

FOR LEASE

1600 DUANE AVENUE

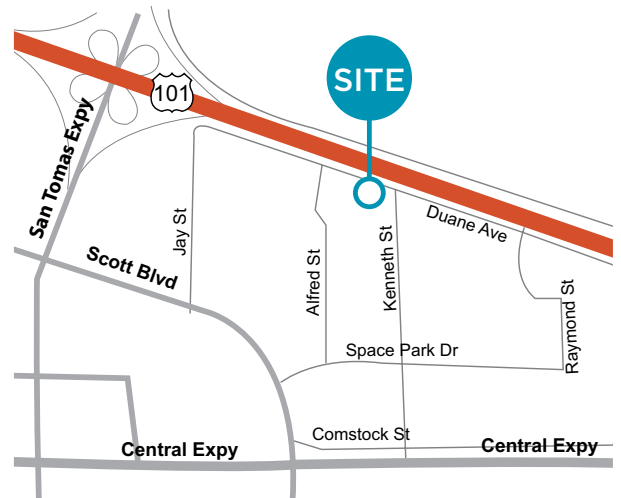
SANTA CLARA, CA



HIGHLIGHTS

±10,275 SF OFFICE SPACE FOR LEASE
DIVISIBLE TO ±2,400 & ±7,875 SF

- ±10,275 SF ground floor office
- Shared conference room available
- Great visibility from Highway 101 with building signage opportunity
- Central Silicon Valley location with easy access to Highway 101, Central Expressway, San Tomas Expressway, and Highway 237
- 2.64/1,000 parking ratio
- Close to numerous amenities, restaurants, shops, and Whole Foods
- Minutes to Mineta San Jose International Airport
- Available now



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AARON FRITZ, CCIM | 408.436.3661 | aaron.fritz@cushwake.com | LIC #01216555

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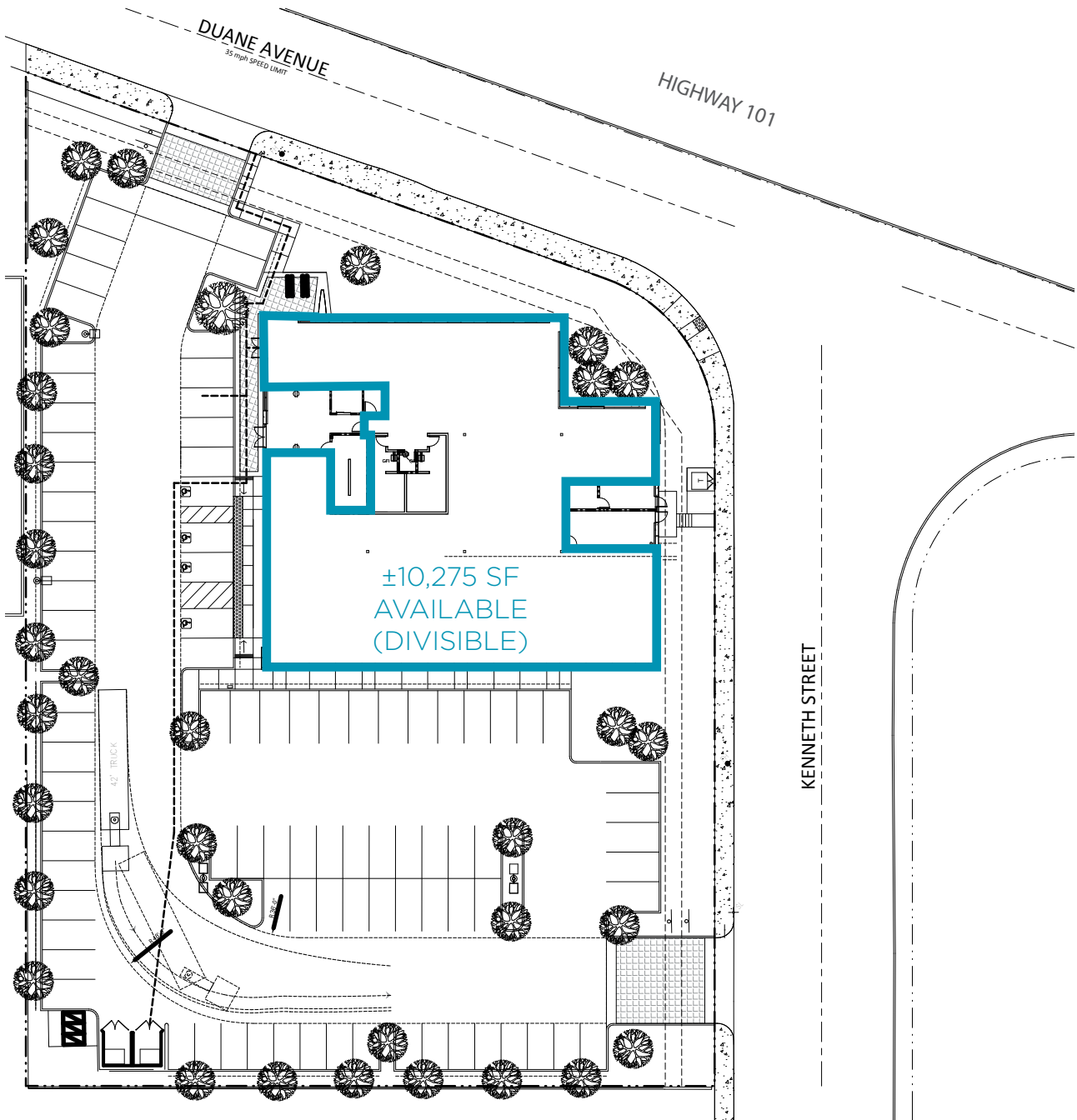


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SITE PLAN



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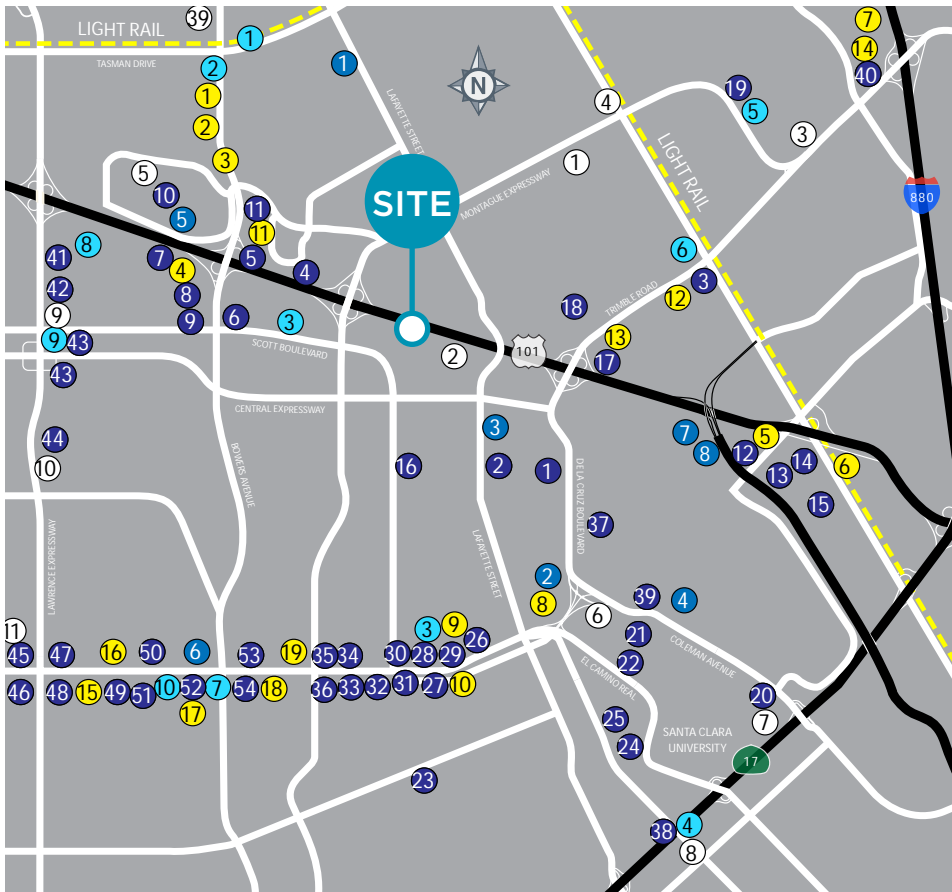


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AMENITIES & TRANSPORTATION



- **Financial Institutions**
 1. Silicon Valley Bank
 2. Bay Bank of Commerce
 3. Bank of the West
 - 4-5. Chase Bank
 - 6-7. Bank of America
 8. Commercia Bank
 9. Wells Fargo Bank
 10. Center Bank
- **Car Rental**
 - 1-2. Enterprise Rent-A-Car
 - 3-4. Hertz
 - 5-6. Avis Rent A Car
 7. National Car Rental
 8. Alamo
- **Lodging**
 1. Hyatt Regency
 2. Westin Hotels & Resorts
 3. Hilton
 4. Embassy Suites
 5. Doubletree Hotel
 6. Marriott Courtyard San Jose Airport
 7. Sheraton San Jose Hotel
 8. Days Inn
 9. Ramada Inn
 10. Holiday Inn Express
 11. Santa Clara Marriott
 12. Homewood Suites
 13. La Quinta Inn
 14. Beverly Heritage
 15. Vagabond Inn, Bella Vista Inn
 16. Econo Lodge
 17. Quality Inn Suites
 18. Holiday Inn Express
 19. The Capri, Howard Johnson's, Granada Inn
- Additional Services**
 1. Curves
 2. Gold's Gym
 3. South Bay Athletic Club
 4. Safeway
 5. AMC Mercado 20 Theater
 6. Costco
 7. Lowe's
 8. Target, Michael's, Pet Express, Office Depot, Cost Plus, Game Stop, Marshall's, Trader Joes
 9. 24 Hour Fitness
 10. Costco Sunnyvale
 11. Big Lots

- **Restaurants**
 1. Subway Sandwiches
 2. Carl's Jr
 3. Starbucks Coffee, Specialty's Cafe & Bakery, Pho Viet, Ume Chinese, Carl's Jr., Premier Pizza, Subway
 4. Pedros
 5. Birk's
 6. Specialty's Bakery
 7. El Torito
 8. Sizzler
 9. McDonald's
 10. Tomatina, Jamba Juice' Sushi Yoyo, Ben & Jerry's, Taxi's Restaurant, Starbucks, World Wraps, In-N-Out Burger
 11. Parcel 104
 12. DD's Cafe, Star Cafe, Spencer's
 13. Starbucks, Honba Sushi, Bagel Street Cafe, Señor Jalapeño
 14. Le Boulanger/Tully's, Zeytoun, Starbucks, Chipotle, Pho Viet, Hawaiian Drive Inn, Subway

15. Century Café , Vito's Trattoria, Spencers, It's a Grind, Camille's Sidewalk Café, Sonoma Chicken Coop
16. Top Deck Cafe, Taqueria Vallarta
17. Burger King
18. Togo's
19. Hobee's, Starbucks
20. In-N-Out Burger
21. Starbucks
22. Quiznos
23. Mission City Coffee Roasting
24. Smoke Eaters
25. Stuffed Pizza
26. KFC
27. Yoshinoya
28. Denny's
29. Zafran
30. Burger King
31. McDonad's
32. Botson Market, Mayuri Indian Cuisine, China Stix, Kobe Japanese

33. La Paloma Mexican Food
34. Dusita Thai Cusine
35. Andy's BBQ
36. Starbucks
37. De La Cruz Cafe
38. Starbucks, Jamba Juice, Chevy's, Panera, Wingstop, Chili's, El Pollo Loco, Cal's Jr., L&M Hawaiian BBQ, Sweet Tomatoes, Red Birck Pizza, Una Mas, The Pasta Market
39. Panang Village, Coleman Still
40. Brandon's Restaurant
41. Faultline Brewing Co., Carl's Jr., Better Bento, Happy Cafe, Coco's Bakery, McDonalds, Merit Vegetarian, Madhuban Indian, Togo's,
42. Tasty Subs & Pizza, St. Johns Bar & Grill, Falafel Bite
43. Quarter Note Bar, Sheha Indian
44. Sweet Tomatoes
45. Starbucks, Dennys

46. Taco Bell, Burger King
47. Chilli's, China Noodle, King Noodle,
48. Pho Hoa, Roll House, En Amelia's, Chit's Kitchen, Japanese Tapas, SGD Tofu House, Mongolian BBQ
49. Truya Sushi, Crab House, Jack-in-the-Box
50. Carrow's, Quizno's, Dumpling & Noodles, Korean, Tong Soon, Cafe Dhaka
51. Cherry Sushi
52. Weinerschnitzel , El Pollo Loco, Pizza Hut, Hana Maki, Suhi O Sushi, 99 Chicken,
53. Hometown Buffet, Shindokudo, Peacock Indian,

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