



3097 MOORPARK
AVENUE
SAN JOSE, CA

±1,265 - ±7,364 SF OFFICE FOR LEASE

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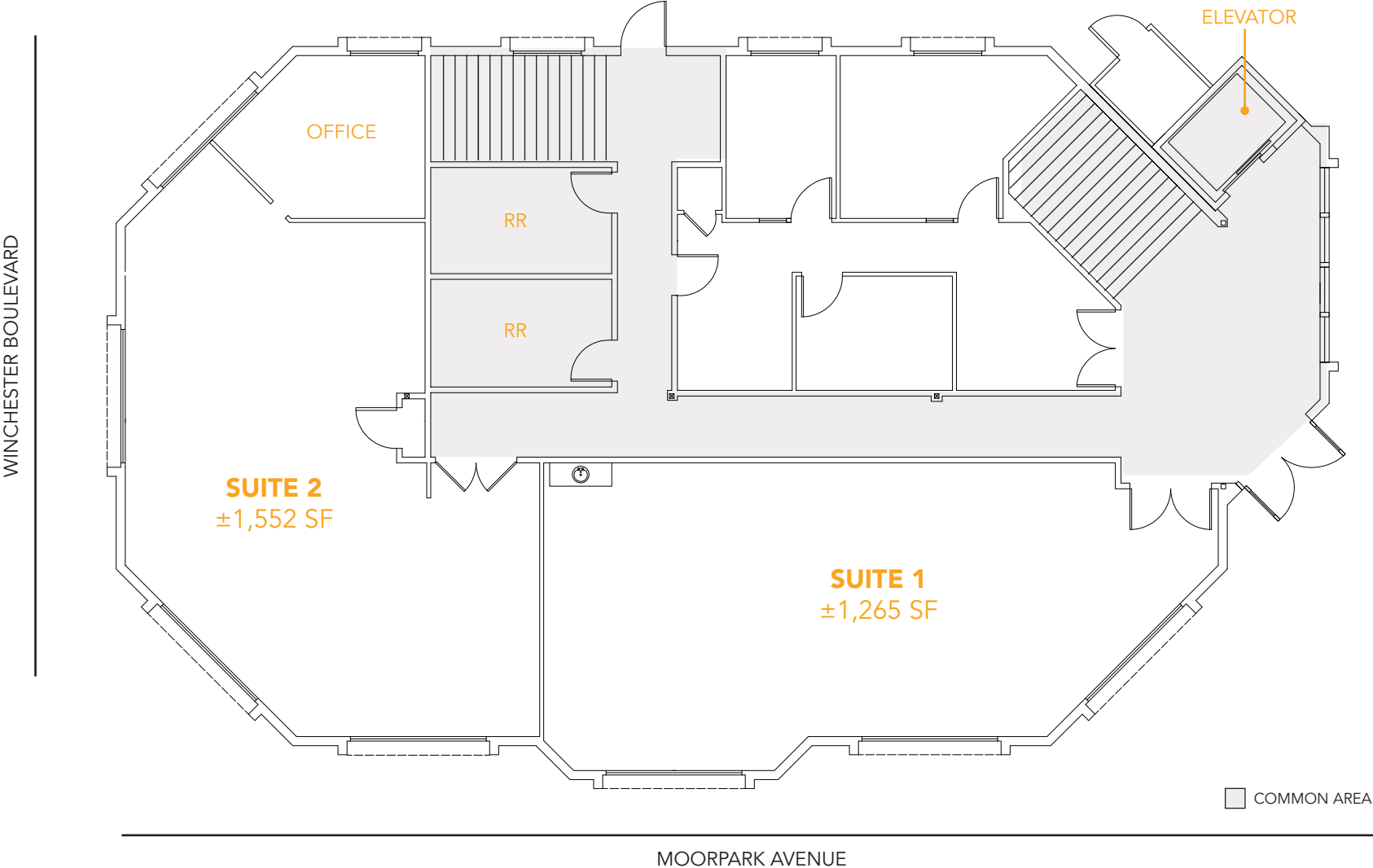
HIGHLIGHTS

- Medical Office Possible with Existing Zoning (CP)
- $\pm 1,265$ - $\pm 7,364$ Square Foot Office for Lease
- Full Building Available
- Elevator Served
- Renovated Lobby and Restrooms
- Standalone Identity
- Building and Monument Signage Available
- Ample On-Site Parking - 30+ Stalls
- Fantastic Signage Exposure on Winchester Blvd. & Moorpark Ave.
- Proximity to Highways 280 & 17/880
- Great Corner Location Near Westfield Valley Fair and Santana Row



FIRST FLOOR | ±1,265 - ±3,682 SF

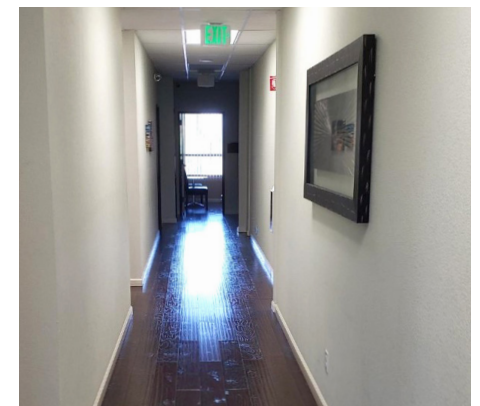
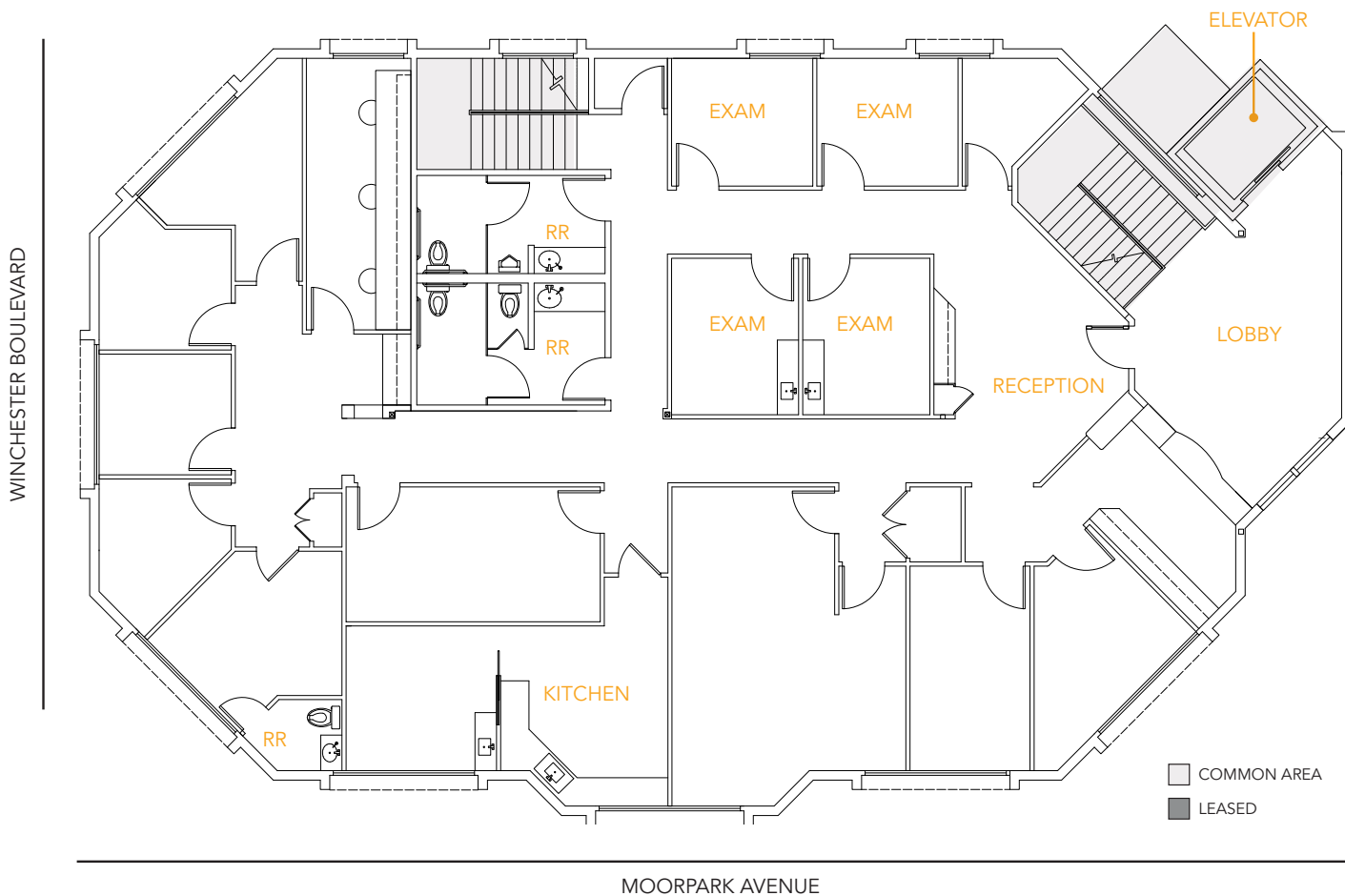
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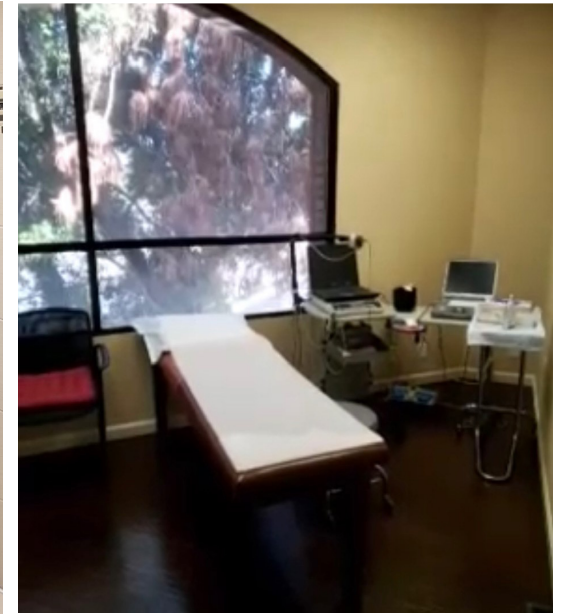
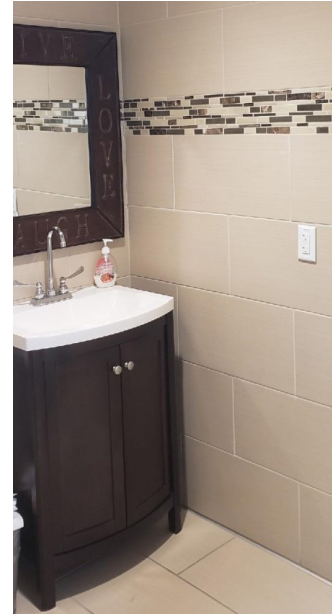
SECOND FLOOR | ±3,682 SF

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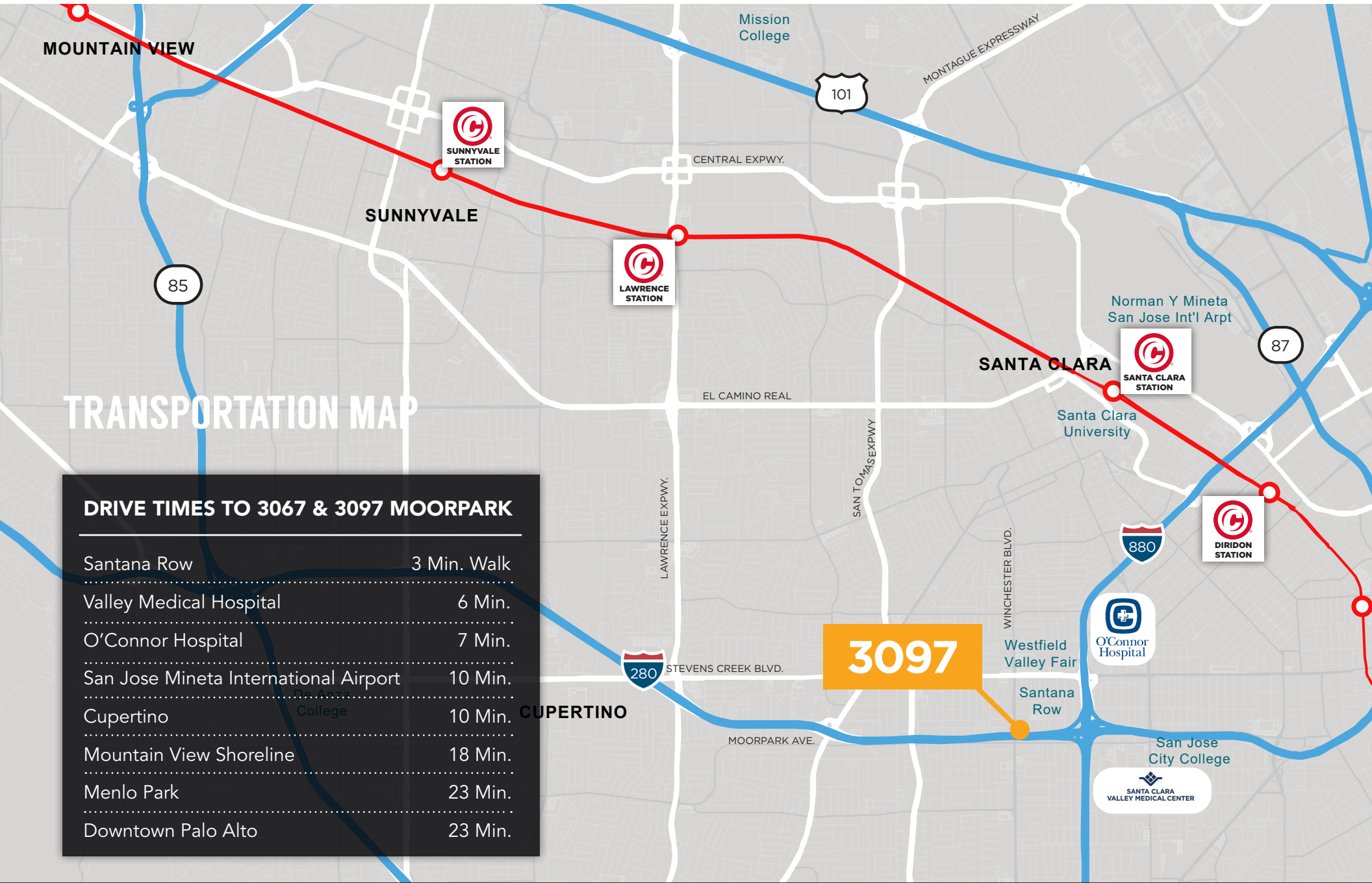
- Built out medical office space
- Private lobby with waiting area
- Multiple exam rooms, wet/dry lab, and private office -plug and play



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DRIVE TIMES TO 3067 & 3097 MOORPARK

Santana Row	3 Min. Walk
Valley Medical Hospital	6 Min.
O'Connor Hospital	7 Min.
San Jose Mineta International Airport	10 Min.
Cupertino	10 Min.
Mountain View Shoreline	18 Min.
Menlo Park	23 Min.
Downtown Palo Alto	23 Min.

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