



UNIVERSITY PARK

LOS GATOS, CA

±1,257 SF - ±11,301 SF
AVAILABLE FOR LEASE

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**CUSHMAN &
WAKEFIELD**



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!

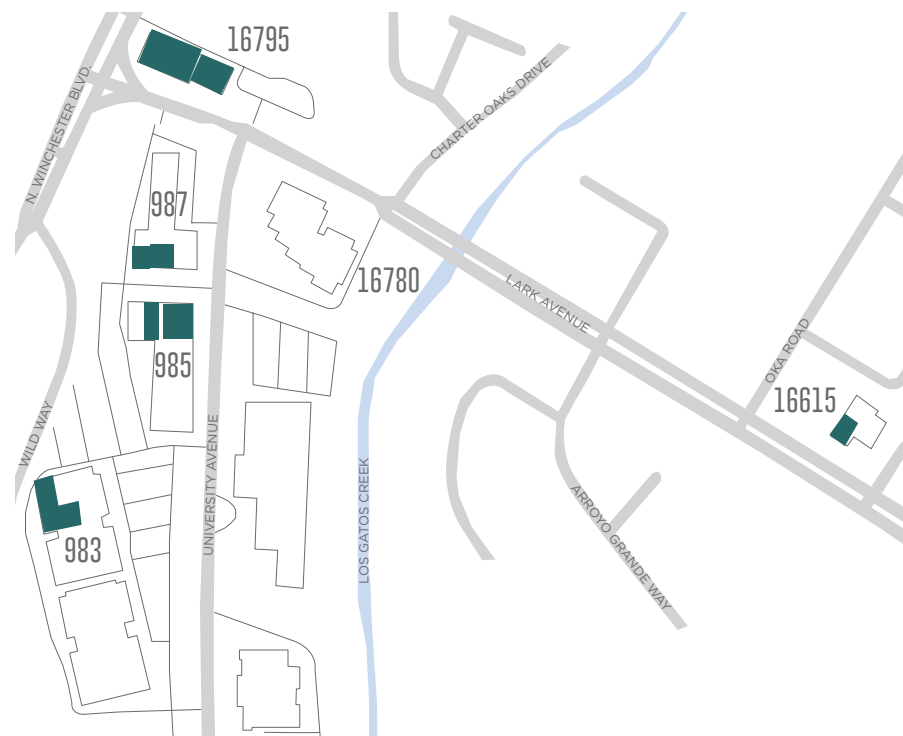
983 UNIVERSITY
SUITE C-100: ±2,885 - ±7,631 SF

985 UNIVERSITY
SUITE 8: ±1,825 - ±5,431 SF
SUITE 35: ±2,634 SF

987 UNIVERSITY
SUITE 12: ±1,680 SF
SUITE 4: ±2,099 SF

16615 LARK
SUITE 201: ±3,124 SF

16795 LARK
SUITE 106: ±1,257 SF
SUITE 102: ±1,872 SF
SUITE 210: ±4,350 SF
SUITE 200: ±6,951 SF
FULL 2ND FLOOR: ±11,301 SF



983 University Avenue

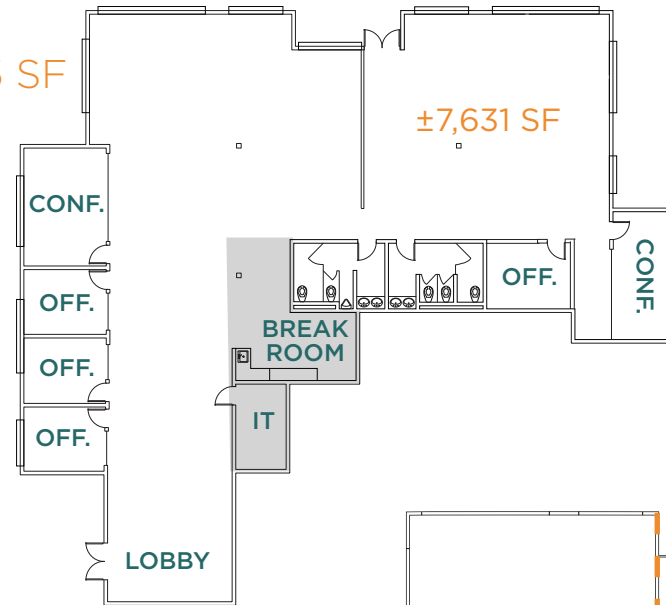
Suite C-100: ±7,631 SF*



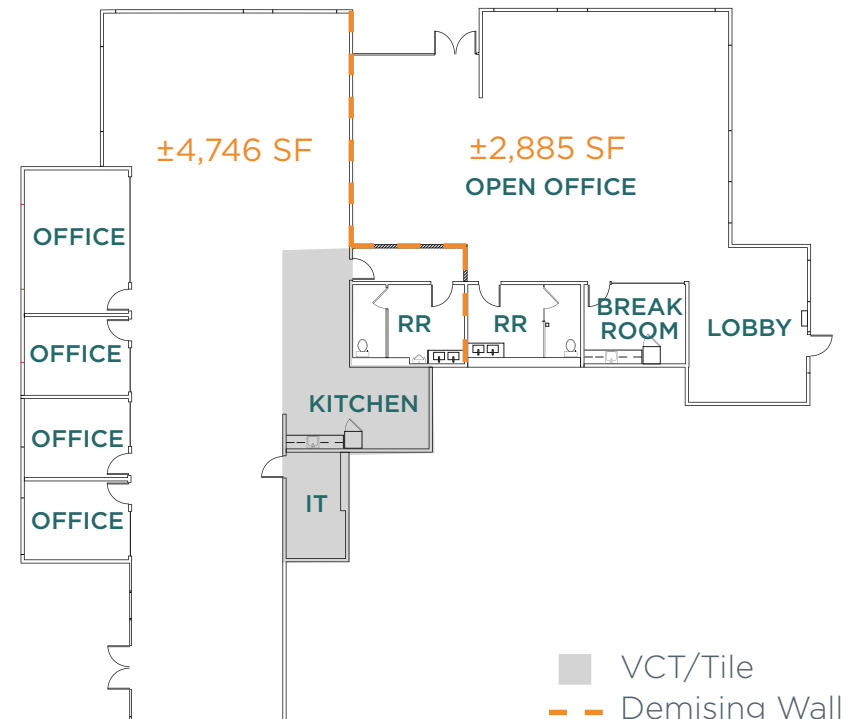
*Can be demised to ±4,746 SF & ±2,885 SF

- Lobby & Reception Area
- Restrooms
- Break Room
- 4 Private Offices
- 2 Conference Rooms
- Expansive Open Office Area
- Server/IT & Storage Room
- Excellent Glass Line
- Outdoor Patio & BBQ Area
- Available Now

Existing Plan



Hypothetical Plan



985 University Avenue

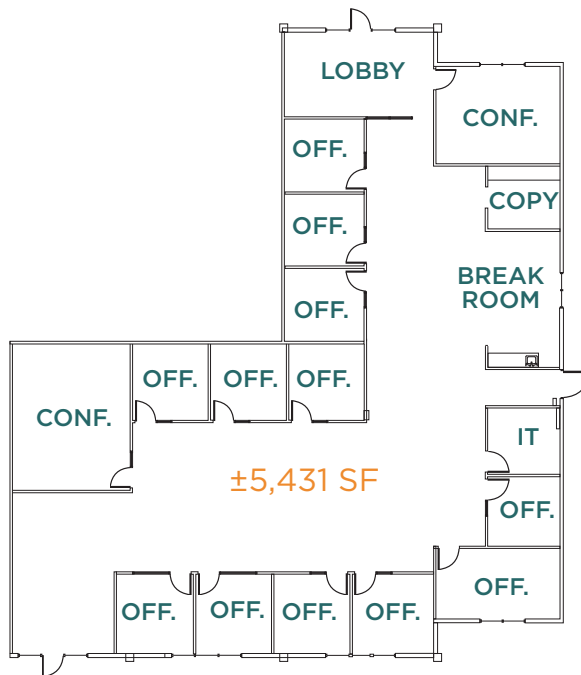
Suite 8 A&B: ±5,431 SF*



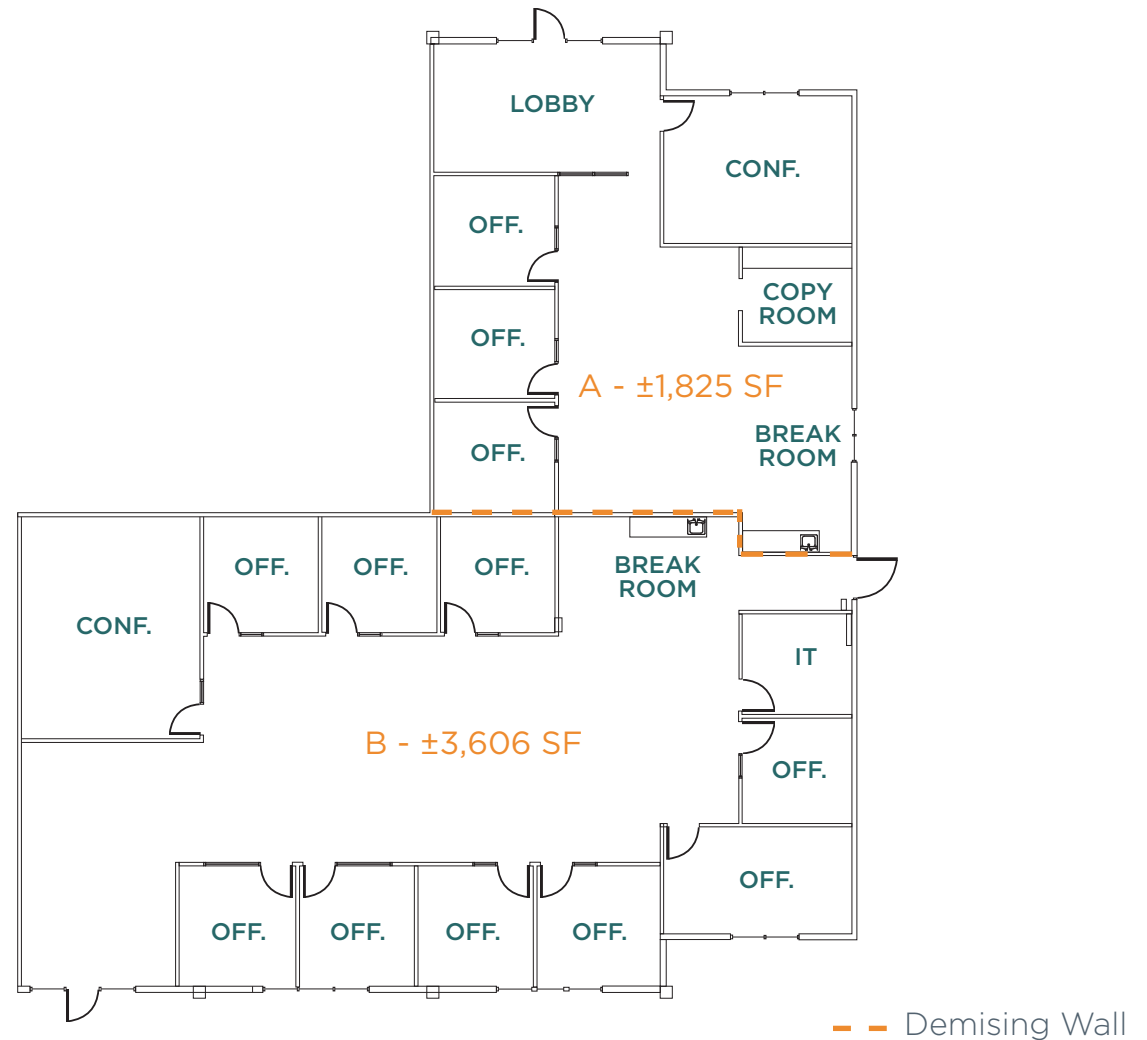
*Can be demised to ±1,825 SF & ±3,606 SF

- Lobby & Reception Area
- Break Room
- 12 Offices
- 2 Conference Rooms
- Expansive Open Office Area
- Copy Room
- Server/IT Room
- Available Now

Existing Plan



Hypothetical Plan

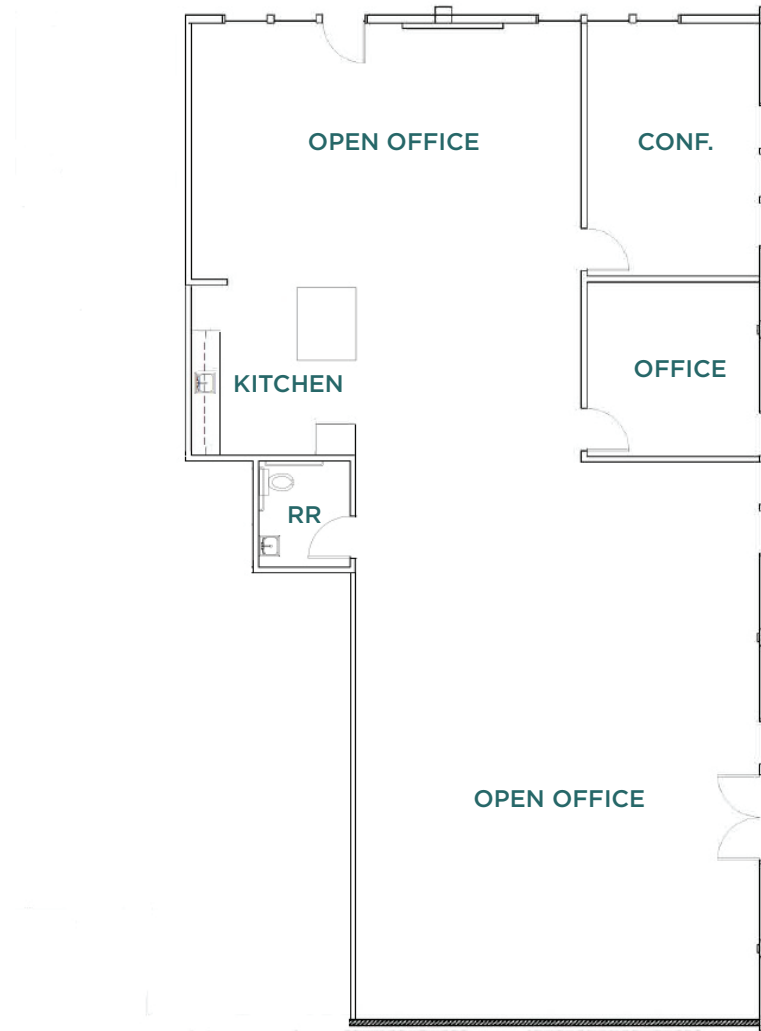


985 University Avenue

Suite 35: ±2,634 SF



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

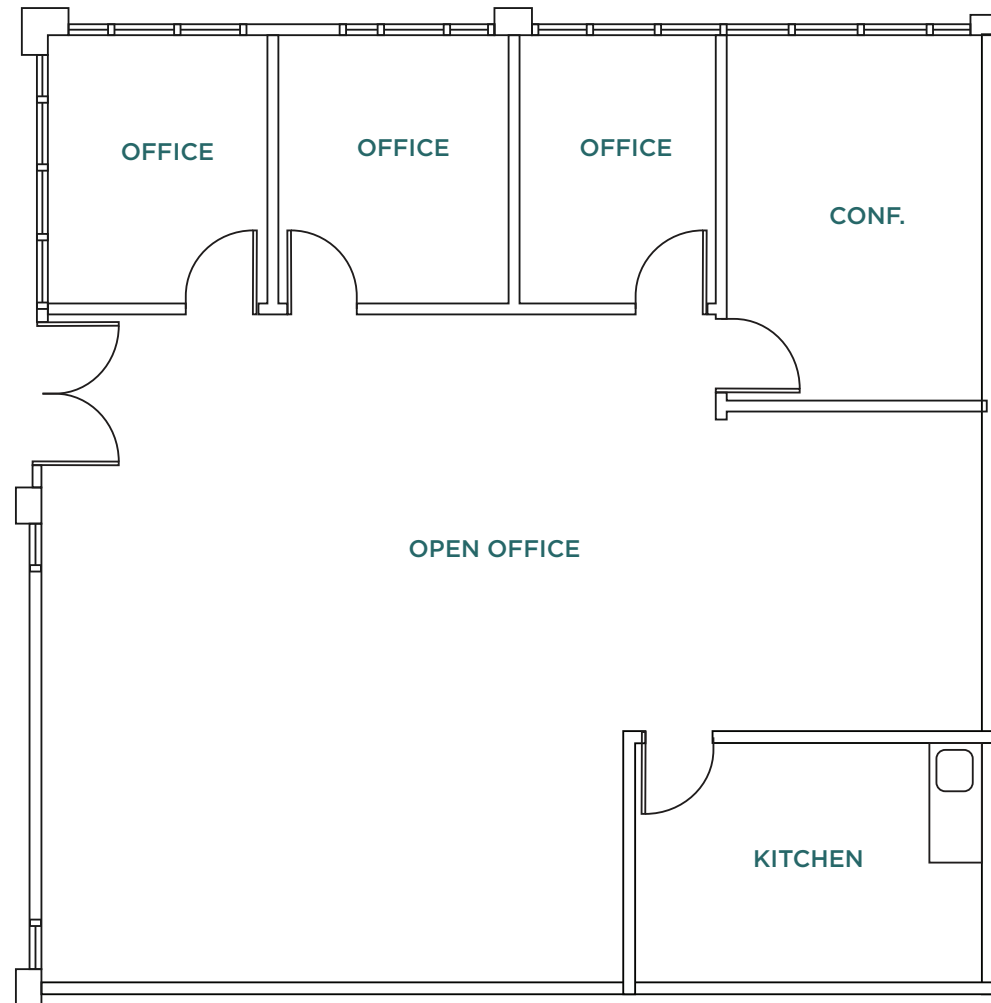


987 University Avenue

Suite 12: ±1,680 SF



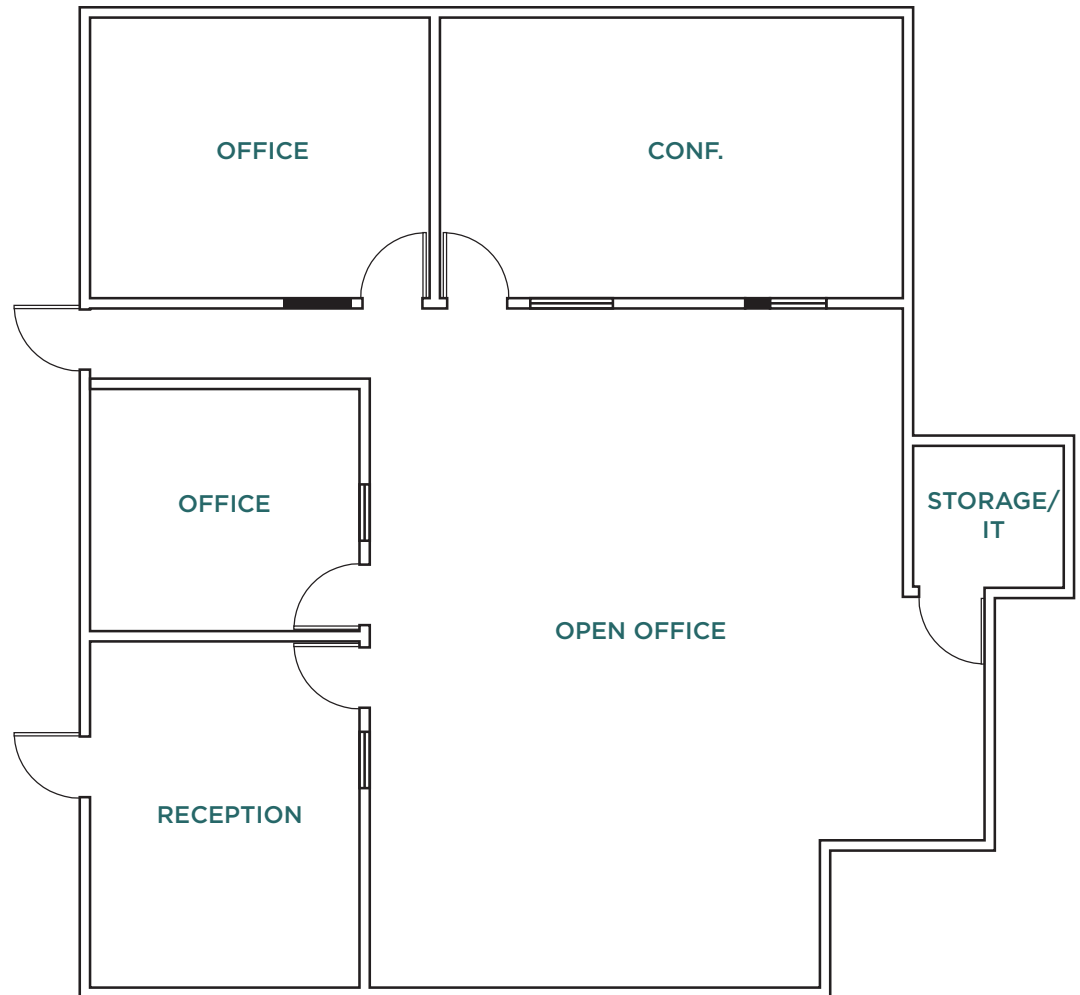
- Corner Suite
- 3 Offices
- 1 Conference Room
- Kitchen
- Open Office
- Available Now



987 University Avenue

Suite 4: ±2,099 SF

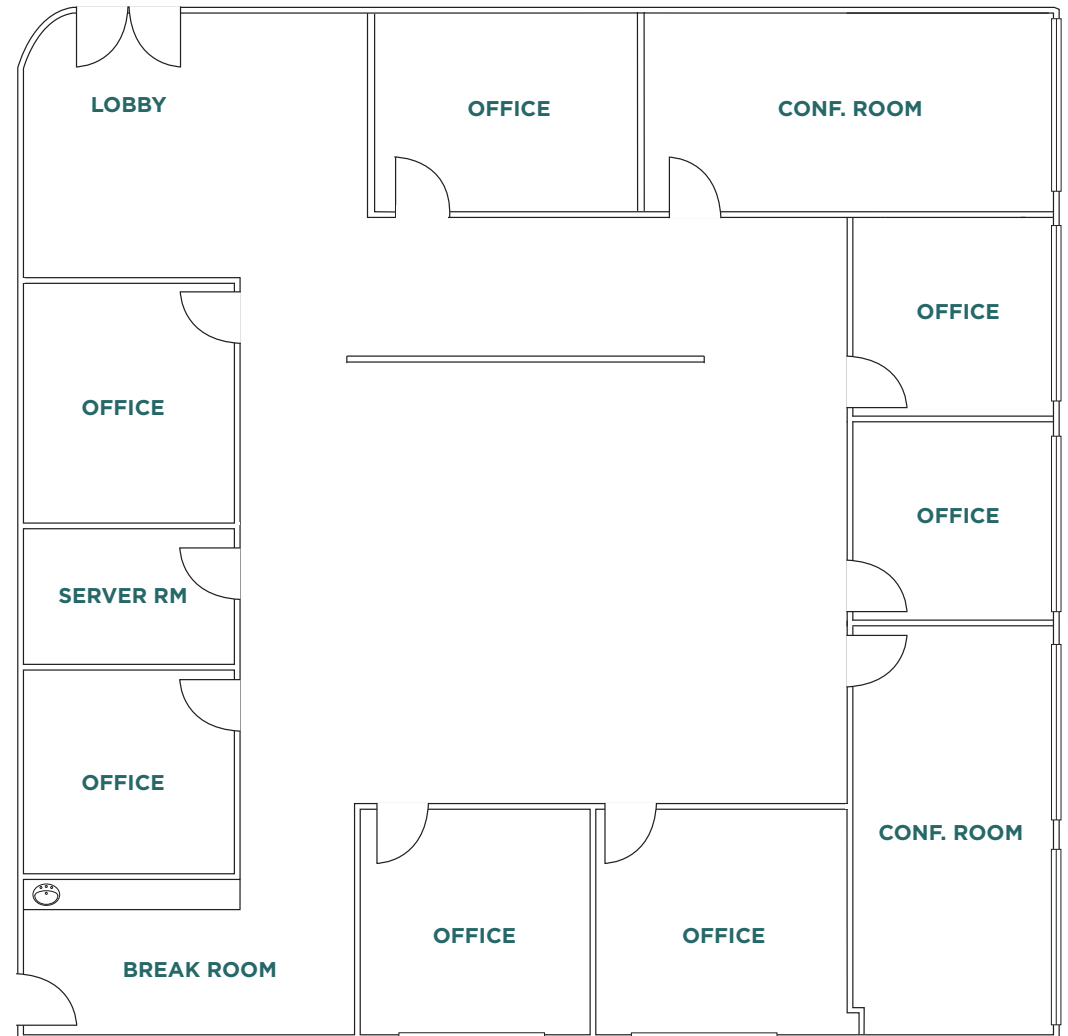
- 2 Offices
- 1 Conference Room
- Reception Area
- Open Office
- Storage/IT Room
- Available Now



16615 Lark Avenue

Suite 201: ±3,124 SF

- Medical Possible
- Lobby/Waiting Area
- 2 Corner Conference Rooms
- 7 Private Offices
- Break Room
- Ample Open Area
- Server/IT Room with Dedicated HVAC
- Great Window Line
- Available Now



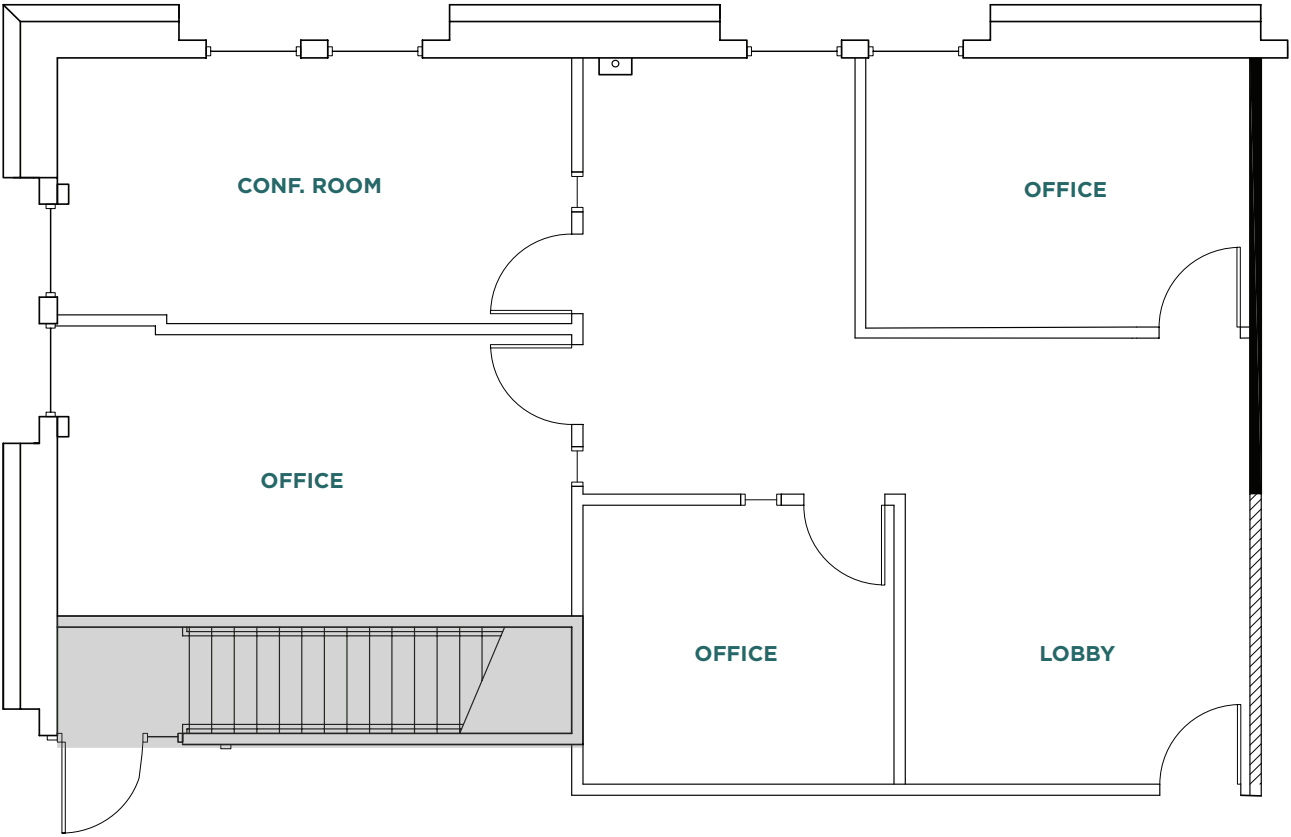
16795 Lark Avenue

Suite 106: ±1,257 SF



UNIVERSITY PARK

- Ground Floor
- Corner Suite
- 3 Offices
- 1 Conference Room
- Open Area
- Available Now

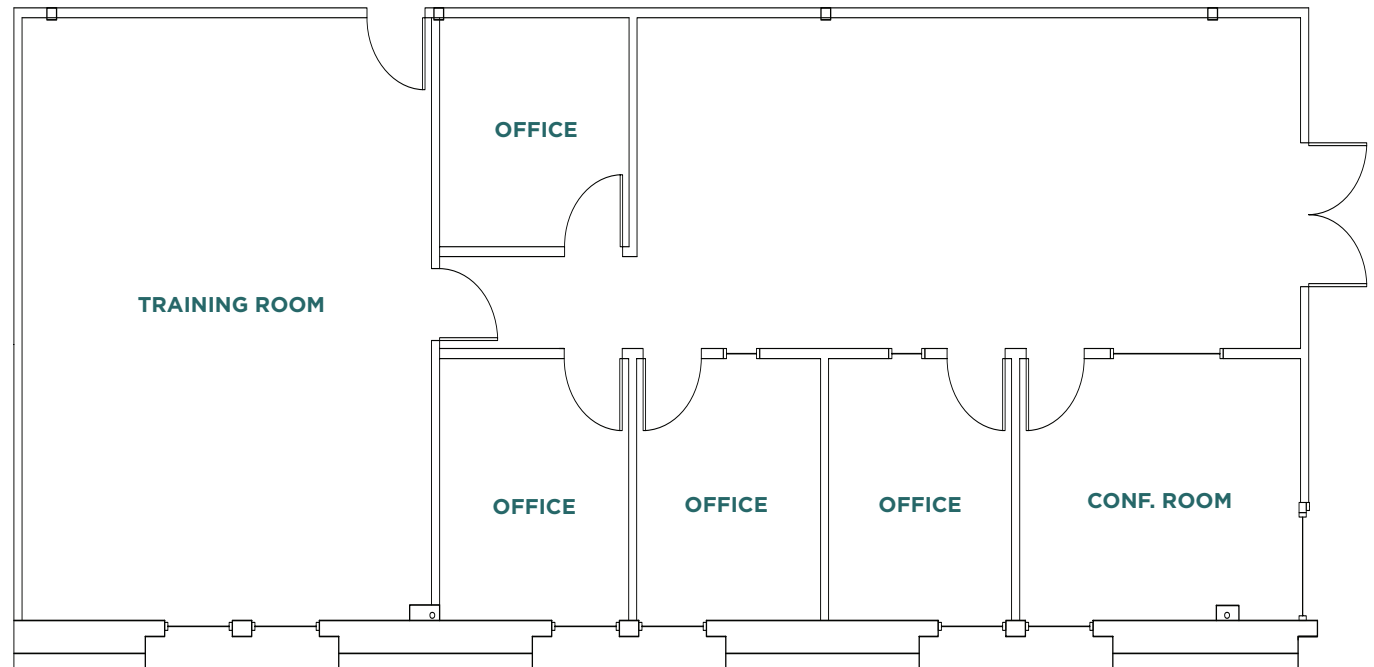


16795 Lark Avenue

Suite 102: ±1,872 SF



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

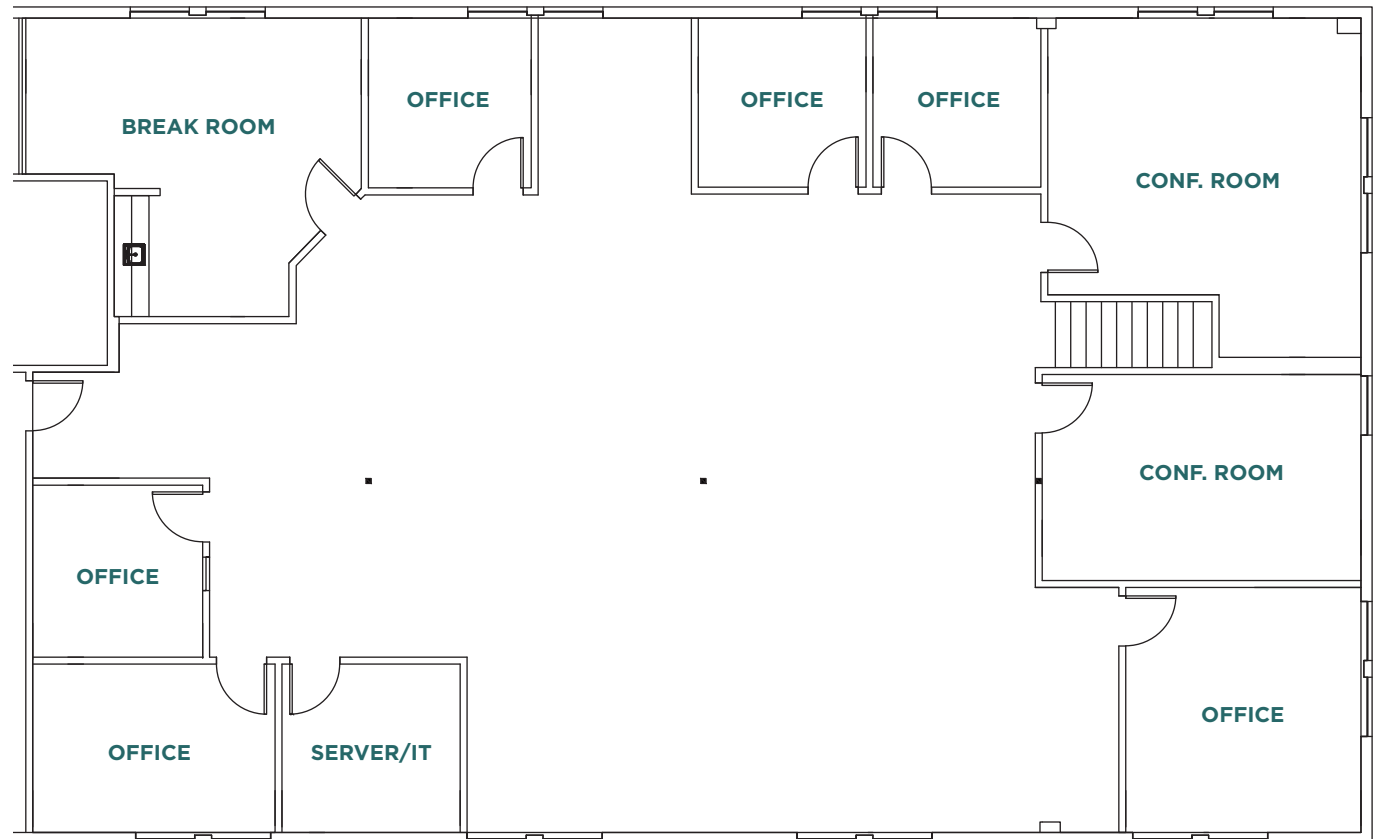


16795 Lark Avenue

Suite 210: ±4,350 SF



- 2nd Floor Suite
- 6 Private Offices
- 2 Conference Rooms
- Open Office Area
- Large Breakroom
- Server/IT Room
- Available Now

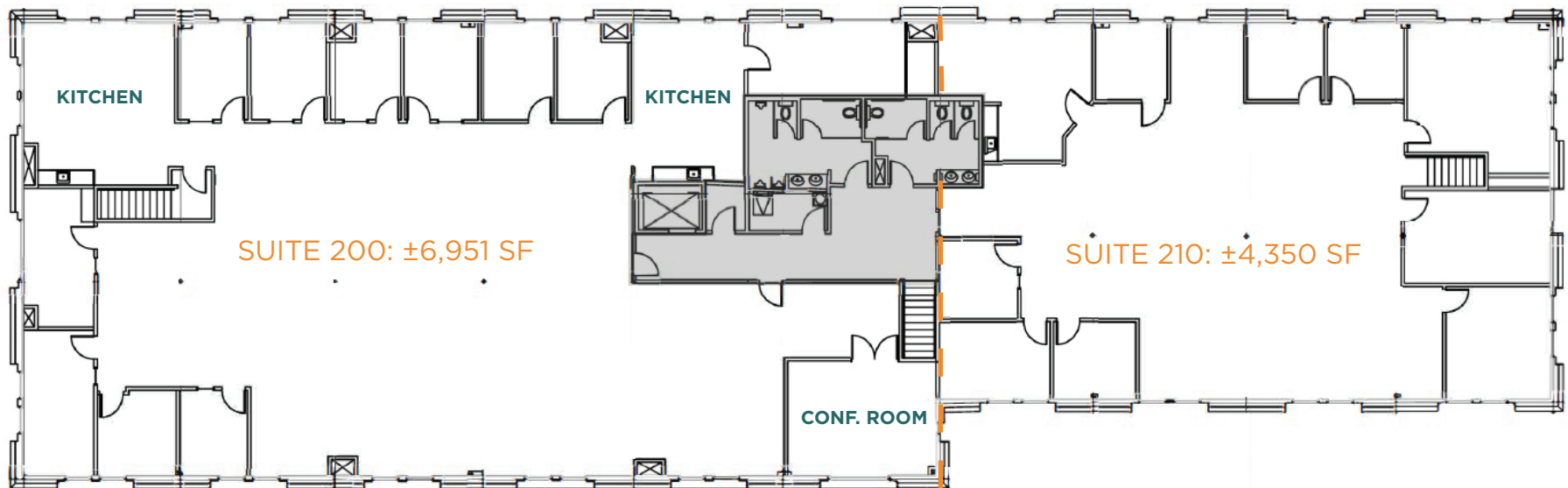


16795 Lark Avenue

Second Floor: ±11,301 SF



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



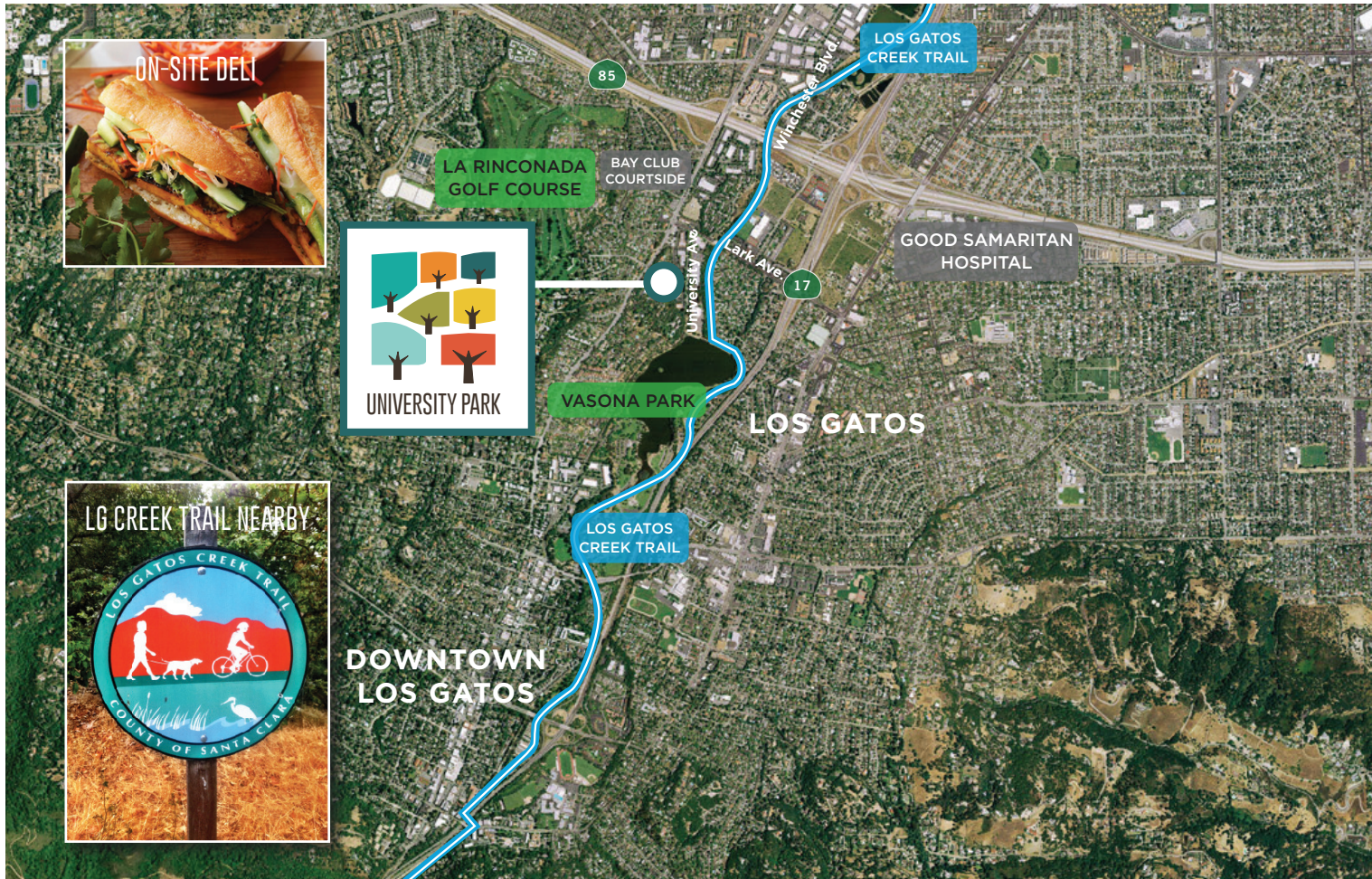
— — Demising Wall

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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