

FOR SALE



The  
**GL****BE**

DOWNTOWN SAN JOSE // CA

18/20 S. 2ND STREET 95113

SINGLE TENANT NNN

**100% LEASED INVESTMENT**











SEAN O'CARROLL // 408.987.4120 // [socarroll@ngkf.com](mailto:socarroll@ngkf.com) // CA RE License #01058587

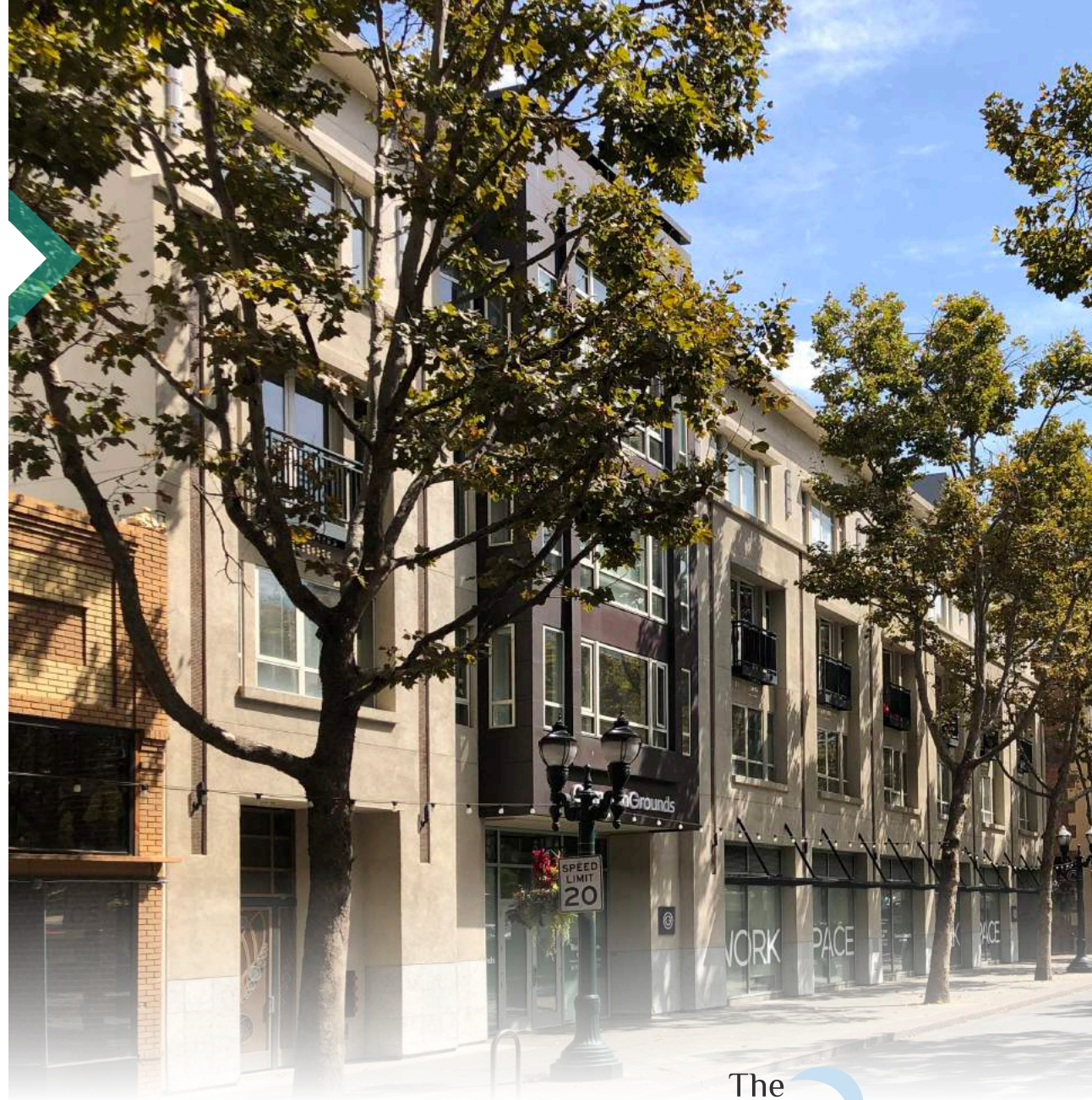
PATTY STEELE // 408.982.8463 // [psteele@ngkf.com](mailto:psteele@ngkf.com) // CA RE License #00839635

UNIQUE DOWNTOWN SAN JOSE LOCATION



# HIGHLIGHTS

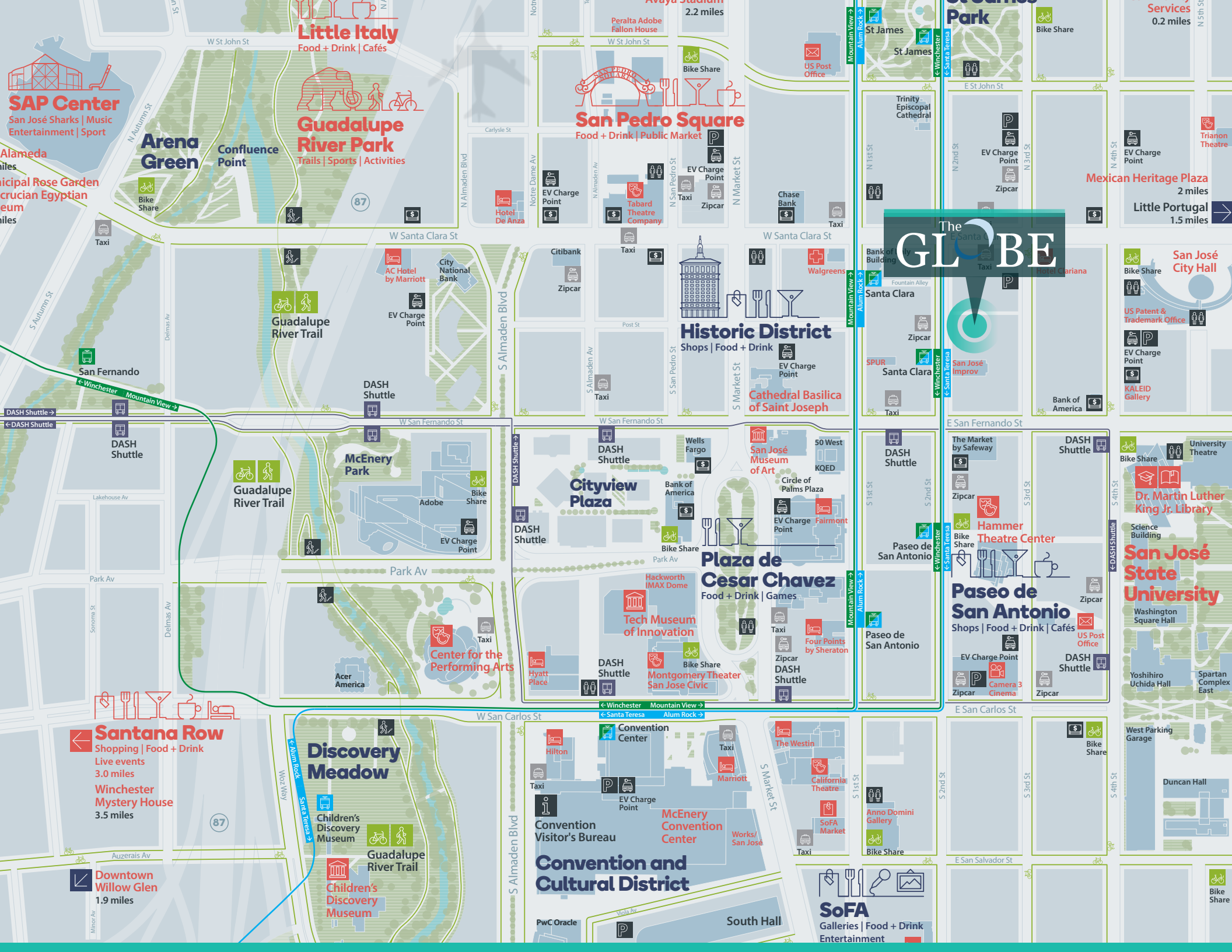
-  Office/Retail Condo Unit  
±17,500 Square Feet 100% leased to  
 CommonGrounds with on-site Invita Café
-  All new tenant improvements with Exposed Ceilings/Concrete Floors for Co-Working Workspace Environment
-  Nearby amenities include Starbucks, San Pedro Square, Historic District and Paseo de San Antonio (shops, food & drink)
-  Within Walking Distance of City Hall, San Jose Convention Center, Fairmont, Marriott, Westin and Hyatt Hotels and San Jose State University,
-  Directly across from VTA Light Rail Stop
-  DASH Shuttle Service (Every 10 min.) direct to Diridon CalTrain Station
-  Adjacent Public Parking Garage - ±171 Spaces
-  10 year NNN lease with approx. 9 years remaining (LED 10/04/28)
-  Asking Sale Price: \$5.75 million (6.39% cap rate)



 CommonGrounds

The  
**GL****BE**

**CITY STYLE AT ITS BEST @ DOWNTOWN SAN JOSE**



**SAP Center**  
San José Sharks | Music  
Entertainment | Sport

**Little Italy**  
Food + Drink | Cafés

**Guadalupe River Park**  
Trails | Sports | Activities

**San Pedro Square**  
Food + Drink | Public Market

**Guadalupe River Trail**

**Guadalupe River Trail**

**Cityview Plaza**

**Historic District**  
Shops | Food + Drink

**Plaza de Cesar Chavez**  
Food + Drink | Games

**Santana Row**  
Shopping | Food + Drink  
Live events  
3.0 miles  
Winchester  
Mystery House  
3.5 miles

**Discovery Meadow**

**Convention and Cultural District**

**SoFA**  
Galleries | Food + Drink  
Entertainment



**Mexican Heritage Plaza**  
2 miles

**San José City Hall**

**San José Museum of Art**

**San José State University**

**Paseo de San Antonio**  
Shops | Food + Drink | Cafés

**Convention Center**  
McEnery Convention Center

**South Hall**

**Alameda Municipal Rose Garden**  
crucian Egyptian museum  
1.5 miles

**US Patent & Trademark Office**

**Dr. Martin Luther King Jr. Library**

**Science Building**  
Washington Square Hall

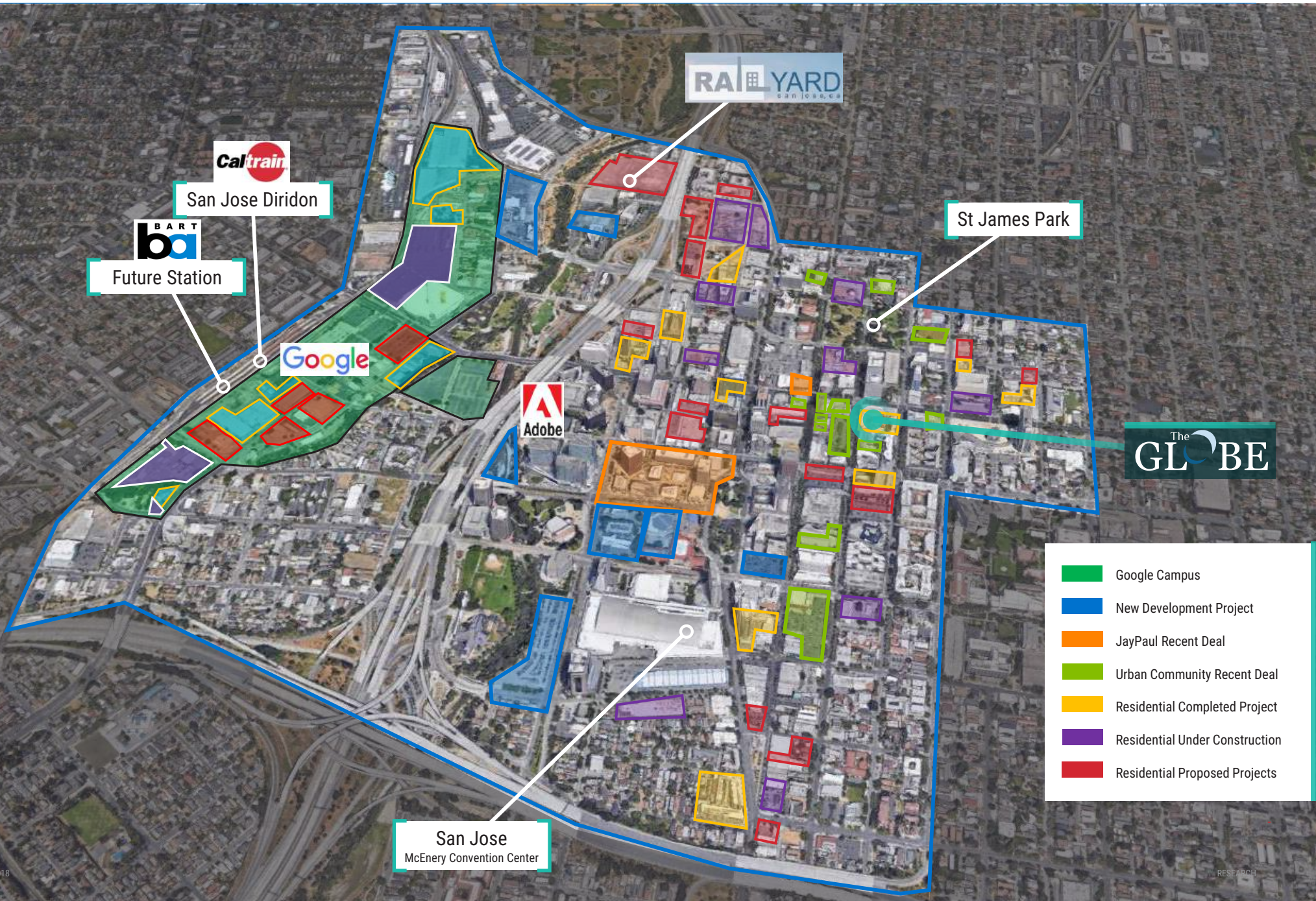
**West Parking Garage**

**Duncan Hall**

**Yoshihiro Uchida Hall**  
Spartan Complex East

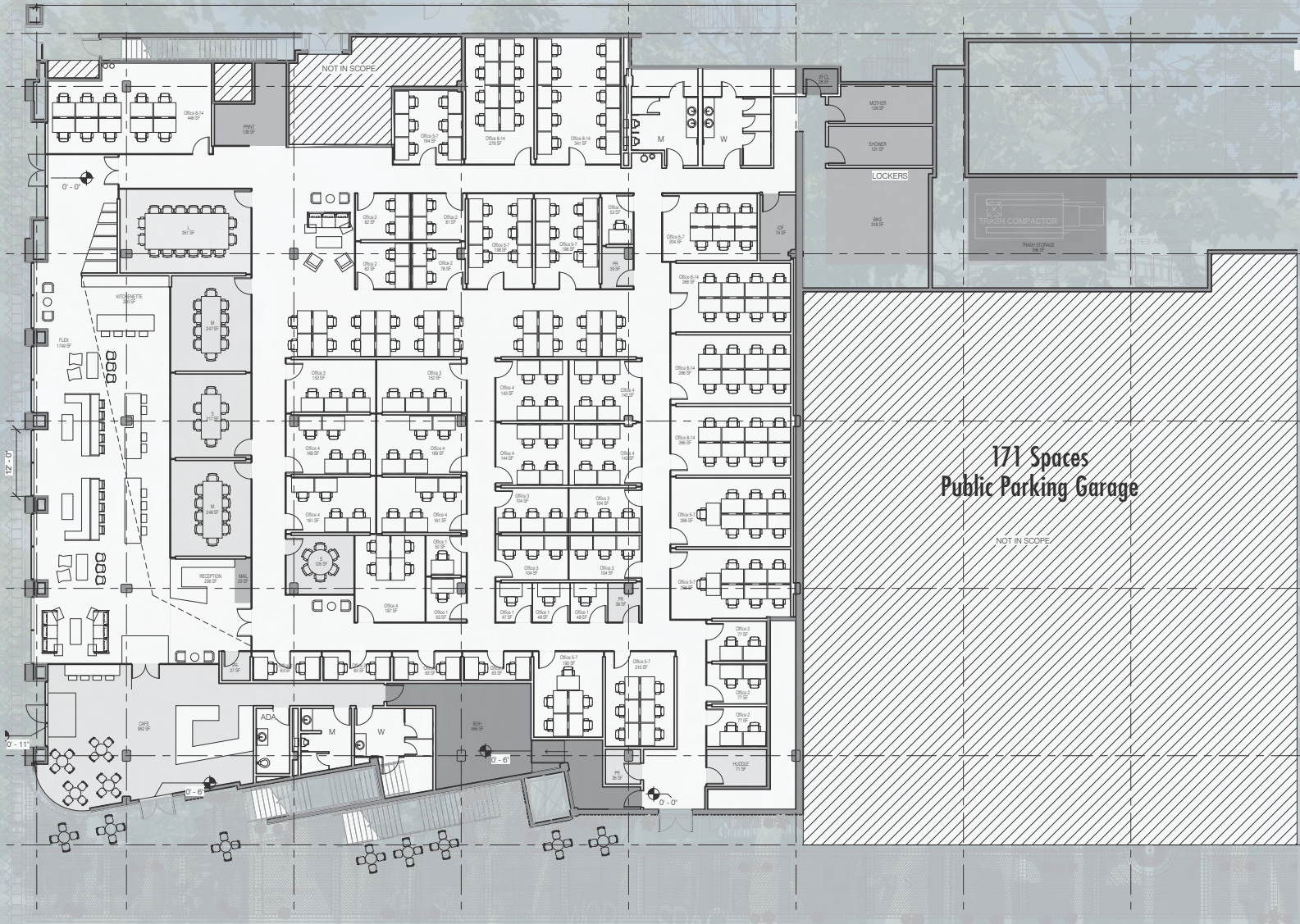
**SoFA**  
Galleries | Food + Drink  
Entertainment

# SAN JOSE DOWNTOWN ACTIVITY



# FLOORPLAN

S. Second Street



The  
**GL** **BE**

CITY STYLE AT ITS BEST

# TENANT SUMMARY

## CommonGrounds

Common Grounds is a different kind of working space. Their workplace-as-a-service model offers members a flexible, scalable solution to workplace operations, helping support small and large businesses for the short or long term.

### OTHER COMMON GROUNDS LOCATIONS:

- ▶ San Diego, CA
- ▶ Burbank, CA
- ▶ Carlsbad, CA
- ▶ Long Beach, CA
- ▶ La Brea, CA
- ▶ Denver, CO
- ▶ Fort Worth, TX
- ▶ Houston, TX
- ▶ Minneapolis, MN
- ▶ Portland, OR
- ▶ Chicago, IL
- ▶ Philadelphia, PA
- ▶ Washington, D.C.

 <https://cgworkplace.com>





**OFFERING MEMORANDUM AVAILABLE UPON REQUEST**



**DOWNLOAD CONFIDENTIALITY AGREEMENT HERE**

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**GL**  **BE**

 **Newmark  
Knight Frank**

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