HEALTHCARE FOR LEASE OR SUBLEASE

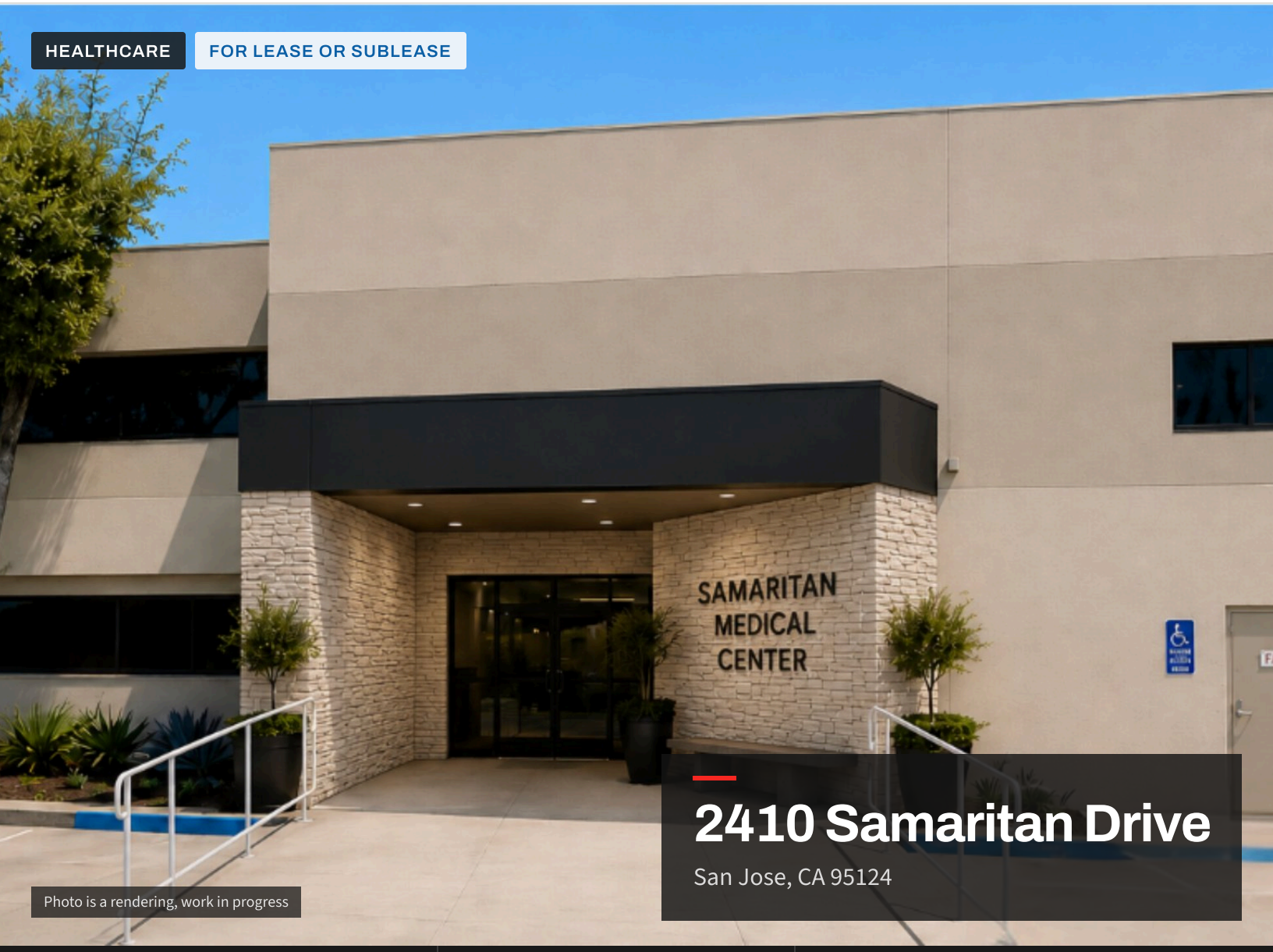


Photo is a rendering, work in progress

2410 Samaritan Drive

San Jose, CA 95124

SPACE	AVAILABLE	LEASE RATE
Entire Ground Floor	±5,286 RSF Divisible to ±1,658 SF	Call for Rate and Terms

Ground-Floor Medical Space Directly Across from Good Samaritan Hospital.

LEASING CONTACTS

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PROPERTY DETAIL

Property Highlights.

- Available for direct lease or sublease
- Monument signage available
- Located in the West Valley medical corridor
- Directly across from Good Samaritan Hospital
- Immediate access to Hwy 85 and Hwy 17
- Ample parking
- Heavy tenant improvements available
- Existing surgery center improvements

AVAILABLE

Suite 101: ±3,628 RSF
Suite 102: ±1,658 RSF

Combined: ±5,286 RSF

LEASE RATE

Call for Rate and Terms

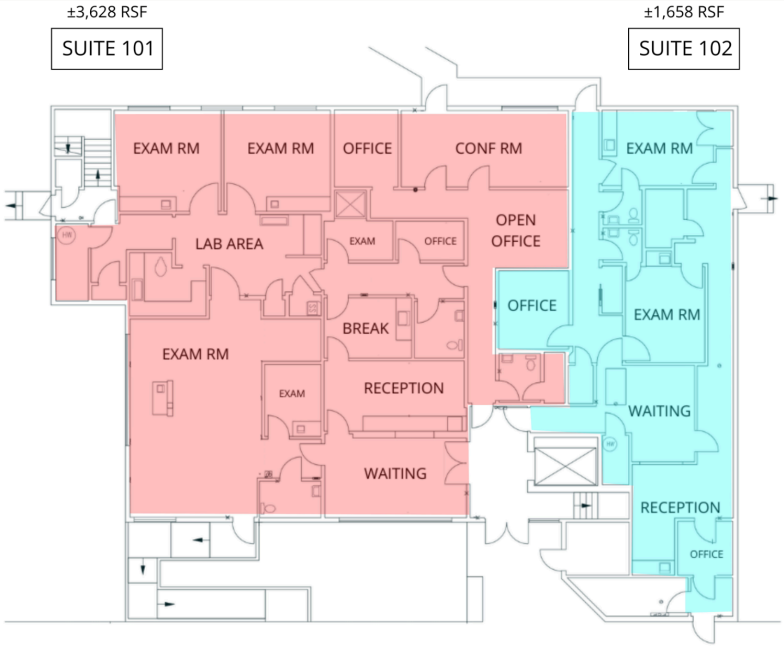


FLOOR PLANS

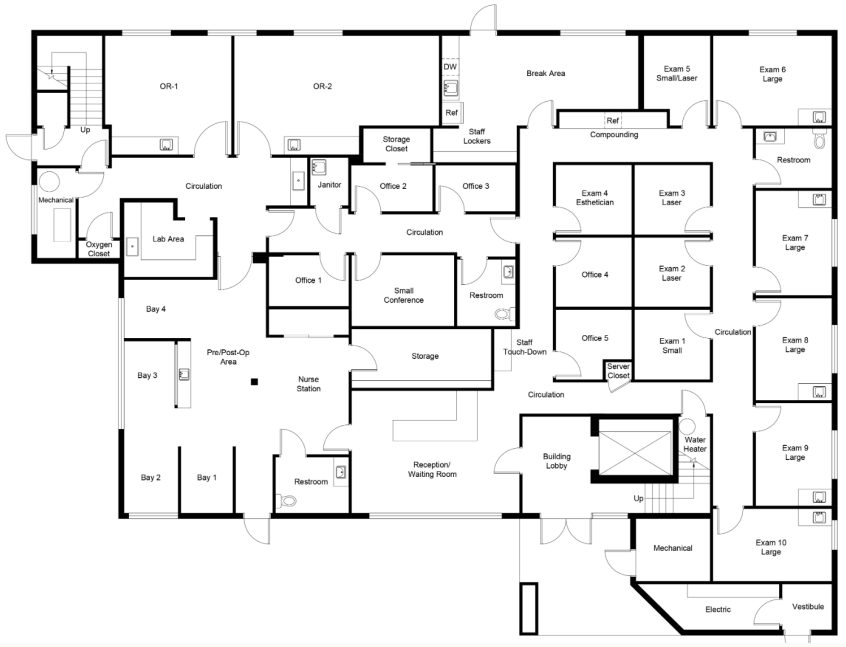
Space Configuration Options.

±5,286 RSF

CURRENT LAYOUT Demised into Suite 101 and Suite 102



HYPOTHETICAL Both units combined into one contiguous space - including 2 operating rooms.



Drawings not to scale. Dimensions and areas are approximate and subject to field verification. The combined plan is illustrative only and does not represent existing improvements.

LOCATION

Proximity Matters.

The building sits in the West Valley medical corridor directly across from Good Samaritan Hospital, with immediate access to Highways 85 and 17.



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