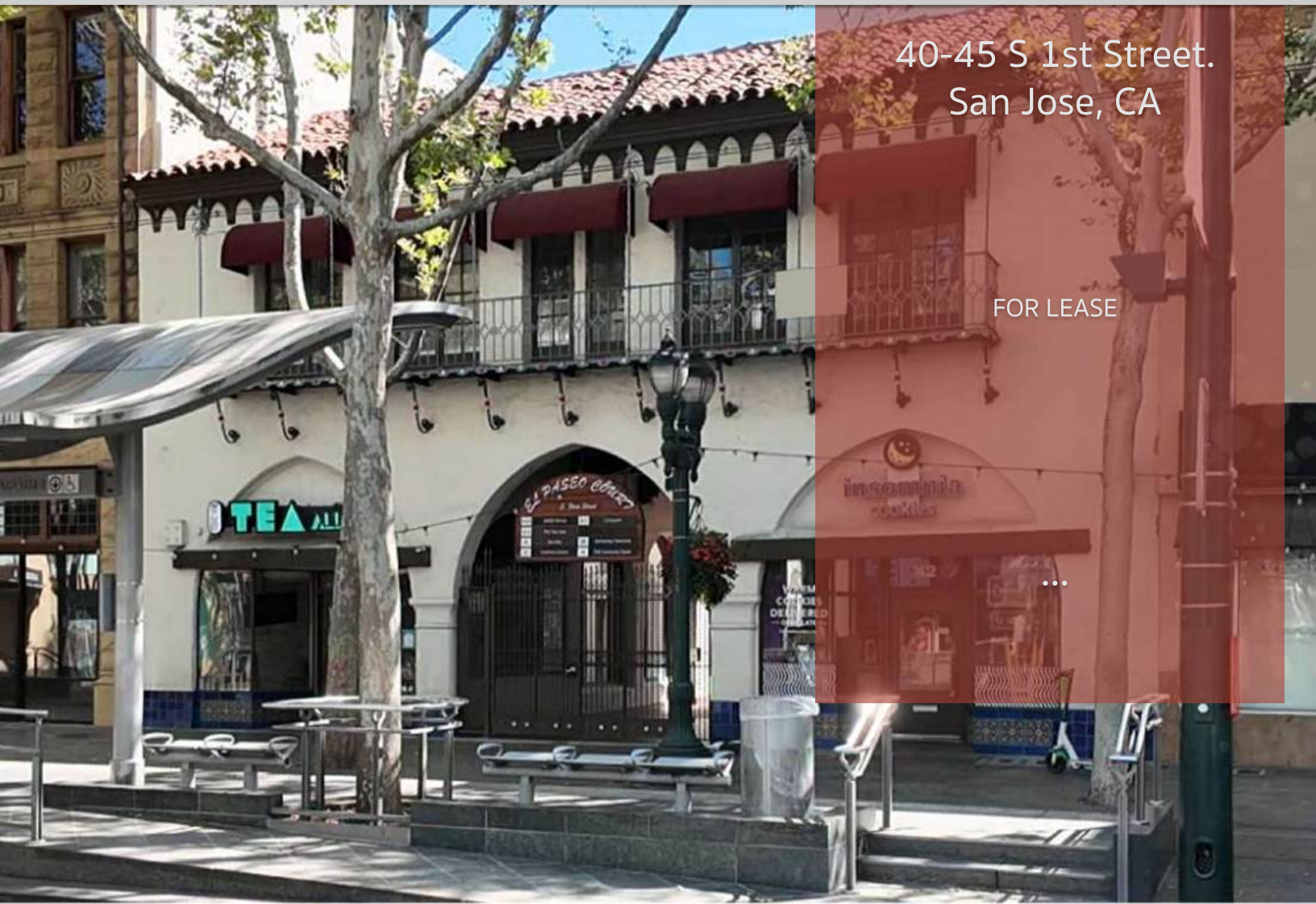


F O R L E A S E

Silverstone
Commercial

40-45 S 1st Street.
San Jose, CA

FOR LEASE



KEY DETAILS

- * Unique Spanish Style Office Building
- * Heart of Downtown San Jose.
- * Close to Restaurants, Courthouse, San Pedro Square.
- * Private and Gated Location.
- * Parking Directly behind on 2nd St.
- * Just blocks away from the Adobe Building and New Google World Headquarters
- * Glass Conference room.



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This information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

PROPERTY DESCRIPTION

40-45 S 1st Street.
San Jose, CA

One of the most spectacular properties in all of Downtown San Jose. This turn of the century Spanish style office building is located directly in the heart of Downtown San Jose. This fully gated property is perfect for night time security, and right on the VTA line on 1st St. Parking is directly behind the building on 2nd St. Close to restaurants and new housing. Perfect for Lawyers, CPA's, Title Companies, can be used for retail or office.



Upstairs Suite 40A and 40B can be combined for approximately 1,513 sq ft and can be divided to approximately 757 sq ft. Downstairs Suite comes with a full glass conference room and three offices. Upstairs is approximately 696 sq ft for a total of 2,871 sq ft. Downstairs can be divided to 2,175 sq ft.

Mixed use office retail building featuring private independent offices, outdoor common areas and security.

Right on the VTA line. Close to 1st Street and Santa Clara Street in Downtown San Jose. Parking is directly behind the building.

Contact agent for more details regarding the property.



Upstairs: 1413 sq ft - \$1.65 + .55 NNN
Upstairs: 706 sq ft - \$1.80 + .55 NNN
Downstairs: 2871 sq ft - \$1.80 + .55 NNN
Downstairs: 2175 sq ft - \$1.95 + .55 NNN
Downstairs (upstairs space):
696 sq ft - \$1.65 + .55 NNN

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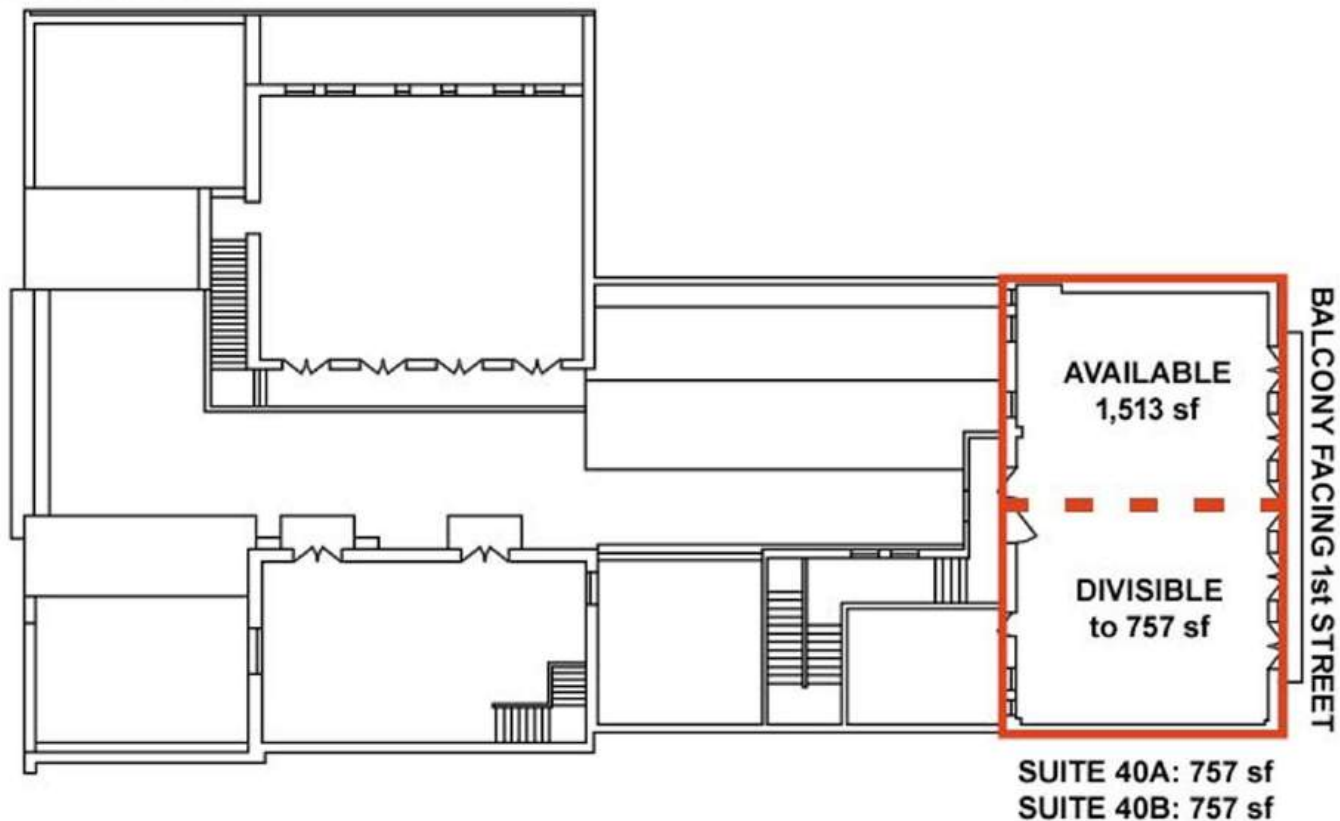
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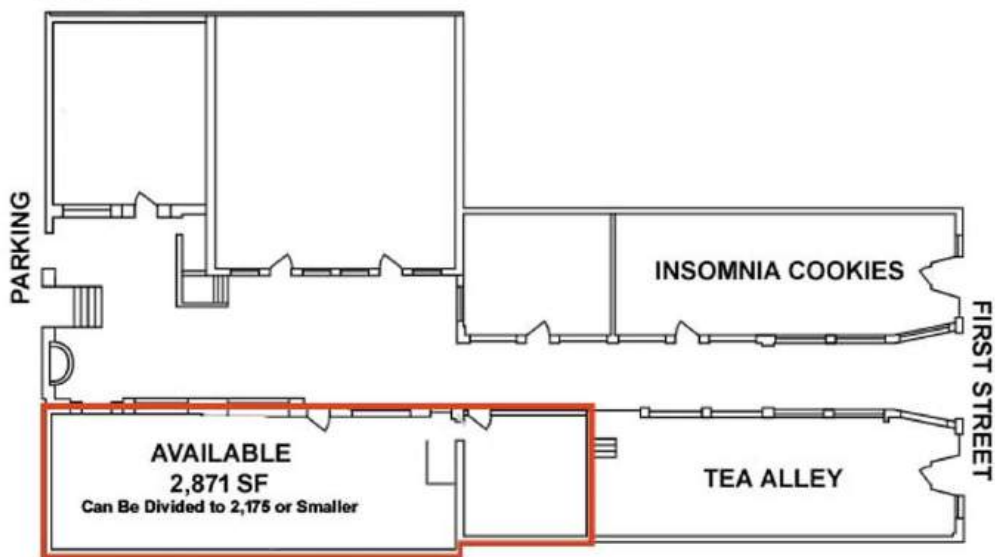
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SECOND FLOOR



FIRST FLOOR



SUITE 45 (2,871 sf)
Divisible to 2,175 sf

SECOND FLOOR

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