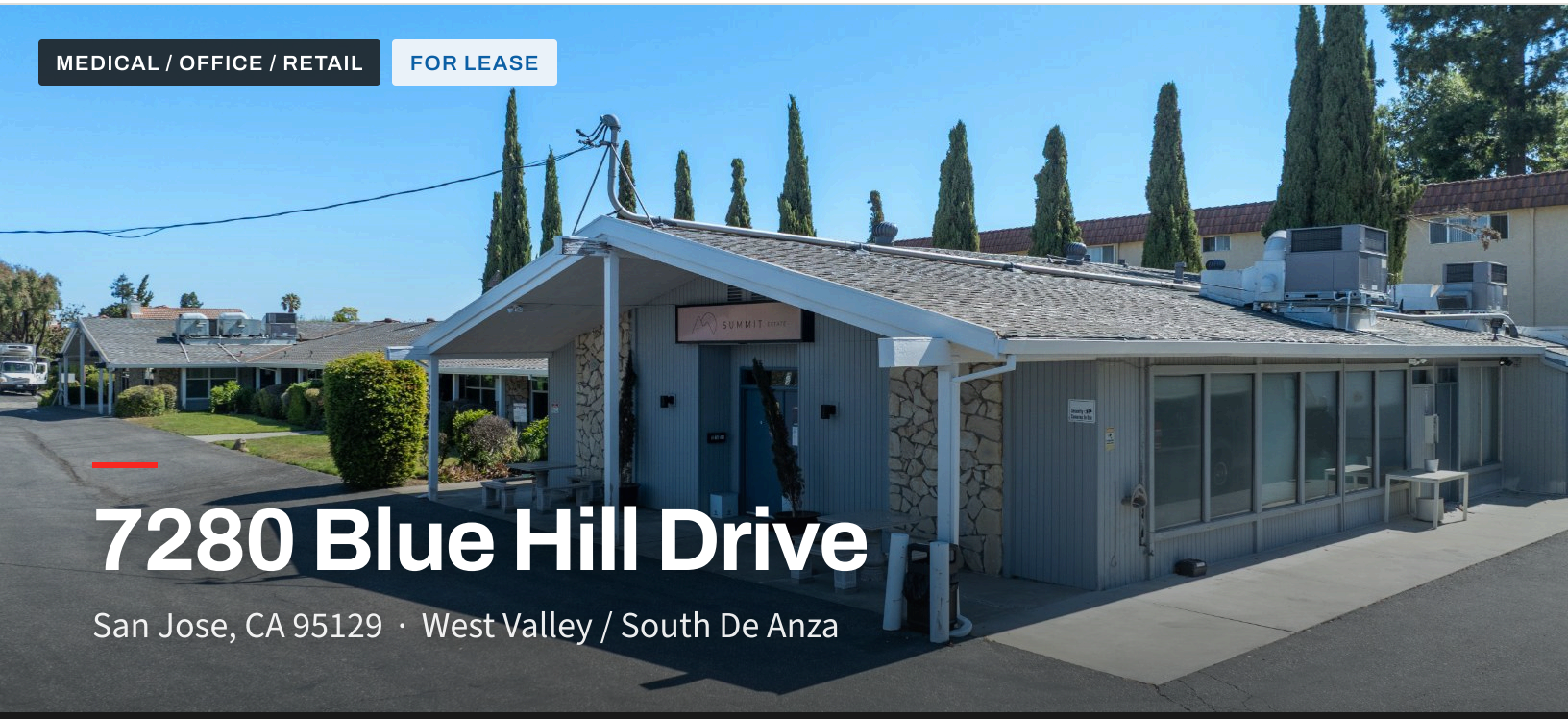


MEDICAL / OFFICE / RETAIL

FOR LEASE

7280 Blue Hill Drive

San Jose, CA 95129 · West Valley / South De Anza

AVAILABLE — DIVISIBLE

±586 – ±1,173 RSF

TWO SUITES · LEASE ONE OR BOTH, CONTIGUOUS

LEASE RATE

$4.25/PSF/Mo

MOD. GROSS · 90-DAY OCCUPANCY

Two Contiguous Suites in an Established West Valley Building.

Suites 3 and 4 are side-by-side ground-floor suites with private exterior entrances, available individually at ±587 and ±586 RSF or combined to ±1,173 RSF.

- Efficient single-story building with exterior suite entrances
- 4.8 / 1,000 SF surface parking, free and unreserved
- Proximate to Cupertino, Saratoga, and Sunnyvale patient bases
- CP zoning: medical, personal services, instructional, retail, office
- Immediate access to South De Anza Blvd; Highways 85 and 280
- Tenant improvement allowance available

FOR FURTHER INFORMATION, PLEASE CONTACT

Eric Rafia

DRE #01383075

(408) 457-8808

eric@healthmedrealty.com

HealthMed Realty

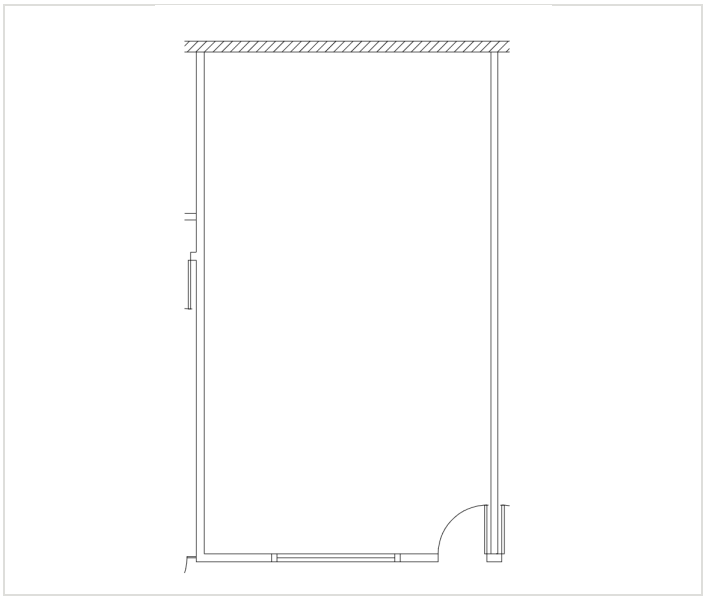
260 Los Gatos-Saratoga Road

Los Gatos, CA 95030 · (408) 217-6000

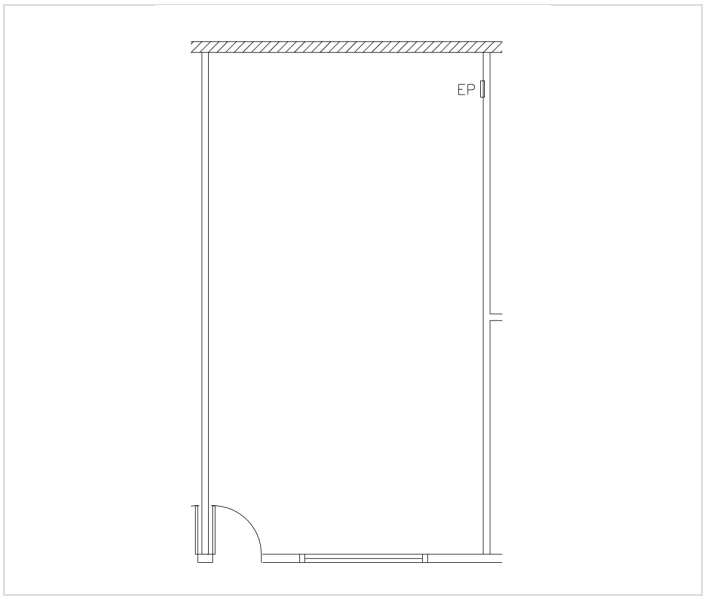
PLANS & AVAILABILITY

Lease One. Or Both.

Suite 3 ±587 RSF



Suite 4 ±586 RSF



SUITE	AREA	STATUS
Suite 3 — open plan, exterior entrance	±587 RSF	Available in 90 days
Suite 4 — open plan, exterior entrance	±586 RSF	Available in 90 days
Contiguous — Suites 3 & 4 combined	±1,173 RSF	





Blue Hill Drive at South De Anza Boulevard — immediate access to Highway 85, and minutes from Cupertino, Saratoga, and Interstate 280.

Plans are not to scale and all dimensions are approximate. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, and withdrawal without notice.

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