

# For Sale or Lease

## Freestanding Building in Downtown San Jose

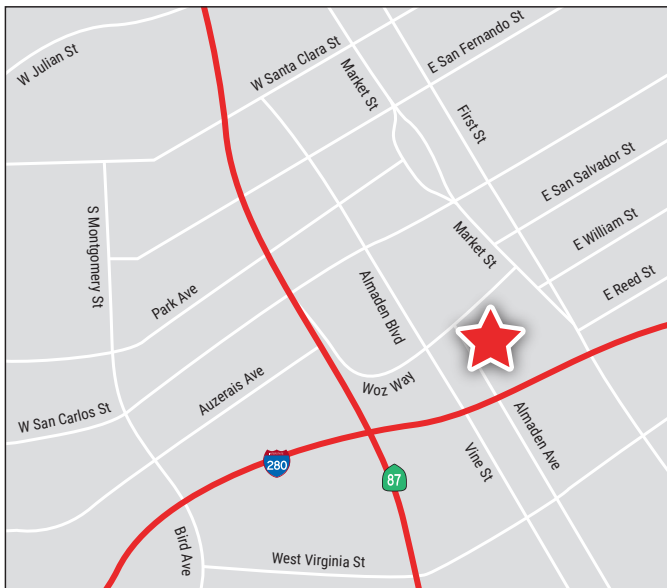
### 566 and 576 S. Almaden Road

San Jose, CA



## ±10,500 SF Available

We are pleased to offer the following space:



- ◆ Touring by appointment
- ◆ Excellent for Owner User or development opportunity
- ◆ Zoning: CG Zoning District
- ◆ General Plan: Residential Neighborhood
- ◆ One freestanding building approximately ±10,500 SF with ±9,000 SF ground floor and ±1,500 SF 2nd floor office
- ◆ Currently occupied by janitorial supply company
- ◆ 10 parking spaces plus secured yard area for additional parking
- ◆ Building height approximately 18 feet
- ◆ Skylights throughout
- ◆ 400 AMP Service
- ◆ 2 parcels: APN# 264-32-021 / APN# 264-322-022
- ◆ Combined land size: ±23,902 SF (per public records)



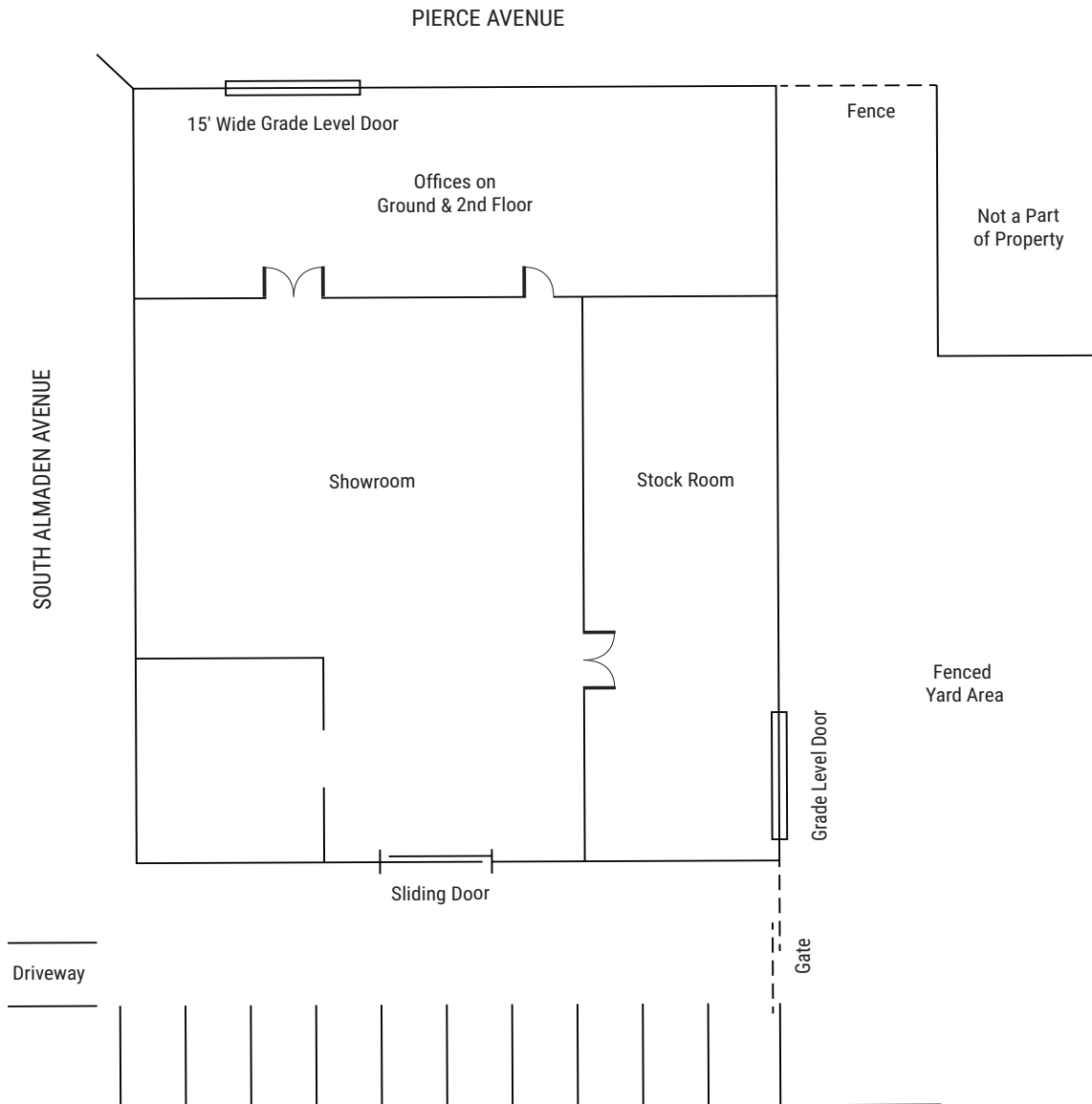
**Geri Wong** 408.987.4134 [gwong@ngkf.com](mailto:gwong@ngkf.com) CA RE License #01142432  
3055 Olin Avenue, Suite 2200 San Jose, CA, 95128 [www.ngkf.com](http://www.ngkf.com)

# For Sale or Lease Freestanding Building in Downtown San Jose

566 and 576 S. Almaden Road

San Jose, CA

## Floorplan



**Geri Wong** 408.987.4134 [gwong@ngkf.com](mailto:gwong@ngkf.com) CA RE License #01142432

3055 Olin Avenue, Suite 2200 San Jose, CA, 95128

[www.ngkf.com](http://www.ngkf.com)

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

# For Sale or Lease Freestanding Building in Downtown San Jose

566 and 576 S. Almaden Road  
San Jose, CA

## Gallery

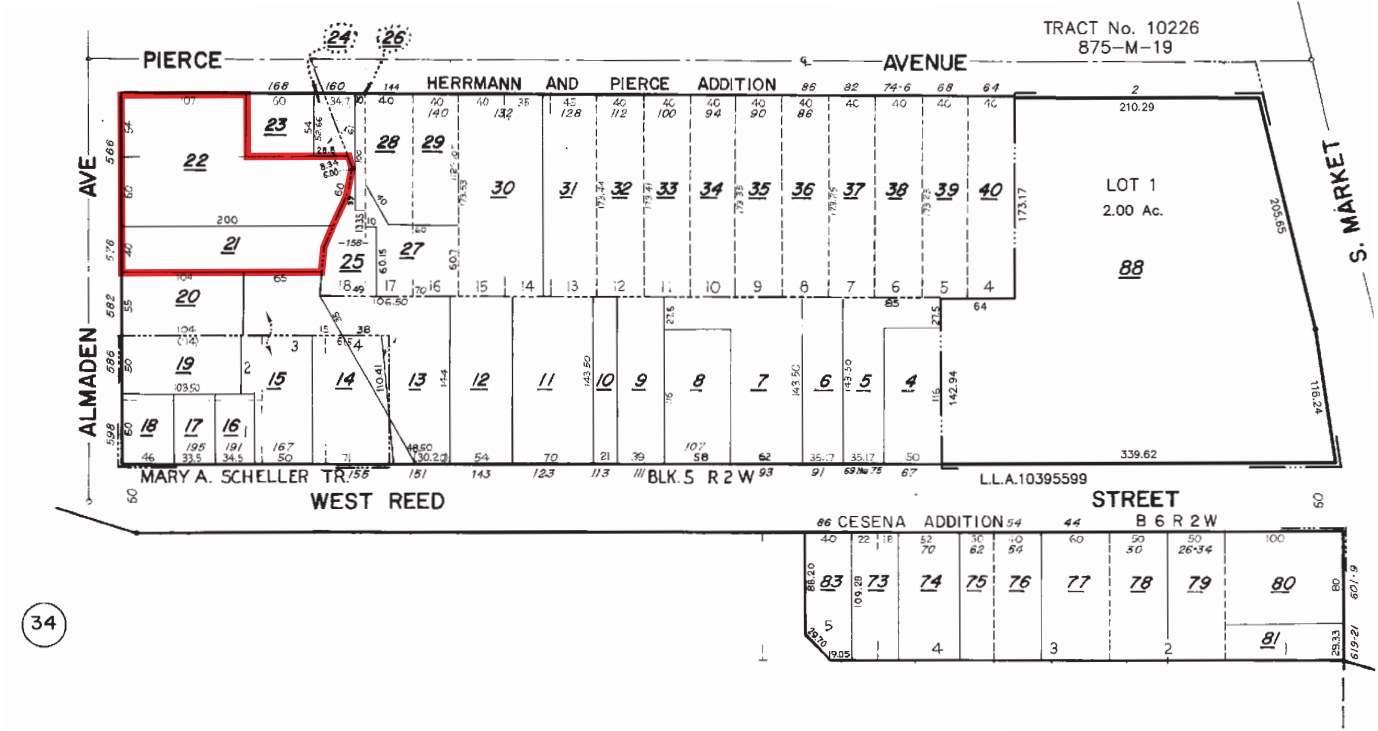


**Geri Wong** 408.987.4134 [gwong@ngkf.com](mailto:gwong@ngkf.com) CA RE License #01142432  
3055 Olin Avenue, Suite 2200 San Jose, CA, 95128 [www.ngkf.com](http://www.ngkf.com)

# For Sale or Lease Freestanding Building in Downtown San Jose

566 and 576 S. Almaden Road  
San Jose, CA

## Site Plan



34



**Geri Wong** 408.987.4134 [gwong@ngkf.com](mailto:gwong@ngkf.com) CA RE License #01142432  
3055 Olin Avenue, Suite 2200 San Jose, CA, 95128 [www.ngkf.com](http://www.ngkf.com)