

## 2ND STORY SPACE OFFICE FOR LEASE

# EL PASEO COURT

40 S. 1st Street, San Jose, CA 95113



### SPACE SUMMARY

<b>AVAILABLE SF:</b>	Suite 42D: 1,144 RSF Available Now Suite 40AB: 1,439 RSF Available 6/1/2020
<b>LEASE RATE:</b>	\$2.95 SF/mo (MG)
<b>YEAR BUILT:</b>	1932
<b>BUILDING SIZE:</b>	9,969 SF

### PROPERTY OVERVIEW

Mediterranean style 2-story office complex with well maintained common areas including exterior seating and fountain area. Property is ideally situated amid the downtown hustle of retail amenities such as San Pedro Square Market Place, major employers, a short walk to Plaza de Cesar Chavez, and easy access to mass transit with the Santa Clara (N) Station a few steps away. Other office tenants include photography, public relations, architectural.

Suite 42D is located towards the back of the lot on the 2nd floor providing views of the recently re-tiled courtyard with fountain. Suite has its own private stairway and access to an office with high ceilings, abundant natural light, hardwood floors, and individual HVAC.

Suite 40AB is located towards the front of the building facing S. 1st Street on the 2nd floor and has of visibility from the street. Suite has private stairway and boasts lots of natural light from ample window line to sunlight. The suite like many of the other offices has hardwood floors, high ceilings, and individual HVAC.

### LOCATION HIGHLIGHTS

- Secured Entry
- Well-Maintained Property
- Hardwood Floors
- Adjacent to Parking Lot
- High Ceilings

**KW COMMERCIAL**  
2520 Mission College Blvd.  
Santa Clara, CA 95054

**ERIK CARLSON**  
Director  
O: 650.575.7475  
erik@carlsonurban.com  
CA DRE #01347649

**AMIT URBAN**  
Director  
O: 650.282.0477  
amit@carlsonurban.com  
CA DRE #01998926

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com/](http://kwcommercial.com/)

## OFFICE FOR LEASE

# EL PASEO COURT

40 S. 1st Street, San Jose, CA 95113



**LEASE RATE:** \$2.95PSF **TOTAL SPACE:** 1,144 - 1,439 SF  
**LEASE TYPE:** MG **LEASE TERM:** -

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
42D S. 1st Street	Creative/Loft	\$2.95 SF/month	Modified Gross	1,144 SF	Negotiable	2 Private Offices 1 Conference Room Private Restroom Break Room High Ceilings Balcony Private Entrance
40 S. 1st Street, Suite AB	Creative/Loft	\$2.95 SF/month	Modified Gross	1,439 SF	Negotiable	3 Private offices 1 Open area/conference room 2 Private restrooms Break room w/ sink Reception area Private Entrance

**KW COMMERCIAL**  
2520 Mission College Blvd.  
Santa Clara, CA 95054

**ERIK CARLSON**  
Director  
O: 650.575.7475  
erik@carlsonurban.com  
CA DRE #01347649

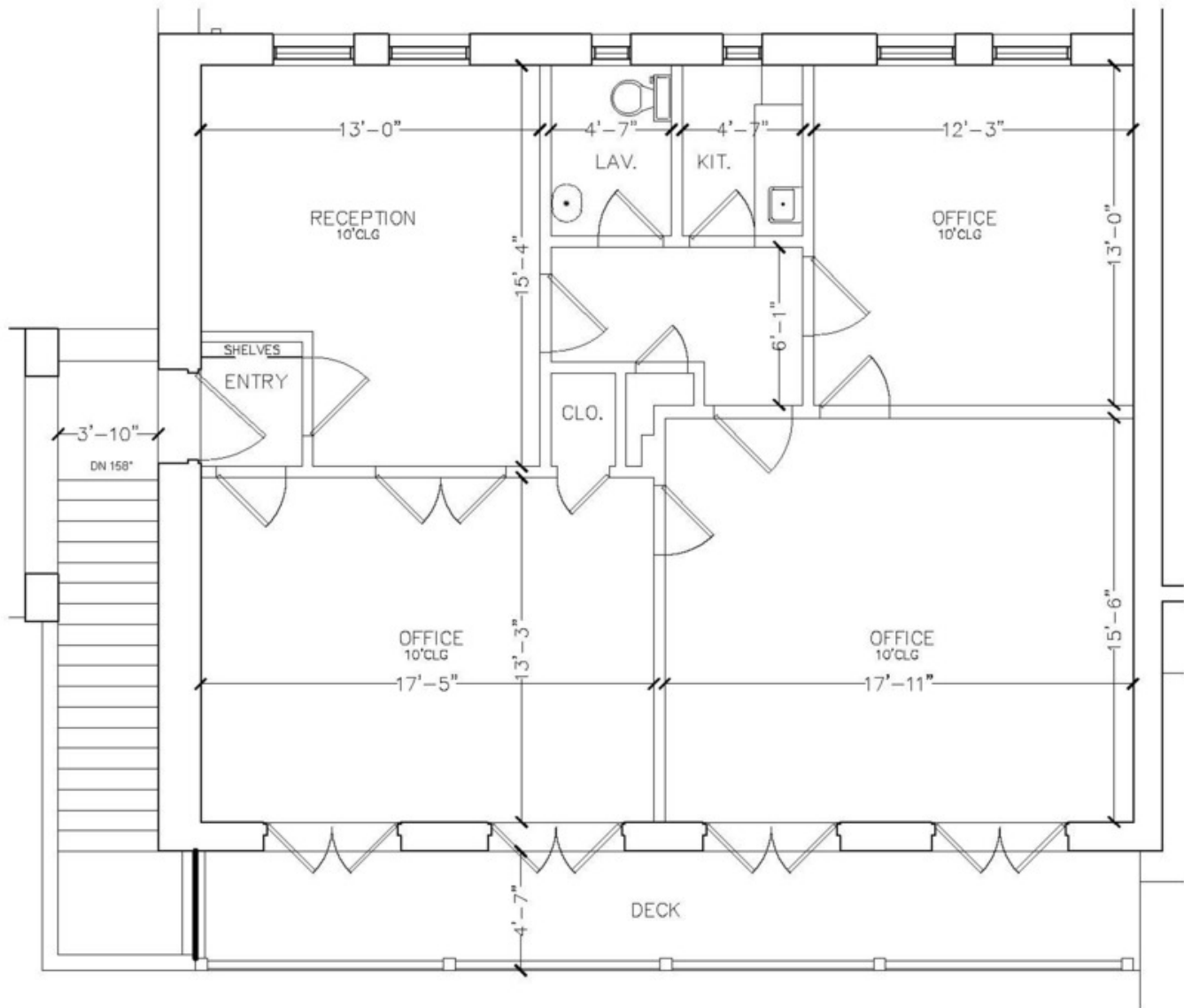
**AMIT URBAN**  
Director  
O: 650.282.0477  
amit@carlsonurban.com  
CA DRE #01998926

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com/](http://kwcommercial.com/)

# EL PASEO COURT

40 S. 1st Street, San Jose, CA 95113



**KW COMMERCIAL**  
2520 Mission College Blvd.  
Santa Clara, CA 95054

**ERIK CARLSON**  
Director  
O: 650.575.7475  
erik@carlsonurban.com  
CA DRE #01347649

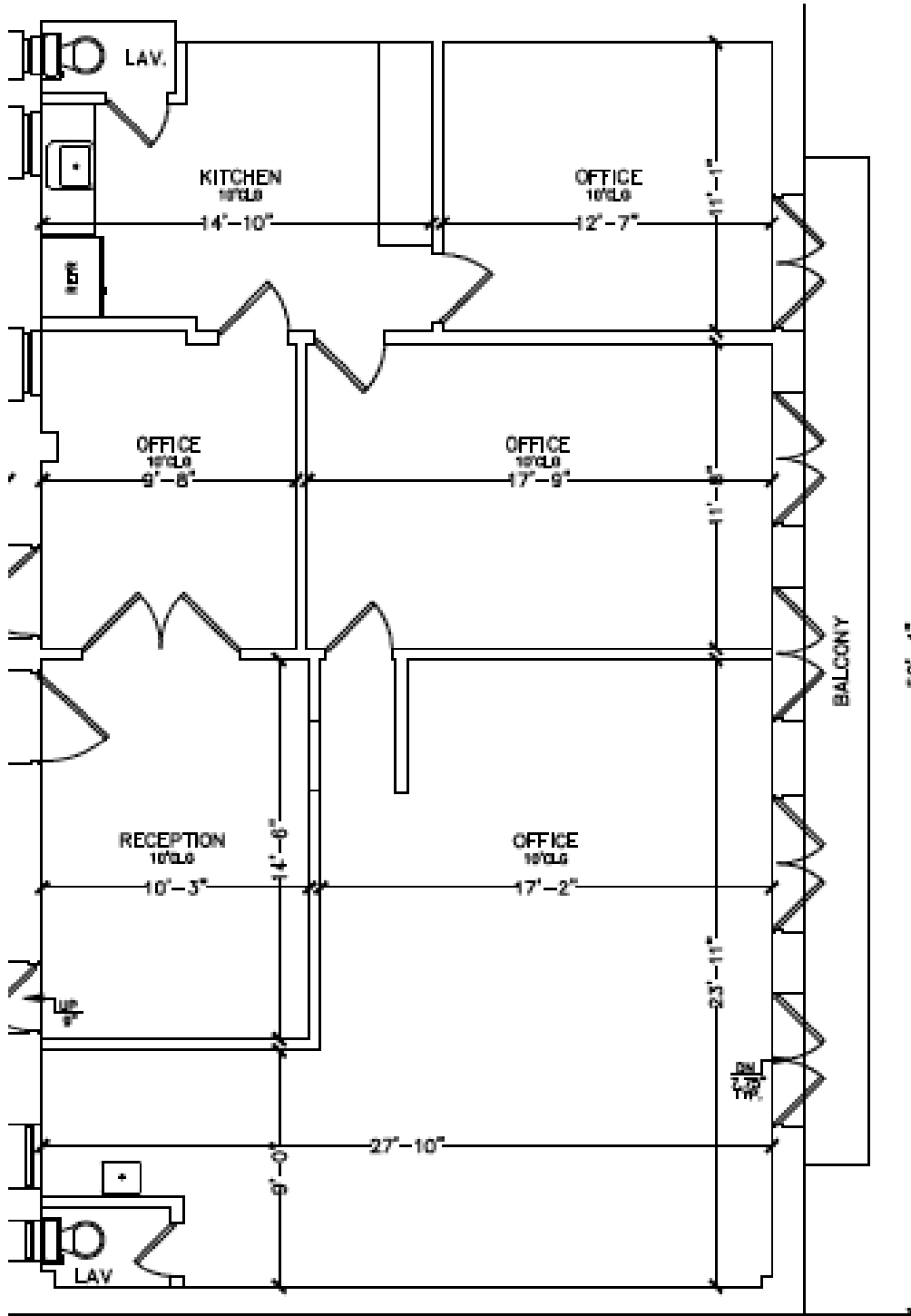
**AMIT URBAN**  
Director  
O: 650.282.0477  
amit@carlsonurban.com  
CA DRE #01998926

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com/](http://kwcommercial.com/)

# EL PASEO COURT

40 S. 1st Street, San Jose, CA 95113



**KW COMMERCIAL**  
2520 Mission College Blvd.  
Santa Clara, CA 95054

**ERIK CARLSON**  
Director  
O: 650.575.7475  
erik@carlsonurban.com  
CA DRE #01347649

**AMIT URBAN**  
Director  
O: 650.282.0477  
amit@carlsonurban.com  
CA DRE #01998926

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com/](http://kwcommercial.com/)

**OFFICE FOR LEASE**

# EL PASEO COURT

40 S. 1st Street, San Jose, CA 95113



Courtyard with Fountain



Rear Entry



Private Stairwell to Suite 42D

**KW COMMERCIAL**  
2520 Mission College Blvd.  
Santa Clara, CA 95054

**ERIK CARLSON**  
Director  
O: 650.575.7475  
erik@carlsonurban.com  
CA DRE #01347649

**AMIT URBAN**  
Director  
O: 650.282.0477  
amit@carlsonurban.com  
CA DRE #01998926

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com/](http://kwcommercial.com/)

**OFFICE FOR LEASE**

# EL PASEO COURT

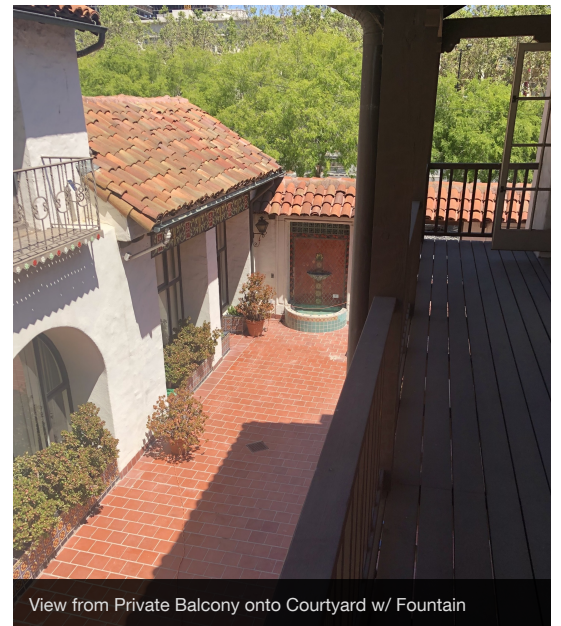
40 S. 1st Street, San Jose, CA 95113



Rear Entry w/ Tenant Directory and Local Artist Mural



Office with Double Doors to Private Balcony



View from Private Balcony onto Courtyard w/ Fountain

**KW COMMERCIAL**  
2520 Mission College Blvd.  
Santa Clara, CA 95054

**ERIK CARLSON**  
Director  
O: 650.575.7475  
erik@carlsonurban.com  
CA DRE #01347649

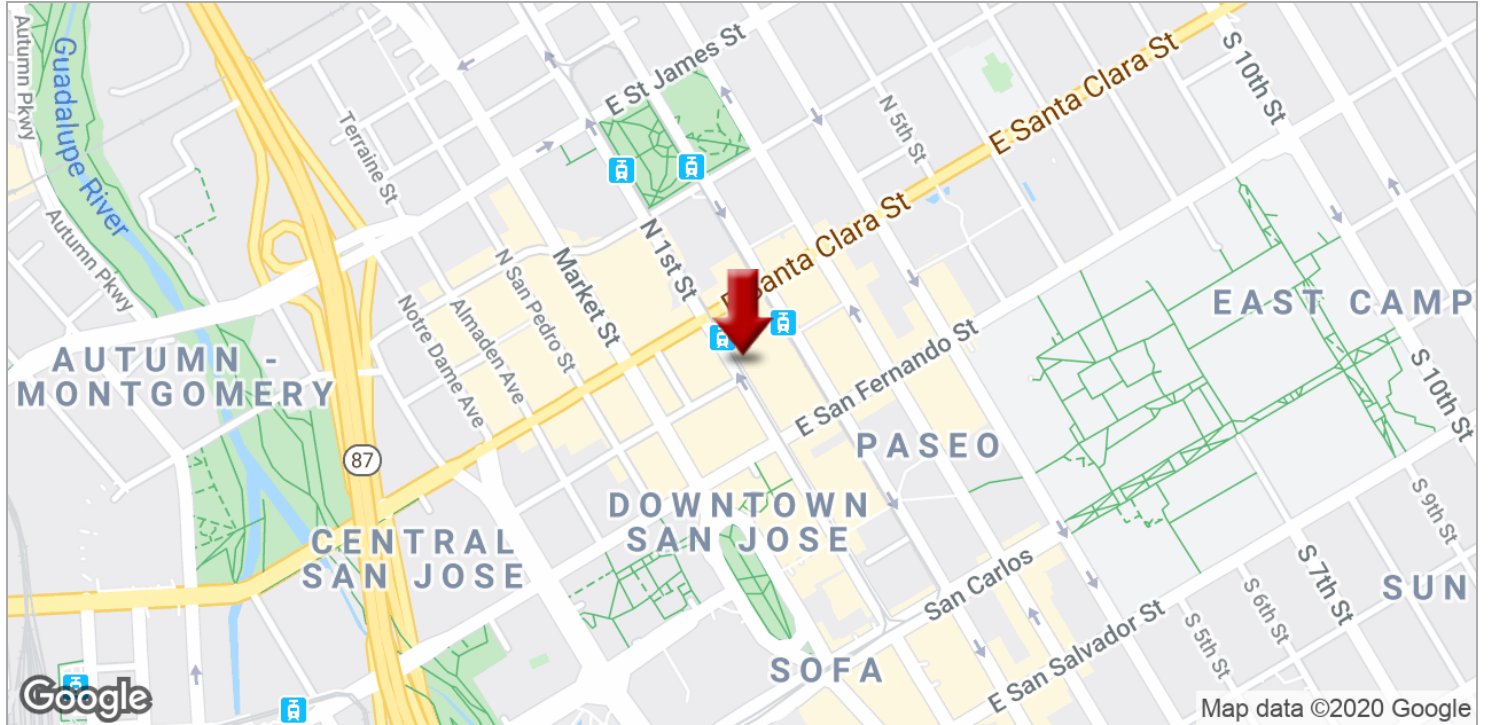
**AMIT URBAN**  
Director  
O: 650.282.0477  
amit@carlsonurban.com  
CA DRE #01998926

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com/](http://kwcommercial.com/)

# EL PASEO COURT

40 S. 1st Street, San Jose, CA 95113



**KW COMMERCIAL**  
2520 Mission College Blvd.  
Santa Clara, CA 95054

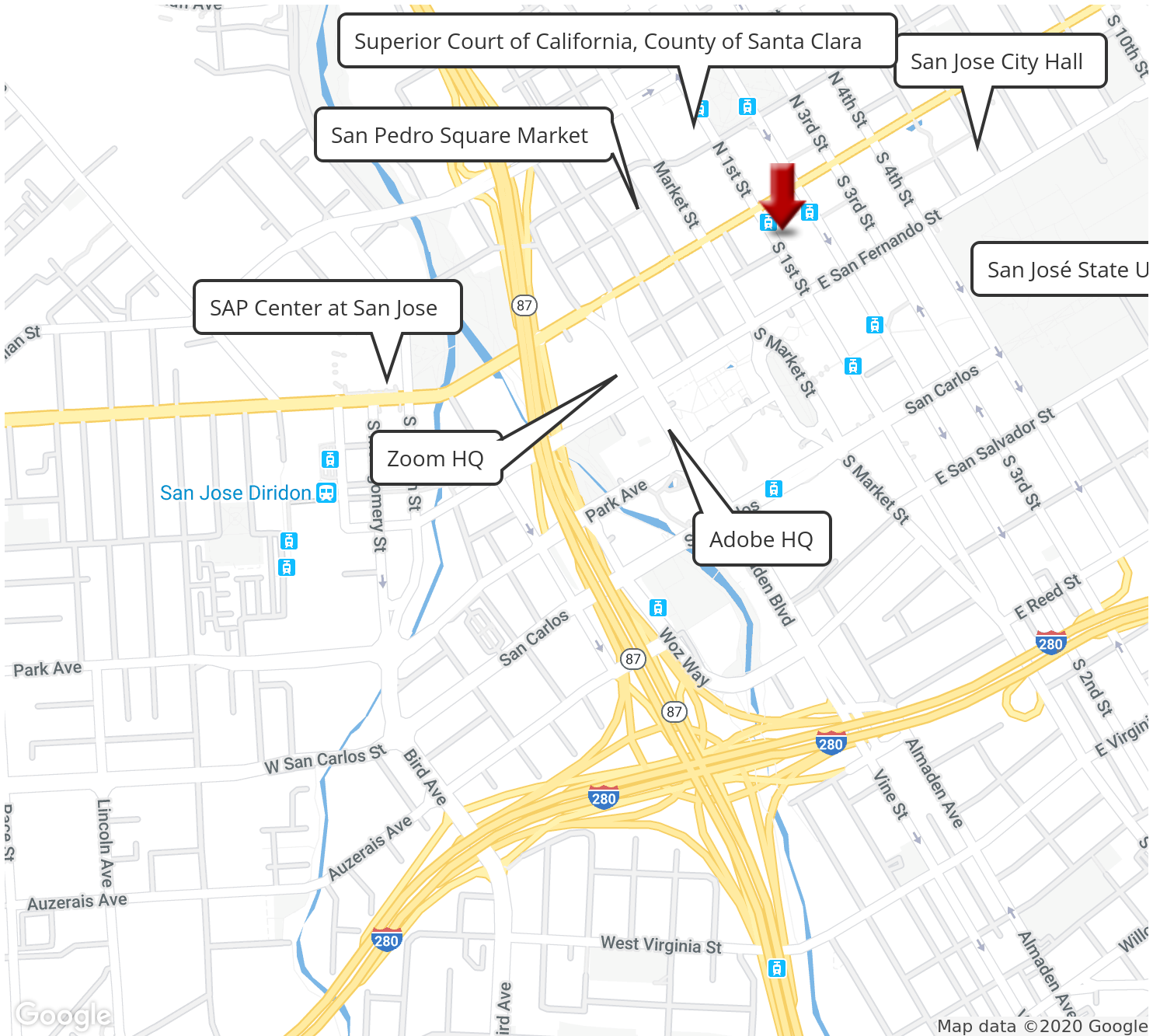
**ERIK CARLSON**  
Director  
O: 650.575.7475  
erik@carlsonurban.com  
CA DRE #01347649

**AMIT URBAN**  
Director  
O: 650.282.0477  
amit@carlsonurban.com  
CA DRE #01998926

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# EL PASEO COURT

40 S. 1st Street, San Jose, CA 95113



**KW COMMERCIAL**  
2520 Mission College Blvd.  
Santa Clara, CA 95054

**ERIK CARLSON**  
Director  
O: 650.575.7475  
erik@carlsonurban.com  
CA DRE #01347649

**AMIT URBAN**  
Director  
O: 650.282.0477  
amit@carlsonurban.com  
CA DRE #01998926

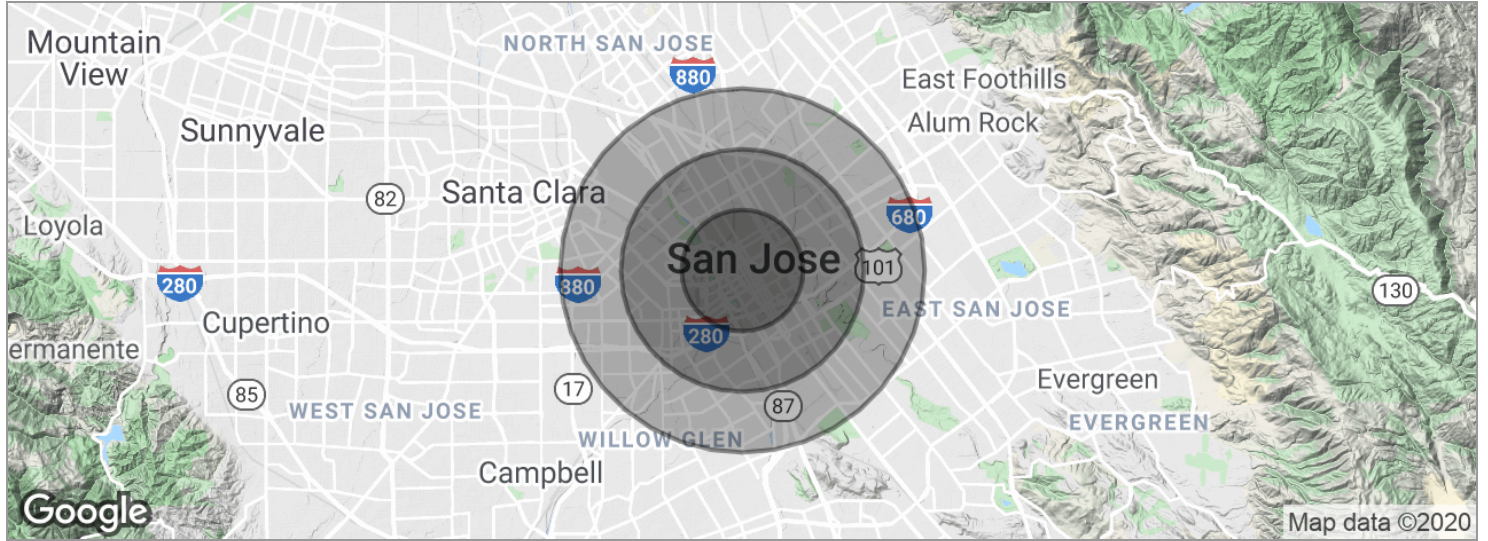
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com/](http://kwcommercial.com/)



# EL PASEO COURT

40 S. 1st Street, San Jose, CA 95113



<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total population	30,984	110,531	216,448
Median age	31.1	31.9	32.7
Median age (male)	30.0	31.5	32.2
Median age (Female)	32.5	32.1	33.1

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total households	11,870	38,854	74,929
# of persons per HH	2.6	2.8	2.9
Average HH income	\$70,144	\$77,852	\$79,985
Average house value	\$575,216	\$582,374	\$574,895

*\* Demographic data derived from 2010 US Census*

**KW COMMERCIAL**  
2520 Mission College Blvd.  
Santa Clara, CA 95054

**ERIK CARLSON**  
Director  
O: 650.575.7475  
erik@carlsonurban.com  
CA DRE #01347649

**AMIT URBAN**  
Director  
O: 650.282.0477  
amit@carlsonurban.com  
CA DRE #01998926

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.