

614 TULLY ROAD | San Jose, California

±2,674 - ±7,771 SF OFFICE/MEDICAL SPACE FOR LEASE

**FULL RENOVATION
UNDERWAY!**



For more information, please contact:

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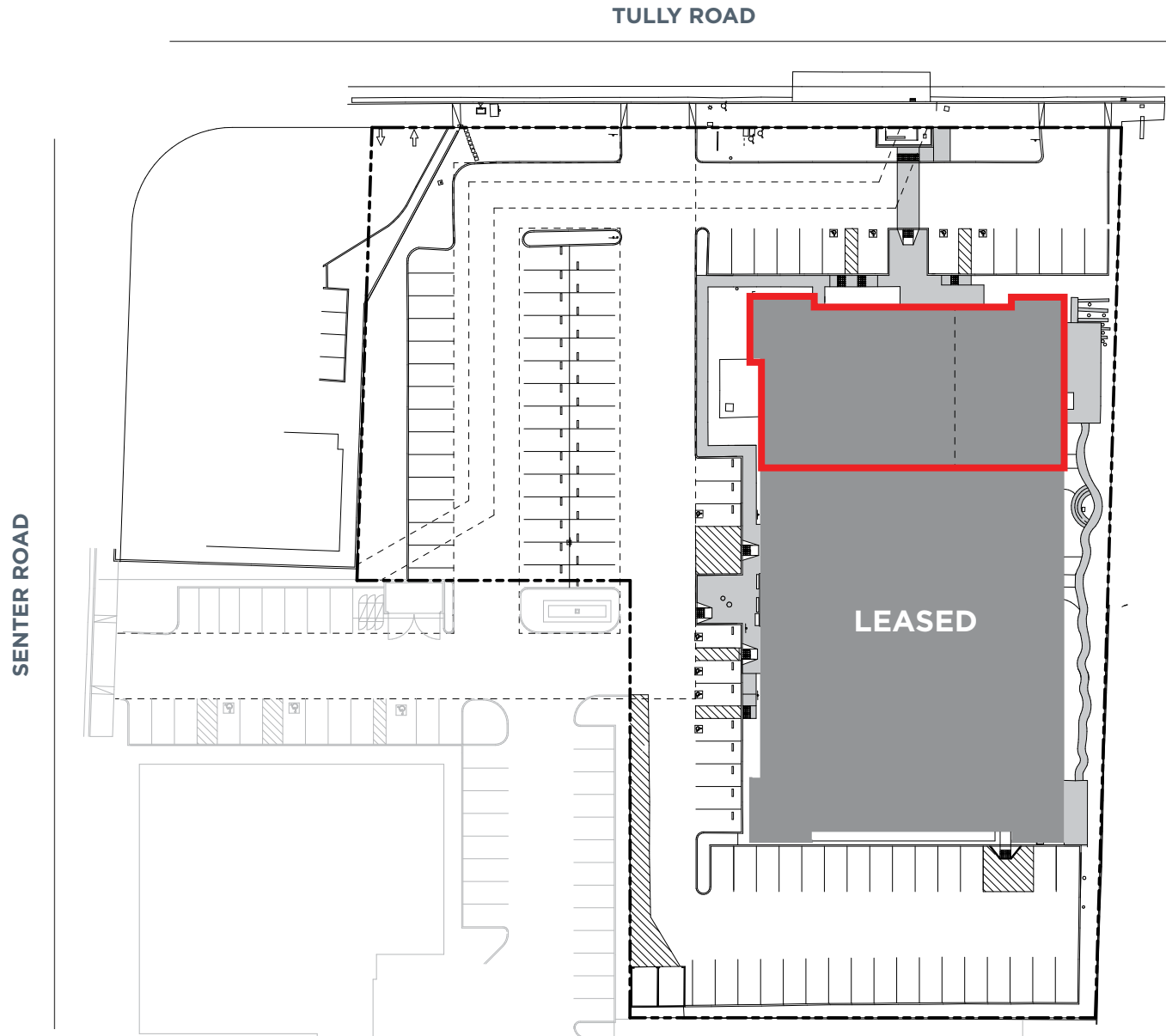
HIGHLIGHTS

- Tenant Improvements Available
- Direct Tully Road Visibility
- Street & Building Signage Available
- Excellent On-Site Parking: 4.0/1000
- Office & Medical Uses Allowed
- One Block from Santa Clara Valley Medical Center
- 4 Minute Walk to Coyote Creek Trail
- Surrounded by Retail Amenities:
 - 3 Minute Drive to The Plant - 650K SF Power Center featuring Target, Home Depot, Best Buy, Ross and PetSmart
 - Adjacent to Costco & Costco Gas
 - 6 Minute Drive to Eastridge Mall
- High Visibility Location Along Highly Trafficked Tully Road (55,000+ Cars Per Day)
- Easy access to Hwy 101 and Hwy 87



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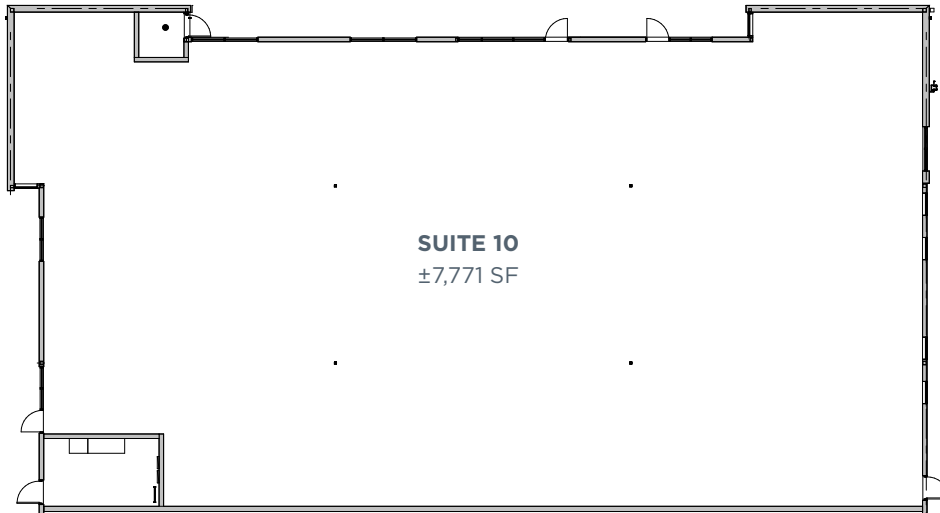
SITE PLAN



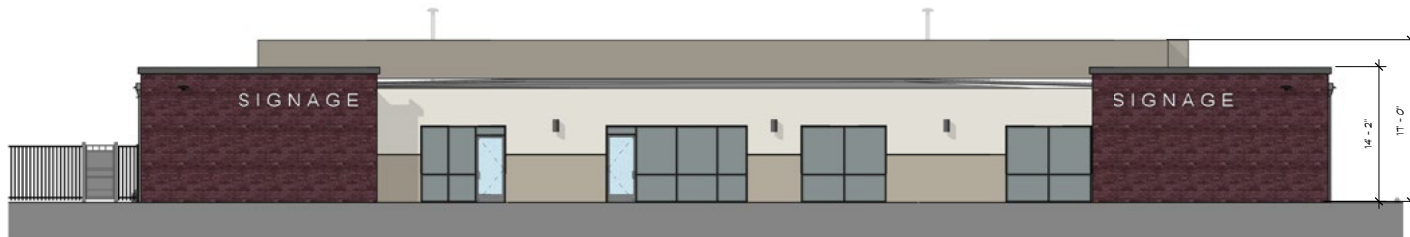
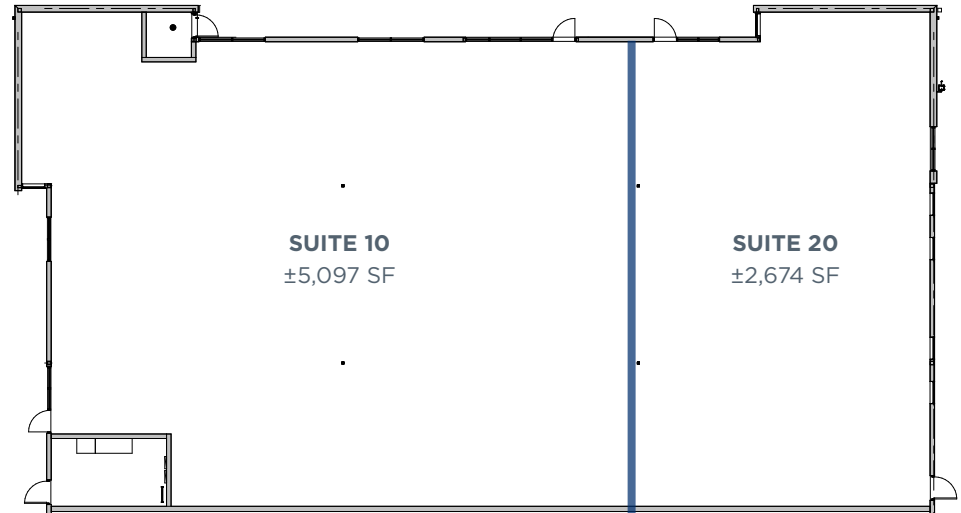
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Floor Plan / ±2,674 - ±7,771 SF

ONE TENANT OPTION



TWO TENANT OPTION



NORTH ELEVATION



WEST ELEVATION

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SITE ZONING

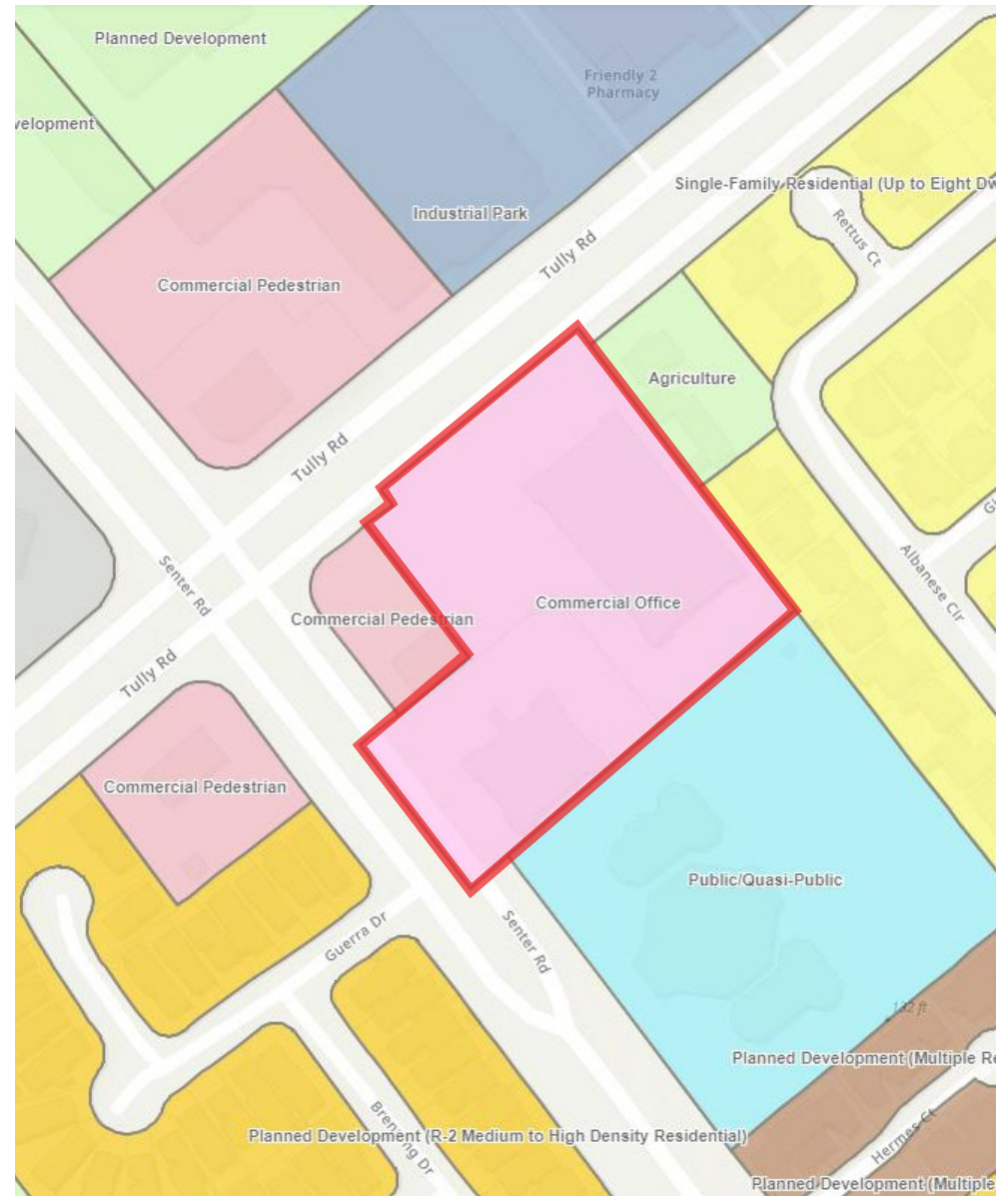
(CO) COMMERCIAL OFFICE

The CO Commercial Office District is a district in or near residential areas or between residential and commercial areas. This district is intended to be a low-intensity office zone that allows for a scale of offices in or adjacent to residential neighborhoods. Larger scale office development can be permitted upon approval of the planning commission, or city council on appeal, through the conditional use permit process.

GENERAL PLAN 2040 - NEIGHBORHOOD / COMMUNITY COMMERCIAL

This designation supports a very broad range of commercial activity, including commercial uses that serve the communities in neighboring areas, such as neighborhood serving retail and services and commercial/professional office development. Neighborhood / Community Commercial uses typically have a strong connection to and provide services and amenities for the nearby community and should be designed to promote that connection with an appropriate urban form that supports walking, transit use and public interaction. General office uses, hospitals and private community gathering facilities are also allowed in this designation.

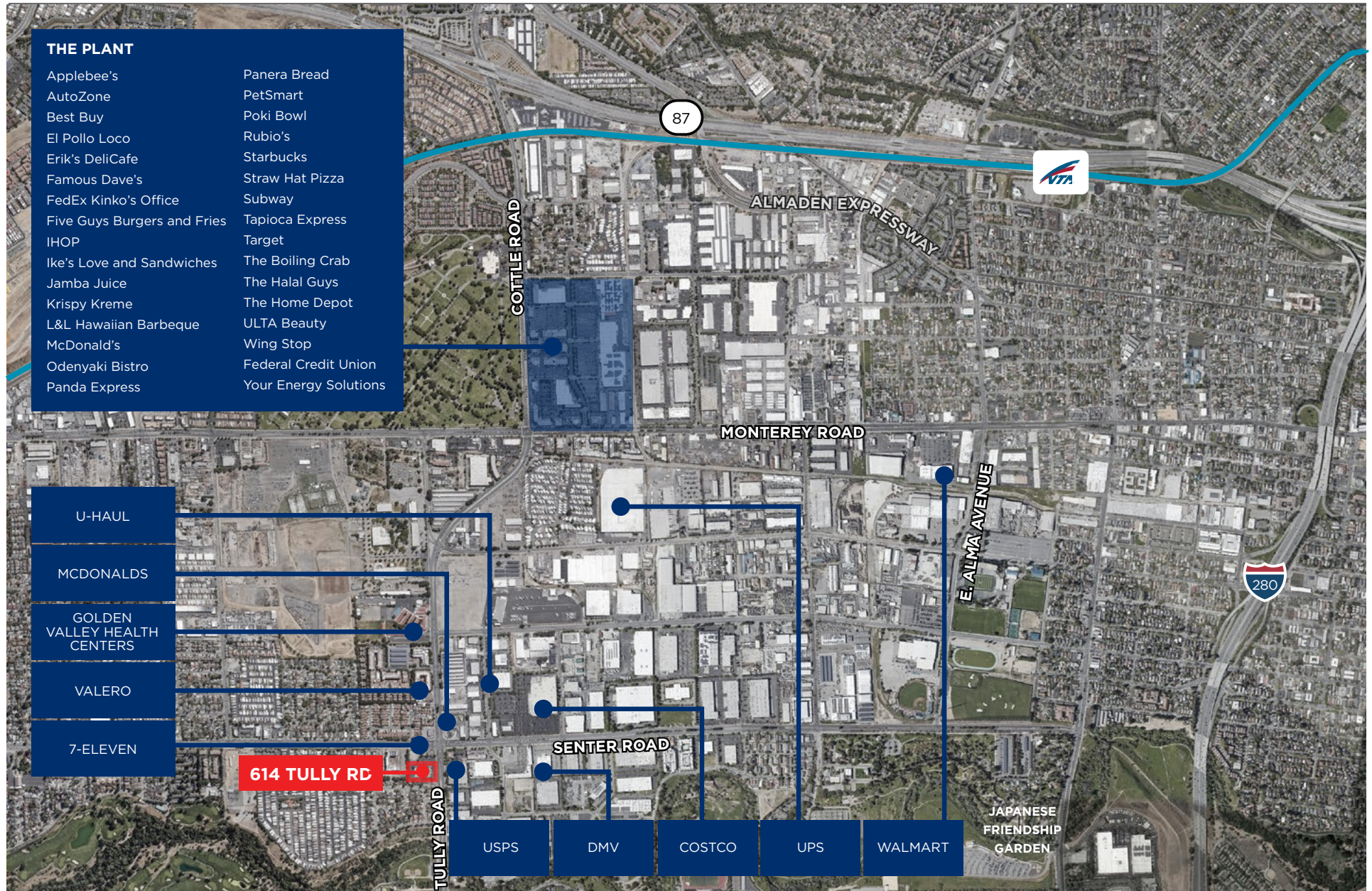
*Prospective tenants to confirm all zoning and permitted uses



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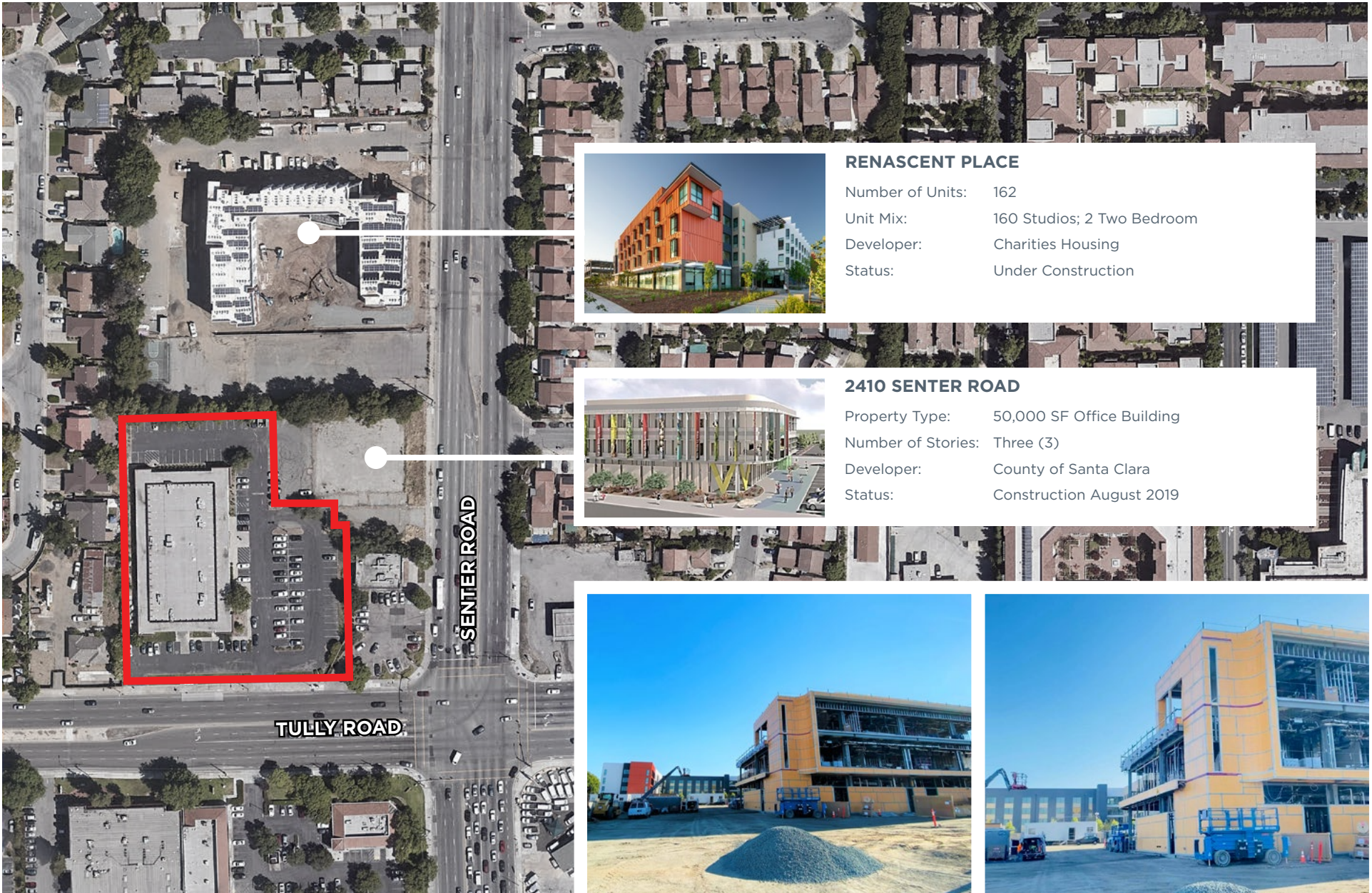
AMENITIES & TRANSPORTATION



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NEARBY DEVELOPMENTS



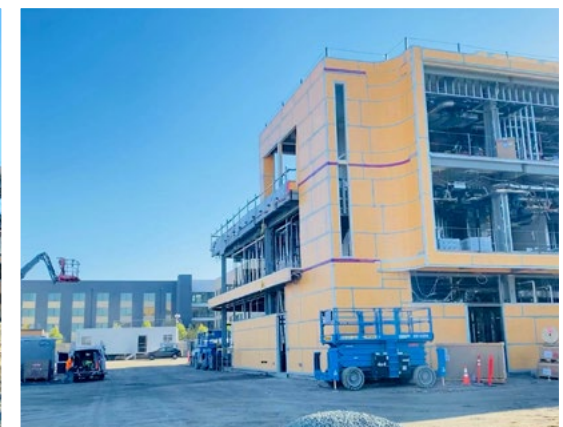
RENASCENT PLACE

Number of Units: 162
Unit Mix: 160 Studios; 2 Two Bedroom
Developer: Charities Housing
Status: Under Construction



2410 SENTER ROAD

Property Type: 50,000 SF Office Building
Number of Stories: Three (3)
Developer: County of Santa Clara
Status: Construction August 2019



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[View Site Specific COVID-19 Prevention Plan](#)