

STATEMENT BUILDING IN HIGH-TRAFFIC WILLOW GLEN/SAN JOSE AREA

Self-contained 720 sq.ft. suite on first floor and furnished upper floor (4,239 sq.ft.) available.



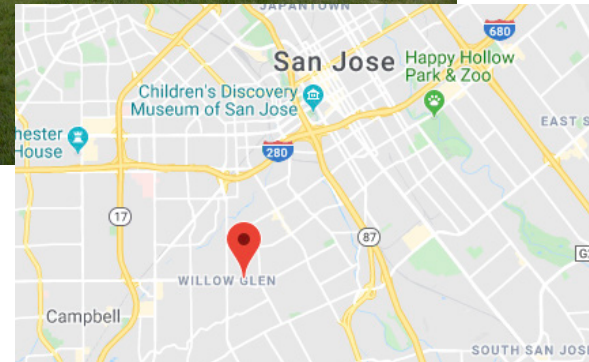
1495 Hamilton Way

PROPERTY FEATURES

- Fully furnished, second floor space (4,239 sq. ft.) with seven private offices, expansive windows, a kitchen and four large open work areas/pods with 18 cubes/workstations available in high-profile West San Jose office building. View images and floor plans at <https://www.1494hamiltonway.com/>. There are 28 on-premise parking spaces.

Full service lease including furnished offices and artwork available for \$3.50 sq. ft.

- A first floor office suite (102) is also available with large windows, three offices, as well as a storage/work room. The 720 sq ft self-contained suite adjoins the Break Room and Kitchen with access to outdoor patio. The month-to-month rental is \$3,250 full service. A year-long lease would drop that to \$3,000 pm. The entire second floor is available, as well.

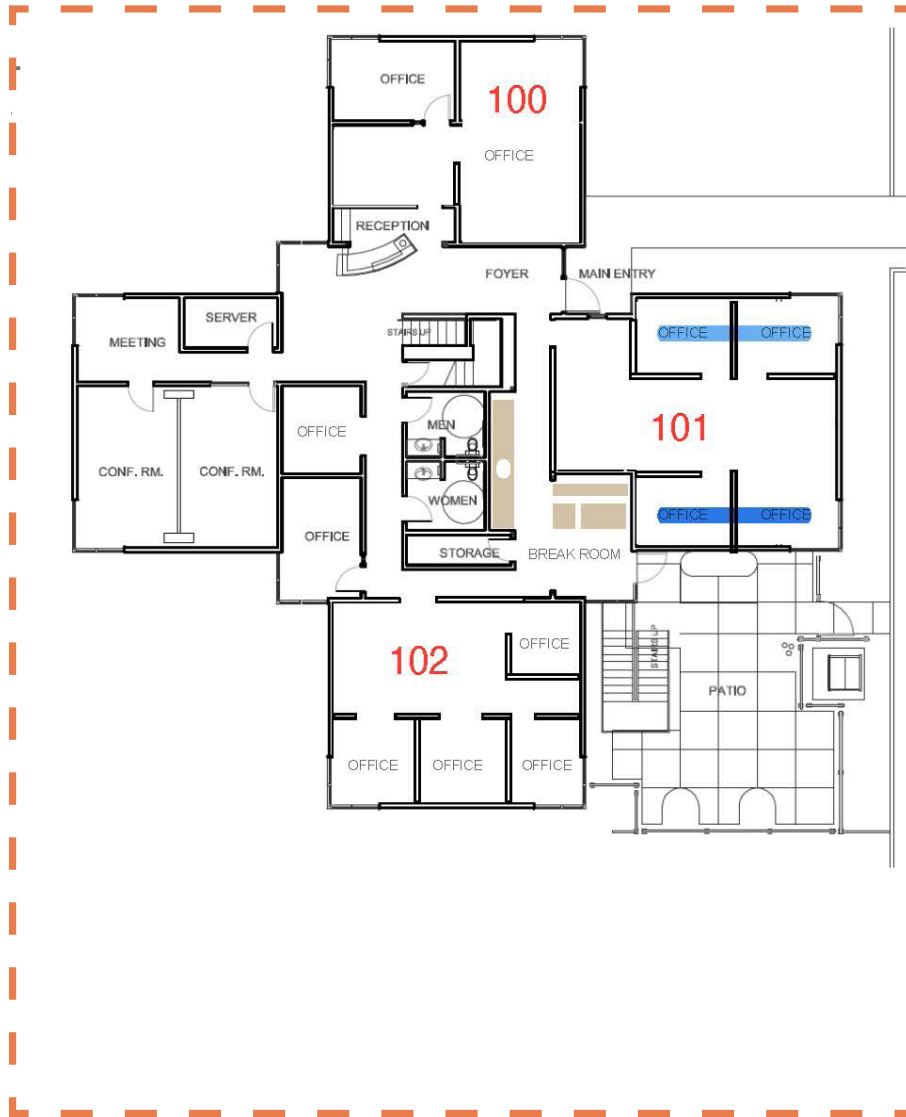


- Conveniently located in the picturesque Willow Glen suburb of San Jose, the two-story 1494 Hamilton Way building is close to all major freeways, an international airport and is in walking distance to shops, restaurants and the all-important Starbucks. The second floor and lobby of this contemporary

building are available for sub-lease at attractive rates. Ideal for professional services firm, start-up or digital media company seeking a prime, high-visibility location on Hamilton Ave in affluent Willow Glen. Tenants have included companies in architecture, construction, legal, insurance, youth counseling, financial services, software, and marketing sectors. Well-maintained building, landscaping and ample free parking.



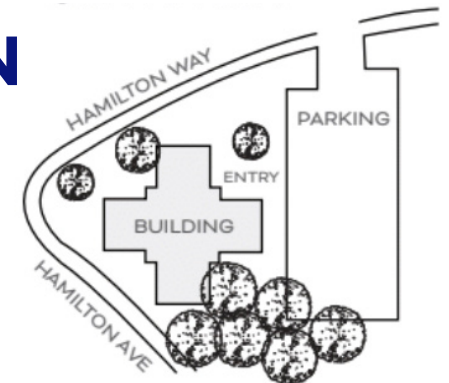
1ST FLOOR

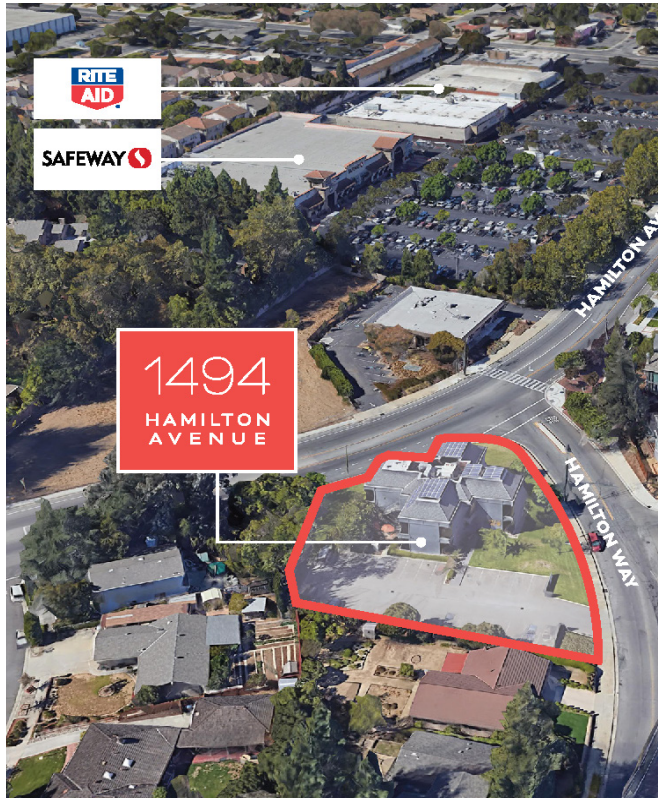


2ND FLOOR



SITE PLAN





IMMEDIATE PROXIMITY TO WILLOW GLEN, CAMPBELL, DOWNTOWN SAN JOSE, AND SAN JOSE INTERNATIONAL AIRPORT

