

**Procuring Commission Bonus:  
\$5,000 Travel Voucher**



±4,750 SF  
FOR LEASE

1723

HAMILTON  
AVE

*San Jose, CA  
95125*

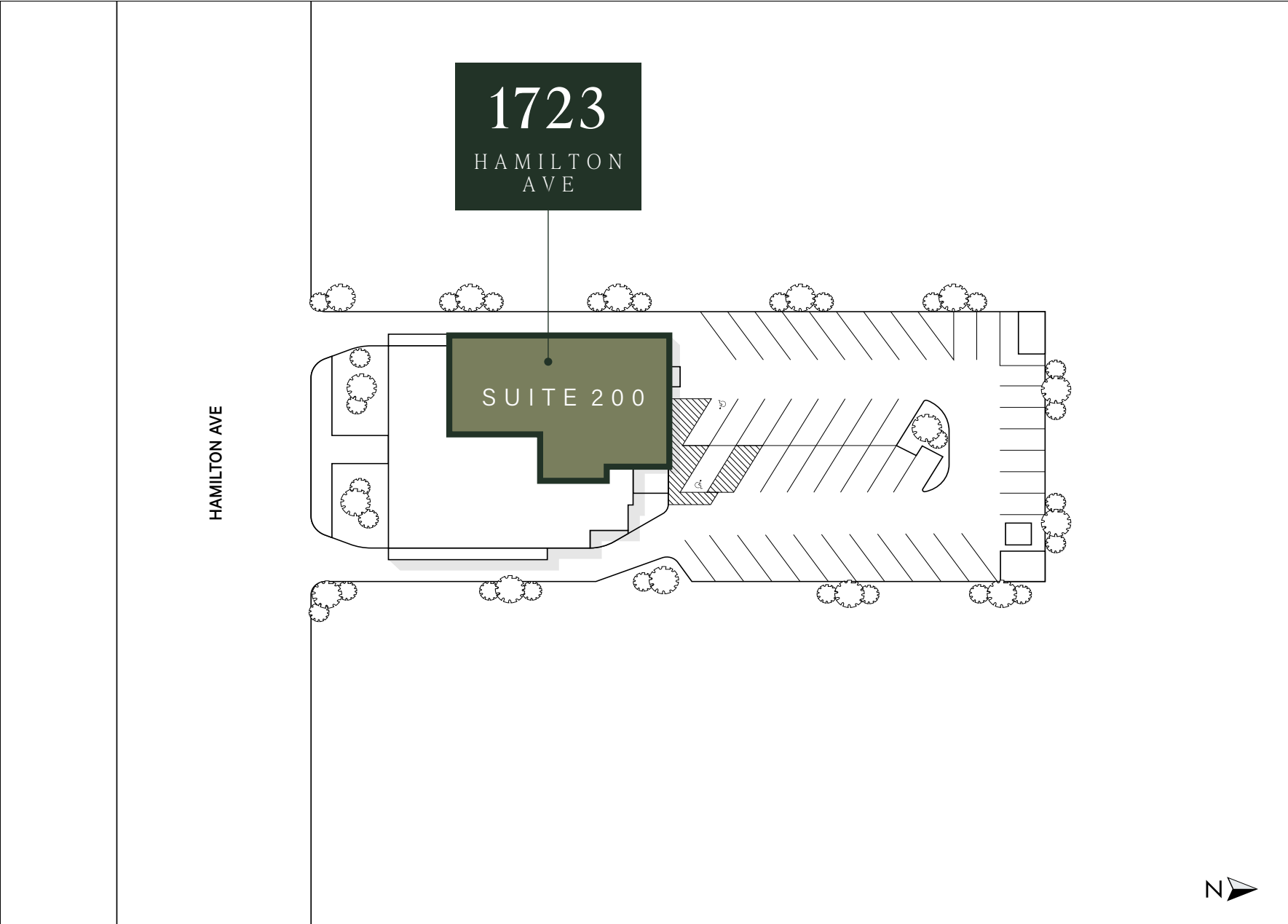
**CBRE**

# PROPERTY HIGHLIGHTS

- ±4,750 SF
- Pride of ownership suburban office building
- In suite breakroom
- Mix of open office, private offices and huddle rooms
- Tenants have free access to onsite common area conference room
- Welcoming atrium lobby
- Easy access to freeways 280 and 17
- Less than 5 minutes to Downtown Willow Glen and Pruneyard amenities
- Walkable food and retail amenities



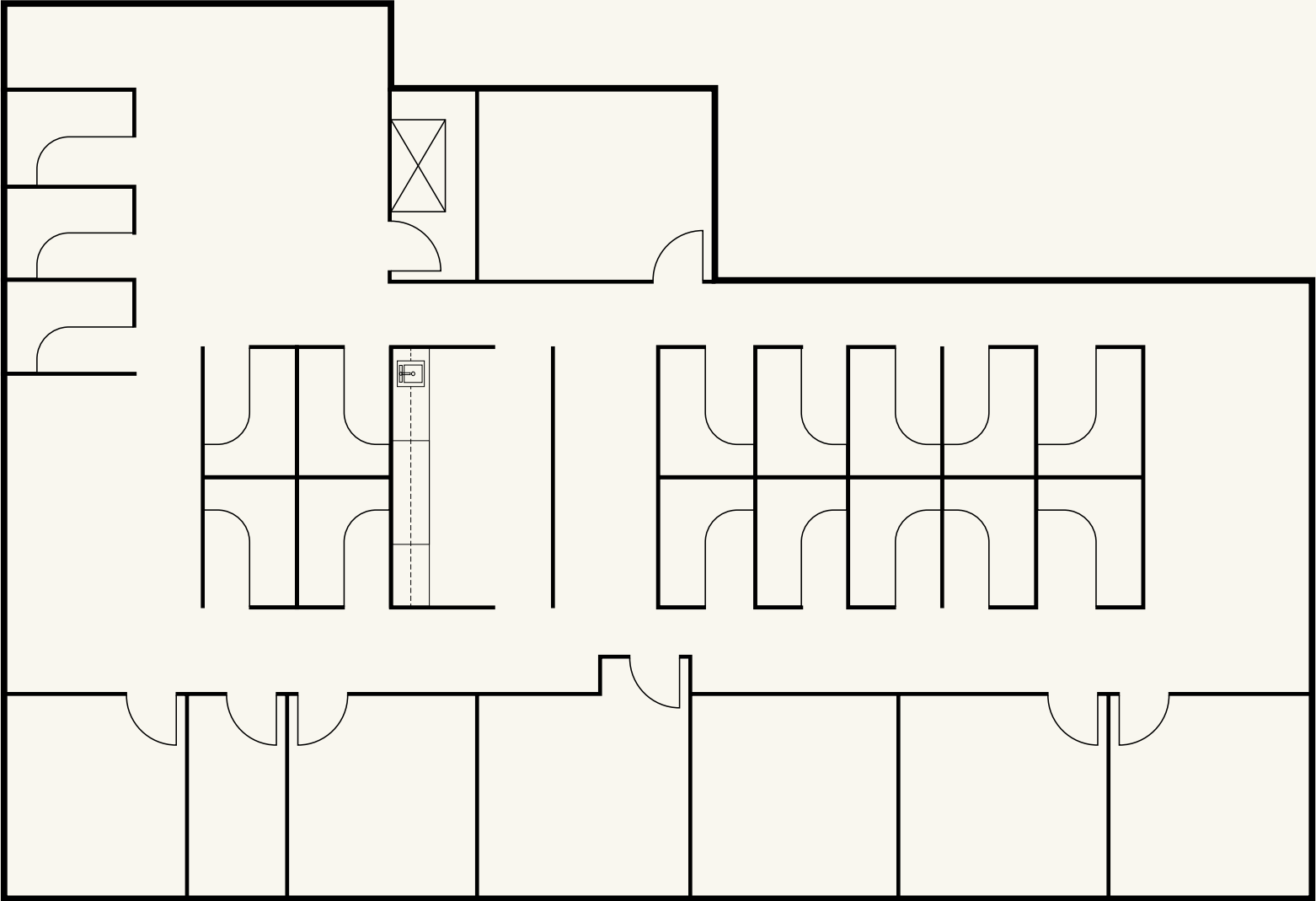
# SITE PLAN



# FLOOR PLAN

SUITE 200

±4,750 SF





*Professional Office  
in the heart of  
Willow Glen*

# AMENITY MAP



1723  
HAMILTON  
AVE

Blackford  
Elementary School

State Farm  
Rotten Robble  
usbank  
BevMo! SusieCakes  
Comerica philzCoffee  
CVS pharmacy  
BANK OF AMERICA  
O'Reilly AUTO PARTS  
TESLA  
W  
STRETCH LAB BASKIN-ROBBINS  
NOAH'S MY BAGELS Peets Coffee  
WELLS FARGO CLUB PILATES  
CHASE  
barre3  
Orangetheory FITNESS

Rookies  
Tobias with Intero  
Real Estate Services

Your Experts  
Black Diamond  
Floor Strips & Landscaping Inc.  
ZELL ASSOCIATES, INC.  
Welbe Health A Public Benefit Company

Primrose School  
of Willow Glen  
BMO SAFEWAY  
GOLOS  
bundt  
Starbucks  
DRY CREEK GRILL  
TheExerciseCoach EVgo FAST CHARGING

9  
Allstate

THE PRUNEYARD SHOPPING CENTER  
Mendocino Farms WORLD WRAPPS Pacific Catch  
MADISON REED  
BANK OF AMERICA Sports Basement PALMS ME DOUBLE TREE TOGO'S  
TRADER JOE'S CHASE PRUNEYARD CINEMAS LUNA BUBBLES  
Marshalls verizon burgerlounge Orchard City KITCHEN  
FLOWER FLOUR THE PRUNEYARD Peets Coffee HQ

17

87

Bascom Ave

Meridian Ave

Southwest Expy

Minnesota Ave

Hamilton Ave

Curtner Ave

Almaden Expy

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FOR LEASE

# 1723

## HAMILTON AVE

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95125*



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**CBRE**

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