

LOS GATOS, CA ±981 SF - ±11,301 SF AVAILABLE FOR LEASE

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UNIVERSITY PARK, LOS GATOS, CA

Highlights

- Premier West Valley Location
- Professional Office Park
- Medical, Lab & Biotech Possible
- Expansion Opportunities
- On-Site Deli
- Showers On-Site

- Upgraded Landscaping
- Prominent Project Signage
- 4.2/1,000 Parking
- Steps to Los Gatos Creek Trail
- Adjacent to Bay Club
- Easy Access to Highways 9, 17 & 85



Expand. Relocate. All within a 1/2 Mile.

AVAILABLE NOW!

<u>983 UNIVERSITY</u> SUITE C-100: ±2,885 - ±7,631 SF

<u>985 UNIVERSITY</u> SUITE 37: ±981 SF SUITE 8: ±1,825 - ±5,431 SF SUITE 35: ±2,634 SF

<u>987 UNIVERSITY</u> SUITE 4: ±2,099 SF

<u>16795 LARK</u> SUITE 102: ±1,872 SF 2ND FLOOR: ±4,350 SF - ±11,301 SF



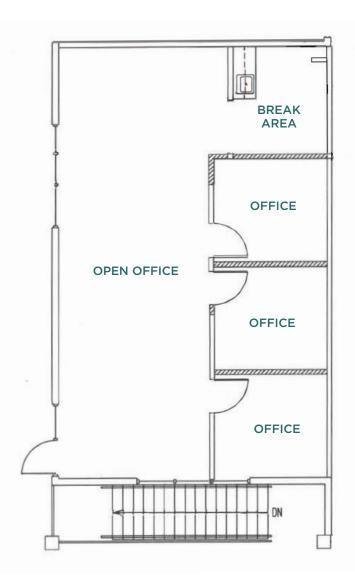


UNIVERSITY PARK, LOS GATOS, CA

985 University Avenue Suite 37: ±981 SF



- Corner Suite
- Modern Interiors
- 3 Private Offices
- Open Office
- Break Area

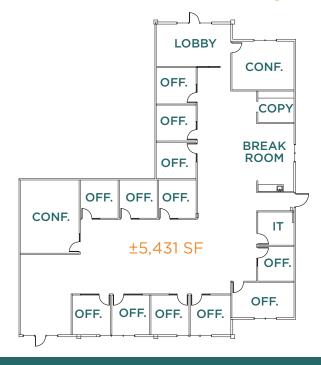


985 University Avenue Suite 8 A&B: ±5,431 SF*

*Can be demised to ±1,825 SF & ±3,606 SF

- Market Ready
- Work Planned
- Lobby & Reception Area
- Break Room
- 12 Offices
- 2 Conference Rooms
- Expansive Open Office Area
- Copy Room
- Server/IT Room

Existing Plan



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UNIVERSITY PARK
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LOBBY CONF. OFF. COPY ROOM OFF. A - ±1,825 SF BREAK OFF. ROOM Ŭ Q OFF. OFF. OFF. BREAK ROOM CONF. IT. B - ±3,606 SF OFF. OFF. OFF. OFF. OFF. OFF. - Demising Wall

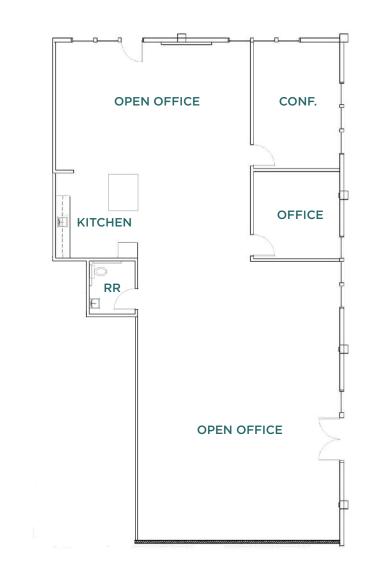
Hypothetical Plan

UNIVERSITY PARK, LOS GATOS, CA

985 University Avenue Suite 35: ±2,634 SF



- 1 Private Office
- Open Office
- Reception
- 1 Conference Room
- Kitchen
- 1 Private Restroom
- Monument Signage

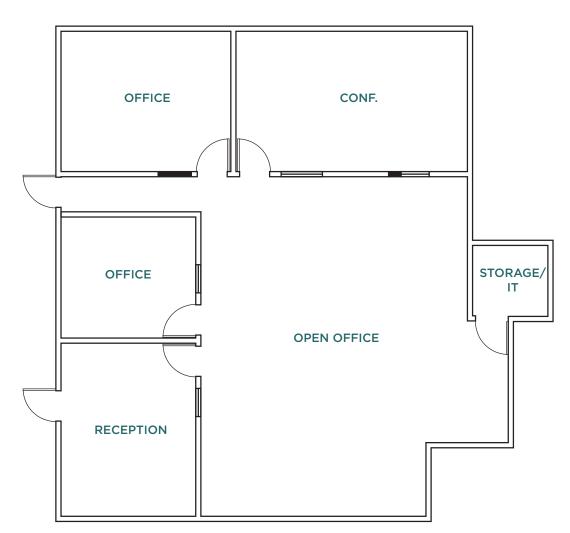


987 University Avenue Suite 4: ±2,099 SF

- Market Ready
- Work Planned
- 2 Offices
- 1 Conference Room
- Reception Area
- Open Office
- Storage/IT Room

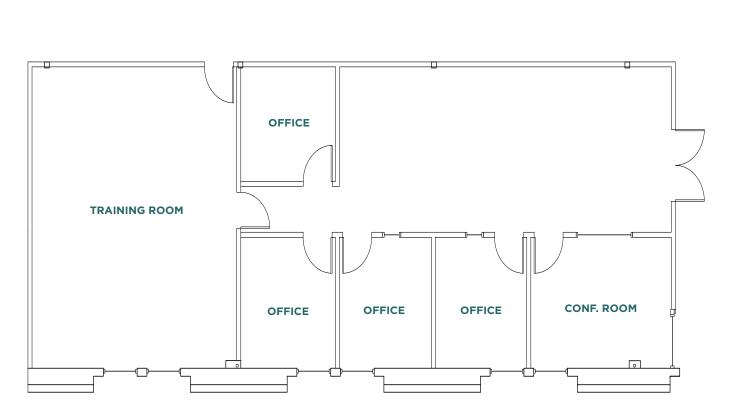






16795 Lark Avenue Suite 102: ±1,872 SF

- 1st Floor Suite
- 4 Offices
- 1 Conference Room
- 1 Large Training Room
- Open Office Area

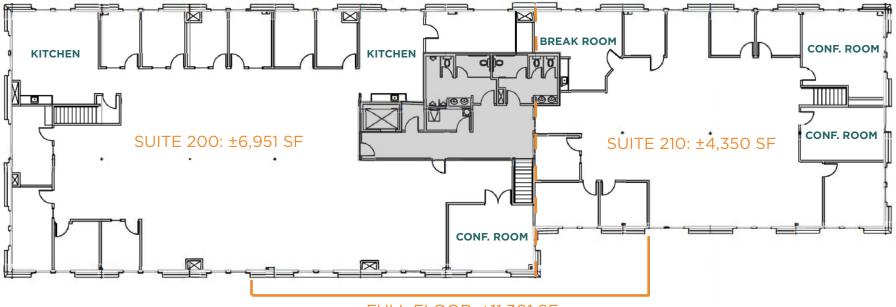




16795 Lark Avenue Second Floor: ±4,350 SF - ±11,301 SF

- Full 2nd Floor Available
- Elevator Served
- Open Office Area
- 16 Offices
- 3 Large Conference Rooms
- 3 Kitchens
- Storage/IT Server Room





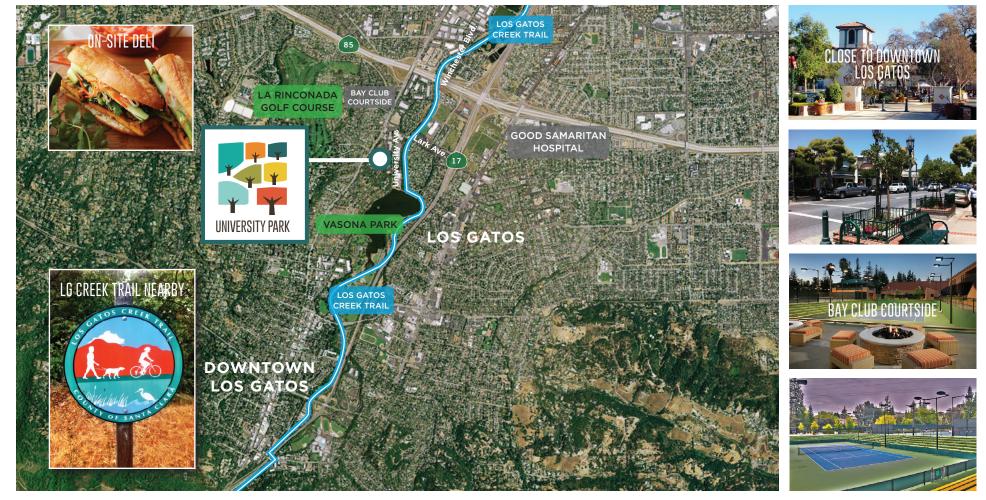
FULL FLOOR: ±11,301 SF

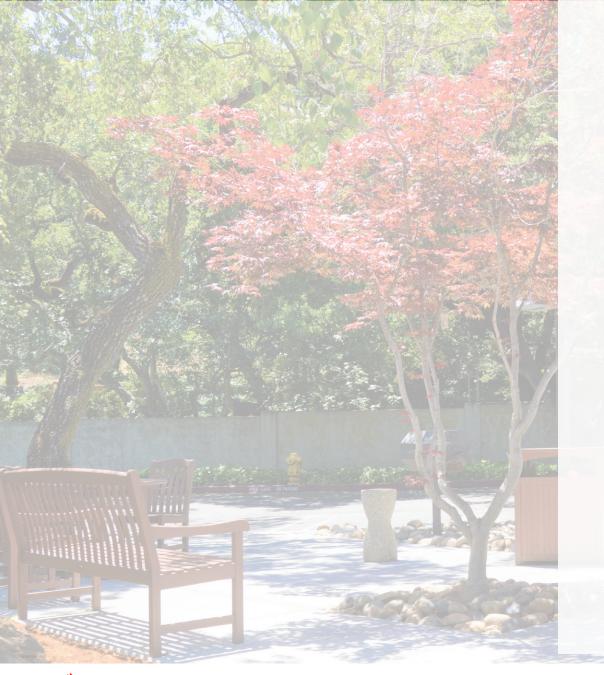
- - Demising Wall

Location Map

6 MINUTE DRIVE TO DOWNTOWN LOS GATOS 5 MINUTE DRIVE TO HIGHWAY 17 DIRECT ACCESS TO THE LOS GATOS CREEK TRAIL









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