

# OWNER/USER OFFICE BUILDING FOR SALE

## 792 MERIDIAN WAY, SAN JOSE CA 95126



EXCLUSIVELY OFFERED BY:

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## EXECUTIVE SUMMARY – OWNER/USER OFFICE BUILDING FOR SALE - 792 Meridian Way, San Jose, CA

**The Offering** This 7,800 SF owner/user office building is located at 792 Meridian Way, San Jose, CA 95126.

**Asking Price** \$4,300,000

**Lot Size** 0.58 Acres

**Zoning** MUN

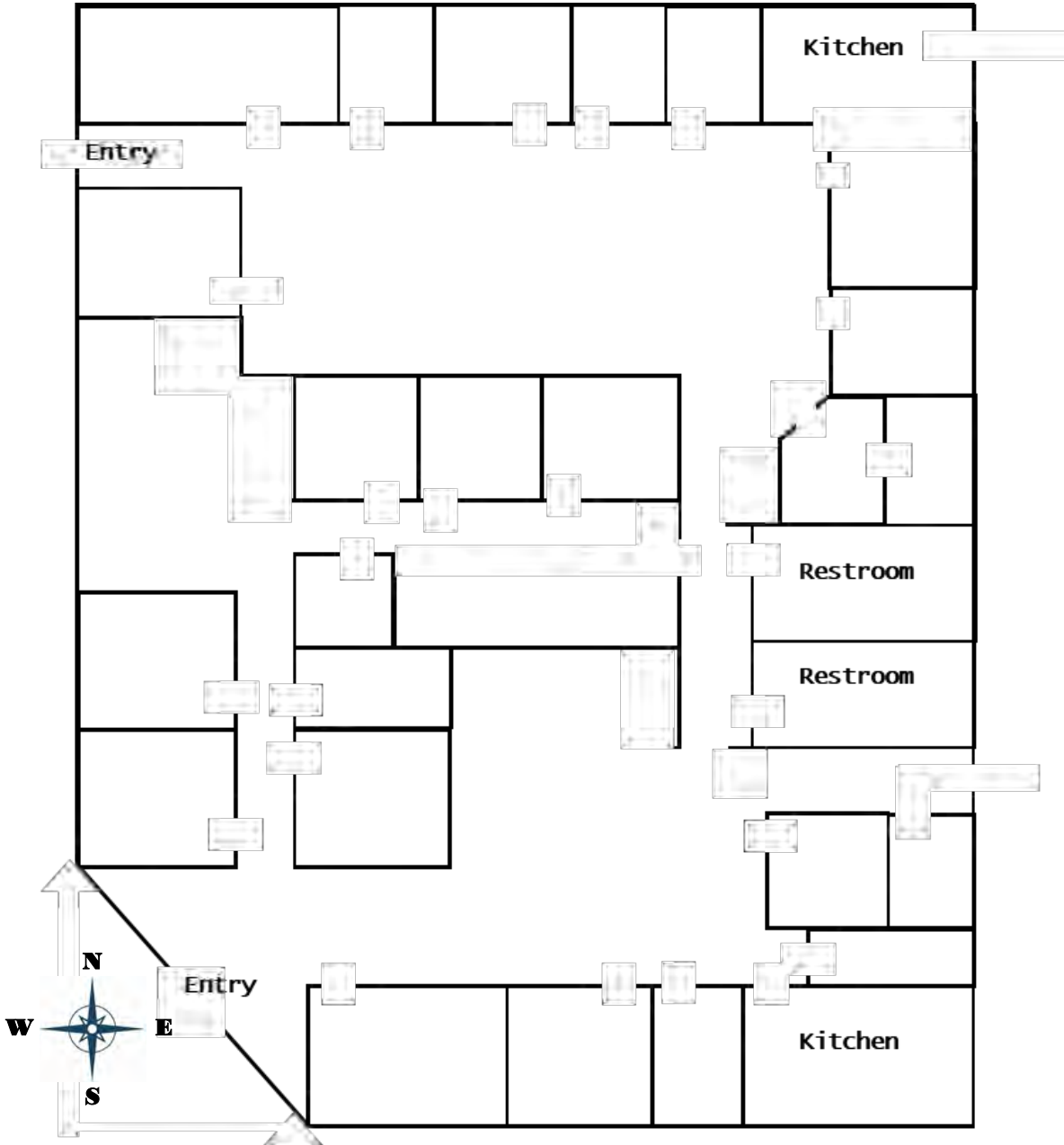
**Power** 400 amps of power

**Location** The property is located in both the prestigious Willow Glen neighborhood and Downtown areas of San Jose. The office building is situated in a neighborhood that is near the intersection of Highways 880 & 280, this project is within two miles of the San Jose Diridon Caltrain station, the San Jose New Google Village Campus site, San Jose State University, Children’s Discovery Museum, Downtown Willow Glen, as well as a broad array of dining, shopping, entertainment and cultural amenities that Downtown San Jose has to offer. Google’s Diridon Station Project, located approximately 1.8 miles away in Downtown San Jose, will feature approximately 6.5 million square feet of new office space.



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Floorplan - 792 Meridian Way



## San Jose - Area Overview



San Jose, the largest city in Northern California and known as the “Capital of Silicon Valley,” offers an ideal combination of lifestyle amenities including convenient access to industry leading employers, retail and entertainment centers, public transit, well-regarded schools, and numerous recreation outlets. Offering an ideal live-work-play environment, San Jose was ranked as the 14th best place to live by U.S. News & World Report in 2019.

San Jose represents one of the Bay Area’s vital innovation centers and has established itself as a globally recognized economic powerhouse. In its 2019 list of World’s Best Cities, the consultancy firm Resonance ranked San Jose as the fifth most prosperous city and first for best people. The city’s well-educated, highly skilled, and diverse resident base has contributed to San Jose being one of California’s preeminent producers in patents. From 2010 to 2019, San Jose’s residents contributed 18% of all patents issued in California, the highest in the state. The addition of up to 25,000 employees at Google’s Diridon Station Project will continue to attract additional commercial expansion across the technology landscape, further intensifying San Jose’s extraordinary intellectual capital.

San Jose offers a multitude of recreational options, including over 200 parks, more than 60 miles of scenic trails, and approximately 300 sunny days per year. In 2019 San Jose was ranked nationally as the 6th best outdoors city by Niche.com.

- ◆ Largest City in Northern California
- ◆ Ranked 14th Best Place to Live by U.S. News & World Report
- ◆ Ranked 5th Most Prosperous City Globally
- ◆ 6.5 Million SF Google Campus to Bring 25,000 Employees
- ◆ Approximately 300 Sunny Days Per Year