



**Silverstone
Commercial**

For Lease

1088 Branham Ln.

San Jose



Total Building Sq Ft: 3,246

APN: 458-18-005

Highlights:

Easy Access to:

- 3 Units Available.
- 375+/- sq ft (\$1,022/Month inc. NNN)
- 883 +/-sq ft (2,500/month inc. NNN)
- 1,987+/- sq ft (\$6,000/month inc. NNN)
- (upstairs with balcony)

- Corner of Almaden Expressway and Branham lane.
- Easy Access to Highway 85 and 87
- Close to All amenities including food, Costco, Sprouts Market and more.
- Nice private offices with shared restrooms.
- Upstairs has private balcony.

**Ask about Signage on the side of the building!
Call agent to tour!**

NNN approx .72 cents. Includes Electricity, Water, Garbage and Common Area Janitorial 1 time per week.

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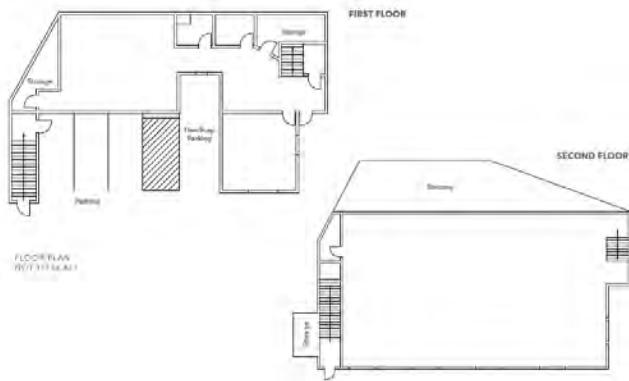
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Floor Plan



Property Description:

Right next to the new Atria Senior Living Center. Corner of Almaden Expressway and Branham Lane, this office building is perfectly situated for various uses. The small suite is ideal for a private therapist, accountant, or single/double room unit. The 883 sq ft office can hold 5-6 people for a medium office. The upstairs unit has amazing views of the mountains and a private balcony with double doors and small kitchen area (no sink).



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