

OWNER-OCCUPIED PURCHASE

OFFERING MEMORANDUM

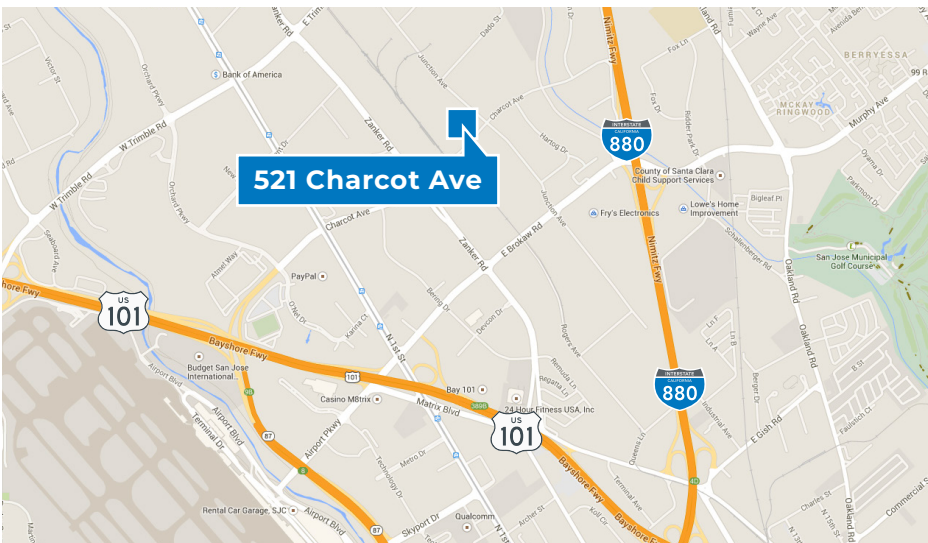
521 CHARCOT AVENUE

SUITE 101 | SAN JOSE, CA 95131

 **TRANSWESTERN** REAL ESTATE SERVICES

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Transwestern Real Estate Services is pleased to announce this one-of-a-kind purchase opportunity!



Club Auto Sport – SV Condominium Association, Inc. is a 120,000 square-foot planned development located on 7 gated acres in the heart of Silicon Valley. It comprises 86 commercial light industrial condominiums and offers a unique, secure environment tailored to automotive and business enthusiasts.

Originally launched in 2008, the project has evolved into a vibrant and highly sought-after business hub. It is home to a diverse range of enterprises and also serves the private sector with secure, indoor vehicle storage.

Suite 101, owned by one of the project's original developers, houses **TMFC, Inc.**, the private investment company of John and Christine Davis. TMFC is dedicated to automotive ventures and philanthropic initiatives. Suite 101 offers multiple assembly opportunities as well.

This 14,781 RSF commercial condominium is fully built out as a modern corporate office and warehouse, complemented by a private, furnished exclusive use patio. Suite 101 is the only unit in the development featuring its own restrooms and a fully equipped kitchen, offering unmatched convenience and functionality. Strategically located in a thriving business corridor, this property provides excellent accessibility and visibility, making it ideal for construction firms, technology companies, and corporate business entities seeking a professional space to grow and succeed. With its unique amenities and prime positioning, this suite is a rare opportunity for businesses looking to elevate their operations.

Additional features include:

- One reserved RV/motorhome parking stall
- One reserved trailer parking stall
- 5 secured private parking spots
- 50-amp power for motorhome
- Dump station for black & gray water on site

Zoning is PD/LI and can be home to many corporate businesses.

Please Note:

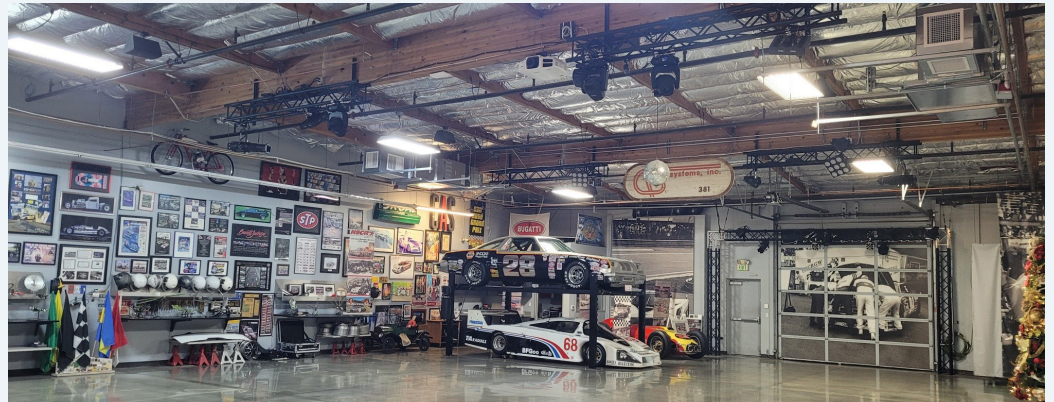
All prospective buyers are responsible for independently verifying the information provided herein. Each unit is individually metered and billed by the management.

FOR SALE | Tour by appointment only

SUITE 101 | ±14,781 RSF

HIGHLIGHTS

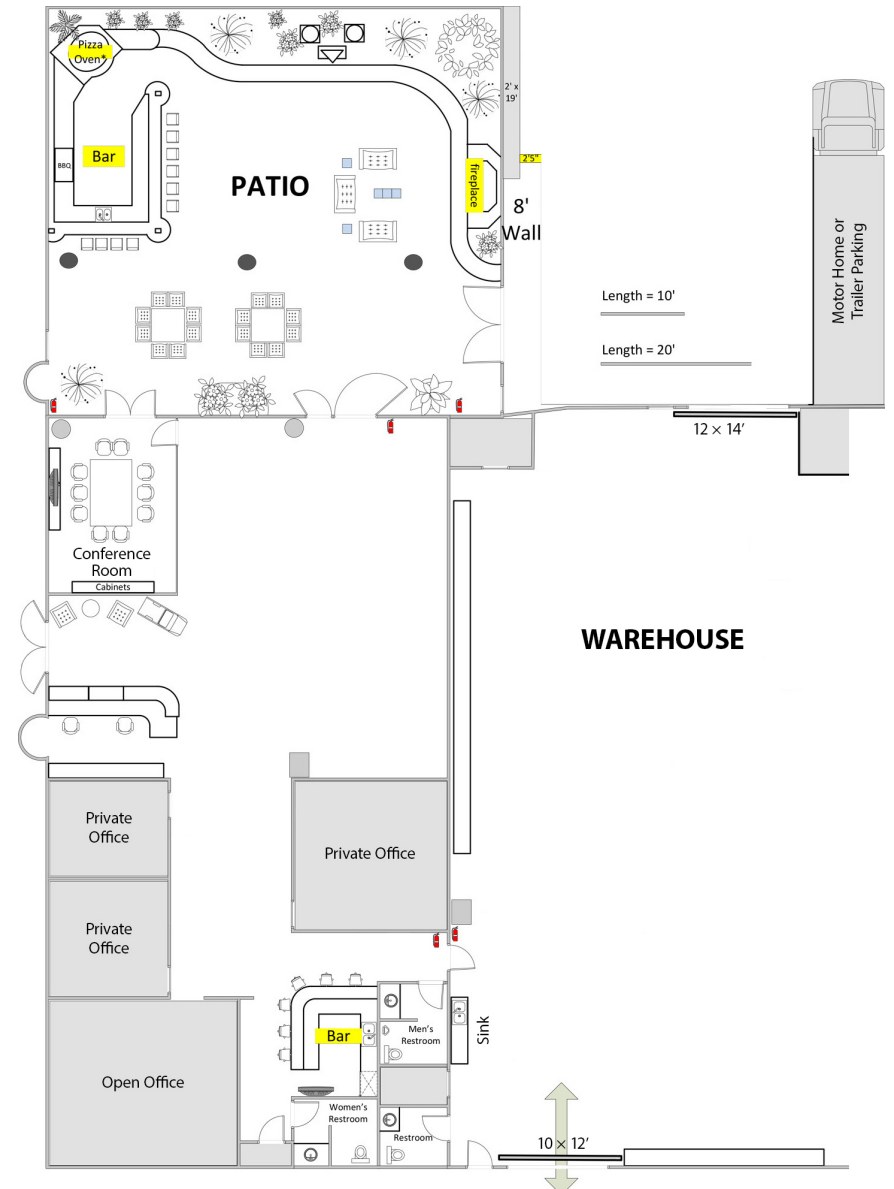
- Turnkey corporate office
- Auto zoned
- Fully furnished 2,750 SF exterior patio with steel eyelet pergola, pizza oven, and fireplace
- Large conference room
- Full kitchen
- Fully sprinkled
- HVAC throughout
- Security system
- 18' full height in warehouse
- Polished concrete floors throughout
- 3 in-suite luxury bathrooms
- Permitted for assembly



521 CHARCOT AVENUE

Suite 101 for Sale

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REPRESENTED BY

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