



FOR LEASE

OFFICE AND MEDICAL SUITES AVAILABLE

6472 CAMDEN AVENUE - SAN JOSE, CA 95120

COLE STROMBOM

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DESCRIPTION

- Multi-tenant office building with diverse tenant mix in convenient Almaden Valley location.
- Office & Medical Suites ranging from private offices to over 1,000 square feet.
- Surrounded by neighborhood amenities including Restaurants, Banks, US Post Office, Grocery Stores, Almaden County Club, Boulder Ridge (Bay Club), and more.

HIGHLIGHTS

- Full Service leases (utilities included)
- Private parking lot with ample parking
- 24 Hour Access
- New Carpet and Paint
- Flexible Terms

SPACES AVAILABLE
(SEE FLOOR PLAN ON NEXT PAGE)

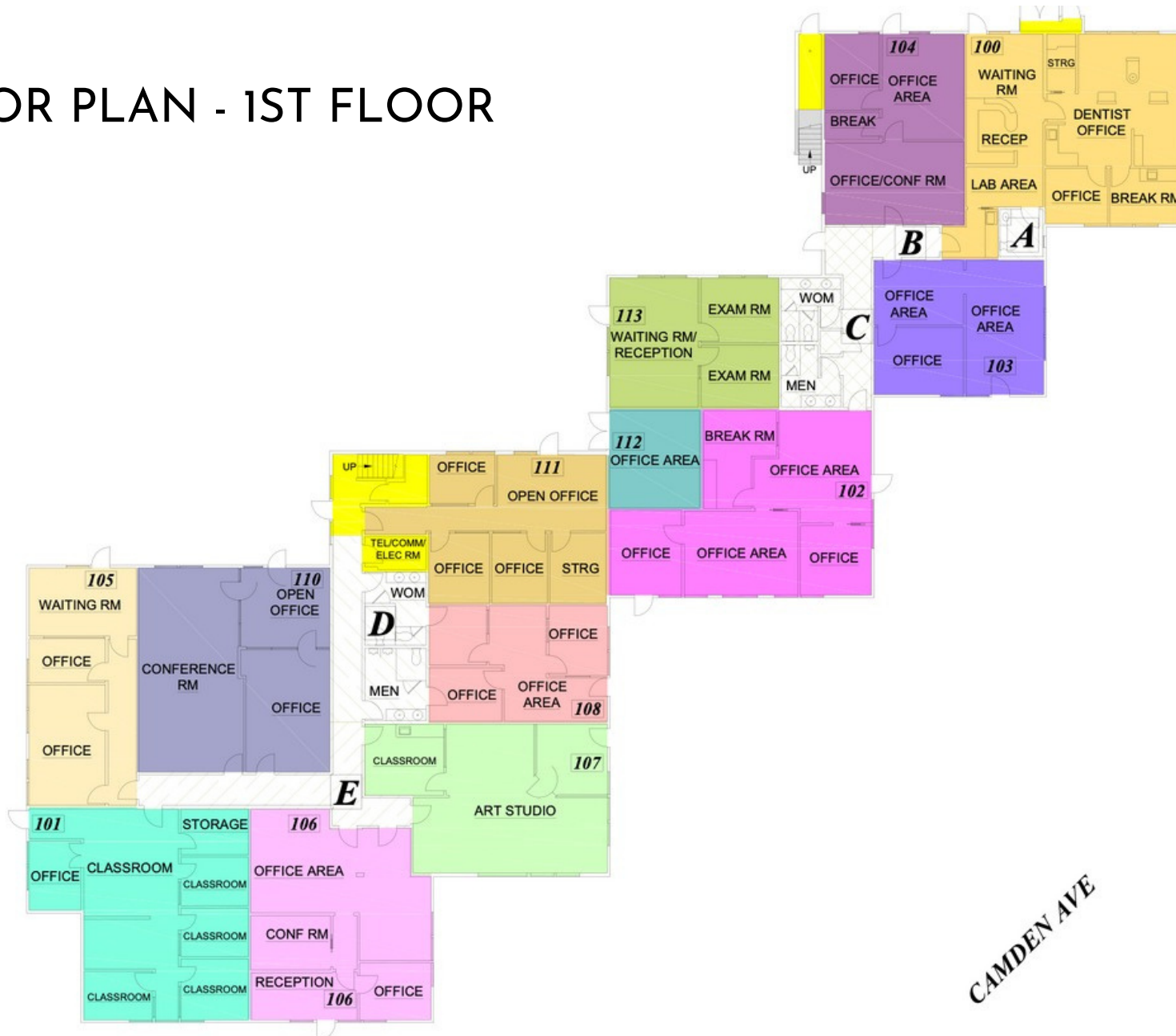
<u>Space</u>	<u>Size</u>	<u>Rent</u>
Suite 102	764 SF	\$2100 /month
Suite 120	1300 SF	\$3575 /month
Suite 204	502 SF	\$1380 /month

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FLOOR PLAN - 1ST FLOOR



CAMDEN AVE

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FLOOR PLAN - 2ND FLOOR



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NEARBY BUSINESSES

- Bank of America
- Wells Fargo
- Chase
- Almaden Golf & Country Club
- Safeway
- Ace Hardware
- US Post Office
- Baskin Robbins
- Parma Park
- Almaden Community Center
- Simonds Elementary School
- Burger King