

OFFICE SPACE FOR SUBLEASE

100 EAST HAMILTON AVENUE

SAN JOSE, CALIFORNIA 95008

- 6,310 SF Newly Renovated Office Space
- Turn Key – Fully Fitted and Furnished
- Stand-Alone Building
- 27 on-site parking spaces (4/1,000 sf parking ratio)
- Street presence along Hamilton Avenue
- Marque signage

\$2.55/ SF Modified Gross



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5330 Camden Avenue San Jose, CA 95124

Property Description

- Energy efficient with LED Lighting throughout
- 10 private offices, 18 cubicle workstations
- Cat 6 wiring throughout
- Large kitchen with break room
- Back-up power generator
- 8x8 Comcast phone system
- Inviting reception area and front desk
- 2 conference rooms
- One large training / presentation room (seats approximately 40)
- Elevator serviced
- Lots of storage
- Lease Expiration: August 31, 2021
- Longer Term with Landlord is Possible



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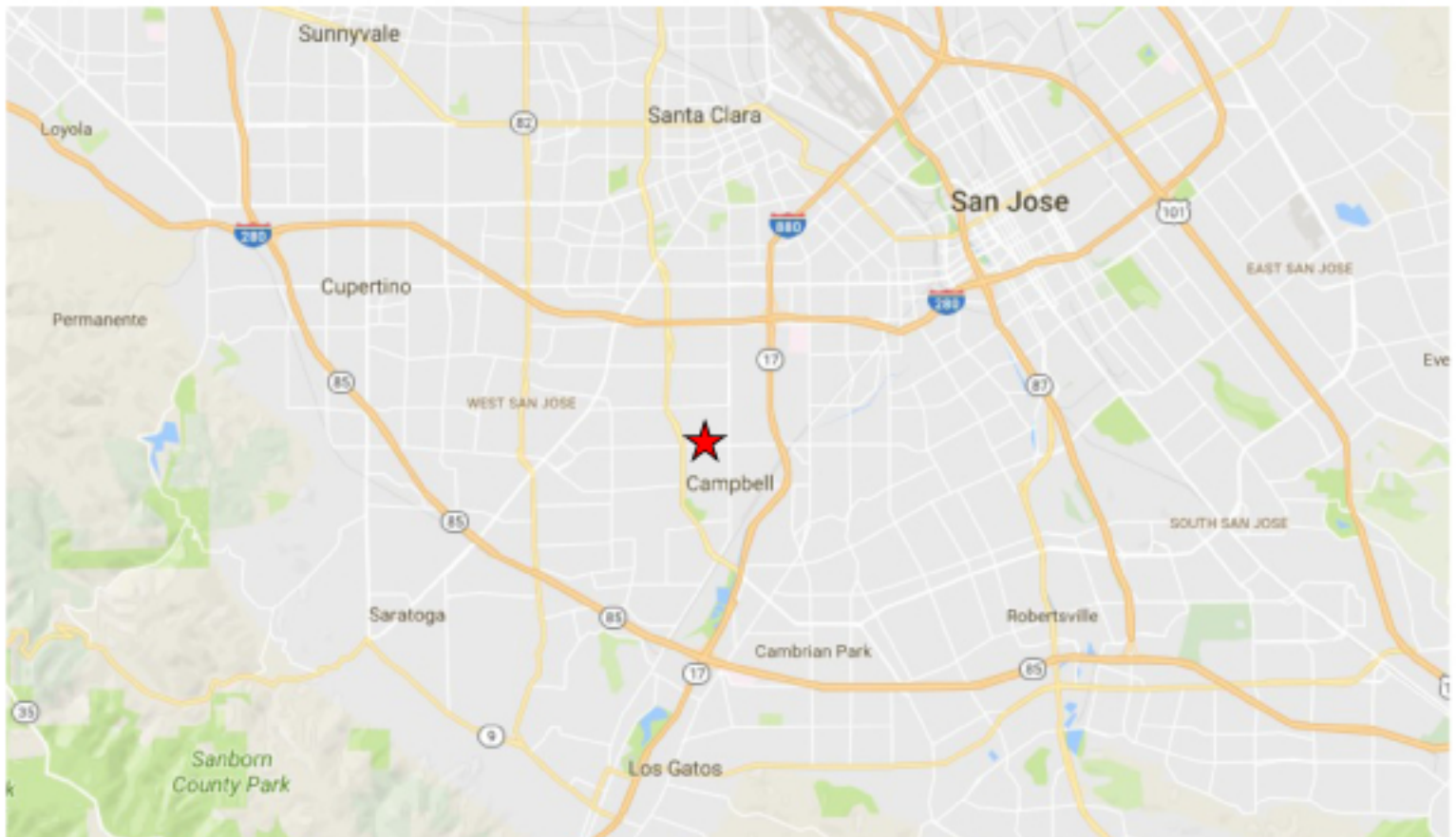
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Located along Hamilton Avenue one block from the busy intersection of Winchester Boulevard in Campbell, California. Ample onsite parking with egress from both Hamilton Avenue and Esther Avenue. Plenty of overflow offsite parking. Numerous amenities within walking distance from shopping to restaurants, banks, etc.. Easy access to Highway 17, Interstates 880 and 280. .

This 6,310 square foot office space was recently remodeled in 2016. Featuring 10 fully furnished offices, 18 low profile cubicle workstations, two station reception desk, two conference rooms and a presentation / training room that fits over 40 attendees. Recently wired with Cat 6 and a newer 8x8 Comcast phone system (phone sets are at every workstation). This fully fitted, turn-key office is ready for occupancy. The Landlord is open to considering a direct lease.



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PROPERTY OVERVIEW



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