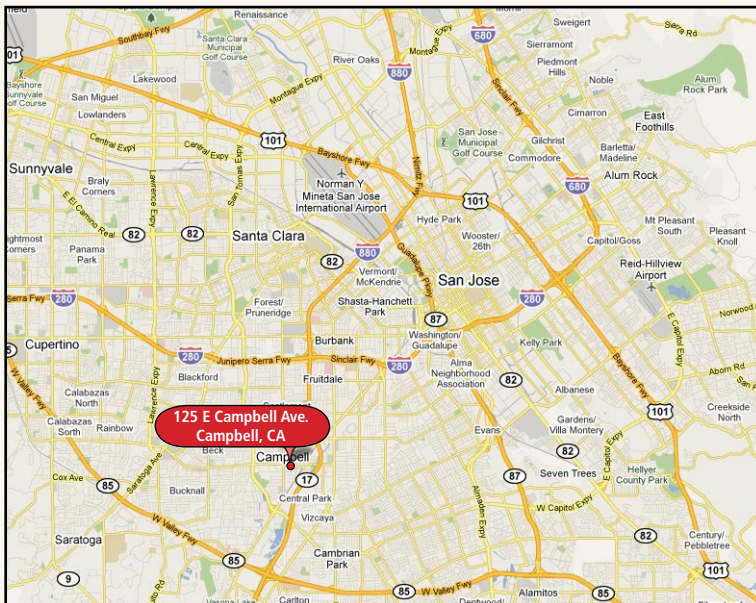


AVAILABLE FOR LEASE

Gateway Office Building Downtown Campbell, CA



125 E Campbell Avenue, Campbell, CA 95008



PROPERTY FEATURES

- Former bank branch building available For Lease
- Occupancy: January 2011
- Lease rate: \$2.50/SF/Month; NNN
- First Floor: ±5,200 SF
- Second floor: ±1,800 SF
- First and second floor may be leased independently

The Gateway is a mixed use development located at the Winchester Blvd. entrance to historic downtown Campbell. The Gateway is strategically located between Winchester Blvd and Bascom Avenue. Please call agent for additional information or to arrange a tour.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population:	27,818	225,384	535,351
Average HH Income:	\$95,783	\$116,734	\$125,598

Exclusive Agent:

Tony Wood

Sr. Vice President

Tel 916.677.8134

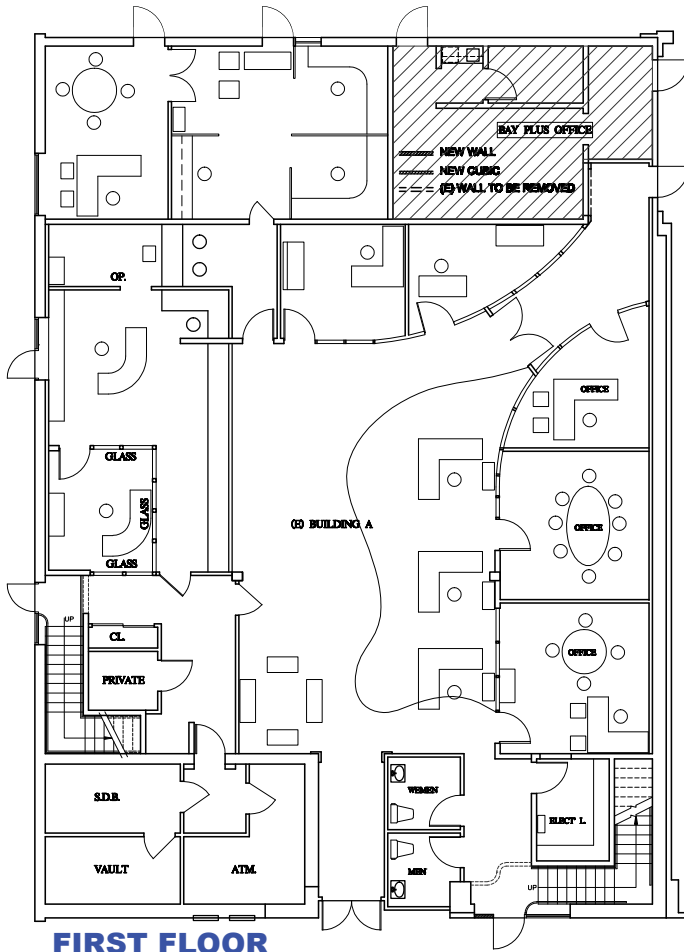
twood@tricommercial.com

DRE Lic #: 00549071

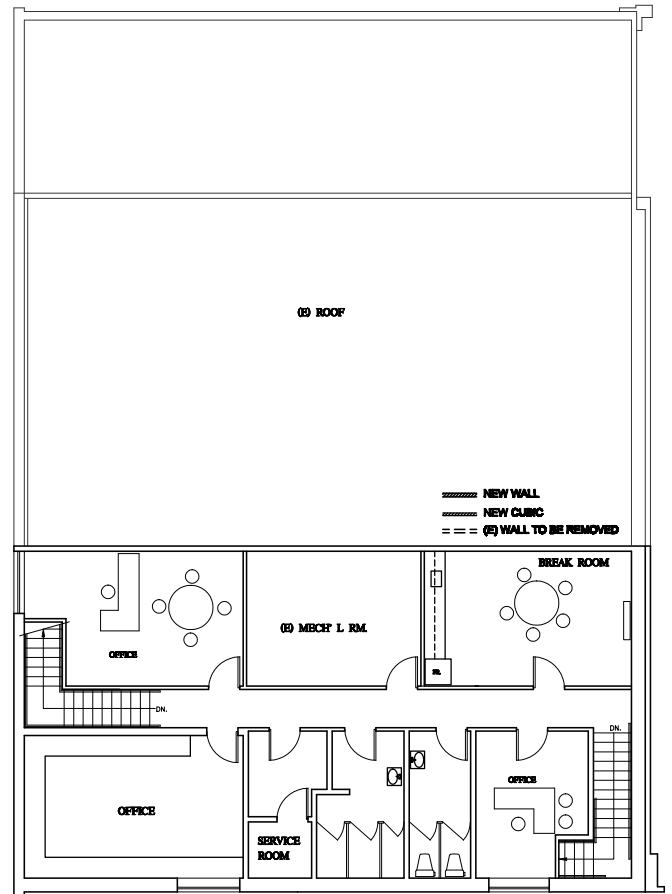


125 E. CAMPBELL AVE., CAMPBELL, CA

Floor Plans



FIRST FLOOR



SECOND FLOOR



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