

FOR SALE: MEDICAL OFFICE BUILDING – 3,137 SF



Rare Opportunity to Own Small
Free-standing Property with Dental
Buildout **Available for Dental User.**

GLOBAL
COMMERCIAL

251 O'Connor Drive, San Jose, CA

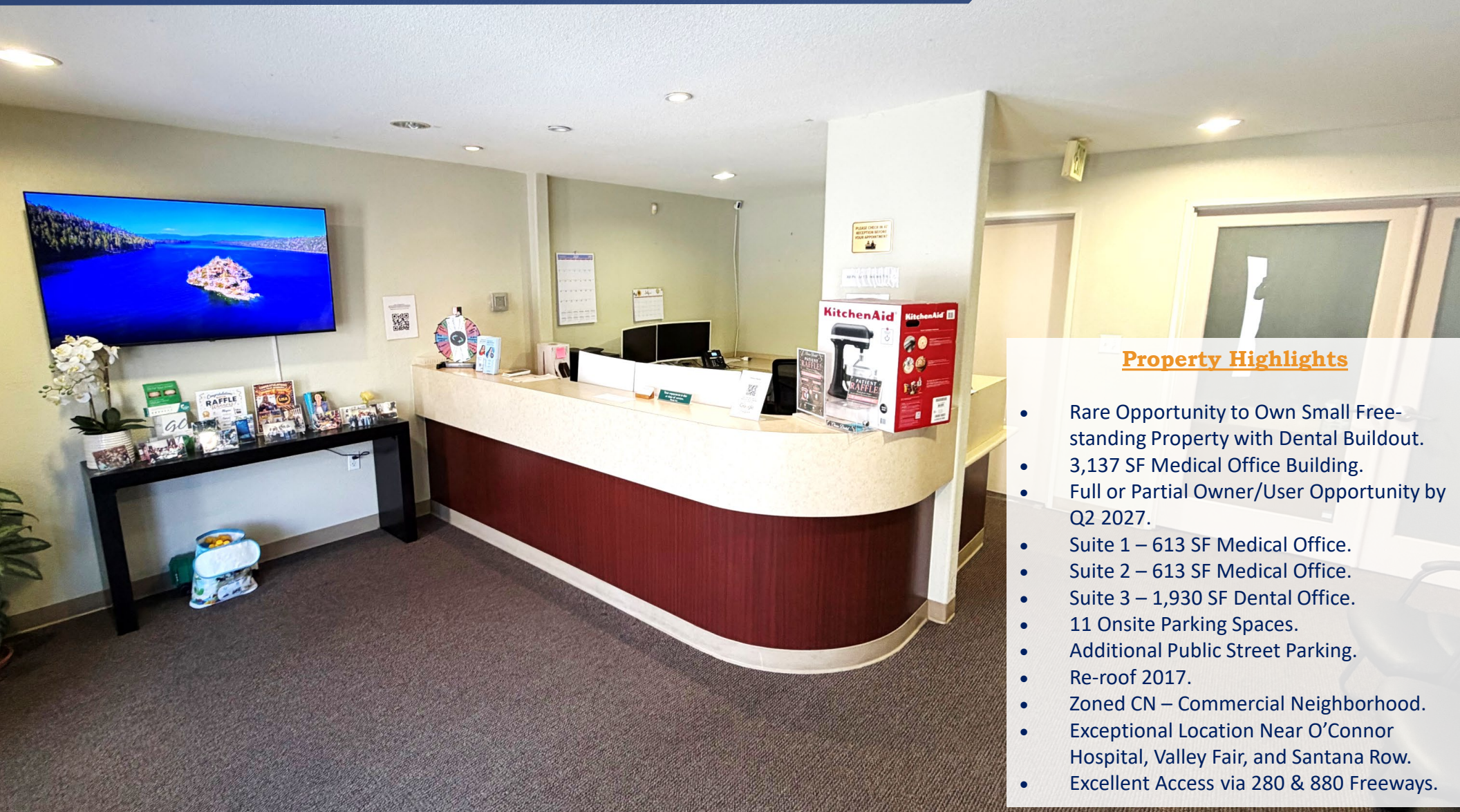
www.GlobalCommercialProp.com

BEN SMITH
650-521-3474

DRE #02029926

BSMITH@GLOBALCOMMERCIALPROP.COM

FOR SALE: MEDICAL OFFICE BUILDING – 3,137 SF



Property Highlights

- Rare Opportunity to Own Small Free-standing Property with Dental Buildout.
- 3,137 SF Medical Office Building.
- Full or Partial Owner/User Opportunity by Q2 2027.
- Suite 1 – 613 SF Medical Office.
- Suite 2 – 613 SF Medical Office.
- Suite 3 – 1,930 SF Dental Office.
- 11 Onsite Parking Spaces.
- Additional Public Street Parking.
- Re-roof 2017.
- Zoned CN – Commercial Neighborhood.
- Exceptional Location Near O'Connor Hospital, Valley Fair, and Santana Row.
- Excellent Access via 280 & 880 Freeways.

FOR SALE: MEDICAL OFFICE BUILDING – 3,137 SF



GLOBAL
COMMERCIAL

251 O'Connor Drive, San Jose, CA

www.GlobalCommercialProp.com

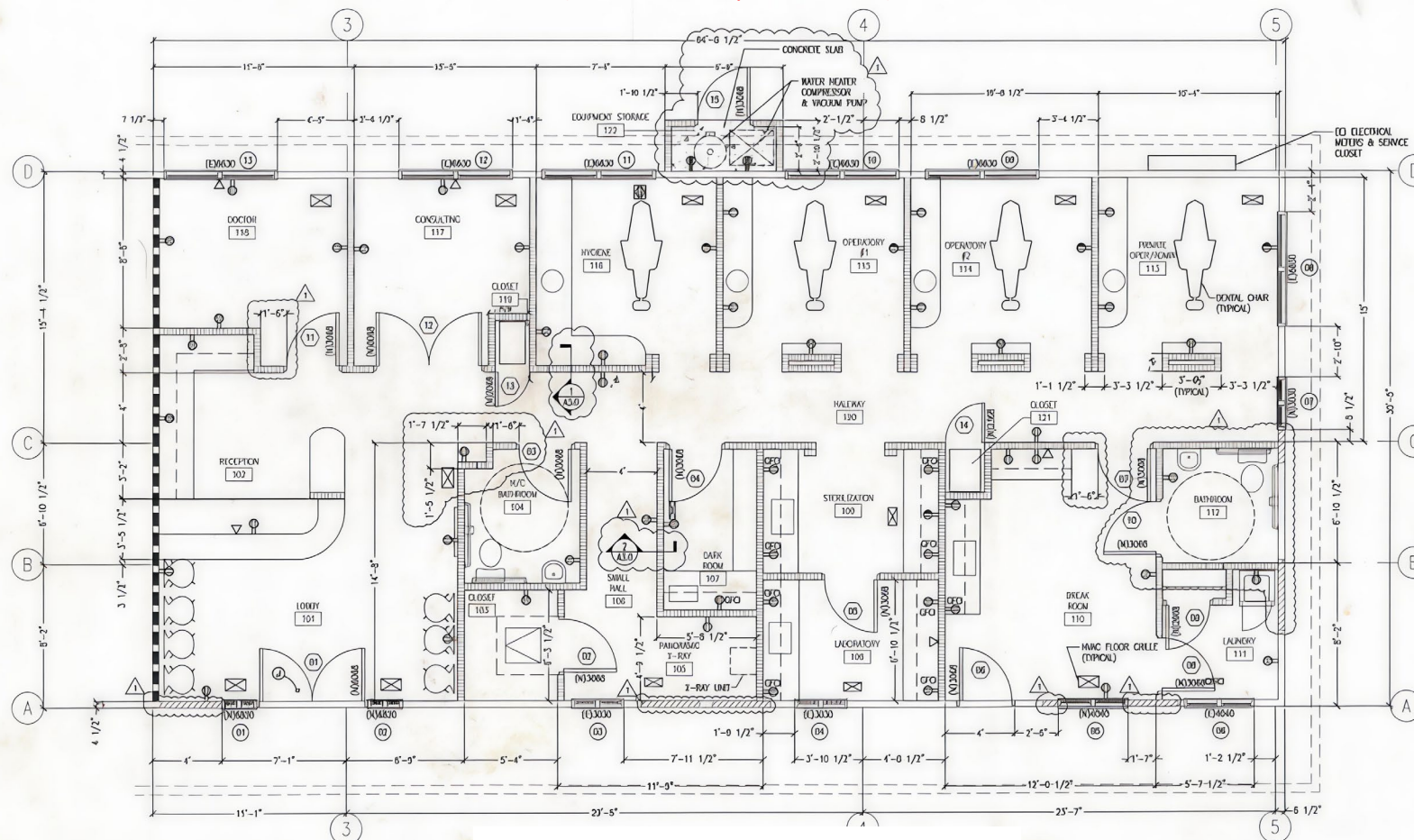
BEN SMITH
650-521-3474

DRE #02029926

BSMITH@GLOBALCOMMERCIALPROP.COM

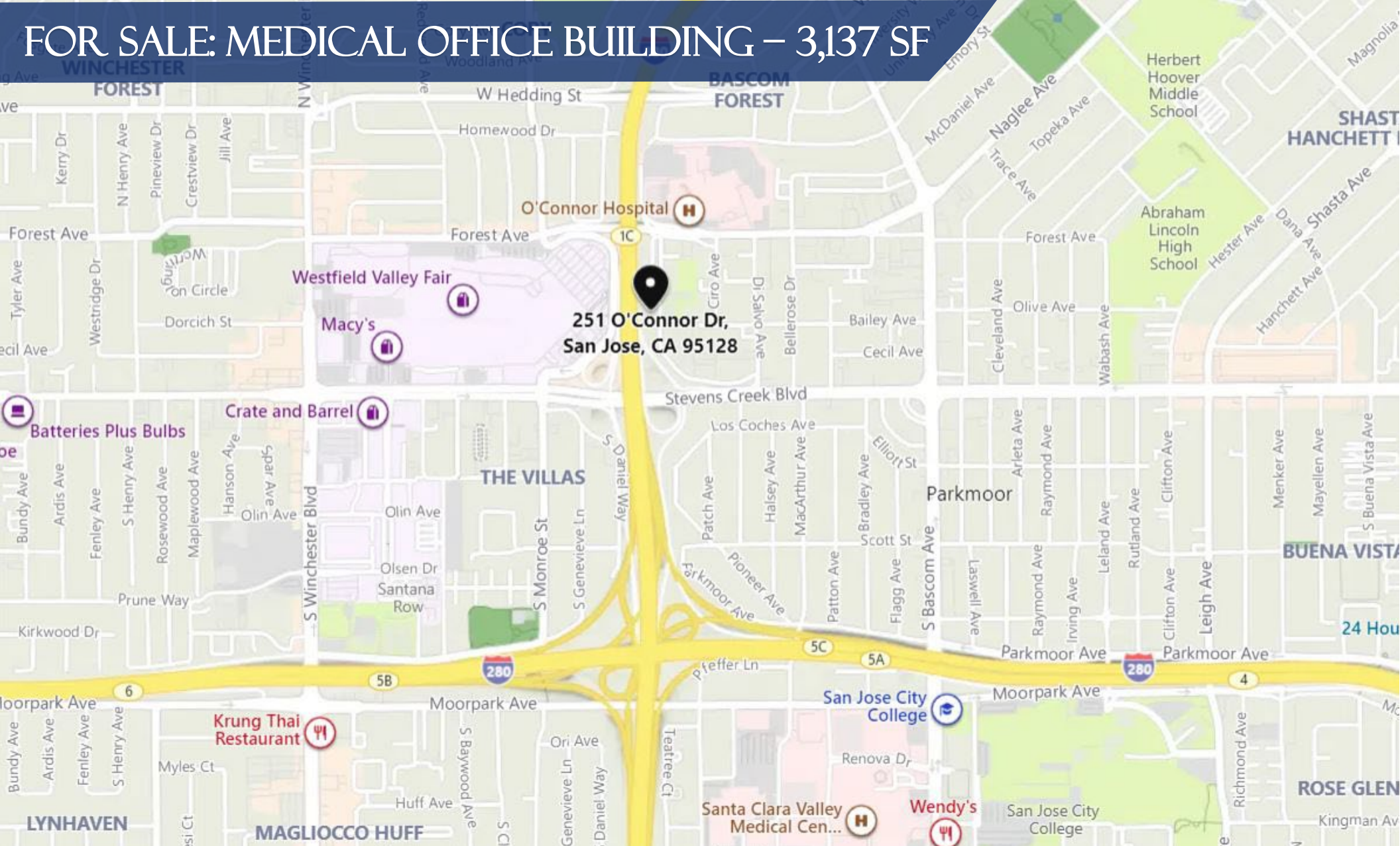
FOR SALE: MEDICAL OFFICE BUILDING – 3,137 SF

(Dimensions may not be exact)



Dental Suite 1,930 SF

FOR SALE: MEDICAL OFFICE BUILDING – 3,137 SF



GLOBAL
COMMERCIAL

251 O'Connor Drive, San Jose, CA

www.GlobalCommercialProp.com

BEN SMITH
650-521-3474

DRE #02029926

BSMITH@GLOBALCOMMERCIALPROP.COM

DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Global Commercial Properties, Inc. and should not be made available to any other person or entity without consent of Global Commercial Properties, Inc. This information has been prepared to provide summary and information to prospective purchasers, for the solicitation of interest and is not an offer to sell the property. Only a fully executed Real Estate Purchase Agreement shall bind the property.

The information provided herein is deemed to be accurate and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for thorough due diligence investigation. Global Commercial Properties, Inc. has not made any independent investigation, and makes no warranty or representation, with respect to the present or future use or zoning of the subject property, the future projected financial performance of the property, the size measurements or boundaries of the property and improvements, ADA-related issues or compliance, the presence or absence of contaminating or hazardous substances, PCB's or asbestos, the compliance with State, Federal, County or municipal law, nor the physical condition of the improvements thereon. The information contained in this Marketing Brochure has been obtained from sources believed to be reliable; however, Global Commercial Properties, Inc. has not verified, and will not verify, any of the information contained herein, nor has Global Commercial Properties, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Prospective purchaser is advised and agrees to make its own investigation and determination regarding all matters affecting the value, condition, utility, size, compliance with Laws, and all aspects of the property's desirability and suitability for purchasers' intentions.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to the Owner or the Broker, Global Commercial Properties, Inc., or any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof.

Property will be shown by appointment only.



251 O'Connor Drive, San Jose, CA

www.GlobalCommercialProp.com

BEN SMITH
650-521-3474

DRE #02029926

BSMITH@GLOBALCOMMERCIALPROP.COM