

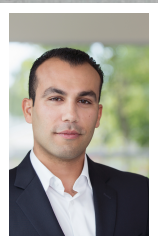
OFFICE SPACE FOR LEASE

# 1038 LEIGH AVENUE

SAN JOSE, CALIFORNIA 95126



PRICING BELOW



JONATHAN G. HANHAN

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CalDRE #01800203

**CSR**  
COMMERCIAL  
REAL ESTATE SERVICES

5330 Camden Avenue, San Jose, CA 95124 | [www.csrcommercial.com](http://www.csrcommercial.com)



## OFFERING SUMMARY

Available SF: 618 - 3,337 SF

Lot Size: 0.73 Acres

Building Size: 13,039 SF

Renovated: 2018

Market: Silicon Valley

- Plenty of Parking
- Newly Remodeled with High-End Finishes
- AT&T Fiber and Comcast Available
- Walking distance to VTA Lightrail
- Great Freeway Access to 280 & 17
- Close to Restaurants and Shops
- 1.5 Miles to Downtown Campbell & Pruneyard Shopping Center
- Walking to Los Gatos Creek Trail

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# 1038 LEIGH AVENUE SAN JOSE

## AVAILABLE SPACES

LEASE TYPE | Full Service

TOTAL SPACE | 618 - 3,337 SF

LEASE TERM | 36 to 84 months

LEASE RATE | \$2.45 - \$1,695.00 SF/month



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1038 Leigh Avenue, Suite 100	Available	3,220 SF	Full Service	\$2.45 SF/month	Able to split the space in half.
1038 Leigh Avenue, Suite 101	Available	3,337 SF	Full Service	\$2.45 SF/month	90 Day Notice
1038 Leigh Avenue, Suite 200	-	419 SF	Full Service	\$1,300 per month	Remodeled & Available Now
1038 Leigh Avenue, Suite 201	Available	618 SF	Full Service	\$1,695.00 SF/month	Remodeled & Available Now
1038 Leigh Avenue, Suite 202	-	640 SF	Full Service	Negotiable	Leased
1038 Leigh Avenue, Suite 203	-	660 SF	Full Service	\$1,980 per month	Remodeled & Available Now
1038 Leigh Avenue, Suite 204	-	709 SF	Full Service	Negotiable	Leased
1038 Leigh Avenue, Suite 205	-	887 SF	Full Service	Negotiable	Leased
1038 Leigh Avenue, Suite 206	-	458 SF	Full Service	Negotiable	Leased
1038 Leigh Avenue, Suite 207	-	640 SF	Full Service	Negotiable	Leased
1038 Leigh Avenue, Suite 208	-	591 SF	Full Service	Negotiable	Leased

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1038 LEIGH AVENUE  
SAN JOSE

ADDITIONAL PHOTOS



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## RETAILER MAP



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