

Dental Office Space For Lease

750 N. Capitol Avenue, Suite B-6, San Jose



±1,152 Square Feet Available

We are pleased to offer the following space:

Suite B-6

**Open Dental Office with 3
Private Offices Ready for
Custom Tenant Improvements!**
1,152 Sq. Ft.

Lease Rate:
\$2.75/SF/Gross*

*** Tenant pays separate
utilities & janitorial**

- ◆ Single-Story Medical/Dental Complex in a Well-Maintained Outdoor Garden Setting
- ◆ Easy 680 Freeway Access with in Walking Distance to Light Rail Stop + Nearby Amenities Retail
- ◆ Plumbing, Compressed Air, and Oral Vacuum in Place
- ◆ \$40/Sq. Ft. Tenant Improvement Allowance* Included in Lease Rate (Based upon 8 Year Lease Term - Shorter Term Available to 6 Year Minimum Term with Modified TI Allowance)
- ◆ Generous On-Site 5:1000 Parking Ratio
- ◆ ASVB Lock Box On-Site or Appointment to Tour

Patty Steele Vice President 408.982.8463 steele@ccarey.com Lic #00839635

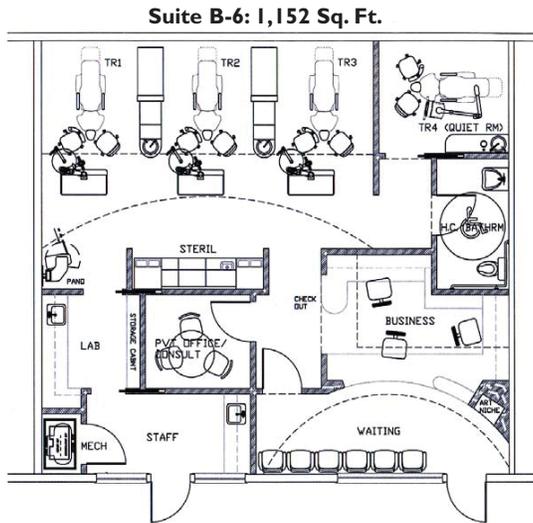
Geri Wong Vice President 408.987.4134 gwong@ccarey.com Lic #01142432

2804 Mission College Blvd. Suite 120, Santa Clara, CA 95054 T 408.727.9600

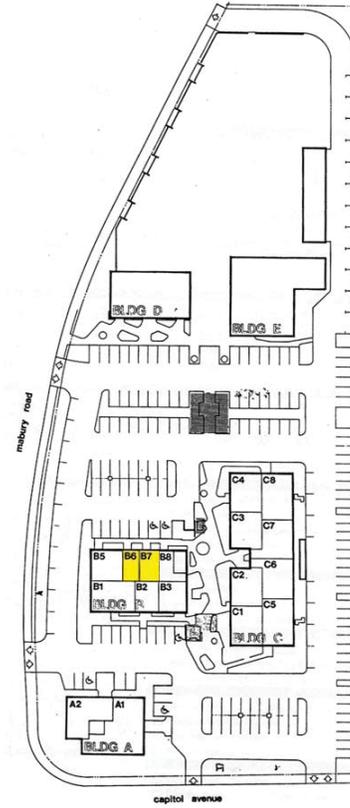
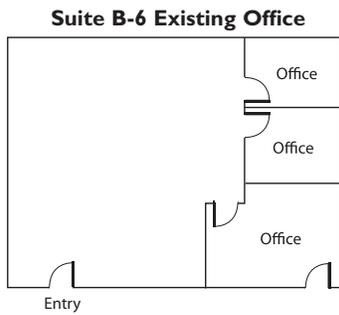
www.ccareynkf.com

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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*Proposed Dental Office Layout Prepared by Patterson Dental



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