

# For Lease or Sale

55 East Empire Street, San Jose



## ±4,300 Square Feet Available

We are pleased to offer the following space:



- ◆ Heavy Office Buildout
- ◆ Corner Lot
- ◆ Abundant Parking
- ◆ Built in 1917 on ±0.29 Acres
- ◆ 2-Story + Basement
- ◆ Walking Distance to LightRail & Japantown
- ◆ .8 Miles from San Pedro Square/ Downtown San Jose
- ◆ Renovations include upgraded electrical system, new plumbing, refinished hardwood flooring and CAT-5 wiring
- ◆ Ideal for Law and Professional Service Tenants
- ◆ Call for Pricing and Touring Instructions

**Luke Allard** Director 408.982.8492 [lallard@ngkf.com](mailto:lallard@ngkf.com) CA RE License #01910058

**Gabe Regalado** Associate Director 408.455.4913 [gabe.regalado@ngkf.com](mailto:gabe.regalado@ngkf.com) CA RE License #02008286

**Newmark  
Knight Frank**

3055 Olin Avenue, Suite 2200, San Jose, CA 95128 [www.ngkf.com](http://www.ngkf.com)

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

18-0987-7/18

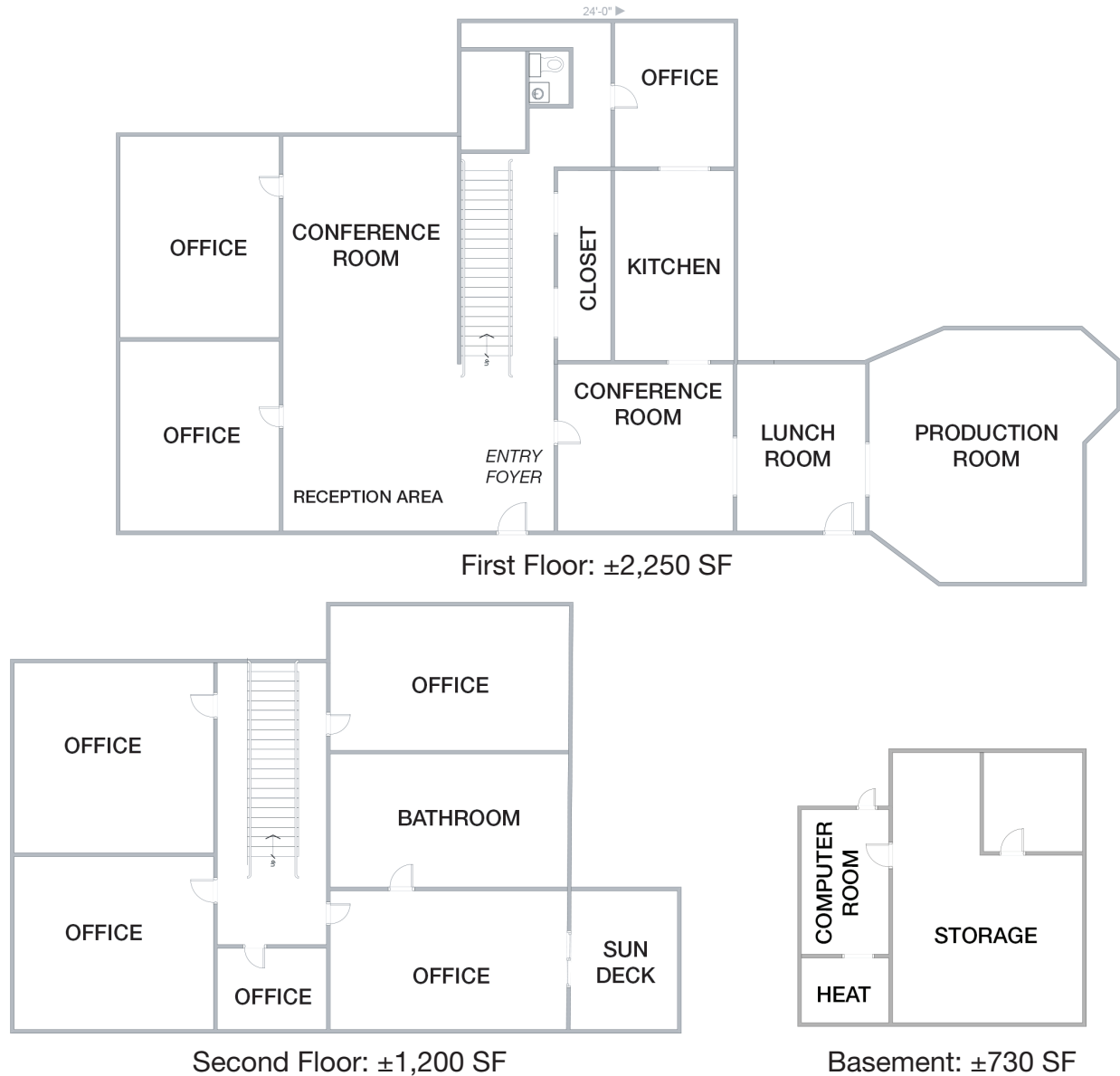
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## Premises Floor Plan\*

\* Most but Not All Equipment is Still in Place



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