

**DBC** commercial Group

**MILPITAS OFFICE/WAREHOUSE  
44,820 SF (\$97 SF)**



**HIGH IMAGE  
OFFICE/WAREHOUSE FOR SALE  
1600 CALIFORNIA CIRCLE  
\$4,350,000  
MUST BE SEEN TO BE APPRECIATED!**

**1880 AT DIXON LANDING ROAD  
20,000 SF OF BEAUTIFUL MODERN OFFICES,  
TRAINING FACILITY, AND CONFERENCE ROOMS  
(100% HVAC)  
25,000 SF OF WAREHOUSE  
BUILT IN 1997**

**GEOFF DAVIS  
EXCLUSIVE BROKER  
408.268.8508 x127**

**STEVE PECK  
408.268.8508 x133**

**GARY MILLER  
408.268.8508 x114**

**FOR SALE**

## OUTSIDE VIEWS



**GEOFF DAVIS**  
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## INSIDE VIEWS



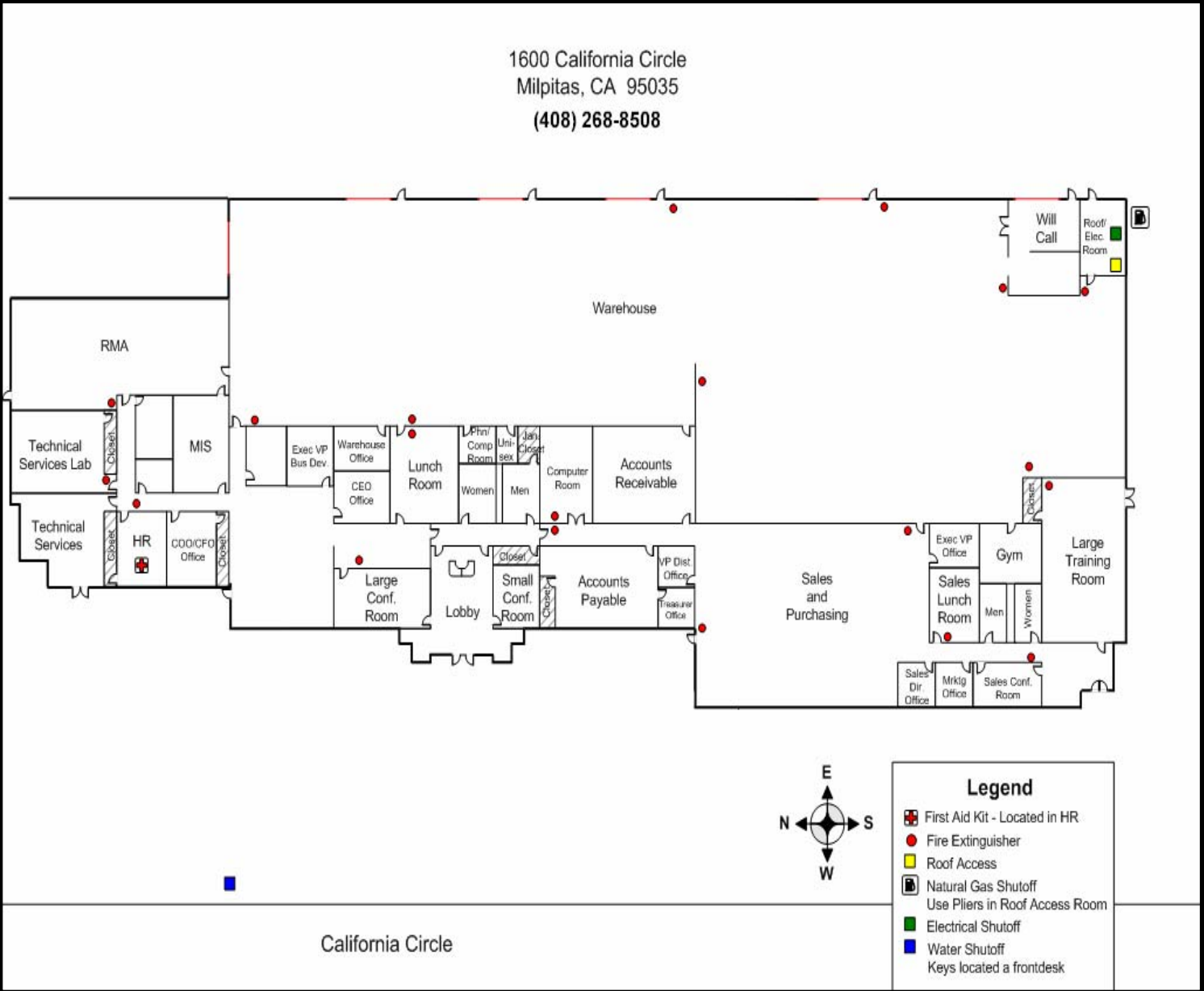
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## FLOOR PLAN

1600 California Circle  
 Milpitas, CA 95035  
 (408) 268-8508



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## **INDUSTRIAL MARKET TRENDS IN SANTA CLARA COUNTY**

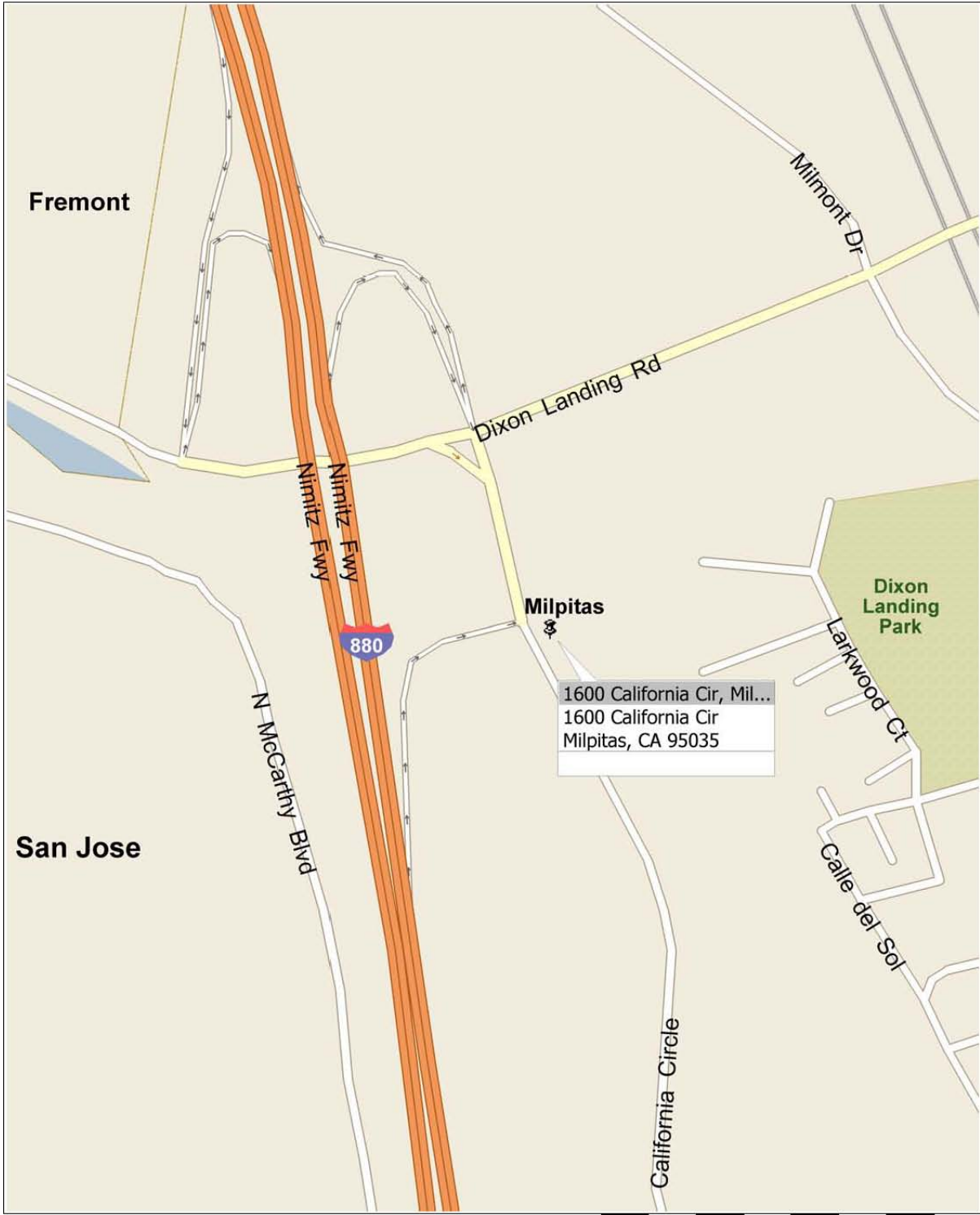
- **FOR THE SIXTH CONSECUTIVE QUARTER, THE INDUSTRIAL MARKET HAS INCREASED IN NET ABSORPTION**
- **LEASE AND SALES OF INDUSTRIAL BUILDINGS POSTED THE HIGHEST ACTIVITY IN OVER 4 YEARS**
- **MAJOR INVESTMENT COMPANIES AND DEVELOPERS SOLD SMALLER BUILDINGS TO OWNER/USERS**
- **ASKING RENTS WILL BEGIN TO INCREASE AS VACANCY RATES BEGIN TO DECLINE**
- **THE AVERAGE ASKING RATE FOR WAREHOUSES HAS MAINTAINED A CONSISTENT RATE OF \$0.40 SF NNN**
- **MILPITAS FLEX SPACE HAS AN AVERAGE VALUE OF \$120 SF**
- **QTR 1 '05 NET ABSORPTION IN MILPITAS OF OVER 125,000 SF**
- **MILPITAS HAS A VACANCY RATE OF 11.7% QTR 1 '05, DOWN FROM 12.6% IN '04**
- **ASKING LEASE RATE IN MILPITAS IS BETWEEN \$0.40 -\$0.45 SF NNN**

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## MAP OF 1600 CALIFORNIA CIRCLE, MILPITAS



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**FOR MORE INFORMATION  
PLEASE CONTACT  
THE DBC COMMERCIAL GROUP:**

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**STEVE PECK, BROKER  
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**GARY MILLER  
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