

100% LEASED MULTI-TENANT OFFICE BUILDING
W/INDUSTRIAL COMPONENT FOR SALE



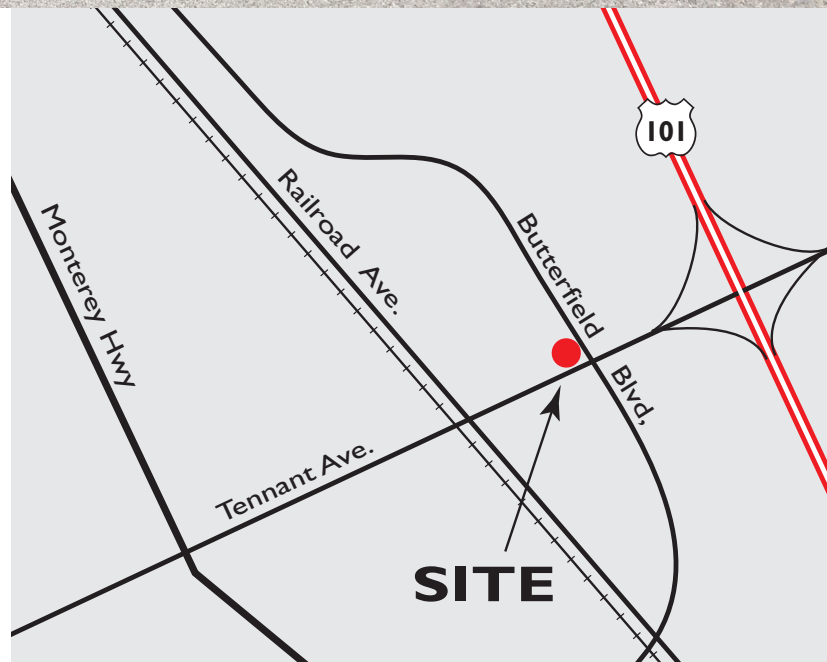
The Lincoln Building

605 TENNANT AVENUE, MORGAN HILL, CA



Property Highlights

- › ±19,351 Square Foot Building
- › 100% Leased
- › High Traffic Location
- › Excellent Visibility on Corner of Tennant Ave and Butterfield Blvd
- › Zoned ML/with Ancillary Commercial Uses Allowed
- › Call to Tour/Do Not Disturb Tenants
- › Asking \$3,875,000



MATT VAN KEULEN, MBA
+1 408 930 9236
matt.vankeulen@colliers.com
CA License No. 01899003

MARK SANCHEZ
+1 408 842 7000
mark.sanchez@colliers.com
CA License No. 00988234

COLLIERS INTERNATIONAL
8070 Santa Teresa Blvd., Suite 220
Gilroy, CA 95020
+1 408 282 3800 Main
+1 408 842 1141 Fax
www.colliers.com

Rent Roll

UNIT	NET/GROSS RENT	EXPIRATION DATE	SF	BASE RENT
A	Net	12/31/21	864	\$1,296
B	Net	12/31/22	1,440	\$1,440
C/D	Net	1/31/22	1,569	\$2,380
E	Net	4/30/20	967	\$1,305
F	Net	4/30/21	2,900	\$3,611.85
G	Net	10/31/21	2,088	\$2,610
H	Net	8/31/19	1,083	\$1,470.84
I	Net	1/31/18	1,440	\$1,368
K	Gross	8/22	7,000	\$5,250



MATT VAN KEULEN, MBA
+1 408 930 9236
matt.vankeulen@colliers.com
CA License No. 01899003

MARK SANCHEZ
+1 408 842 7000
mark.sanchez@colliers.com
CA License No. 00988234

COLLIERS INTERNATIONAL
8070 Santa Teresa Blvd., Suite 220
Gilroy, CA 95020
+1 408 282 3800 Main
+1 408 842 1141 Fax
www.colliers.com