



±30,148 SF FOR SALE

Multi-Tenant R&D / Industrial Leased Investment

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/Industrial multi-tenant investment opportunity located in highly desirable North San Jose, California.

The property offering is ideal for a multi-tenant Investment Buyer. 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, this Class A multi-tenant project is very high image and irreplaceable.

PROPERTY HIGHLIGHTS



HIGH IMAGE
BUSINESS PARK



NEW ROOF



FLEXIBLE
FLOOR PLANS



SIGNAGE
AVAILABLE

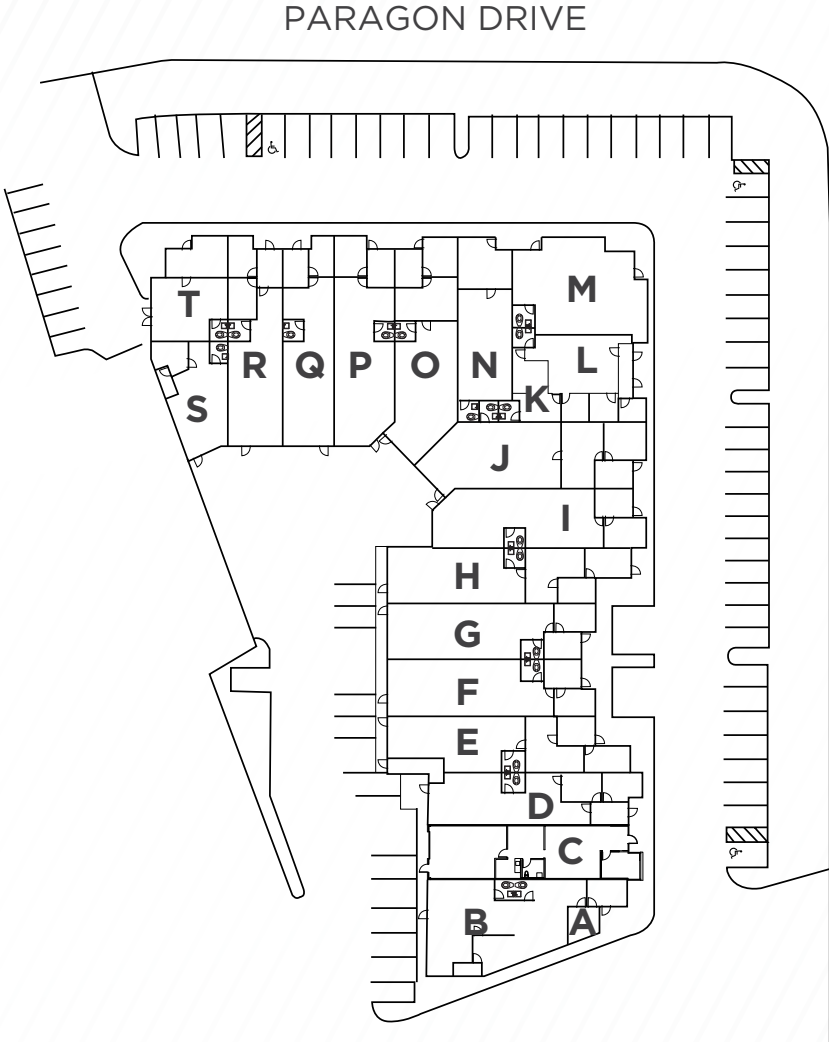


FREEWAY
VISIBILITY



DIRECT ACCESS
TO HIGHWAY 880

SITE
PLAN



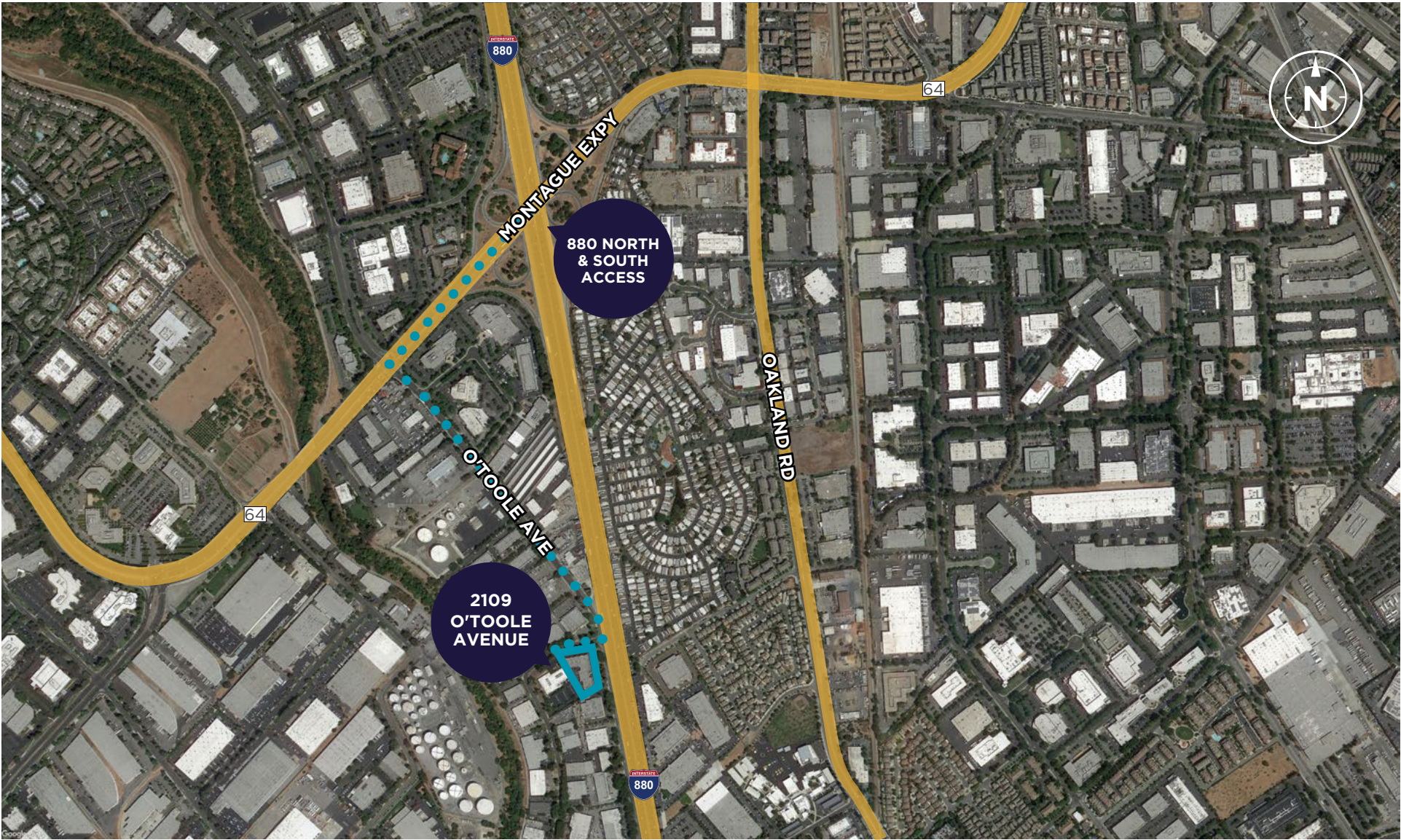
TENANT ROSTER

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%
Zengo Dynamics LTD	O	1,945	6.45%
Protempis	P	1,710	5.67%
To Be Leased	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%

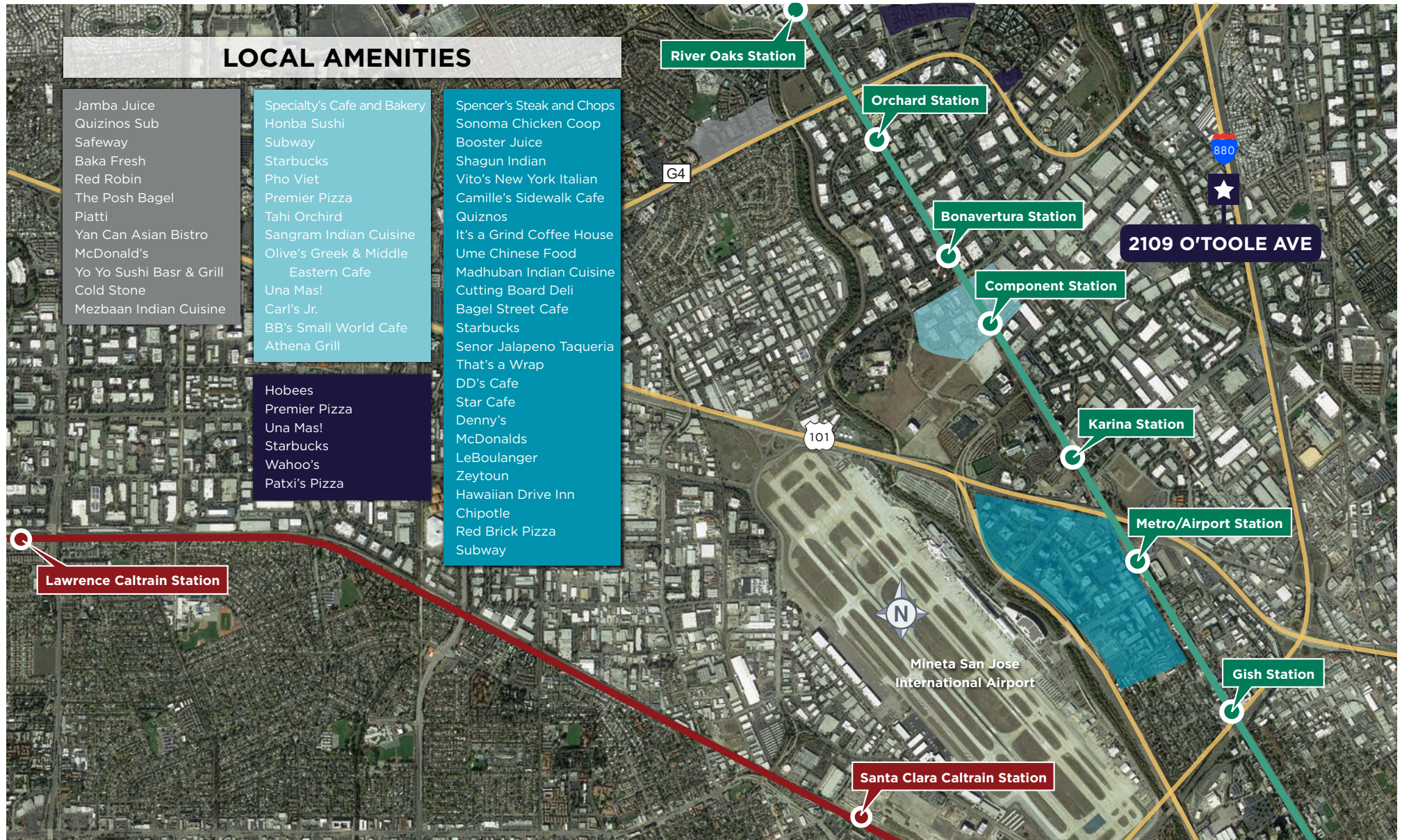
RENT ROLL & FINANCIAL DETAILS AVAILABLE UPON REQUEST.

DOWNLOAD CONFIDENTIALITY AGREEMENT

AERIAL
MAP



PUBLIC TRANSIT AND AMENITIES



FOR SALE

2109 O'TOOLE AVENUE

SAN JOSE, CA

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