

FOR LEASE > R&D / OFFICE SPACE

6450 Via Del Oro



6450 Via Del Oro | SAN JOSE, CA

FEATURES

- ±24,400 SF
- Mix of private offices and open space
- General Plan TEC
- Zoned I.P.
- 100% Dropped Ceiling
- 3,000 Amps @277/480 Volts (Lessee to Confirm)
- Under renovations, available April 2020
- Asking rent \$1.60 NNN
- Operating Expenses TBD
- 4.68/1000 Parking

Exclusive Agents:

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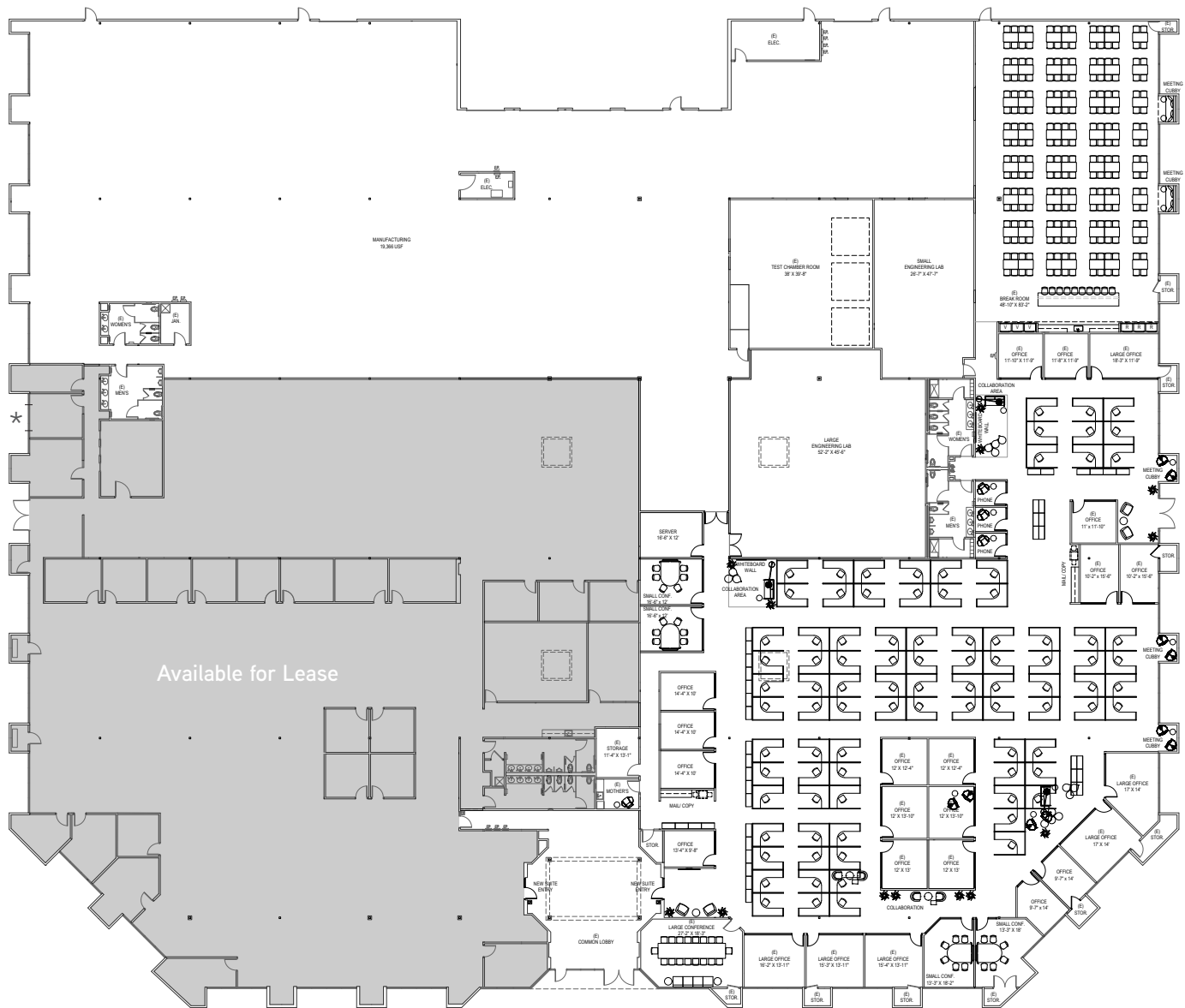
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Floor Plan



*Possible grade level door.

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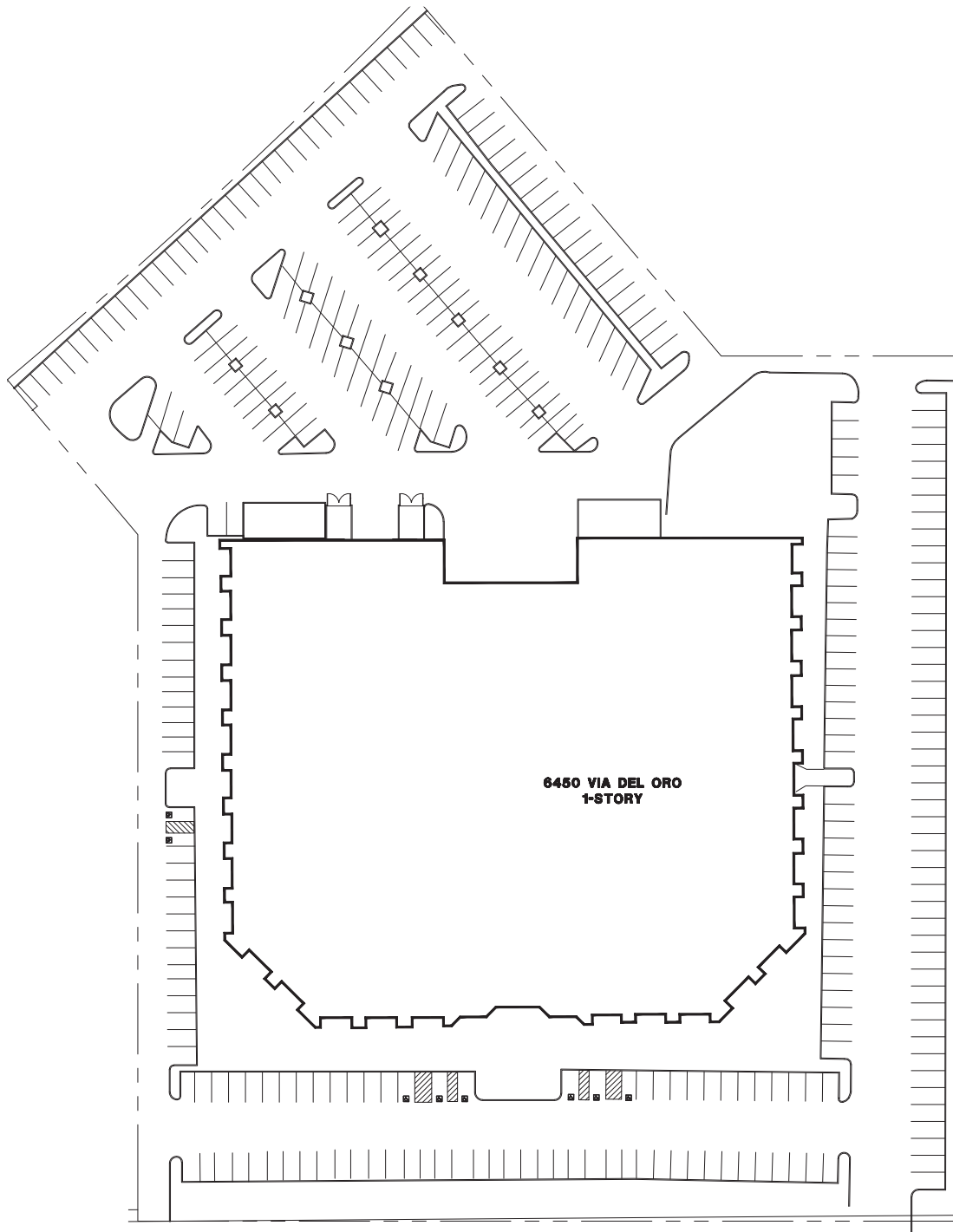
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Site Plan



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USE	TEC
Manufacturing And Assembly, Light	P
Manufacturing And Assembly, Medium	P
Research And Development	P
Warehouse/Distribution Facility	P
Wholesale Sale Establishment	S
Commercial Support	P
Day Care Center	C
Instruction Art Studios	P
Private Instruction Personal Enrichment	P
School, Elementary And Secondary (Public Or Private)	C
School, Post Secondary	C

USE	TEC
School, trade and vocational	C
Health club, gymnasium	S
Recreation commercial/indoor	S
Commercial kitchen	P
Warehouse retail	C
Retail sales, goods, and merchandise	P
Retail art studio	P
Office, general business	P
Office, research and development	P
Data center	S
Warehouse retail indoor sale of passenger vehicles, pickup truck not exceeding 25 feet in length, and motorcycles	C

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