

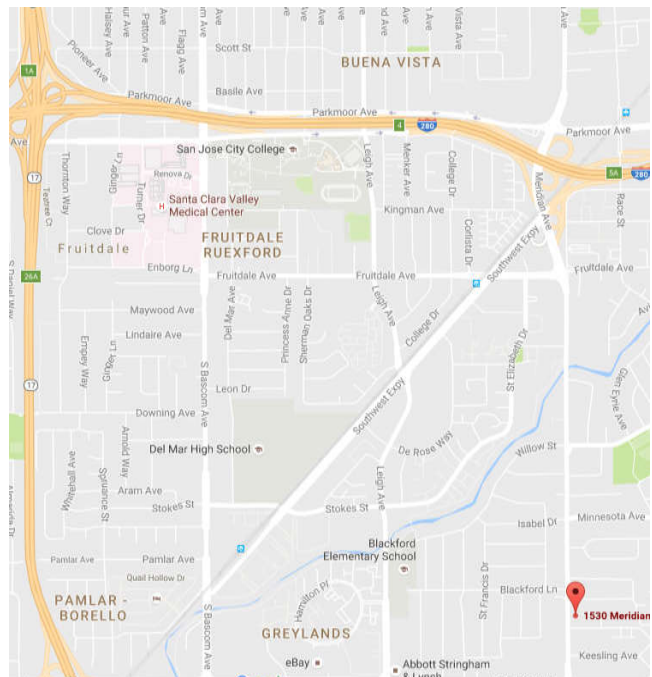
Willow Glen Office Space – For Lease

1530 Meridian Ave, San Jose, CA
Ste 103, ± 1,048 RSF at \$3.25/SF Full Svc



PROPERTY HIGHLIGHTS

- Ste 103, ± 1,048 RSF at \$3.25/FS
- Reception, Private Office, Open Area
- Fully Renovated Building
- High End Finishes
- Comprehensive Building Security
- Upgraded Life & Safety Systems
- Energy Efficient Title 24 Compliance
- Covered Parking
- Full ADA Access and Bathrooms
- UPS & FedEx
- Near Amenities & Services
- Easy Access to Hwys 280 & 17
- Public Transportation Directly in Front



CONTACT EXCLUSIVE AGENT

Kirk McKinney 415-254-2517

Kirk@CaliforniaPartners.com

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Why 1530 Meridian Ave?

1530 Meridian Ave is a large multitenant office building with classic architecture located in the Willow Glen area of San Jose, where finding quality space is limited. The building is in the final stages of extensive interior and exterior renovations and will be completely refurbished with a full improvement, new windows, outstanding building signage, new paint, floors walls, ceilings, improved ADA access and facilities, upgraded fire/safety systems and an elevator (Please see the conceptual renderings below).

Why Willow Glen?

1530 Meridian is located in the lively, high class, Willow Glen area of San Jose. From this great location, tenants can enjoy the beauty & peace this community has to offer. It is a great place to start a business or family. Willow Glen has a bright future and is already a great place to live and work.

Why San Jose?

San Jose is a city full of great opportunities. With a train system and abundant bus routes, it's easy to get around. The city's management is pro-business and committed to making San Jose an easy and profitable place to do business. San Jose is ideally located in the hi-tech, business area known as the Silicon Valley, which makes it a great networking hotspot.

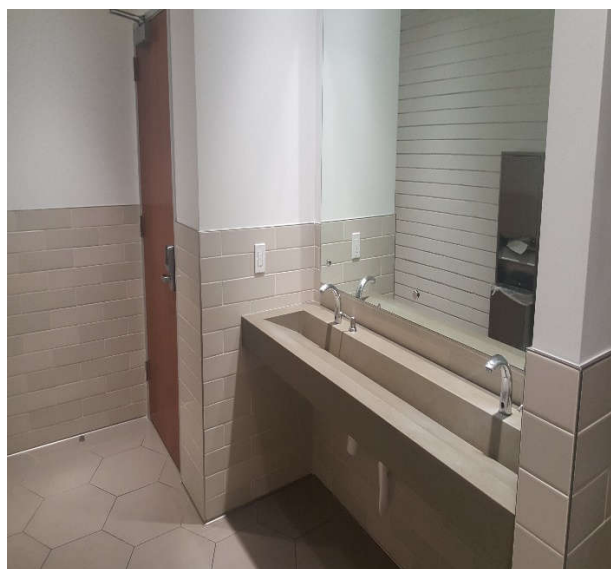
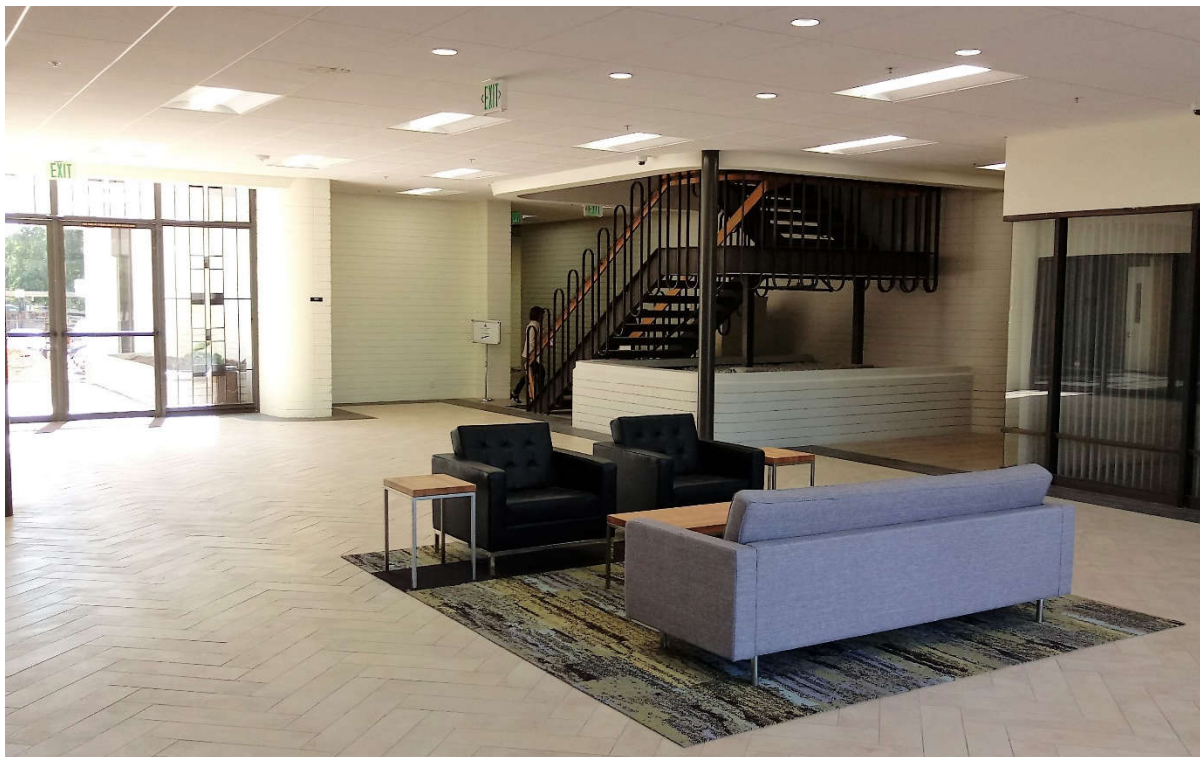
Current Availability:

- Suite 103, ± 1,048 RSF at \$3.25/SF
~ Reception Area, 1 Private Offices, Open Work Area

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1530 Meridian Ave, San Jose, California



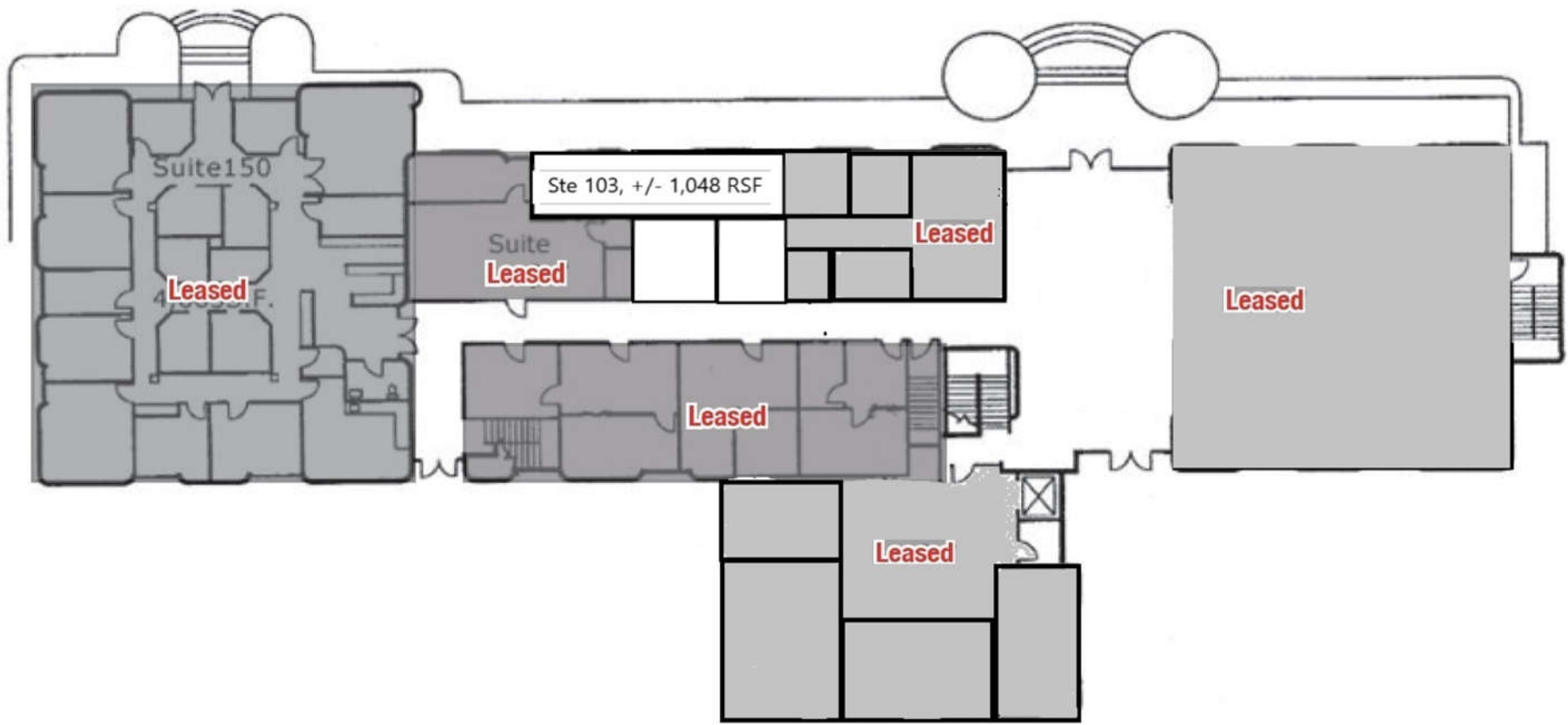
~ High End Finishes ~

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1530 Meridian Ave, San Jose, California First Floor Vacancy Floor Plan

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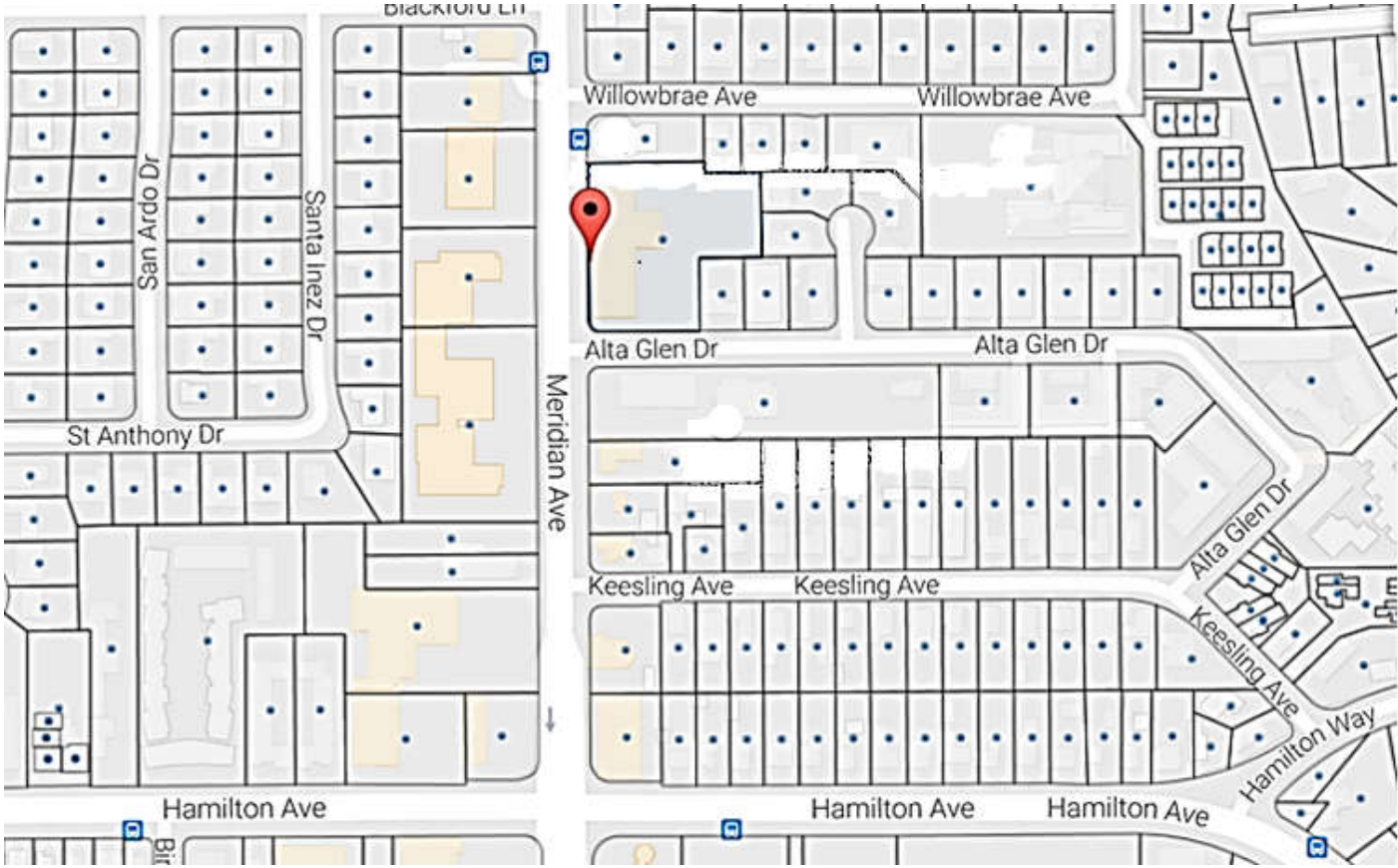
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1530 Meridian Ave, San Jose, CA Parcel Map



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