

OFFICE · MEDICAL

FOR LEASE

550 & 570 Meridian Avenue

San Jose, CA 95126 · Two-Building Campus

COMBINED GSF

± 152,700

PARKING SPACES

± 643

ASKING RATE

Contact for Pricing

Existing Office Buildings, Convertible to Clinical Use.

Two existing buildings totaling ± 152,700 GSF with ± 643 parking spaces — speed to market without ground-up construction. Flexible ± 24,500–26,300 SF floor plates and abundant natural light suit a multi-specialty medical center, ambulatory surgery and imaging, or a single-tenant office headquarters. Immediate access to Interstate 280, minutes to Interstate 880 and Highway 87, and a few minutes' walk from the Race Street VTA light rail station.

LEASING CONTACT

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eric@healthmedrealty.com

THE OPPORTUNITY

Speed to Market in Central San Jose.

Two existing buildings totaling $\pm 152,700$ square feet with ± 643 parking spaces, in the heart of Silicon Valley — occupancy without the cost and schedule of ground-up construction.

 $\pm 152,700$

COMBINED GSF

 $\pm 13'$

FLOOR-TO-CEILING

 ± 643

PARKING SPACES

HEALTHCARE USERS

- Multi-specialty medical center or clinic
- Ambulatory surgery and imaging
- Behavioral health and outpatient services

OFFICE USERS

- Corporate or regional headquarters
- Administrative, billing and back-office operations
- Training, conference and shared-service functions

The floor plates support modular and flexible plans, allowing departments or business units to expand and contract without major modification. Deep, column-efficient levels and a wealth of natural light serve clinical care and corporate occupancy equally well.

WHY THIS CAMPUS

A premier site for a healthcare system, provider group or office user seeking scale in a central Silicon Valley location.

— **PROPERTY SUMMARY**

Two Buildings. One Campus.

550 Meridian Avenue

TOTAL GSF	STORIES
± 76,000	3
TYPICAL FLOOR PLATE	FLOOR-TO-CEILING
± 24,500–26,300	± 13'

570 Meridian Avenue

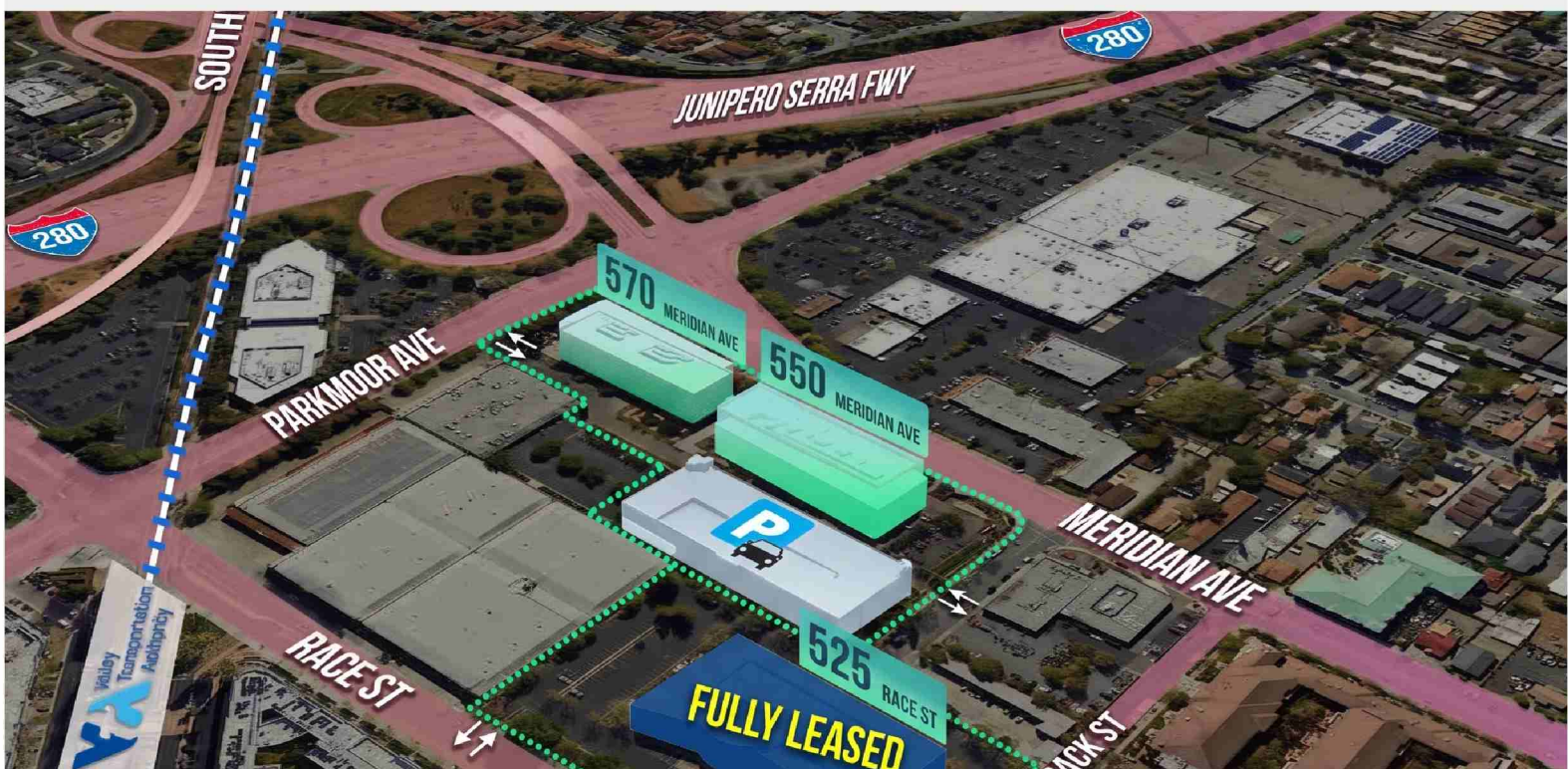
TOTAL GSF	STORIES
± 76,700	3
TYPICAL FLOOR PLATE	FLOOR-TO-CEILING
± 24,500–26,300	± 13'

Access & Connectivity

- Immediate access to Interstate 280; minutes to Interstate 880 and Highway 87
- Located near San Jose Diridon Station — Caltrain, VTA Light Rail and major bus routes
- Race Street VTA light rail station a few minutes' walk from the campus

Onsite Parking

Surface Parking	177 Spaces
Structured Parking	466 Spaces
Total Onsite	± 643 Spaces



— HYPOTHETICAL IMPROVEMENTS

A Hypothetical Covered Link.

A hypothetical covered link and shared drop-off between 550 and 570 Meridian would give the two buildings one arrival sequence and a sheltered path between them. Not built and not entitled — shown to illustrate what the campus could support.

HYPOTHETICAL COVERED LINK & DROP-OFF — AERIAL



HYPOTHETICAL DROP-OFF AND PICK-UP — STREET LEVEL



Renderings are hypothetical, illustrate potential campus improvements only, and are subject to design, entitlement and approvals.

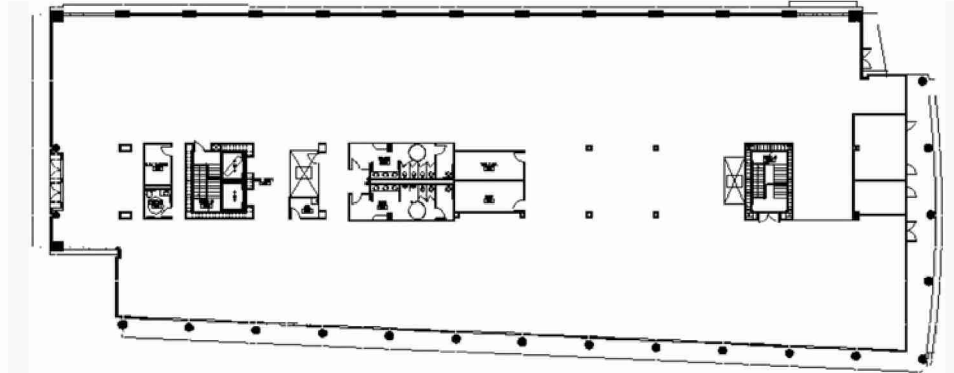
— PLANS

Floor Plans — 550 Meridian Avenue.

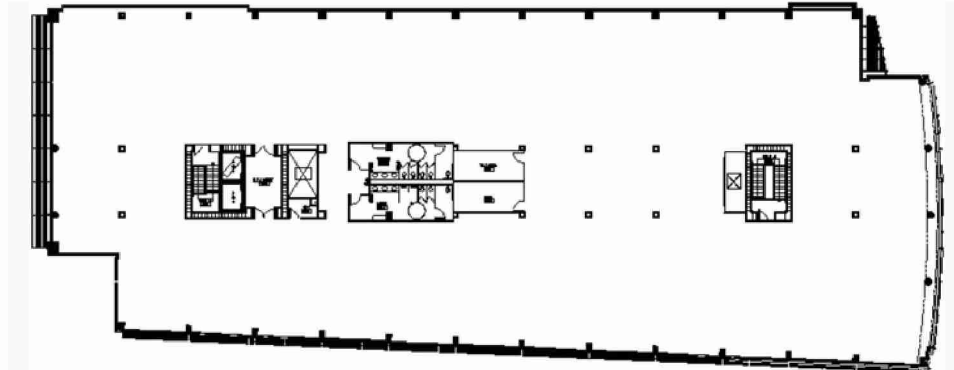
1st, 2nd & 3rd Floors

± 76,000 GSF

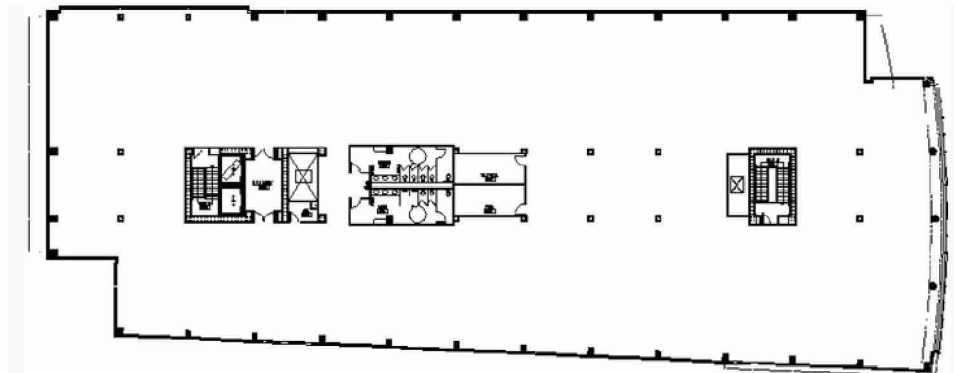
1ST FLOOR



2ND FLOOR



3RD FLOOR



Flexible floor plates ideal for clinical or office uses, supporting expansion or contraction without major modification. Fully sprinklered. Drawings not to scale.

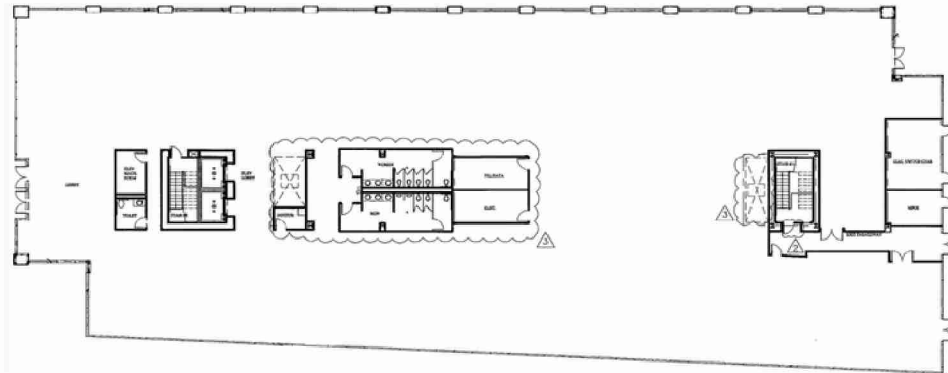
— PLANS

Floor Plans — 570 Meridian Avenue.

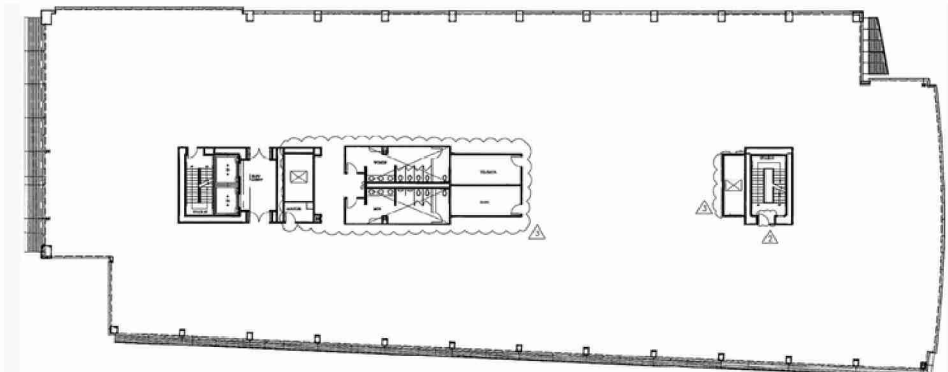
1st, 2nd & 3rd Floors

± 76,700 GSF

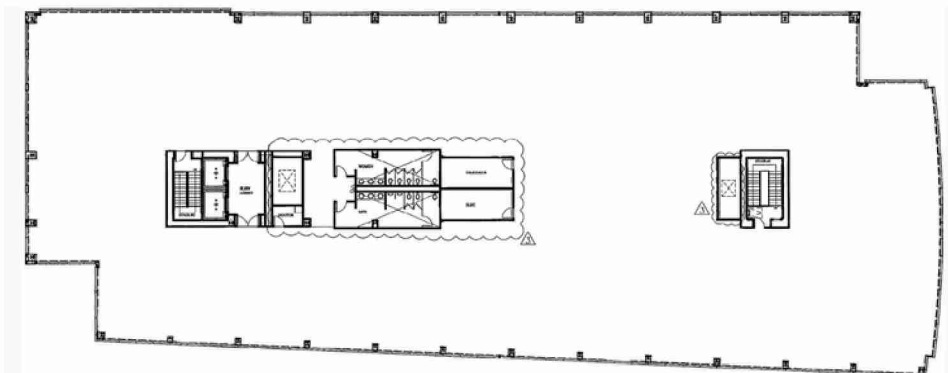
1ST FLOOR



2ND FLOOR



3RD FLOOR



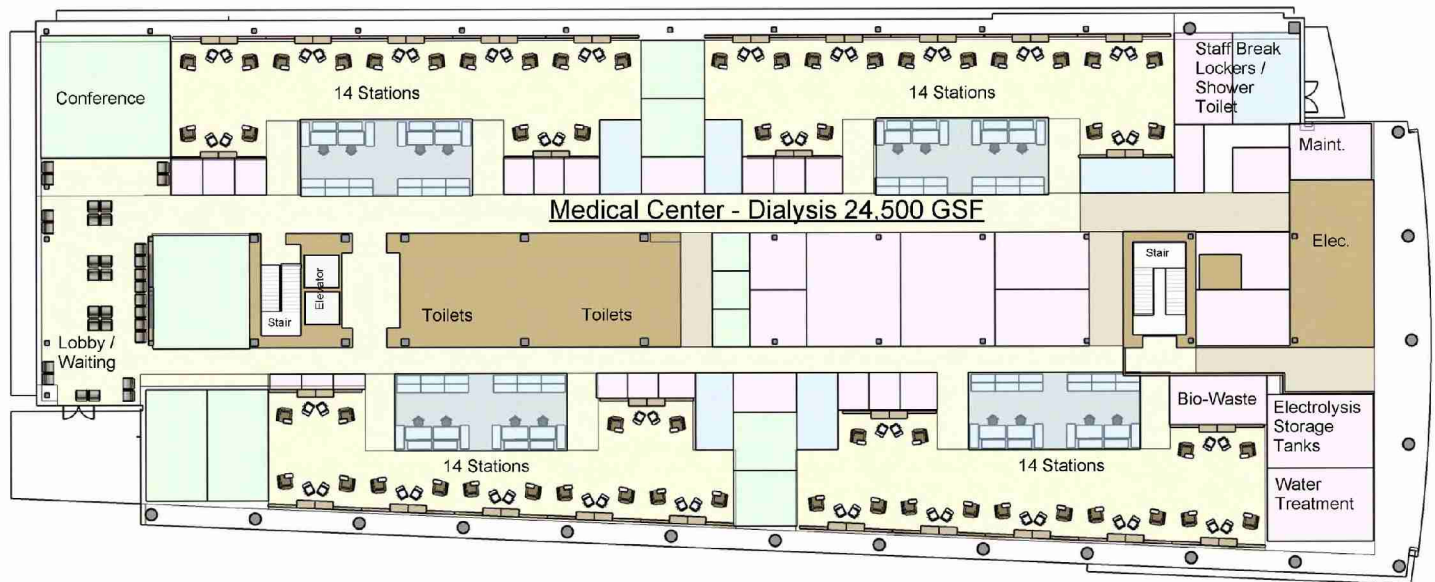
Flexible floor plates ideal for clinical or office uses, supporting expansion or contraction without major modification. Fully sprinklered. Drawings not to scale.

— HYPOTHETICAL PLANS

550 Meridian — 1st Floor Concepts.

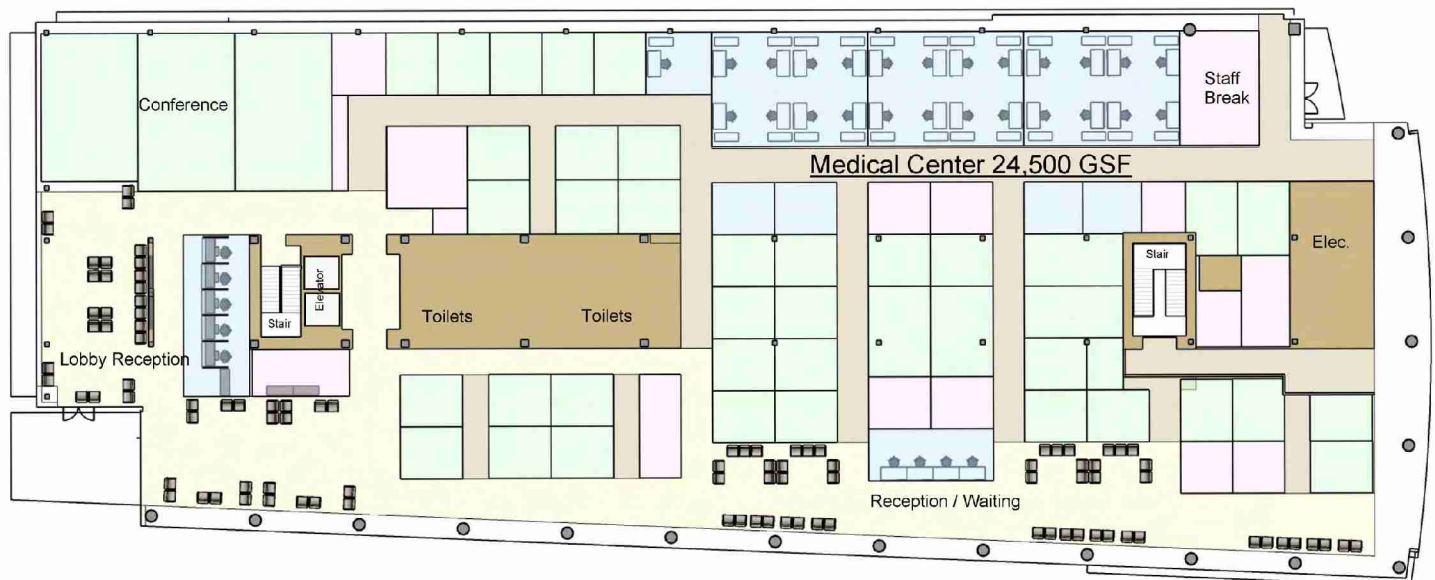
Medical Center — Dialysis

± 24,500 GSF



Medical Center

± 24,500 GSF



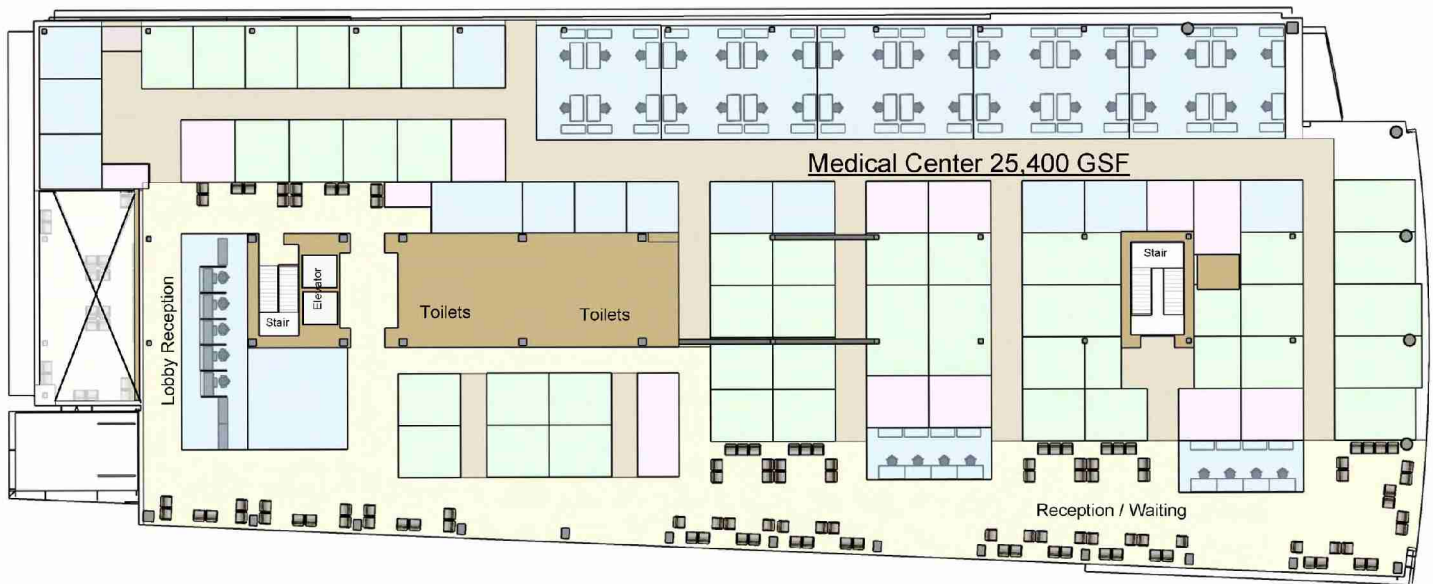
Hypothetical plans illustrate potential uses only; not to scale.

— HYPOTHETICAL PLANS

550 Meridian — 2nd & 3rd Floor Concepts.

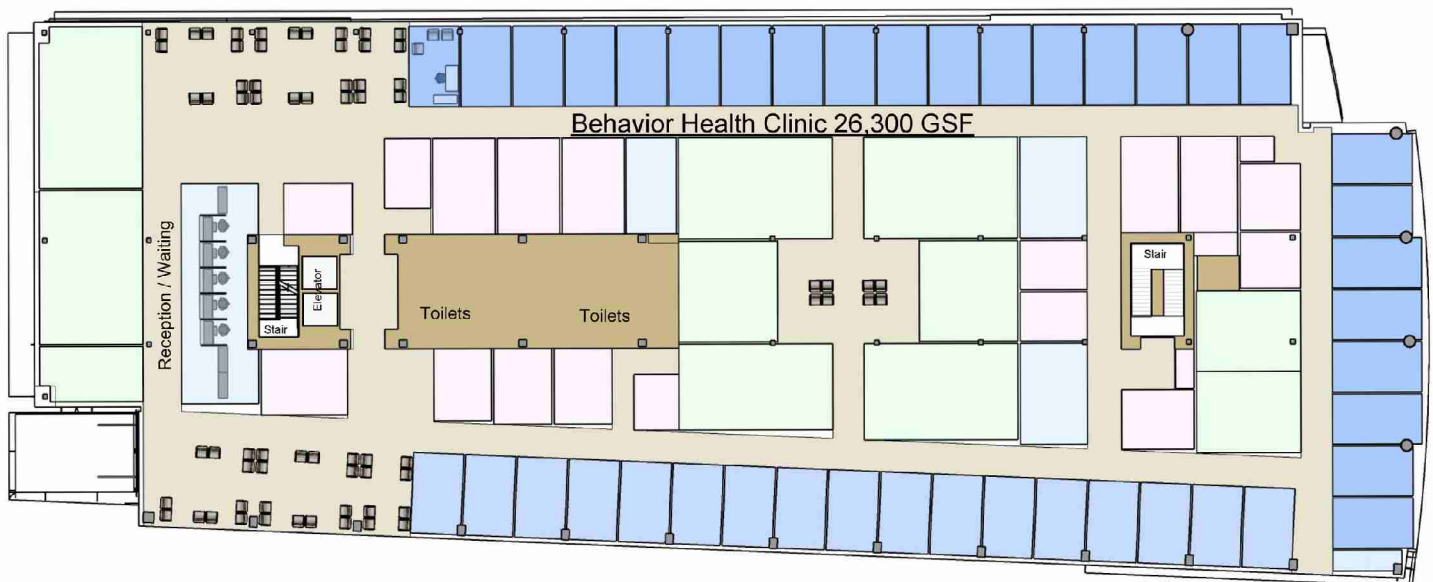
2nd Floor — Medical Center

± 25,400 GSF



3rd Floor — Behavioral Health Clinic

± 26,300 GSF



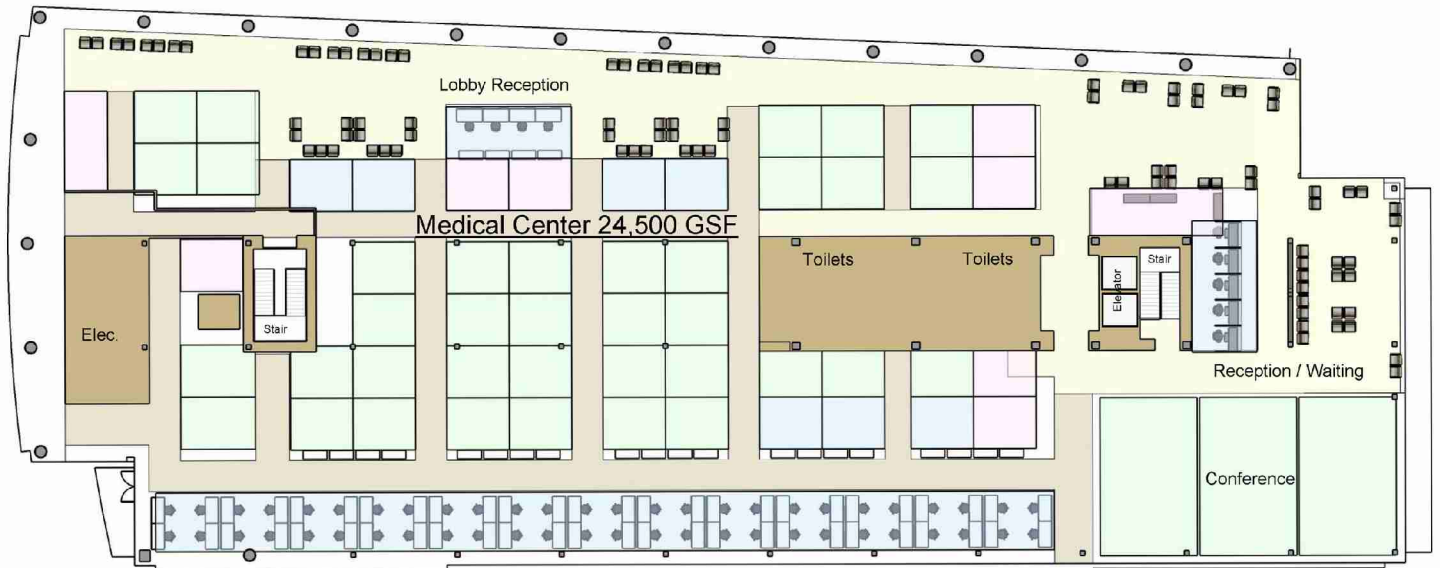
Hypothetical plans illustrate potential uses only; not to scale.

— HYPOTHETICAL PLANS

570 Meridian — Floor Concepts.

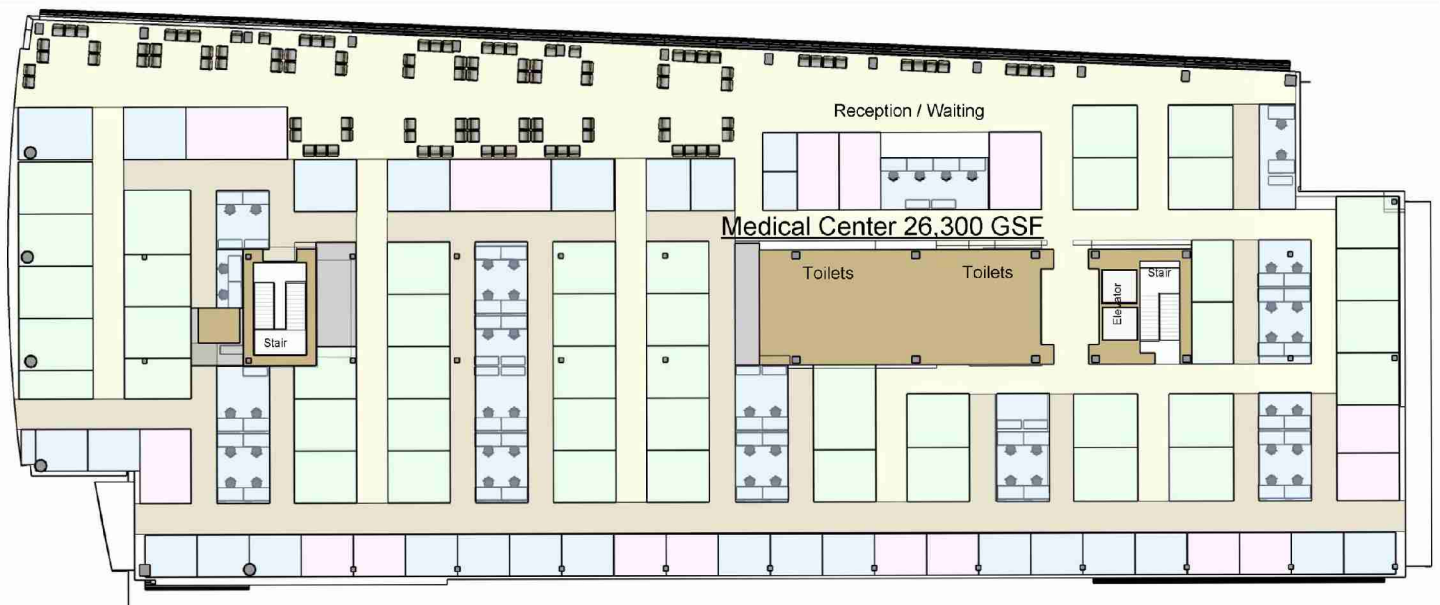
1st Floor — Medical Center

± 24,500 GSF



2nd Floor — Medical Center

± 26,300 GSF



Hypothetical plans illustrate potential uses only; not to scale.

Leasing Contact.

For tours, floor plans, or additional property information, contact HealthMed Realty.

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HOW WE ADVISE

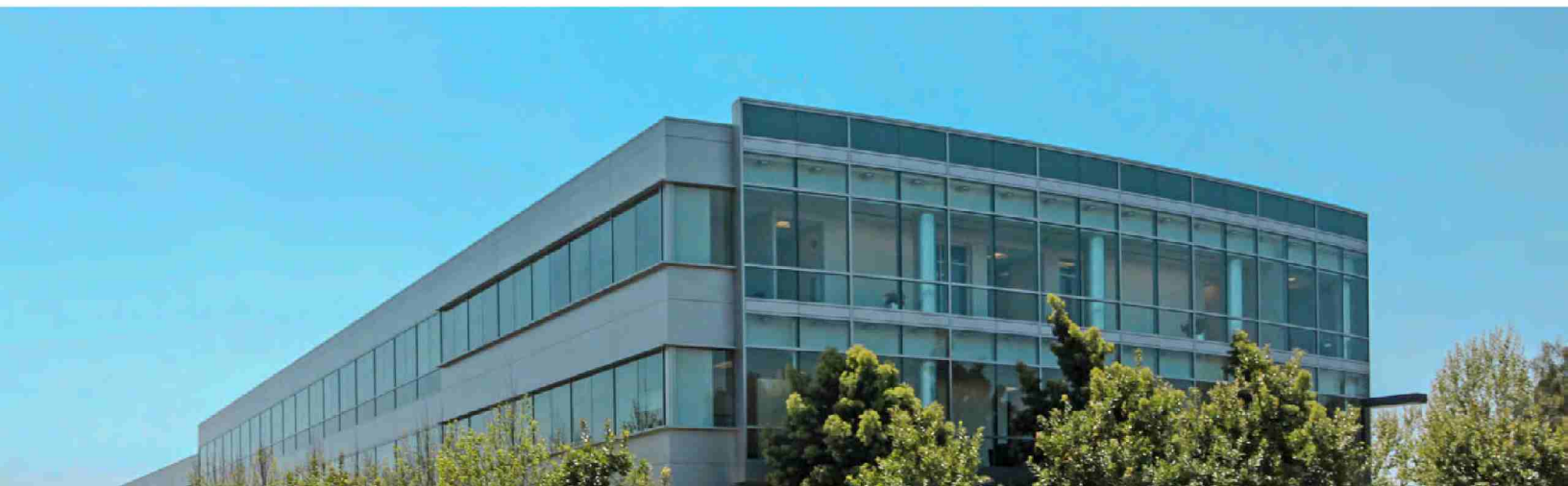
- Tenant Representation
- Landlord Representation
- Investment Sales
- Development Advisory

SAN FRANCISCO BAY AREA

260 Los Gatos Saratoga Road
Los Gatos, CA 95030

SAN DIEGO

329 S Hwy 101, Suite 160
Solana Beach, CA 92075



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