

FOR SALE



The
GL**BE**

DOWNTOWN SAN JOSE // CA

18/20 S. 2ND STREET 95113

UNIQUE DOWNTOWN SAN JOSE LOCATION













SINGLE TENANT NNN

100% LEASED INVESTMENT

SEAN O'CARROLL // 408.987.4120 // socarroll@ngkf.com // CA RE License #01058587

PATTY STEELE // 408.982.8463 // psteele@ngkf.com // CA RE License #00839635

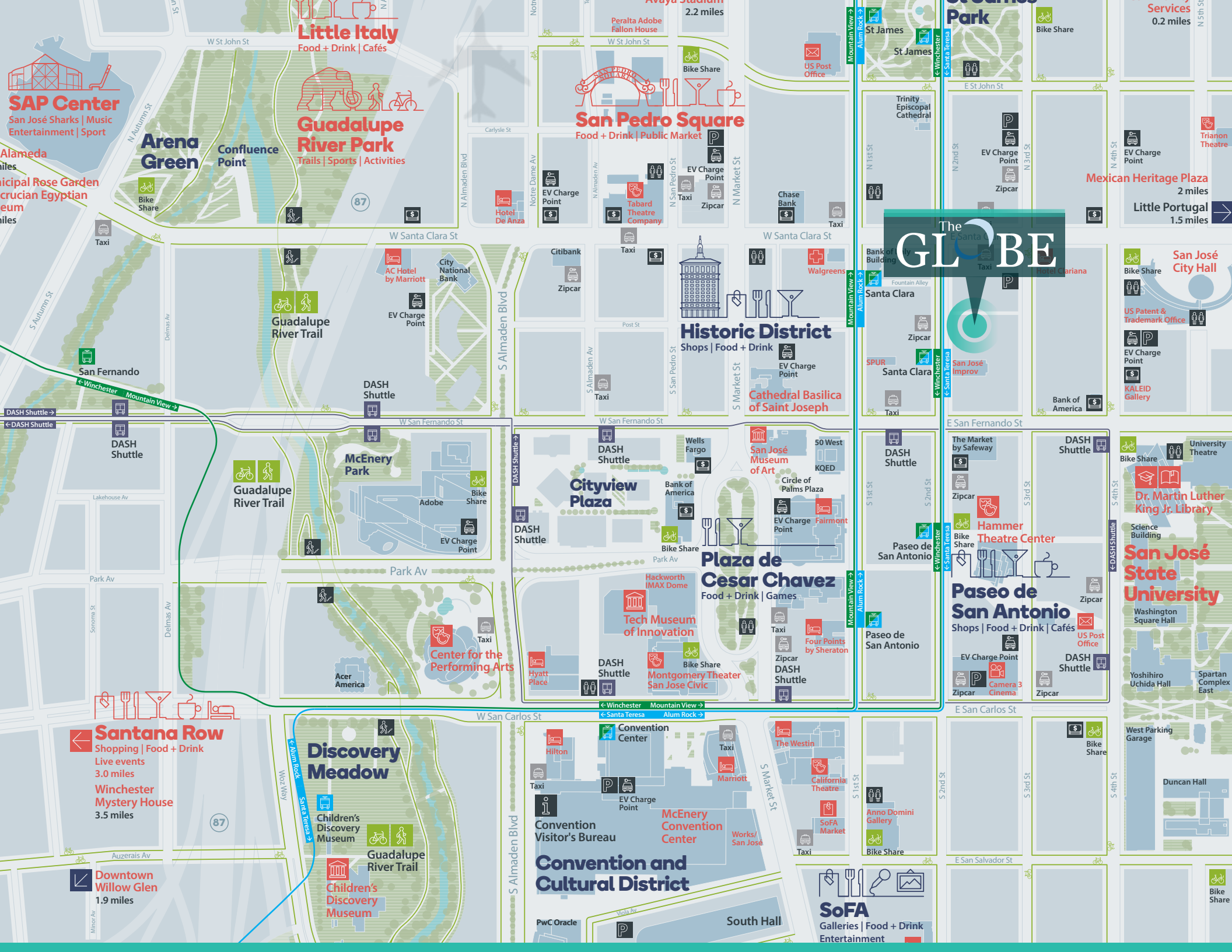
HIGHLIGHTS

-  **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 (5.9% cap rate)**



 **CommonGrounds**

CITY STYLE AT ITS BEST @ DOWNTOWN SAN JOSE



SAP Center
San José Sharks | Music
Entertainment | Sport

Alameda
Municipal Rose Garden
Circian Egyptian
Museum

Little Italy
Food + Drink | Cafés

Guadalupe River Park
Trails | Sports | Activities

San Pedro Square
Food + Drink | Public Market

Arena Green
Confluence Point

Guadalupe River Trail

Historic District
Shops | Food + Drink

The **GLOBE**

Mexican Heritage Plaza
2 miles
Little Portugal
1.5 miles

San José City Hall

McEnery Park

Cityview Plaza

Plaza de Cesar Chavez
Food + Drink | Games

Paseo de San Antonio
Shops | Food + Drink | Cafés

San José State University

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

West Parking Garage
Duncan Hall

Downtown Willow Glen
1.9 miles

Children's Discovery Museum

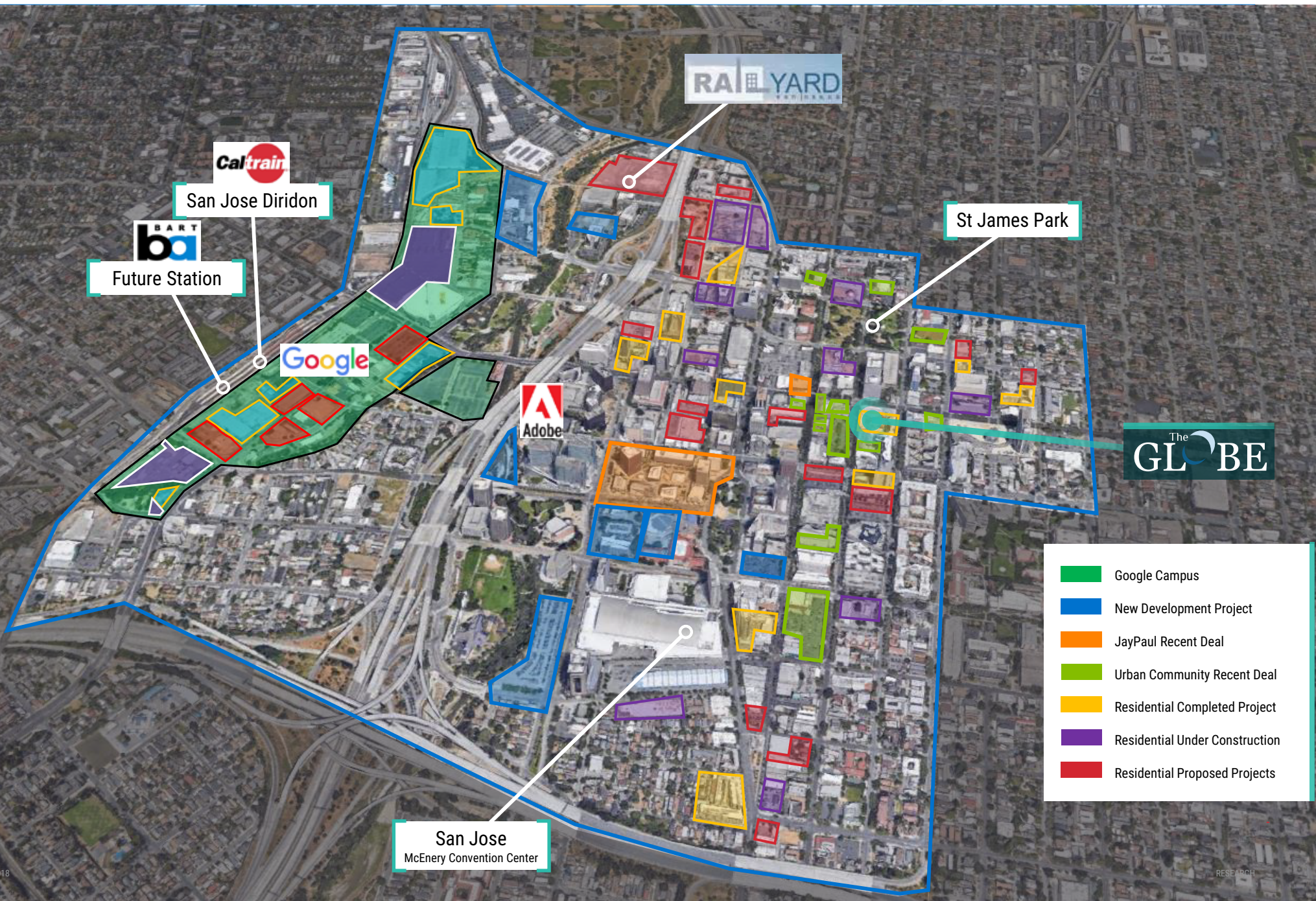
Convention Center
McEnery Convention Center

E San Carlos St

South Hall

Bike Share

SAN JOSE DOWNTOWN ACTIVITY



The GLOBE

- Google Campus
- New Development Project
- JayPaul Recent Deal
- Urban Community Recent Deal
- Residential Completed Project
- Residential Under Construction
- Residential Proposed Projects



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>





The
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 **Newmark
Knight Frank**

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3055 Olin Avenue, San Jose, CA 95128, T: 408.727.9600

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