CHARCOT / ZANKER BUSINESS PARK ±11,619 SF / ±19,854 SF / ±22,622 SF NORTH SAN JOSE

R&D / PRODUCTION / LAB

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CUSHMAN & WAKEFIELD

CHARCOT / ZANKER BUSINESS PARK San Jose, California

Highlights

- R&D, Production, Lab
- High Image North San Jose Location
- Monument Signage
- 4/1,000 Parking
- Easy Access to Highways 101 & 880
- Walk to Light Rail Station
- Direct Lease with Landlord

2191-2199 ZANKER RD

AVAILABLE

- 2199 ZANKER ROAD: ±11.619 SF
- 2191 ZANKER ROAD: ±19,854 SF
- 150 CHARCOT AVENUE: ±22,622 SF



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2199 ZANKER ROAD San Jose, California



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2191 ZANKER ROAD San Jose, California



Power
2,500 Amps @ 480 Volts
HVAC

58 Tons

• Description

R&D, Lobby, Offices, Break Room, Conference Room, Warehouse: 24' Clear Height & 12' Drop Ceiling, Two Dock Doors, Grade Level Door, EV Charging Station

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150 CHARCOT AVENUE San Jose, California

Floor Plan | ±22,622 SF Also Available for Sublease LED 3/31/2027 GL GL GL (Glassed-In) Warehouse (HVAC) Warehouse W Men's Women's RR RR Production (Drop Ceiling HVAC) Break Room BERING DR M Lobby **Open Office** Conf. Room Office Office Office Office Office Office Office Office

• Power

400 Amps @ 480 Volts (Existing) 1,000 Amps @ 480 Volts (Expandable)

• **HVAC**

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Description R&D Space, Approx. 50/50 Office to Warehouse Ratio: Lobby, Offices, Break Room, Conference Room, Restrooms, Warehouse, 2 Grade Level Doors, 1 GL (Glassed-In)

Concrete

CHARCOT AVE.

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CHARCOT / ZANKER BUSINESS PARK San Jose, California

PUBLIC TRANSIT AND AMENITIES



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