



North Santa Clara Resource Conservation District An independent special district of the State of California

To: NSCRCD Board of Directors
From: Stephanie Moreno, Executive Director/District Clerk
Subject: Item 6.3 *District Office Space*
Date: September 5, 2024

Executive Director Recommendation:

1. Renew the lease at 888 N. 1st Street and terminate the lease at 1560 Berger Drive.
2. Establish an ad hoc committee, open to public participation, to work with the Executive Director to review long-term space needs and establish a plan for the Board to consider, including but not limited to an option to co-locate with other urban agricultural and natural resource organizations providing services to disadvantaged communities within our District.

Background

During the budget discussion in September 2021, the Board of Directors at the time expressed a sudden and unanticipated interest in moving District offices from the Civic Enterprises Building at N. 1st Street location (“Civic”) to the San Jose Conservation Corps (“SJCC”) building on Berger Drive (“Berger”). After the meeting, I contacted SJCC to see if they had any space, and they did. At the time, our Civic lease was \$1,450.00 per month for 880 square feet (\$1.65 per square foot), and was anticipated to increase when the term renewed in November 2022.

After Director site visits and Board discussion, the Board selected Room 201 at a rate of \$2.04 per square foot (monthly) for a 265 square foot office, plus \$250.00 for administration and building services, and \$85.00 for utilities/service charges), for a total monthly cost of \$875.00. After negotiating the agreement, SJCC, in response to interest from another party, offered to exchange Room 201 for Room 211, a 458 square foot interior office, for the same monthly cost during the initial 3-year term of the lease. This calculated to an estimated renewal amount of \$1,269.32 (excluding annual CPI) upon renewal in June 2025. The Board agreed to the exchange and the agreement was executed, with a lease start date of May 2022 and a target date of October 2022 to complete a phased move from the existing offices.

After execution of the agreement and prior to commencement of our move, the SJCC Executive Director advised me that he wanted to make some improvements to the room (flooring, paint, etc.) before we moved in; we agreed we would suspend rent payments until the office was available. On January 18, 2023, I reached back out to our SJCC liaison to determine the status of our move. He indicated the improvements had been completed, and we arranged to re-initiate rental payments starting in March 2023. Unfortunately, just over a week later, I suffered a severe fall and was physically disabled for months. Preparation for the move, which required

me to review, archive, and digitize records in order to fit employees, a reception area, and storage into a substantially smaller office, was further delayed.

By July 2023, I began to realize there were unanticipated challenges with Berger that made it less suitable as a long-term facility for the District than the Civic building. I advised Board President Hare of my concerns and my intention to ask the Board to reconsider the lease, but she directed me to proceed with the move rather than placing it on the Board agenda for reconsideration. Since then, due to the substantial increase in my workload as I managed new staff positions, implemented new grant awards, managed the name change, and strived to remain responsive to Board and Board President direction, the relocation of the office was not completed. The delay has resulted in FY 23-24 unbudgeted expenses of \$10,150.00 due to the continuation of the Civic office lease.

Discussion:

The Berger lease expires in May 2025, and I recently met with our new building liaisons regarding renewing the lease to get estimates for the FY24-25 budget. Although they indicated they would only be seeking a 3% increase in rent instead of what was indicated previously, they prefer to set the term at no more than 2 years. In response to my inquiry regarding setting automatic rent increases in the agreement in order to lock in a longer term, they replied that even then, the most they would consider was a 3 year contract. Since the Berger lease period commenced, we have remitted to SJCC a total of \$19,250 for rent, administration/building services, utilities/fees, and deposit. The rough estimate to hire commercial movers to move the Civic office contents to Berger will be between \$4,000 and \$7,000, and that does not account for my staff time to plan and facilitate the move.

I also have a number of logistical concerns regarding the Berger office:

- The office size is already of insufficient size for existing staff to work onsite, and increasing our office size as our staff grows will be dependent on whether or not SJCC has available space when we decide we need it.
- The front doors are kept locked 24/7 and visitors are expected to sign in at the front desk, which does not align with our public engagement interests.
- Two non-reserved parking spaces for employees are included in the rent, but because there is insufficient parking spaces for the number of workers in the building, parking has been a struggle for staff. (SJCC has compensated for this by providing our employees with temporary parking passes for the County lot across the street.)
- There is very few parking spaces reserved for guests, and they are usually full during the daytime hours. This first became apparent when we scheduled a stakeholder meeting at the facility, and there wasn't enough parking.
- We were told that we would have the ability to install a land line phone for employees to use in the office before executing the agreement, but have since been told it is not an

option due to their system limitations. We can move to a virtual system, but it will become less cost effective as we add employees.

- Office security has become serious concern; I will share those details in our meeting.

Additional items to consider are that the Civic office is located on the light rail line and the transit to the Berger office is via bus, and located on the other side of Oakland Road. Although across the street from the County Agricultural Building and UCCE, the Berger office is farther away from some of the urban agricultural organizations we work with.

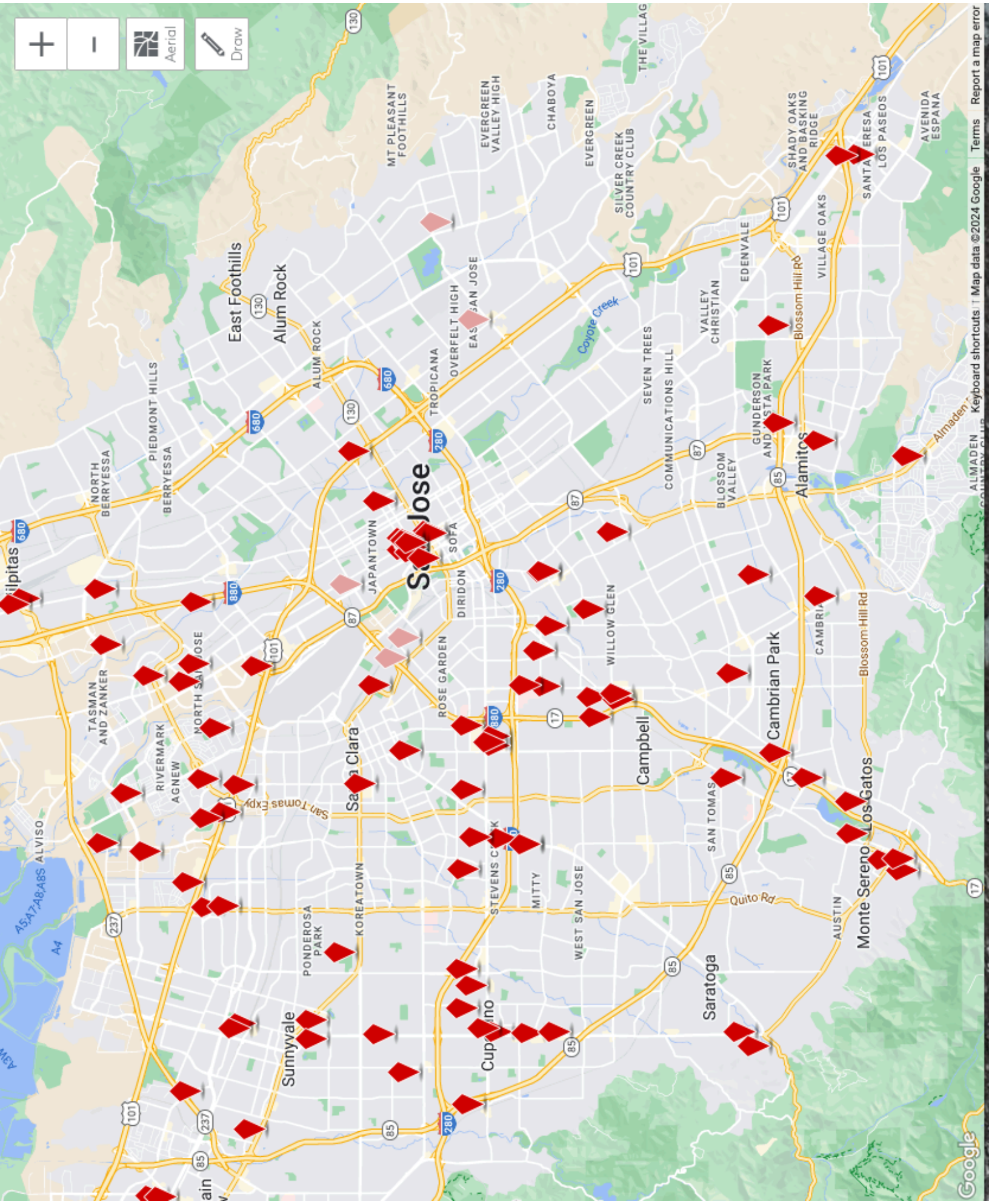
Several years ago, the Santa Clara County Farm Bureau reached out to us to see if we were interested in subletting space from them in Morgan Hill. More recently, I have reached out to several local urban agricultural agencies and organizations who expressed an interest in further discussion of co-locating in office and meeting places to share on expenses and leverage existing resources. NRCS also has expressed interest in the past in having a San Jose location for them to meet with clients from northern Santa Clara County. Ideally, any new location would also be located within one of the disadvantaged communities for whom we provide services.

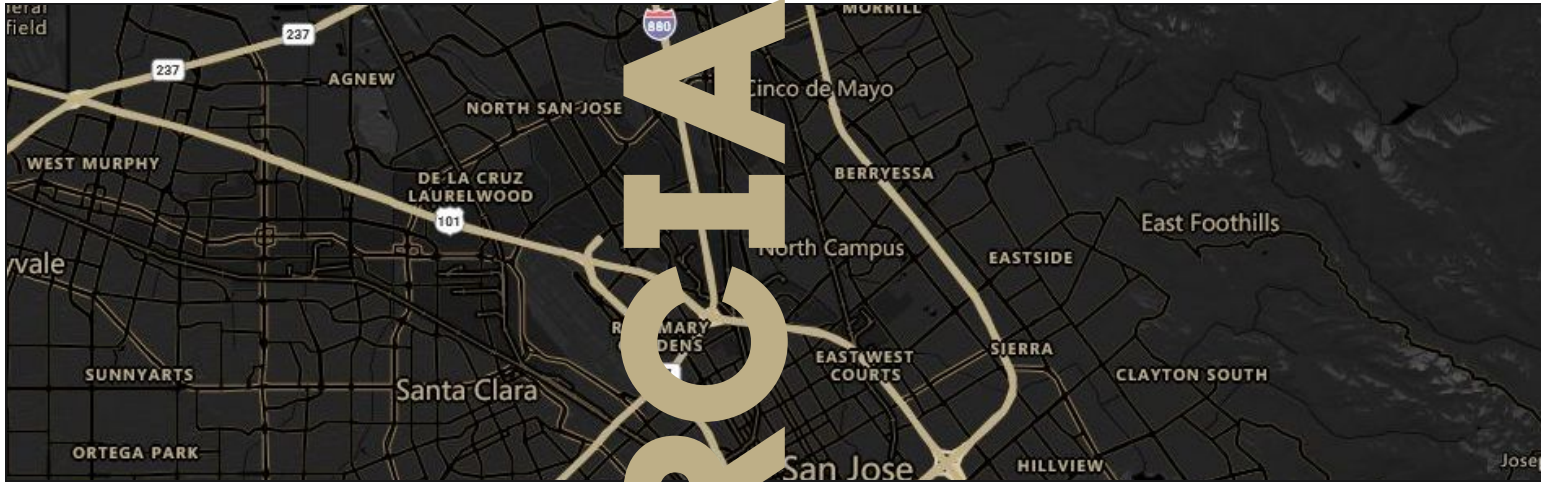
Market Analysis:

In response to Board President's request at the August 2024 meeting, I reviewed available commercial office space for rent, and the results of that are attached. The square footage cost on the listings are calculated at an annual rate, rather than the monthly rate in our Berger lease, so when making comparisons, it's easier to look at the square footage and the monthly rate. The Civic Building also has other options available for the Board to consider.

Summary:

While neither the current Civic suite or the Berger building check every box when it comes to ideal office space, I believe the Civic location is more secure and better positioned for the work we do and the communities we serve. It sits on the light rail line, is located across from the County Administrative Center, and is closer to some of the other urban agricultural and environmental organizations we currently collaborate with, such as Garden to Table SV, Valley Verde, and Guadalupe River Park Conservancy. I believe the needs and goals of the District would be better served by terminating the Berger lease, cutting the losses related to a potentially short-term move, and creating a committee to publicly review available options, include a lease-purchase that would provide stability and potential create offsetting revenue.





MEMORANDUM

SAN JOSE COMPARISON
2024 Q1 VS 2023 Q1 |
TRENDS?
UPDATE
DEMOGRAPHICS
FOR SILICON
VALLEY / SAN JOSE
AREA



PRESENTED BY

LARRY LIONEL YOUNG JR., MBA

Business Advisor Broker | Broker Associate | Loan Officer | State Recruiter | Commercial Specialist | Star

DRE.01498389 NMLS.1942271

M 675 Ygnacio Valley Rd Walnut Creek CA. 20980 Redwood Rd

Suite 100, Castro Valley, CA 94546 5900 Canoga Avenue Suite
200, Woodland Hills, CA 91367
B 5741 Telegraph Oakland CA 94609 828 Bay Ave, Capitola, CA
95010 1569 Sloat Blvd San Francisco, CA 94132 1243 Broadway
Burlingame CA 94010

CONTACT

**CENTURY 21
COMMERCIAL**

EXECUTIVE SUMMARY

Apartment

The San Jose apartment market is comprised of 148,883 units in nine geographic concentrations ranging in size from the 37,121 unit Northeast San Jose submarket to the Campbell/Los Gatos submarket, which accounts for 6,610 units. In the ten-year period beginning with Q2 2014, the Northeast San Jose submarket has experienced the greatest introduction of new inventory, 14,203 units, amounting to 45.4% of all new market rate rentals added to the market.

Vacancy

The average Vacancy Rate was 5.2% in the San Jose metro

- No vacancy change since year-end 2023 in the San Jose metro.
- The San Jose metro had the highest vacancy level since Q1 2022.
- Vacancy is expected to finish 2024 at 5.5% in the San Jose metro.

Rent

The average Asking Rent was \$3,012 in the San Jose metro

- Rent in the San Jose metro was down 1.2% from year-end 2023.
- Rent is expected to finish 2024 at \$3,059 in the San Jose metro.

Distribution / Warehousing

The San Jose warehouse/distribution market is comprised of 36.6 million square feet in seven geographic concentrations ranging in size from the 7.3 million square foot North San Jose/Milpitas submarket to the Sunnyvale submarket, which accounts for 3.3 million square feet. In the ten-year period beginning with Q2 2014, the Morgan Hill/Gilroy submarket has experienced the greatest introduction of new inventory, 940,000 square feet, amounting to 47.6% of all new competitive stock added to the market.

Vacancy

The average Vacancy Rate was 2.6% in the San Jose metro

- The San Jose metro had the seventh lowest vacancy in the nation and the fifth lowest in the West.
- No vacancy change since year-end 2023 in the San Jose metro.
- Vacancy is expected to finish 2024 at 2.5% in the San Jose metro.

Rent

The average Asking Rent was \$10.39 in the San Jose metro

- Rent in the San Jose metro was up 0.2% from year-end 2023.
- Rent Has risen for eleven consecutive quarters in the San Jose metro.
- Rent is expected to finish 2024 at \$10.66 in the San Jose metro.

Flex / R&D

A comprehensive examination of the San Jose Flex/R&D market reveals that the largest concentrations of competitive Flex/R&D space are located in the North San Jose/Milpitas submarket, representing 22.7 million square feet and 34.4% of the metropolitan inventory, followed by Santa Clara, with a 20.9% share, and Sunnyvale (15.1%). Since the beginning of Q2 2014, the fastest growing area has been the North San Jose/Milpitas submarket, adding 907,000 square feet over that period, or 57.9% of total metropolitan Flex/R&D completions.

Vacancy

The average Vacancy Rate was 8.6% in the San Jose metro

- Vacancy in the San Jose metro drifted downward by 10 basis points.
- Vacancy is expected to finish 2024 at 8.2% in the San Jose metro.

Rent

The average Asking Rent was \$20.43 in the San Jose metro

- The San Jose metro remained flat rent since year-end 2023.
- Rent is expected to finish 2024 at \$20.92 in the San Jose metro.

Office

The San Jose office market is comprised of 74.3 million square feet in five geographic concentrations ranging in size from the 33.3 million square foot Santa Clara/Sunnyvale submarket to the Cupertino/Campbell/Los Gatos submarket, which accounts for 8.6 million square feet. In the ten-year period beginning with Q2 2014, a majority of all new construction, 14.7 million square feet, representing 70.6% total new inventory in the metro, has occurred in the Santa Clara/Sunnyvale submarket.

Vacancy

The average Vacancy Rate was 21.8% in the San Jose metro

- Vacancy in the San Jose metro fell by 50 basis points.
- Vacancy is expected to finish 2024 at 22.6% in the San Jose metro.

Rent

The average Asking Rent was \$48.09 in the San Jose metro

- Rent in the San Jose metro was up 0.1% from year-end 2023.
- Rent is expected to finish 2024 at \$48.63 in the San Jose metro.

Retail

The San Jose retail market is comprised of 21.7 million square feet in three geographic concentrations ranging in size from the 10.5 million square foot San Jose/South County submarket to the West County submarket, which accounts for 4.6 million square feet. In the ten-year period beginning with Q2 2014, a majority of all new construction, 721,000 square feet, representing 60.9% total new inventory in the metro, has occurred in the San Jose/South County submarket.

Vacancy

The average Vacancy Rate was 5.9% in the San Jose metro

- The San Jose metro had the ninth lowest vacancy in the nation and the seventh lowest in the West.
- No vacancy change since year-end 2023 in the San Jose metro.
- The San Jose metro had the highest vacancy level since Q2 2013.

Rent

The average Asking Rent was \$38.63 in the San Jose metro

- Rent in the San Jose metro was up 0.6% from year-end 2023.
- San Jose metro had its fastest rent rate of increase in four quarters.
- Rent is expected to finish 2024 at \$38.87 in the San Jose metro.

MARKET TRENDS

2024 Population

1,958,470

Since
2023

Population Change
+0.08%

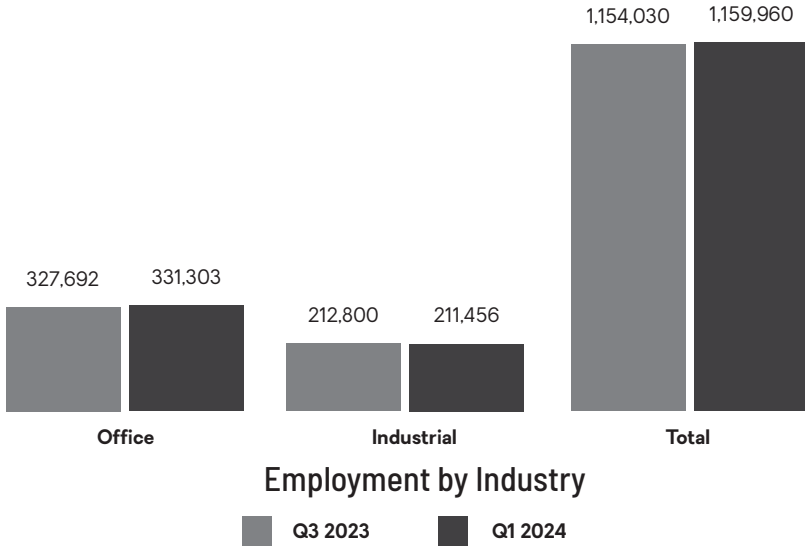


Household Average Income
\$431,553.00





Number of Households
671,550

Employment



White/Blue Collar Jobs

 29%
Office (2024)

 18%
Industrial (2024)

MARKET TRENDS

Apartment

Inventory

Units/SF	Q3 2023	Q1 2024
Total	148,517	148,883
Completions	518	366
Conversions*	0	0

2024 Q1 Rent



Inventory: Constrabsorp

- **Q3 2023:** 0.8 Ratio
- **Q1 2024:** 1 Ratio

Rental Costs/Lease Rates[‡]

Asking

- **Q3 2023:** \$3,041.17
- **Q1 2024:** \$3,012.16

Effective

- **Q3 2023:** \$2,920.60
- **Q1 2024:** \$2,838.49

Gross Revenue



- **Q3 2023:** \$2,888.25
- **Q1 2024:** \$2,854.11

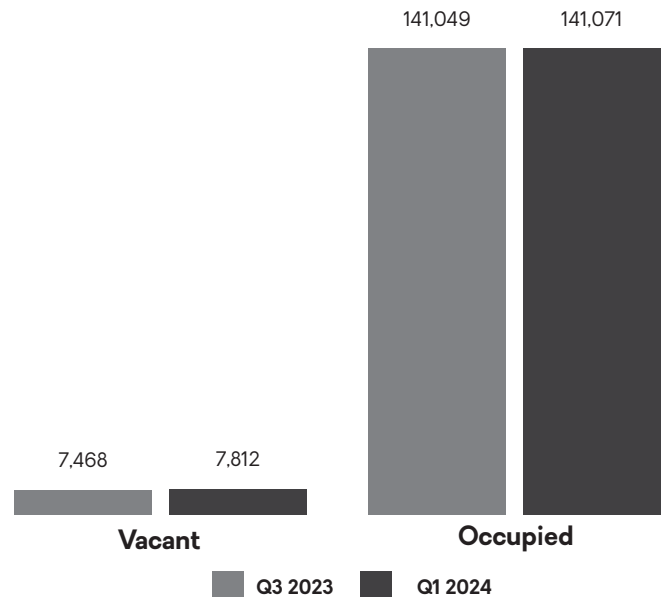
Absorption/Occupied Stock



- **Q3 2023:** 0.5%
- **Q1 2024:** 0.2%

Q3 2023	651
Q1 2024	350

Stock Net Absorption (Units)*



Stock

*Units that have been converted from a non-market rate multifamily subtype to a market rate subtype. †Percent change from the previous time period. ‡For Apartment properties, rent is a weighted average quoted as monthly rent per unit.

MARKET TRENDS

Distribution / Warehousing

Inventory

Units/SF	Q3 2023	Q1 2024
Total	36,596,000	36,596,000
Completions	0	0
Conversions*	0	0

2024 Q1 Rent



Asking
Change[†]
0.2%



Effective
Change[†]
0.1%

Inventory: Constrabsorp

- **Q3 2023:** 0 Ratio
- **Q1 2024:** 0 Ratio

Rental Costs/Lease Rates[†]

Asking

- **Q3 2023:** \$10.30
- **Q1 2024:** \$10.39

Effective

- **Q3 2023:** \$9.87
- **Q1 2024:** \$9.95

Gross Revenue

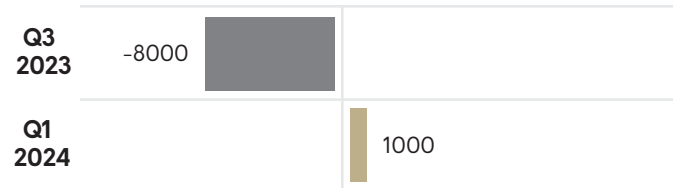


- **Q3 2023:** \$10.04
- **Q1 2024:** \$10.12

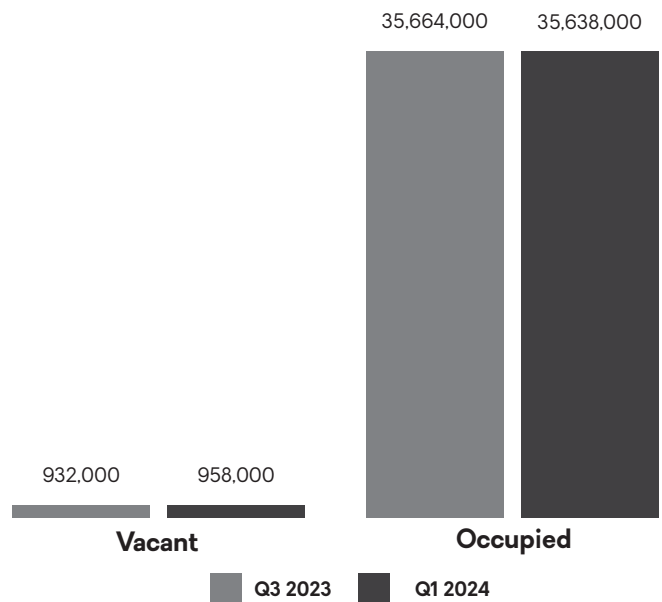
Absorption/Occupied Stock



- **Q3 2023:** 0%
- **Q1 2024:** 0%



Stock Net Absorption (Units)*



Stock

*Units that have been converted from a non-market rate multifamily subtype to a market rate subtype. †Percent change from the previous time



MARKET TRENDS

Flex / R&D

Inventory

Units/SF	Q3 2023	Q1 2024
Total	66,151,000	66,151,000
Completions	0	0
Conversions*	0	0

2024 Q1 Rent

	Asking Change [†]		Effective Change [†]
	0%		0.1%

Inventory: Constrabsorp

- **Q3 2023:** 0 Ratio
- **Q1 2024:** 0 Ratio

Rental Costs/Lease Rates[‡]

Asking

- **Q3 2023:** \$20.27
- **Q1 2024:** \$20.43

Effective

- **Q3 2023:** \$18.48
- **Q1 2024:** \$18.62

Gross Revenue



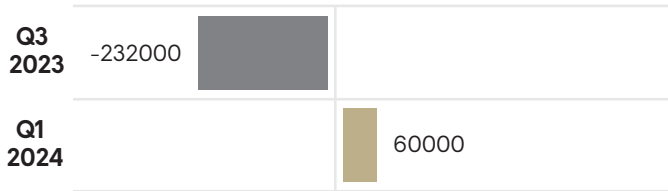
- **Q3 2023:** \$18.55
- **Q1 2024:** \$18.68

Absorption/Occupied Stock

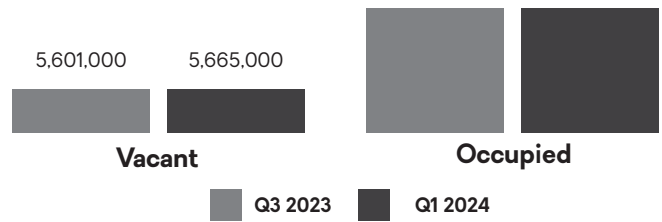


- **Q3 2023:** -0.4%
- **Q1 2024:** 0.1%





Stock Net Absorption (Units)*



Stock

*Units that have been converted from a non-market rate multifamily subtype to a market rate subtype. Negative value indicates a loss of market rate units, positive value indicates a repurposing to market rate rental units. †Percent change from the previous time period. ‡For Retail and Industrial properties, rent is a weighted average quoted as annual NNN rent per square foot.

MARKET TRENDS

Office

Inventory

Units/SF	Q3 2023	Q1 2024
Total	74,074,000	74,254,000
Completions	75,000	0
Conversions*	0	0

2024 Q1 Rent



Asking Change[†]
0.1%



Effective Change[†]
0.7%

Inventory: Constrabsorp

- **Q3 2023:** -0.4 Ratio
- **Q1 2024:** 0 Ratio

Rental Costs/Lease Rates[‡]

Asking

- **Q3 2023:** \$48.42
- **Q1 2024:** \$48.09

Effective

- **Q3 2023:** \$37.89
- **Q1 2024:** \$37.64

Gross Revenue



- **Q3 2023:** \$37.95
- **Q1 2024:** \$37.59

58,055,000 58,036,000



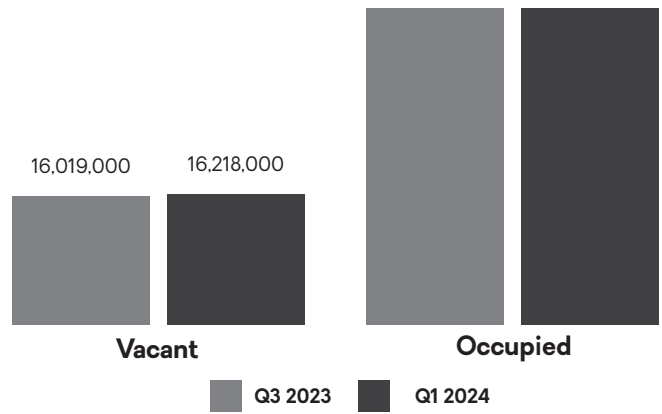
Absorption/Occupied Stock



- **Q3 2023:** -0.3%
- **Q1 2024:** 0.5%



Stock Net Absorption (Units)*



Stock

*Units that have been converted from a non-market rate multifamily subtype to a market rate subtype. †Percent change from the previous time period. ‡Office properties are a weighted average quoted as an annual gross rent per square foot.

MARKET TRENDS

Retail

Inventory

Units/SF	Q3 2023	Q1 2024
Total	9,609,000	9,609,000
Completions	0	0
Conversions*	0	0

2024 Q1 Rent



Asking
Change[†]
0.4%



Effective
Change[†]
0.4%

Inventory: Constrabsorp

- **Q3 2023:** 0 Ratio
- **Q1 2024:** 0 Ratio

Rental Costs/Lease Rates[‡]

Asking

- **Q3 2023:** \$39.56
- **Q1 2024:** \$39.77

Effective

- **Q3 2023:** \$34.60
- **Q1 2024:** \$34.78

Gross Revenue



- **Q3 2023:** \$37.36

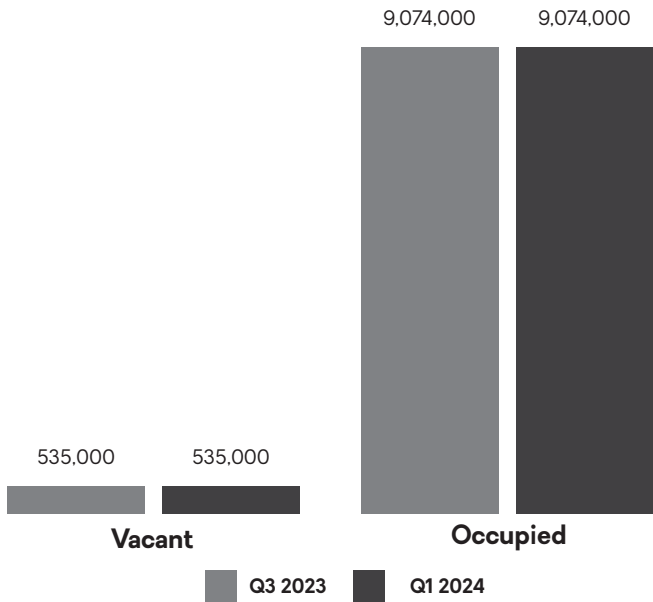
■ • **Q1 2024: \$37.56**

Absorption/Occupied Stock

— • **Q3 2023: 0%**
 — • **Q1 2024: 0%**

Q3 2023	3000
Q1 2024	0

Stock Net Absorption (Units)*



Stock

*Units that have been converted from a non-market rate multifamily subtype to a market rate subtype. †Percent change from the previous time period. ‡For Retail and Industrial properties, rent is a weighted average quoted as annual NNN rent per square foot.



Ralph Longo
4085291362



777 N 1st St | 777 N 1st St

630 - 53,093 SF of Office Space Available in San Jose, CA 95112



HIGHLIGHTS

- Desirable North First Street Location
- FREE Covered and Surface Parking
- Immediate Access to Light Rail & Bay Wheels Biking
- Exterior Tenant Signage Possible
- On-site Management
- Multiple Suites Available

MATCHED SPACES(1)

SPACE	SIZE	TERM	RENTAL RATE	SPACE USE	CONDITION	AVAILABLE
2nd Floor, Ste 260	630 SF	Negotiable	\$1,670 /MO	Office	Partial Build-Out	Now
Rate includes utilities, building services and property expenses				Partially Built-Out as Standard Office		
Office intensive layout				Central Air Conditioning		

PROPERTY OVERVIEW

Light Rail Directly At Building Front
Tenant Improvements are Available
Responsible On-Site Management
@ 2.5 per 1,000 SF

- Banking
- Bus Line
- Commuter Rail
- Property Manager on Site

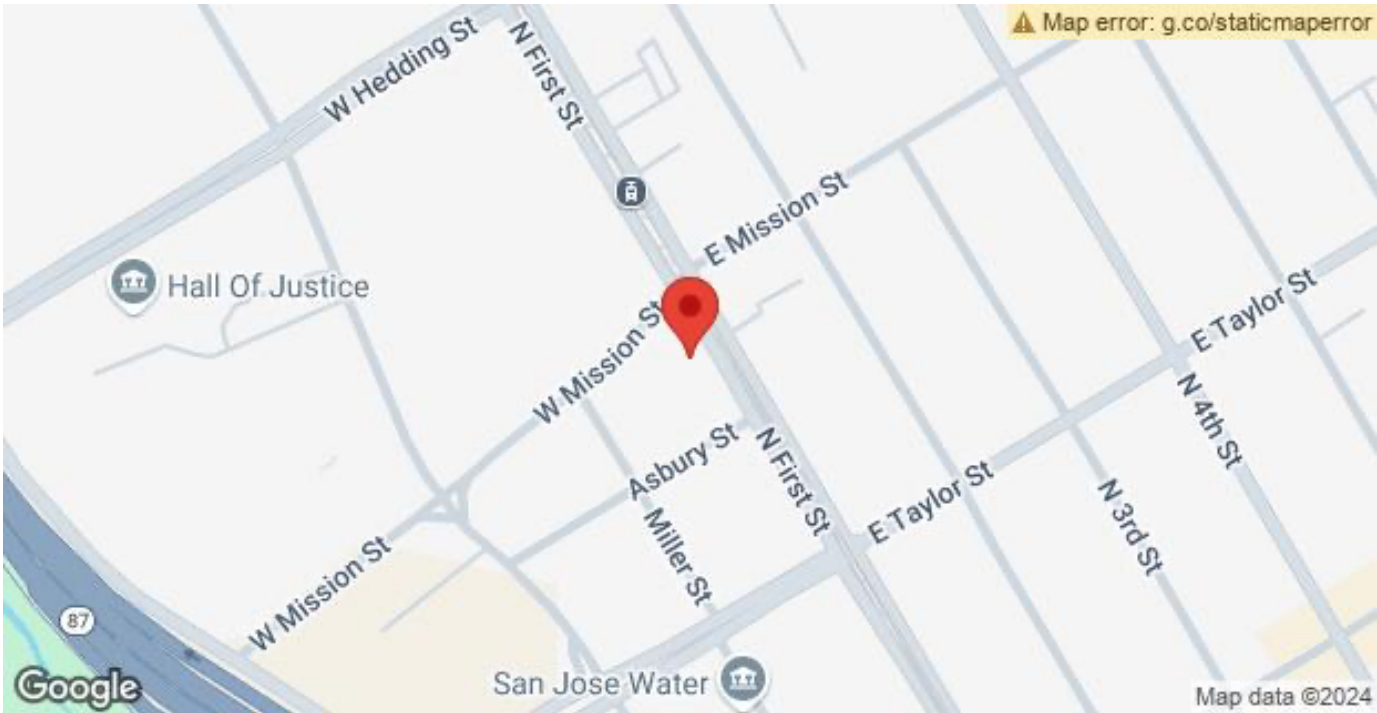
PROPERTY FACTS

Building Type	Office
Year Built/Renovated	1963/1989
Building Height	7 Stories
Building Size	95,550 SF
Building Class	C
Typical Floor Size	13,650 SF
Unfinished Ceiling Height	9'
Parking	240 Surface Parking Spaces Surface Tandem Parking Covered Parking Covered Tandem Parking Reserved Parking

WALK SCORE ®
Very Walkable (75)

BIKE SCORE ®
Biker's Paradise (90)

MAP OF 777 N 1ST ST SAN JOSE, CA 95112



ADDITIONAL PHOTOS



Building Photo



Aerial





Aerial

Listing ID: 30823295

Date on Market: 8/5/2024

Last Updated: 8/27/2024

Address: 777 N 1st St, San Jose, CA 95112

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Jana
Gluckman
4085297988



1046 W Taylor Street San Jose | 1034-1046 W Taylor St

175 - 1,235 SF of Office Space Available in San Jose, CA 95126



HIGHLIGHTS

- Available Suite has glass on three sides, lots of natural light
- Conference Room - Seats 20+ - Recently Renovated - no extra charge
- Ground floor location
- Comcast Served

MATCHED SPACES(1)

SPACE	SIZE	TERM	RENTAL RATE	SPACE USE	CONDITION	AVAILABLE
1st Floor, Ste 102	860 SF	Negotiable	\$1,505 /MO	Office	-	Now

Rate includes utilities, building services and property expenses

Fits 2 - 6 People

PROPERTY OVERVIEW

Professional Office Building. Prime location at The Alameda. Near downtown San Jose. Tenants include: Law Firms, Accounting Company, Therapists, Real Estate Management Company, IT Company .

- Conferencing Facility

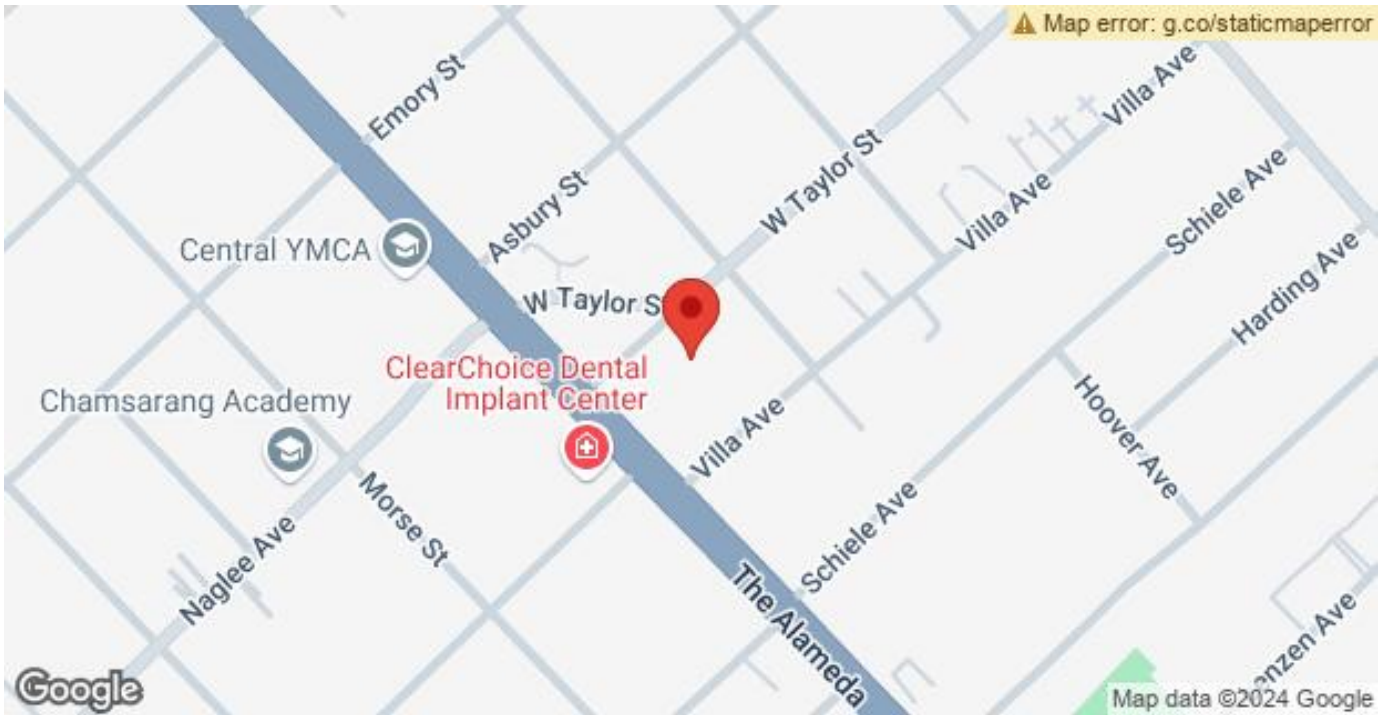
PROPERTY FACTS

Building Type	Office
Year Built	1963
Building Height	2 Stories
Building Size	12,349 SF
Building Class	B
Typical Floor Size	6,321 SF
Unfinished Ceiling Height	8'
Parking	33 Surface Parking Spaces

WALK SCORE ®
Very Walkable (82)

BIKE SCORE ®
Very Bikeable (79)

MAP OF 1034-1046 W TAYLOR ST SAN JOSE, CA 95126



ADDITIONAL PHOTOS

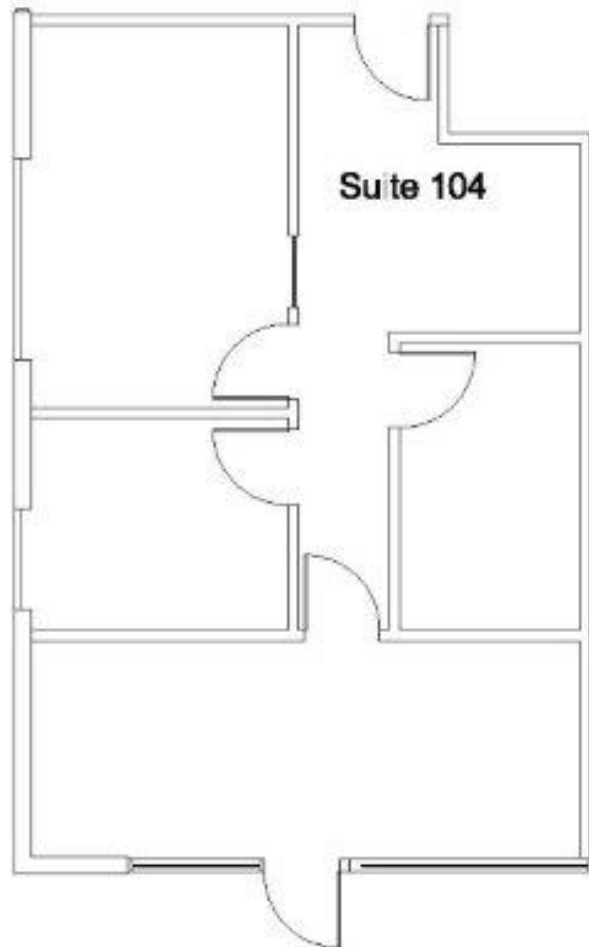




Building Photo

SAN JOSE - FOR LEASE

829 SF OFFICE SPACE AVAILABLE



1046 W. Taylor, Suite 104
San Jose



Suite 104 has store front identity!

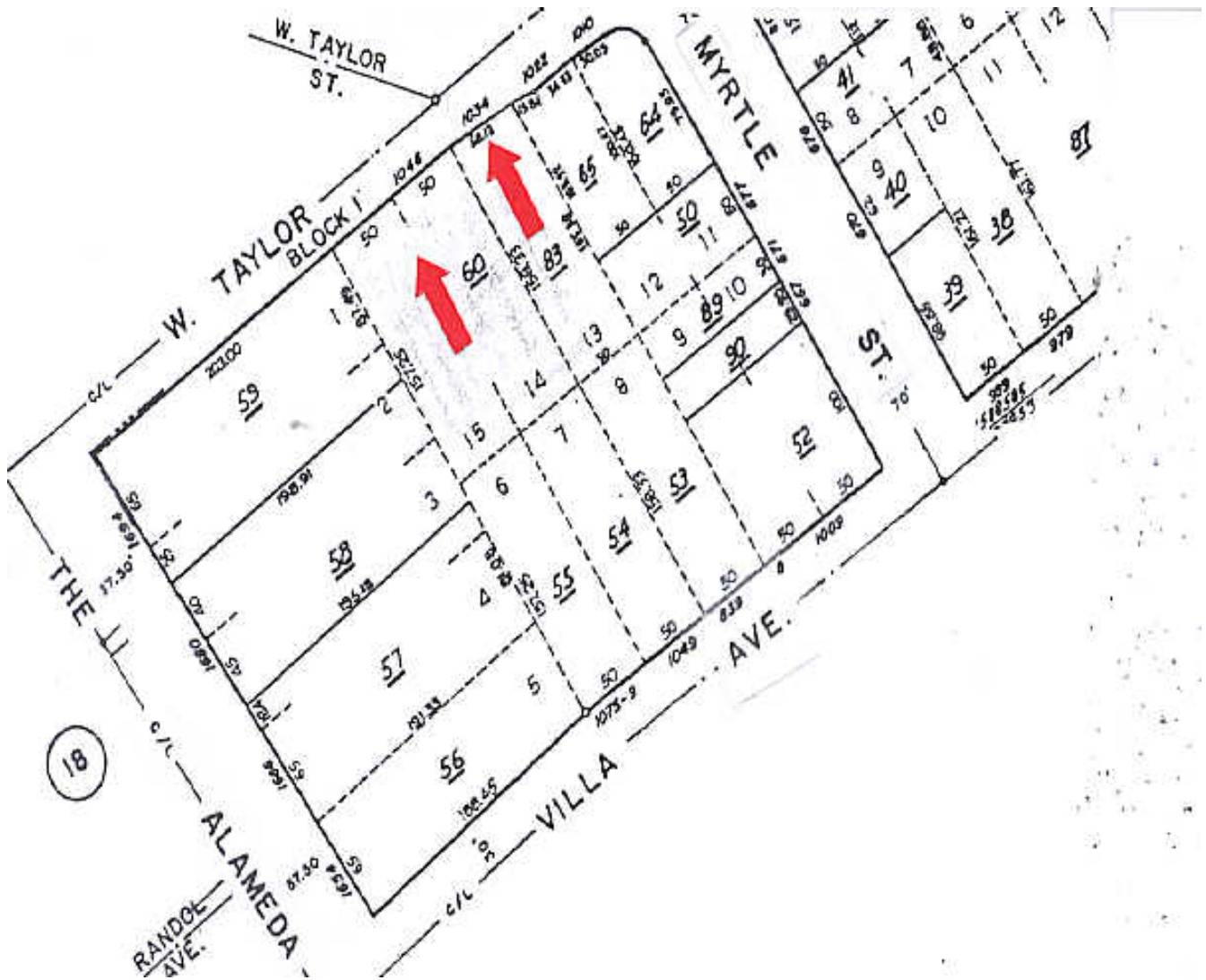
Please Contact Exclusive Agent:

JANA GLUCKMAN / jgluckman@ritchiecommercial.com
BRE # 00693034 direct: 1-408-529-7988

RESPONSIBLE REAL ESTATE
54 W. SANTA CLARA STREET, SAN JOSE, CA 95135
BRE # 0129934 | www.ritchiecommercial.com
1-408-971-7700 | 1-408-971-5000

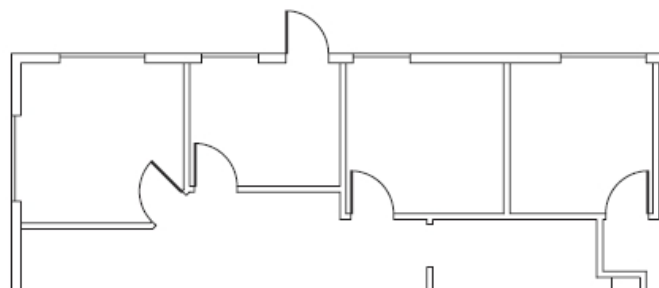
San Francisco | San Jose | Walnut Creek

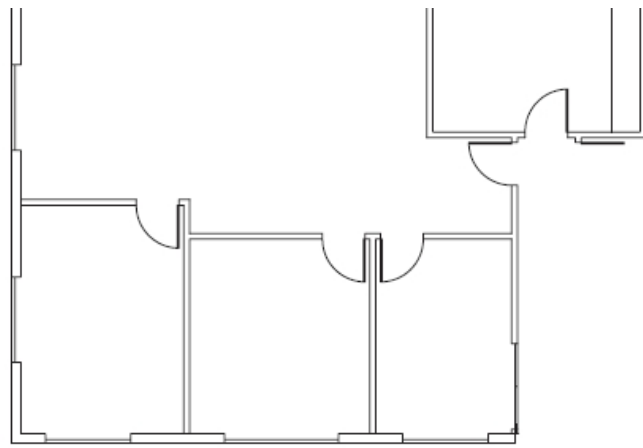
Building Photo



Plat Map

1046 W. Taylor Street, Suite 100





Floorplan Not to Scale

Floor Plan-Ste 100

Listing ID: 16494937 **Date on Market:** 8/4/2024

Last Updated: 8/22/2024

Address: 1034-1046 W Taylor St, San Jose, CA 95126

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Dixie Divine
4088794001



Denise Lupretta
4088794000 x 14



The Rose Building | 1885 The Alameda
175 - 2,892 SF of Office Space Available in San Jose, CA 95126



HIGHLIGHTS

- Courtyard
- Ample Parking
- Beautiful Landscaping

MATCHED SPACES(2)

SPACE	SIZE	TERM	RENTAL RATE	SPACE USE	CONDITION	AVAILABLE
2nd Floor, Ste 211	849 SF	Negotiable	\$2,123 /MO	Office	-	Now
2nd Floor, Ste 212	528 SF	Negotiable	\$1,320 /MO	Office	-	Now

PROPERTY OVERVIEW

CURRENTLY OFFERING LEASING INCENTIVES - Inquire with Agent today to learn more!
Professional Office Building with a beautiful common area courtyard. Ample Parking.

- Full service lease (Internet & phone not included)
- Easy Access to HWY 880, Valley Fair Mall and walking distance to local dining
- Convenient access to HWY 880
- Reasonable rates
- Free on-site parking

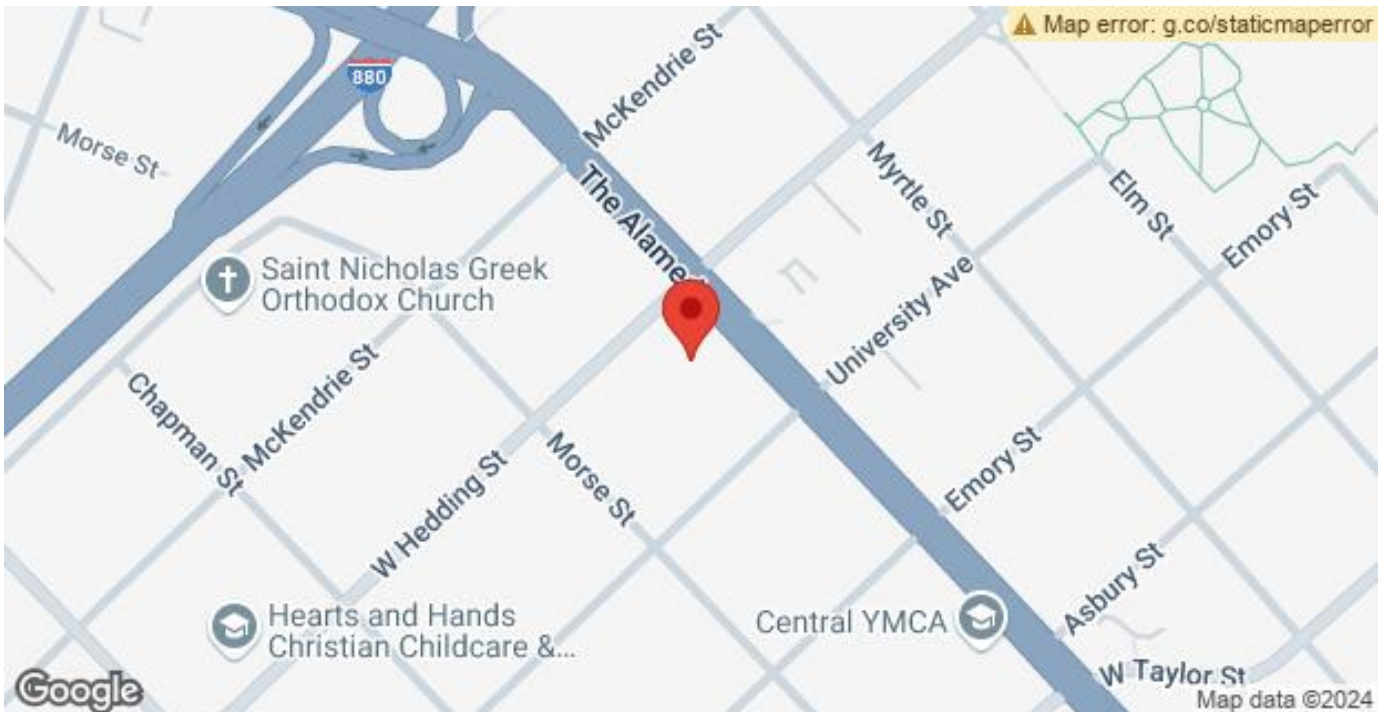
Located at the intersection of The Alameda and Hedding Street in the Rose Garden Neighborhood.

PROPERTY FACTS

Building Type	Office
Year Built	1960
Building Height	2 Stories
Building Size	26,000 SF
Building Class	C
Typical Floor Size	22,000 SF
Unfinished Ceiling Height	9'
Parking	20 Surface Parking Spaces

BIKE SCORE ®
Very Bikeable (76)

MAP OF 1885 THE ALAMEDA SAN JOSE, CA 95126



ADDITIONAL PHOTOS



Building Photo

Listing ID: 6741884 **Date on Market:** 6/6/2024

Last Updated: 8/26/2024

Address: 1885 The Alameda, San Jose, CA 95126

The LoopNet service and information provided therein, while believed to be accurate, are provided "as is". LoopNet disclaims any and all representations, warranties, or guarantees of any kind.



Mike Priolo
4084398875



Argent Business Center | 2435 S King Rd

815 - 3,725 SF of Space Available in San Jose, CA 95122



HIGHLIGHTS

- Entrances from both Tully and S. King Road
- Major Retail Surrounding Including Lion Supermarket, Starbucks, KFC, Carl's Jr. and Shell Gas
- Monument and Building Signage
- Contact Agent for Pricing

MATCHED SPACES(1)

SPACE	SIZE	TERM	RENTAL RATE	RENT TYPE
1st Floor, Ste 40	815 SF	Negotiable	\$2,038 /MO	Triple Net (NNN)

The diagram is a floor plan of a building. On the right side, 'Tully Road' is labeled vertically. Several suites are shown: Suite 10, Suite 20, Suite 30, Suite 40, Suite 50, and Suite 60. Suite 60 is highlighted in blue and is located at the bottom left of the main building area. It is connected to a staircase. There are two 'Parking' areas indicated: one near Suite 10 and another larger one near Suite 60.

<p>Space Use Office/Retail</p> <p>Condition Full Build-Out</p> <p>Availability Now</p>	<ul style="list-style-type: none"> • Lease rate does not include utilities, property expenses or building services • Fully Built-Out as Standard Retail Space • Fits 3 - 7 People
---	--

PROPERTY FACTS FOR 2435 S KING RD , SAN JOSE, CA 95122

Min. Divisible	815 SF	Gross Leasable Area	15,000 SF
Property Type	Retail	Year Built	1983
Property Subtype	Freestanding	Parking Ratio	1.67/1,000 SF

ABOUT THE PROPERTY

Two buildings 2435 King Road and 1694 Tully Road. Space available in each building, listed separately.

- Bus Line
- Food Court
- Signage

TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	DISTANCE
S King Rd	Tully Rd, NW	23,785	2018	0.07 mi
S King Rd	Burdette Dr, NW	25,111	2022	0.07 mi
Tully Rd	Seacliff Way, SW	52,358	2018	0.10 mi
Tully Rd	S King Rd, SW	42,050	2022	0.12 mi
Tully Rd	Seacliff Way, NE	53,191	2022	0.13 mi

S King Rd	Tully Rd, SE	20,762	2022	0.14 mi
Seacliff Way	Dixie Dr, NW	1,795	2018	0.16 mi
Alvin Ave	Fontaine Rd, W	22,226	2018	0.16 mi
Tully Rd	Alvin Ave, SW	55,979	2022	0.17 mi
S King Rd	Flanigan Dr, SE	24,778	2022	0.17 mi

WALK SCORE ®
 Very Walkable (86)

NEARBY MAJOR RETAILERS

MAP OF 2435 S KING RD SAN JOSE, CA 95122



ADDITIONAL PHOTOS





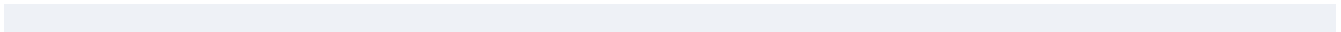
Other



Building Photo



Building Photo





1694 Tully Rd

Listing ID: 30878162 **Date on Market:** 8/29/2024

Last Updated: 8/29/2024

Address: 2435 S King Rd, San Jose, CA 95122

The LoopNet service and information provided therein, while believed to be accurate, are provided "as is". LoopNet disclaims any and all representations, warranties, or guarantees of any kind.



Vince

Songcayawon

4082233360



Bldg 2 | 2680 S White Rd

698 SF of Office Space Available in San Jose, CA 95148



HIGHLIGHTS

- Close proximity to Highways 101 and 280

ALL AVAILABLE SPACE(1)

SPACE	SIZE	TERM	RENTAL RATE	SPACE USE	CONDITION	AVAILABLE
1st Floor, Ste Suite	153698 SF	1 Year	\$2,094 /MO	Office	Full Build-Out	Now
Rate includes utilities, building services and property expenses				Fully Built-Out as Standard Office		
Open Floor Plan Layout				Fits 2 - 6 People		
8' Finished Ceilings				Space is in Excellent Condition		
Central Air Conditioning				After Hours HVAC Available		

PROPERTY OVERVIEW

This space has its own private restroom. This space can be used as a medical clinic. Outside the building signage is possible. It has two doors. Has a separate waiting room and a reception area.

- 24 Hour Access
- Bus Line
- Conferencing Facility
- Property Manager on Site
- Security System
- Signage
- Central Heating
- Direct Elevator Exposure
- Natural Light
- Partitioned Offices
- Hardwood Floors
- Air Conditioning

PROPERTY FACTS

Building Type	Office
Year Built	1988
Building Height	2 Stories
Building Size	30,000 SF
Building Class	B
Typical Floor Size	15,000 SF
Parking	100 Surface Parking Spaces

SELECT TENANTS

FLOOR	TENANT NAME
Unknown	Aad Services
1st	Century 21 Golden Hills
1st	Dental Solutions
2nd	Golden Hills Orthopedic & Sports
2nd	Tooth Fairy Cottage

MAP OF 2680 S WHITE RD SAN JOSE, CA 95148



ADDITIONAL PHOTOS



Building Photo



Building Photo

Listing ID: 18655605 **Date on Market:** 2/12/2024

Last Updated: 8/27/2024

Address: 2680 S White Rd, San Jose, CA 95148

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Sony Prasad
9253174499

INTERO
A Berkshire Hathaway Affiliate

366-368 Fairview Way

1,545 - 1,780 SF Condo Units Offered at \$650,000 - \$780,000 Per Unit in Milpitas, CA 95035



EXECUTIVE SUMMARY

Excellent office space available for sale . Built in cubicles in ground floor and upper floor. Conference table and many more. Turn Key opportunity. DON'T MISS THIS. 2 Floor Independent attached building.

PROPERTY FACTS

Price	\$650,000 - \$780,000	Floors	2
Unit Size	1,545 - 1,780 SF	Typical Floor Size	6,319 SF
No. Units	3	Year Built	2007
Total Building Size	12,638 SF	Lot Size	0.22 AC
Property Type	Office	Parking Ratio	0.95/1,000 SF
Building Class	A		

3 UNITS AVAILABLE

Unit 1144

Unit Size	1,780 SF	Condo Use	Office
Price	\$780,000	Sale Type	Investment or Owner User
Price Per SF	\$438.20	No. Parking Spaces	3

Description

Excellent Opportunity to own or invest in this Office building. Good for tech company, insurance, tax, real estate or any other use. Turn Key opportunity . Ready to move in. Built in two office in the ground floor and Upper floor. DON'T MISS THIS.

Unit 366

Unit Size	1,545 SF	Condo Use	Flex
Price	\$650,000	Sale Type	Investment or Owner User
Price Per SF	\$420.71	No. Parking Spaces	3

Unit 368

Unit Size	1,645 SF	Condo Use	Flex
Price	\$680,000	Sale Type	Owner User
Price Per SF	\$413.37	No. Parking Spaces	3

Description

Excellent Opportunity to own or invest in this Office building. Good for tech company, insurance, tax, real estate or any other use. Turn Key opportunity . Ready to move in. Built in two office in the ground floor. Space for Storage. DON'T MISS THIS.

AMENITIES

- Central Heating
- Fully Carpeted
- Natural Light
- Recessed Lighting
- Air Conditioning

ZONING

Zoning Code 1

MAP OF 366-368 FAIRVIEW WAY MILPITAS, CA 95035



ADDITIONAL PHOTOS



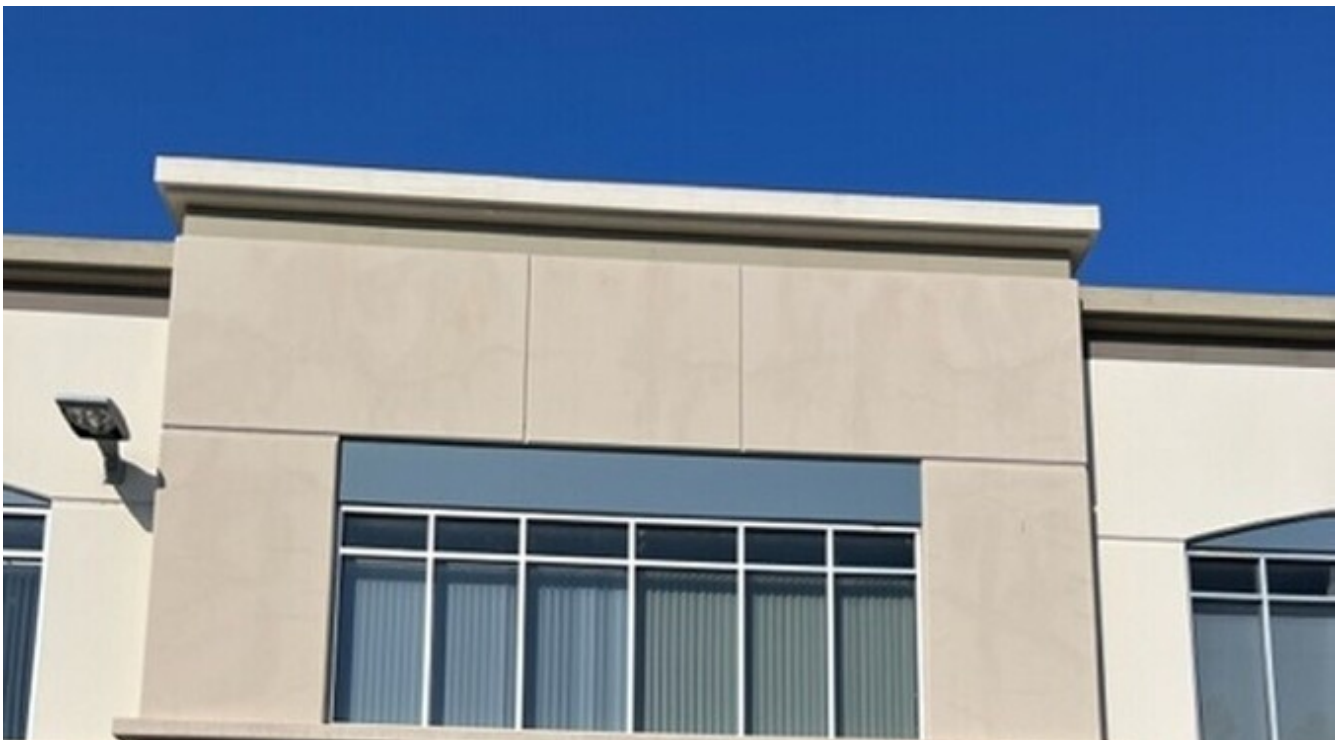


1144 - Cadillac court





1144 - Cadillac Court





354-372-Fairview-Way-Milpitas-CA-image002-2-LargeHighDefinition



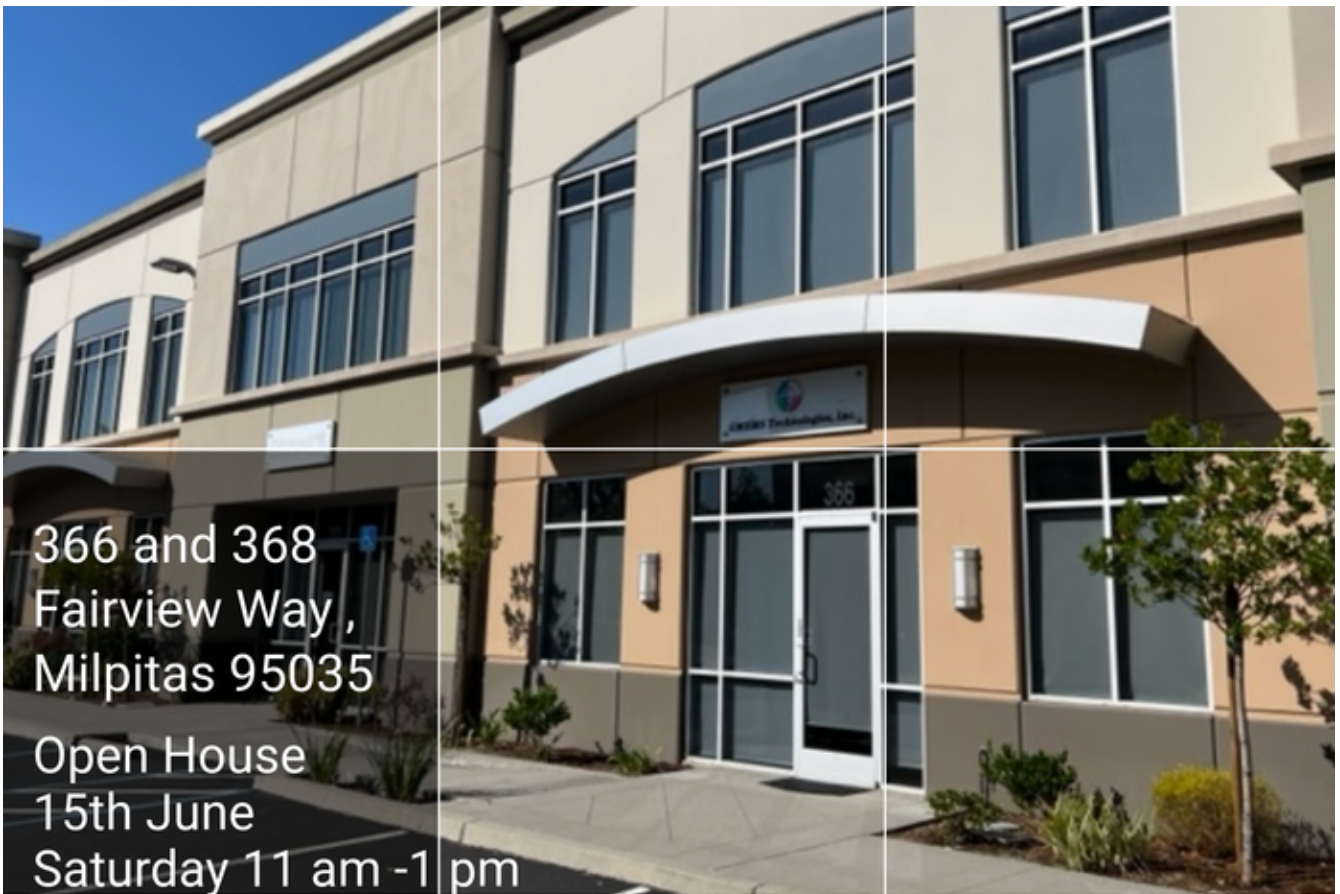


1144 -1





1144 -2



366 and 368
Fairview Way,
Milpitas 95035

Open House
15th June
Saturday 11 am -1 pm

Direct Location: 906-255-1144

Just

Prime Location - 2 Office condos available for Sale

Excellent Opportunity - SUBMIT ALL OFFERS Sony Prasad is pleased to present the offering for this modern office condo in move-in ready condition located at 366 and 368 Fairview Wayt in Milpitas. This is a two story office condo in excellent condition with a mostly open floor plan. The property offers 3 reserved parking spaces and abundant free visitor parking.

Office space is available with built in cubicles , glass partioned office room, conference table and chair .

OFFERED AT **\$650,000 and \$680,000**



Sony Prasad

Realtor®

D 9253174499

sprasad@intero.com

O 925 621 6200

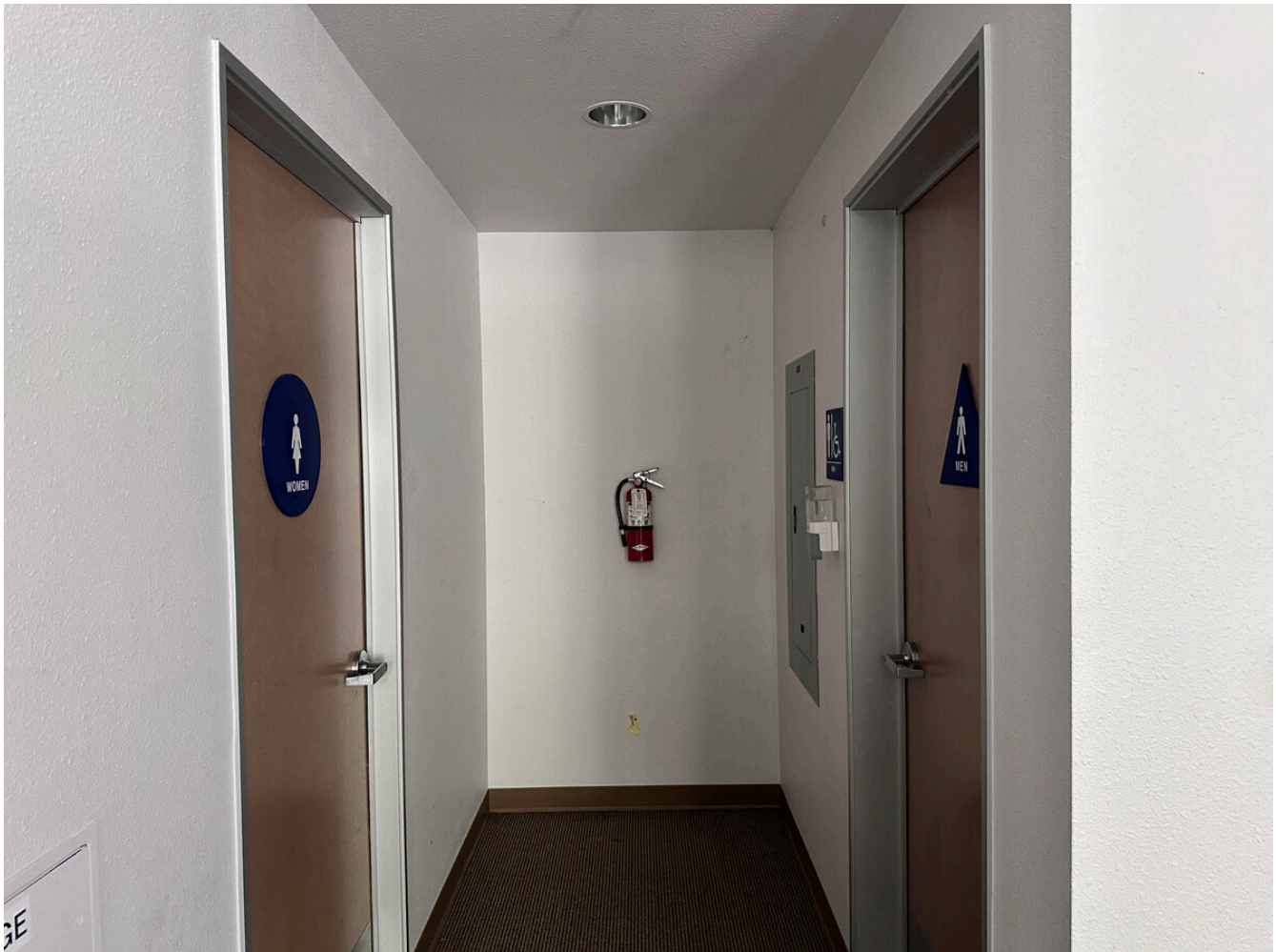
DRE# #02231790

5960 Stoneridge Drive, Suite 101, Pleasanton, CA

Just Listed
June 4, 2024
Kasbarealty.com

INTERO

Property Flyer-0 (1)



1144 - Cadillac Court



368 Fairview Way





368- Fairview Way



368- Fairview Way

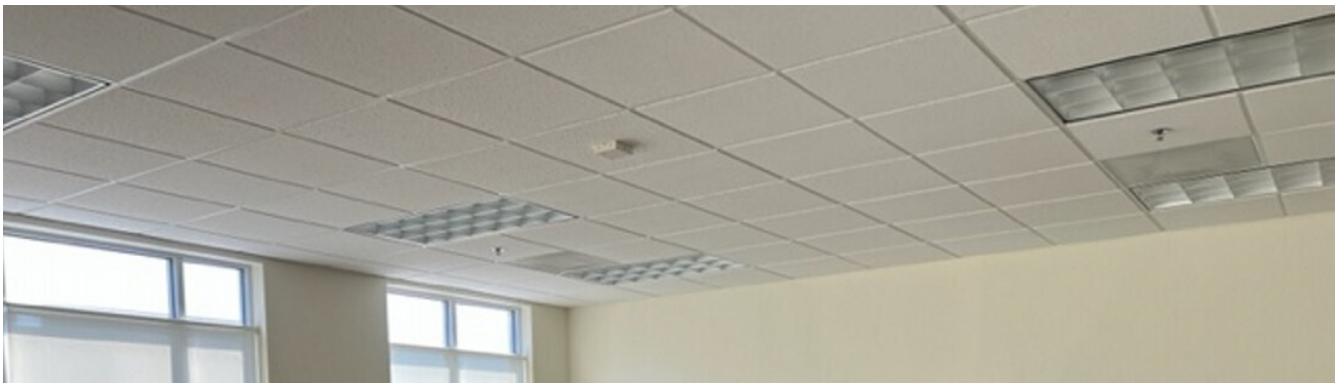




368- Fairview way - Upper floor



366 Fairview Way - Cubicles Built in





366 Fairview Way - Upper floor



366 Fairview Way - Ground Floor





Exterior Photo of 366 and 368 Fairview Way





cubicles

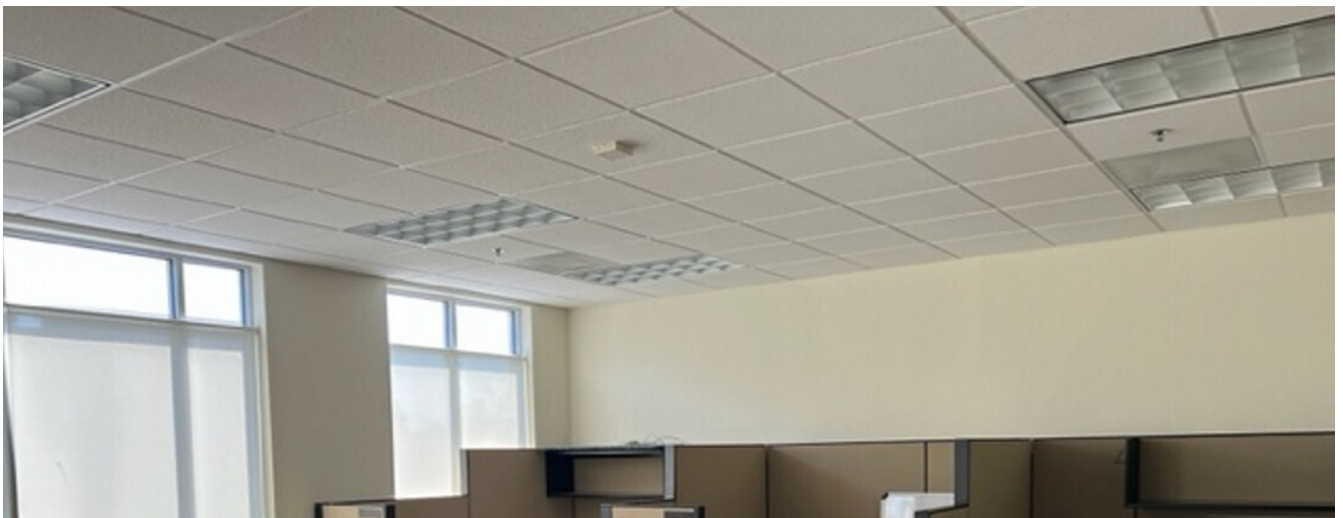


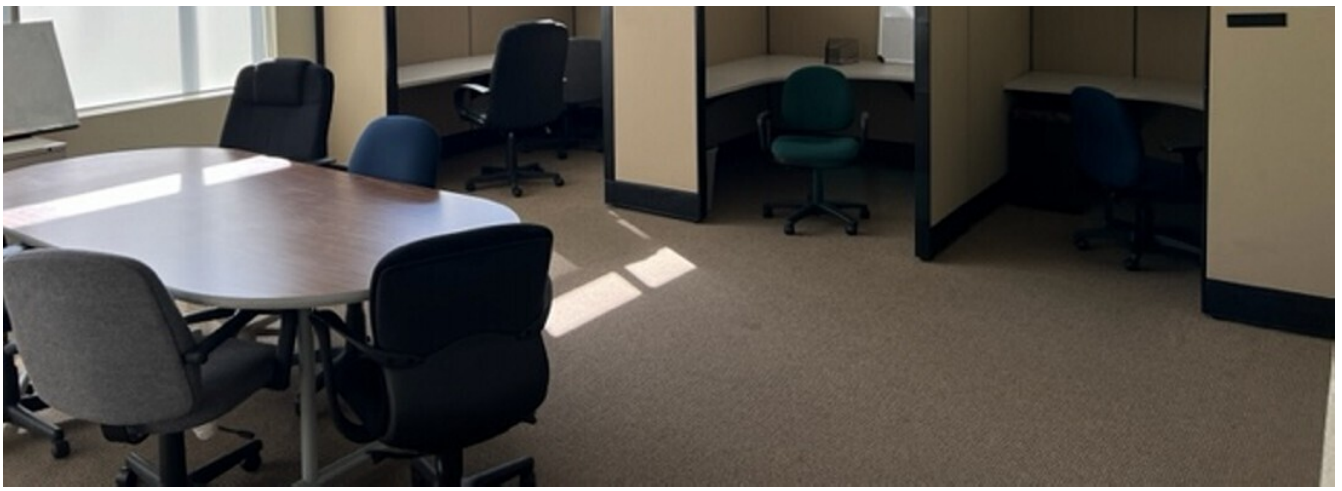


368 - ground floor Office



Main Building entrance

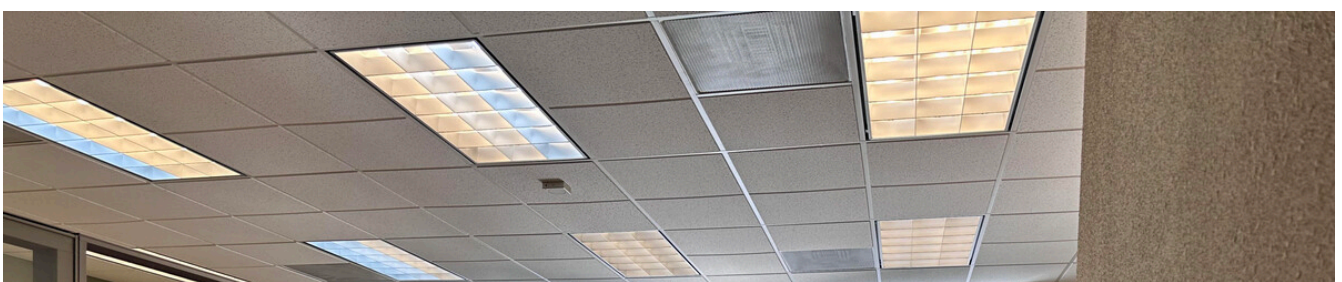




Upper floor



368- Ground floor





368- Entrance



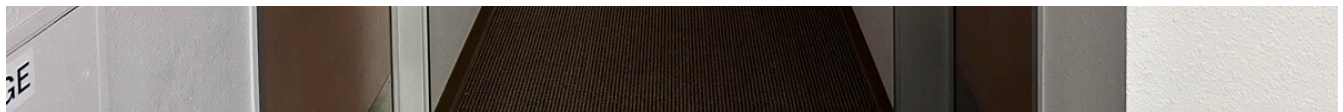
Upper floor





368 - Upper Floor





1144 -3



Ground floor - Built in Cubicles





366 Fairview-Way-Milpitas-CA-Building-Photo-1-LargeHighDefinition

Listing ID: 31281756 **Date on Market:** 3/20/2024

Last Updated: 8/21/2024

Address: 366-368 Fairview Way, Milpitas, CA 95035

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