

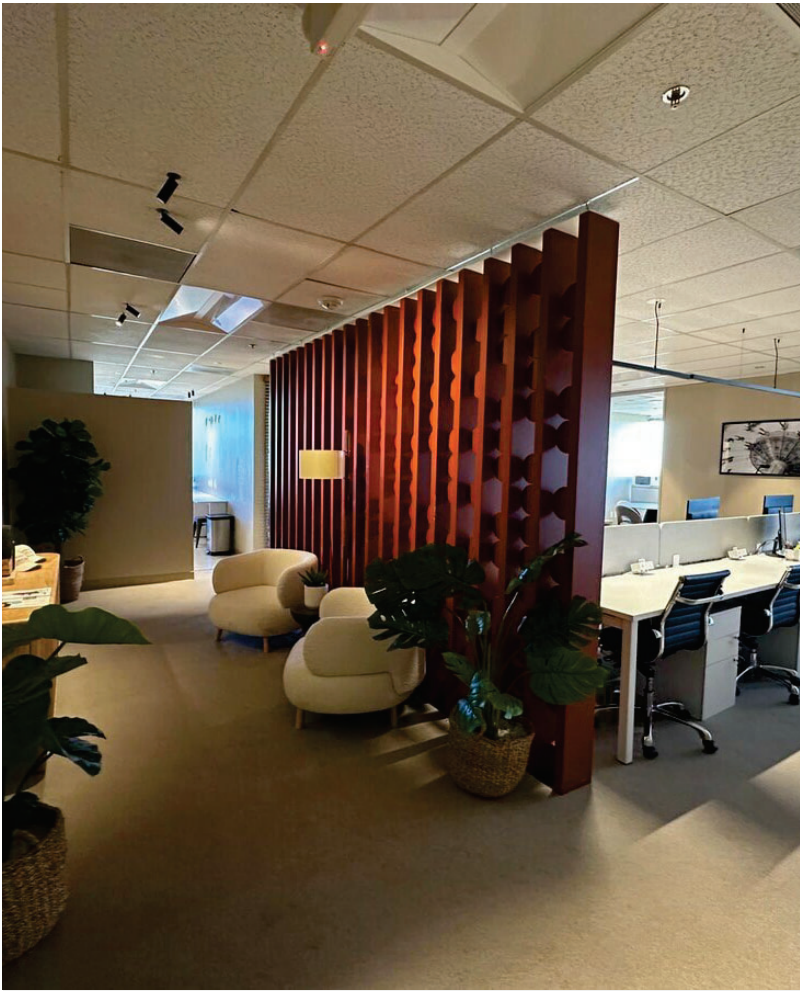


Pruneyard Tower II

1999 S Bascom Ave, Campbell, CA 95008

telefèric
BARCELONA 1992

Teleferic Barcelona
1999 S Bascom Ave, Suite 900, Campbell, CA 95008
administration@telefericbarcelona.com
(925) 285-9397

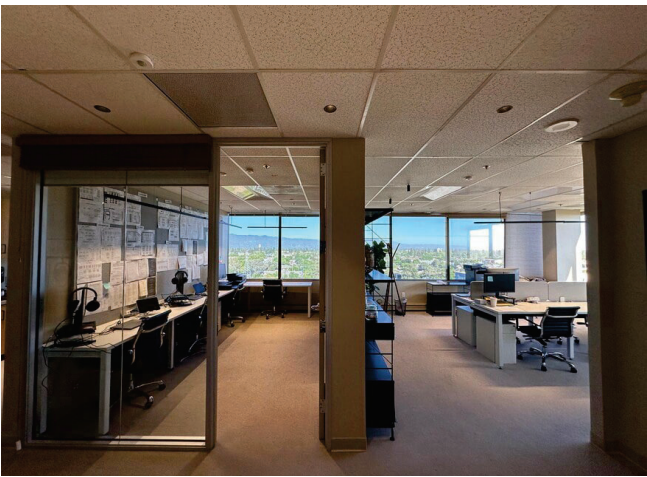


Pruneyard Tower II

\$59.40 /SF/YR

Position your business in one of Campbell's most desirable office destinations. Located within The Pruneyard, this turnkey sublease opportunity offers a professional work environment with immediate access to premier dining, retail, and entertainment. Ideal for companies seeking flexibility and convenience.

- Move-in ready office space available for sublease
- Furniture and appliances available and negotiable
- Card-key access and 24-hour on-site security
- Walking distance to restaurants, retail, entertainment, and hotel accommodations
- Exclusive tenant discounts at participating Pruneyard businesses

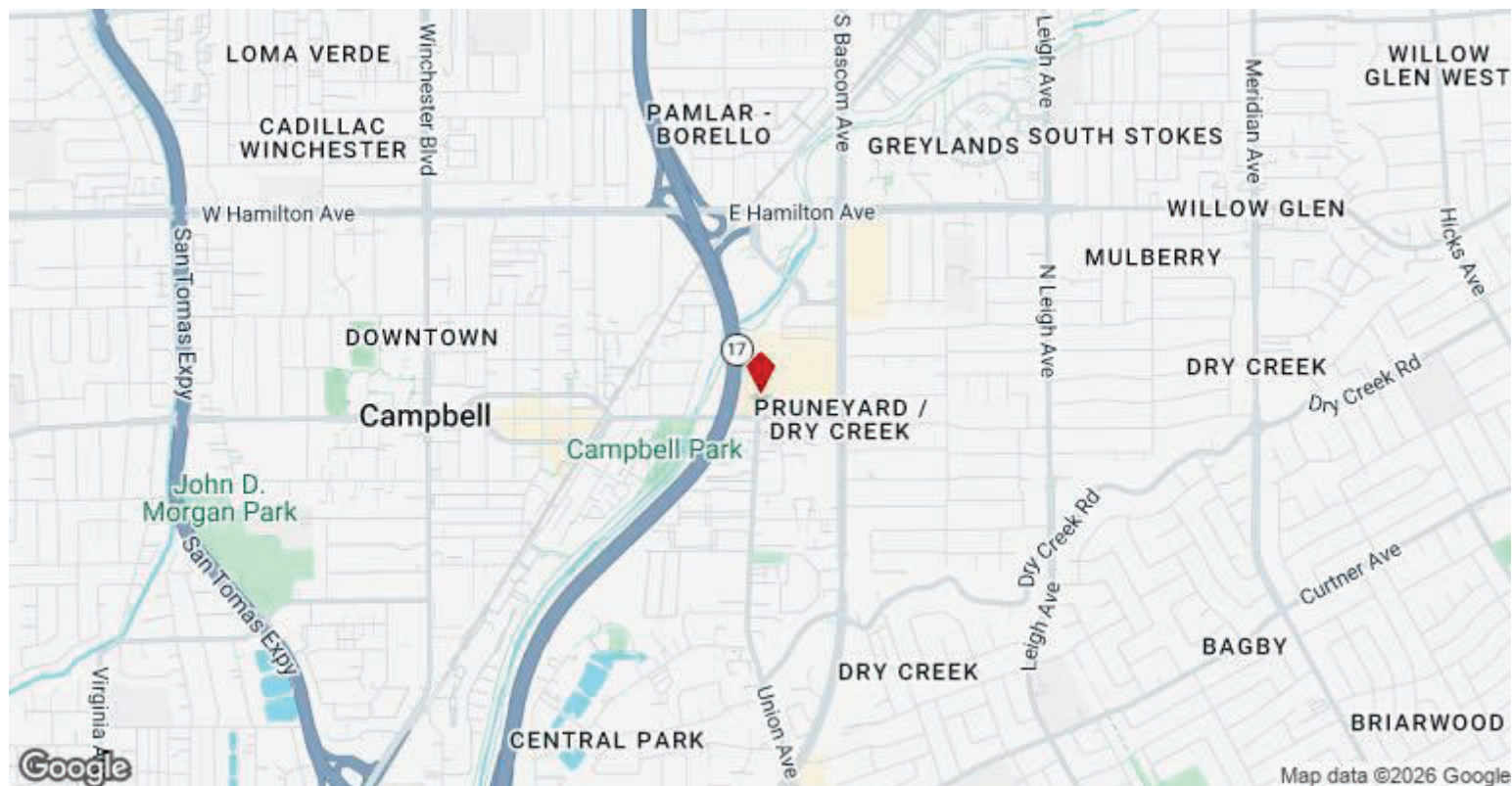


Rental Rate:	\$59.40 /SF/YR
Property Type:	Office
Building Class:	A
Rentable Building Area:	118,397 SF
Year Built:	1974
Walk Score ®:	60 (Moderately friendly)
Transit Score ®:	50 (Fairly friendly)
Rental Rate Mo:	\$4.95 /SF/MO

1

9th Floor Ste 900

Space Available	1,764 SF
Rental Rate	\$59.40 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Sublet
Space Use	Office



1999 S Bascom Ave, Campbell, CA 95008

Move-In Ready Office Sublease at The Pruneyard

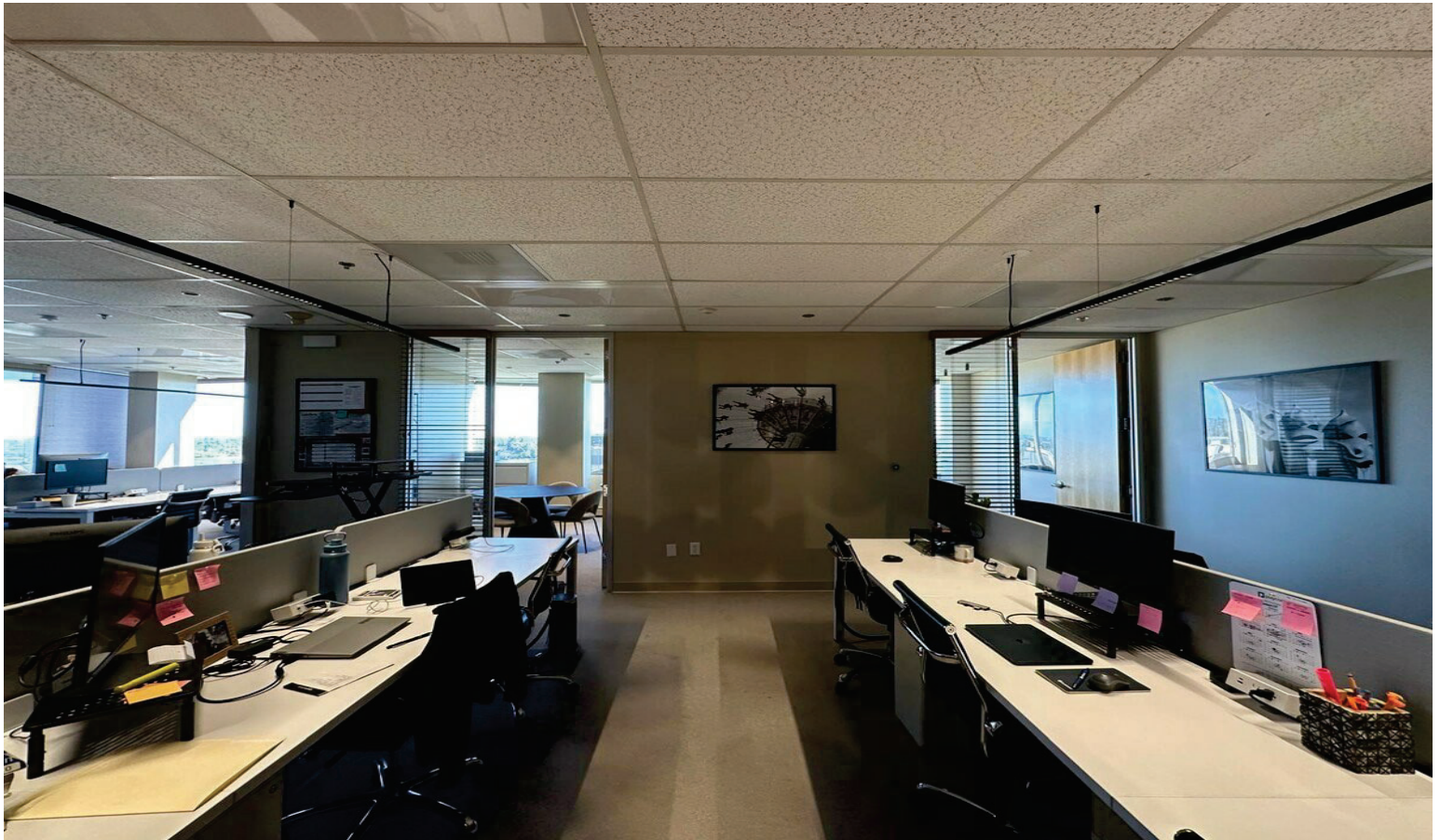
Rare opportunity to sublease a well-appointed office suite in the highly desirable Pruneyard business district. This move-in ready space offers a professional and efficient layout, making it ideal for companies looking to establish or expand their presence without the time and expense of a full office buildout.

The suite is available with existing office furniture and appliances, which can be included or negotiated as part of the sublease. This creates a seamless transition for a new tenant and allows operations to begin immediately.

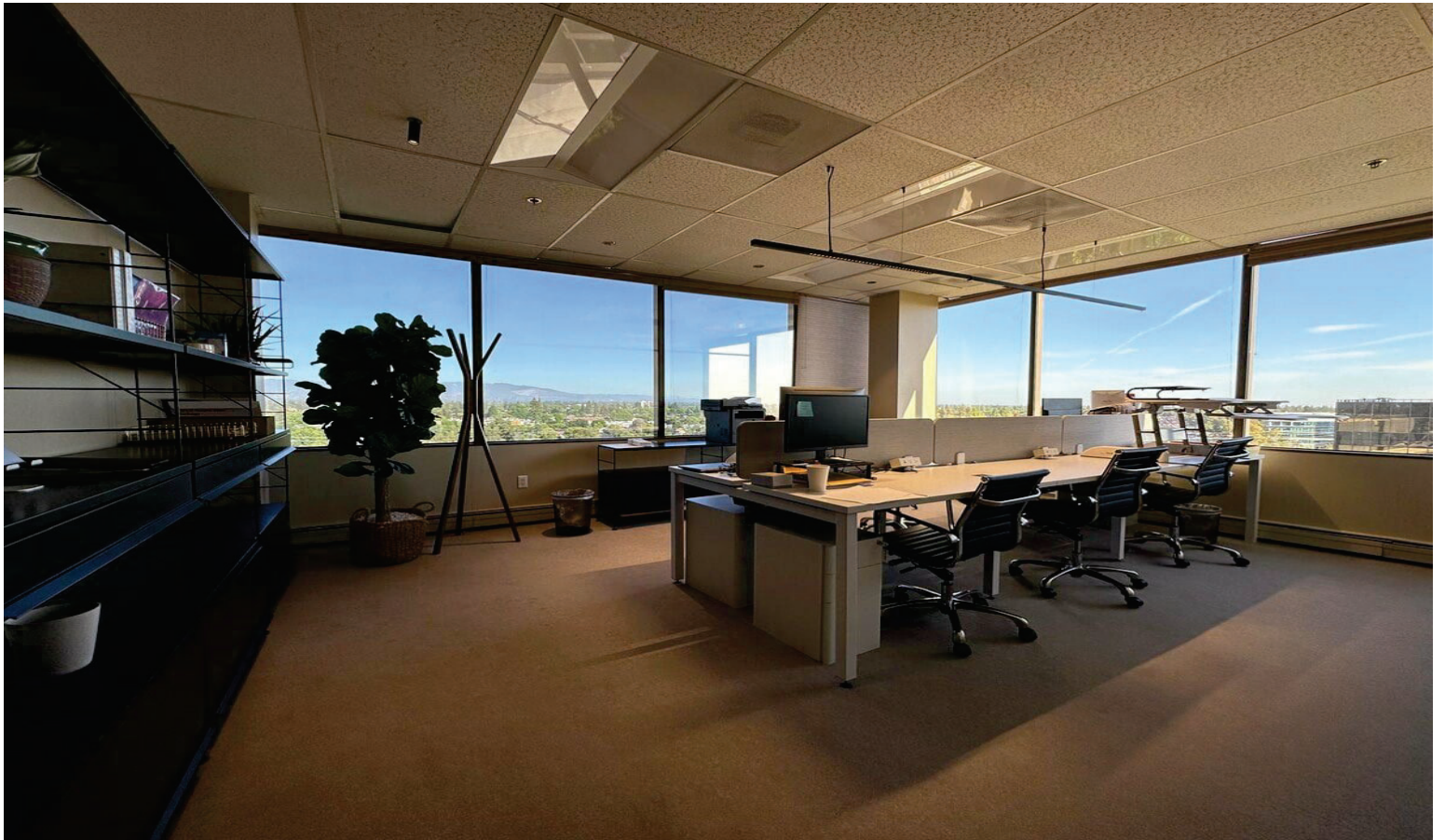
Located within one of Campbell's premier Class A office campuses, tenants enjoy access to shared conference facilities, a fitness center with showers, card-key building access, and 24-hour on-site security. The property features recently renovated lobbies and common areas, abundant parking with a dedicated multi-level parking structure, and convenient access to The Pruneyard's restaurants, retail shops, entertainment venues, and on-site hotel.

This is an excellent opportunity for a business seeking a professional office environment in one of Silicon Valley's most recognizable mixed-use destinations.

Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



