

UNIVERSITY PARK

LOS GATOS, CA

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

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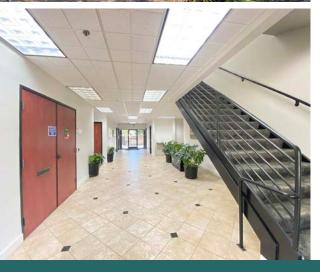
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Highlights

- 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 37: ± 981 SF

SUITE 8: ±1,825 - ±5,431 SF

SUITE 35: ±2,634 SF

987 UNIVERSITY

SUITE 4: ±2,099 SF

SUITE 14: ±1,320 SF AVAILABLE W/ 30 DAY NOTICE

16615 LARK

SUITE 100: ±1,966 SF AVAILABLE W/ 30 DAY NOTICE SUITE 200: ±2.179 SF AVAILABLE W/ 30 DAY NOTICE

16795 LARK

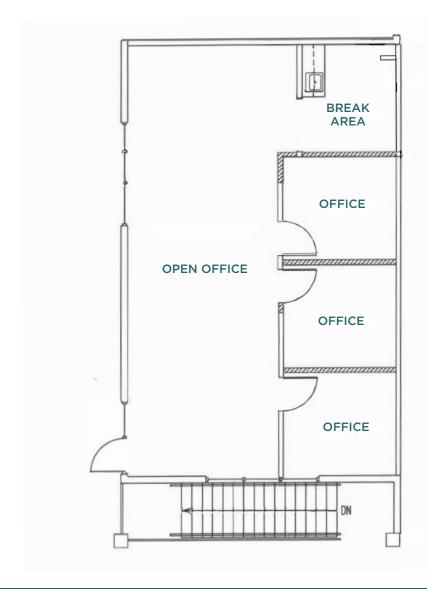
SUITE 102: ±1,872 SF

2ND FLOOR: ±4,350 SF - ±11,301 SF



985 University Avenue Suite 37: ±981 SF

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

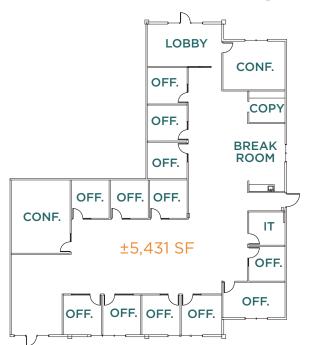


985 University Avenue Suite 8 A&B: ±5,431 SF*

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

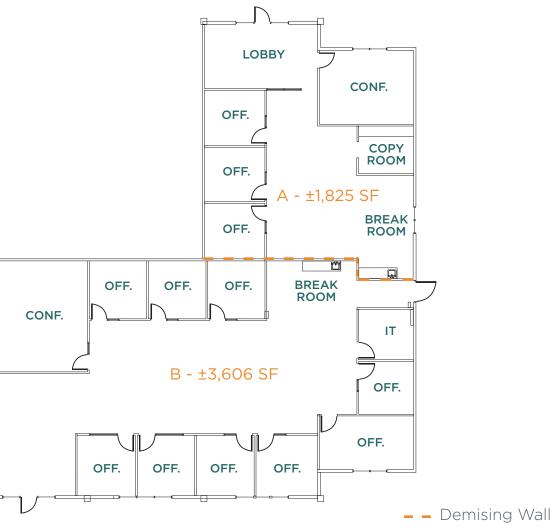
- Market Ready
- Work Planned
- Lobby & Reception Area
- Break Room
- 12 Offices
- 2 Conference Rooms
- Expansive Open Office Area
- Copy Room
- Server/IT Room

Existing Plan



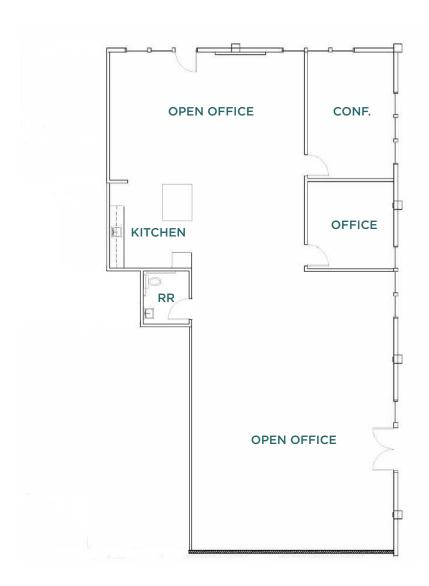
Hypothetical Plan





985 University Avenue Suite 35: ±2,634 SF

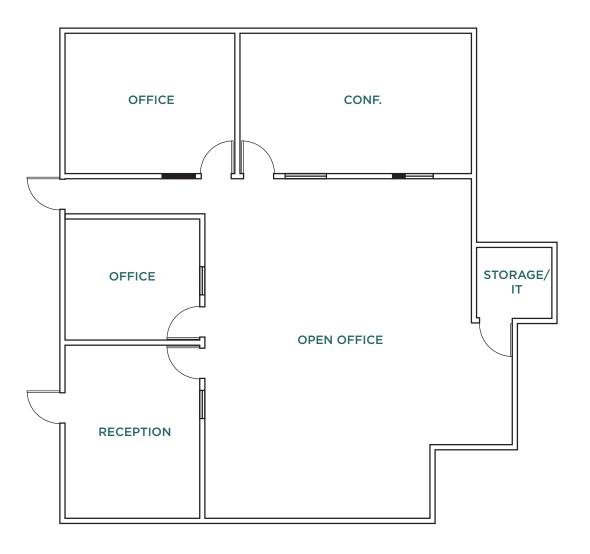
- 1 Private Office
- Open Office
- Reception
- 1 Conference Room
- Kitchen
- 1 Private Restroom
- Monument Signage



987 University Avenue Suite 4: ±2,099 SF

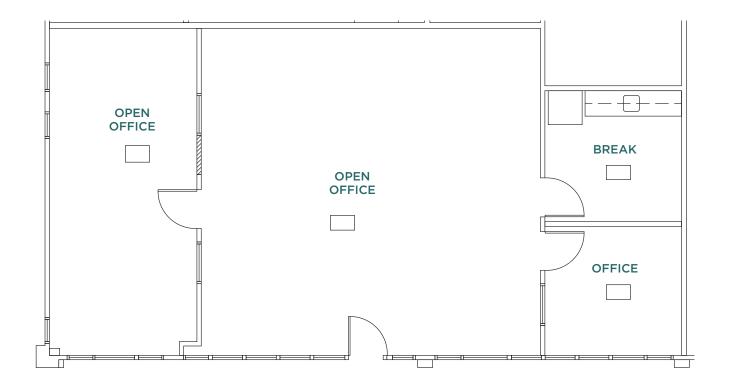
- Market Ready
- Work Planned
- 2 Offices
- 1 Conference Room
- Reception Area
- Open Office
- Storage/IT Room





987 University Avenue Suite 14: ±1,320 SF

- University Avenue Frontage
- 1 Office
- 1 Conference Room
- Kitchen
- Open Area
- Available w/ 30 Day Notice

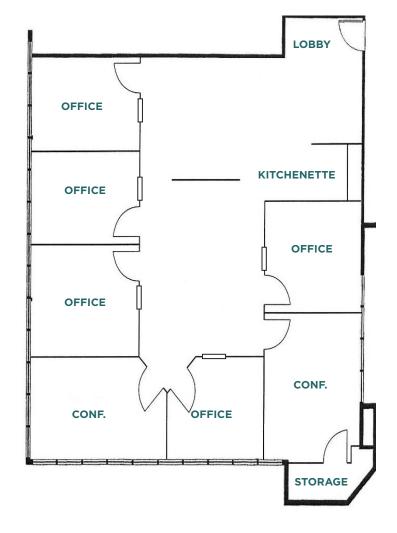


16615 Lark Avenue Suite 100: ±1,966 SF

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





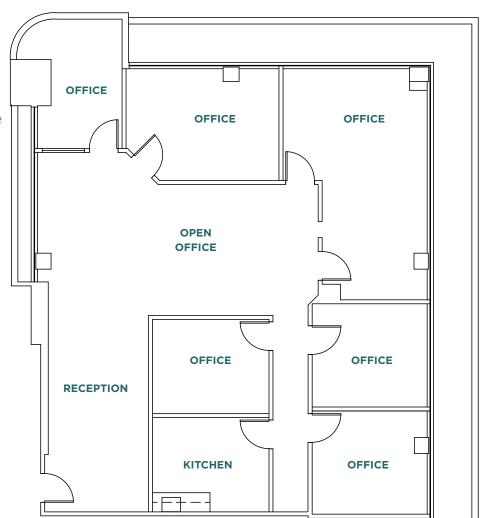






16615 Lark Avenue Suite 200: ±2,179 SF

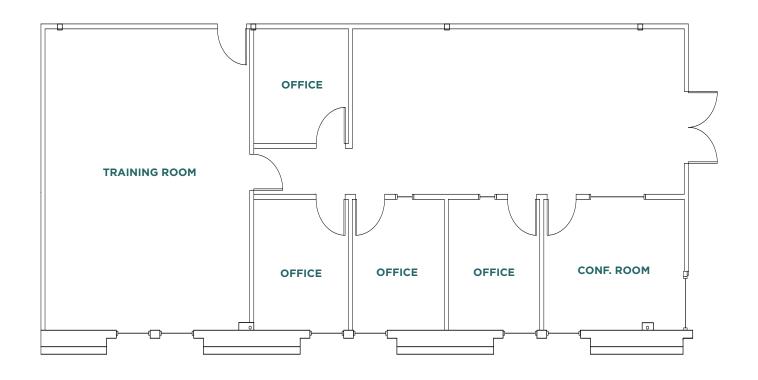
- 1 Conference Room
- 5 Private Offices
- Lobby
- Kitchen
- Open Office Area
- Available w/ 30 Day Notice





16795 Lark Avenue Suite 102: ±1,872 SF

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

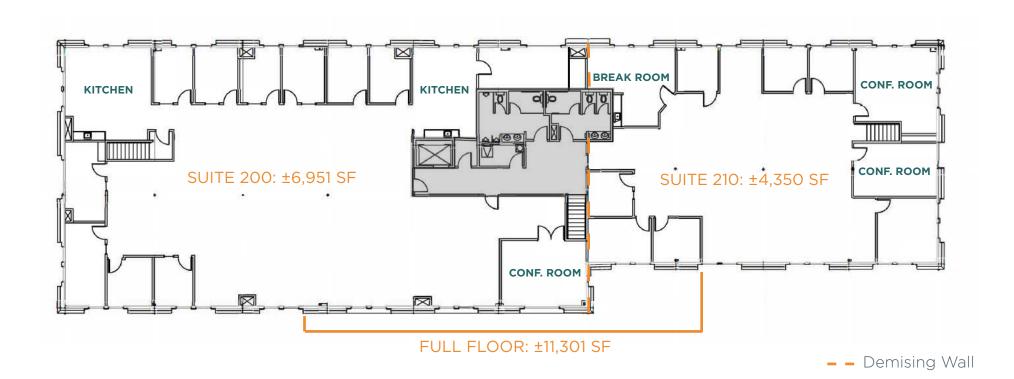


16795 Lark Avenue

Second Floor: ±4,350 SF - ±11,301 SF



- 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



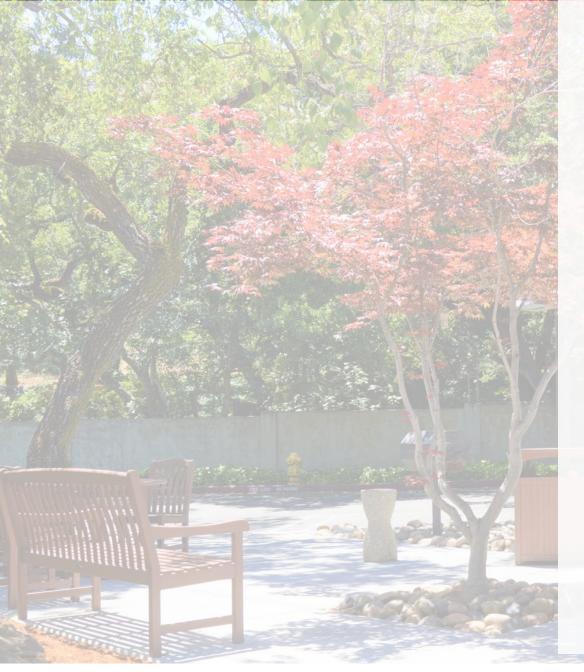














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