



## FOR LEASE | Versatile 2nd Fl Open-Plan Space

1040 Park Ave, San Jose, CA 95126



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# FOR LEASE | Versatile 2nd Fl Open-Plan Space

\$19.35 /SF/YR



|                      |                          |
|----------------------|--------------------------|
| Rental Rate:         | \$19.35 /SF/YR           |
| Min. Divisible:      | 600 SF                   |
| Property Type:       | Retail                   |
| Property Subtype:    | Storefront Retail/Office |
| Gross Leasable Area: | 9,508 SF                 |
| Year Built:          | 1945                     |
| Walk Score ®:        | 70 (Moderately friendly) |
| Transit Score ®:     | 70 (Moderately friendly) |
| Rental Rate Mo:      | \$1.61 /SF/MO            |

## 2nd Floor Ste 200E

|                 |                 |
|-----------------|-----------------|
| Space Available | 600 - 1,550 SF  |
| Rental Rate     | \$19.35 /SF/YR  |
| Date Available  | Now             |
| Service Type    | [object Object] |
| Space Type      | Relet           |
| Space Use       | Retail          |
| Lease Term      | 1 - 3 Years     |

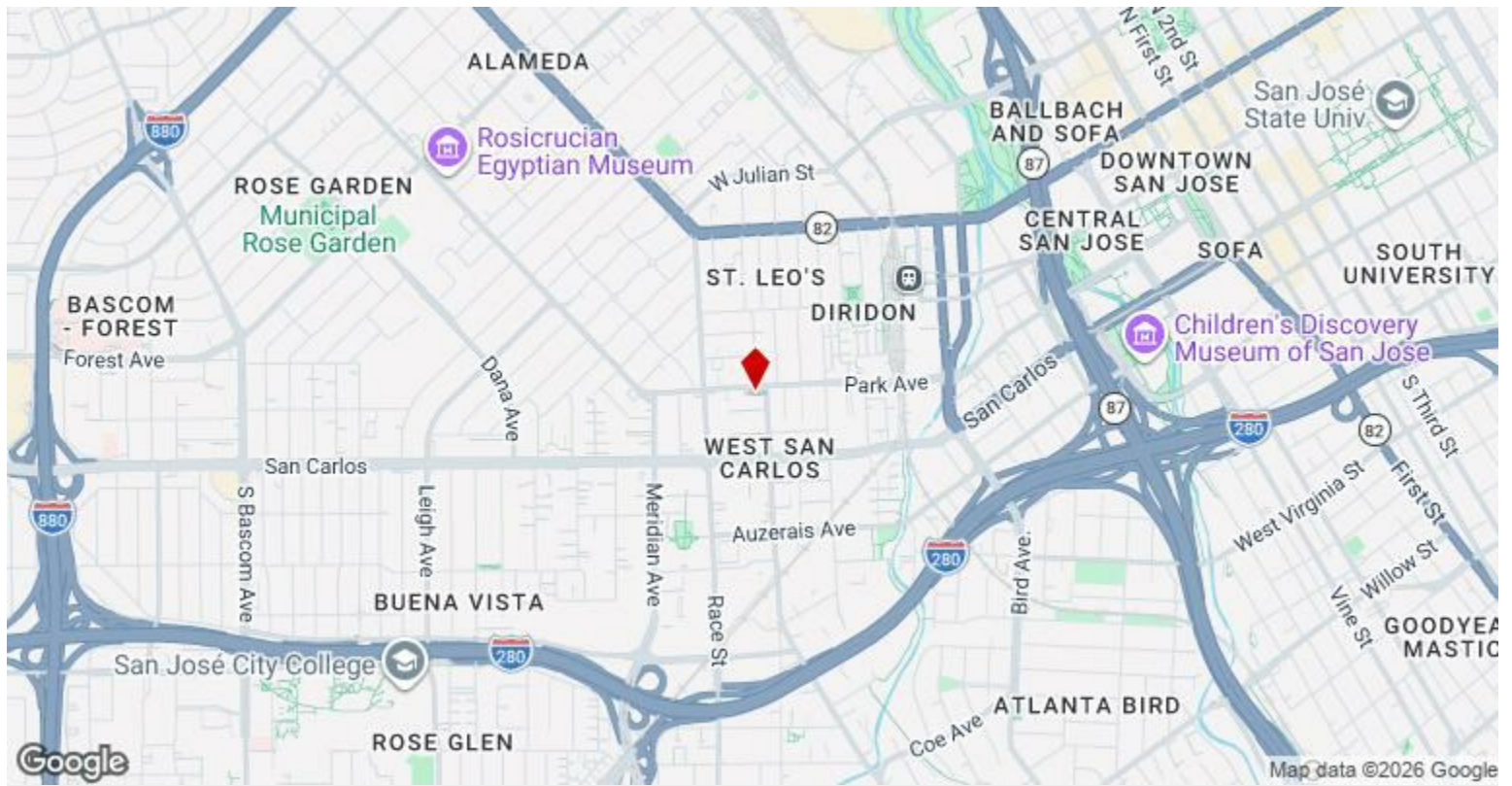
Versatile Commercial Space Available Immediately. This adaptable second-floor property delivers the perfect canvas for creative retail or collaborative office environments. Offering high visibility and connectivity near the Diridon transit hub, the layout features a generous open floor plan with two separate entry points and a dedicated private restroom. Tenants benefit from building amenities, including shared common spaces and a full break room. The landlord is open to demising the suite for smaller spatial requirements or discounting the rate for storage users. Prime Location: Situated near downtown San Jose and the Diridon Caltrain Station, offering excellent regional transit access. Flexible Layout: Bright, open-concept floor plan ideal for modern office setups or creative retail concepts. Divisible Space: Options available to configure and rent a smaller footprint tailored to your business size. Key Amenities: Features two private entrances, a private in-unit restroom, central heating, and access to shared common areas including a fully equipped break room and full bathroom. High Walkability: Boasts a Walk Score of 70, placing your business steps away from local dining and commerce. Storage Option: Flexible pricing incentives are available if utilized strictly for inventory or commercial storage.

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## Major Tenant Information

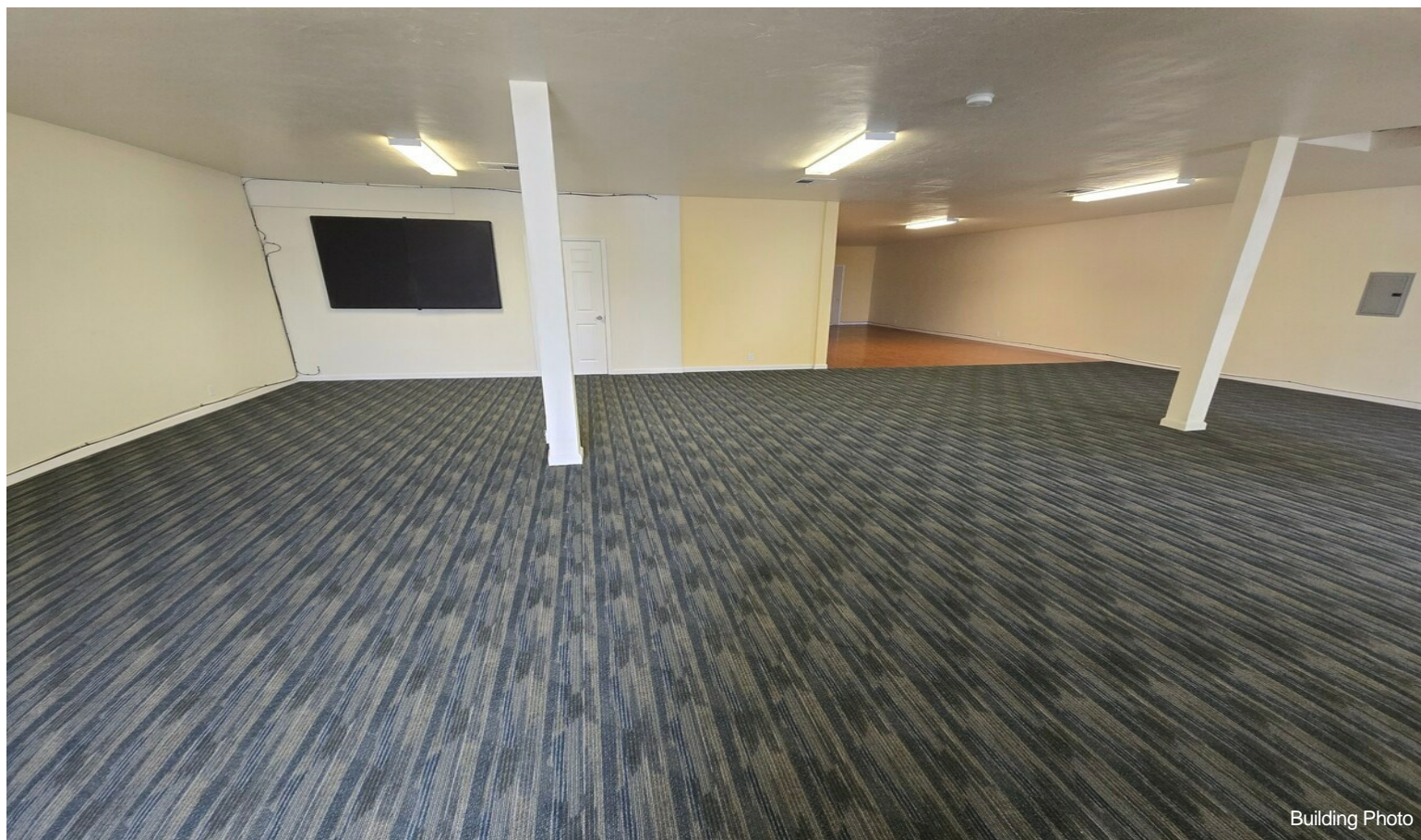
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| Tenant                                       | SF Occupied | Lease Expired |
|--|-------------|---------------|
| Hobson Brent                                 | -           |               |
| Nikki's Dog House                            | -           |               |
| Silicon Valley Surgi-Tech<br>Institute Svsti | -           |               |
| Spotless 24-7, Llc                           | -           |               |



**1040 Park Ave, San Jose, CA 95126**

# Property Photos



Building Photo



Building Photo

# Property Photos



Building Photo



Building Photo

# Property Photos



Building Photo

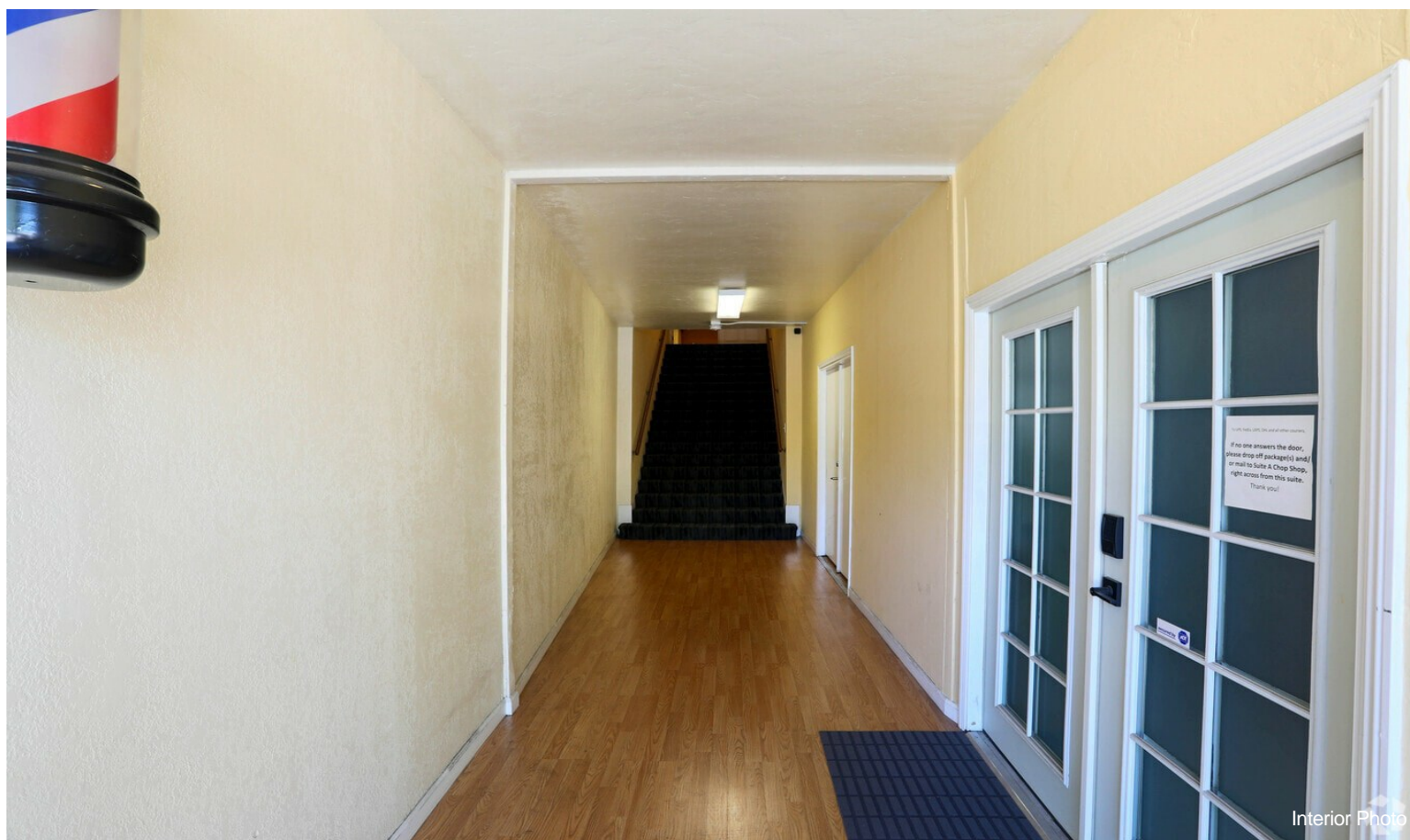


Building Photo

# Property Photos



Interior Photo



Interior Photo

# Property Photos



Building Photo



Building Photo

# Property Photos



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## 1040 Park Avenue

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Sunol-Midtown, San Jose, 95126

Commute to **Downtown Campbell**

14 min 31 min 26 min 60+ min View Routes

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Walk Score  
**93**

### Walker's Paradise

Daily errands do not require a car.

Transit Score  
**65**

### Good Transit

Many nearby public transportation options.

Bike Score  
**83**

### Very Bikeable

[About your score](#)

