



FOR LEASE

505 E Santa Clara Street.

San Jose, CA. 95112

\$2.50 + NNN

5,800sq ft. divisible to
1411sq ft.

David Silberstein

David@silverstonecommercial.com

408-781-4954

BRE#001880860

Silverstone

Commercial

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

BRE#02085393 www.silverstonecommercial.com

Building Description

Brand new construction right on the corner of Santa Clara Street and 11th. Just steps away from San Jose State University, we have four spaces available, each unit is 1200 sq ft with grease traps. Units can be combined to accommodate your size requirement and each unit has nice 16 ft high ceilings. Each space is available for restaurants, café, gym, dental, or other retail uses. Just downstairs from over 300 students in this student housing complex.

Valet service can be accommodated for restaurants and parking inside is available.

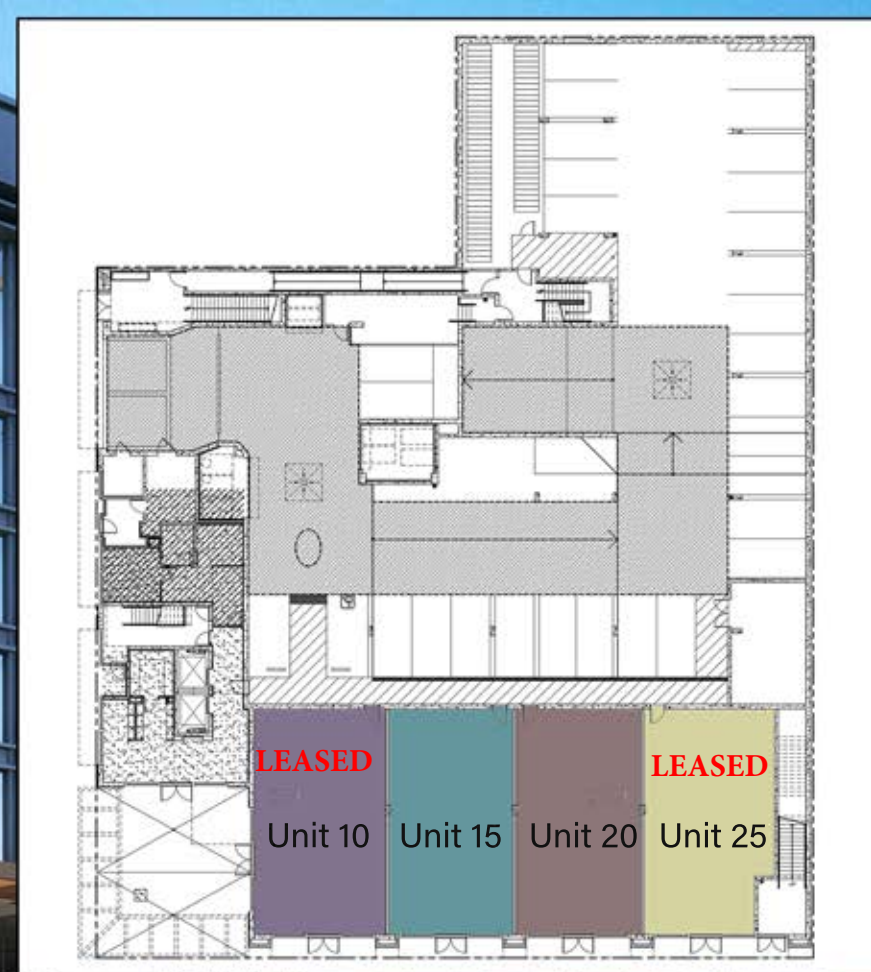
LEASED
Suite 10 - 1,200 sq ft. (with outdoor patio space)

Suite 15 - 1,411 sq ft.

Suite 20 - 1,411 sq ft.

LEASED
Suite 25 - 1,418 sq ft.

All spaces have
access to outdoor
patio space



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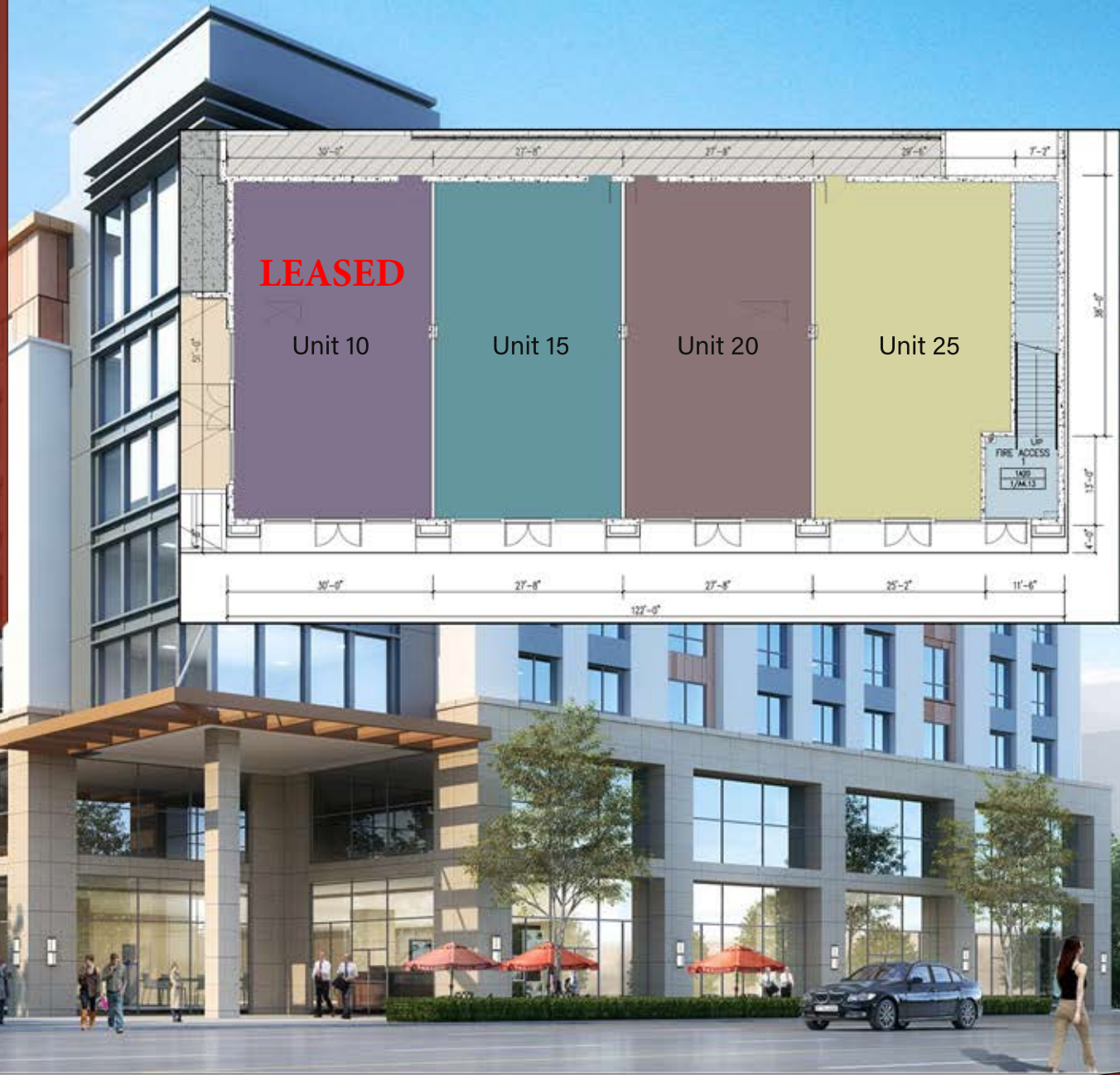
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Retail Unit Features

- Warm shell condition.
- Each unit has 110V 400A electrical panel.
- Underground sewer connection.
- Domestic water connection.
- Fully sprinkler installation- tenant may need to drop sprinkler heads.
- Signage frame.
- Double paned 1 inch insulated glass.
- Grease Traps available.

- Reserved space for HVAC unit.
- Natural stone exterior.
- 16 ft floor to ceiling; finished ceiling may be lower.
- Internet, phone, cable, ready – conduit to utility panel, wiring by tenant.
- Fully handicapped accessible.
- Vent connection to the roof–suitable for restaurant or café.



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2nd Floor Office Space

6 executive offices on 2/F facing E Santa Clara St: (130 - 230sf, can be combined to 1000sf)

Ideal for tutoring center, professional services (accounting, legal, brokerages, insurance...), professors office.

Suite 253 - 230 sq ft.

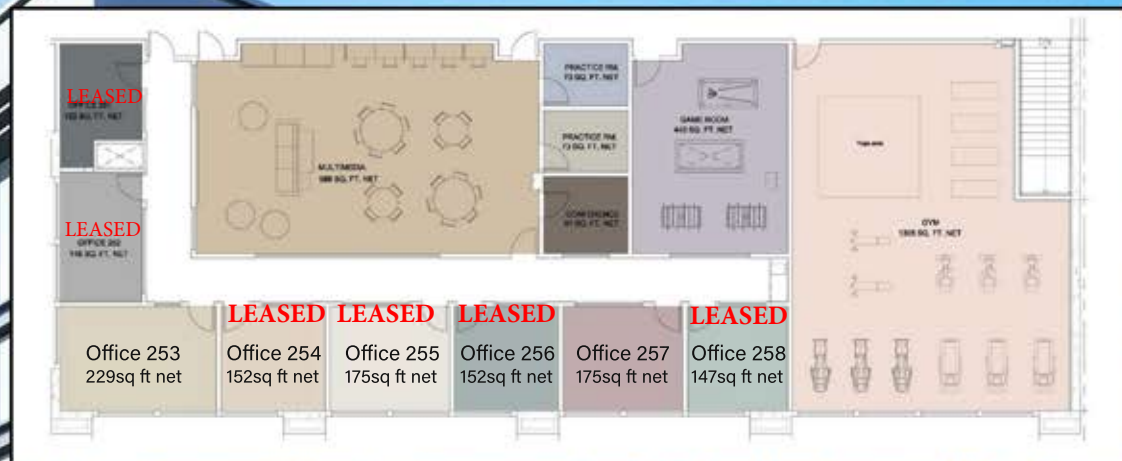
Suite 254 - 155 sq ft.

Suite 255 - 176 sq ft.

Suite 256 - 155 sq ft.

Suite 257 - 176 sq ft.

Suite 258 - 147 sq ft.



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