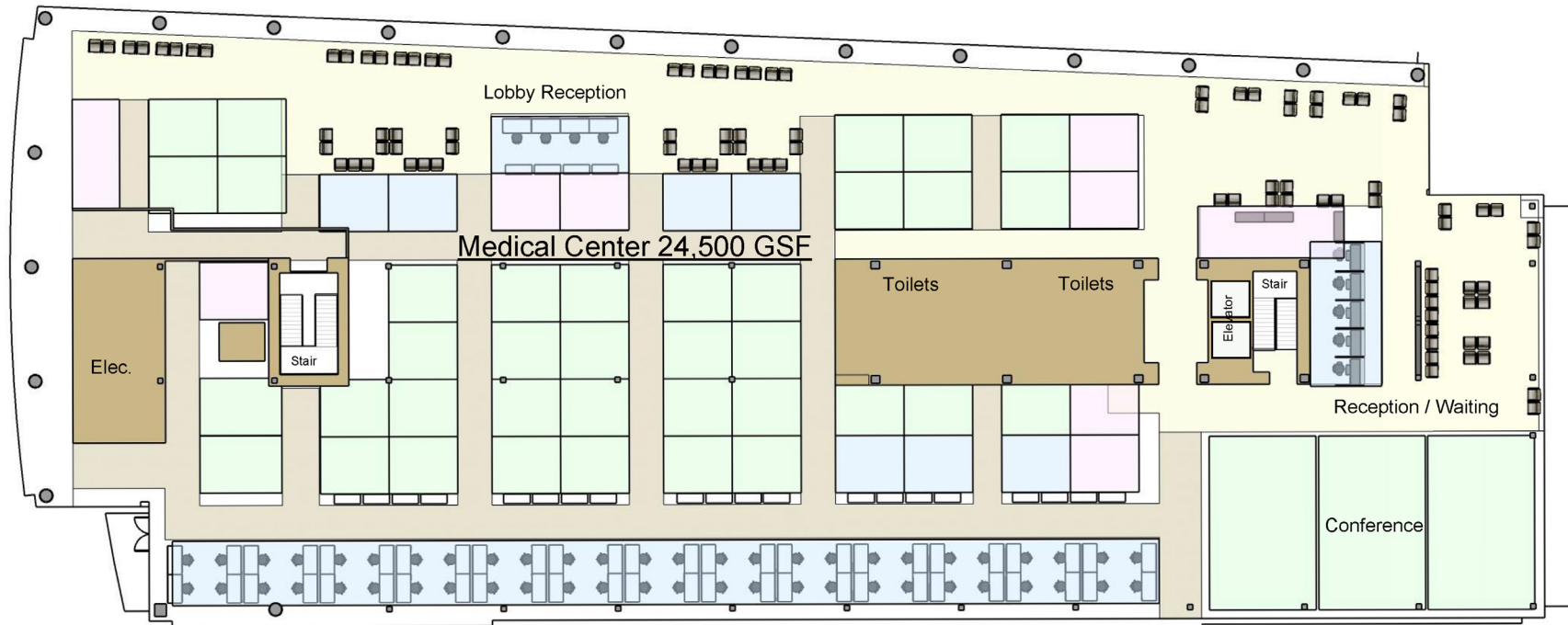
- CLINICIAN OFFICE
- PATIENT CARE
- CLINICAL SUPPORT
- STAFF WORK
- CORE ELEMENTS

**2ND FLOOR - BEHAVIORAL HEALTH CLINIC**  
± 26,300 GSF

# HYPOTHETICAL FLOOR PLANS

DRAWINGS NOT TO SCALE

## 570 MERIDIAN AVENUE



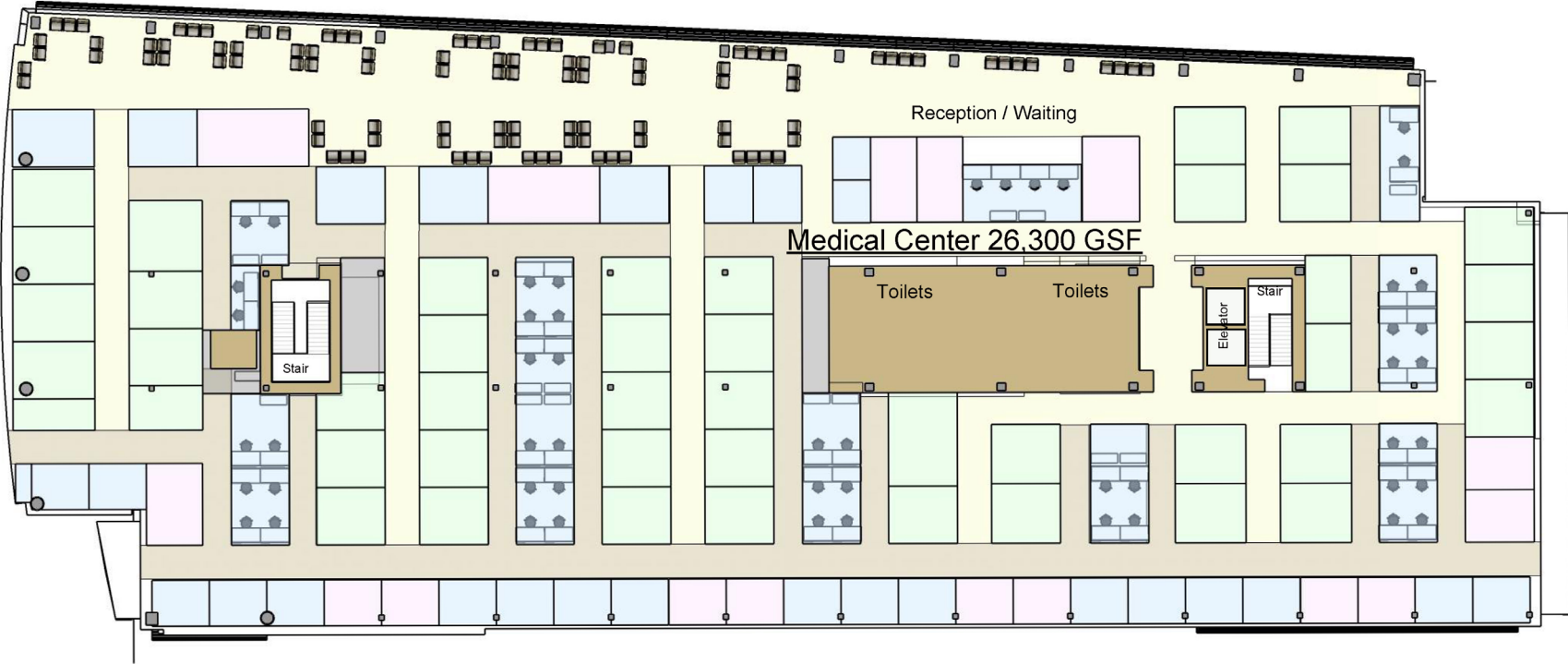
- PATIENT CARE
- CLINICAL SUPPORT
- STAFF WORK
- CORE ELEMENTS

### 1ST FLOOR - MEDICAL CENTER ± 24,500 GSF

# HYPOTHETICAL FLOOR PLANS

DRAWINGS NOT TO SCALE

## 570 MERIDIAN AVENUE



- PATIENT CARE
- CLINICAL SUPPORT
- STAFF WORK
- CORE ELEMENTS

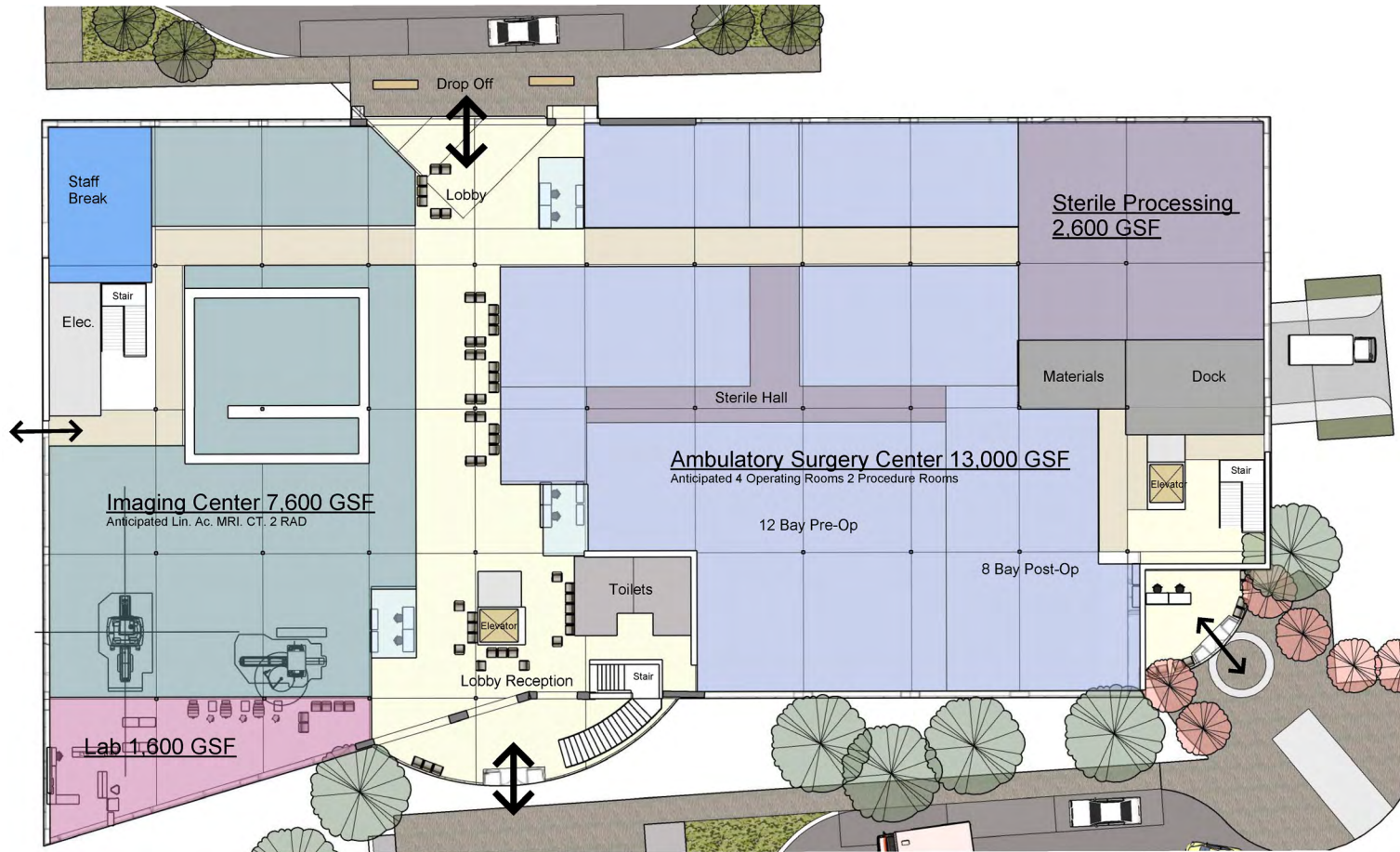
### 2ND FLOOR - MEDICAL CENTER ± 26,300 GSF



# HYPOTHETICAL FLOOR PLANS

DRAWINGS NOT TO SCALE

525 RACE STREET



**1ST FLOOR - AMBULATORY SURGERY CENTER/ IMAGING CENTER**  
± 37,000 GSF



# HYPOTHETICAL FLOOR PLANS

DRAWINGS NOT TO SCALE

525 RACE STREET



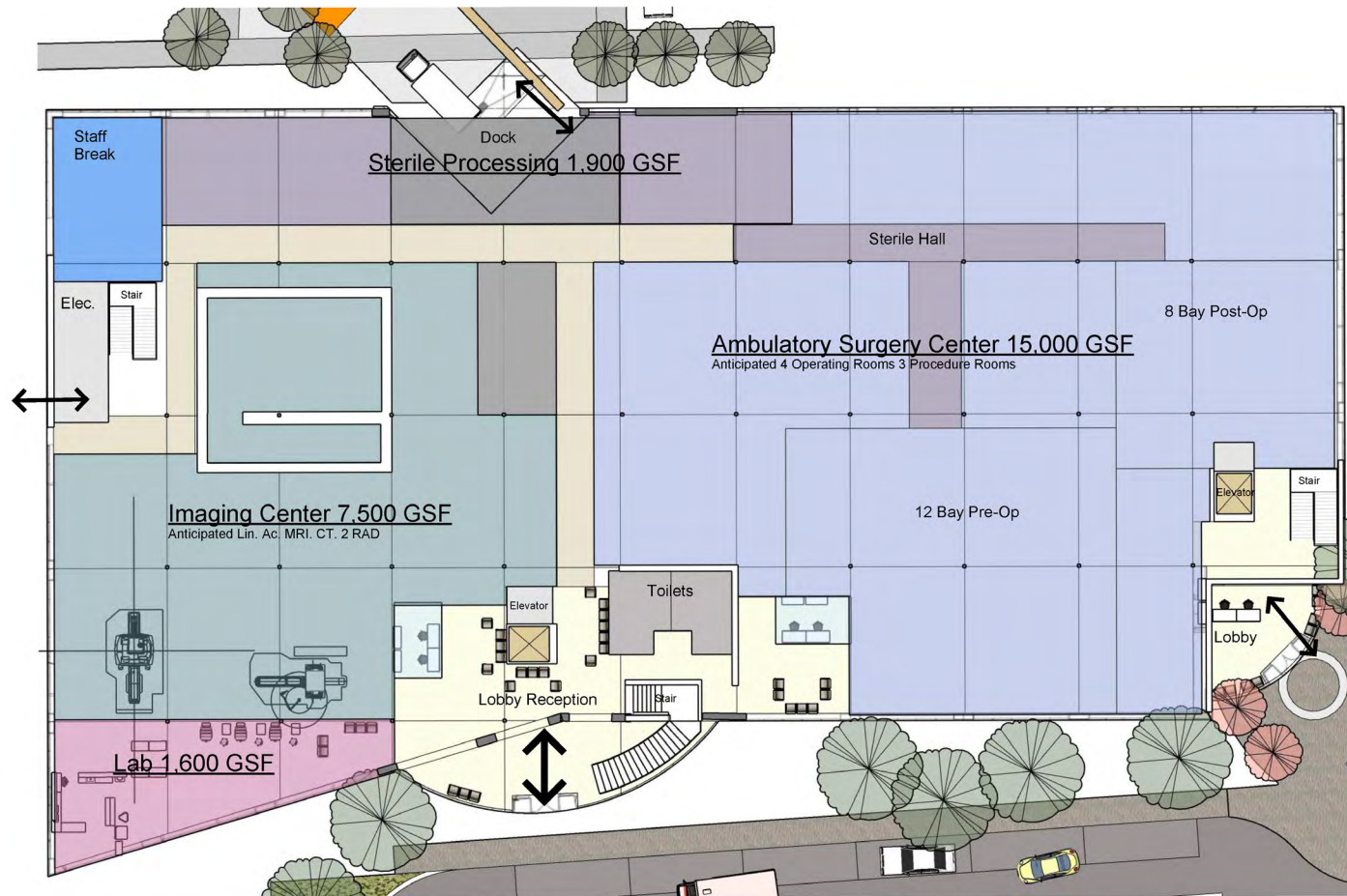
- PATIENT CARE
- CLINICAL SUPPORT
- STAFF WORK
- CORE ELEMENTS

**2ND FLOOR - MEDICAL CENTER**  
± 35,800 SF

# HYPOTHETICAL FLOOR PLANS

DRAWINGS NOT TO SCALE

525 RACE STREET



**1ST FLOOR - AMBULATORY SURGERY CENTER/  
IMAGING CENTER/ STERILE PROCESSING**  
± 37,000 GSF



# HYPOTHETICAL FLOOR PLANS

DRAWINGS NOT TO SCALE

525 RACE STREET



- PATIENT CARE
- CLINICAL SUPPORT
- STAFF WORK
- CORE ELEMENTS

**2ND FLOOR - MEDICAL CENTER**  
± 35,800 SF



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