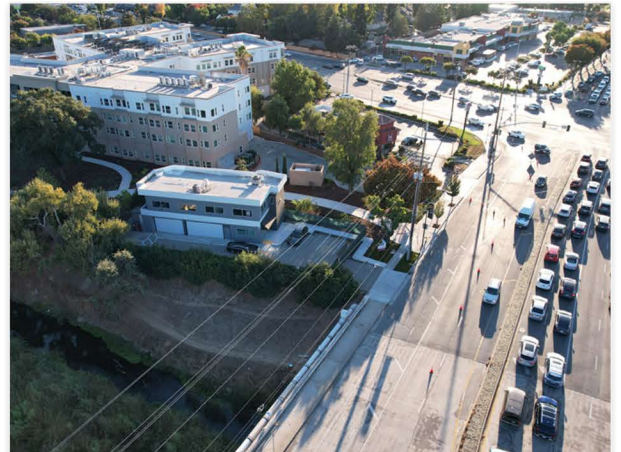




## KEY DETAILS

- \* 2 Unit Building
- \* Private Garage Parking
- \* Corner of Almaden Expwy and Branham Lane
- \* Close to amenities including Costco, Sprouts
- \* Great Signage facing Branham Lane

**Will consider lease with an option to purchase.**



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BRE#02085393

# PROPERTY DESCRIPTION

1088 Branham Lane  
San Jose, CA. 95136

For Sale: \$2,150,000

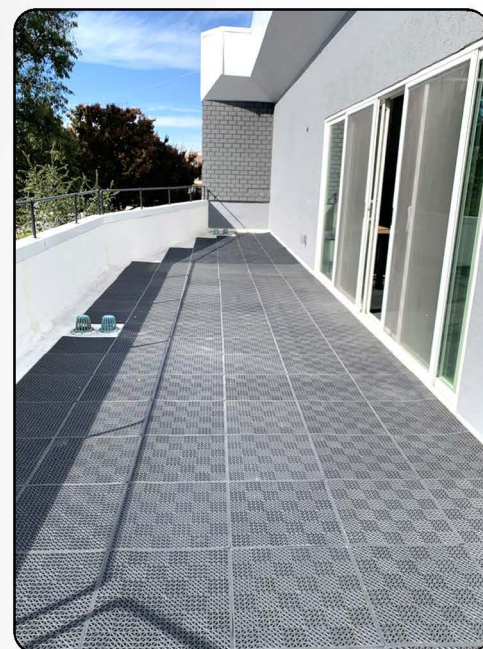
Size: 3,246 sq ft

Lot: 8,104 sq ft

Units: 2

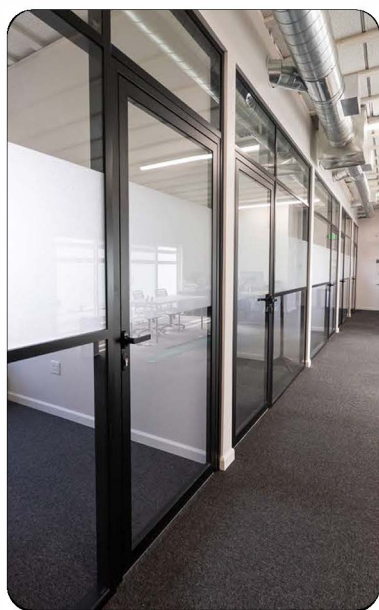
Downstairs: approx 1,197 sq ft

Upstairs: approx 2,049 sq ft



Located right off of Almaden Expressway and Branham Lane next to the new Watermark Senior Living Center. This 3,246 sq ft, 2 story office building has been completely renovated. Perfect owner/user property with the downstairs currently rented and the upstairs ready to go for your company. 5-6 private offices upstairs, full 500+ sq ft balcony. Private 4 car secure garage doors for parking or storage. Approximately 11 car parking. Great views of the hills. Easy access to highway 85 or 87. Plenty of amenities including Costco, Sprouts, Jack in the Box, and more.

Contact agent for more details regarding the property.

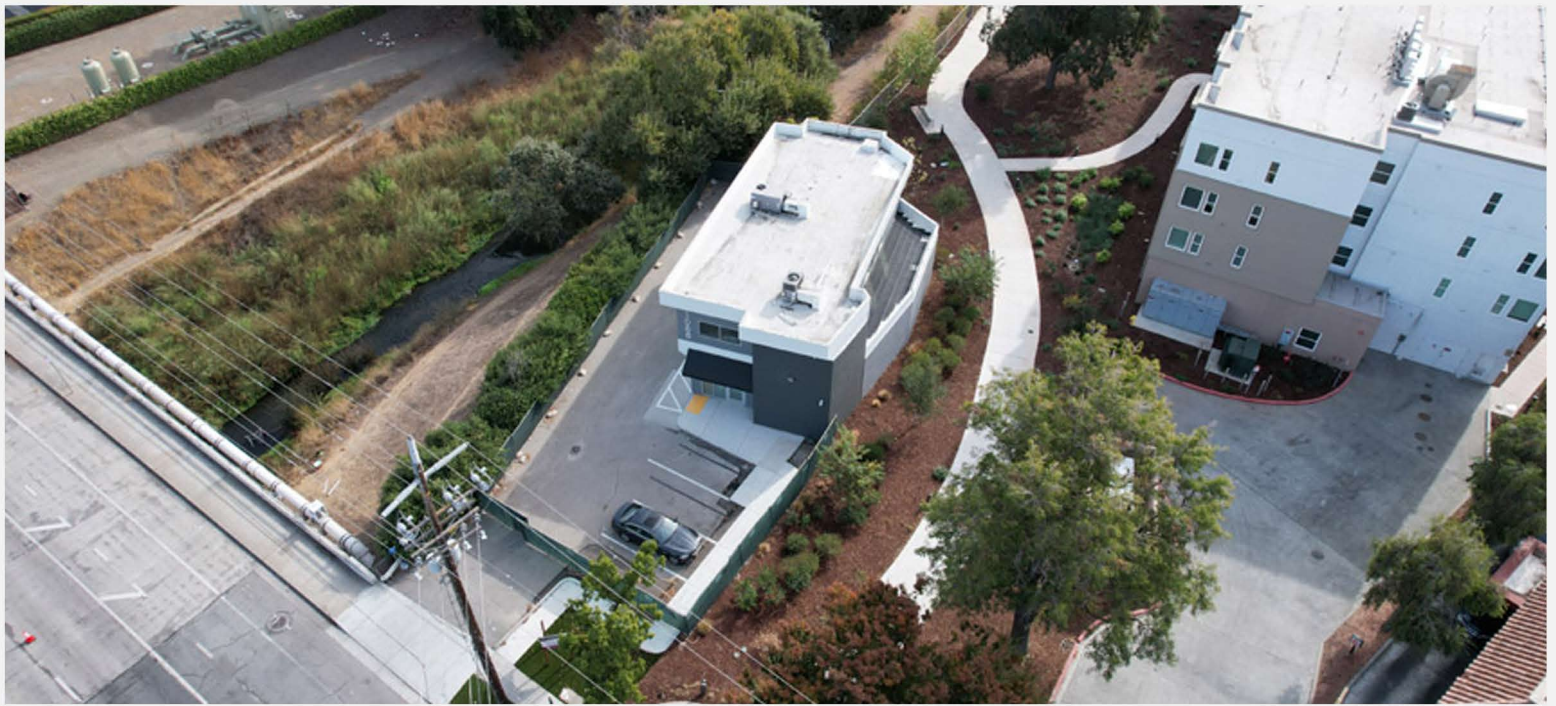


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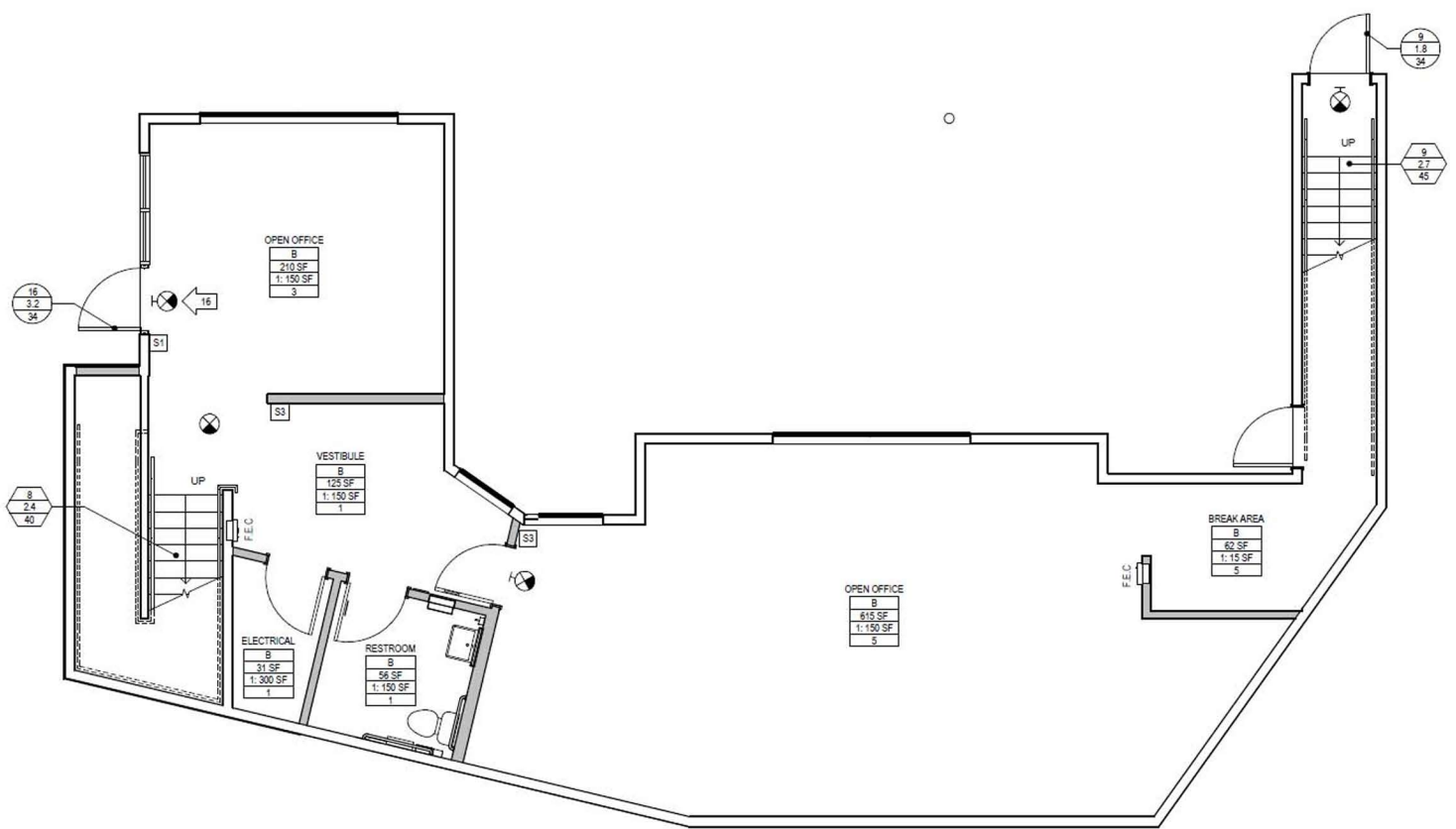


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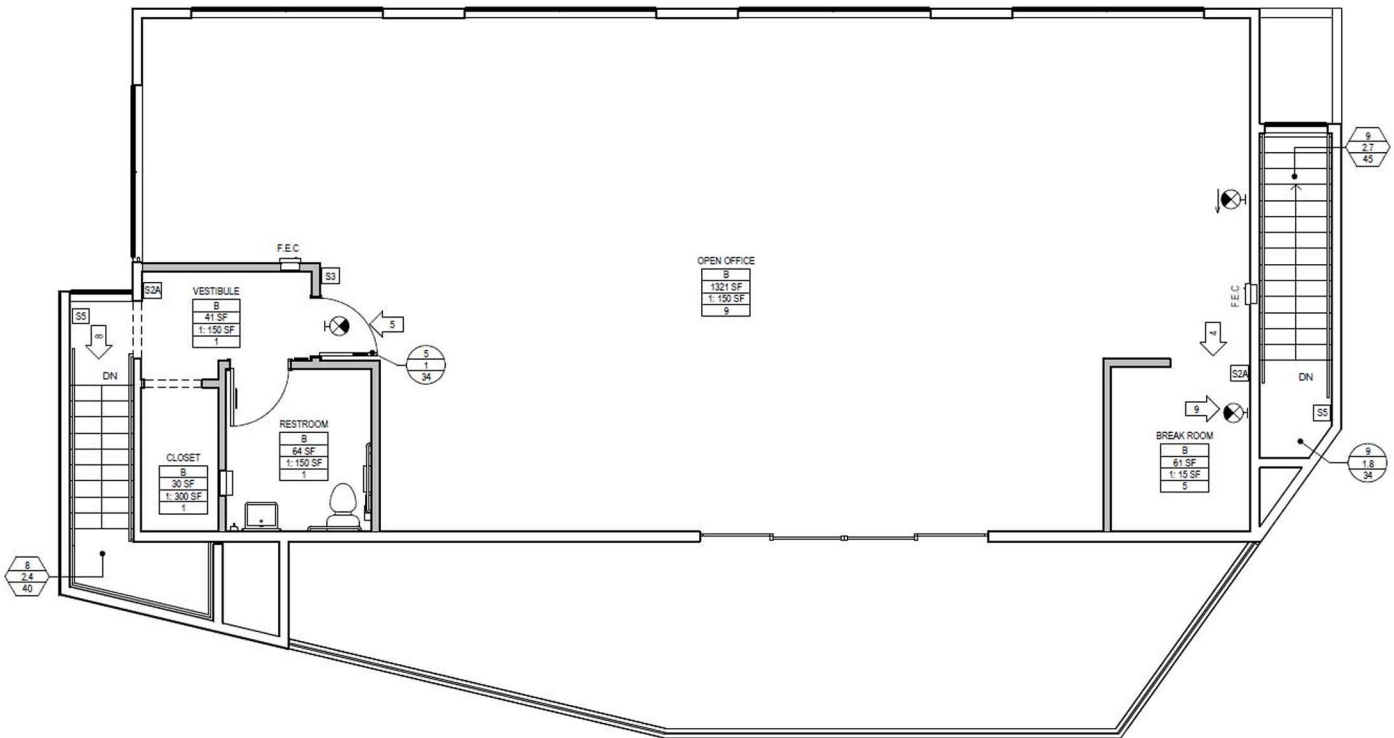
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**14 FIRST LEVEL CODE AND OCCUPANT EXITING PLAN**

SCALE: 1/4" = 1'-0"



**16 SECOND LEVEL CODE AND OCCUPANT EXITING PLAN**

SCALE: 1/4" = 1'-0"

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