

# 2<sup>nd</sup> FLOOR 135± SF – 3,391± SF OFFICE UNITS FOR LEASE

1850 Warburton Ave, Santa Clara



Meacham/Oppenheimer, Inc.  
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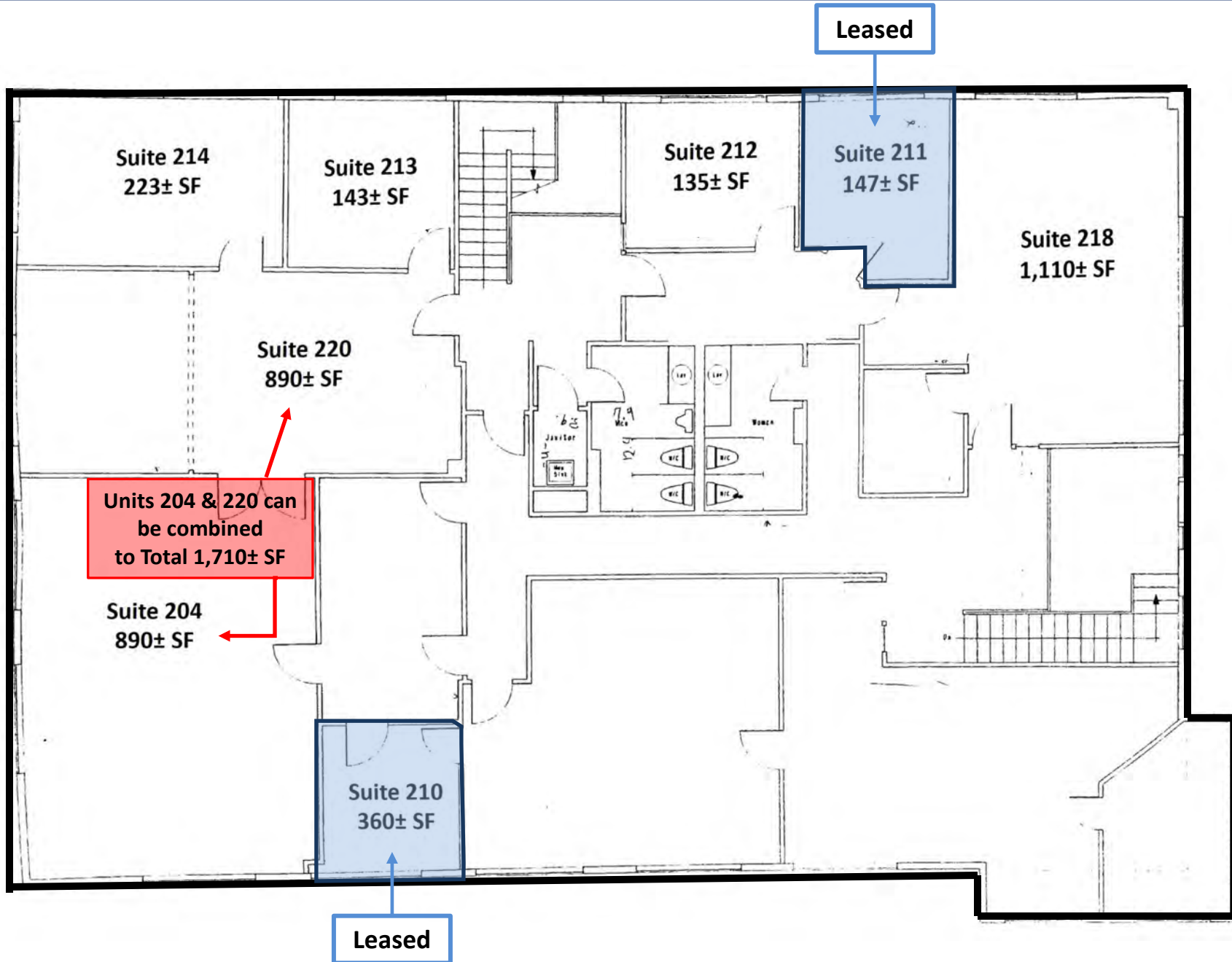
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# OFFICE BUILDING FOR LEASE

- 2<sup>nd</sup> Floor Office Units Available For Lease
- Located near El Camino Real & Scott Boulevard
- High Daily Traffic Counts of 50,000± cars a day
- 32 parking spaces with additional street parking
- SJC Airport 5-minute drive
- Highly visible location
- **\*Suite 204:** 890± SF | Asking Rent - \$2.25 PSF Full Service
- **Suite 212:** 135± SF | Asking Rent - \$650/Month Full Service
- **Suite 213:** 143± SF | Asking Rent - \$650/Month Full Service
- **Suite 214:** 223± SF | Asking Rent - \$650/Month Full Service
- **Suite 218:** 1,110± SF | Asking Rent - \$2.25 PSF Full Service
- **Suite 220:** 890± SF | Asking Rent - \$2.25 PSF Full Service
- Conferencing Facility
- Property Manager on Site
- Signage
- Plenty of Natural Light
- Plenty of Parking
- Central Heating
- Fully Carpeted
- Drop Ceiling
- Air Conditioning

\*For Tenants seeking additional space, Suites 204 & 220 may be combined to create a 1,710± SF opportunity at a special of \$2.00 PSF Full Service

# 2<sup>nd</sup> Floor – Floor Plan



# 2<sup>nd</sup> Floor Suite 218: 1,110± SF



**2<sup>nd</sup> Floor Suite 220: 890± SF (units 204 & 220 can be combined to Total 1,710± SF)**



**2<sup>nd</sup> Floor Suite 204: 890± SF (units 204 & 220 can be combined to Total 1,710± SF)**





<b>2026 SUMMARY</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>Population</b>	25,034	190,004	610,815
<b>Households</b>	9,626	71,259	230,141
<b>Average Household Size</b>	2.57	2.59	2.59
<b>Owner Occupied Housing Units</b>	3,740	28,682	88,864
<b>Renter Occupied Housing Units</b>	5,886	42,577	141,277
<b>Median Age</b>	36.1	36.4	36.2
<b>Median Household Income</b>	\$135,340	\$161,096	\$158,797
<b>Average Household Income</b>	\$185,427	\$212,164	\$210,309

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