

100
150

Winchester Circle



HOME TO THE FUTURE OF INNOVATION

 CUSHMAN &
WAKEFIELD

The
SOBRATO
Organization

DESIGNED FOR DISRUPTORS

Positioned in the exclusive Los Gatos community, 100-150 Winchester Circle presents a unique office campus designed to empower the pioneers of tomorrow. Its Spanish-style architecture lends a distinct sense of style and inspiration, while dynamic floorplans foster creativity and collaboration. With direct access to top talent, scenic trails and local amenities, this Class A campus is built for companies ready to establish their presence in Silicon Valley.

CAMPUS HIGHLIGHTS

Building A | 85,283 SF
Building B | 87,183 SF



Stunning, Spanish-style,
two-building campus



172,466 total square feet
(divisible by building)



Customizable
floor plans



Easy access to SR-85, SR-17
and Winchester Blvd



Modern amenities, including
a spacious café, all-hands
auditorium, conference rooms,
and outdoor patio



Walking distance to Los
Gatos Creek Trail, Oka
Pond and nearby parks



Prime location near Downtown Los Gatos,
Courtside Club, Los Gatos Swim & Racquet
Club and other local amenities



Winchester Circle



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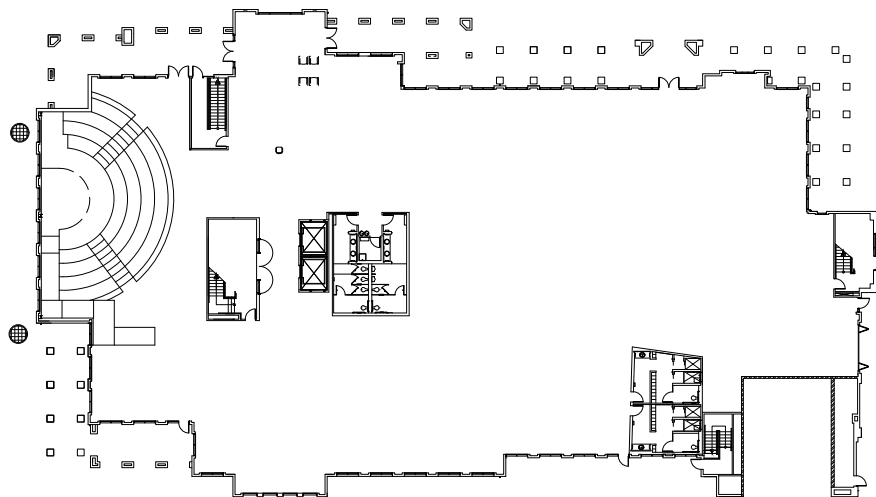
Winchester Circle

100-150 Winchester Circle offers expansive floor plans that adapt to your needs, whether you prefer private offices, open collaboration areas or a hybrid layout built for growth.

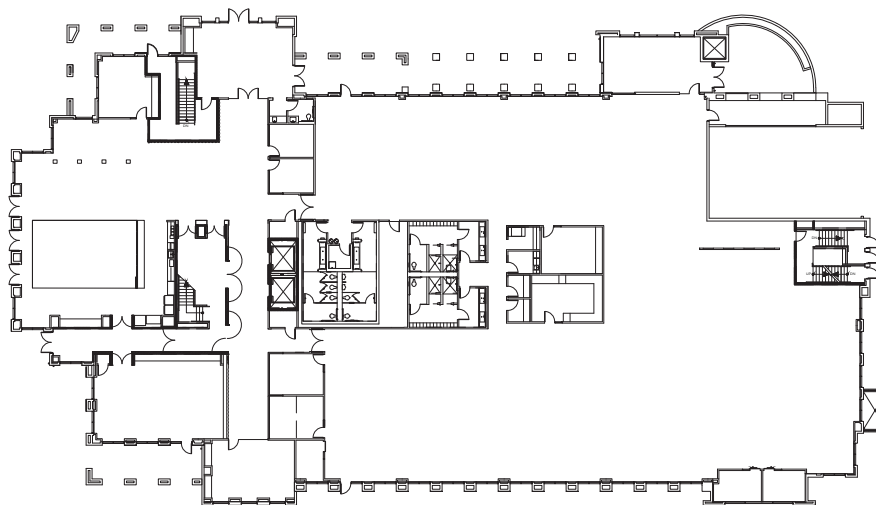


MAKE IT YOUR OWN

FIRST FLOOR



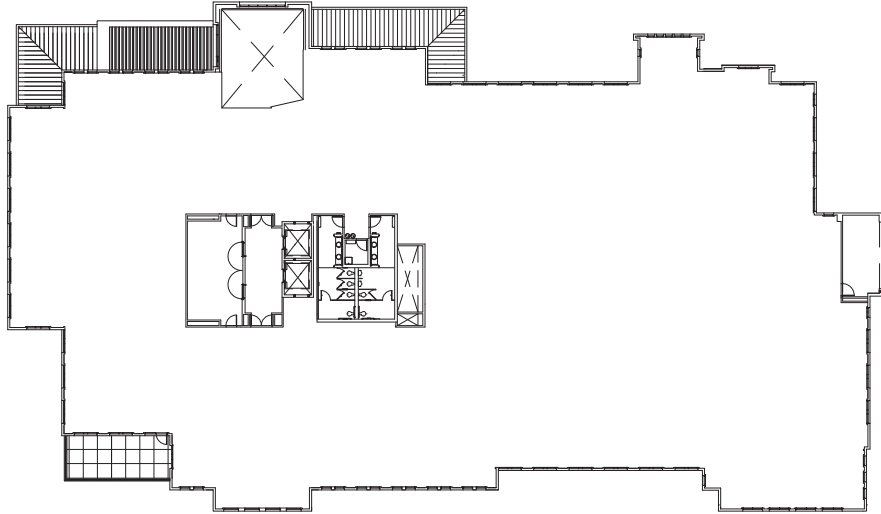
100 Winchester Circle | Building A | 29,348 SF



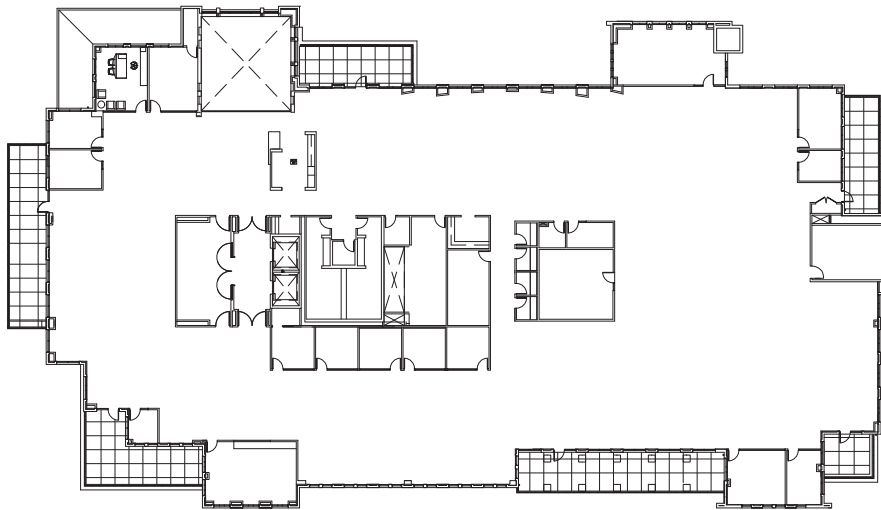
150 Winchester Circle | Building B | 30,569 SF

MAKE IT YOUR OWN

SECOND FLOOR



100 Winchester Circle | Building A | 28,338 SF



150 Winchester Circle | Building B | 30,045 SF



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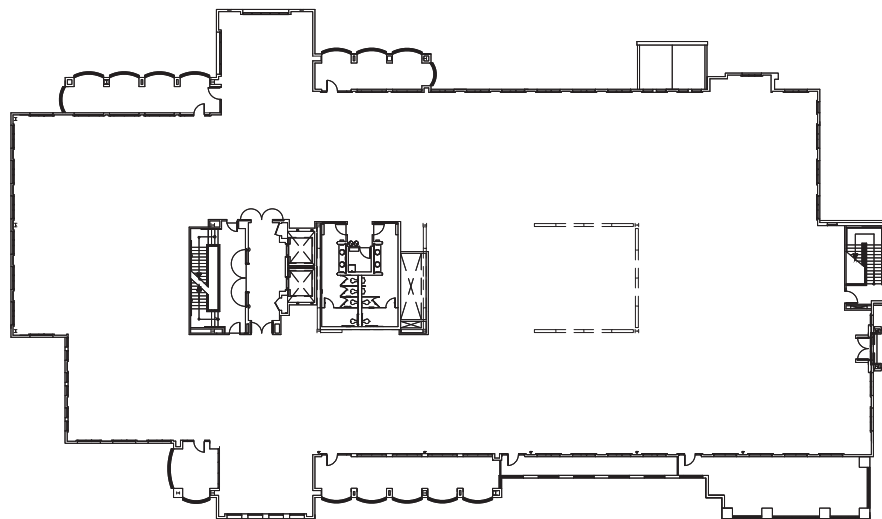


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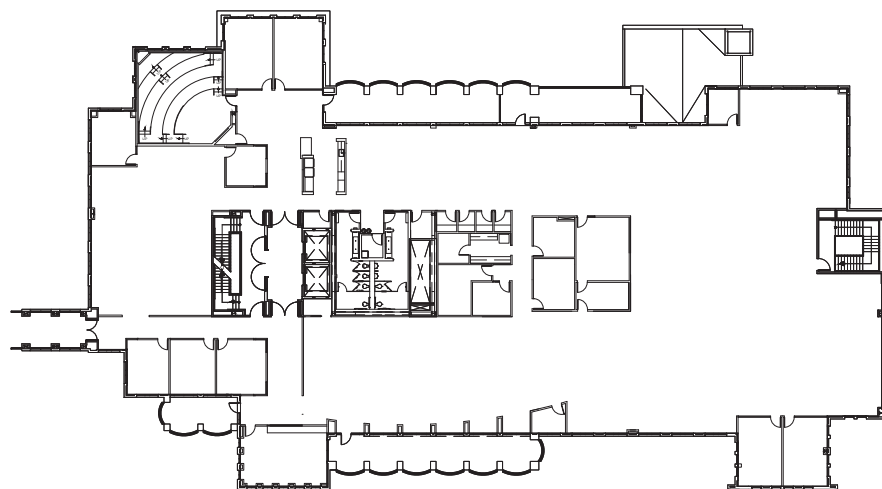
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MAKE IT YOUR OWN
THIRD FLOOR



100 Winchester Circle | Building A | 27,597 SF



150 Winchester Circle | Building B | 26,569 SF

WORK. CONNECT. RECHARGE.

100-150 Winchester Circle delivers a workspace that goes beyond desks and meeting rooms. Whether it's a quick coffee break, a team meeting or a moment to recharge outdoors, this dynamic campus offers amenities that seamlessly support the rhythm of the workday.

- Modern lobby
- Convenient cafes
- All-hands auditorium
- Sophisticated conference rooms
- Extensive outdoor patios
- Spacious common areas



SOAK UP LOS GATOS LIVING

Blending Silicon Valley's cutting-edge innovation with the warmth of a small-town community, Los Gatos delivers a lifestyle that is both dynamic and inviting. A vibrant downtown, top-rated schools and scenic outdoor spaces make it a place where business thrives and people love to call home.

2 MINS to The Bay Club Courtside

3 MINS to Los Gatos Creek County Park

5 MINS to La Rinconada Country Club

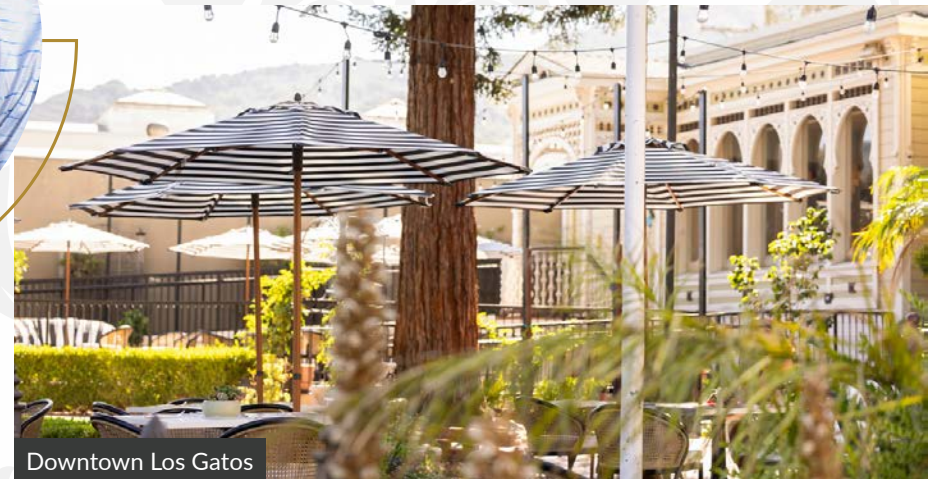
11 MINS to Downtown Los Gatos



La Rinconada Country Club



Los Gatos Creek Trail



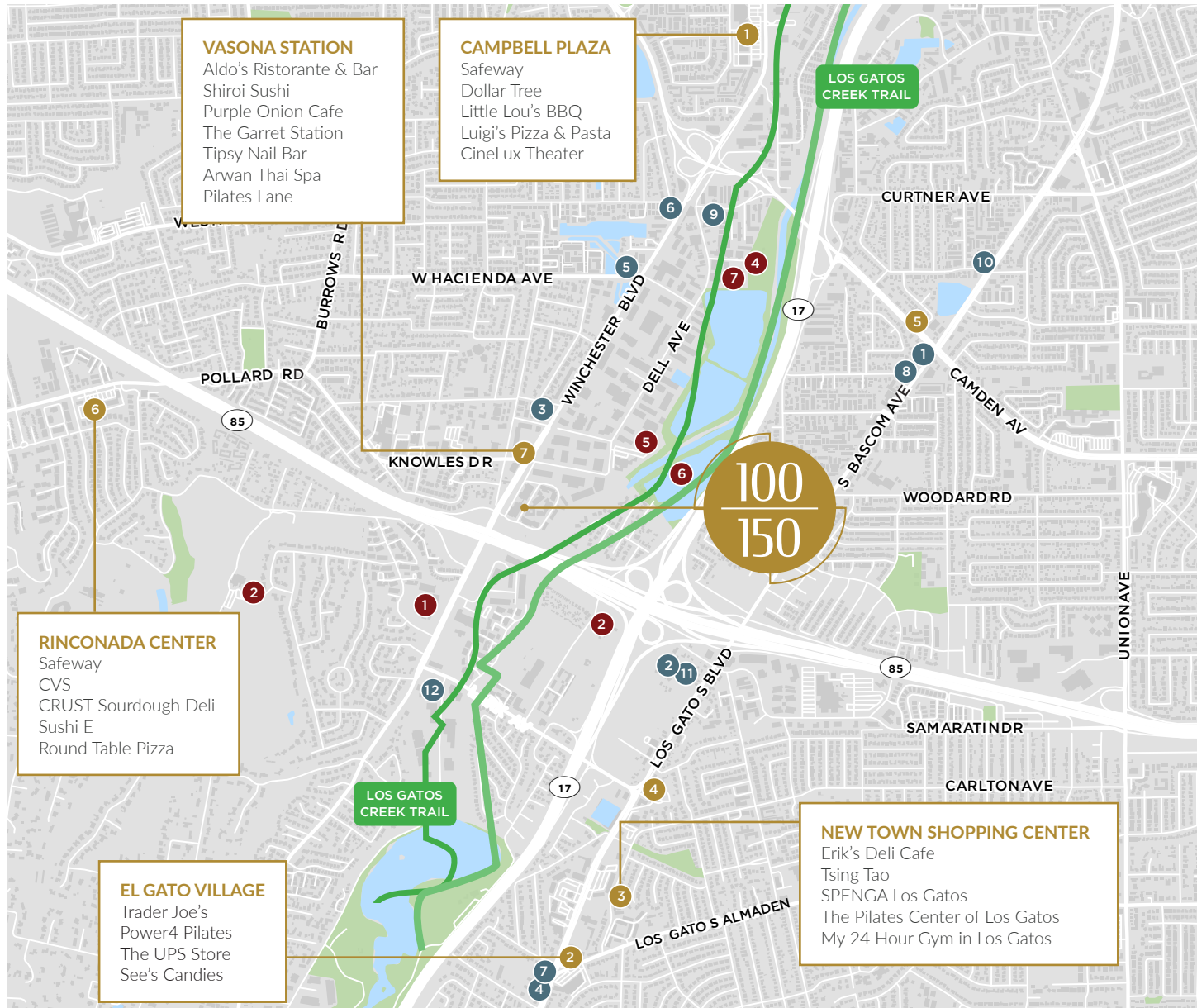
Downtown Los Gatos



The Bay Club Courtside

SEAMLESSLY CONNECTED. EXCEPTIONALLY CONVENIENT.

With abundant amenities just minutes from the office, 100-150 Winchester blends work and lifestyle seamlessly. Enjoy all Los Gatos has to offer, from upscale dining and boutique shopping to scenic trails and world-class fitness facilities.



DINING

- 1 Al Castello Ristorante & Pizzeria
- 2 Starbucks
- 3 Campbell Pizza
- 4 Classic Burger of Los Gatos
- 5 Effie's Restaurant & Bar
- 6 Krispy Krunchy Chicken
- 7 Lou's Coffee Shop
- 8 Mountain Mike's Pizza
- 9 Orange Bowl
- 10 Oriental Garden
- 11 Subway
- 12 The Sandwich Maker

RETAIL

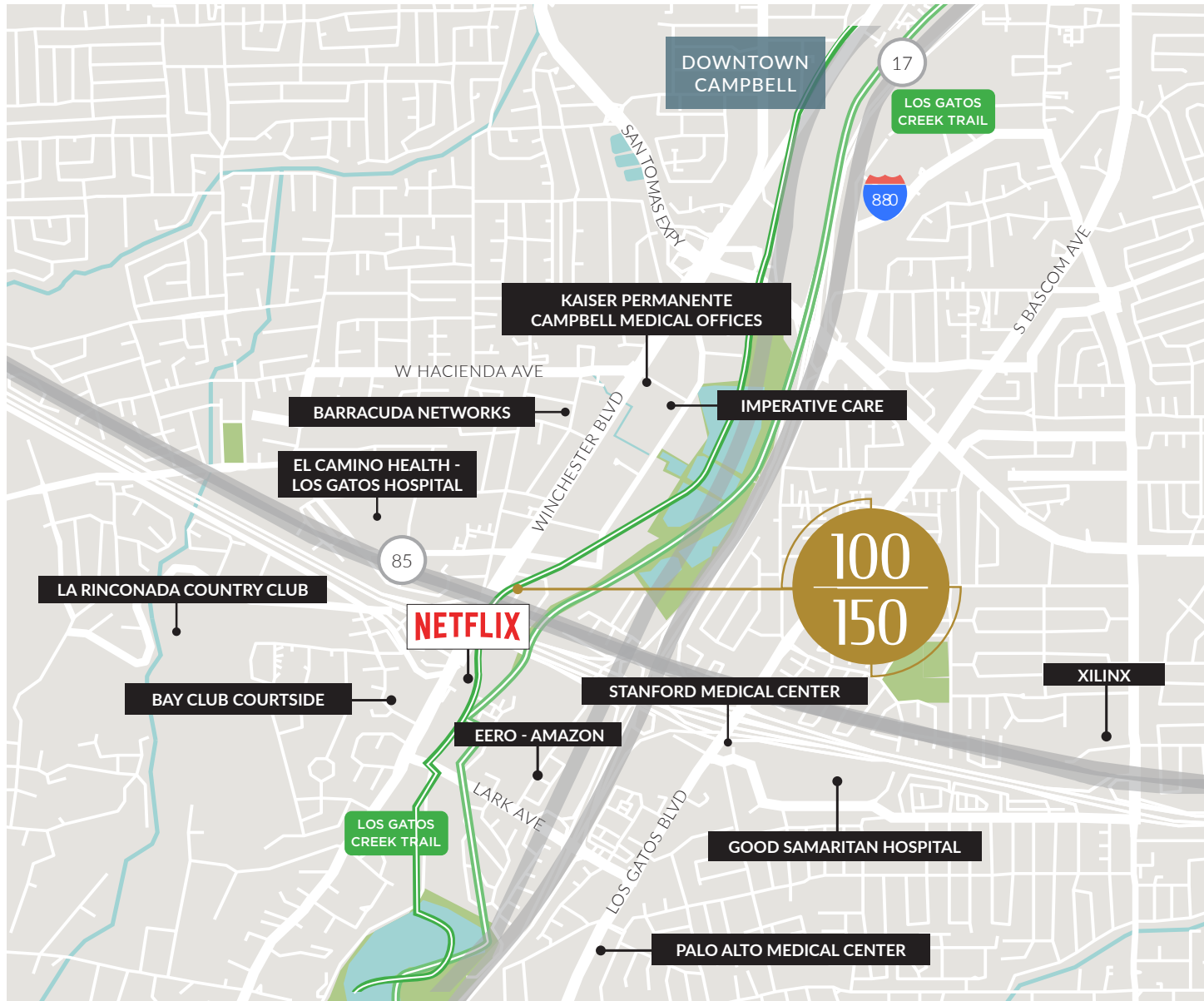
- 1 Campbell Plaza
- 2 El Gato Village
- 3 Los Gatos Village Square
- 4 Office Depot
- 5 Sportsmen's Supply
- 6 Rinconada Center
- 7 Vasona Station

FITNESS AND RECREATION

- 1 The Bay Club Courtside
- 2 La Rinconada Country Club
- 3 Los Gatos Swim & Racquet Club
- 4 Camden Pond No 3
- 5 Savvy Bike Fit
- 6 Oka Ponds
- 7 Move It Silicon Valley

A HUB FOR INDUSTRY LEADERS

Los Gatos is home to a diverse mix of established corporations and fast-growing startups, positioning companies at the center of Silicon Valley's most dynamic industries. With leading names in tech, healthcare and financial services nearby, businesses gain a strategic advantage in a location known for its talent, connectivity and opportunity.



A PIPELINE TO TOP TALENT

Los Gatos benefits from great proximity to Silicon Valley's deep talent pool, attracting the world's top professionals in technology, engineering, healthcare, and beyond. Within a 10-mile radius, the area boasts the highest concentration of engineering talent in the world, providing an unparalleled resource for innovation and growth. With leading universities nearby and a world-renowned tech workforce, tenants of 100-150 Winchester Circle gain an instant competitive edge in recruiting and retaining the best.

5-MILE RADIUS



\$224,777

Average Household Income



394,285

Total Population



34.1%

Bachelor's Degrees



31.4%

Graduate's Degree

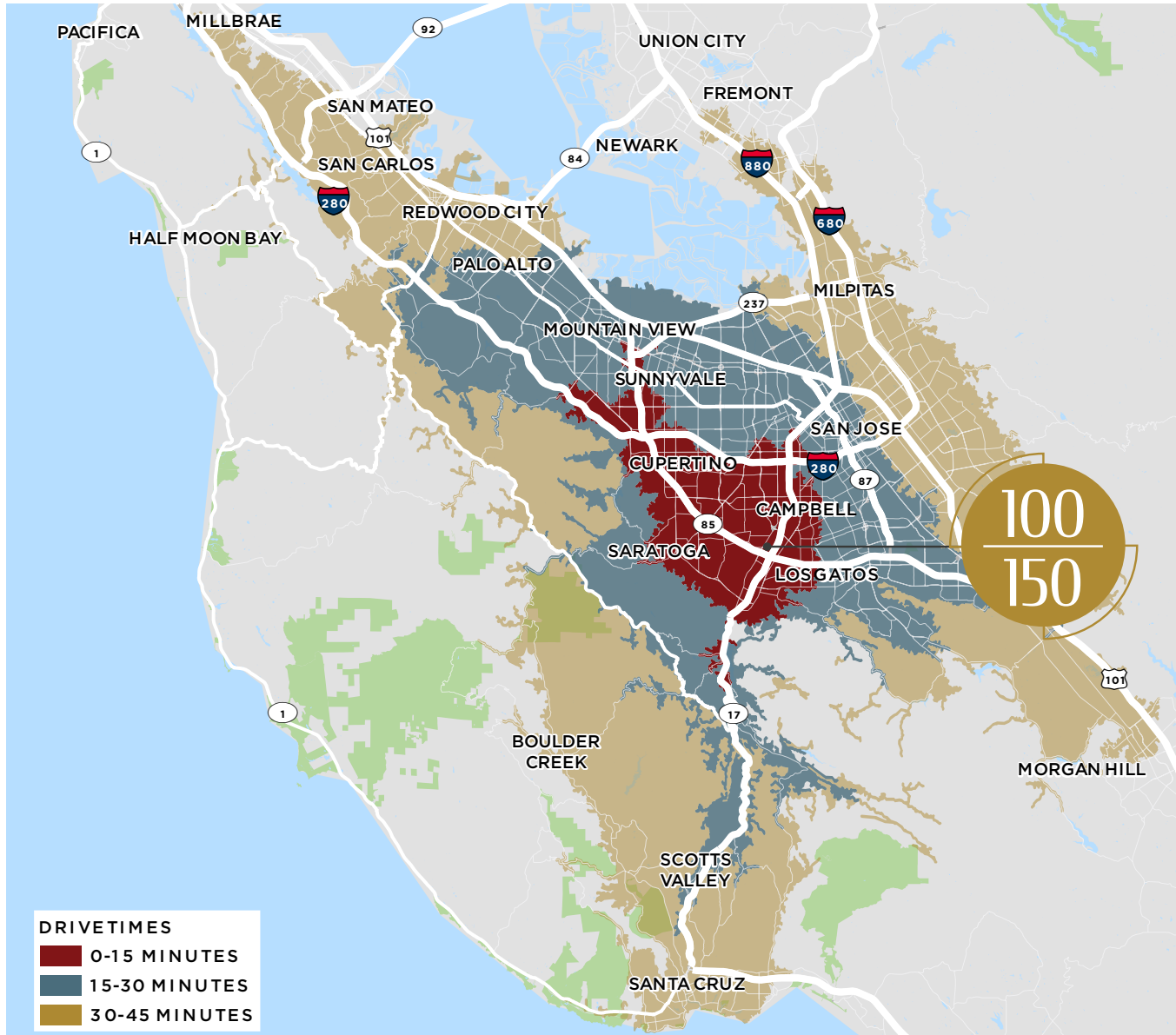
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THE COMMUTE NO ONE TALKS ABOUT

Located at the crossroads of Silicon Valley, 100-150 Winchester Circle offers a seamless reverse commute with direct access to SR-85 and I-280. Employees benefit from smoother routes with less congestion than other areas of the region, ensuring a more efficient workday, from start to finish.



— DRIVE TIMES* —

1 MIN
to SR-85

8 MINS
to Downtown Los Gatos

10 MINS
to Cupertino

10 MINS
to Pruneyard Campbell

11 MINS
to I-280

*Commute home from the office
on weekdays @ 5pm

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EXPERIENCE YOU CAN TRUST

Owned by The Sobrato Organization, 100-150 Winchester Circle is backed by one of Silicon Valley's most established and trusted real estate firms. With a hands-on approach, in-house leasing, and a focus on long-term partnerships, Sobrato delivers a seamless and efficient tenant experience.



The
SOBRATO
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