



## Property Description

1600 Duane Avenue stands as a beacon of opportunity, offering an entire floor of seamlessly integrated office space. Meticulously developed in 2017, the first-floor space exudes sophistication with its array of brand-new furnishings, carpeting, lighting, and fixtures, all boasting top-of-the-line quality. Experience the convenience of amenities such as a spacious multi-purpose meeting room, breakroom, welcoming reception area, and three conference rooms adorned with floor-to-ceiling glass panels. With attentive on-site ownership, tenants of 1600 Duane Avenue can expect responsive service tailored to their business needs. Ideally positioned adjacent to Highway 101, 1600 Duane Avenue provides effortless access to all that Silicon Valley has to offer, mere minutes away by car. Surrounded by a thriving tech community, tenants will find themselves in esteemed company, neighboring renowned giants like Adobe, Apple, Cisco, Google and etc

## Property Highlights

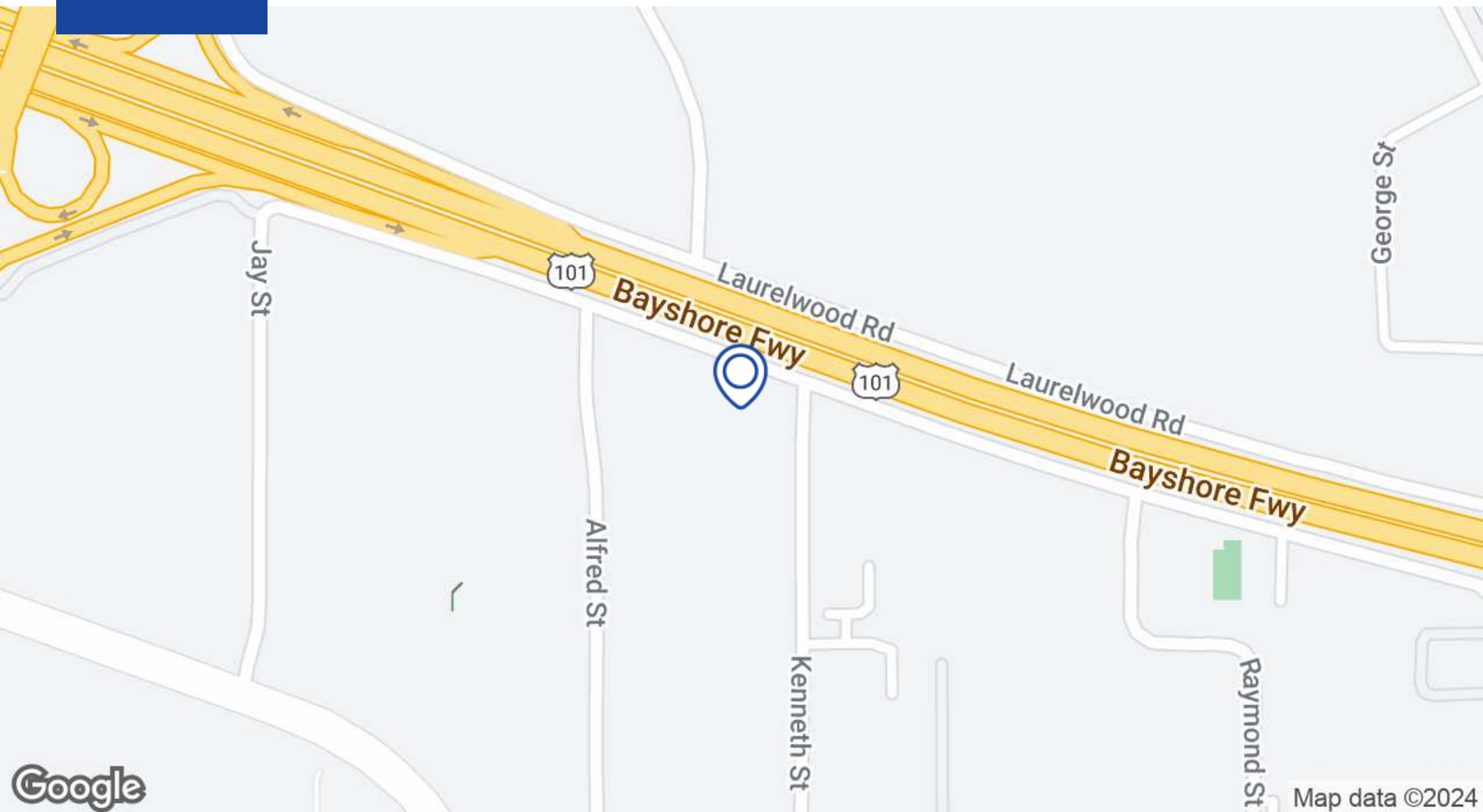
### Brian Merrion

Broker  
415.802.1400  
brian.merrion@expcommercial.com

## Offering Summary

|                  |                      |
|------------------|----------------------|
| Lease Rate:      | \$1.00 SF/yr (Gross) |
| Number of Units: | 1                    |
| Available SF:    | 12,000 SF            |
| Lot Size:        | 60,293 SF            |
| Building Size:   | 36,000 SF            |

| Demographics     | 0.3 Miles | 0.5 Miles | 1 Mile |
|------------------|-----------|-----------|--------|
| Total Households | 27        | 82        | 2,438  |
| Total Population | 73        | 225       | 6,884  |



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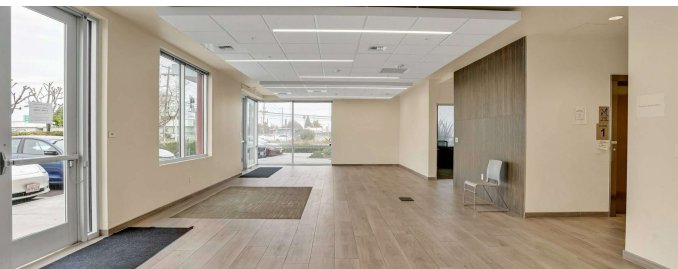
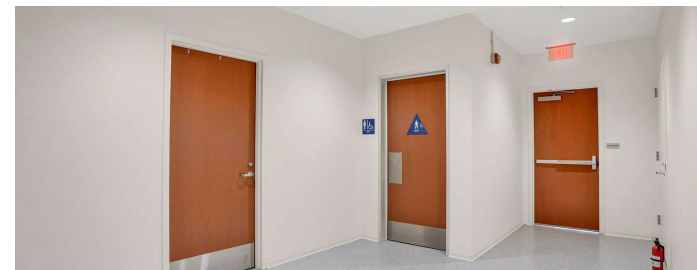
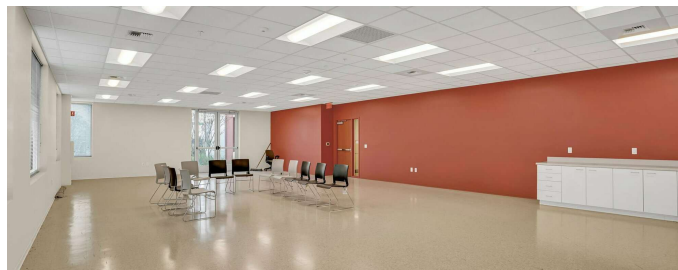
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For Lease

1600 Duane Ave  
Santa Clara, CA 95054



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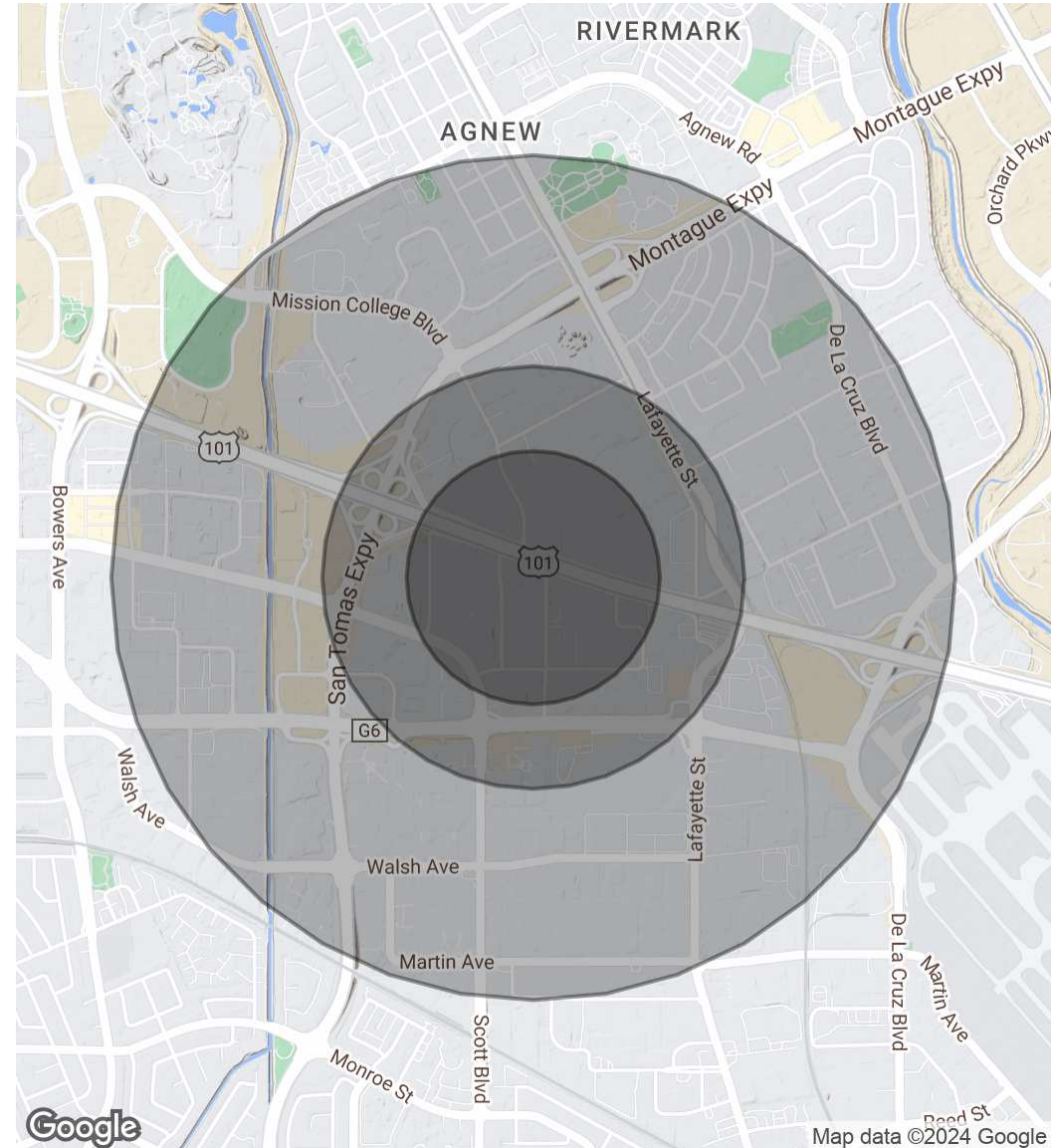
For Lease

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|                             | 0.3 Miles | 0.5 Miles | 1 Mile |
|-----------------------------|-----------|-----------|--------|
| <b>Total Population</b>     | 73        | 225       | 6,884  |
| <b>Average Age</b>          | 40        | 39        | 38     |
| <b>Average Age (Male)</b>   | 39        | 38        | 37     |
| <b>Average Age (Female)</b> | 41        | 40        | 39     |

| <b>Households &amp; Income</b> | 0.3 Miles   | 0.5 Miles   | 1 Mile      |
|--------------------------------|-------------|-------------|-------------|
| <b>Total Households</b>        | 27          | 82          | 2,438       |
| <b># of Persons per HH</b>     | 2.7         | 2.7         | 2.8         |
| <b>Average HH Income</b>       | \$227,736   | \$232,726   | \$214,127   |
| <b>Average House Value</b>     | \$1,365,175 | \$1,385,902 | \$1,298,130 |

Demographics data derived from AlphaMap



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