



UNIVERSITY PARK

LOS GATOS, CA

±1,870 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



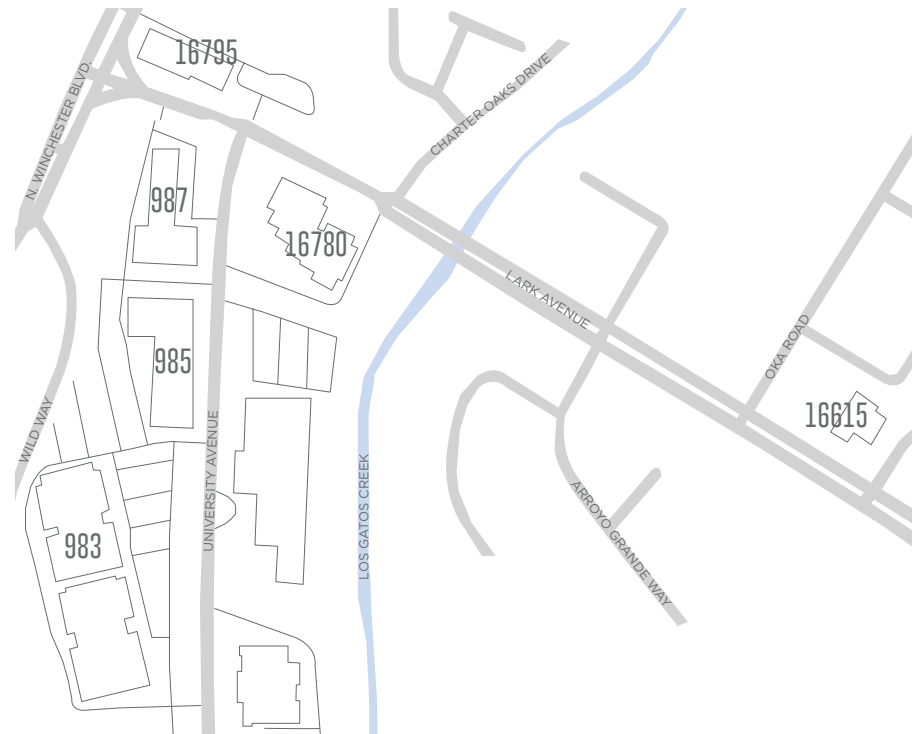
Expand. Relocate. All within a 1/2 Mile.

AVAILABLE NOW!

985 UNIVERSITY
 SUITE 6: ±1,870 SF*
 SUITE 8: ±5,431 SF*
 *COULD BE COMBINED FOR A TOTAL OF ±7,301 SF

16615 LARK
 SUITE 100: ±1,966 SF AVAILABLE W/ 30 DAY NOTICE
 SUITE 200: ±2,179 SF AVAILABLE W/ 30 DAY NOTICE

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



985 University Avenue

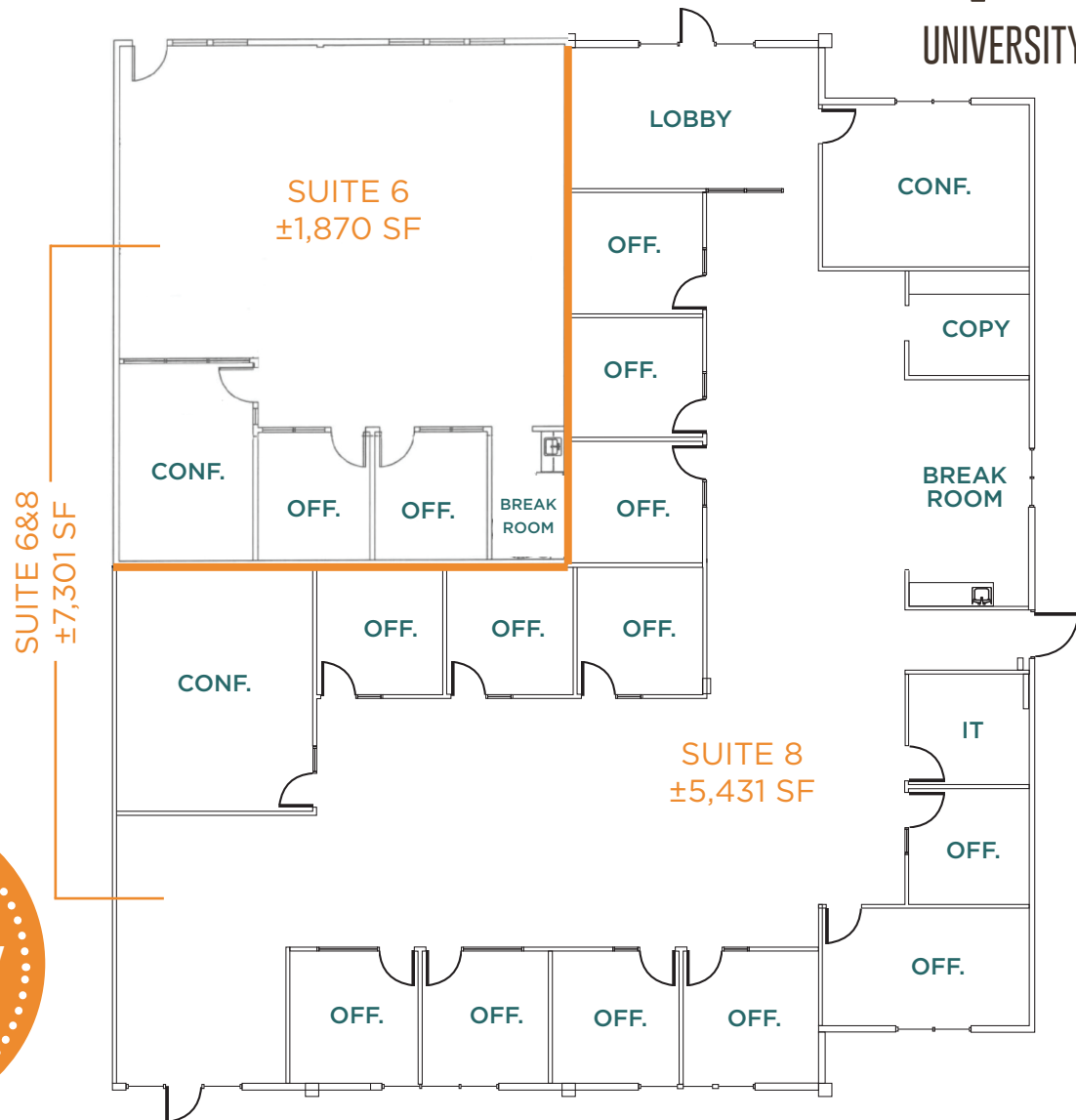
Suite 6: ±1,870 SF*

- Market Ready
- 2 Offices
- 1 Conference Room
- Break Room

Suite 8: ±5,431 SF*

- Market Ready
- Work Planned
- Lobby & Reception Area
- Break Room
- 12 Offices
- 2 Conference Rooms
- Expansive Open Office Area
- Copy Room
- Server/IT Room

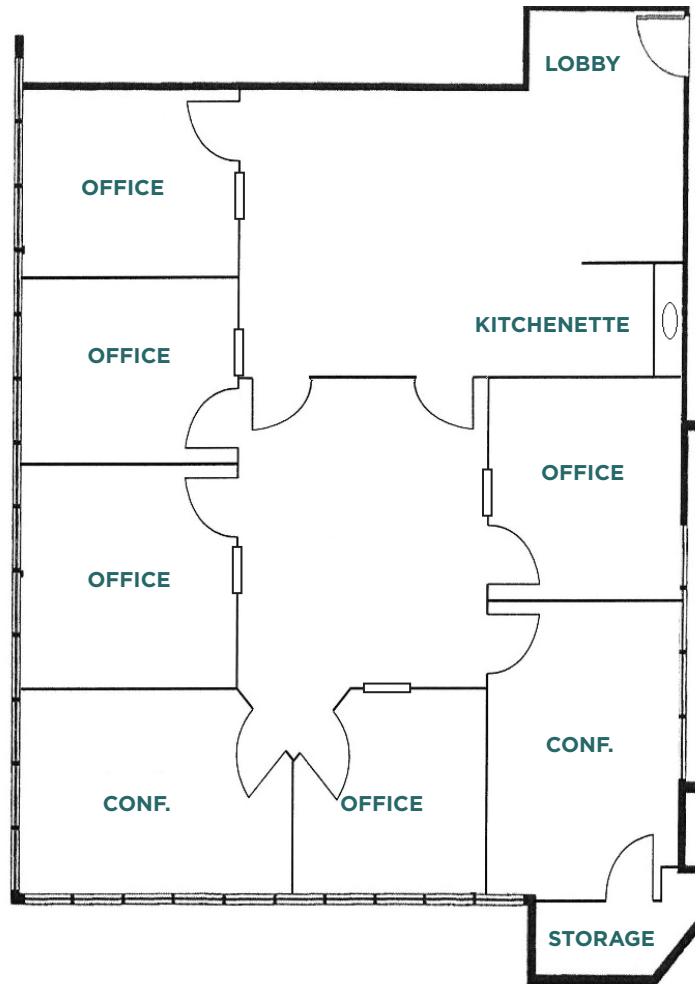
*Could Be Combined for a Total of ±7,301 SF



16615 Lark Avenue

Suite 100: ±1,966 SF

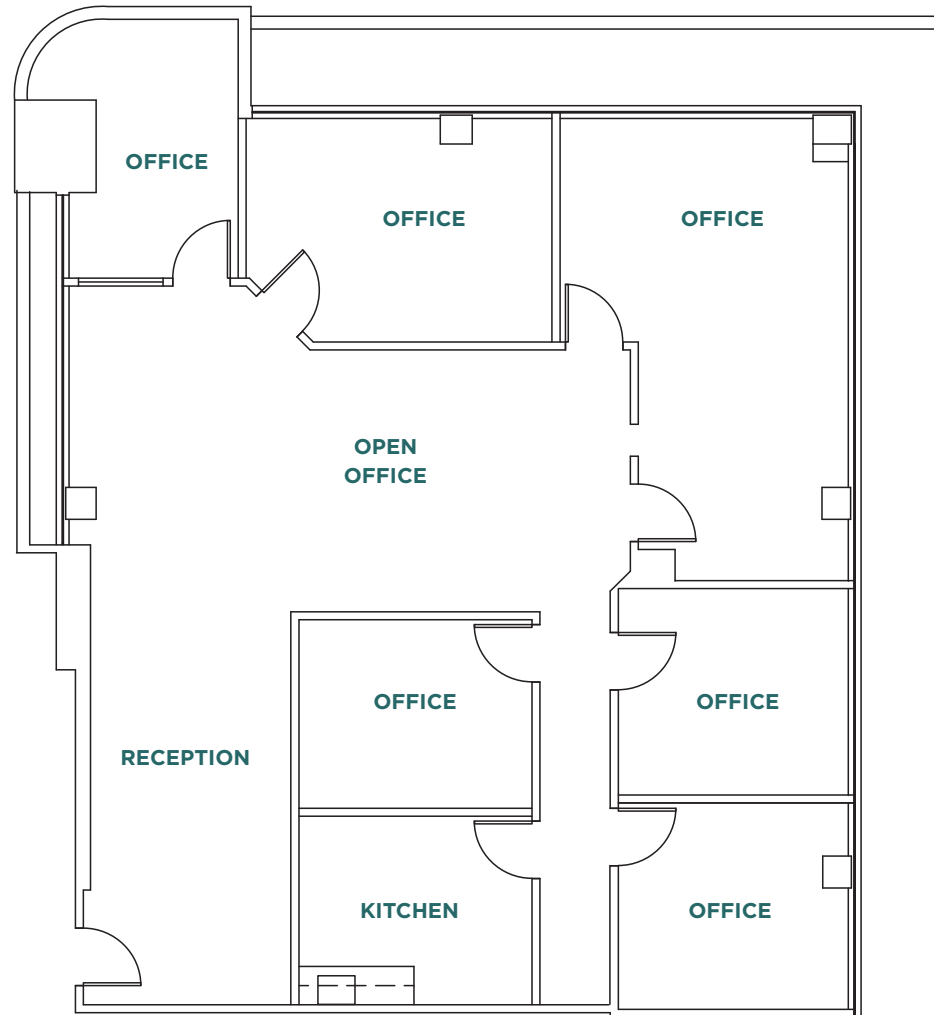
- 2 Conference Rooms
- 5 Private Offices
- Lobby
- Kitchenette
- Ample Open Area
- Great Window Line
- Direct Access to Lobby & Elevator
- Available w/ 30 Day Notice



16615 Lark Avenue

Suite 200: ±2,179 SF

- 1 Conference Room
- 5 Private Offices
- Lobby
- Kitchen
- Open Office Area
- Available w/ 30 Day Notice



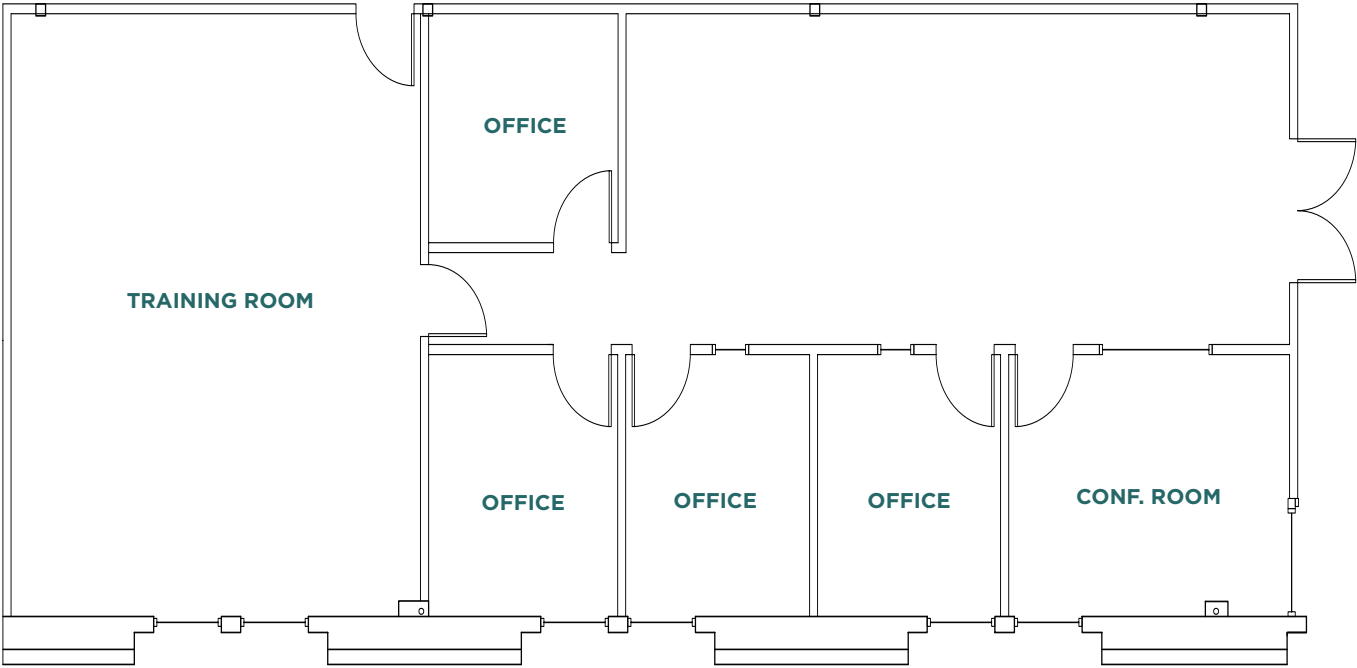
16795 Lark Avenue

Suite 102: ±1,872 SF



UNIVERSITY PARK

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



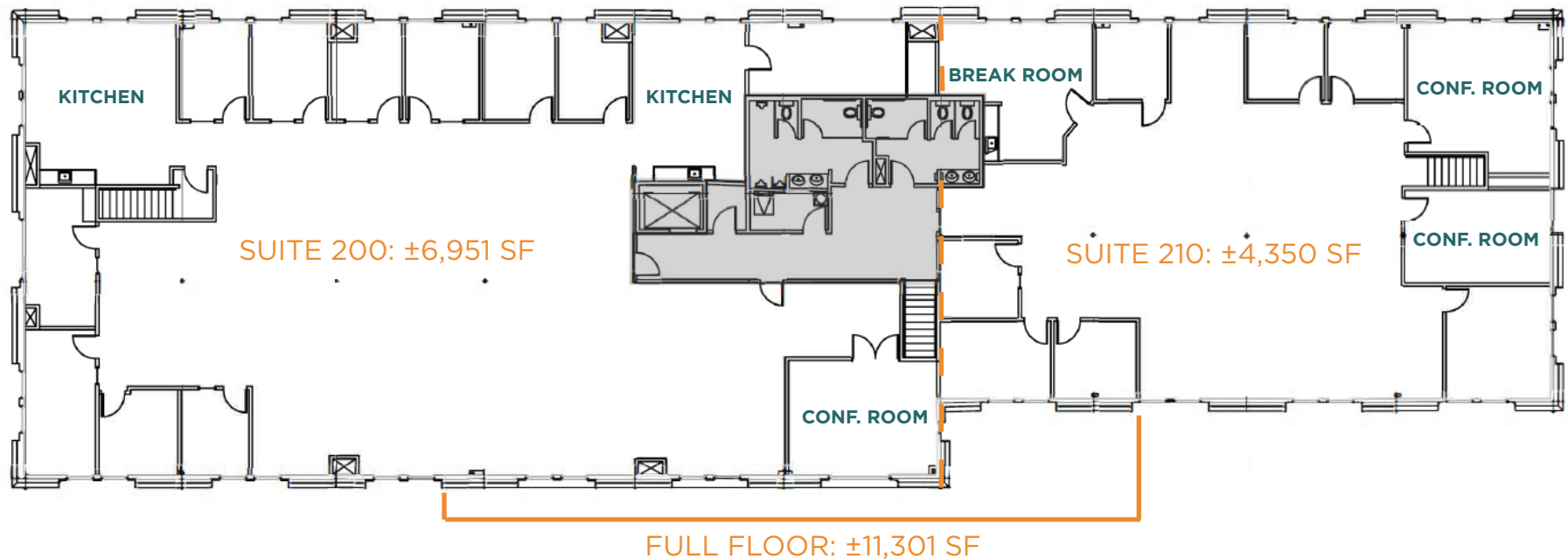
16795 Lark Avenue

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

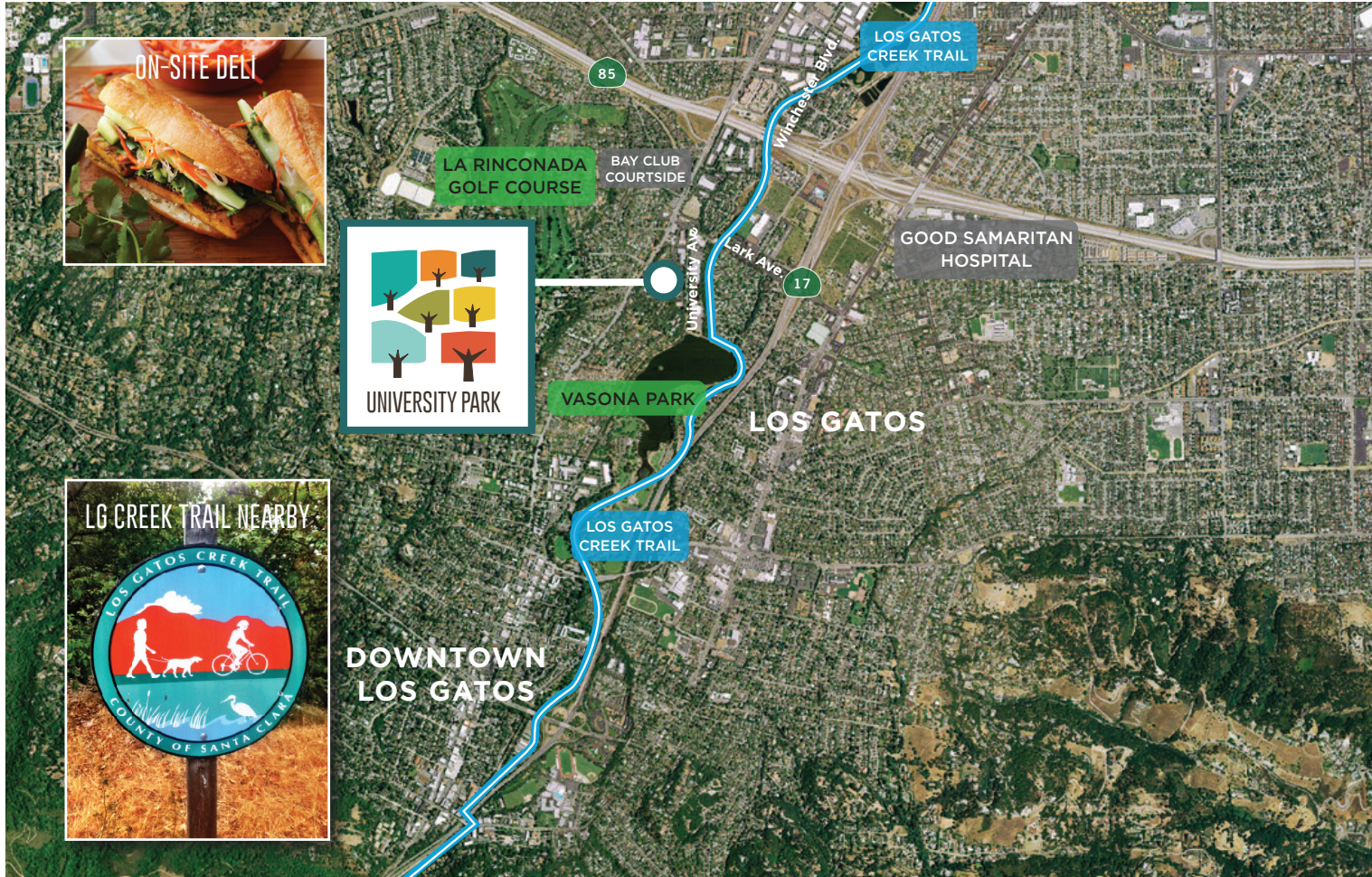


Location Map

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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