



OFFERING SUMMARY

Lease Rate:	\$2.05 NNN
Building Size:	25,393 SF
Available SF:	1,100- 24,984 SF
Lot Size:	82,764 SF
Year Built:	1979
Renovated:	2020
Zoning:	Commercial

PROPERTY OVERVIEW

Recently renovated (2020) Walk into new floors, fresh paint, and new LED lighting throughout! Lease what you need, as there are many options available here. Lease most of the building (24,984 SF) or select from seven (8) different executive suites for maximum comfort and needs. Located in a prime location in San Jose, 2 minutes away from San Jose International Airport. Ranging from 1100 SQFT- 5,295 SF' per individual suites/ Or Control majority of the building (24,984 SF). Close to nearby HWY's 101 & 87. Beautifully renovated office, bathrooms, conference rooms, and break areas

PROPERTY HIGHLIGHTS

- Private offices
- Newly Renovated (2020)
- Open Space
- Large Conference rooms
- Combinable units
- Beautiful Reception Area
- Built out STE 106 with both 1K & 10k rated Clean Rooms

SAM JALILI

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**COMPASS
COMMERCIAL**

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118 CHARCOT AVE
SAN JOSE

CLEAN ROOM
1K-10K RATING



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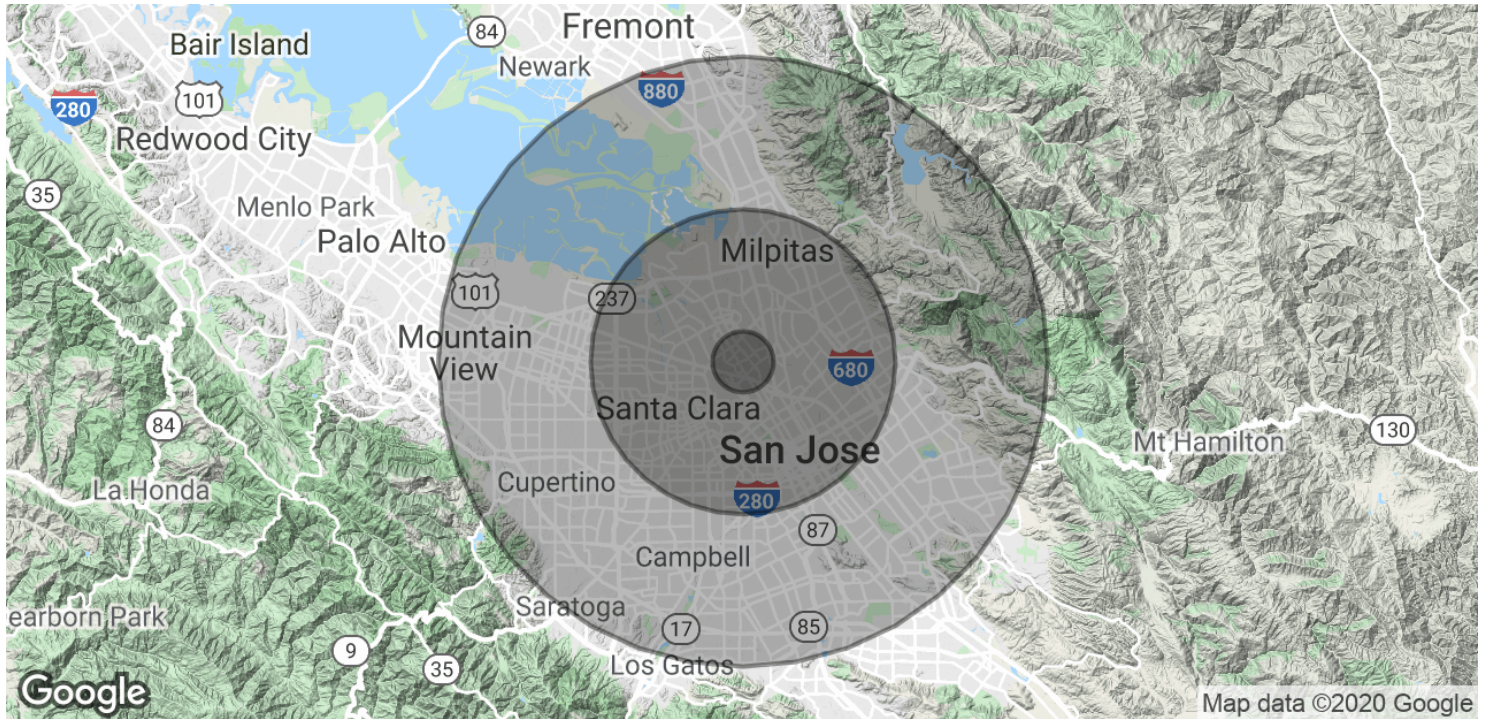
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,416	448,439	1,539,807
Average age	31.6	34.3	35.5
Average age (Male)	32.3	33.7	34.9
Average age (Female)	31.0	35.0	36.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,166	153,833	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

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PROPERTY HIGHLIGHTS

- Private offices
- Open area
- Storage closets
- Rear parking
- Combinable units
- Beautiful Reception Area
- Large Conference Rooms

OFFERING SUMMARY

Lease Rate:	\$2.05 (NNN)
Number of Units:	8
Available SF:	24,984 SF
Lot Size:	82,764 SF
Building Size:	25,393 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,166	153,833	526,088
Total Population	2,416	448,439	1,539,807
Average HH Income	\$116,655	\$92,477	\$100,465

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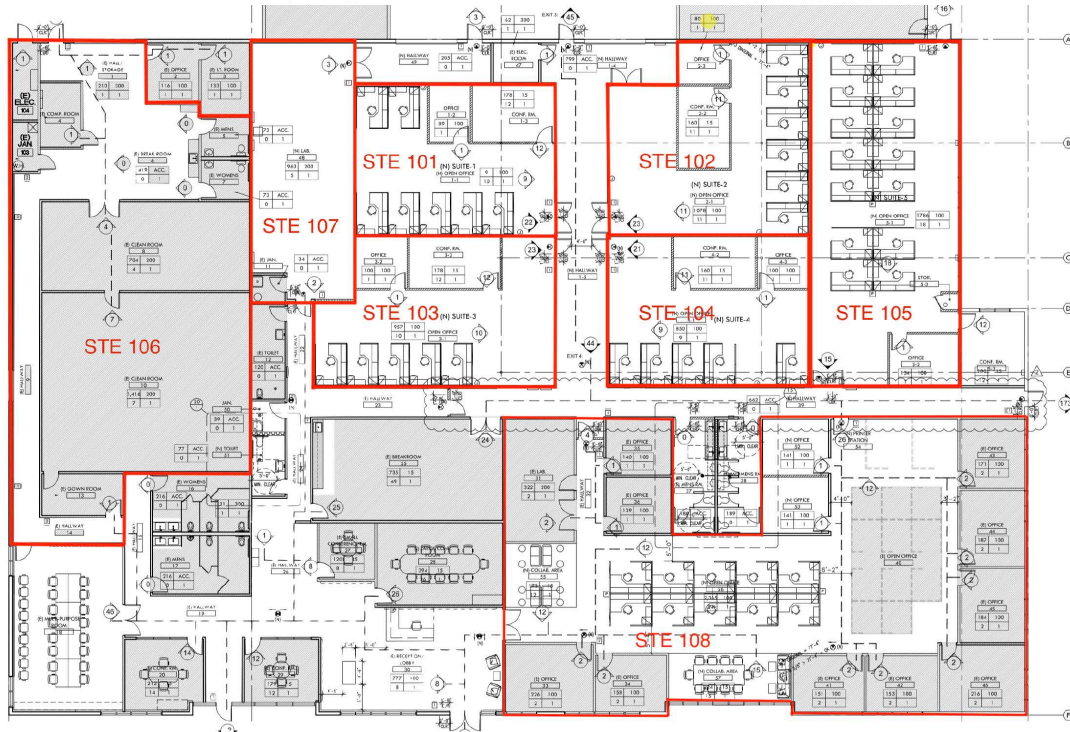
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LEASE INFORMATION

Lease Type:	Office Space/ Research & Development	Lease Term:	Negotiable
Total Space:	8	Lease Rate:	\$2.05

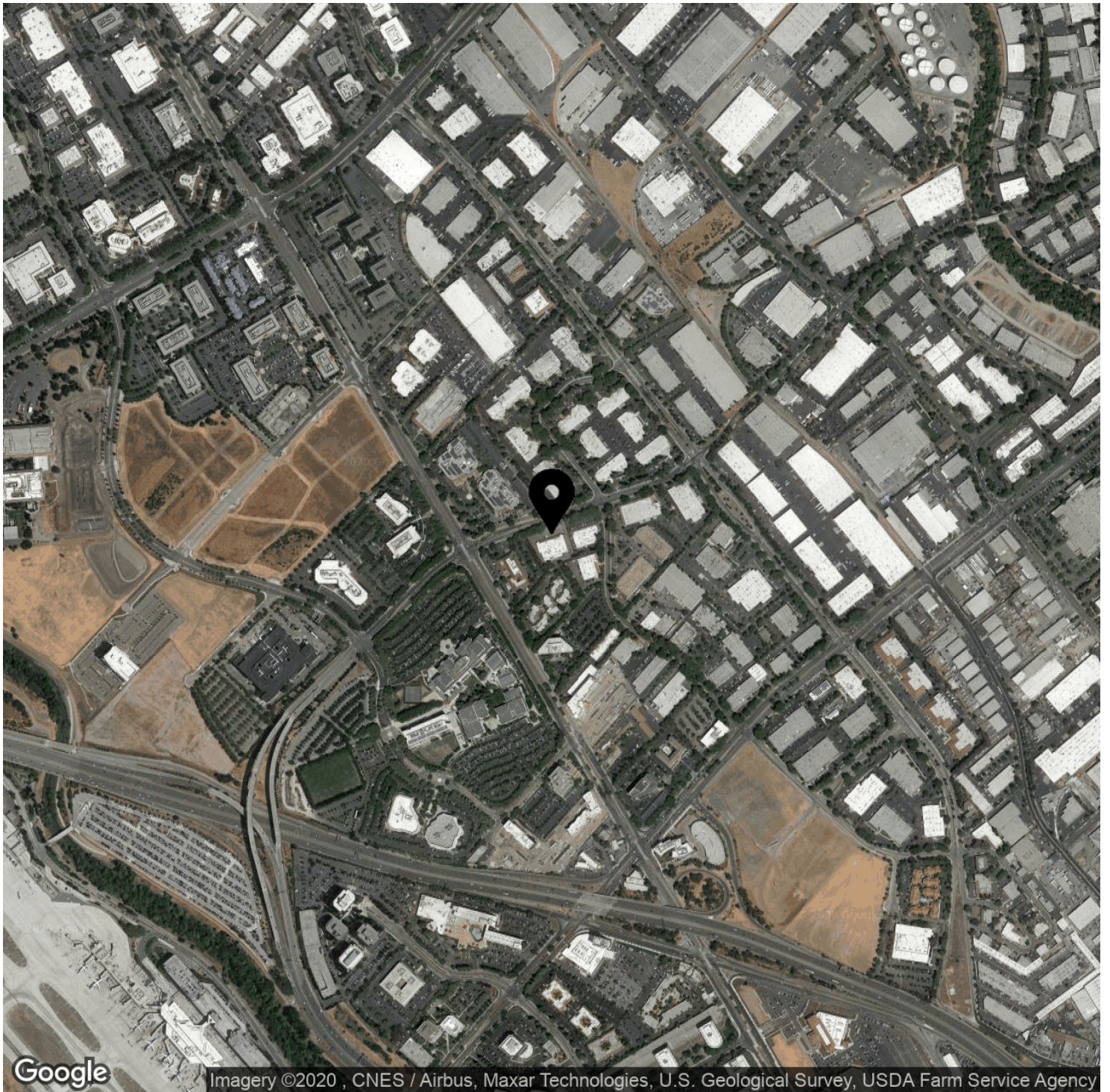
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite #101	Available	1,141 - 24,984 SF	NNN	\$2.05 SF/month	-
Suite #102	Available	1,138 - 24,984 SF	NNN	\$2.05 SF/month	-
Suite #103	Available	1,263 - 24,984 SF	NNN	\$2.05 SF/month	-
Suite #104	Available	1,143 - 24,984 SF	NNN	\$2.05 SF/month	-
Suite #105	Available	2,131 - 24,984 SF	NNN	\$2.05 SF/month	-
Suite #106	Available	3,150 - 24,984 SF	NNN	\$2.05 SF/month	-
First Floor	Available	24,984 - 24,984 SF	NNN	\$2.05 SF/month	-
Suite #107	Available	963 - 24,984 SF	NNN	\$2.05 SF/month	-
Suite #108	Available	5,295 - 24,984 SF	NNN	\$2.05 SF/month	-

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