

FOR LEASE ~ Medical Office Building

Premier Full Floor Opportunity ~ ±12,650 RSF / Demisable
Prime First Floor Medical Office Suite ± 1,989 RSF

1530 MERIDIAN AVENUE, SAN JOSE, CA 95125



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 **SUCCESSION**
REAL ESTATE

~ Full Floor Identity Opportunity

~ First Floor Medical Office

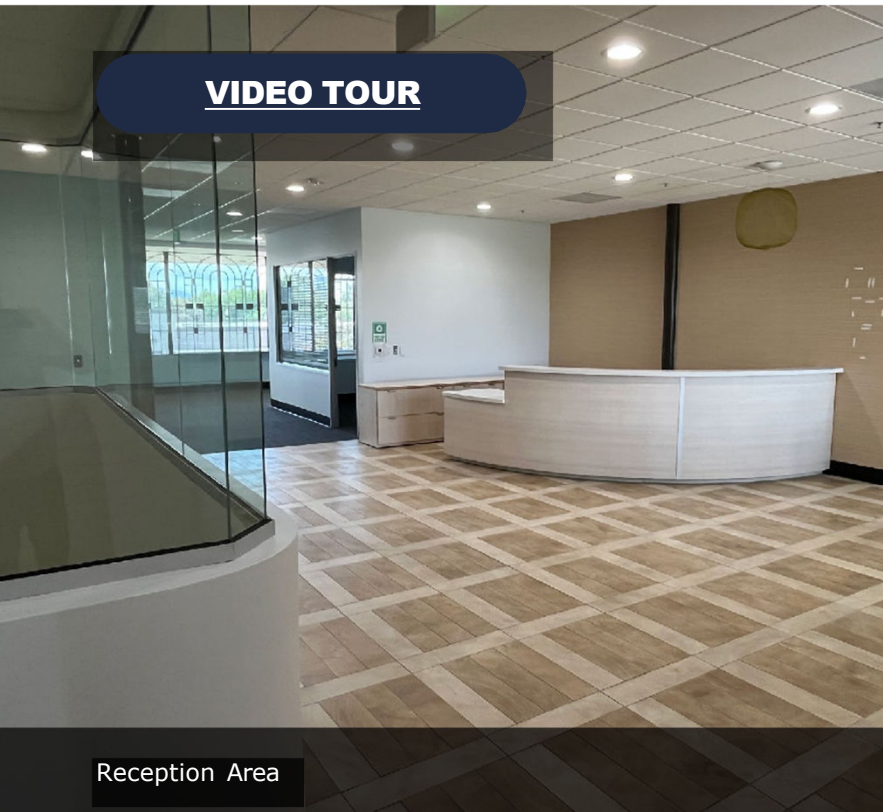
Suite 200 ~ Premier Office Suite in the Building

- Full Floor Identity in the Anchor Premises
- 12,650 +/- RSF in a Fully Renovated Medical Office Building
** Demisable to +/-4,500 RSF and +/- 7,307 RSF**
- 100% Refurbished with High-End Finishes and Amenities
- Trophy Reception Area, 27 Private Offices, One Large, Two Medium, One Art and Three Conference Rooms
- Kitchen, Break Room and an In-Suite Bathroom
- \$3.65/RSF/Mo Full Service with Marquee Signage Available

Suite 120 ~ Prime First Floor Medical Office

- +/- 1,989 RSF Medical Office Space
- Four Treatment Rooms with Sinks and Casework, Two Private Offices, Reception Area and Storage/File Room
- Wall to Ceiling Windows
- Prime First Floor Location, Near the Main Entrance and Adjacent to the Bathrooms
- \$3.95/RSF/Mo Full Service

VIDEO TOUR



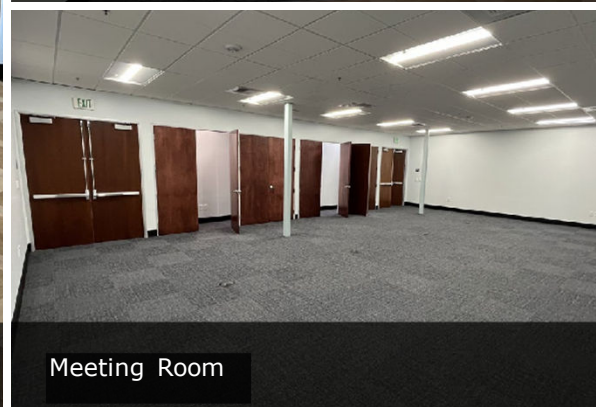
Reception Area



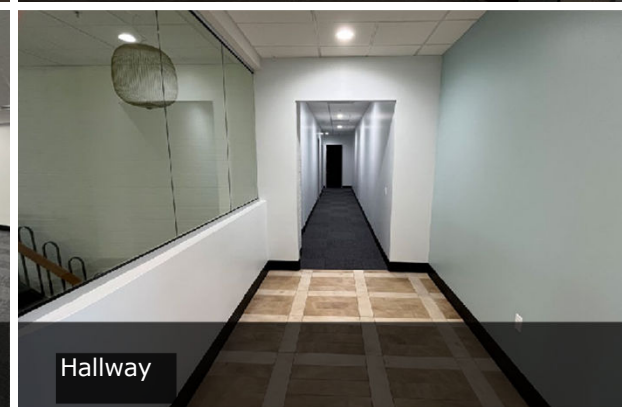
Reception Area Conference Rooms



Entry Way



Meeting Room



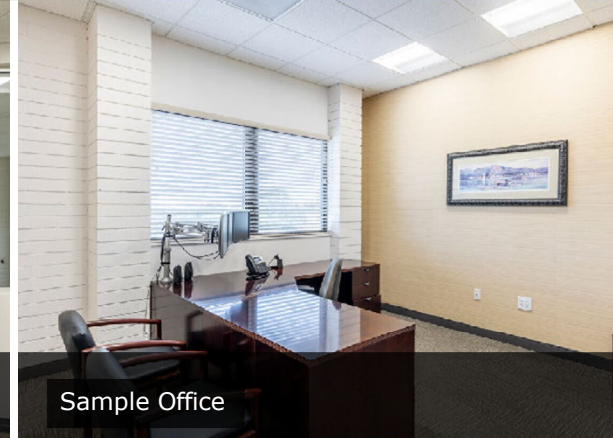
Hallway

Fully Renovated Premises with High End Finishes

- \$1M in Refurbishment
- 100% Rent Ready
- All New Carpet, Paint and Ceiling Tiles Throughout
- Insulated Walls for Sound Dampening and Privacy
- ADA Compliant and Elevator Served
- New Title 24 Compliant Lighting
- Fully Upgraded Kitchen
- High End Finishes Throughout



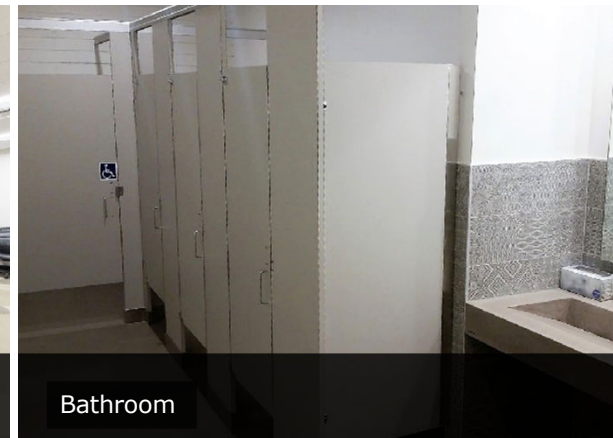
Reception



Sample Office



Large Meeting Room



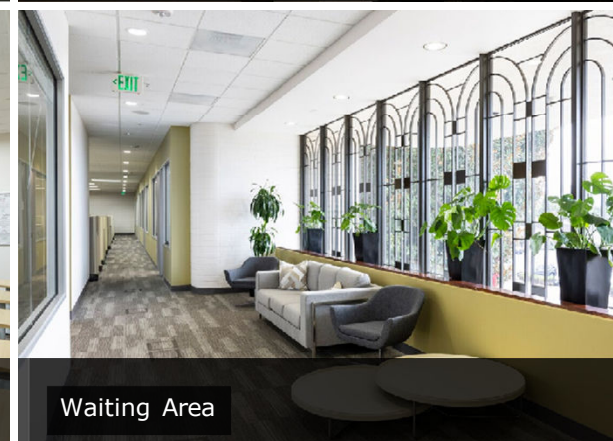
Bathroom



Reception



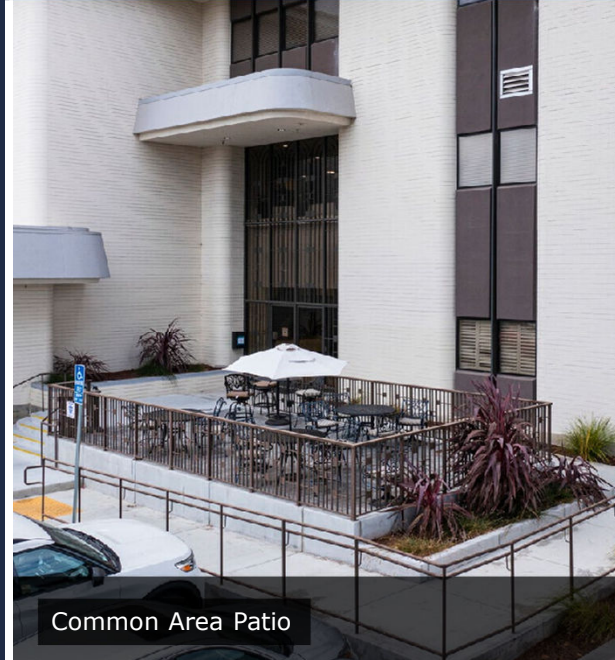
Break Room



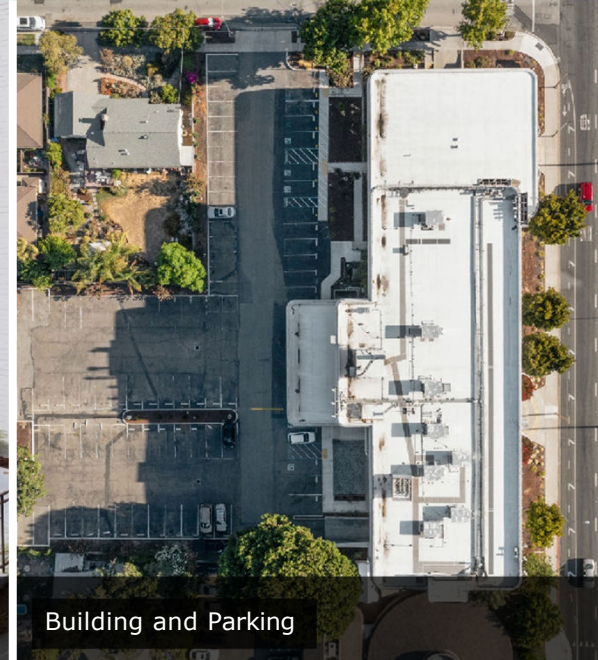
Waiting Area

Fully Renovated Medical Building

- Medical/Dental Zoning and Compliance
- ADA Access, Bathrooms & Parking
- Upgraded Life, Safety and Security Systems
- Large Outdoor Patio
- Energy Efficient Title 24 Compliance
- 4/1k SF Parking, w/ 45 Under Ground & Secure
- Well Maintained
- Professional Property Management
- Local Ownership



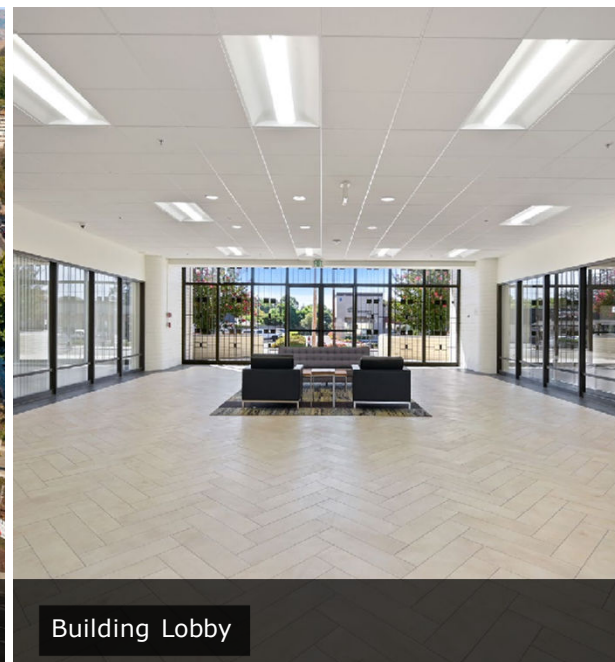
Common Area Patio



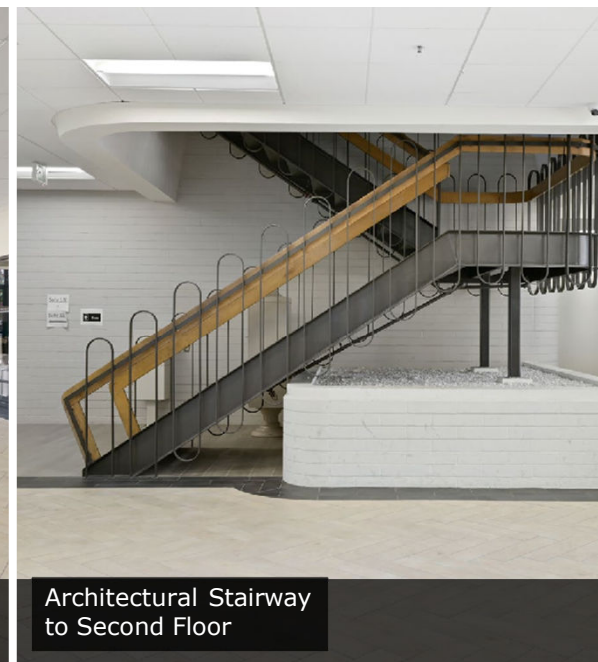
Building and Parking



Front Aerial

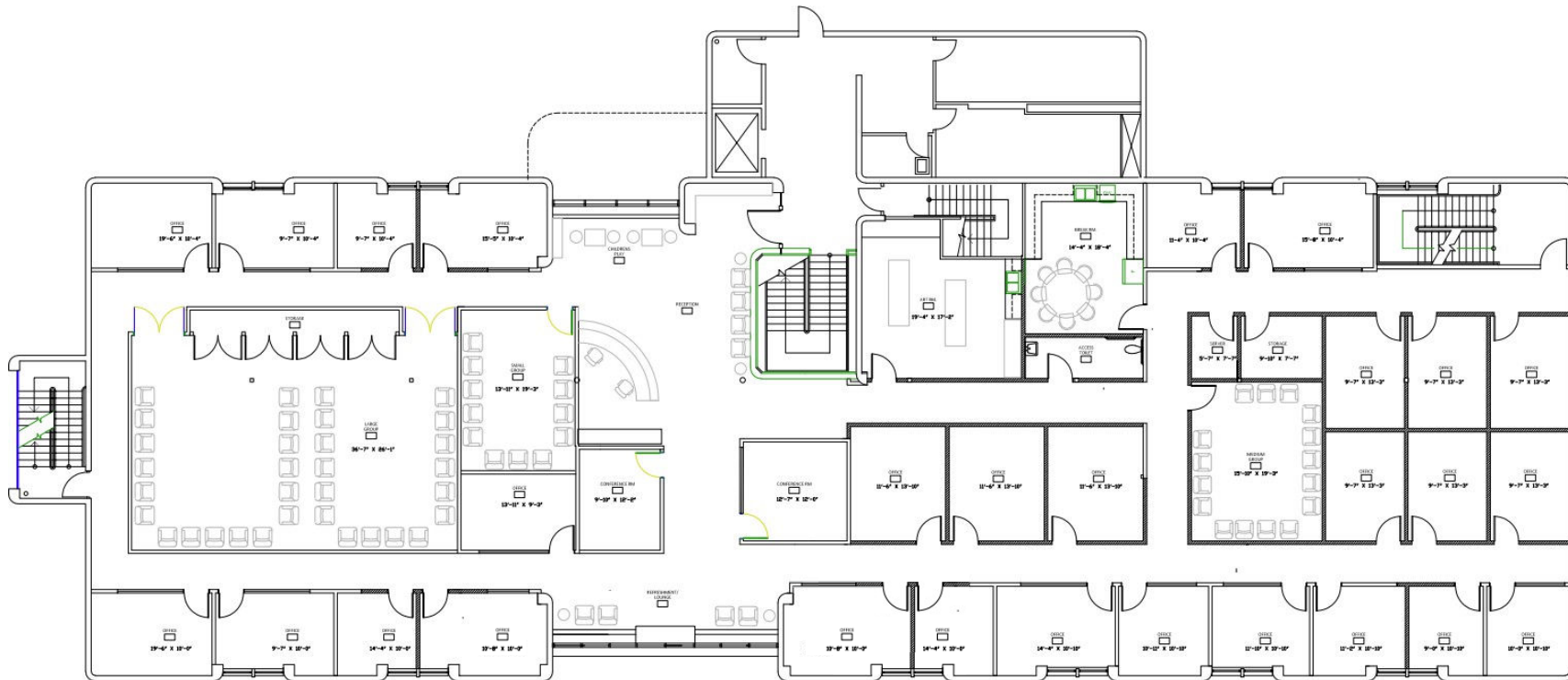


Building Lobby



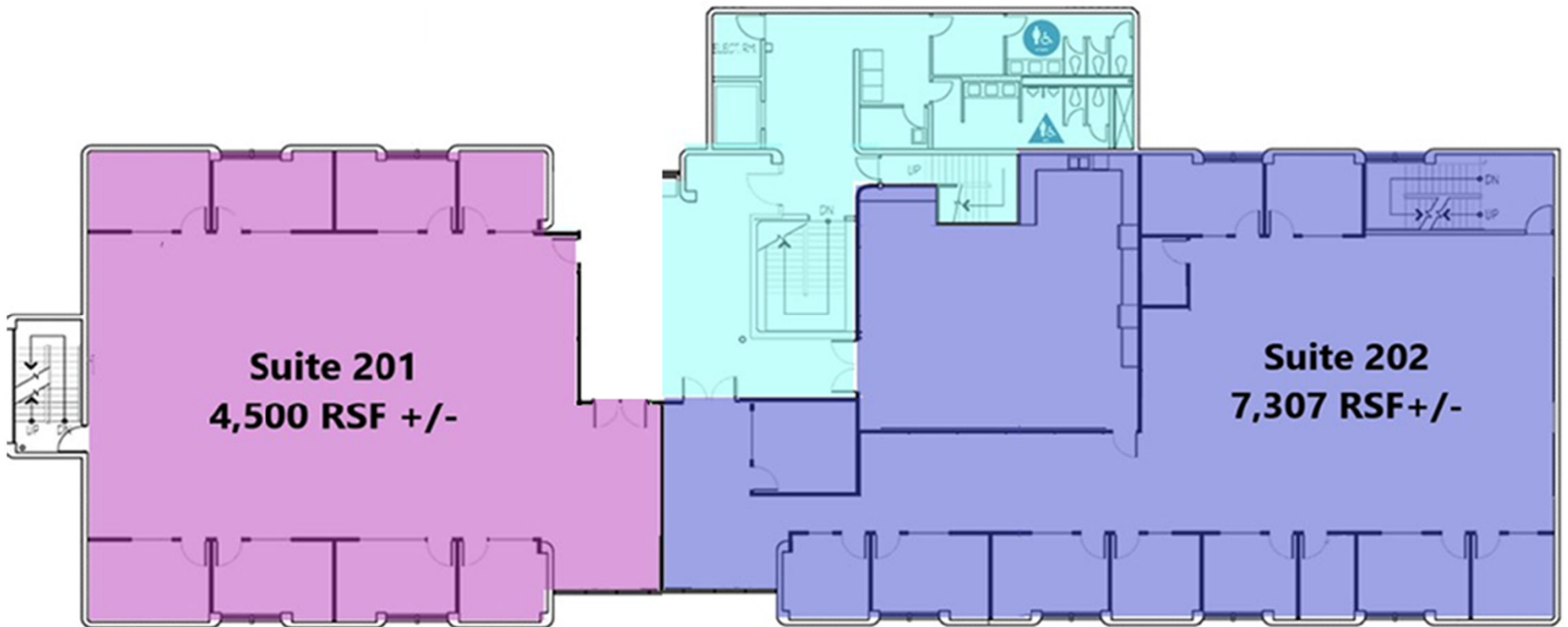
Architectural Stairway
to Second Floor

FULL FLOOR IDENTITY 1530 Meridian Avenue Suite 200



±12,650 RSF

Demised Second Floor 1530 Meridian Avenue Suites 201 and 202



Note:

The Demised Configuration is Flexible in Size and Design

First Floor Medical Suite 1530 Meridian Avenue, Suite 120 +/- 1,989 RSF



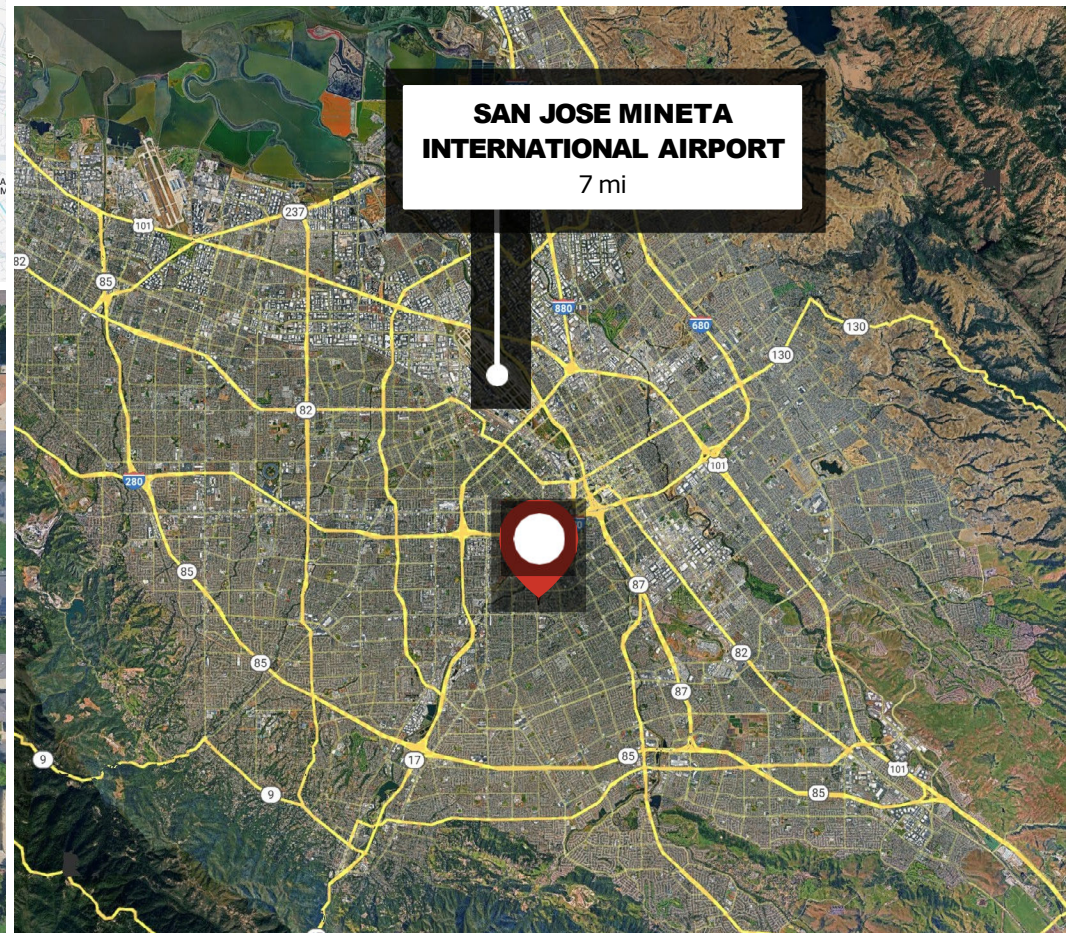
Note:

Fully Plumbed with Casework and Rent Ready

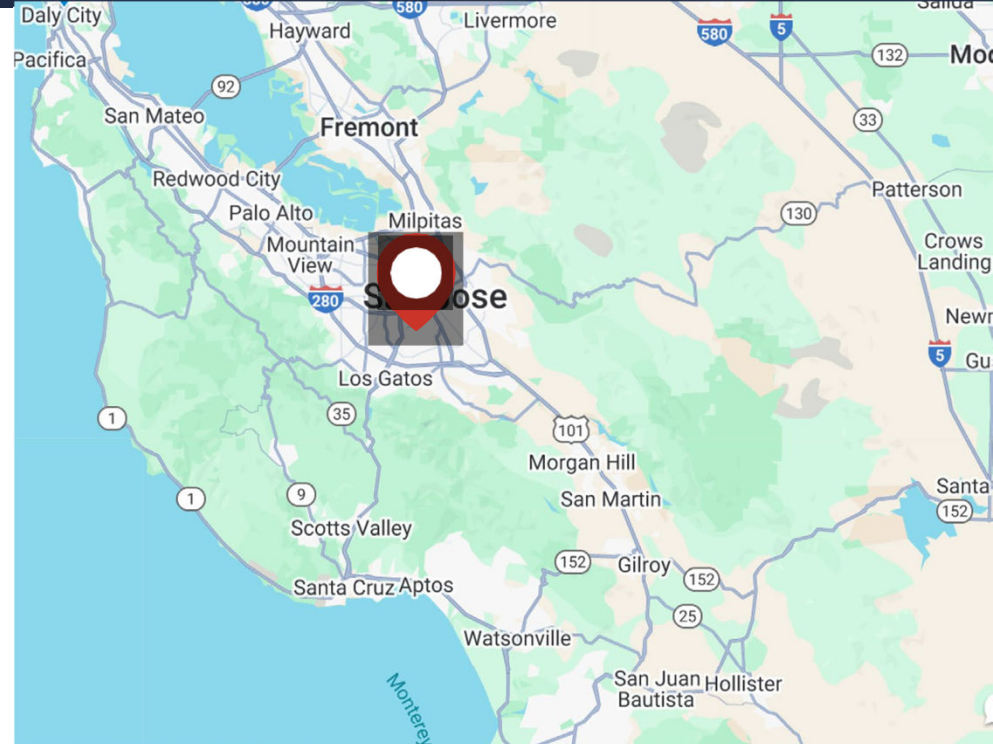
Location ~ Easy Access, Nearby Amenities & Services



- Desirable Willow Glen Location
- High Visibility to 30k+ Cars Per Day
- Highest Quality Building in the Area
- Easy Access to Hwy's 280 & 17
- Surrounded by Restaurants, Services and Amenities
- Zoned C-1, Light Commercial, Medical Use Permitted



San Jose—The World's Innovation Headquarters



SAN JOSE is a diverse area with an innovative spirit. While it has a distinct downtown, San Jose is a sprawling metro area that is as much defined by its suburban neighborhoods and large tech campuses as it is by the high-rises in its business district. San Jose's proximity to other tech headquarters in Silicon Valley, including Google in Mountain View and Apple in Cupertino, cements San Jose's position in the tech hub. But the metro area also retains its character with quirky attractions like the 160-room, maze-like Winchester Mystery House; a 120-acre flea market complete with ponies; and a larger-than-life Monopoly board.

Cradled by the foothills of the Santa Cruz Mountains and Diablo Range, San José offers a prime environment for outdoorsy residents, with its proximity to the ocean, the Sierra Nevada and the vineyards – not to mention about 300 sunny days a year.

San José is home to approximately 66,000 businesses employing a total of 439,000 workers in sectors ranging from advanced manufacturing to healthcare to software. More than 2,500 high-tech companies are located here. We have easy access to the Bay Area and beyond, space to grow and a talent pool of one in five residents with degrees in science, engineering, technology and math. It's no wonder San José is known as one of the world's great innovation clusters to live and work.





WORK WITH SUCCESSION

Contact us.

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