

FOR SALE



The
GLOBE

DOWNTOWN SAN JOSE // CA

18/20 S. 2ND STREET 95113

**PRICE
REDUCED!!!**

SINGLE TENANT NNN

100% LEASED INVESTMENT

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UNIQUE DOWNTOWN SAN JOSE LOCATION

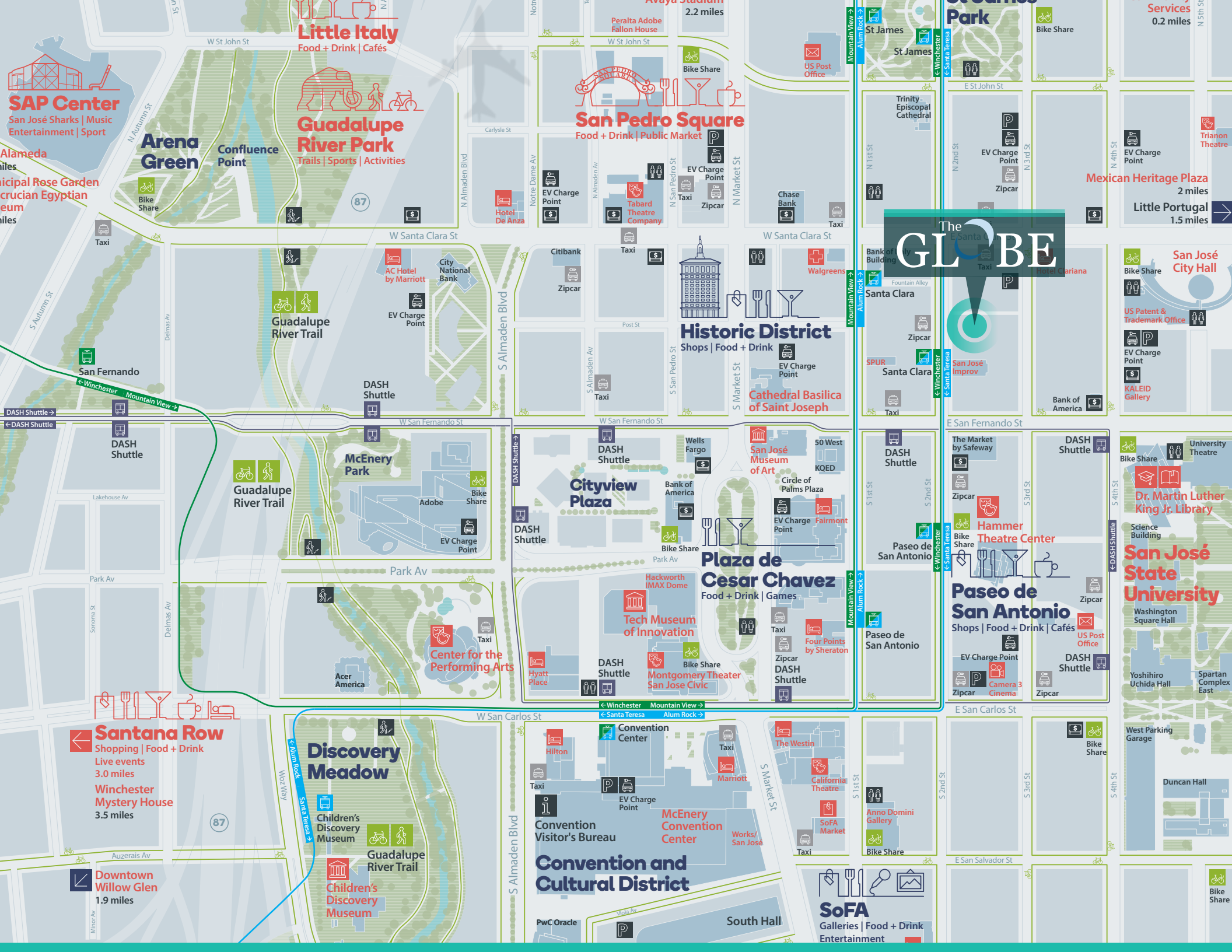


HIGHLIGHTS

-  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. 8 years remaining (LED 10/04/28)
-  **Reduced Sale Price: \$5.5 million (6.58% cap rate)**



CITY STYLE AT ITS BEST @ DOWNTOWN SAN JOSE



SAP Center
San José Sharks | Music
Entertainment | Sport

Alameda
Municipal Rose Garden
Crucian Egyptian Museum

Little Italy
Food + Drink | Cafés

Guadalupe River Park
Trails | Sports | Activities

San Pedro Square
Food + Drink | Public Market

The **GLOBE**

Historic District
Shops | Food + Drink

Cityview Plaza

Plaza de Cesar Chavez
Food + Drink | Games

Paseo de San Antonio
Shops | Food + Drink | Cafés

Convention and Cultural District

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

Discovery Meadow

Downtown Willow Glen
1.9 miles

San José State University

Washington Square Hall
Yoshihiro Uchida Hall
Spartan Complex East

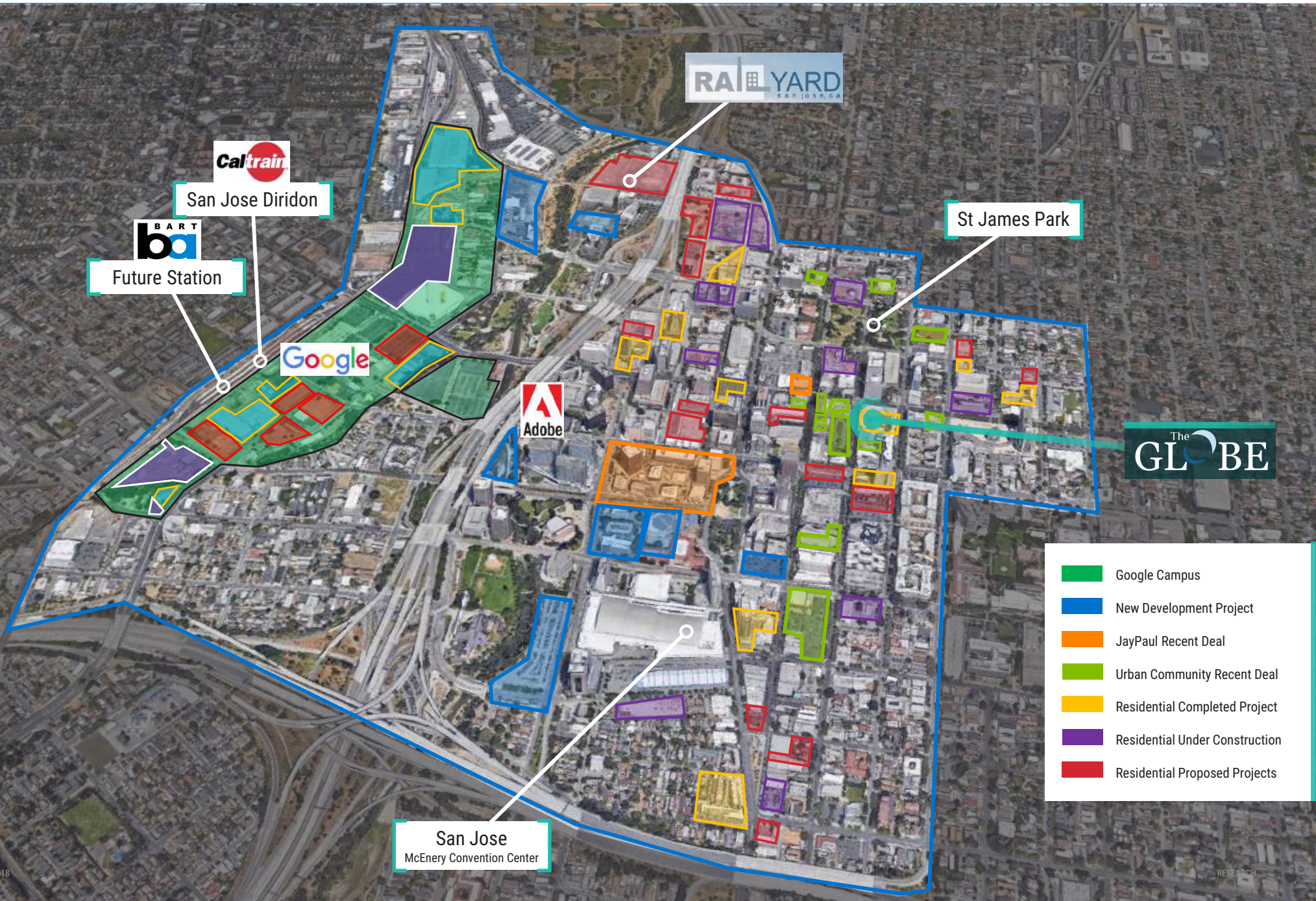
West Parking Garage
Duncan Hall

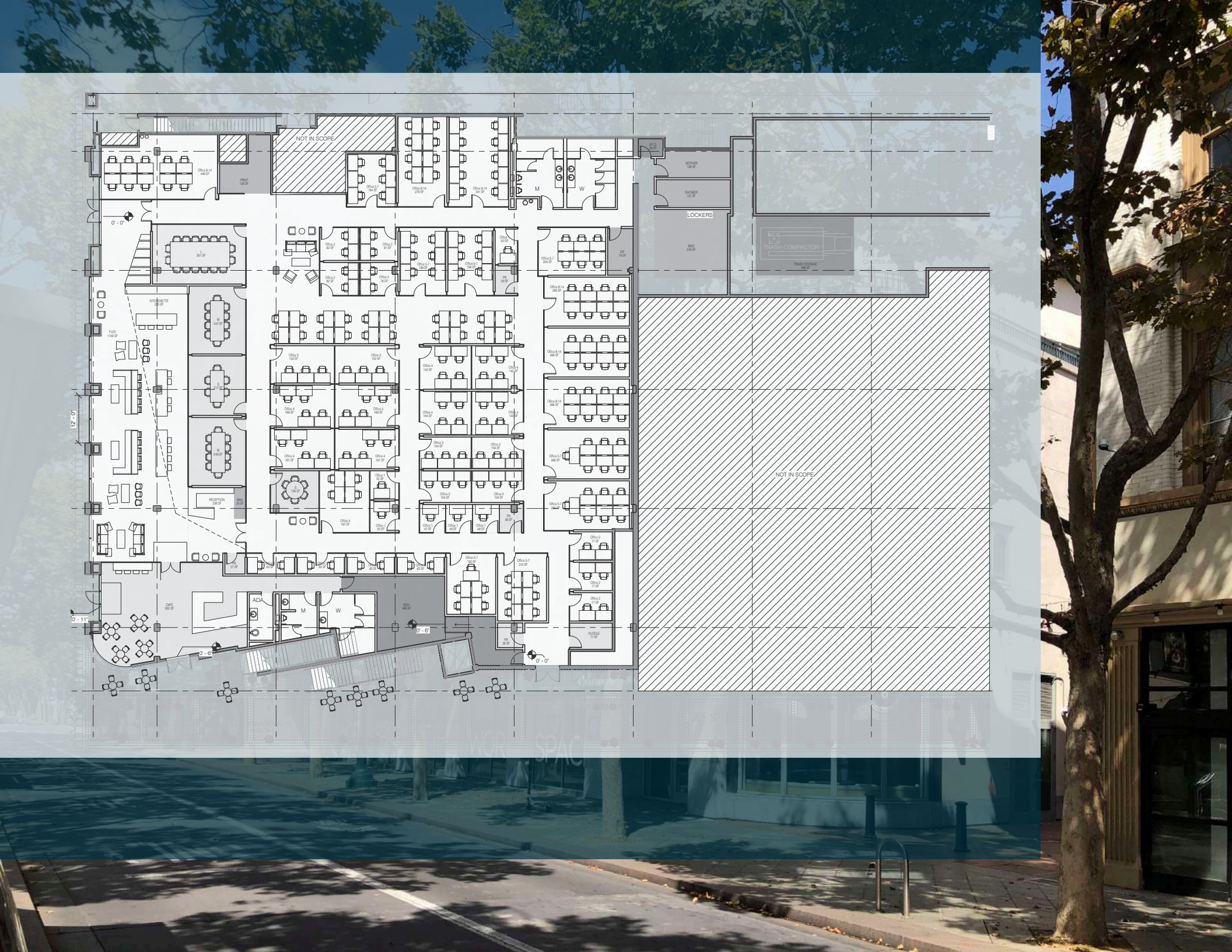
SoFA
Galleries | Food + Drink
Entertainment

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Entertainment

SAN JOSE DOWNTOWN ACTIVITY





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
GL**BE**

 **Newmark
Knight Frank**

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