



225 CHARCOT AVENUE

SAN JOSE | CALIFORNIA



±15,277 SF R&D FOR LEASE



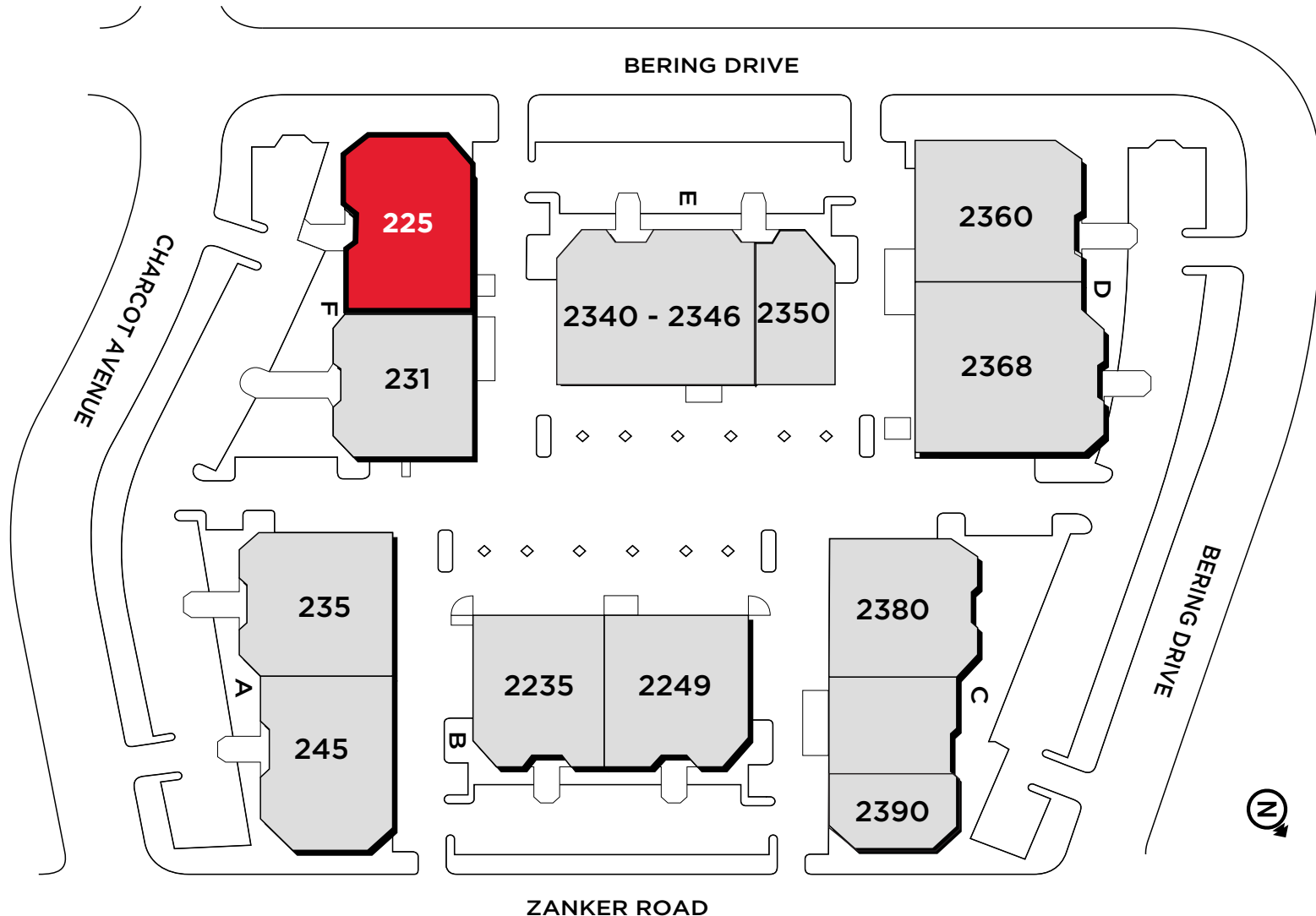
HIGHLIGHTS

225 Charcot Avenue: ±15,277 SF

- Newer Exterior Façade Upgrades
- ±3.56/1,000 Parking
- Grade Level Loading
- Monument Signage Available
- Close Proximity to 101, 880 and 87
- Minutes from San Jose International Airport and Downtown San Jose
- Walking Distance to Light Rail Station
- Short Walk to Restaurants and Retail Amenities
- Available 9/1/2026



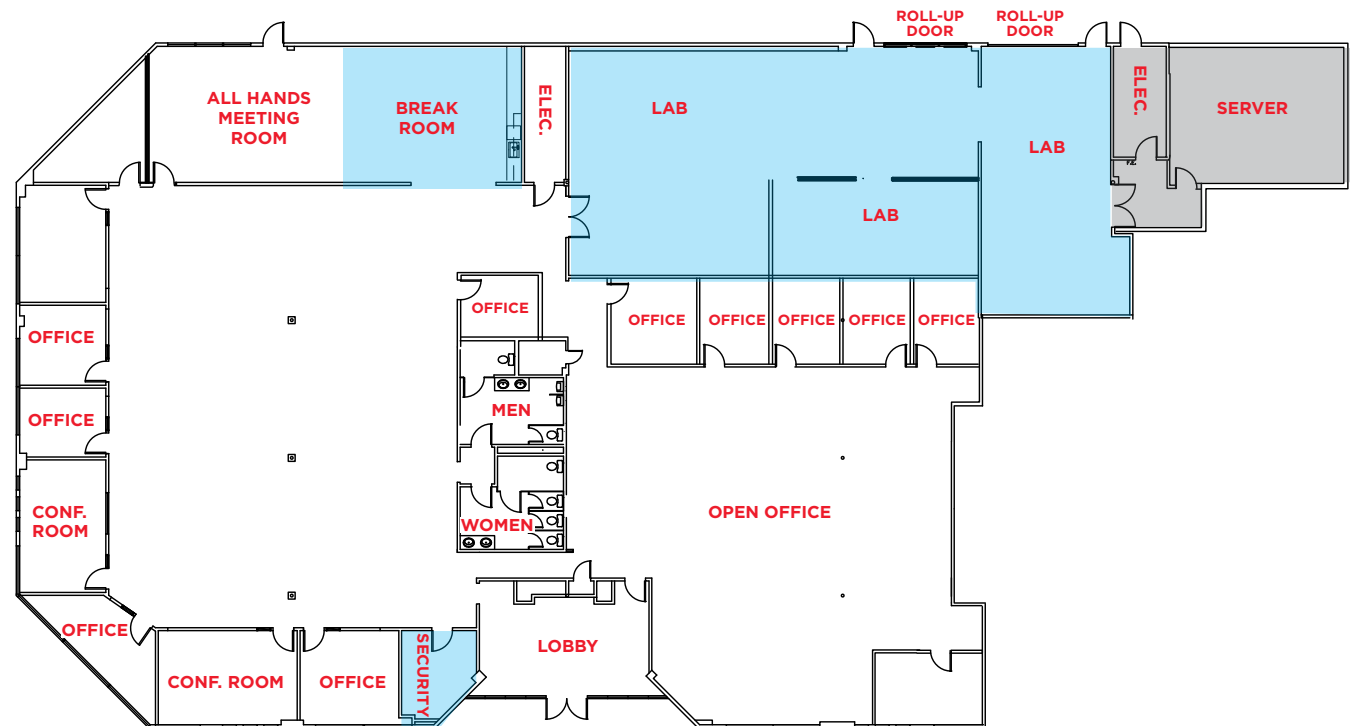
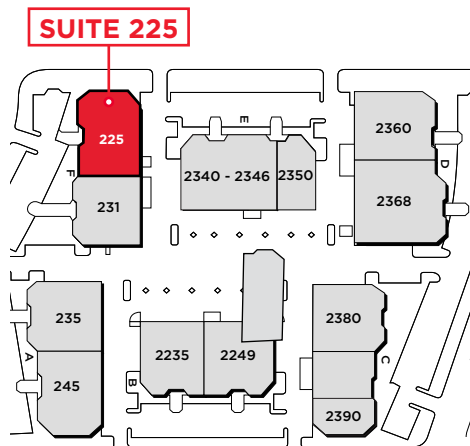
SITE PLAN



FLOOR PLAN

±15,277 SF

- 10 Offices
- 2 Conference Rooms
- ±15.5' Clear Height
- 2 Roll-up Doors
- Multiple Lab Areas
- Expanded Server Room
- 600 Amps @ 480 V

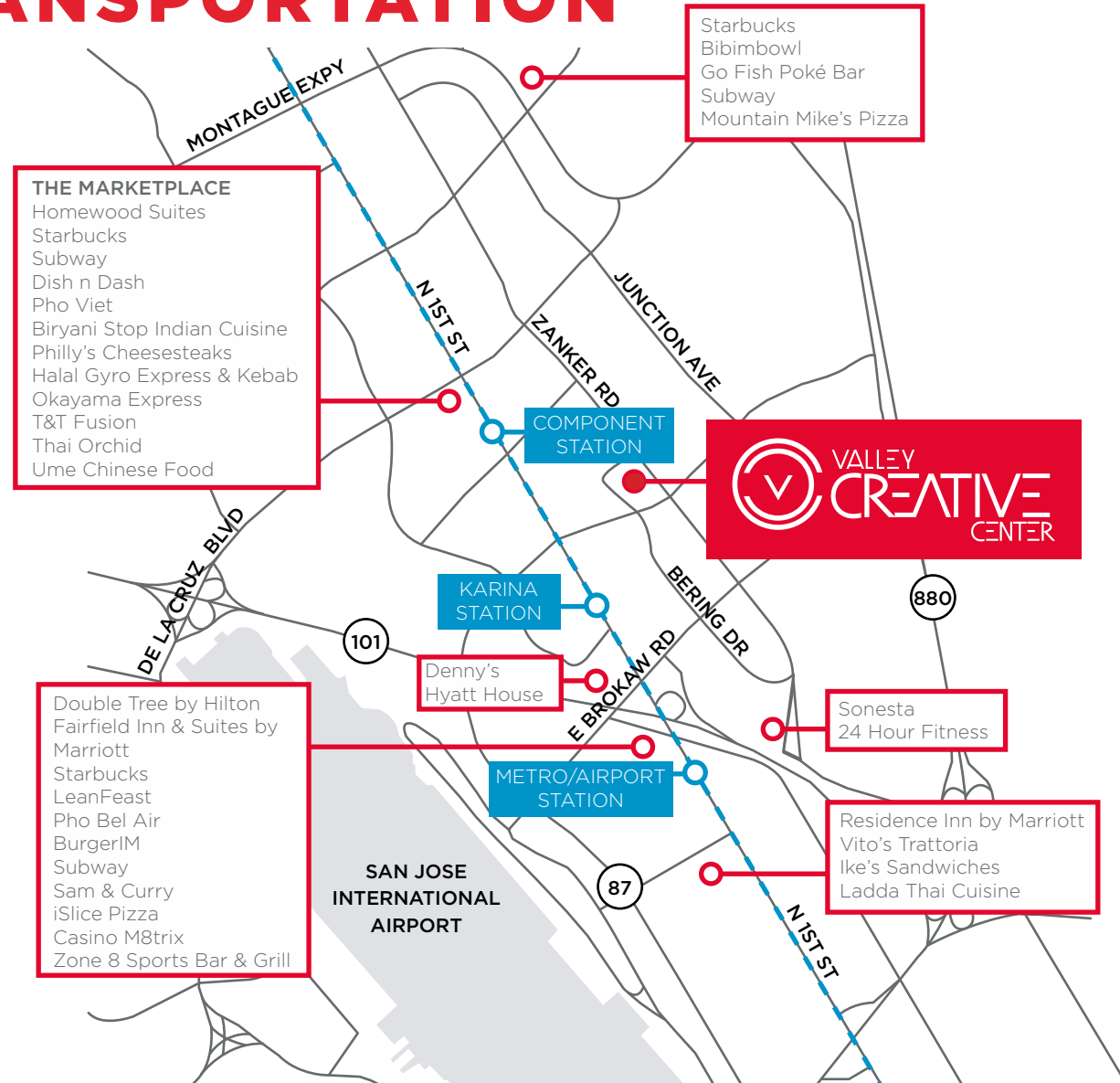


■ VCT
■ Concrete

AMENITIES & TRANSPORTATION

14 MINUTE WALK TO
COMPONENT FROM VALLEY
CREATIVE CENTER

8 MINUTE RIDE TO BAYPOINTE
STATION VIA VTA LIGHT RAIL
BLUE LINE





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Jon DeCoite

+1 408 615 3408

jon.decoite@cushwake.com

LIC #01471300

Alan Guterman

+1 408 615 3414

alan.guterman@cushwake.com

LIC #00884495

Steve Horton

+1 408 615 3412

steve.horton@cushwake.com

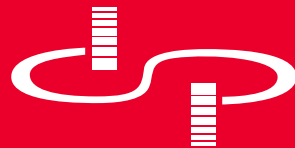
LIC #01127340

Kelly Yoder

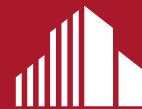
+1 408 615 3427

kelly.yoder@cushwake.com

LIC #01821117



DOLLINGER PROPERTIES



**CUSHMAN &
WAKEFIELD**