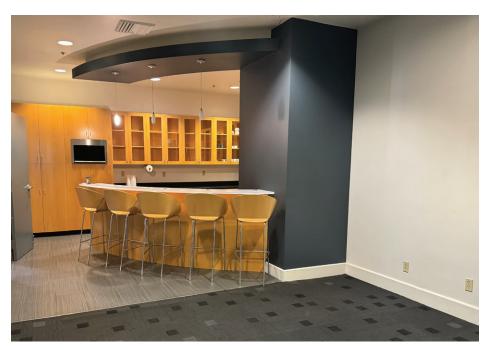
FREESTANDING BUILDING ±9,030 SF FOR LEASE AND/OR SALE 536 N. SANTA CRUZ AVENUE, LOS GATOS, CA

UR NAME

CUSHMAN 8 WAKEFIELD

HIGHLIGHTS

- Zoned Office with Permitted Medical Use
- Located in the Heart of Los Gatos
- Freestanding Building
- Open Office Space with High Ceilings and Recessed Lights
- High End Modern Finishes
- Close to HWY-17, HWY-9
- Parking 4/1,000 50% Covered
- Onsite EV Charging Stations
- Expanded Window Line Provides Great Natural Lighting
- Restroom with Showers











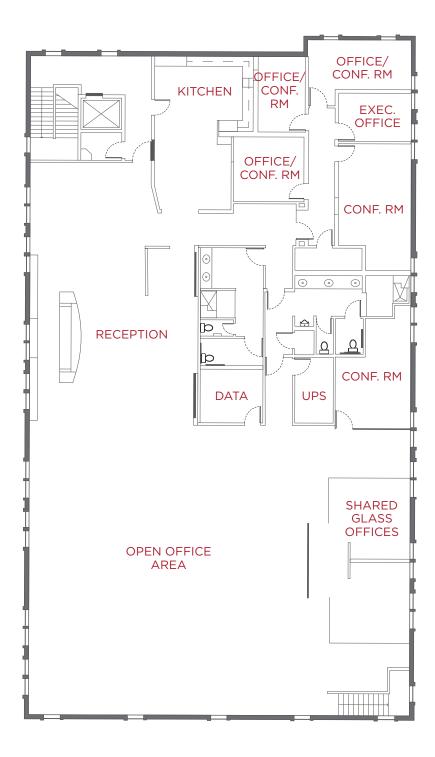




FLOOR PLAN

±9,030 SF

- Full Kitchen
- 4-6 Private Offices
- 2-5 Conference Rooms
- Open Space Office Space
- Reception & Lobby Area
- Server Room with Dedicated HVAC and UPS System





5

AMENITIES MAP

Walgreens Safeway AT&T Nothing Bundt Cakes Enoteca La Storia PintxoPote Aldo's Cafe Starbucks Sweet Pea's T-Bird Pizza Rosv Yoaurt Mama's Bakery

Blue Line Pizza Oren's Hummus Andalé Pizza My Heart Vitality Bowls Great Bear Coffee The Pastaria & Market We Olive & Wine Bar Lolli and Pops Fleur De Cocoa The Lexington House

Tea Fermata Gardino's Ristorante Italiano Round Table The American Italian Deli The Palms Loma Brewing

The Bywater

Subwav

La Esquina

Maple Leaf Donuts

Campo di Bocce

Verge Hapa's Brewing Co. The Spa-Los Gatos Willow Street Wood-Fired Pizza Posh Bagel Centonove Los Gatos Coffee Roasting Co. Zona Rosa Icing on the Cake **Toll House Hotel**

ISSNE AN AND AND



North Seasonal Vietnamese Cuisine Kamakura Coup De Thai Mr. Pickle's Forbes Mill Steakhouse Pressed Juicery Golden Triangle Cuisine Rootstock Wine Bar Dolce Spazio Gelato Manresa Bread Oak & Rye

536 N. SANTA CRUZ AVENUE

Manresa Pedro's Italian Brothers Yokohama Los Gatos Cafe Cin-Cin Wine Bar Flights Double D's Sports Grille Thai Spice Qatar Green Leaders Teleferic Barcelona

The Club at Los Gatos Los Gatos Garden Inn Hotel Los Gatos - Greystone Hotel Billy's Boston Chowder House Los Gatos Soda Works Eleven College Ave Purple Onion Cafe

Sidecar Modern Tavern Southern Kitchen Namaste Cafe Dio Dio Deka











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