FOR LEASE 521 Charcot Avenue, Suite 209 SAN JOSE, CALIFORNIA

1,397 SF Commercial Condominium



EXCLUSIVELY LISTED BY

RALPH BORELLI

Chairman

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Development/Brokerage P: 408-521-7126 DRE # 02018513

CALEB SCHERER



SUMMARY

ADDRESS	521 CHARCOT AVENUE, SUITE 209, SAN JOSE, CA 95131 (APN: 237-34-050)
SQUARE FOOTAGE	TOTAL RENTABLE SF: 1,397
LEASE RATE	\$3.45/SF/MO. GROSS
LEASE TERM	3 YEARS PREFERABLE
DATE AVAILABLE	JANUARY 1, 2025
FEATURES	 FRONTAGE/ENTRY ON CHARCOT AVENUE DIRECT ACCESS TO INTERIOR DRIVE AISLE TWO GLASS-WALL OFFICES ONE INTERIOR ROLL UP DOOR AUTOMATIC ROLL UP DOOR OPENER EPOXY FLOORING 100% HVAC CARBON MONOXIDE EXHAUST SYSTEM LIGHTING THROUGHOUT FIRE SPRINKLERED IDEAL FOR BUSINESS/OFFICE OR CAR CONDO USE





SITE PLAN



THE COMPLEX

Club Sportiva is in a class by itself. Built around a spectacular 10,000 sq. ft. event center with 20-ft. glass window walls and sparkling black granite floors, the exclusive club and car-driven business community has no equal.

- 86-unit car and business condo complex
- 10,000 sq. ft. showroom/event center for social functions
- Stylish lounge/bar with video screens
- 24-ft. wide, lighted drive aisles for easily moving cars into and out of units
- Condos have roll-up doors hidden from the street, built-in carbon monoxide ventilation, advanced fire protection, and security features including optional closed-circuit cameras
- Concierge/reception services
- Available high-speed fiber-optic Internet, VolP phone service, and more
- Host productive meetings in the 800 sq. ft. conference room
- Sophisticated security including gated entry and a live, 24x7 web cam

<u>Learn More Here</u>

SHOWROOM PHOTOS







TA: Orchard Station

LOCAL AMENITIES

Jersey Mike's Subs Safeway Baja Fresh Premier Pizza The Kabab Shop **Chipotle Mexican Grill Red Robin** Peet's Coffee Poke House **Dave's Hot Chicken** ATT WALK Cold Stone

Google Farth-

Flower Flour Okayama Express Sushi Subwav

- Starbucks
- Pho Viet
- **Thai Orchid**
- Dish n Dash
- Una Mas!

SUBJECT PROPERTY

VTA Bonaventura Sta

101

87

880

VTA: Metro/Airport Station

VTA: Component S lion

VTA: Karina Station

SJC 🍃 SAN JOSE MINETA

INTERNATIONAL AIRPORT

LOCATION

OAKLAND

FRANCISCO

SAN

OAKLAND INTERNATIONAL AIRPORT

SAN FRANCISCO INTERNATIONAL AIR PORT

PALO ALTO

SAN JOSÉ MINETA

SUBJECT PROPERT

SAN JOSE





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