

FOR LEASE > OFFICE SPACE

197 E. Hamilton Avenue

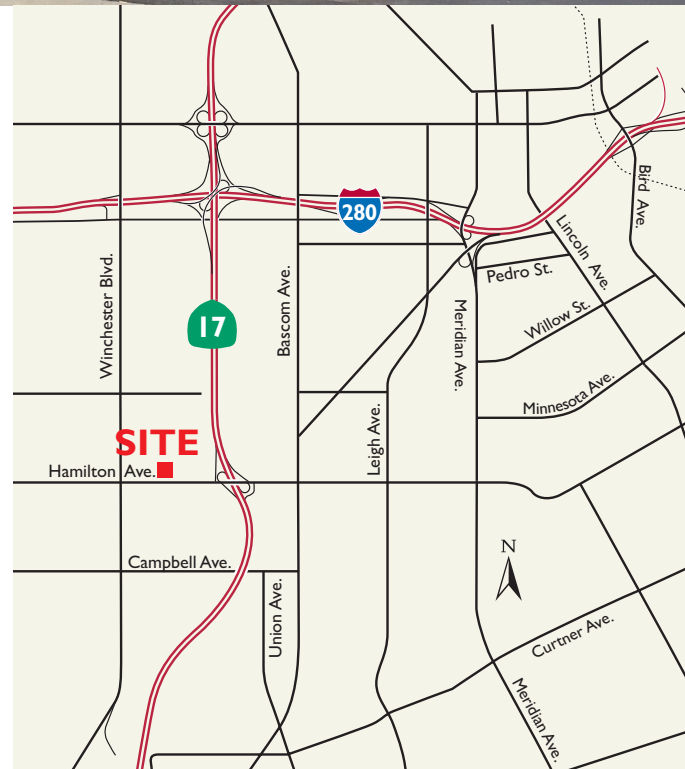
CAMPBELL, CALIFORNIA

±1,449 – 7,867 SF



Property Highlights

- > Small office suites, with potential to combine units in a number of combinations. Or, all can be configured for single user.
- > Ideal for service professionals seeking identity and exposure to high drive by traffic Hamilton Avenue.
- > Landlord will paint and re-carpet, and will consider tenant specific improvements/ alterations to the units.
- > Centrally located on Hamilton Avenue, between Winchester Blvd. and Highway 17, and near many amenities.
- > Great commuter location, with nearby freeway and major thoroughfare access.
- > Abundant parking and common areas.
- > Planned monument signage.
- > \$2.50/ SF Modified Full Service (Excluding Janitorial).
- > Available Now
- > Contact Broker for Touring Instructions.

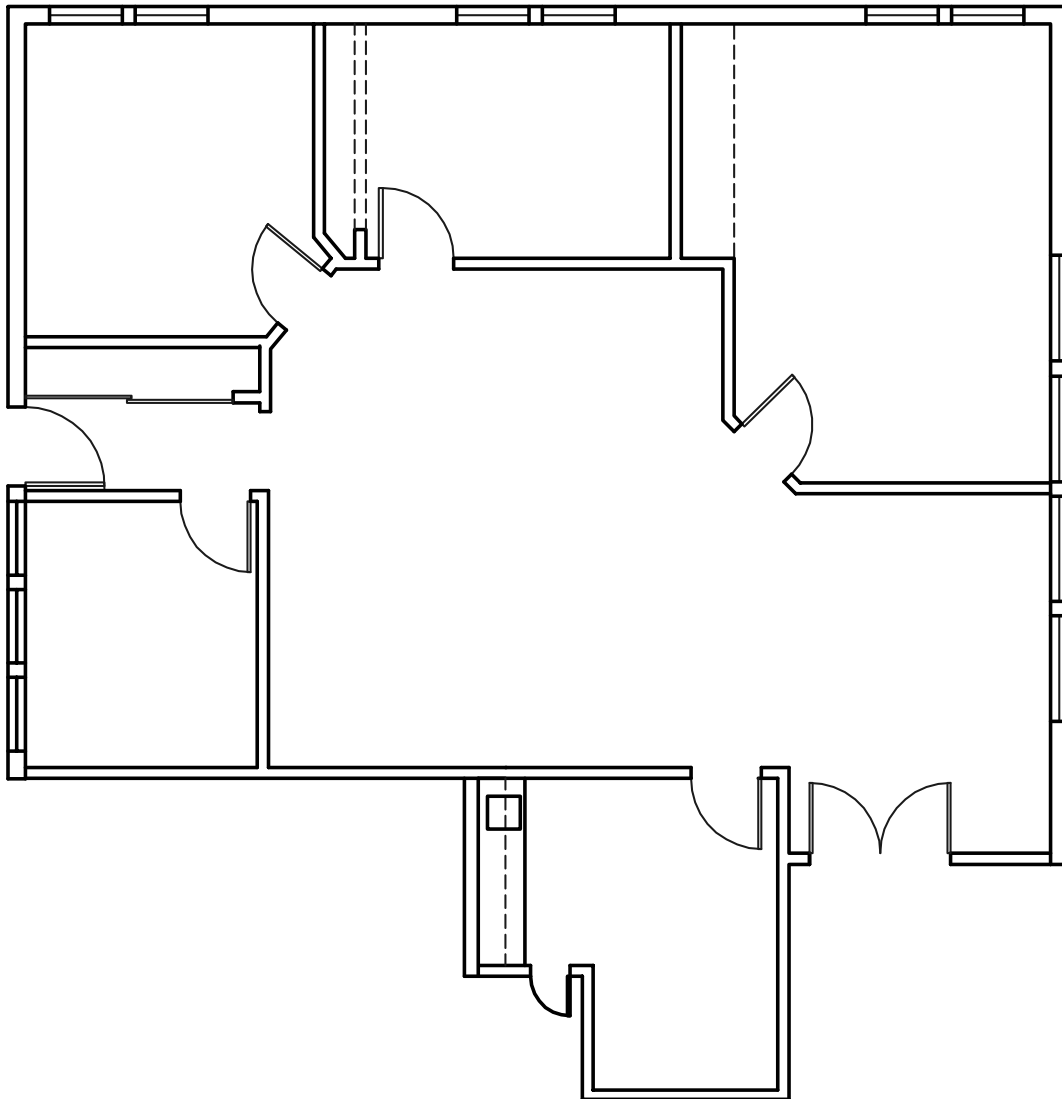
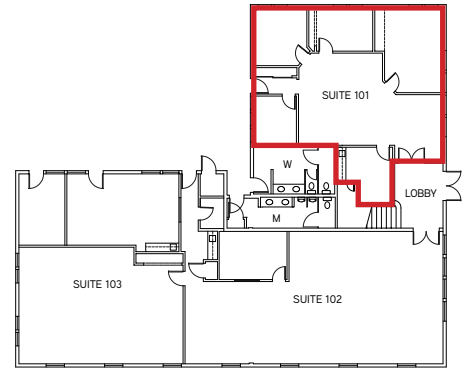


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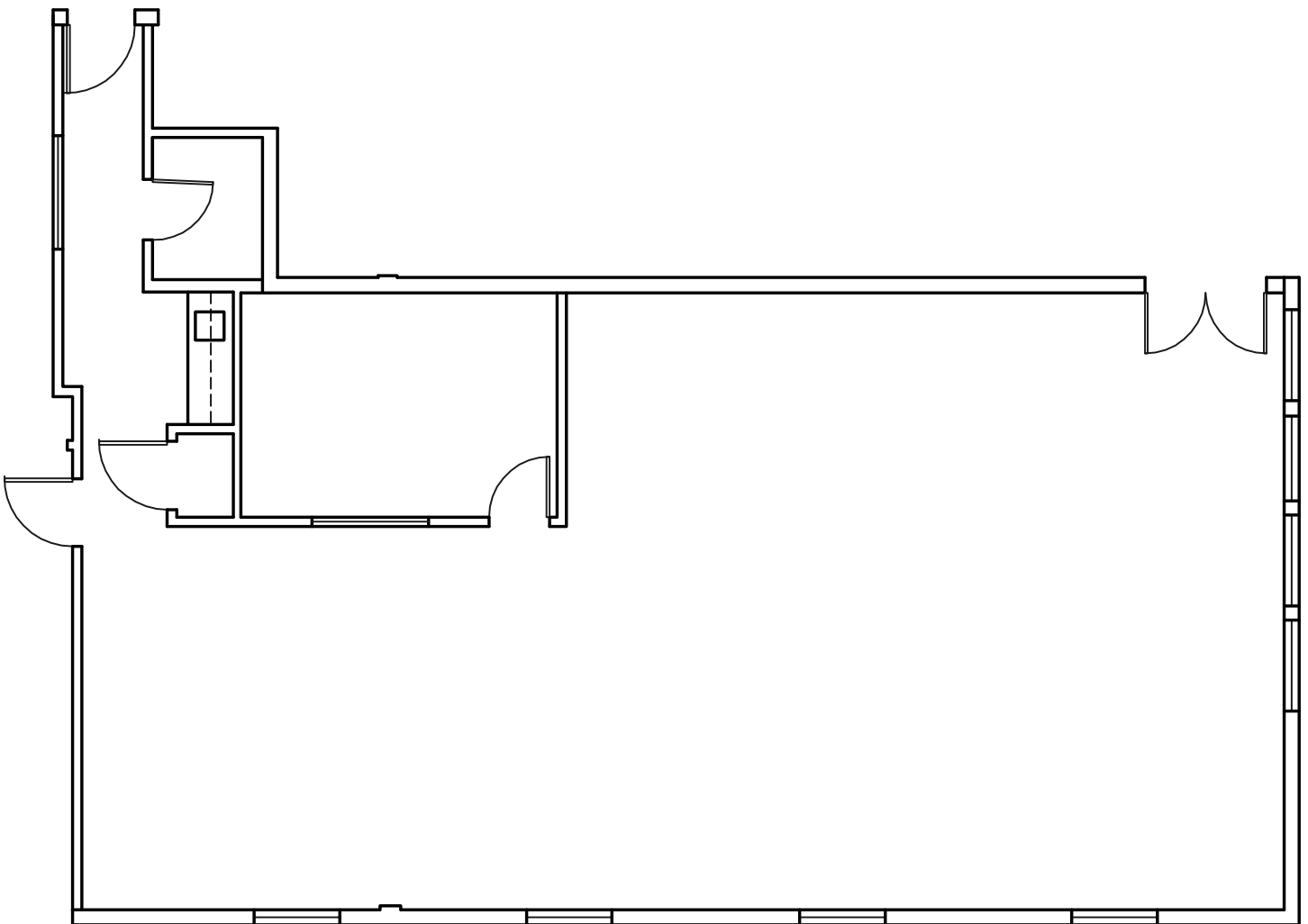
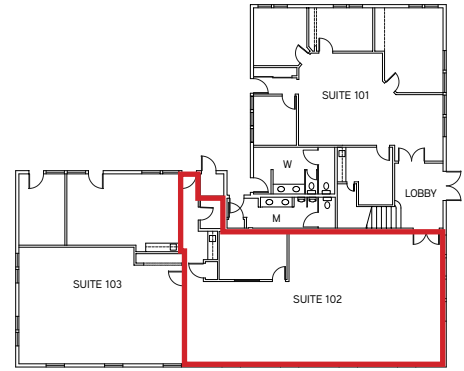
Suite 101: ±1,449 RSF

- › 4 private offices with windows.
- › Open area
- › Small storage closet
- › Small break area with kitchenette with sink and small refrigerator.
- › Front lobby and rear parking lot access.
- › Faces Hamilton Avenue.



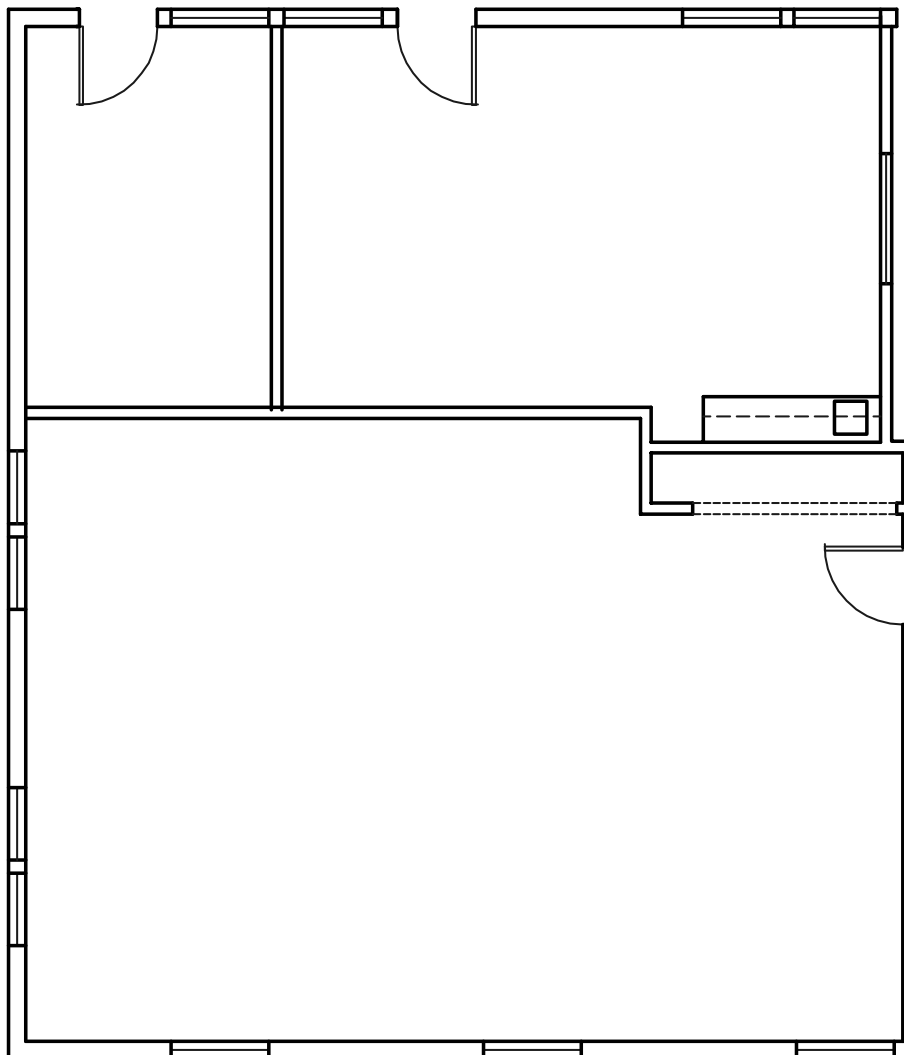
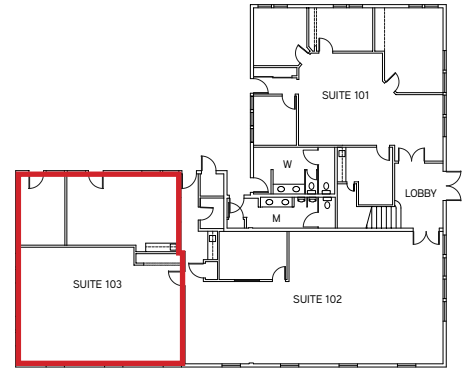
Suite 102: ±1,710 RSF

- › Mostly open space with extensive window line.
- › Small server room/ office.
- › Kitchenette with small refrigerator
- › Two small storage closets.
- › Currently has tile flooring.
- › Rear parking lot and front lobby access
- › Can be combined with Suite 103 for 3,173 total RSF.



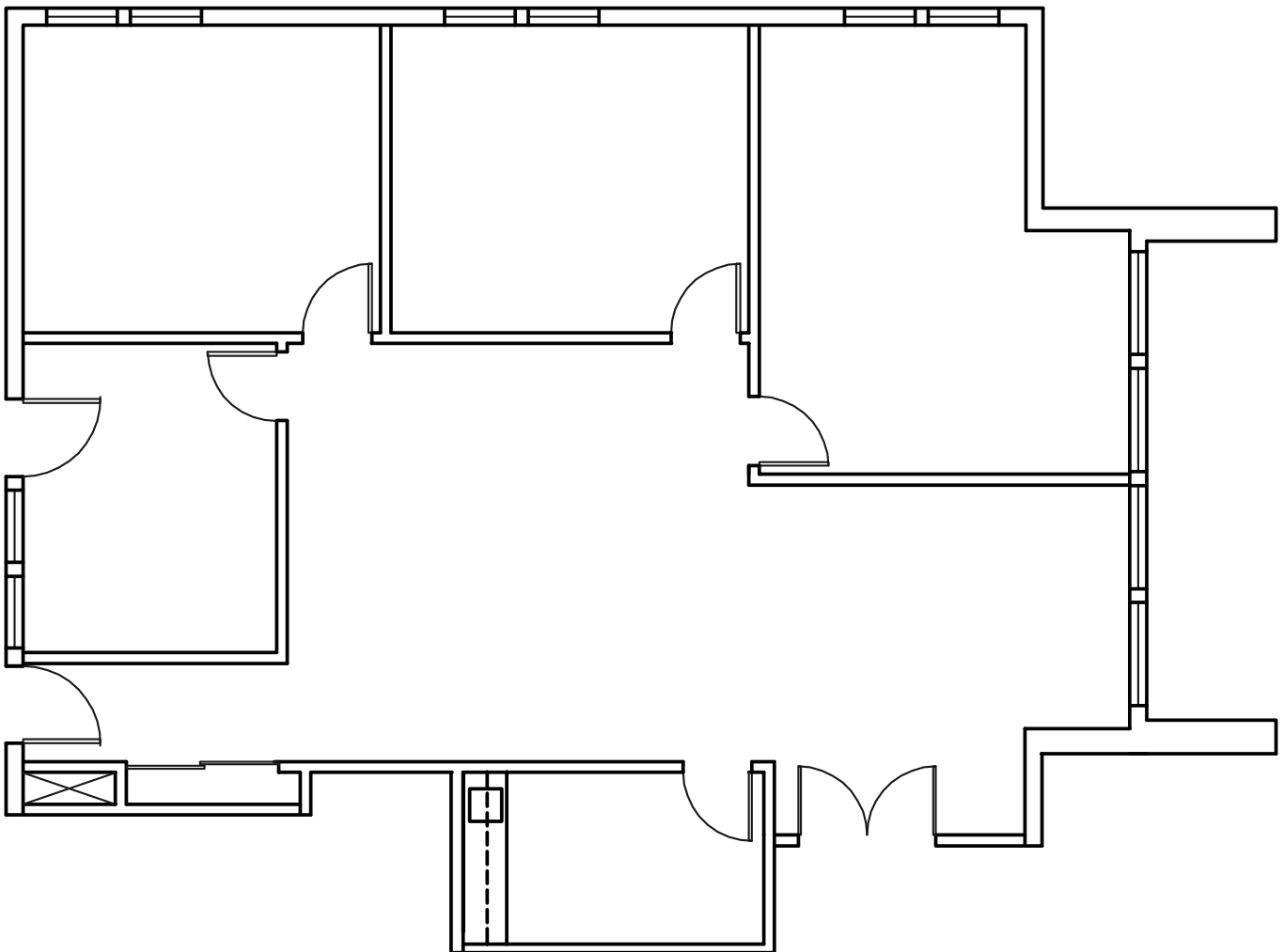
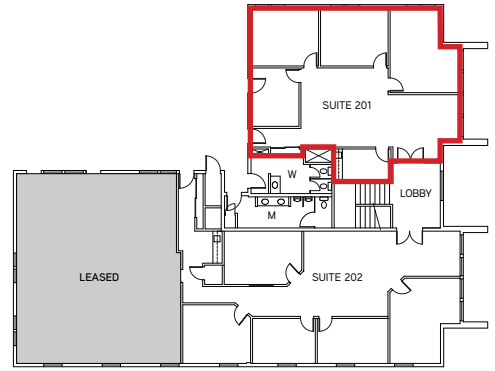
Suite 103: ±1,463 RSF

- › Mostly open space with exterior windows.
- › Small kitchenette and storage closet.
- › Currently has tile flooring.
- › Rear parking lot entrance.
- › Can be combined with Suite 102 for 3,173 total RSF.



Suite 201: ±1,469 RSF

- › 4 private offices with windows.
- › Small kitchen and storage closet.
- › Front lobby and rear parking lot access.
- › No elevator service to 2nd floor.



Suite 202: ±1,776 RSF

- > 4 private offices with exterior windows.
- > 1 conference room.
- > Small kitchenette and storage closet.
- > Front lobby and rear parking lot access.
- > No elevator service to 2nd floor.

