

FOR LEASE

\$2.35/sf/month Modified Gross



3300 Central Expressway, Santa Clara, CA | APN 531-165-50

Fully furnished, turnkey office space | Short term lease available

Available size: ± 3,300 square feet | More info www.3300CentralExpy.com



Tim Vi Tran, SIOR, CCIM

510 213 8883 | tim@ivycommercial.com

CalBRE# 01784630

HIGHLIGHTS

- ▶ **Available Size:** ± 3,300 sf Modified Gross
- ▶ **Term:** short term lease available
- ▶ **Clear Height:** ± 9 ft dropped ceilings
- ▶ **Furnishings:** fully furnished, turnkey
- ▶ **Signage:** Monument signage available
- ▶ **Location:** Highly desirable Santa Clara address
- ▶ **Amenities:** convenient access to shops, transportation, hotels, restaurants, etc
- ▶ **Accessibility:** Easy access to Central Expressway and highway 101
- ▶ **Public Transportation:** Close to Lawrence CalTrain Station



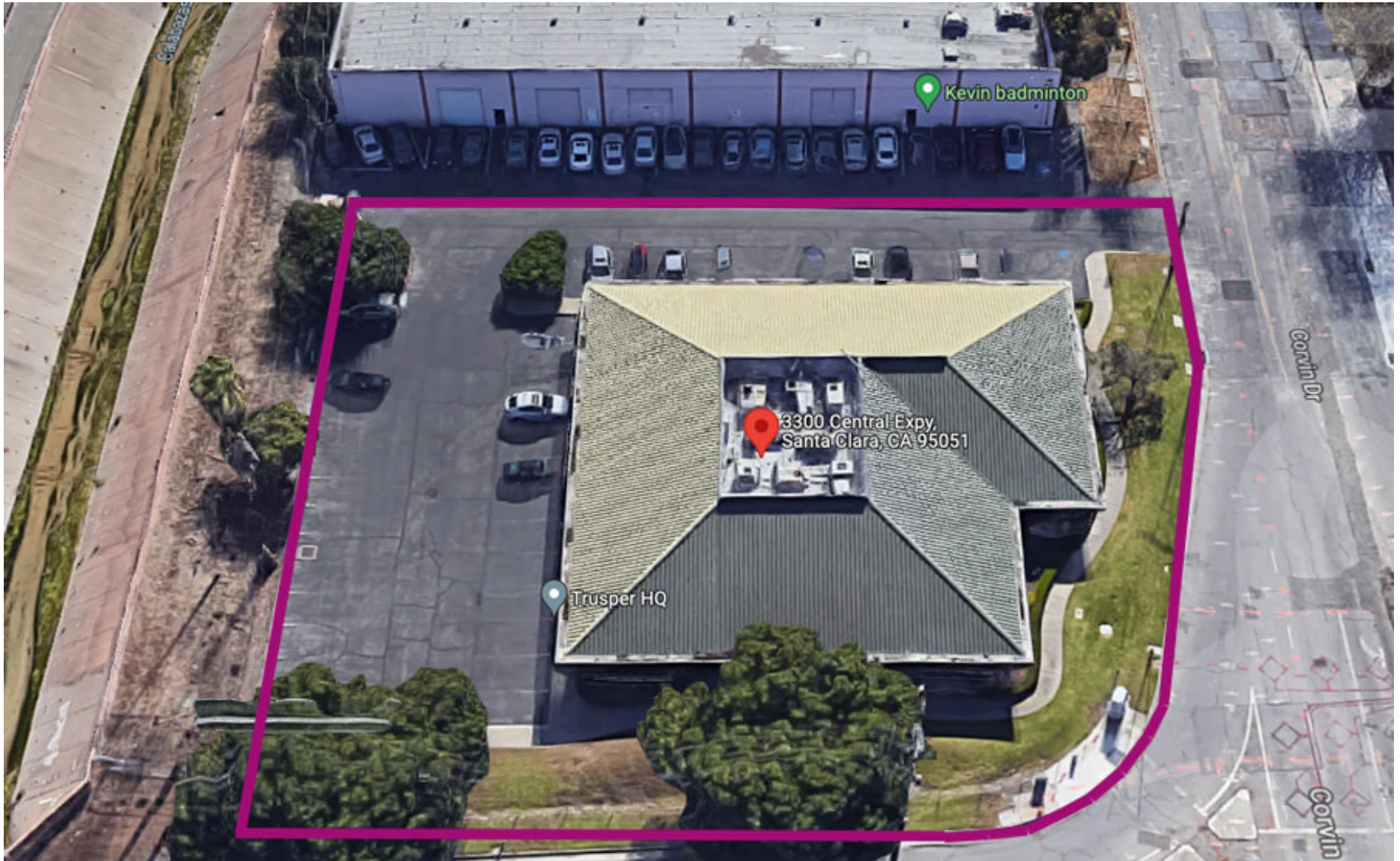
PHOTOS



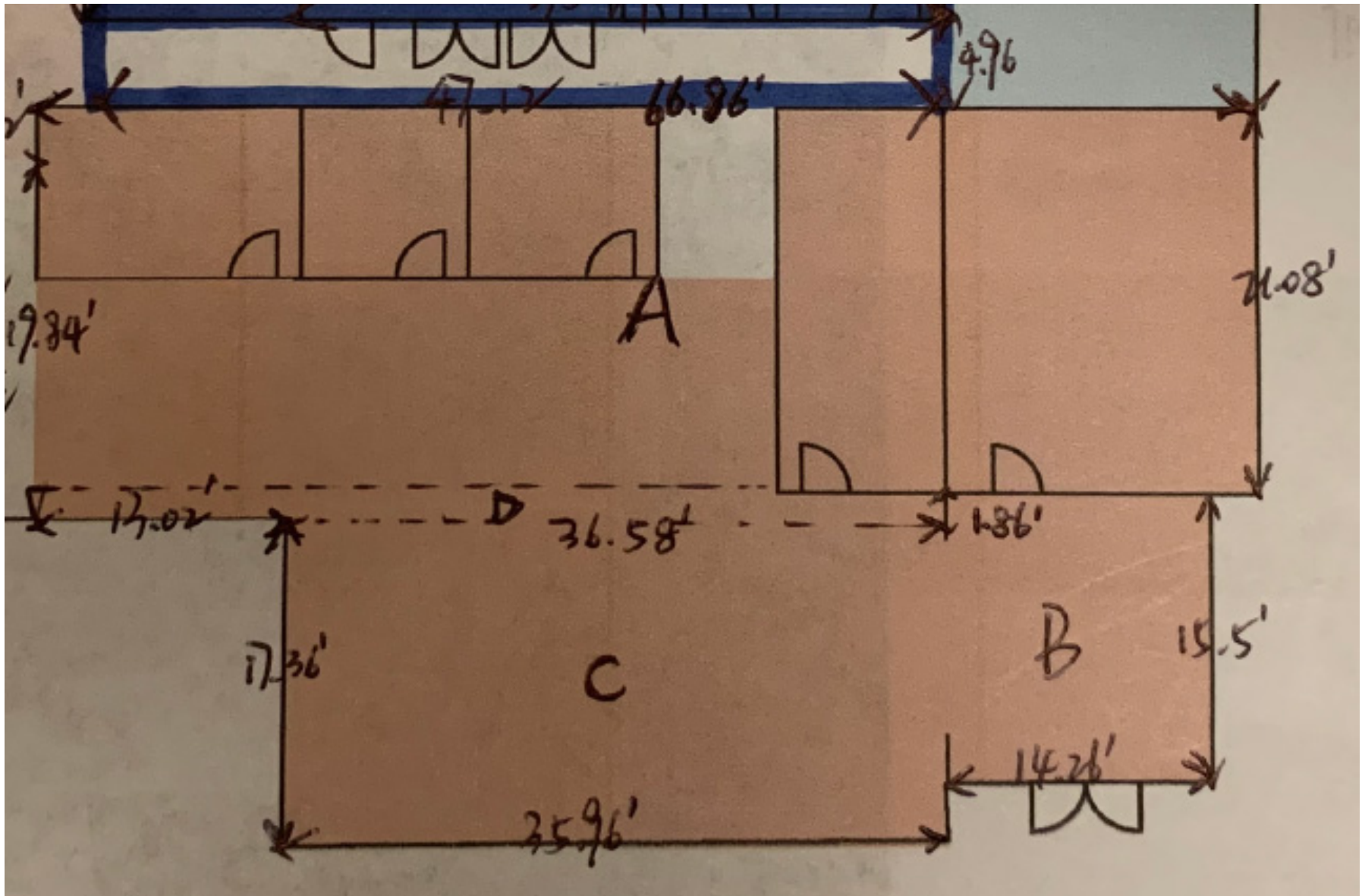
PHOTOS



AERIAL



FLOOR PLAN



DEMOGRAPHICS



PROJECTED ANNUAL GROWTH RATE



4.88%
Population



6.68%
Generation Z



3.02%
Generation X



4.86%
Millennial



INTERNET ACCESS (INDEX)



102

Access to Internet at home



101

Internet at home via high speed connection

LIFESTYLE SPENDING (INDEX)



178

Meals at
Restaurants



160

Entertainment/
Recreation



158

Retail Goods



174

Apparel & Services



155

Home Services



INCOME AND HOME VALUE



\$132,234

Median Household
Income



\$53,608

Per Capita Income



\$1,112,591

Median Home
Value



WWW.3300CENTRALEXPY.COM

Contact Exclusive Agents for Details & Tours

Tim Vi Tran, SIOR, CCIM

tim@ivycommercial.com

www.ivycommercial.com

510 213 8883

39488 Stevenson Place, Suite 100

Fremont, CA 94539

CA DRE #01526630