

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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DRE # 00465691

CALEB SCHERER

Development/Brokerage

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SUMMARY

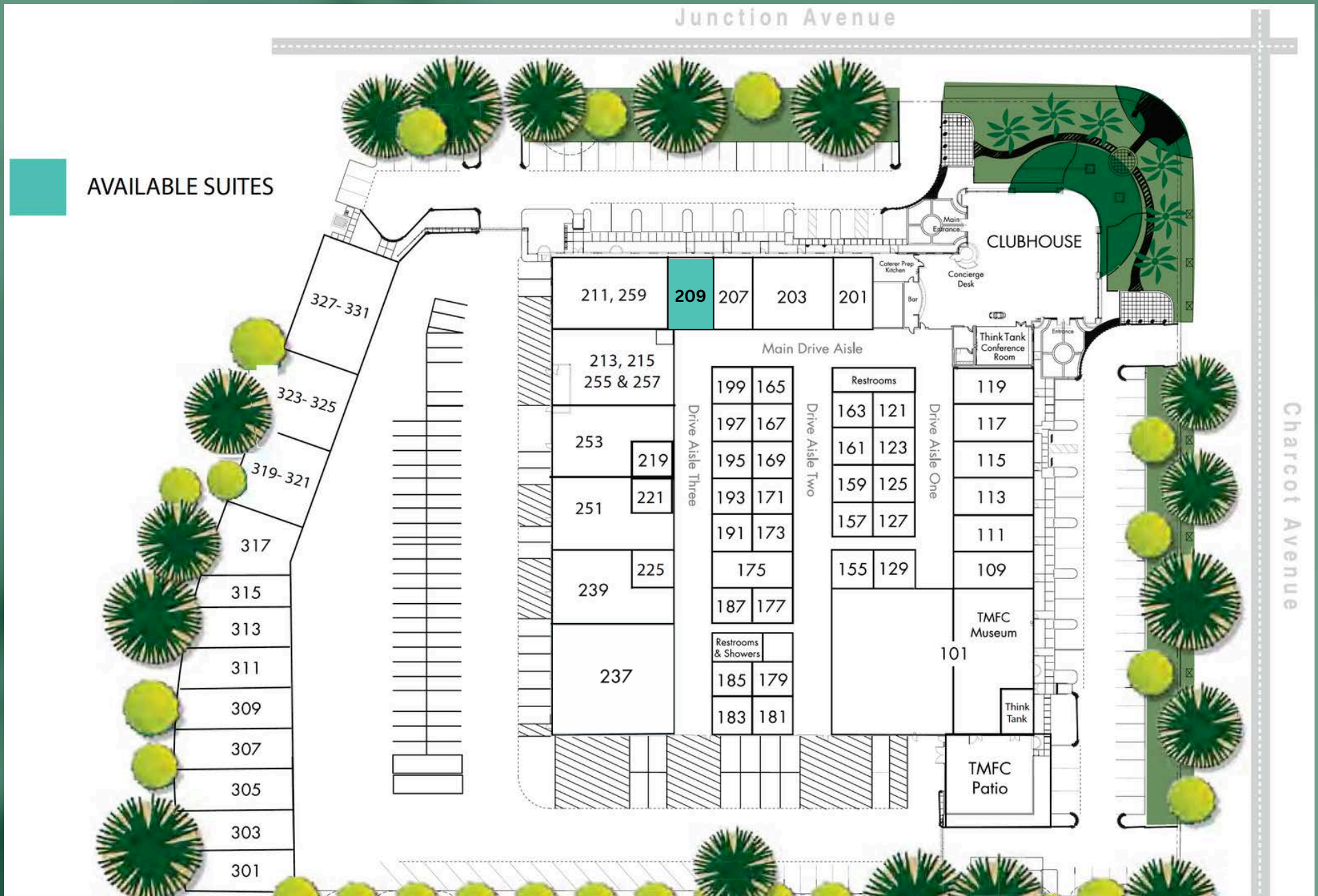
ADDRESS	521 CHARCOT AVENUE, SUITE 209, SAN JOSE, CA 95131 (APN: 237-34-050)
SQUARE FOOTAGE	TOTAL RENTABLE SF: 1,397
LEASE RATE	\$3.45/SF/MO. GROSS
LEASE TERM	3 YEARS PREFERABLE
DATE AVAILABLE	JANUARY 1, 2025
FEATURES	<ul style="list-style-type: none">• FRONTAGE/ENTRY ON CHARCOT AVENUE• DIRECT ACCESS 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

PHOTOS



SITE PLAN

AVAILABLE SUITES



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, VoIP 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

[Learn More Here](#)



SHOWROOM PHOTOS



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
Cold Stone

Flower Flour
Okayama Express Sushi
Subway
Starbucks
Pho Viet
Thai Orchid
Dish n Dash
Una Mas!

**SUBJECT
PROPERTY**



LOCATION



SAN FRANCISCO

OAKLAND

OAKLAND INTERNATIONAL AIRPORT

SAN FRANCISCO INTERNATIONAL AIRPORT

PALO ALTO

SAN JOSÉ MINETA INTERNATIONAL AIRPORT

SAN JOSE

SUBJECT PROPERTY

— Est. 1955 —

BORELLI

INVESTMENT COMPANY

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