

OFFERING MEMORANDUM

OFFICE FOR LEASE | 118 CHARCOT AVENUE | SAN JOSE, CALIFORNIA 95131



COMPASS
COMMERCIAL

JALILI
COMMERCIAL GROUP

- STE 102- 1,138 USF
- STE 104- 1,143 USF
- STE 105- 2,131 USF
- Private Conference Room
- Kitchen/Breakroom

OFILM 欧菲光

ALL FOR CUSTOMERS





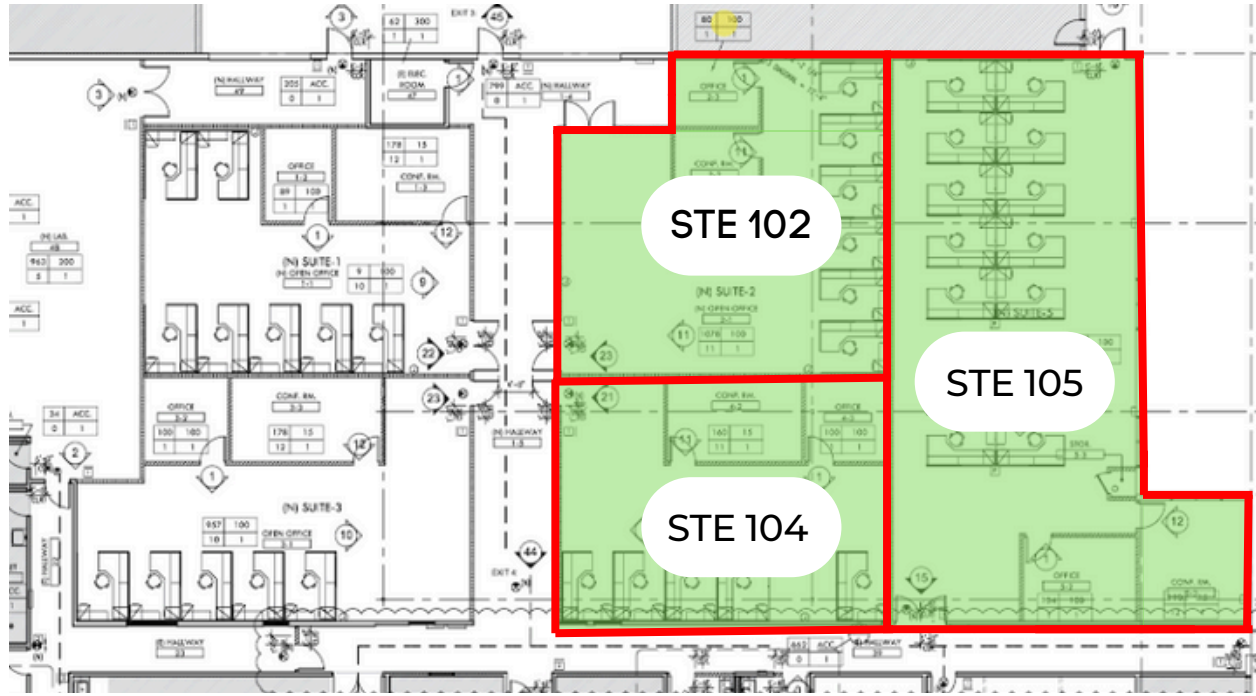


COMPASS
COMMERCIAL

JALILI
COMMERCIAL GROUP



AVAILABLE SPACES



LEASE INFORMATION

Lease Type: Office Space/ Research & Development

Total Space: 3

Lease Term: Negotiable

Lease Rate: \$1.90

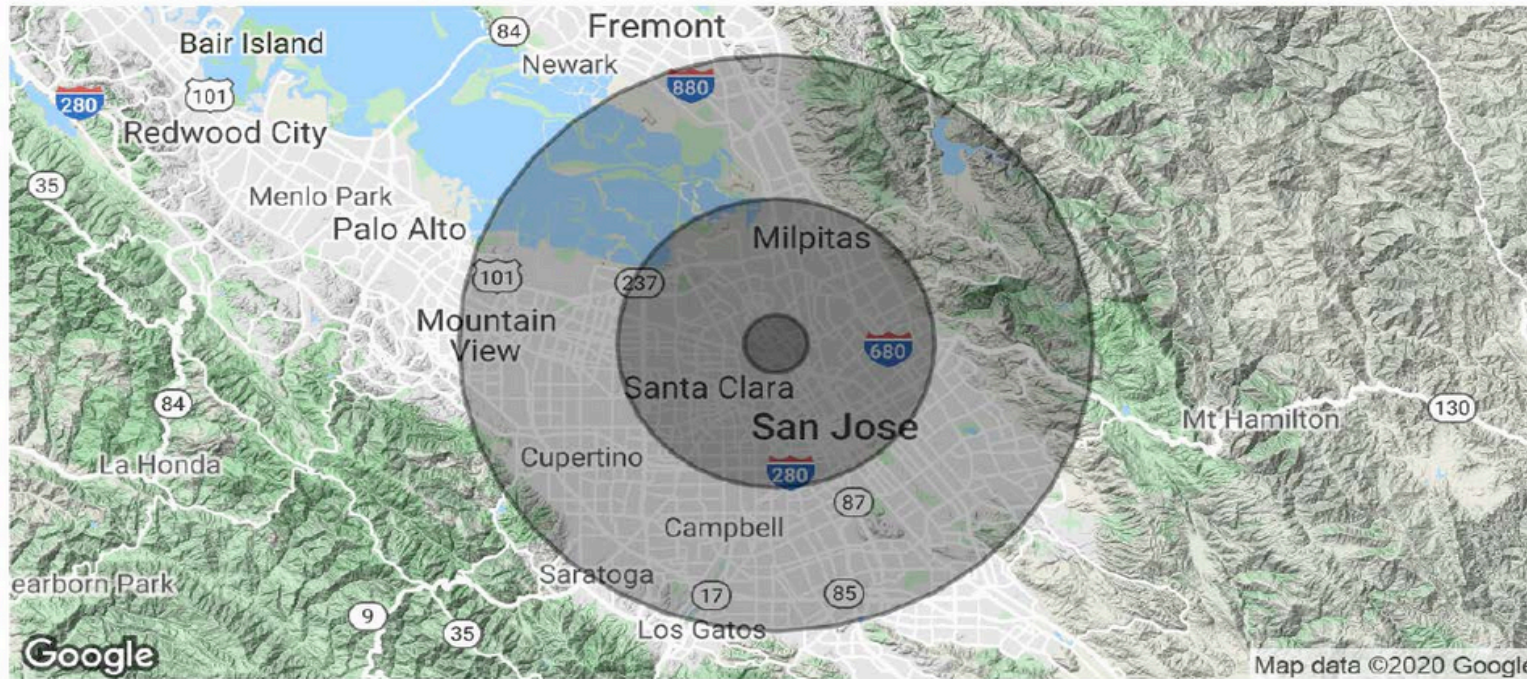
Available Spaces

Suit	Tenant	Size	Lease Type	Lease Rate	Rentable SF
Suite #102	Available	1,138 -USF	NNN	\$1.90 SF/month	1,377 -RSF
Suite #104	Available	1,143 -USF	NNN	\$1.90 SF/month	1,383 -RSF
Suite #105	Available	2,131 - USF	NNN	\$1.90 SF/month	2,577 - RSF

AVAILABLE SPACES



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,416	448,439	1,539,807
Average age	31.6	34.3	35.5
Average age (Male)	32.3	33.7	34.9
Average age (Female)	31.0	35.0	36.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,166	153,833	526,088
# of persons per HH	2.1	2.9	2.9
Average HH income	\$116,655	\$92,477	\$100,465
Average house value	\$477,583	\$578,612	\$669,855

* Demographic data derived from 2010 US Census

CONFIDENTIALITY & DISCLAIMER

All materials, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Compass Commercial-San Francisco & Los Angeles its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Compass Commercial -San Francisco & Los Angeles will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Compass Commercial-San Francisco & Los Angeles makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Compass Commercial-San Francisco & Los Angeles does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Compass Commercial -San Francisco & Los Angeles in compliance with all applicable fair housing and equal opportunity laws. Is and information received or derived from Compass Commercial-San Francisco & Los Angeles its directors, officers,



Sam Jalili
Executive Vice President
408.316.2157
Sam.Jalili@compass.com
License: CA 02053100