



UNIVERSITY PARK

LOS GATOS, CA

±981 SF - ±11,301 SF
AVAILABLE FOR LEASE

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**CUSHMAN &
WAKEFIELD**





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.

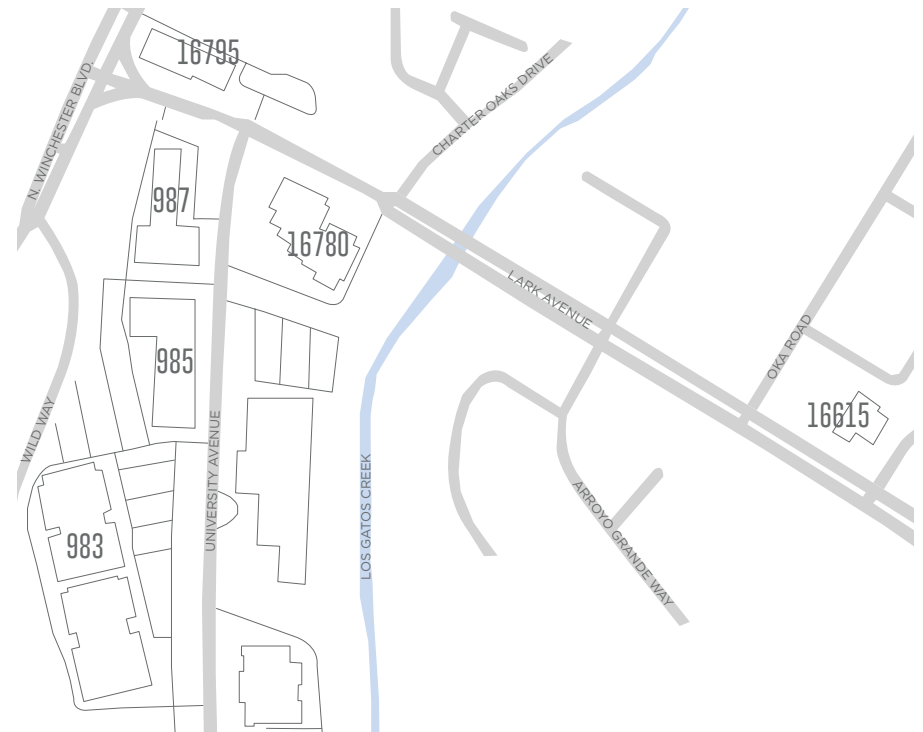
AVAILABLE NOW!

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

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

987 UNIVERSITY
SUITE 4: ±2,099 SF

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



983 University Avenue

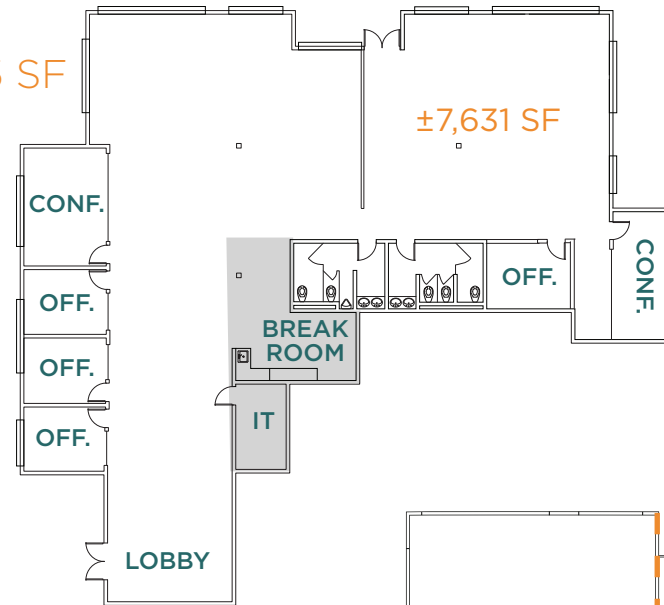
Suite C-100: ±7,631 SF*



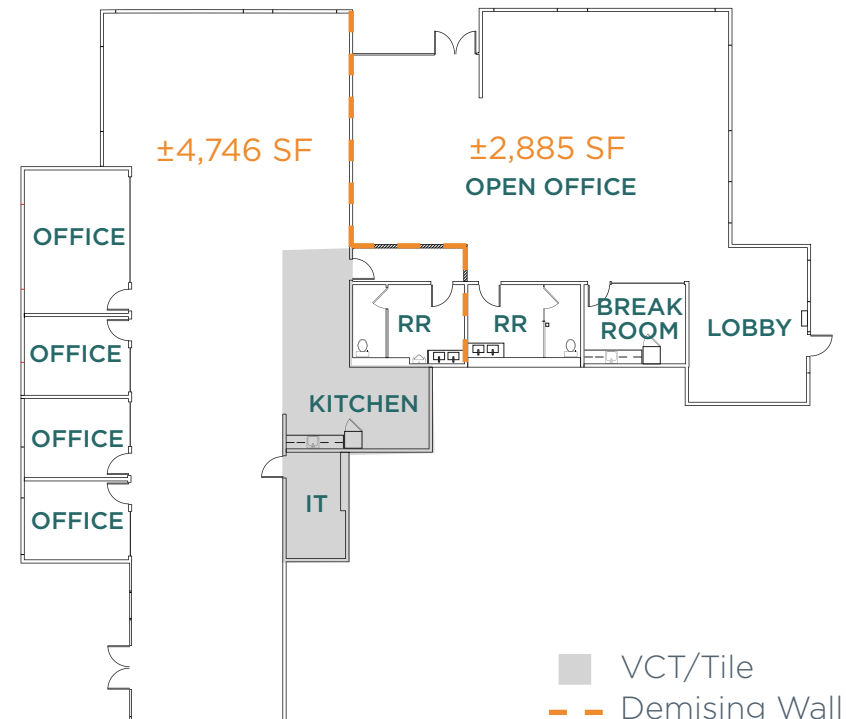
*Can be demised to ±4,746 SF & ±2,885 SF

- Move-in Ready
- Modern Interiors
- 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

Existing Plan



Hypothetical Plan

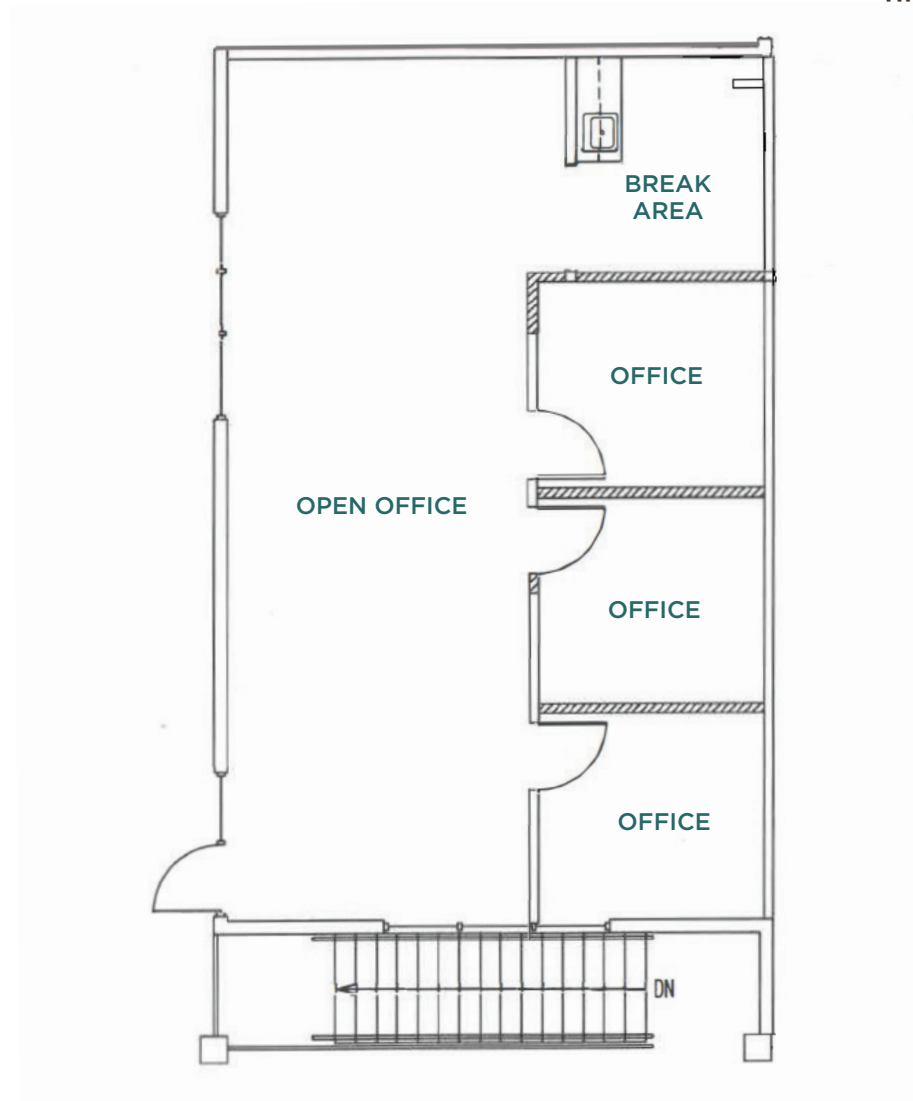


985 University Avenue

Suite 37: ±981 SF



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



985 University Avenue

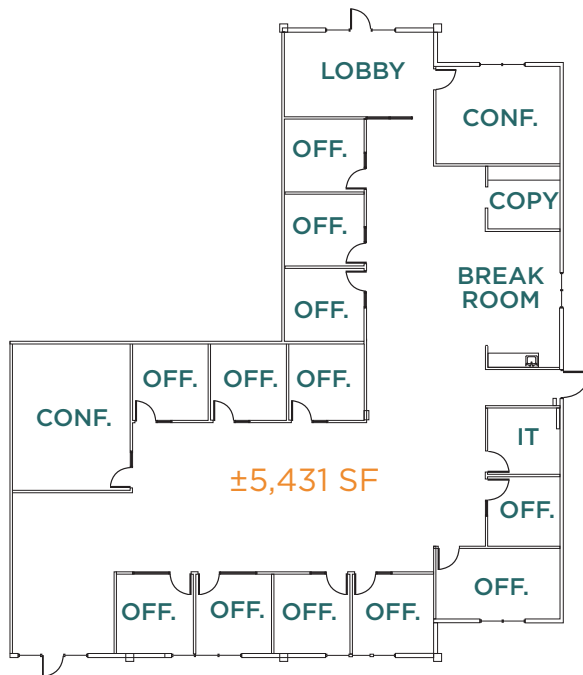
Suite 8 A&B: ±5,431 SF*



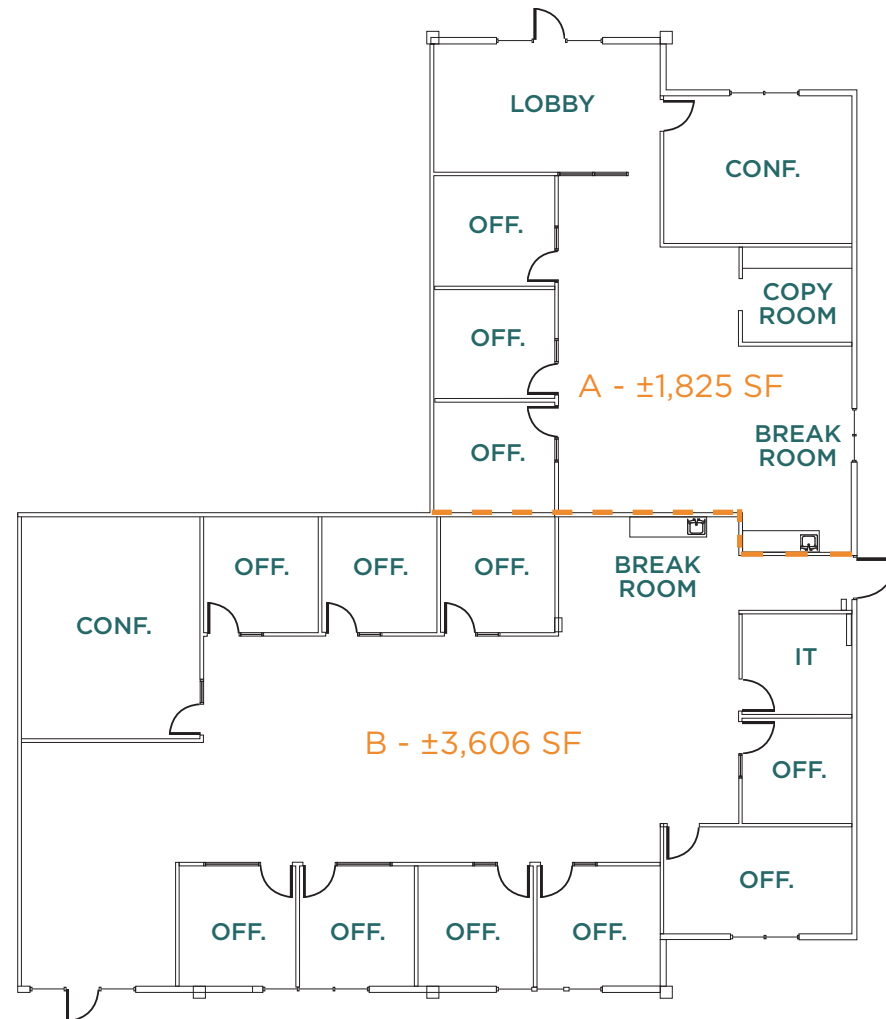
*Can be demised to ±1,825 SF & ±3,606 SF

- 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



Hypothetical Plan

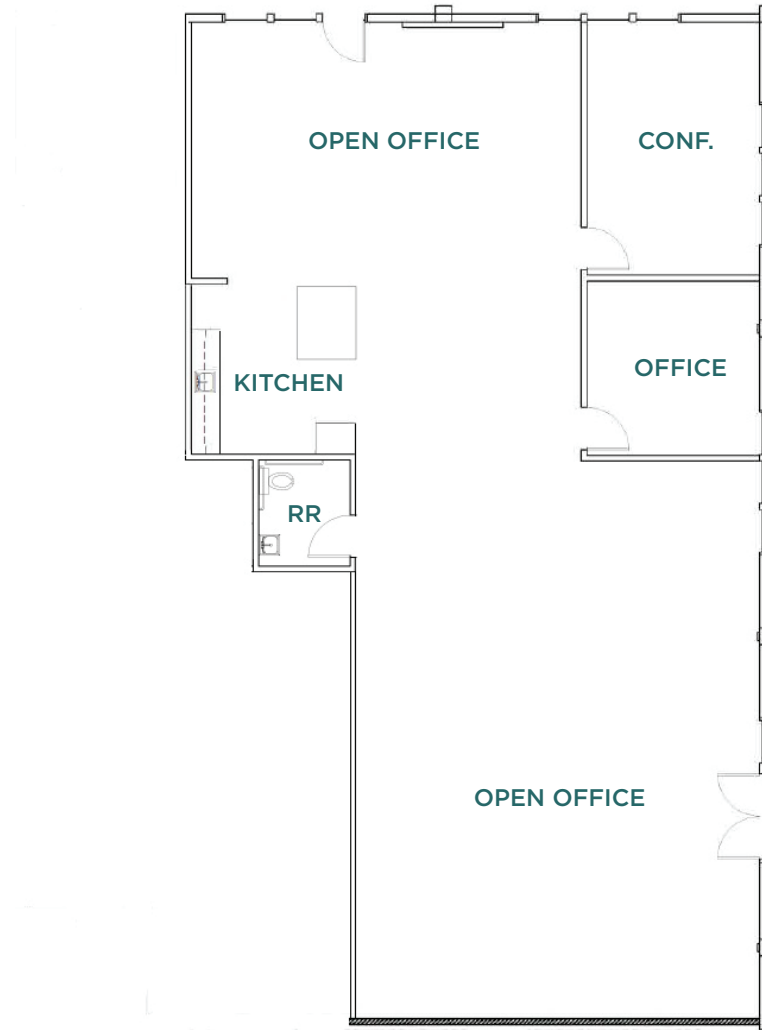


--- Demising Wall

985 University Avenue

Suite 35: ±2,634 SF

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

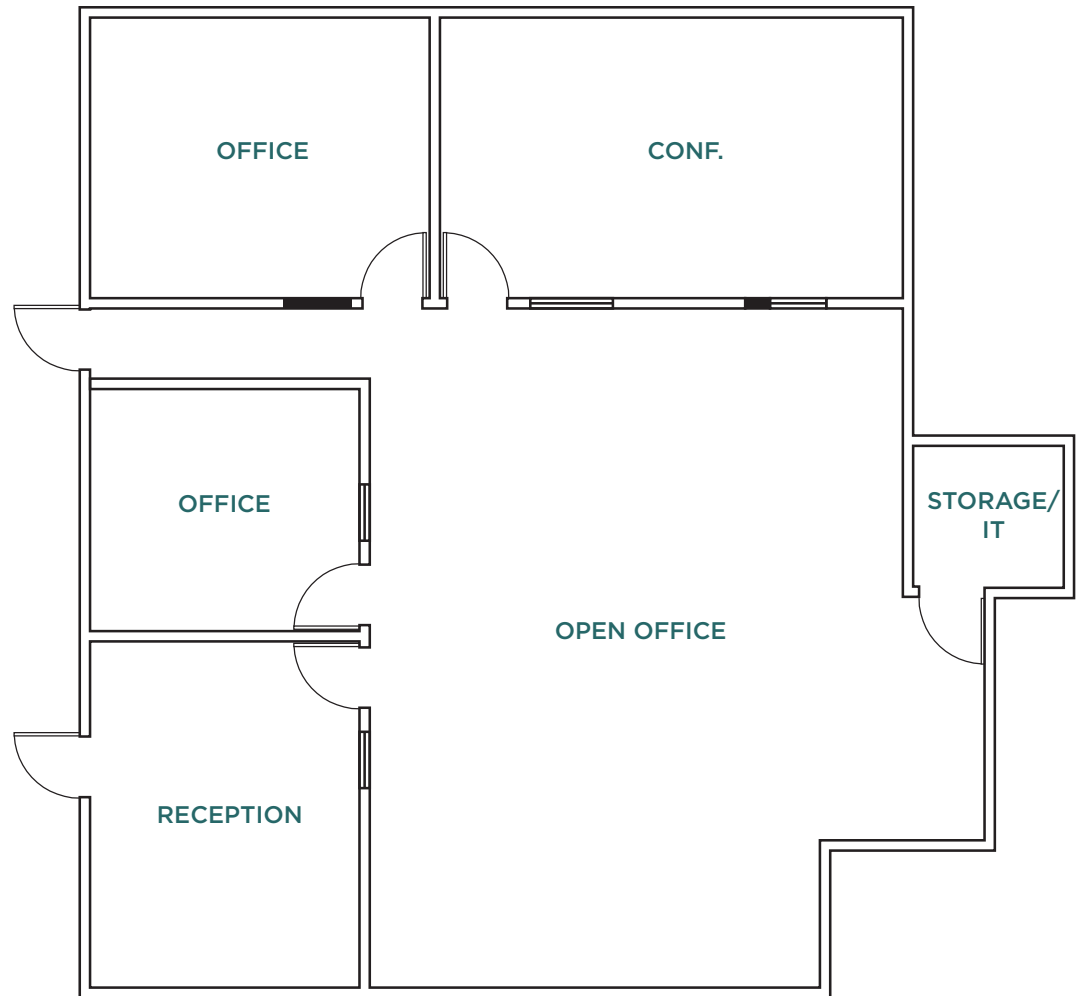


987 University Avenue

Suite 4: ±2,099 SF



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



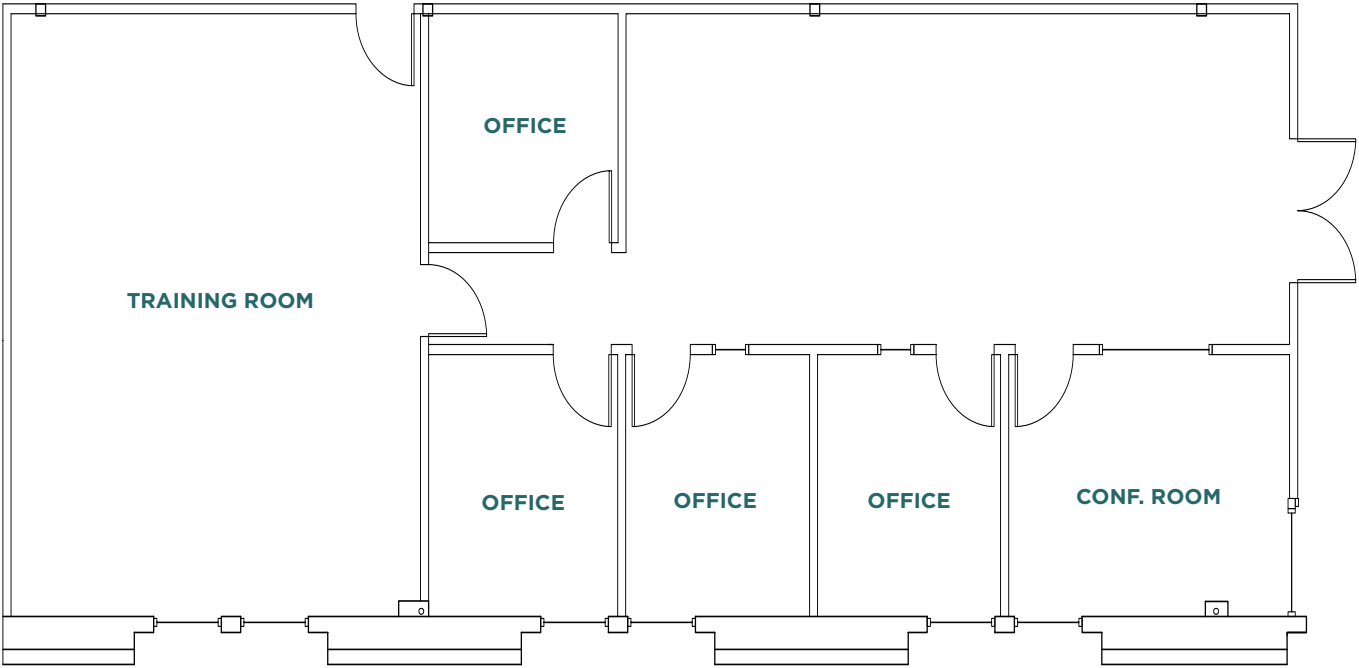
16795 Lark Avenue

Suite 102: ±1,872 SF



UNIVERSITY PARK

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



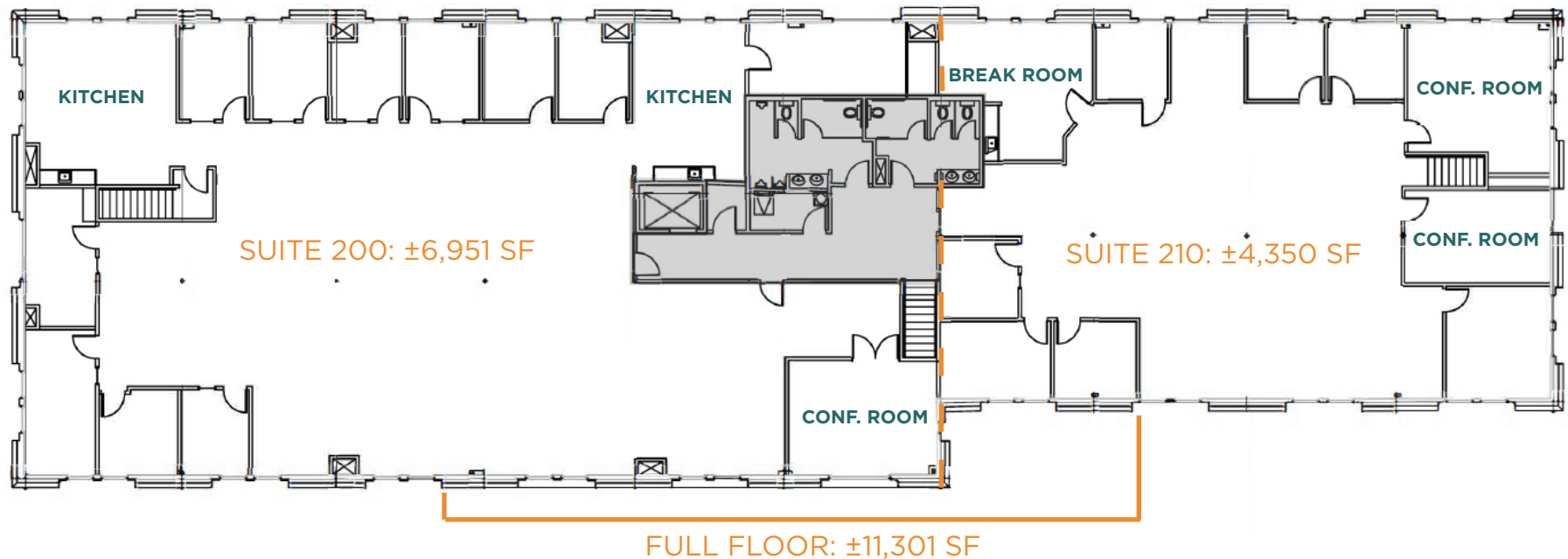
16795 Lark Avenue

Second Floor: $\pm 4,350$ SF - $\pm 11,301$ SF



UNIVERSITY PARK

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



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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