

PROPERTY FOR SALE

307 Piercy Rd

Flexible Office / R&D / Warehouse Opportunity

INTERO

COMMERCIAL REAL ESTATE



Executive Summary

307 Piercy Road is a flex condo opportunity within Venture Commerce Center, a Silicon Valley business park comprising 26 privately owned condominium properties. This $\pm 2,862$ SF unit combines $\pm 1,594$ SF of move-in-ready office across two stories with an adjoining $\pm 1,268$ SF warehouse/flex area — sold together as a single unit.

The property features a private entrance, private offices, open work areas, and a 3.7/1,000 SF parking ratio within a professionally managed complex.

With the warehouse addition, the layout suits R&D users, creative teams, and hybrid office/warehouse operations. Own your space. Control your costs. Build equity in one of the Bay Area's most resilient commercial sub-markets.

Property Details

Location:	307 Piercy Rd San Jose, CA 95138
Property Type:	Flex/Office/Industrial Condominium
Total Building Size:	Approx. 14,678 SF (multi-unit)
Year Built:	2005
Zoning:	IP



Erica Walters

415-404-1278

EricaW@Intero-Commercial.com

DRE# 02239622

Scott Bishop

408-206-8877

SBishop@Intero-Commercial.com

DRE# 01251839

PROPERTY FOR SALE

307 Piercy Rd

Flexible Office / R&D / Warehouse Opportunity

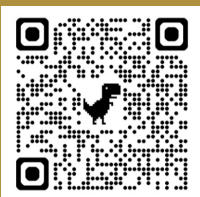
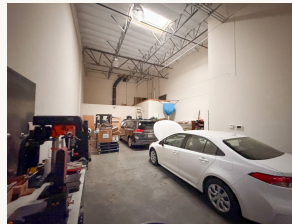
INTERO

COMMERCIAL REAL ESTATE



Property Highlights

- ±2,862 SF Office/ Flex Business Condo
- ±1,594 SF two-story office (move-in ready)
- ±1,268 SF adjoining warehouse/flex space
- Private entrance
- Mix of private offices + open collaboration areas
- Parking ratio: 3.7/1,000 SF
- Built in 2005
- Located within professionally maintained business park



Erica Walters

415-404-1278

EricaW@Intero-Commercial.com

DRE# 02239622

Scott Bishop

408-206-8877

SBishop@Intero-Commercial.com

DRE# 01251839

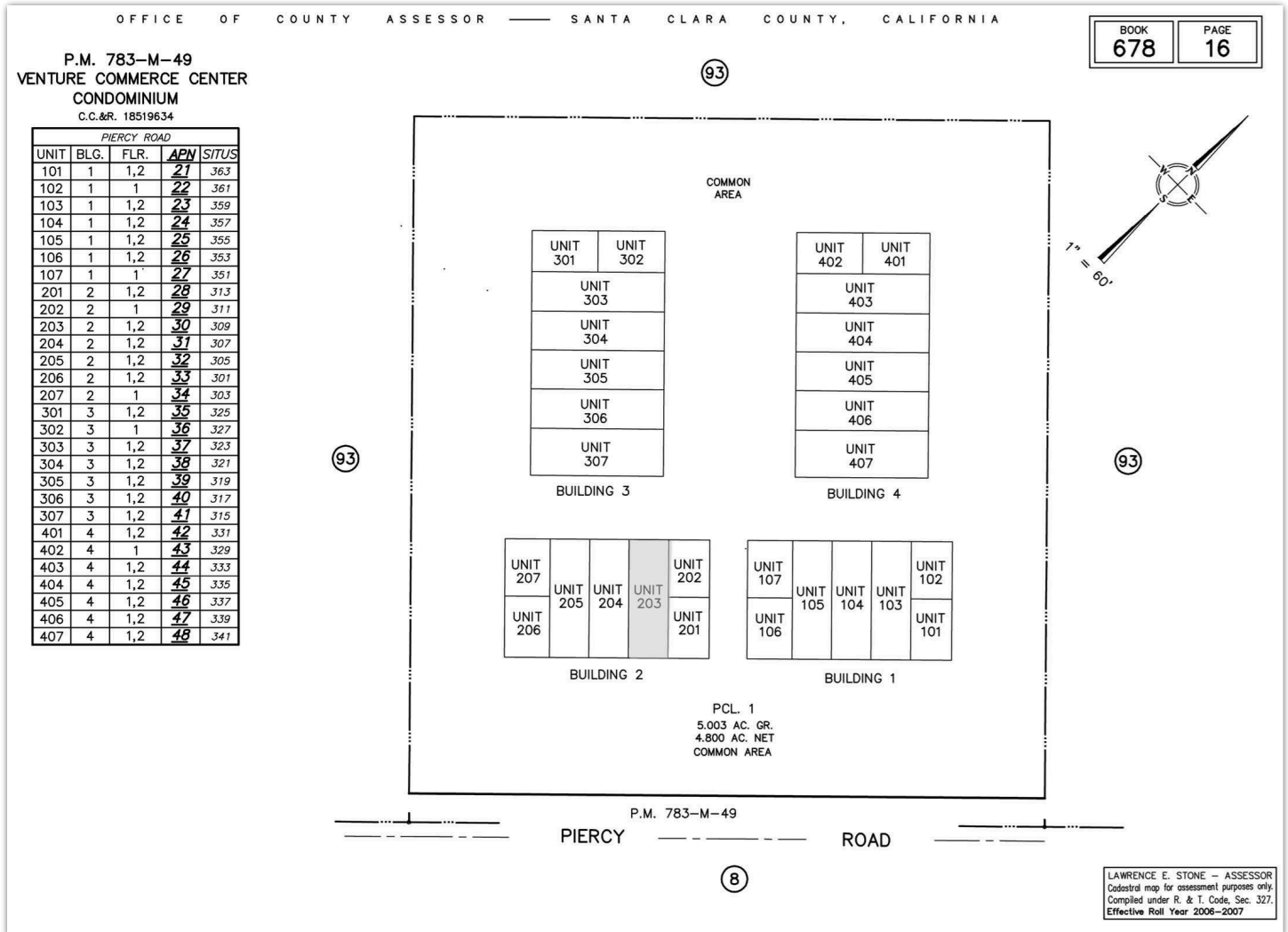
PROPERTY FOR SALE

307 Piercy Rd

Flexible Office / R&D / Warehouse Opportunity

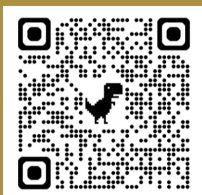
INTERO

COMMERCIAL REAL ESTATE



Business Condo

The office and warehouse are sold together as a single business condo unit, offering a flexible combination of administrative and warehouse/R&D space to support a variety of operational needs.



Erica Walters
415-404-1278
EricaW@Intero-Commercial.com
DRE# 02239622

Scott Bishop
408-206-8877
SBishop@Intero-Commercial.com
DRE# 01251839

PROPERTY FOR SALE

307 Piercy Rd

Flexible Office / R&D / Warehouse Opportunity

INTERO

COMMERCIAL REAL ESTATE



Market Advantages

- Strong Silicon Valley employment base
- High-income surrounding demographics
- Established industrial and R&D corridor
- Limited availability of small-to-mid size flex inventory

Strategically Suited For

- R&D / Technology Users
- Creative & Design Teams
- E-commerce & Light Distribution
- Owner-Users Seeking Hybrid Functionality



Erica Walters

415-404-1278

EricaW@Intero-Commercial.com

DRE# 02239622

Scott Bishop

408-206-8877

SBishop@Intero-Commercial.com

DRE# 01251839

PROPERTY FOR SALE

307 Piercy Rd

Flexible Office / R&D / Warehouse Opportunity

INTERO

COMMERCIAL REAL ESTATE



Investment Highlights

Owner-User Opportunity

Control occupancy costs while building long-term equity in Silicon Valley.

High-Quality Business Park Setting

Located in a well-maintained business park with modern construction and established neighboring businesses — supporting long-term value stability.

Flexible Hybrid Configuration

You could sharpen it to something like: "Turnkey office + warehouse configuration — move-in ready for owner-users seeking operational efficiency without excess overhead.

Strong Accessibility

Strategically located with excellent freeway access, providing seamless connectivity for employees, vendors, and supply chain operations — ideal for R&D and light industrial users requiring efficient access to Silicon Valley's broader tech corridor.



Erica Walters

415-404-1278

EricaW@Intero-Commercial.com

DRE# 02239622

Scott Bishop

408-206-8877

SBishop@Intero-Commercial.com

DRE# 01251839