

OFFICE/R&D SPACE

13,994 - 32,688 Square Feet



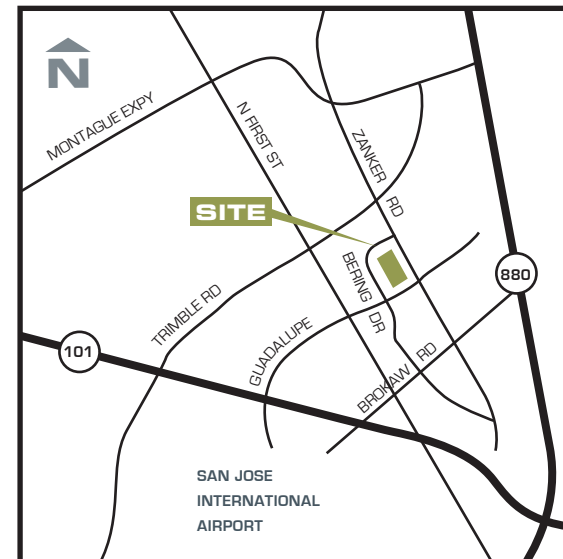
Valley Business Park San Jose

- Attractive campus environment with ample surface parking (3.62 per 1,000 sf)
- New market-ready interiors
- On-site showers in some spaces
- High ceilings with lots of natural light
- Grade-level doors with shared dock-high loading ramps with levelers
- Ample Power at 277/480V
- Highly desirable Golden Triangle location
- Close proximity to 101, 880, 237
- Minutes from San Jose International Airport and downtown San Jose
- Short walk to Light Rail stop
- Short walk to restaurants and retail amenities

For more information, contact:

Joe Lewis or Byron Renfro: 408-922-0400

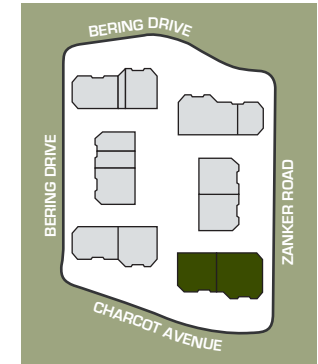
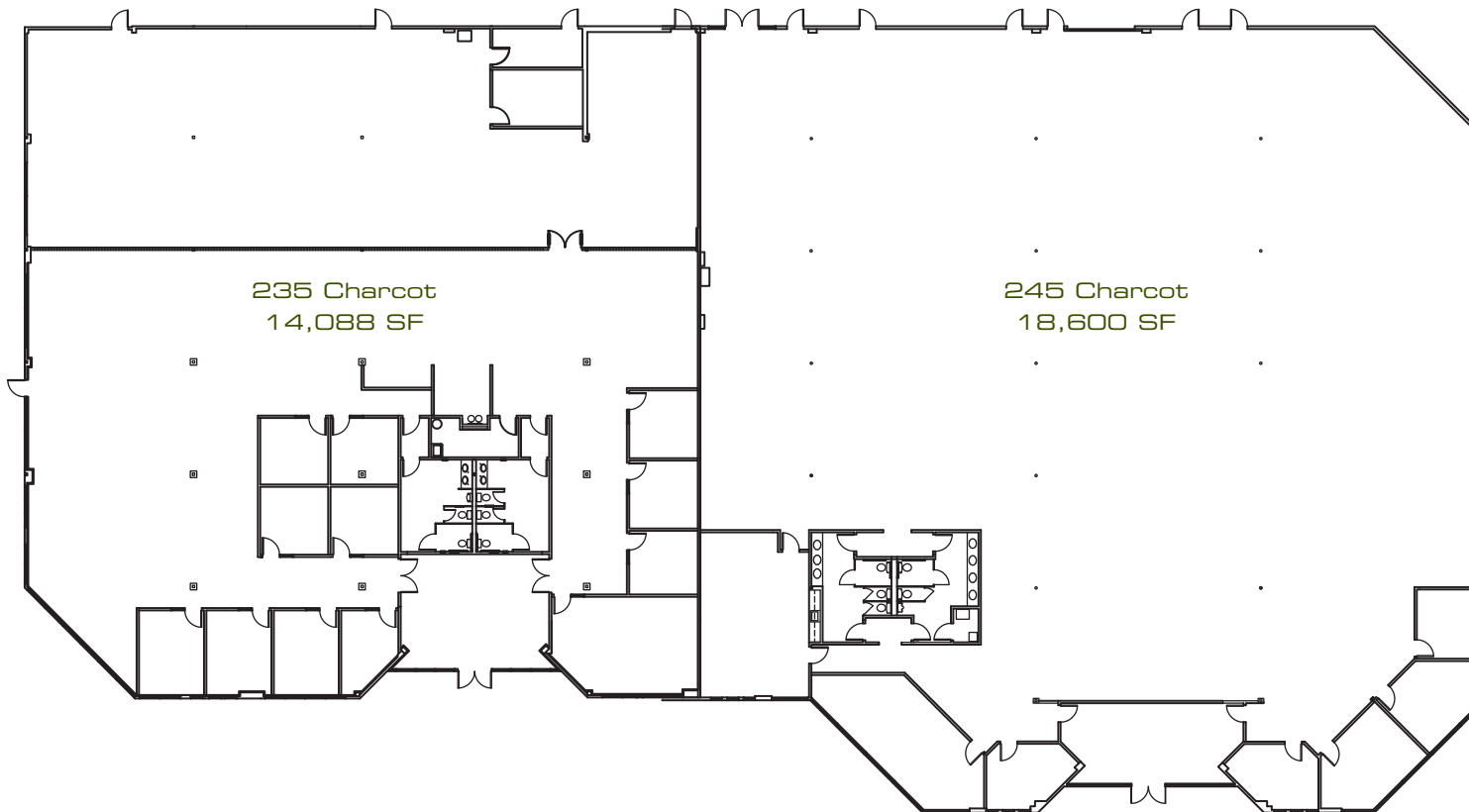
Lic #00661800 Lic #01324378



FOR LEASE

Valley Business Park, San Jose 235 & 245 Charcot Avenue

Building A - 14,088 & 18,600 SF for a total of 32,688 SF



235 Charcot

- Renovated office area with nice private offices
- Open office with high ceilings
- Warehouse/production/R&D area with grade level doors

245 Charcot

- New lobby
- New paint and carpet
- Renovated restrooms
- Second look ceiling tiles

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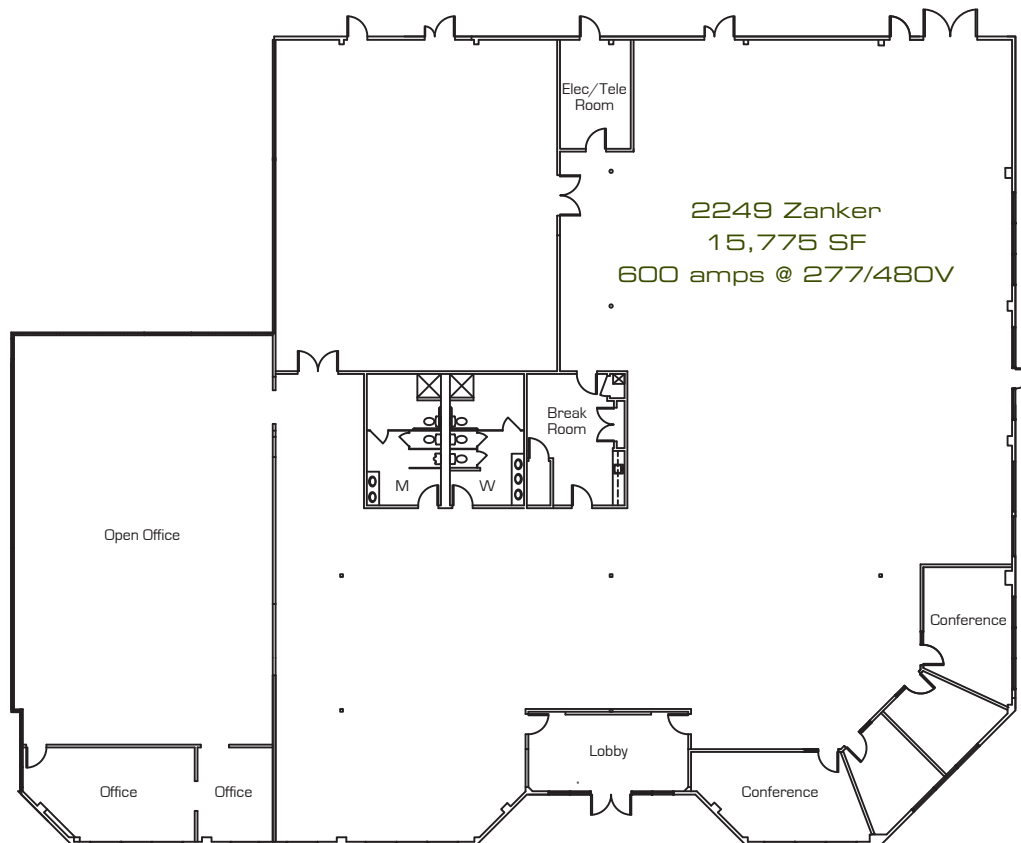
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The information contained herein has been obtained from sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease. Floor plan may not be to scale.

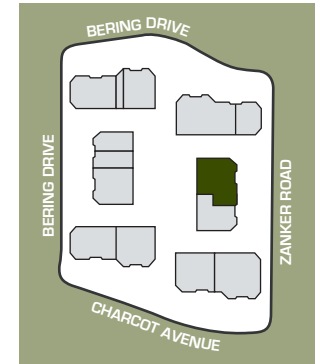
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Valley Business Park, San Jose 2249 Zanker Road

Building B - 15,775 SF



- New lobby
- New paint and carpet
- Renovated restrooms
- Second look ceiling tiles
- Doors with sidelights



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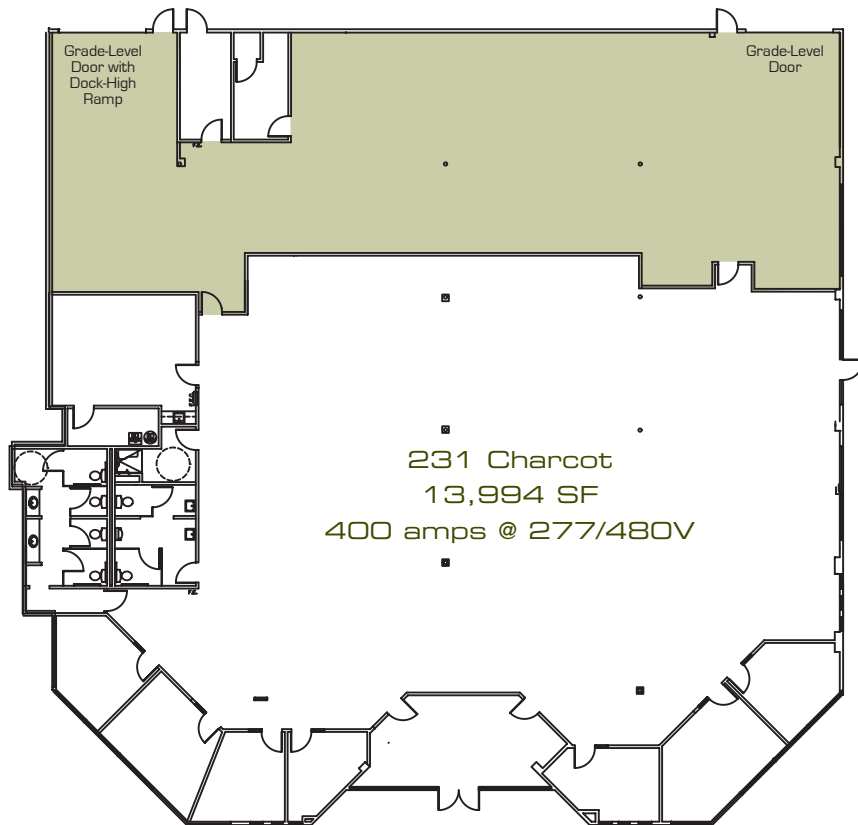
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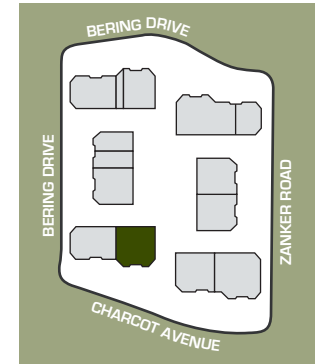
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Valley Business Park, San Jose 231 Charcot Avenue

Building F - 13,994 SF



- New lobby
- New paint and carpet
- Renovated restrooms
- Second look ceiling tiles
- Doors with sidelights



■ Full height warehouse area
with a minimum clear height of 13'

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