

FREESTANDING R&D/CLEANROOM/LAB



101 COOPER COURT

Los Gatos, CA

±5,663 SF - ±18,011 SF For Lease

ERIK HALLGRIMSON
+1 408 615 3435
erik.hallgrimson@cushwake.com
LIC #01274540

CLARK STEELE
+1 408.436.3653
clark.steele@cushwake.com
LIC #01995379

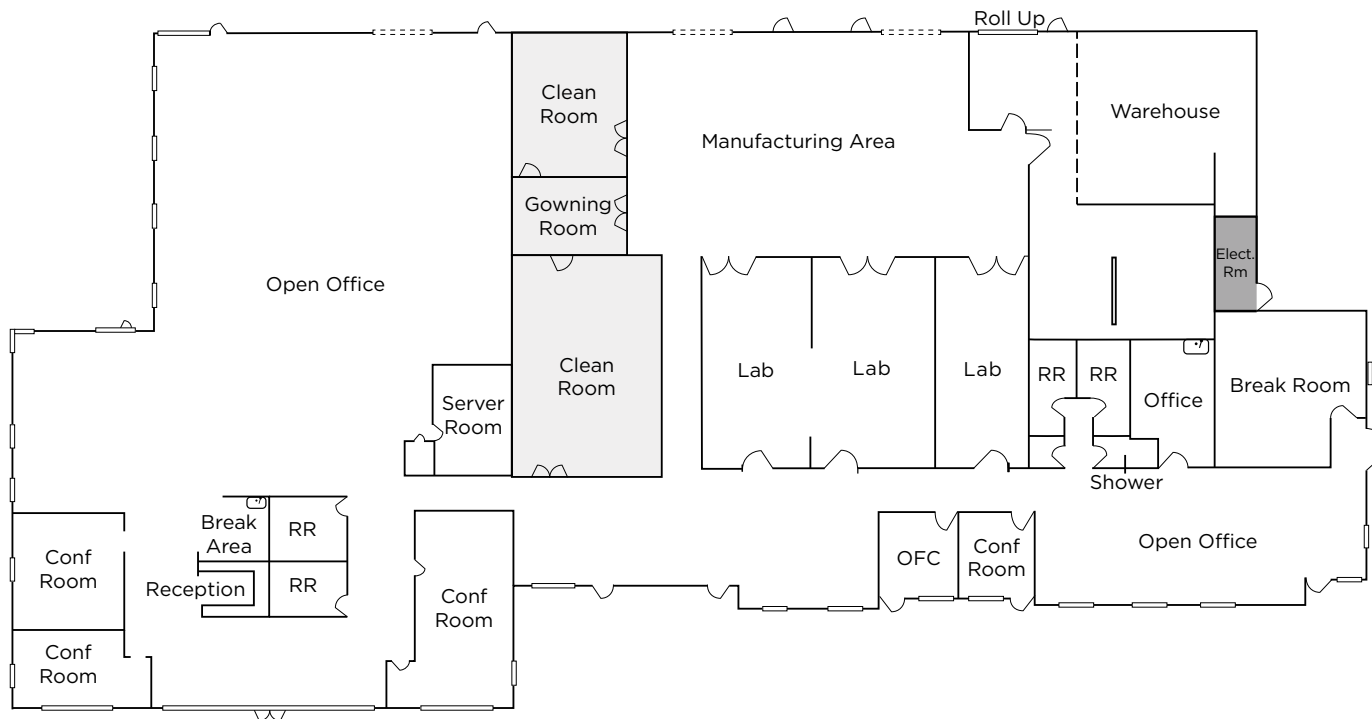
PROPERTY HIGHLIGHTS



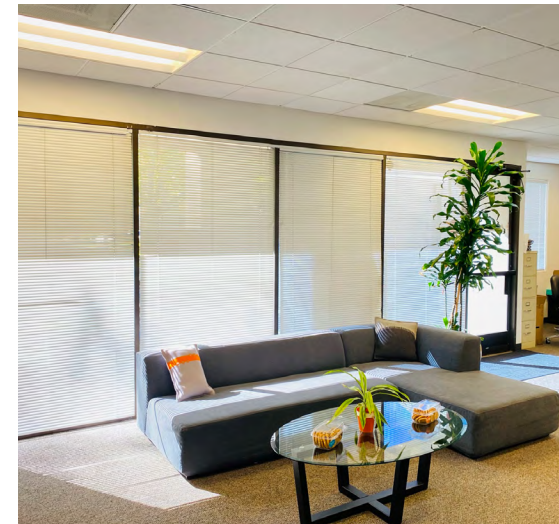
- Great Central Los Gatos Location
- Adjacent to Vasona Park
- Easy access to Highways 17 & 85
- Close to Retail and Restaurants
- Monument Signage on University Ave
- 2 ISO 7 Clean Rooms
- 2 Hood Vents
- Multiple Lab Areas
- Manufacturing & Warehouse Areas
- Heavy power - 1200+ Amps
- 1 Roll Up Door - 3 More Possible
- 16'-18' Clear Height
- 3.3/1000 parking
- Shower On-Site

FLOOR PLAN

±18,011 SF



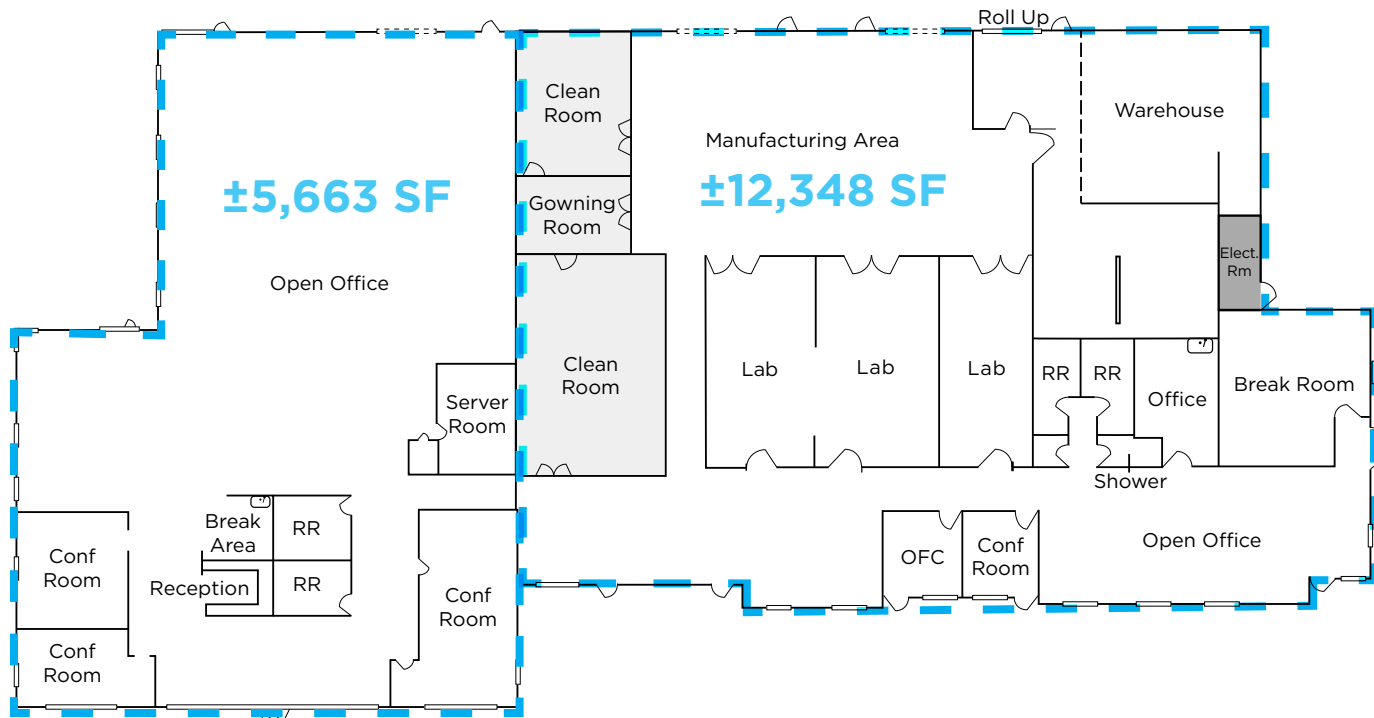
----- Potential Roll Up Door Location



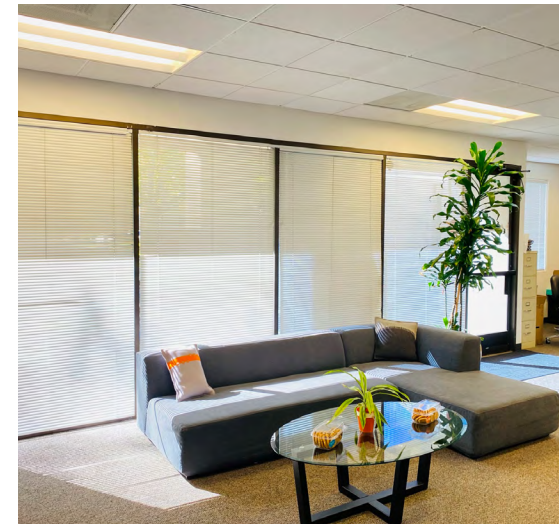
FLOOR PLAN

HYPOTHETICAL

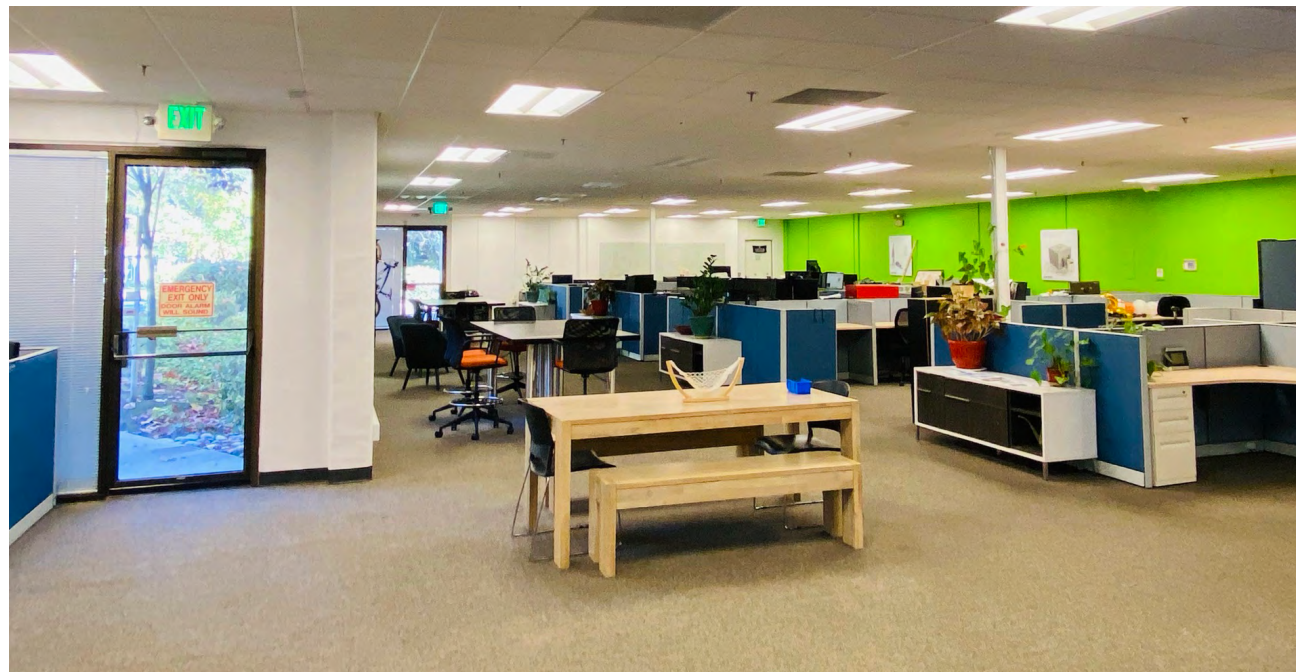
DIVISIBLE TO $\pm 5,663$ SF & $\pm 12,348$ SF



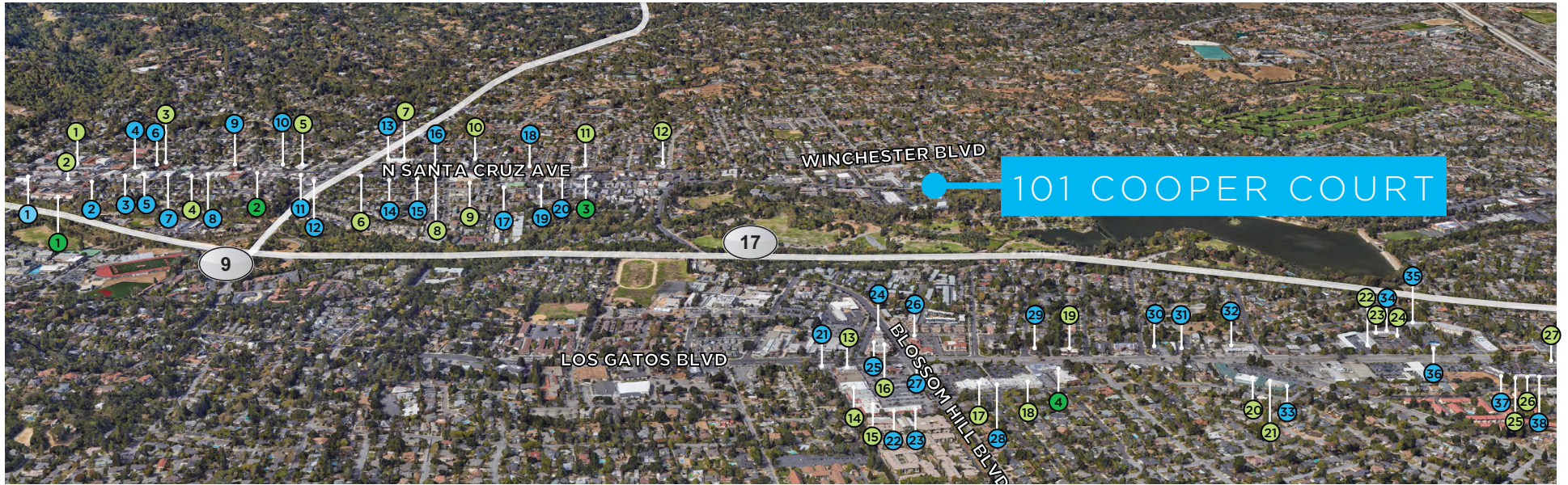
----- Potential Roll Up Door Location



INTERIOR PHOTOS



AMENITY MAP



RESTAURANTS

- | | |
|------------------------------------|----------------------------------|
| 1 Blue Line Pizza | 17 Campo di Bocce |
| 2 Steamer's Grillhouse | 18 The Bywater |
| 3 The Lexington House | 19 Los Gatos Meats & Smoke House |
| 4 Gardino's Ristorante Italiano | 20 Subway |
| 5 We Olive & Wine Bar | 21 Taco Bell |
| 6 The Palms | 22 Togo's Sandwiches |
| 7 Loma Brewing Company | 23 Peet's Coffee |
| 8 Forbes Mill Steakhouse | 24 Starbucks |
| 9 Dolce Spazio Gelato | 25 Chipotle Mexican Grill |
| 10 Oak & Rye | 26 Firenza Pizza |
| 11 Pedro's | 27 Philz Coffee |
| 12 Chin-Chin Wine Bar & Restaurant | 28 Viva Primavera |
| 13 Nothing Bundt Cakes | 29 Happy Hound |
| 14 Enoteca La Storia | 30 Jack in the Box |
| 15 Starbucks | 31 Classic Burgers of Los Gatos |
| 16 Sweet Pea's Café & Catering | 32 Lou's Restaurant |

- 33 Los Gatos Café Uptown
- 34 Blvd Coffee
- 35 Erik's Deli
- 36 McDonald's
- 37 Baja Fresh Mexican Grill
- 38 See's Candies

RETAIL

- 1 Apple Los Gatos
- 2 GAP
- 3 U.S. Bank
- 4 Wells Fargo Bank
- 5 Bank of America
- 6 Chase Bank
- 7 Walgreens
- 8 Petco

- 9 Safeway
- 10 The UPS Store
- 11 Wells Fargo Bank
- 12 7-Eleven
- 13 Wells Fargo Bank
- 14 CVS
- 15 Bank of America
- 16 Pier 1
- 17 Whole Foods Market
- 18 Rite Aid
- 19 Citibank
- 20 Nob Hill Foods
- 21 Chase Bank
- 22 FedEx
- 23 Hertz
- 24 O'Reilly Auto Parts

- 25 The UPS Store
- 26 Trader Joe's
- 27 AAA Los Gatos

COMMUNITY

- 1 Old Town Center
- 2 Los Gatos Community Foundation
- 3 Los Gatos DMV
- 4 Los Gatos Police Department



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