



OFFICE BUILDING FOR SUBLEASE
2550 N. FIRST ST., SUITE 480



SAN JOSE, CA 95131

Presented By

AL GUGGENHEIM

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GUGGENHEIM | GROUP

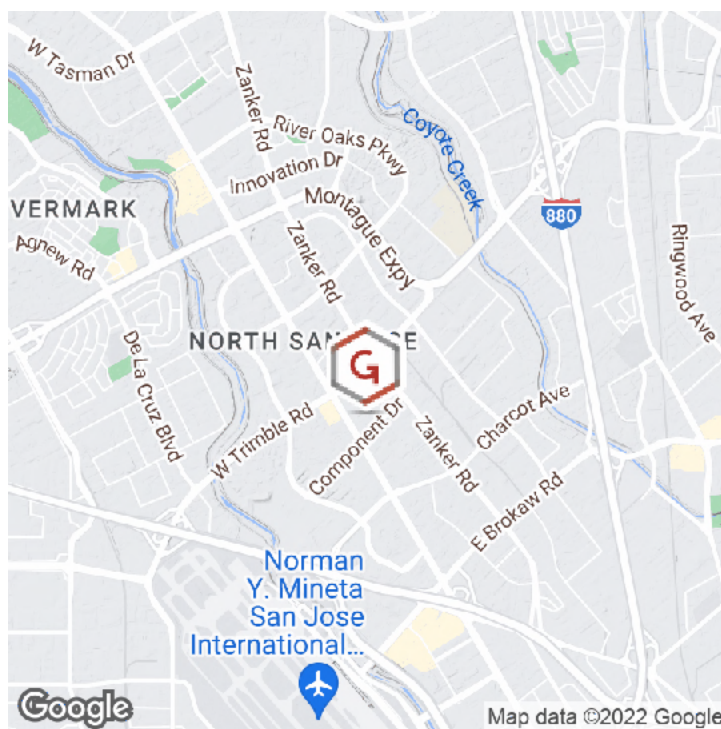
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EXECUTIVE SUMMARY



Lease Rate	\$3.00SF/MONTH FULL SERVICE MOVE-IN SPECIAL TWO MONTH'S FREE RENT
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OFFERING SUMMARY

Building Size:	70,981 SF
Available SF:	4,878 SF
Lot Size:	2.2 Acres
Year Built:	1986

PROPERTY OVERVIEW

- Sublease to 10/31/2024
- KINETIC™: Private Fitness Center with State-Of-The-Art Equipment and Group Classes
- THE Commons added in 2016: New Open-Air Gathering Area with Complimentary WiFi
- ±1.1 Million Square Foot, 19 Building Office/R&D Project
- Large Conference Center renovated in 2017
- Electric Vehicle Charging Stations
- Convenient Access to Highway 237 and Interstate 880
- Light rail station directly in front of property
- Less than 1 mile from San Jose International Airport

Full Commission to Procuring Broker

SPACES	LEASE RATE	SPACE SIZE
Suite 480	\$3.00 SF/month	4,878 SF

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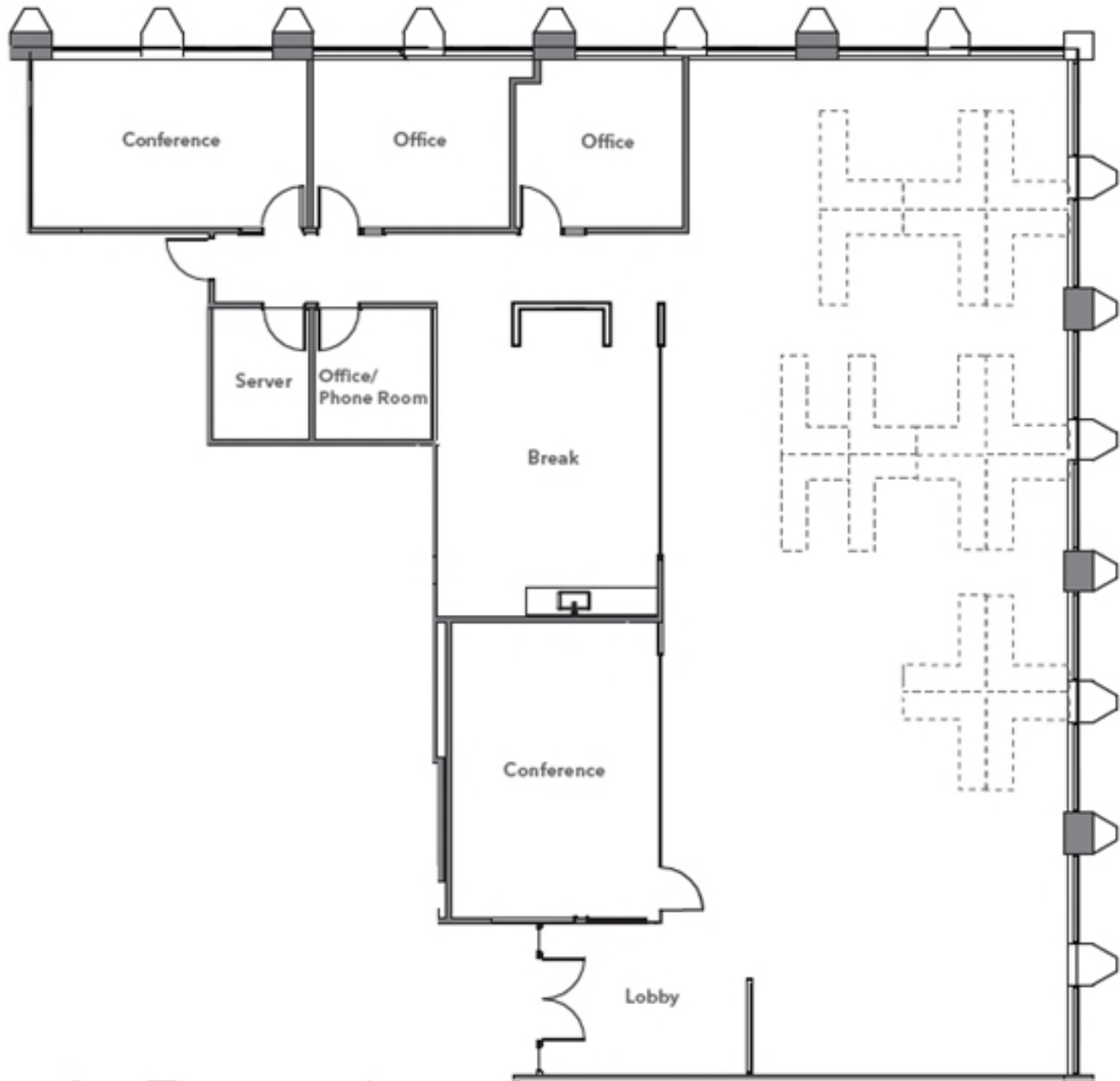
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FLOOR PLANS



Suite 480 - 4,878 RENTABLE/SF

(Not to Scale)

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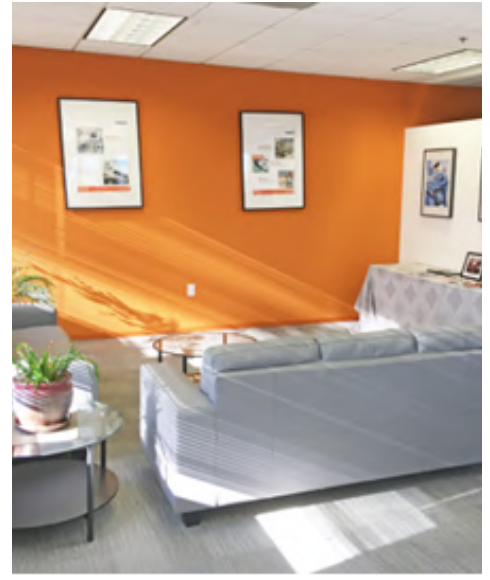
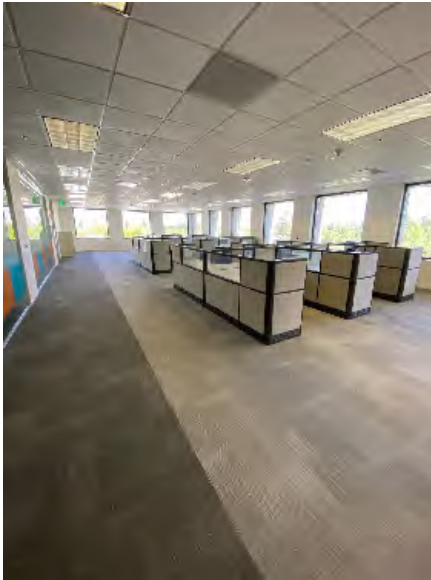
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ADDITIONAL PHOTOS



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