



±30,148 SF FOR SALE

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

2109 O'TOOLE AVENUE

SAN JOSE, CA



**CUSHMAN &
WAKEFIELD**



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

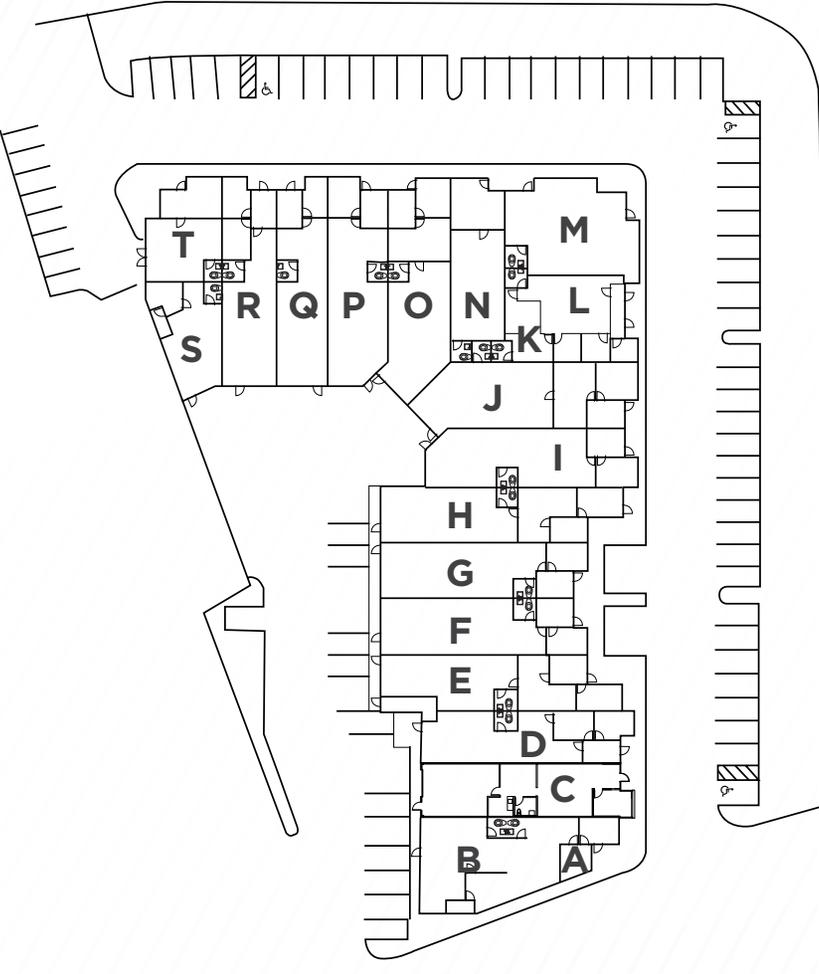
Up to ±17,117 SF can be made available for Owner User



SITE PLAN



PARAGON DRIVE



O'TOOLE AVENUE



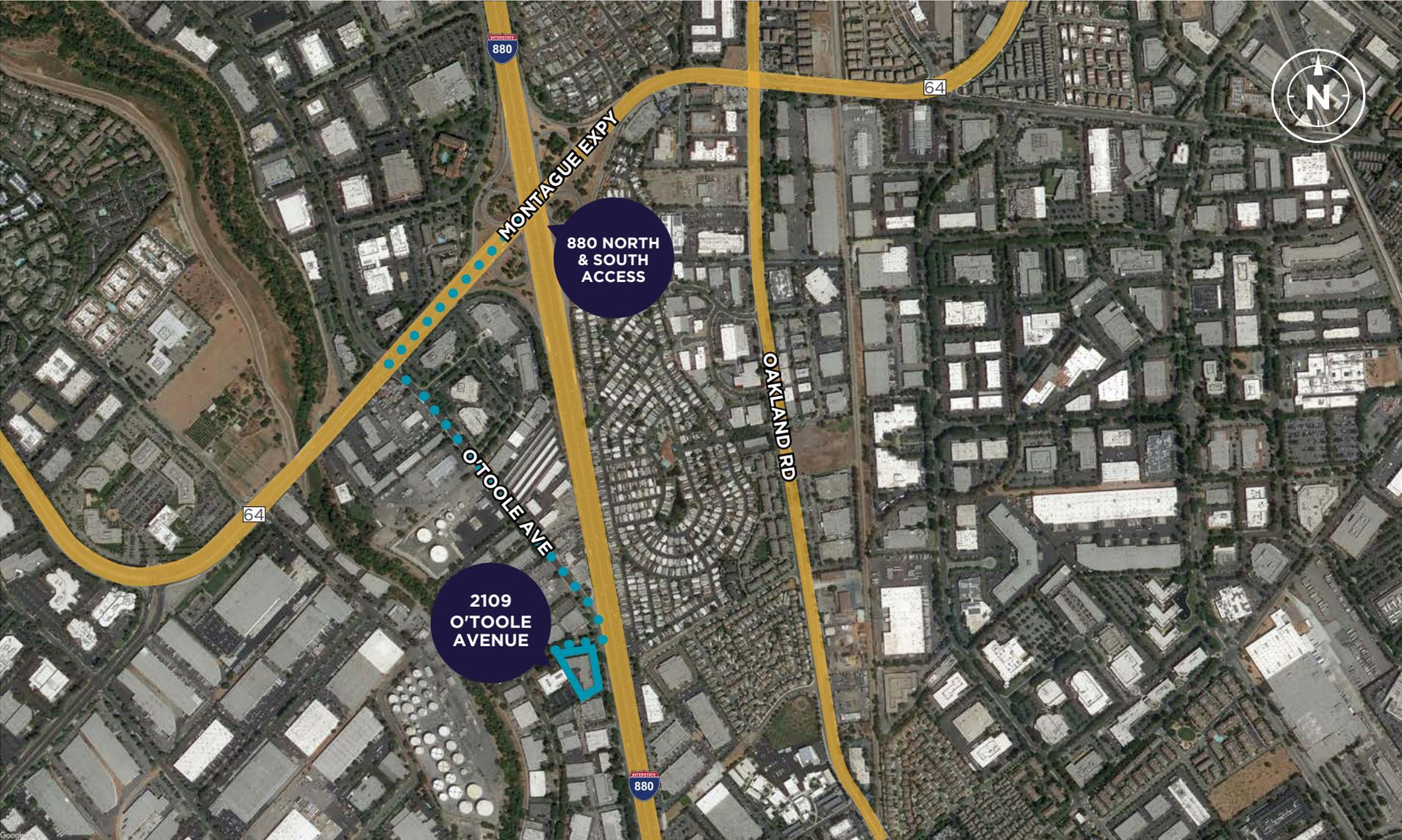
TENANT ROSTER

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%

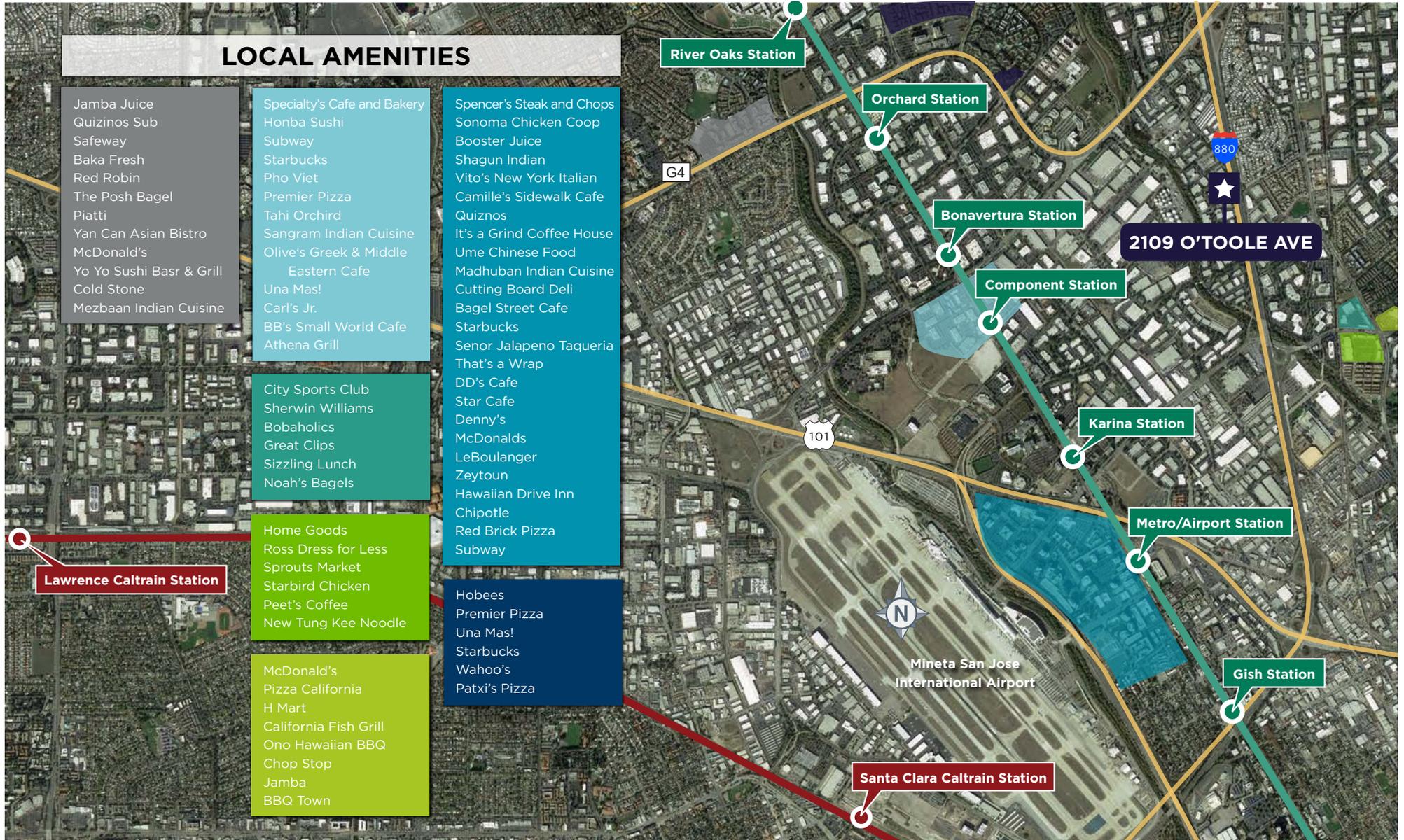
RENT ROLL & FINANCIAL DETAILS AVAILABLE UPON REQUEST.

[DOWNLOAD CONFIDENTIALITY AGREEMENT](#)

AERIAL MAP



PUBLIC TRANSIT AND AMENITIES



FOR SALE

2109 O'TOOLE AVENUE

SAN JOSE, CA

INVESTMENT CONTACTS

Steve Pace

Executive Director
+1 408 482 7037
steve.pace@cushwake.com
LIC #00817396

Dan Hollingsworth

Executive Managing Director
+1 408 615 3431
dan.hollingsworth@cushwake.com
LIC #01117716

Tiana Dampier

Brokerage Specialist
+1 408 436 3680
tiana.dampier@cushwake.com
LIC #02191012

300 Santana Row
5th Floor
San Jose, CA 95128
+1 408 615 3400
cushmanwakefield.com



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.