

EVERGREEN VALLEY CENTER

2726 ABORN ROAD, SAN JOSE, CA

\$2.00/SF FULL SERVICE - OFFICE
\$1.00/SF NNN - RETAIL

TOURING BONUS

**\$50 STARBUCKS GIFT
CARD FOR QUALIFIED
TOURS WITH LISTING
AGENT PRESENT**



±560 SF OFFICE/RETAIL & ±1,687 SF OFFICE FOR LEASE | FULL COMMISSION

KEVIN SWEATT
+1 408 436 3644
kevin.sweatt@cushwake.com
LIC #01221048

 **CUSHMAN &
WAKEFIELD**

EVERGREEN VALLEY CENTER

SAN JOSE, CA

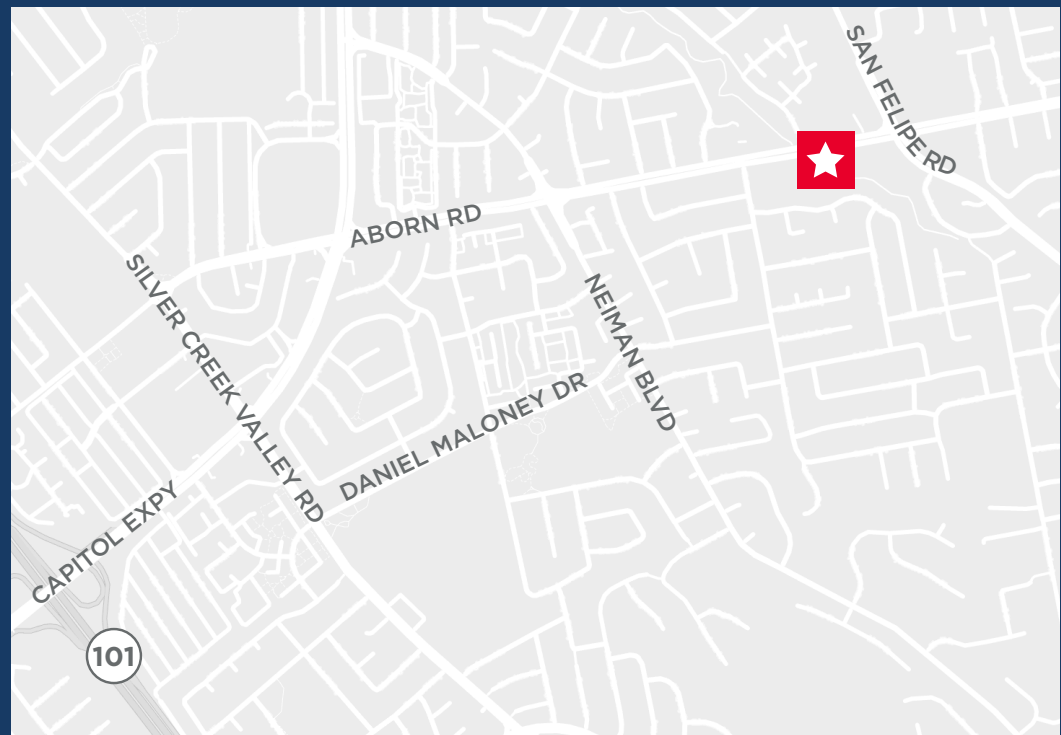
HIGHLIGHTS

\$2.00/SF FULL SERVICE STARTING RENT THROUGH THE END OF 2020

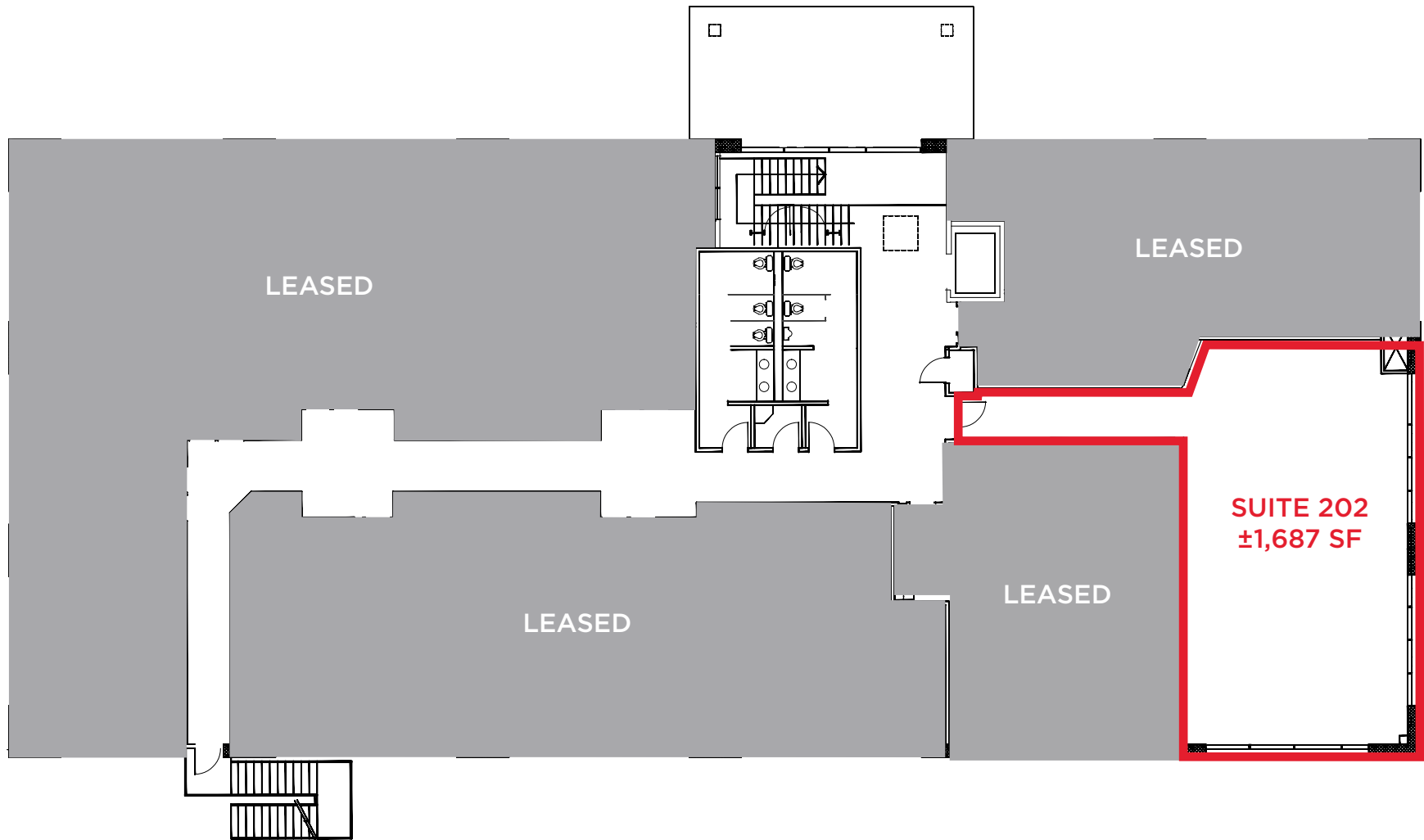
\$2.50/SF FULL SERVICE FOR YEAR 2 WITH 3% ANNUAL INCREASES THEREAFTER

ONE (1) MONTH OF FREE RENT PER YEAR OF LEASE TERM - MINIMUM 36 MONTHS OF RENT TERM

- ±1,687 SF Office For Lease
- ±560 SF Office/Retail Space - \$1.00/SF NNN Through the End of the Year - Available Now
- 2nd Floor Office - Elevator Served
- Flexible Mixture of Private Offices, Conference Rooms, and Open Office Area
- High Speed Comcast Internet Service Available
- 4/1,000 Parking Ratio
- Close Proximity to Highway 101, 280 and Capitol Expressway
- To Tour: Contact Listing Broker



FLOOR PLAN



EASTRIDGE MALL

Macy's
JCPenney
Olive Garden
Bank of America
24 Hour Fitness
Chili's Bar & Grill

101

TULLY RD
SILVER CREEK RD

Sizzler
24 Hour Fitness
i-Tea San Jose
Ross
Baskin Robbins

Happy Lemon
Thai Elephant Express
Soyful Desserts

Target
The Boiling Crab
Mr. Chau's Donuts
Pho Papa

QUIMBY RD

Nothing Bunt Cakes
Starbucks
Taco Bell
Truya Sushi
Dollar Tree

Golden Bamboo
Planet Fitness
Dollar Tree
Pizza Hut
McDonald's

CAPITOL EXPY

ABORN RD

SAN FELIPE RD

Walgreens
Wendy's
Starbucks
Subway
Little Caesars Pizza
Sprouts

Pho Y #1 Noodle House
Goodwill
ICEYPOKI
Stop N Save
Q Pot Korean

Shell
KFC
Pekoe
Bank of America
Lucky
The UPS Store
CVS

VIEW SITE SPECIFIC COVID-19 PREVENTION PLAN

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