



OWNER/USER OFFICE BUILDING FOR SALE - PRICE REDUCED

760 MERIDIAN WAY



SAN JOSE, CA 95126

*Presented By*

**STEPHEN GUGGENHEIM**

669.300.6049  
steve@guggenheimrgi.com  
CalDRE #01912835

**AL GUGGENHEIM**

669.300.6041  
al@guggenheimrgi.com  
CalDRE #00943363

**ERIC JONG**

669.300.6048  
eric@guggenheimrgi.com  
CalDRE #01486494



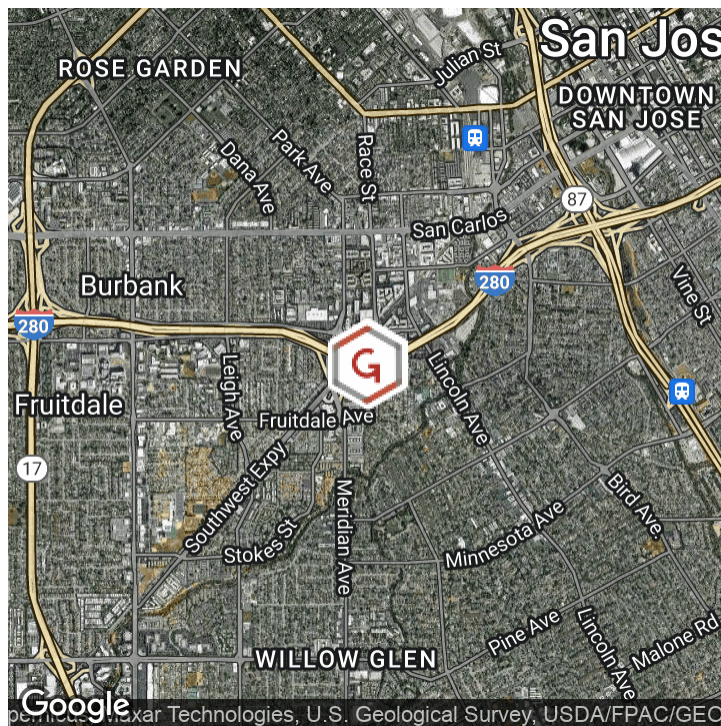
**GUGGENHEIM** | GROUP



# 760 MERIDIAN WAY

San Jose, CA 95126

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	PRICE REDUCED - \$2,500,000
Building Size:	4,017 SF
Available SF:	4,017 SF
Lot Size:	8,494 SF
Price / SF:	-
Year Built:	1982
Zoning:	C1 SJ

### PROPERTY OVERVIEW

Freestanding Office Building +- 4,017 SF  
Flexible Floor Plan  
Large & Small Conference Rooms  
Kitchen - Break Room  
Open - Cubicle Work Area  
Covered and Surface Parking  
Single - Tenant Building  
Convenient access to Downtown Willow Glen  
Quick to Highways 280, 87 and 17/880  
Near Restaurants & Local Retail Services

STEPHEN GUGGENHEIM  
669.300.6049  
steve@guggenheimrgi.com  
CalDRE #01912835

AL GUGGENHEIM  
669.300.6041  
al@guggenheimrgi.com  
CalDRE #00943363

ERIC JONG  
669.300.6048  
eric@guggenheimrgi.com  
CalDRE #01486494





# 760 MERIDIAN WAY

San Jose, CA 95126

## ADDITIONAL PHOTOS



STEPHEN GUGGENHEIM  
669.300.6049  
steve@guggenheimrgi.com  
CalDRE #01912835

AL GUGGENHEIM  
669.300.6041  
al@guggenheimrgi.com  
CalDRE #00943363

ERIC JONG  
669.300.6048  
eric@guggenheimrgi.com  
CalDRE #01486494



# 760 MERIDIAN WAY

San Jose, CA 95126

## DISCLAIMER

### CONFIDENTIALITY AND DISCLAIMER

The information in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from the Guggenheim Group and should not be made available to any other person or entity without the written consent of the Guggenheim Group. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Guggenheim Group has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans to intentions to continue its occupancy of the subject property. The information contained in the Marketing Brochure has been obtained from sources we believe to be reliable; however, Guggenheim Group has not verified, and will not verify, any of the information contained herein, nor has the Guggenheim Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

### NON-ENDORSEMENT NOTICE

Guggenheim Group is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation the Guggenheim Group, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of the Guggenheim Group, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

STEPHEN GUGGENHEIM  
669.300.6049  
steve@guggenheimrgi.com  
CalDRE #01912835

AL GUGGENHEIM  
669.300.6041  
al@guggenheimrgi.com  
CalDRE #00943363

ERIC JONG  
669.300.6048  
eric@guggenheimrgi.com  
CalDRE #01486494

