FOR SALE/LEASE

### 908 BERN COURT SAN JOSE, CA

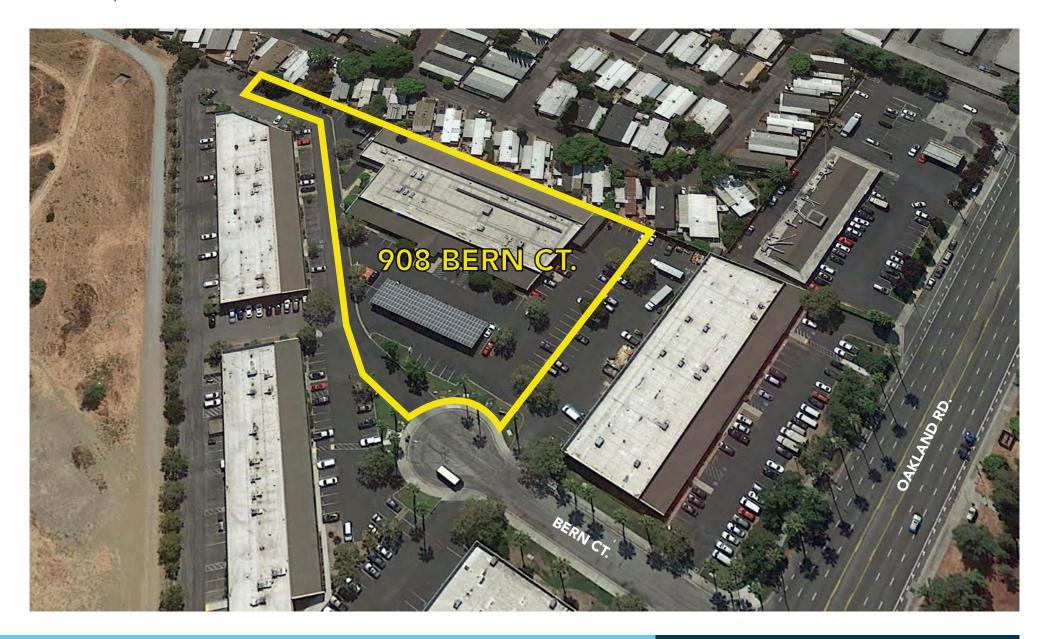
### ±30,100 SF OF OFFICE/R&D/EDUCATION SPACE



Scott Borgia | 408.615.3420 | scott.borgia@cushwake.com | lic. 00903600

908

#### FOR SALE/LEASE

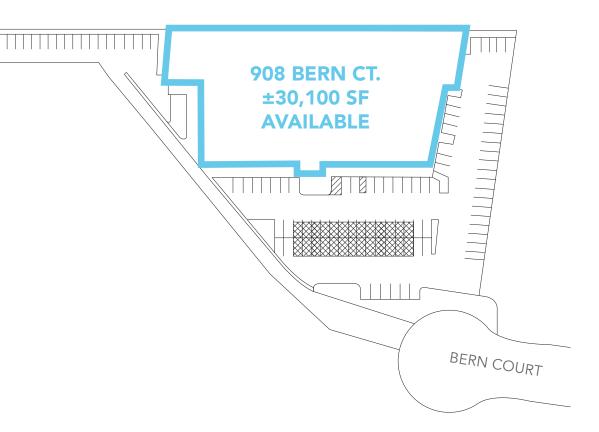


Cushman & Wakefield Copyright 2019. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

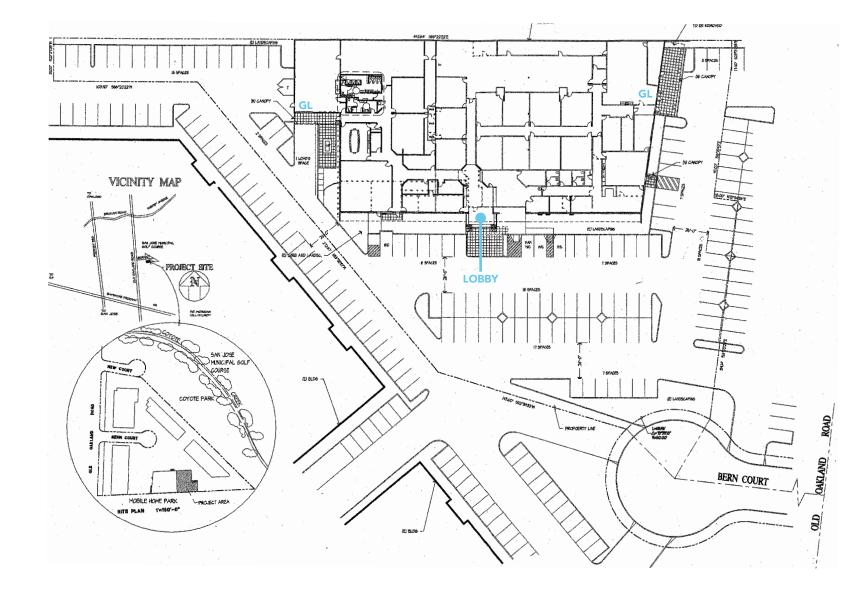
### FOR SALE/LEASE

#### **PROPERTY HIGHLIGHTS**

- ±30,100 SF Office/R&D/Class Room Space
- Current Use: Vocational School
- Existing C.U.P.
- 100% HVAC
- 1,200 Amps @ 208/120 Volts, 3-Phase
- ±3.6/1,000 Parking Ratio (±109 Spaces)
- 26 Covered Parking Spaces
- 2 Grade Level Doors
- Sprinklered
- 16.5' Clear Height
- Approximately 2.5 Miles from Berryessa BART Station
- Excellent Access to Highways 880, 237 & 101
- Numerous Nearby Amenities -Shops, Restaurants & Hotels
- Lease Rate: \$1.75 NNN
- Sale Price: \$8,500,000
- Call to Tour Do Not Disturb Tenant



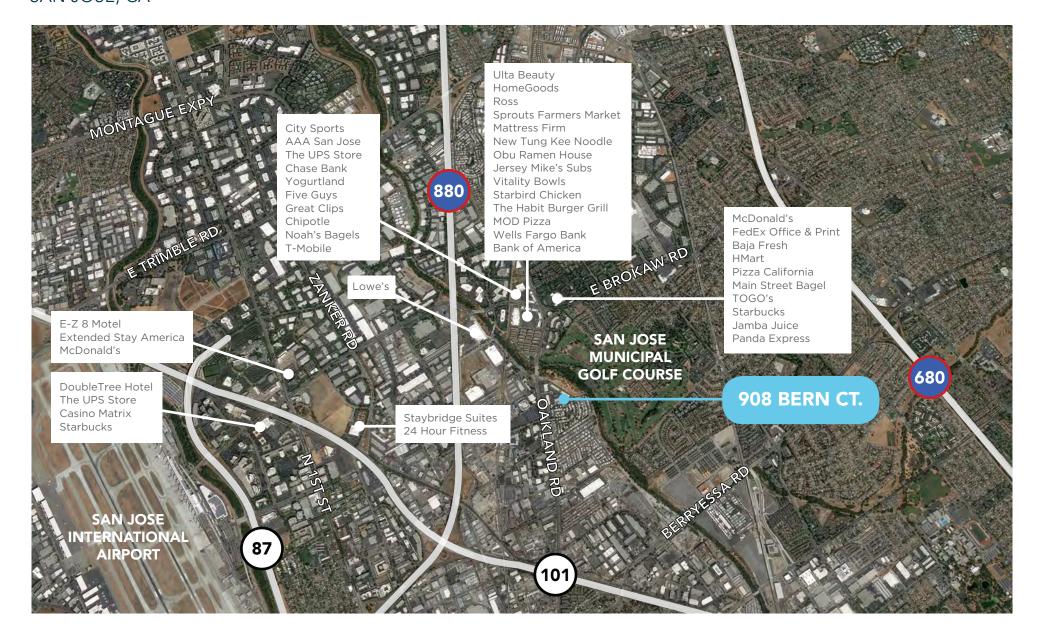
EXISTING FLOOR PLAN



FOR SALE/LEASE

Cushman & Wakefield Copyright 2019. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

#### FOR SALE/LEASE



Cushman & Wakefield Copyright 2019. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.