

MEDICAL / OFFICE · FOR LEASE

1757 Blossom Hill Road

San Jose, CA 95124

AVAILABLE NOW

AVAILABLE SF

±1,792

1st Floor · Full Build-Out

ASKING RATE

\$3.95

Per SF / Month (NNN)

MONTHLY RENT

\$7,078

Base Rent / Month

LEASE TERM

5-10 Yrs

Preferred Lease Term

PROPERTY HIGHLIGHTS

- Corner location at Blossom Hill Rd & Thureson Way with high daytime vehicle traffic
- Fully built-out medical suite – 4 private offices, 1 conference room, large open bullpen
- Windowed entryway opening to a beautifully maintained artful common lobby
- 30 dedicated surface parking spaces on private lot plus on-street parking available
- Excellent condition – natural light, drop ceilings, monument signage available
- Well-established medical building; existing tenants include Image Orthodontics

PROPERTY DETAILS

ADDRESS	1757 Blossom Hill Rd, San Jose, CA 95124
SPACE AVAILABLE	±1,792 SF
USE TYPE	Office / Medical
BUILDING TYPE	Single-Story Office
YEAR BUILT	2004
BUILDING CLASS	Class C
PARKING	30 Surface Spaces
LEASE TERM	5-10 Years
POSSESSION	Immediate

TRAFFIC COUNTS

44,000+

ADT

Blossom Hill Rd at Thureson Way

0.5 mi

TO SR-85

Silicon Valley Expressway
Easy Freeway Access

5 min

TO OAKRIDGE

Oakridge Mall & Retail Corridor

Mary C. Egan

DRE #00967596

CILKER ORCHARDS MANAGEMENT CORP.

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