



**FOR SALE
OR LEASE OR
LEASE OPTION**

28 N 1st St, 6th Floor

SAN JOSE, CA

Downtown San Jose Office



**ABUNDANT
WINDOWLINE;
6TH FLOOR VIEWS**



**NEW
OPPORTUNITY
ZONE**

SIZE ±2,430 SF (per county records); but full floor is ±3,111 SF (includes common area and full floor owners exclusive right to the use of the hallway)

±228 SF to full floor of ±3,311 SF

LOCATED in new Opportunity Zone with potential tax benefits for a Buyer

ELEVATOR served

PRICE \$450/SF for entire ±2,430 SF or \$475/SF for individual units

RENT \$2.35 PSF, Mod Gross (tenant pays pro-rata share for utilities for the full floor and janitorial)

UTILITIES separately metered per floor

AVSB lockbox to tour; call for alarm details

DERIK BENSON
408.588.2332
derik.benson@kidder.com
LIC N° 01182654

**Kidder
Mathews**

KIDDER.COM

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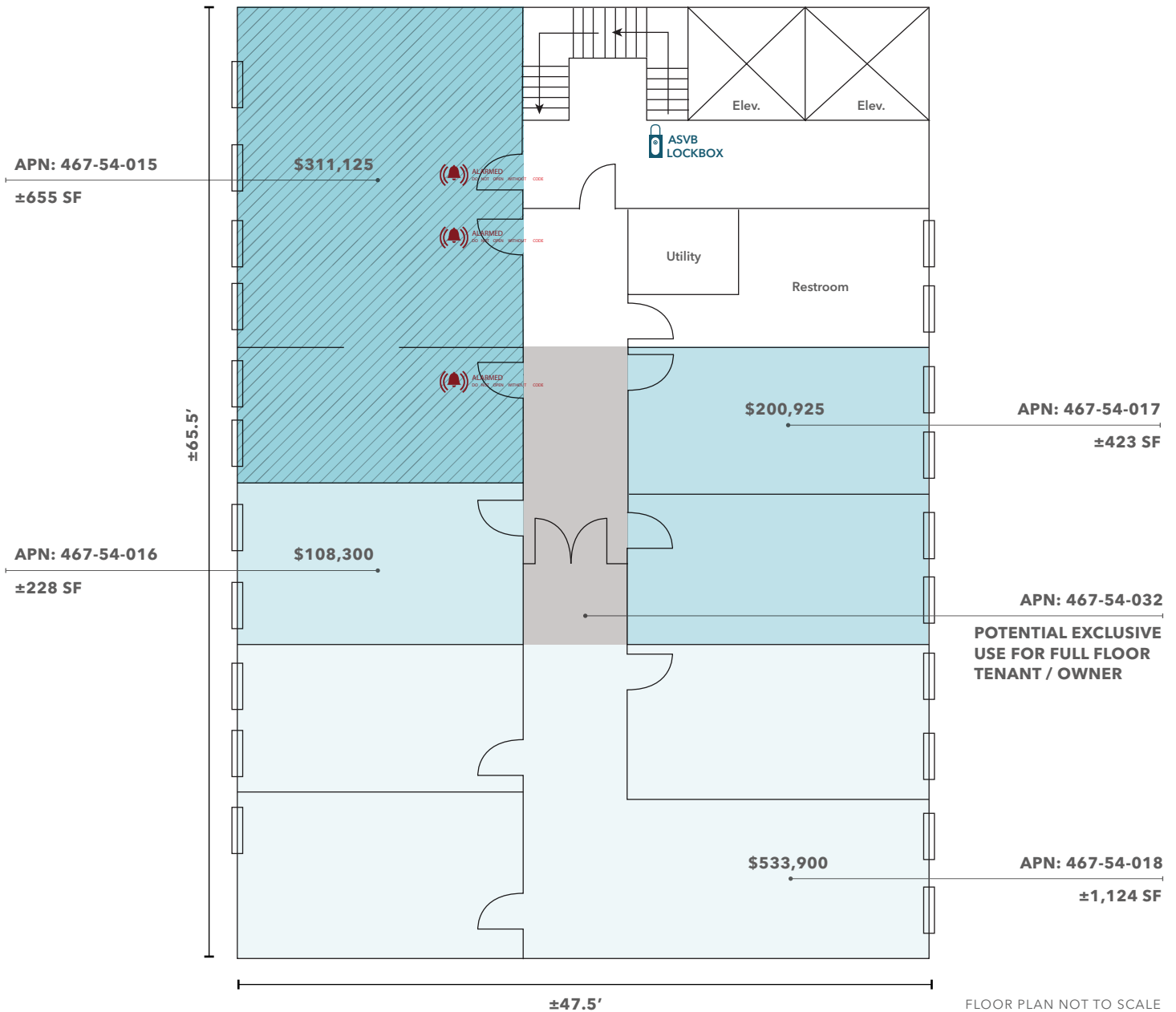


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FULL FLOOR ±2,430 SF @ \$450/SF = \$1,093,500

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