

± 1,186 SF HEALTHCARE / MEDICAL OFFICE

FOR LEASE

1865 Alum Rock Ave, Suite 8
San Jose, CA



PRICE
\$2.45/SF
(\$1.05/SF)



BUILDING SIZE
± 1,186 SF



LOT SIZE
± 1,353 SF
(± 0.031 acres)



FIRE SPRINKLERS
100% sprinklered



FREEWAY ACCESS
Easy access to
freeways 101, 680



USE
Healthcare/
Medical Office

THE IVY GROUP

Commercial Properties, Above & Beyond

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CA DRE #01784630

HIGHLIGHTS

HEALTHCARE/MEDICAL OFFICE FOR LEASE

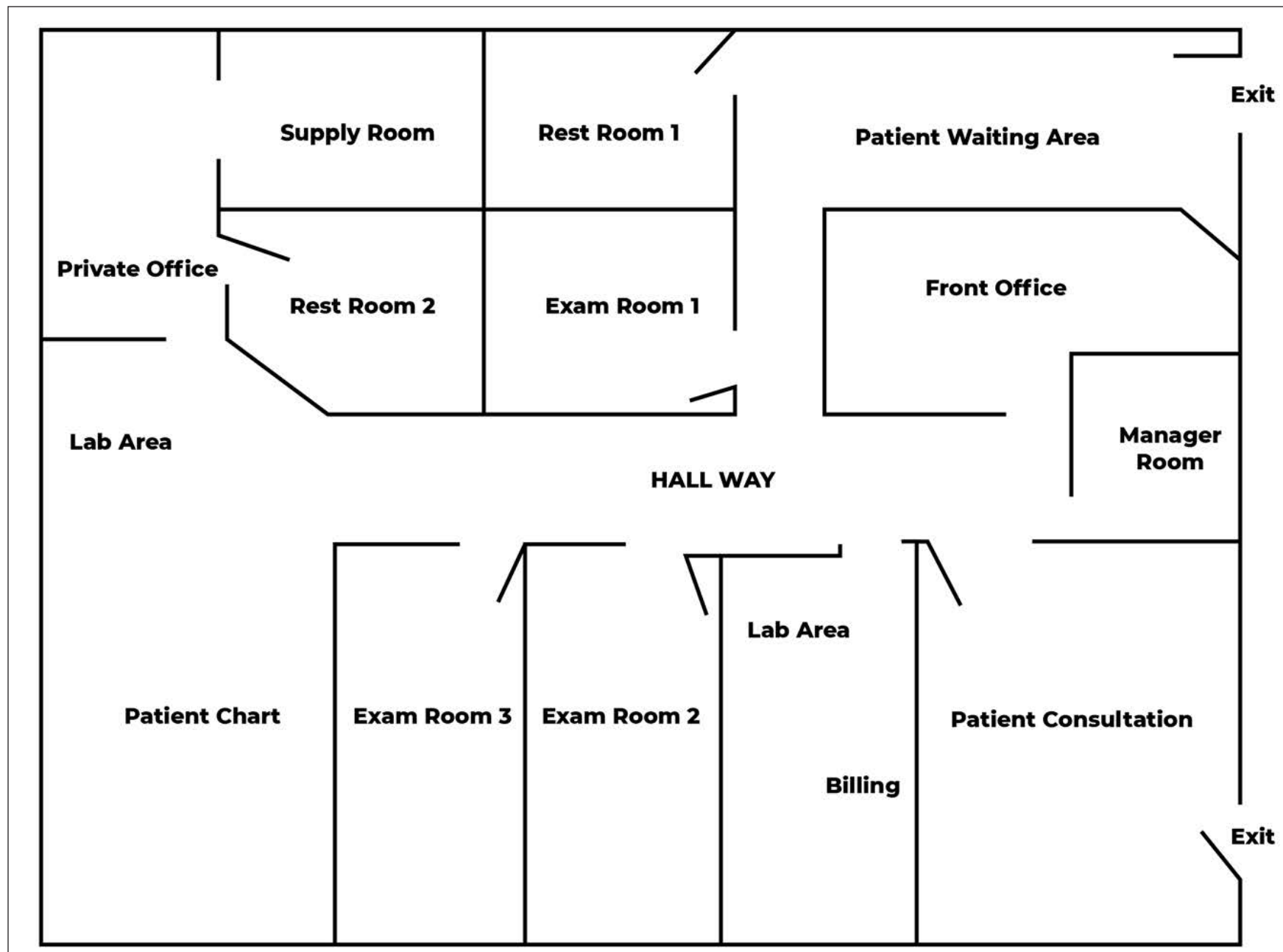
The Ivy Group is delighted to present a prime leasing opportunity for healthcare professionals: a fully built out medical condo located in the Alum Rock district of San Jose, CA.

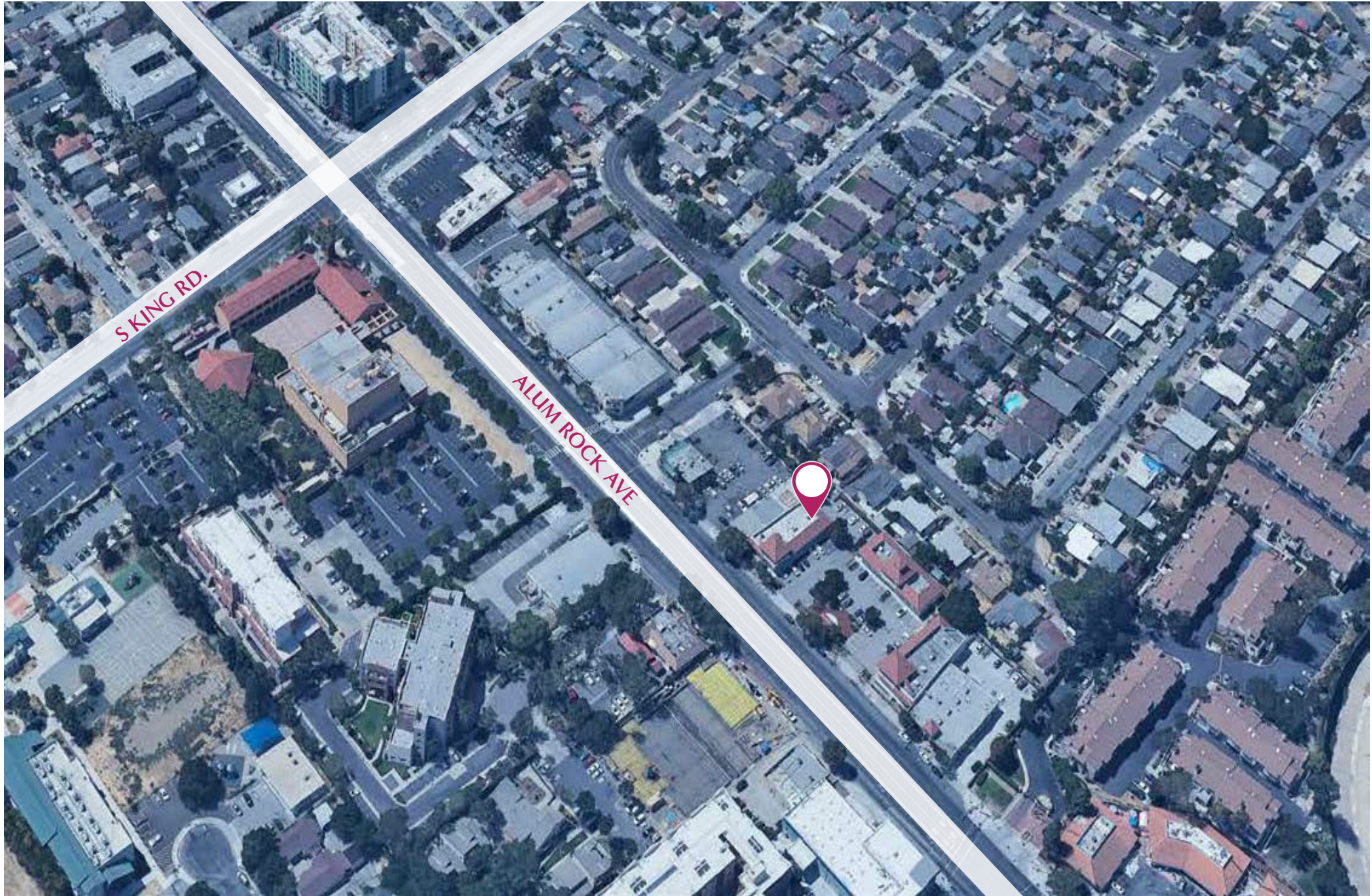
Positioned as a corner unit within the Alum Rock Professional Center, this space is ideally suited for various healthcare practices, including medical, dental, physical therapy, chiropractic, and more.

This office suite features a welcoming reception area, six private offices, two restrooms, hardwood floors, recessed lighting, central HVAC, ample file storage, and a spacious common room. It offers healthcare professionals an optimal environment to provide exceptional patient care with the convenience of flexible leasing terms.

| | |
|-----------------------|---------------------------------------|
| Building Size | ± 1,186 SF |
| Lot Size | ± 1,353 SF (± 0.031 acres) |
| Use | Healthcare / Medical Office |
| Zoning | Main Street Ground Floor (MS-G) |
| Year Built | 1993 |
| Power | 200 A, 120/240 V, 3 Ø |
| HVAC | Central Air and Heat |
| Freeway Access | Easy access to freeways 101, 680, 880 |
| APN | 481-68-008 |













LOCATION OVERVIEW

HEALTHCARE/MEDICAL OFFICE
FOR LEASE

San Jose, California, stands as a vibrant cornerstone of Silicon Valley, renowned for its affluence in innovation and technology. It is the third-largest city in California and one of the wealthiest in the United States. This bustling urban center blends a rich historical heritage with its status as a global technology hub. Downtown San Jose is dotted with high-rises, cultural institutions like the Tech Interactive Museum, and diverse culinary offerings, reflecting its multicultural population. The city is also home to several prestigious universities and is characterized by its mild, Mediterranean climate, which provides a comfortable backdrop for the plethora of outdoor activities and lush parks such as the expansive Alum Rock Park. Known for its high quality of life, San Jose continues to attract tech professionals and families alike, making it a dynamic and forward-moving city.



LARGEST EMPLOYERS

| # | Employer | # of Employees |
|----|-----------------------|----------------|
| 1 | Google | 139,000 |
| 2 | Cisco Systems | 79,500 |
| 3 | Western Digital | 63,800 |
| 4 | Infeneon Technologies | 46,665 |
| 5 | Paypal | 26,500 |
| 6 | Adobe Systems | 24,000 |
| 7 | eBay | 13,000 |
| 8 | Varifone | 5,000 |
| 9 | FICO | 3,650 |
| 10 | Satellite Healthcare | 910 |

CONTACT EXCLUSIVE AGENT
FOR DETAILS AND TOUR

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975 Corporate Way | Fremont, CA 94539

Acquisition | Disposition | Leasing