

591 WEST HAMILTON AVE

CAMPBELL



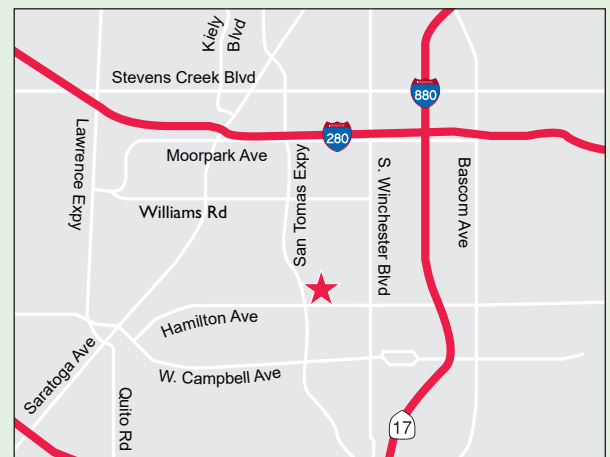
WEST VALLEY CREATIVE HIGH CEILING OFFICE FOR LEASE

1,887 RSF Available (Plug & Play)

Property Features:

- New Modern “Market Ready” TI’s with Open Exposed 12’ High Ceilings
- Monument Signage Available
- Excellent West Valley Location (at San Tomas Expressway)
- Easy Access to Hwy 17, 280, & 85
- 5 Minute Drive to Pruneyard and Downtown Campbell Amenities
- Comcast and AT&T Fiber Available
- Abundant $\pm 5/1,000$ Parking Ratio
- Elevator Served
- Competitive Full Service Lease Rate
- Appointment to Tour

* Floor Plan on Reverse



PATTY STEELE Senior Managing Director 408.982.8463 psteale@ngkf.com CA RE License #00839635

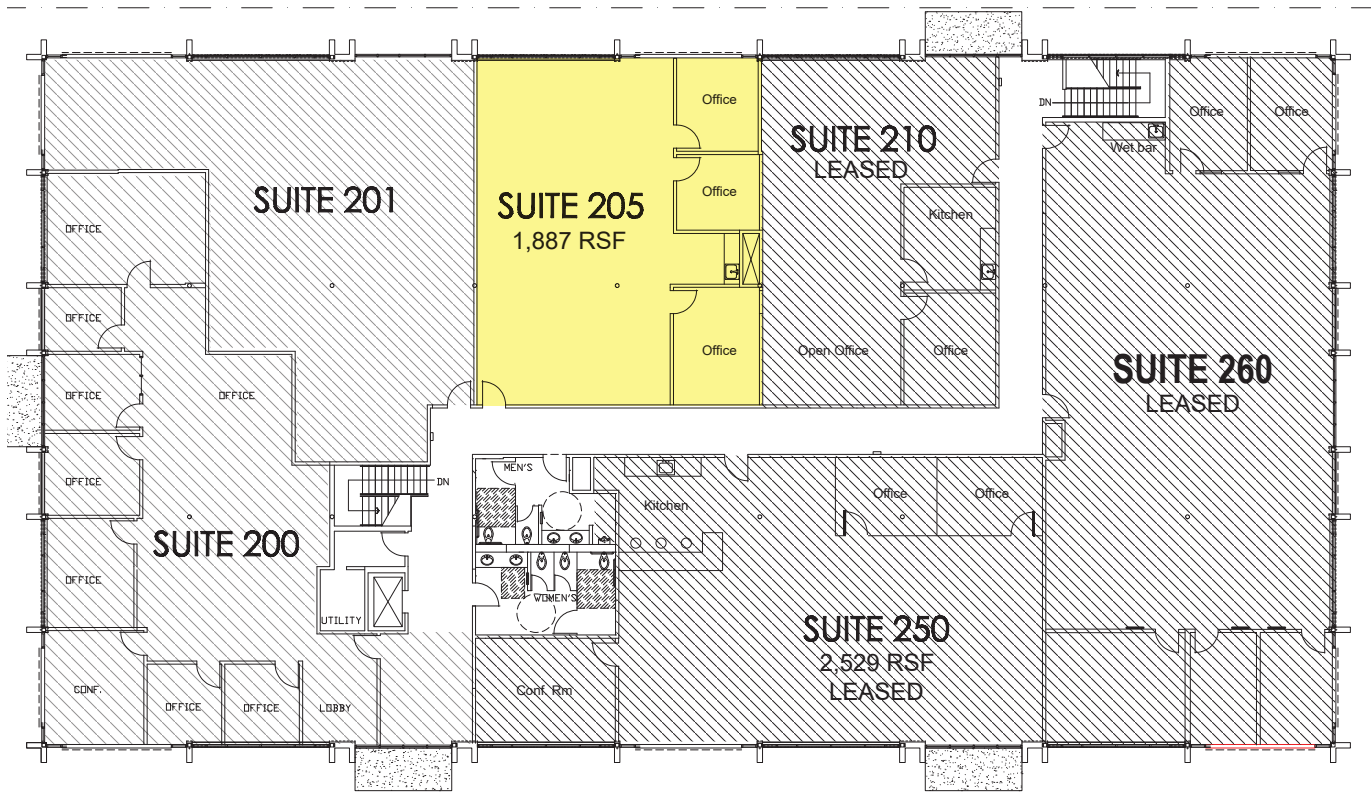
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Lobby Photos



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2nd Floor

**Suite 205: 1,887 RSF**

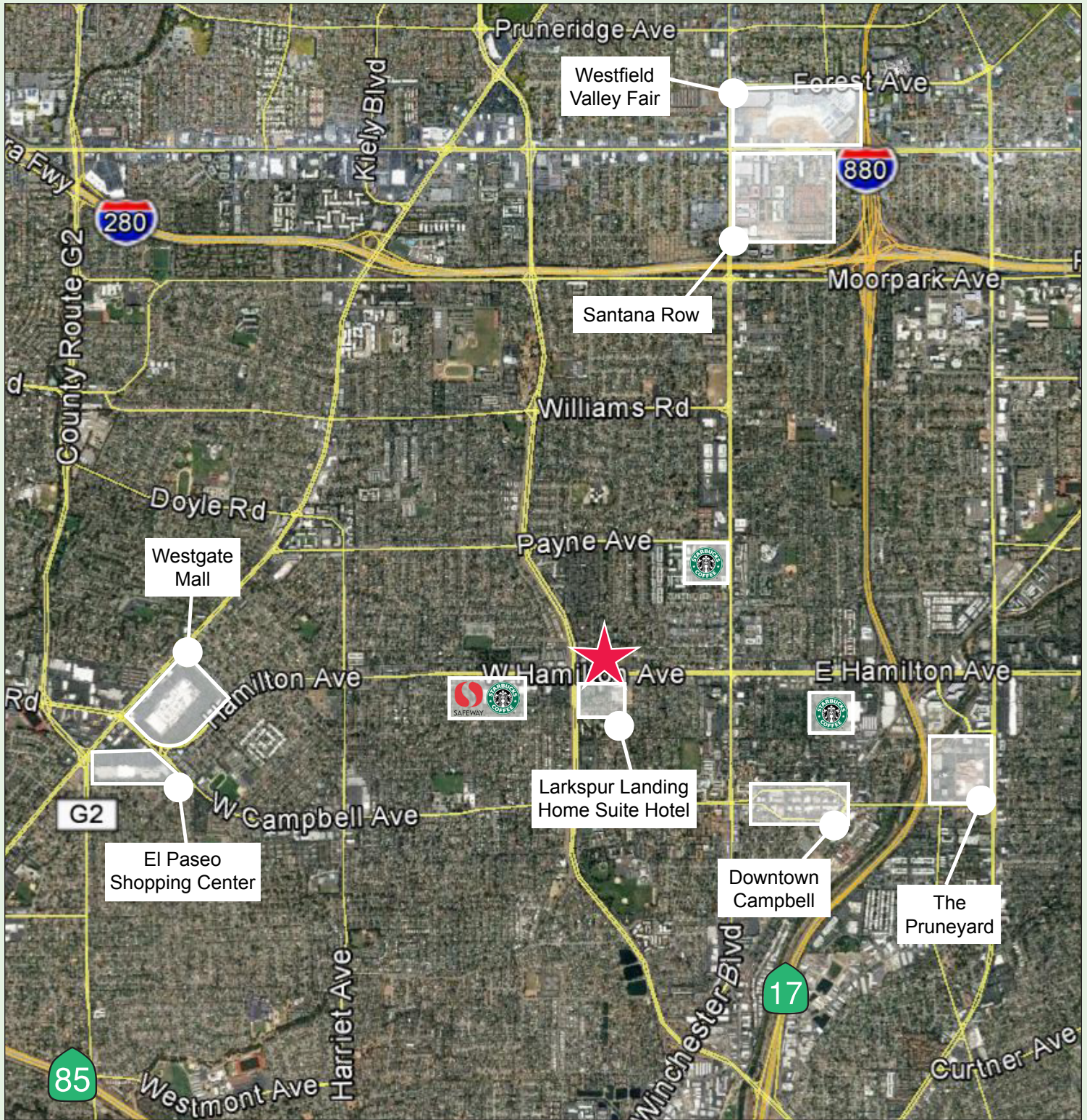
Immediate Occupancy “Market Ready” Space with:

- Abundant Window Line
- Two (2) Privates
- Conference Room
- Kitchenette
- Open Area
- Plug & Play Available

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Amenities Map



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