

UNIQUE FLEXIBLE SPACE
FOR SALE

521 Charcot Ave, Suite 101
San Jose, CA



 **SEQUOIA**
COMMERCIAL GROUP

THE IVY GROUP
Commercial Properties, Above & Beyond



SALE PRICE
\$6,999,999
(\$468/SF)



BUILDING SIZE
± 14,969 SF



LOT SIZE
± 19,800 SF
(± 0.45 acres)



YEAR BUILT
2008



ZONING
Planned Development /
Light Industrial (PD/LI)

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CONFIDENTIALITY AGREEMENT

ONE OF A KIND
EVENT VENUE & HQ
FOR SALE

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the property located at 521 Charcot Ave, Suite 101, San Jose, CA ("Property").

This Memorandum contains selected information pertaining to the Property and is unintended to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and The Ivy Group ("TIG"). Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form.

These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither TIG nor any of their respective directors, officers, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owners expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owners shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owners and any conditions to the Owners' obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owners or TIG. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owners or TIG.

SEQUOIA AND THE IVY GROUP ARE PROUD TO PRESENT A TRULY ONE-OF-A-KIND COMMERCIAL CONDOMINIUM—AN EXCEPTIONAL TROPHY ASSET IN THE HEART OF SILICON VALLEY'S COVETED GOLDEN TRIANGLE.

Designed for discerning owners who demand both performance and presence, this rare offering combines soaring ceilings, expansive open volume, and industrial-grade infrastructure with refined, high-end finishes throughout. The result is a space that is as impressive architecturally as it is operationally.

The property is fully built out with multiple large conference rooms, private offices, and open collaborative work areas, supported by full HVAC, an integrated security system, three in suite private restrooms, grade-level loading doors, and a fully fire-sprinklered environment—allowing for seamless flexibility across a wide range of sophisticated uses.

A defining feature of this asset is the exclusive private tropical oasis patio, thoughtfully designed as an extension of the workspace and lifestyle. Complete with a built-in pizza oven, full bar, BBQ grill, refrigeration, fireplace, and steel pergola, it offers a setting equally suited for executive gatherings, investor events, or private entertaining.

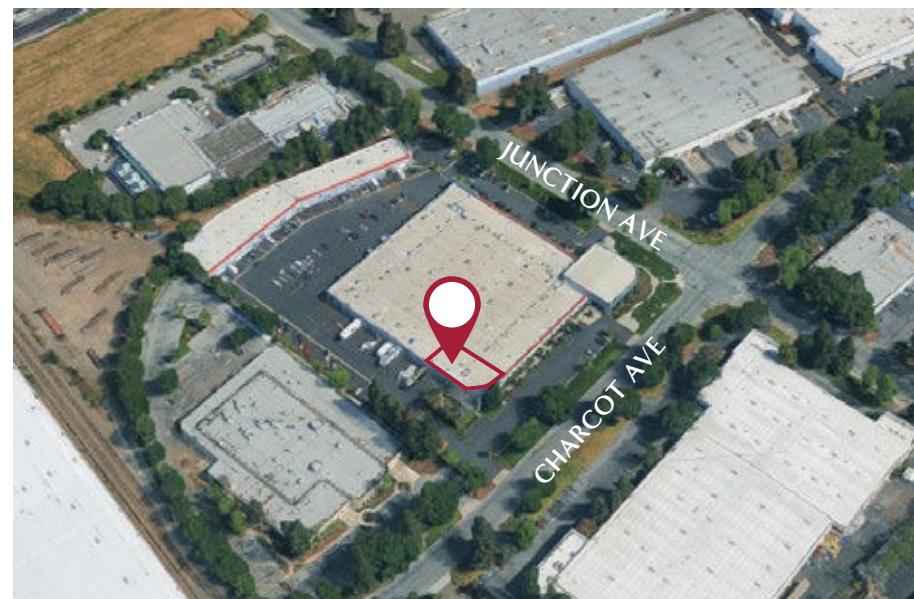
Originally conceived for high-tech innovators, this property is ideally suited for an AI company, robotics or advanced R&D operation, automotive or specialty collectors, or an owner-user seeking a space that reflects how they think, operate, and lead. Reserved secure parking—including RV and trailer accommodations with dedicated 50-amp motorhome power—further reinforces the property's rarity and utility.

This is a space that provides total control—for daily operations, strategic planning, product demonstrations, or high-stakes presentations—all within a single, privately owned environment.

Private tours are available by appointment.

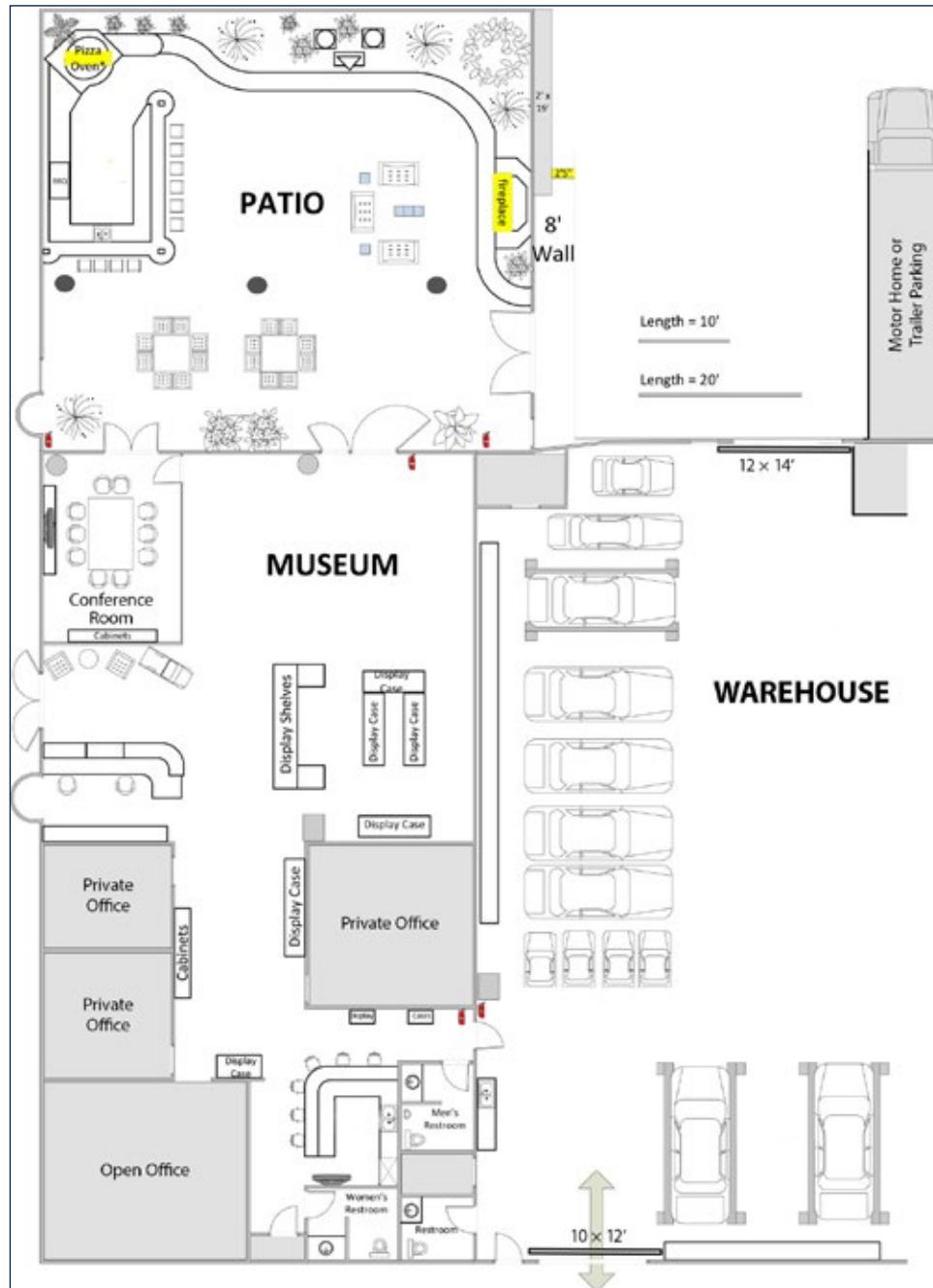
Contact Sequoia and The Ivy Group to experience this irreplaceable Silicon Valley asset firsthand.

Building Size	± 12,219 SF plus ± 2,750 SF outdoor patio space = ± 14,969 SF
Lot Size	± 19,800 SF or ± 0.45 acres
Year Built	2008
Power	400 A, 120/277 V, 3 Ø (buyer to verify)
Zoning	Planned Development / Light Industrial (PD/LI)
Loading	3 grade level rollup doors
Ceiling Height	16 FT
APN	The sale consists of 8 separate legal parcels.



FLOOR PLAN

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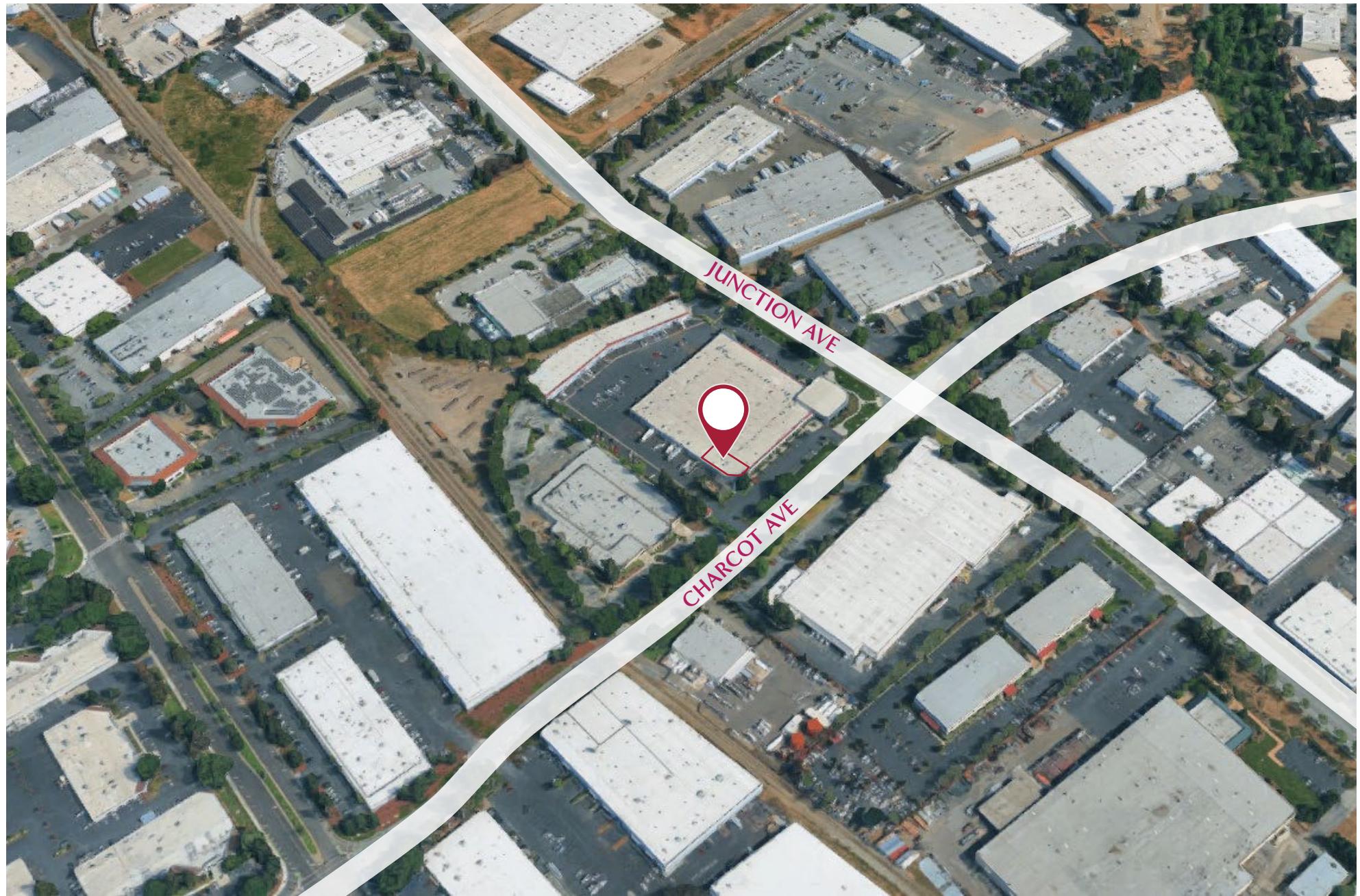
PERCENTAGES, VOTES AND ASSOCIATION DUES

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PERCENTAGE INTEREST IN COMMON AREA, VOTES AND ASSOCIATION DUES ALLOCATED TO EACH UNIT

UNIT	APN	PERCENTAGE INTEREST	VOTES	MONTHLY ASSOCIATION DUES
101	237-34-001	1.349%	1,349	\$873.07
103	237-34-002	1.359%	1,359	\$854.89
105	237-34-003	1.356%	1,356	\$834.54
107	237-34-004	1.365%	1,365	\$834.54
131	237-34-016	0.947%	947	\$550.07
133	237-34-017	0.938%	938	\$586.94
135	237-34-018	0.583%	583	\$374.84
137	237-34-019	0.77%	770	\$493.87
TOTAL		8.667%	8,667	\$5,402.76





PROPERTY PHOTOS

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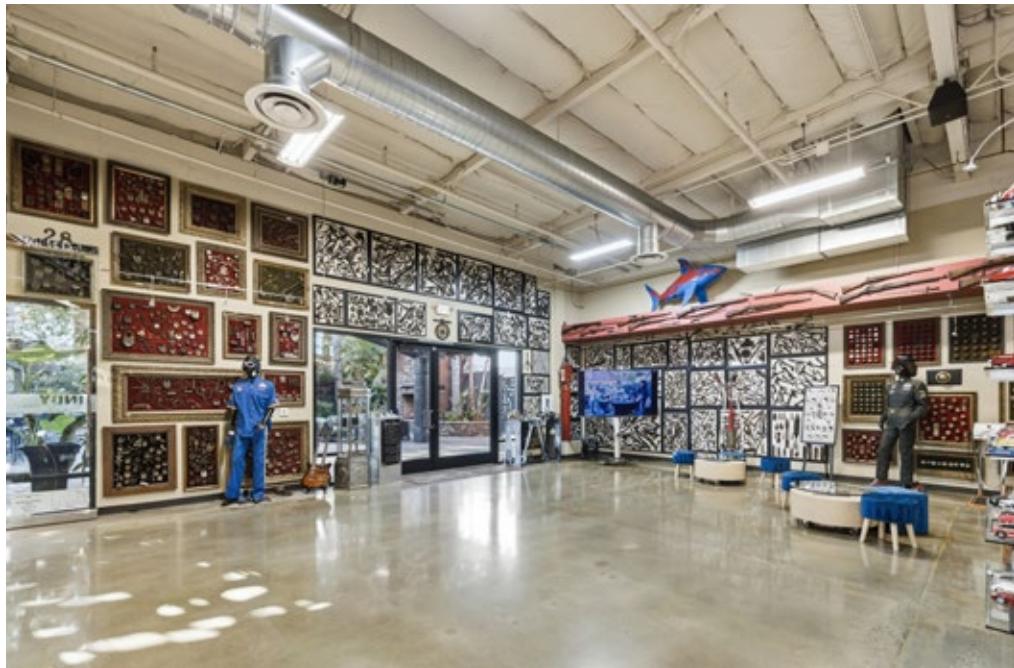
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AMENITY MAP

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CONTACT EXCLUSIVE AGENTS
FOR DETAILS AND TOUR

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Acquisition | Disposition | Leasing