



±30,148 SF FOR SALE

Up to ±17,117 SF can be made available for Owner User

2109 O'TOOLE AVENUE

SAN JOSE, CA





THE OFFERING

Cushman & Wakefield, as the exclusive advisor, is pleased to present the opportunity to acquire the 100% fee simple interest in 2109 O'Toole Avenue, San Jose, CA ("the Property"), a 30,148 square foot R&D investment opportunity located in highly desirable North San Jose, California.

The property offering is ideal for a User Buyer or a multi-tenant Investment Buyer. The User Buyer can occupy a portion of the building with having the balance of the project as an income producing asset. This property also provides a User Buyer the ability to expand their operations in their building. As a multi-tenant Investment opportunity this property offers stability by having multiple lease expirations and multiple diverse tenant industry bases. Along with the desirable North San Jose location with excellent freeway access and corporate building identity.

PROPERTY HIGHLIGHTS



HIGH IMAGE BUSINESS PARK



FLEXIBLE FLOOR PLANS



SIGNAGE AVAILABLE



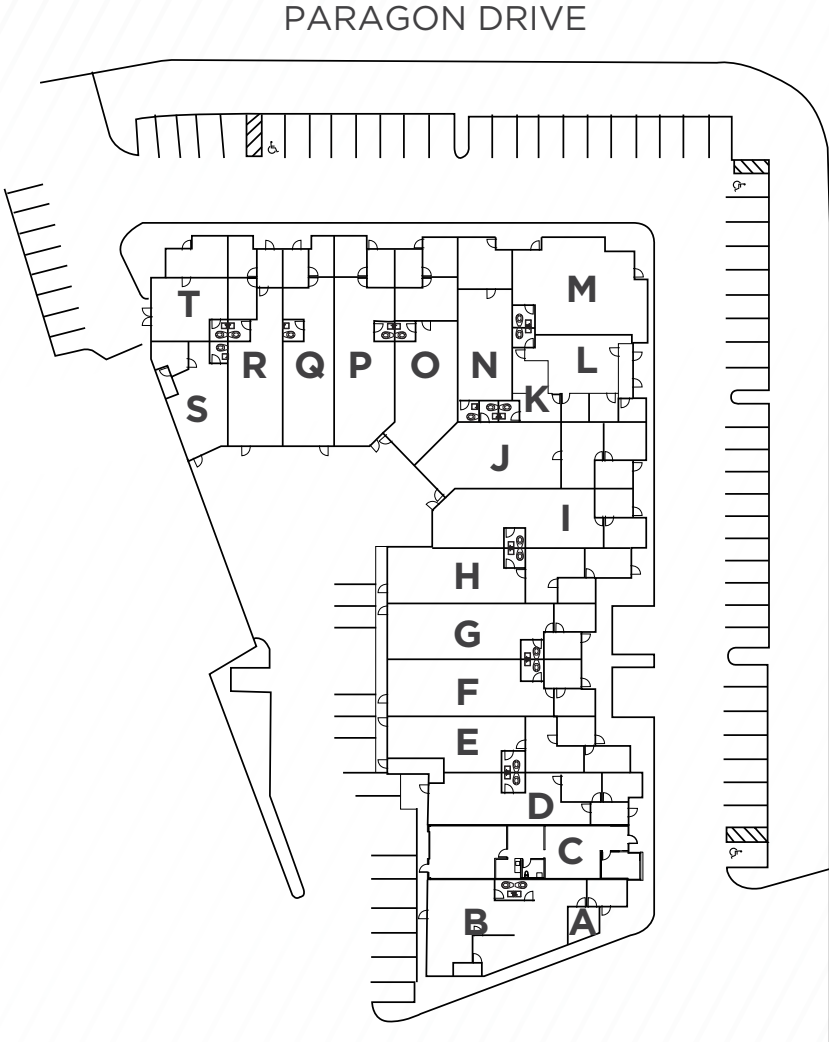
DIRECT ACCESS
TO HIGHWAY 880

HYPOTHETICAL
SITE PLAN

Up to ±17,117 SF can be made available for Owner User



SITE
PLAN



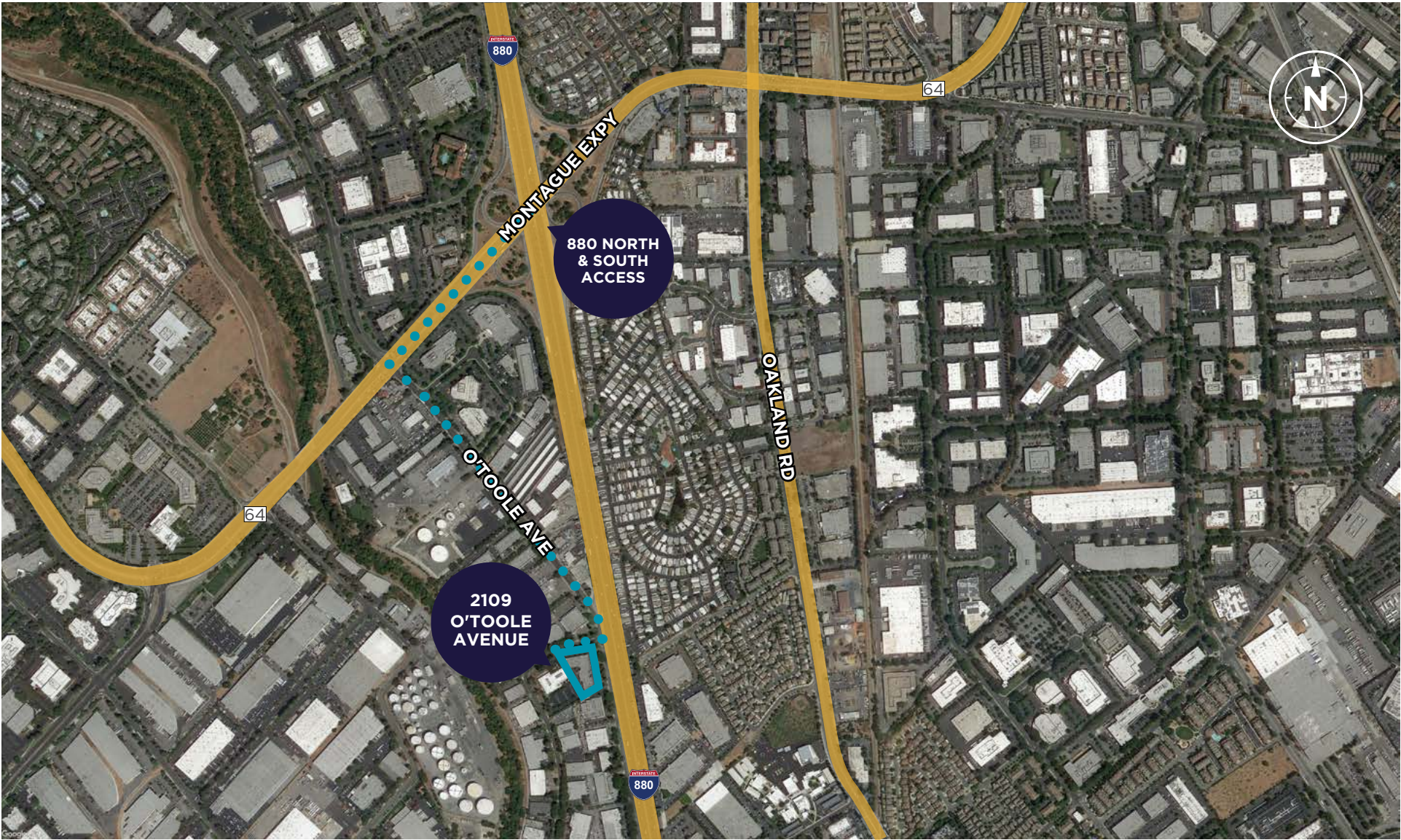
TENANT ROSTER

TENANT	UNIT	SIZE (SF)	% OF PROJECT
Pacific Coast Metals, Inc. (Pappas)	A-B	2,307	7.65%
Hesse Mechatronics	C	1,600	5.31%
Evergreen Electric Corporation	D	1,600	5.31%
DPM Shop	E	1,893	6.28%
DPM Shop	F	1,638	5.43%
DPM Shop	G	1,638	5.43%
DPM Shop	H	1,893	6.28%
Purity Systems, Inc.	I	1,710	5.67%
Benjamin Litho	J	2,017	6.69%
Benjamin Litho	L	1,519	5.04%
Pediatric Play Therapy	M	1,900	6.30%
Pediatric Play Therapy	N	1,328	4.40%
To Be Leased	O	1,945	6.45%
To Be Leased	P	1,710	5.67%
SSNE	Q	1,600	5.31%
BZ Enterprise, LLC	R	1,600	5.31%
General Corporate Council Professional Corporation/ DBA: Gencorp PC	S-T	2,250	7.46%
Total		30,148	100.00%

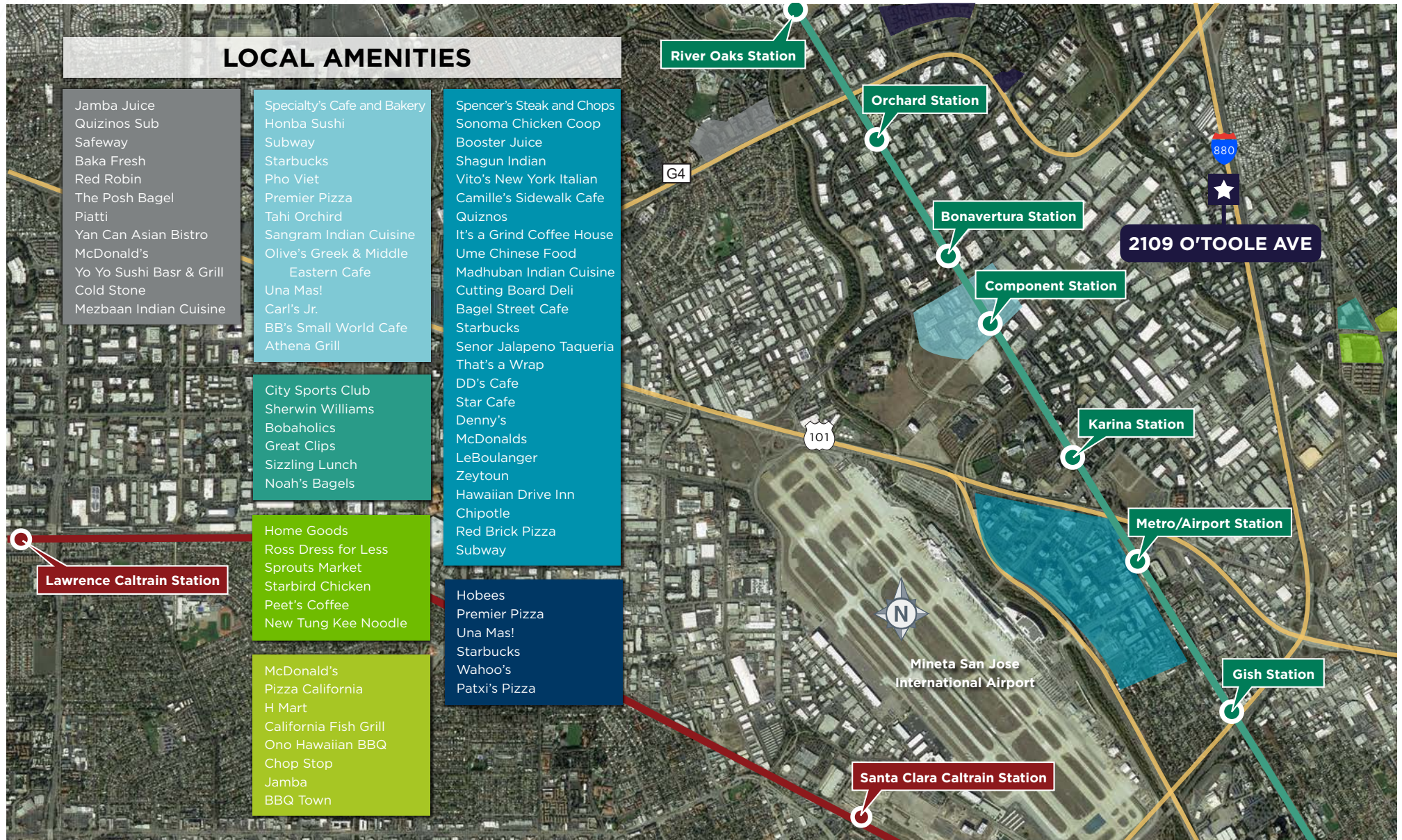
RENT ROLL & FINANCIAL DETAILS AVAILABLE UPON REQUEST.

DOWNLOAD CONFIDENTIALITY AGREEMENT

AERIAL
MAP



PUBLIC TRANSIT AND AMENITIES



FOR SALE

2109 O'TOOLE AVENUE

SAN JOSE, CA

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