

# CHARCOT / ZANKER BUSINESS PARK

±11,619 SF / ±19,854 SF / ±22,622 SF | NORTH SAN JOSE

R&D / PRODUCTION / LAB



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DOLLINGER PROPERTIES  
DRE#02116818



**CUSHMAN &  
WAKEFIELD**



# CHARCOT / ZANKER BUSINESS PARK

San Jose, California

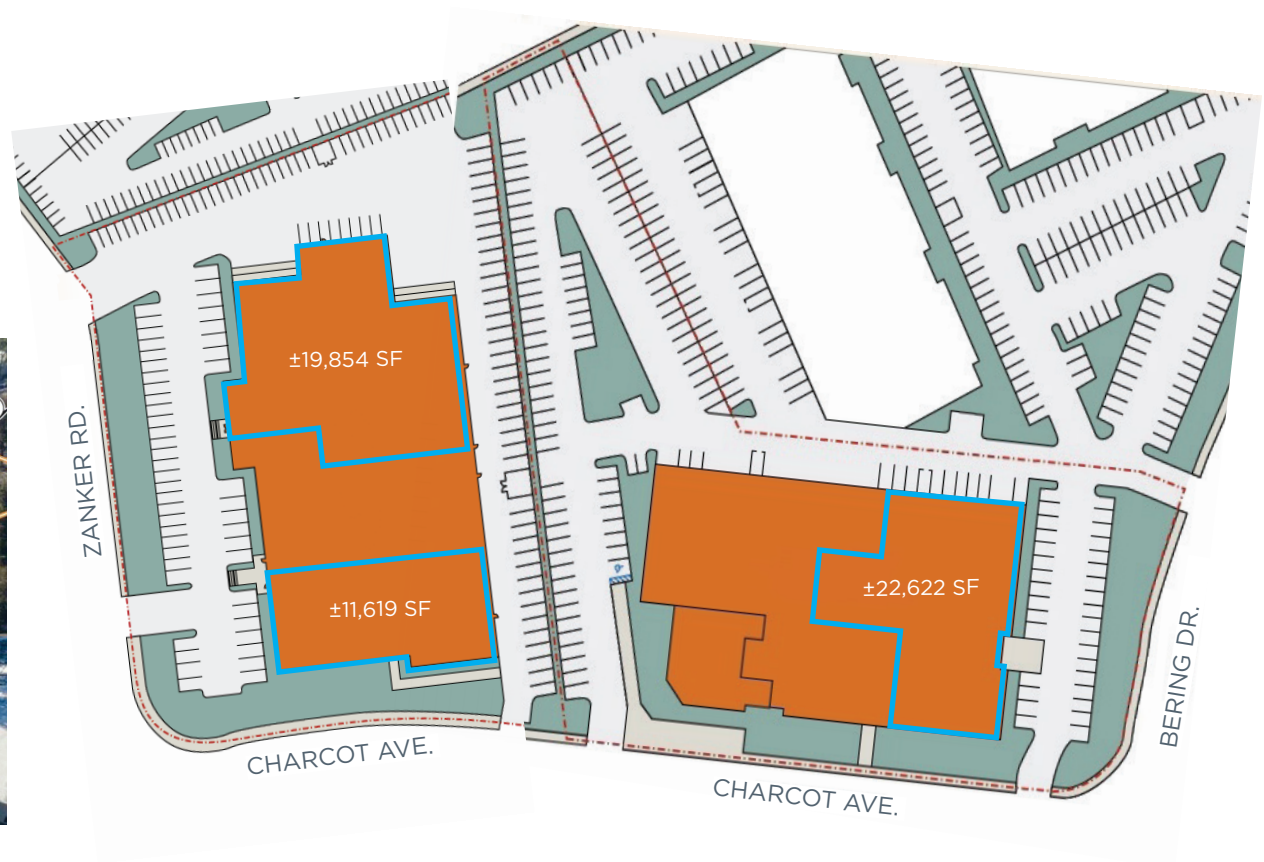
## Highlights

- 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



## AVAILABLE

- 2199 ZANKER ROAD:  $\pm 11,619$  SF
- 2191 ZANKER ROAD:  $\pm 19,854$  SF
- 150 CHARCOT AVENUE:  $\pm 22,622$  SF

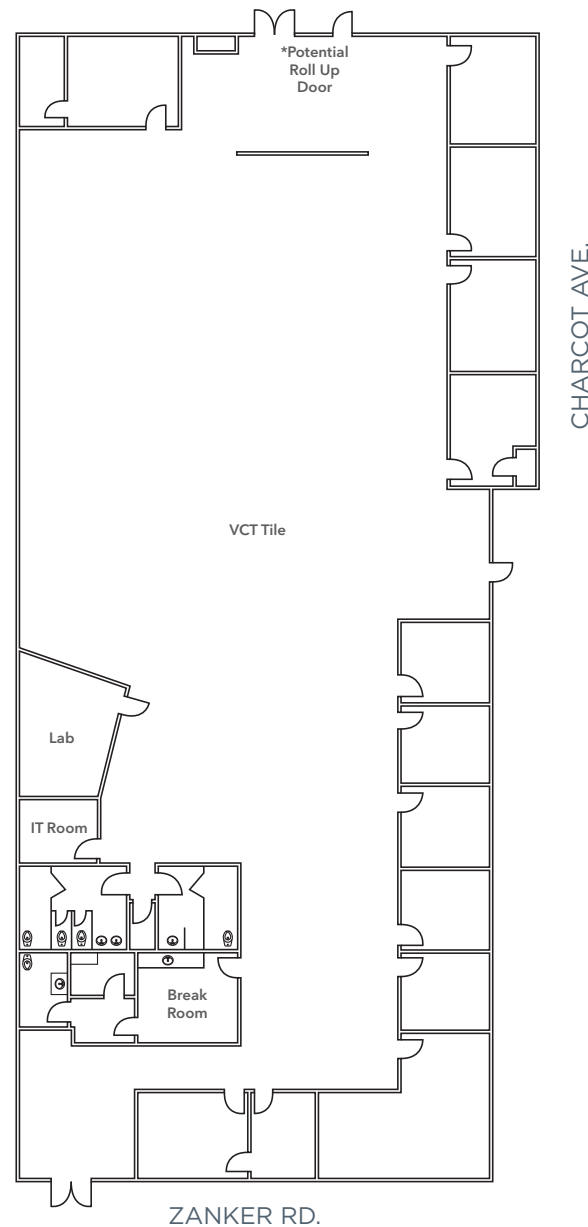


# 2199 ZANKER ROAD

San Jose, California

## Floor Plan | ±11,619 SF

Also Available for Sublease  
LED 11/30/2025

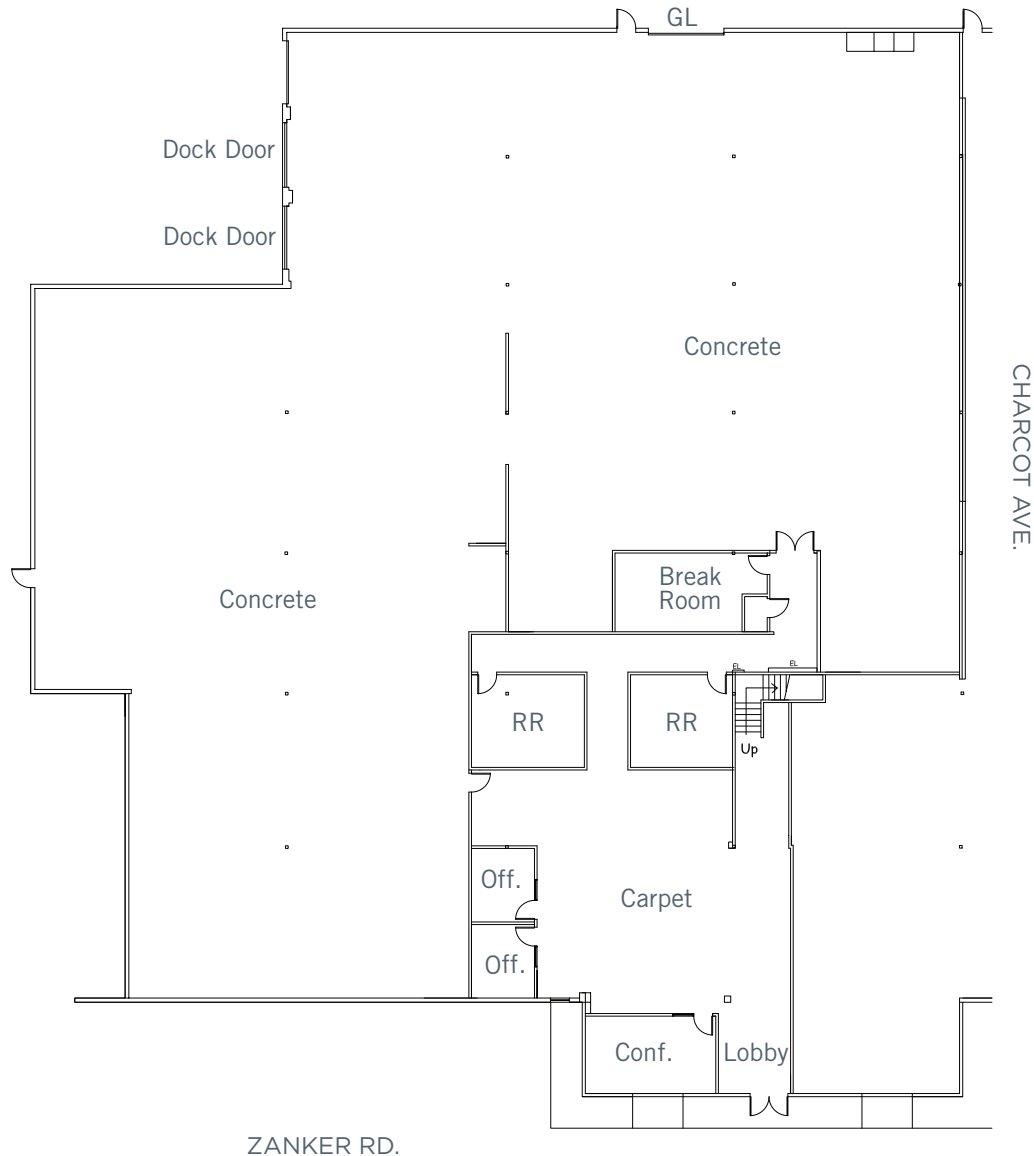


- **Power:**  
800 Amps @ 208 Volts
- **HVAC**  
100% & Drop Ceiling 10' 3"
- **Description**  
R&D Space: Lab, Offices,  
Break Room, IT Room,  
Conference Room,  
Potential Roll-Up-Door

# 2191 ZANKER ROAD

San Jose, California

## Floor Plan | ±19,854 SF



- **Power**

2,500 Amps @ 480 Volts

- **HVAC**

58 Tons

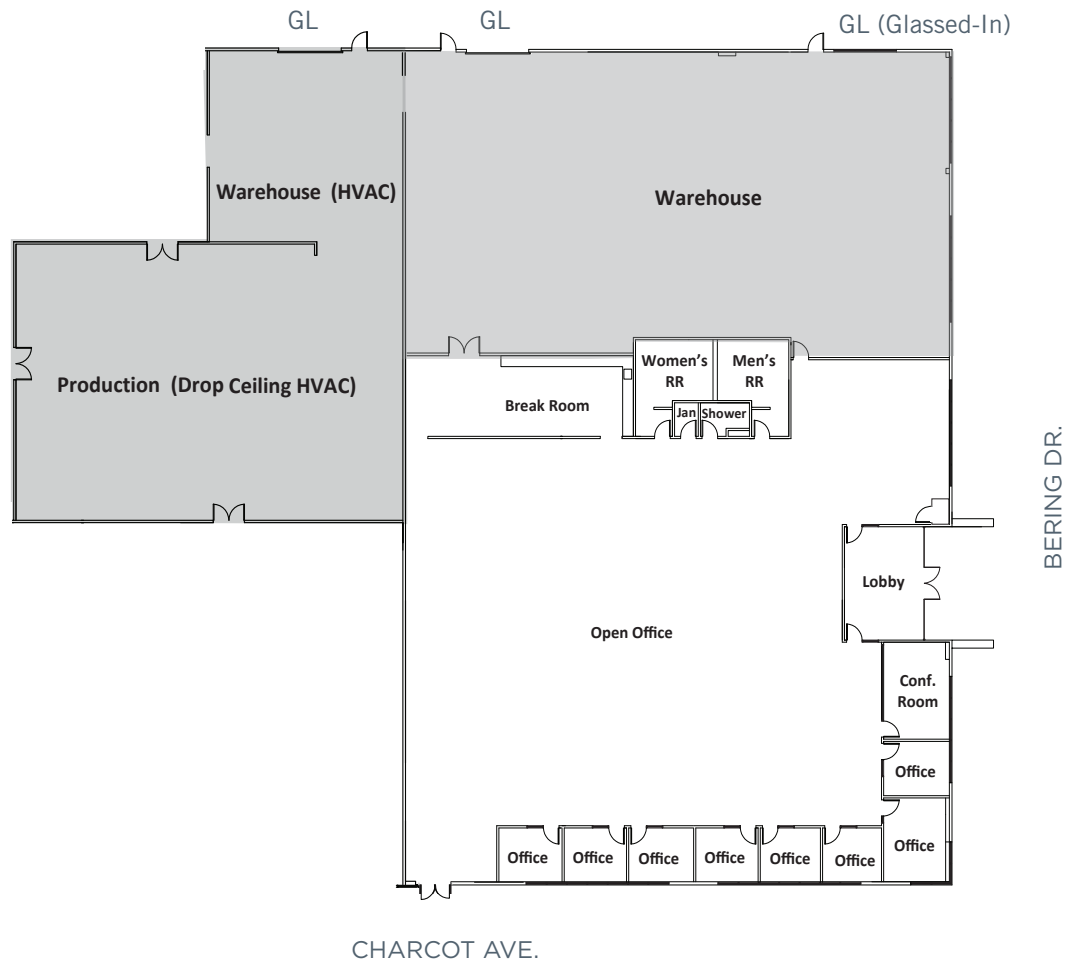
- **Description**

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

## Floor Plan | ±22,622 SF

Also Available for Sublease

LED 3/31/2027



- **Power**

400 Amps @ 480 Volts (Existing)

1,000 Amps @ 480 Volts (Expandable)

- **HVAC**

75%

- **Description**

R&amp;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



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## PUBLIC TRANSIT AND AMENITIES

