

May 2017

Building	Suite/Unit	Square Feet	Rent Rate	FS/Gross/NNN	Availability	TI's Available	Comment on Suites	Building Notes:
1922 The Alameda, San Jose	FULL							Office suites - full service Underground/gated parking available for \$40/month Major renovation completed. Comcast Biz Class Internet Four stories - valley views on top floor Common Kitchen and Conference Room Can be split down to any size. Parking 3.25/1000 - lots of nearby parking
1792 Lafayette	Suite 120	2,375	\$ 1.75	Full Service		Yes	Furnished	Near Santa Clara University and airport - walk to Caltrain
1793 Lafayette	Suite 200	2,072	\$ 1.75	Full Service		Yes	Wood floors	Full solar powered - green! Add'l parking nearby Unique loft style spaces - very creative
1510 & 1530 Oakland Rd	FULL							Retail, R&D, Light Industrial Up to 25000 Contiguous Next to 101 and 880 - Central location Building and monument signage 3.8/1000 parking and more available Expansion within park Newly Rennovated! Near amenities and airport
1129 Dell Ave. Campbell.	FULL							
2121 -2159 South Tenth St.	FULL							Units can be combined Mezzanine levels are 20% of space 3 phase 200-400 amps for each unit Class A warehouse / beautiful frontage / \$15m invested HVAC to Mezzanine levels Illegal pot clubs being removed.
6170 Mae Anne, Reno.	Suite 1	1,447	0.95/1.45	NNN/Gross	Now	Yes	Shell - Build to Suit	Class A retail /office/mixed use buildings.
6171 Mae Anne, Reno.	Suite 3-4	1,718	0.95/1.45	NNN/Gross	Now	Yes	Office/R&D/Retail	Highly desired north Reno location
6152 Mae Anne, Reno.	Suite 1	3,375	0.95/1.45	NNN/Gross	Now	Yes	Shell - Build to Suit	Newer development with beautiful frontage.
6153 Mae Anne, Reno.	Suite 2	3,413	0.95/1.45	NNN/Gross	Now	Yes	Office/R&D/Retail	NNN or Industrial Gross Lease options
6147 Mae Anne, Reno.	Suite 1	4,053	0.95/1.45	NNN/Gross	Now	Yes	Restaurant - Ready to open!	We can make most any requirement work!
6148 Mae Anne, Reno.	Suite 2	2,735	0.95/1.45	NNN/Gross	Now	Yes	Shell - Build to Suit	Very flexible landlord with extensive resources.
Total		\$ 21,188						

Notes from Landlord:

All lease terms are very flexible - Month to month or 1 to 5+ years

TI dollars always available for the right deal

Local owner/operator with 30 years experience

All tenants can break their lease if moving among Landlord's seven buildings

Landlord is a committee of one - no banks/institutional decision making involved.

Fast decisions / quick responses on all deals - there is no easier landlord to deal with!

All leases have no CAM charges, expenses, overages or bumps of any kind. You will know what your payment is every year!

With industrial gross, tenant only pays for electricity, gas and perhaps garbage. - Tenant does NOT pay for property taxes, hazard insurance, maintenance, common area utilities, etc.

Full Service means every expense is included except for Telcom.

No marijuana dispensaries or grows allowed.

Broker notes:

Procuring brokers earn 5%, 4%,4%, 3% to 6 years (MTM: 75% of first months rent)

Open listing - available to all brokers

Fast commission checks upon receipt of first months rent or at the signing table for credit tenants without TI's

Small space requirement? Send them to us to walk-through/close and we'll still pay the same commission!

No commissions on existing tenant extensions or options.

Flexible with credit quality - can work with startups as well (especially when TI's are limited)

Very responsive and easy to work with. We'll help every way possible.

We make up the leases and on your request, handle final negotiations.

If Tenant defaults in first half of lease, we will expect the prorated lease commission to be returned.