



# 1960 HARTOG

UNIT 20 SAN JOSE | CALIFORNIA



**Newmark  
Knight Frank**

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Senior Managing Director

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# COMPLETE INTERIOR AND EXTERIOR RENOVATIONS UNDERWAY!

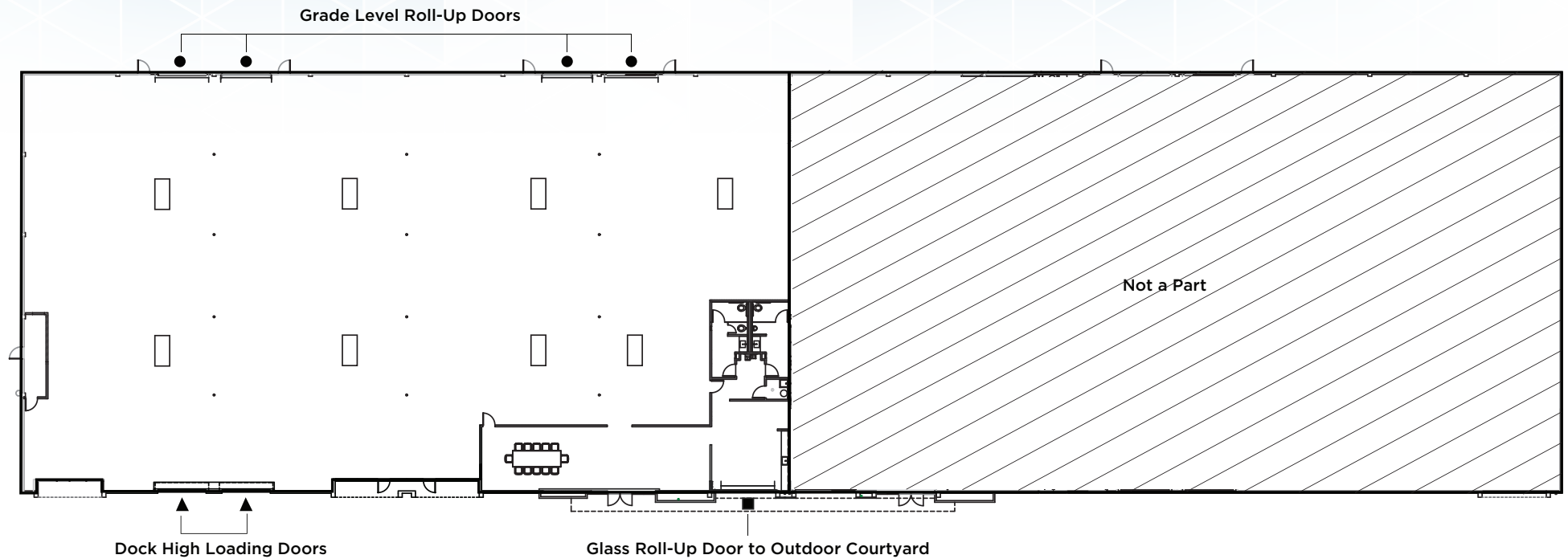


## PROJECT HIGHLIGHTS

- Size: 20,160 SF
- Loading: 2 DH 4 GL
- Clear Height: 14'
- Electrical Service: 600A 277/480V 3 Ph
- Fire Sprinklers: 0.33/3,000 GPM
- Roof: New TPO Roof with Skylights
- Lighting: New, Title 24 compliant
- Abundant Natural Light
- Parking: Approx. 28 spaces, potential for additional spaces. Rear parking to be fenced/secured
- Indoor/Outdoor break area with glass roll-up door to courtyard
- Outstanding Access to all major South Bay Freeways and Arterials
- Rent: \$1.45NNN as conceptualized.
- Estimated Expenses: \$0.43
- Anticipated Delivery: April 2020



# FLOOR PLAN



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FEATURING  
**INDOOR/OUTDOOR BREAK AREA**



## AMENITIES MAP







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All elevations, drawings, renderings and floorplans are conceptual in nature, actual finished product may vary.

