



UNIVERSITY PARK

LOS GATOS, CA

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

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UNIVERSITY PARK, LOS GATOS, CA



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.

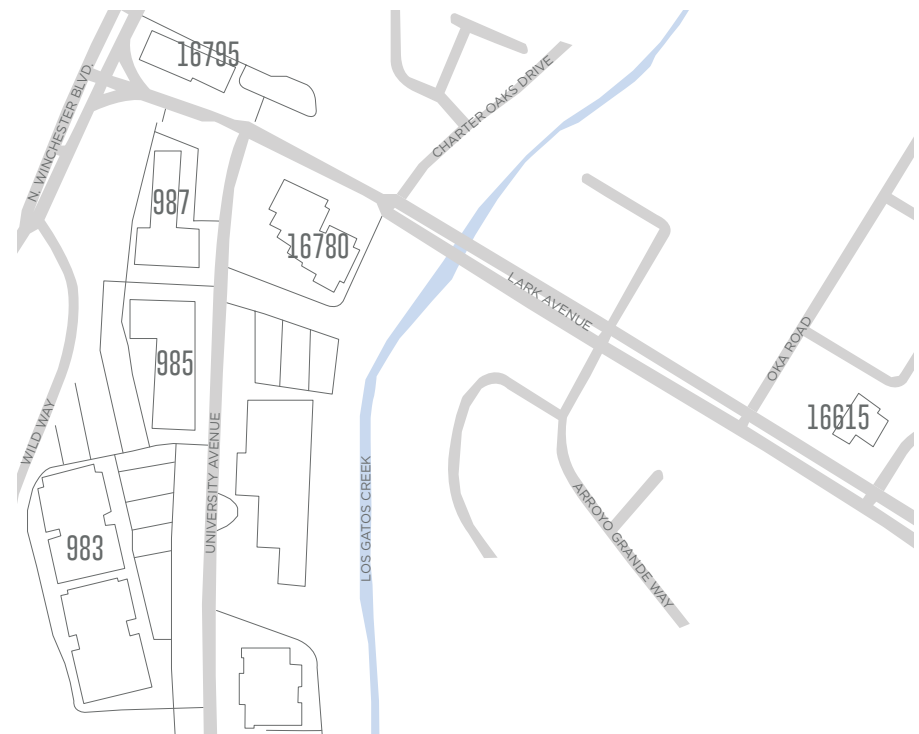
AVAILABLE NOW!

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

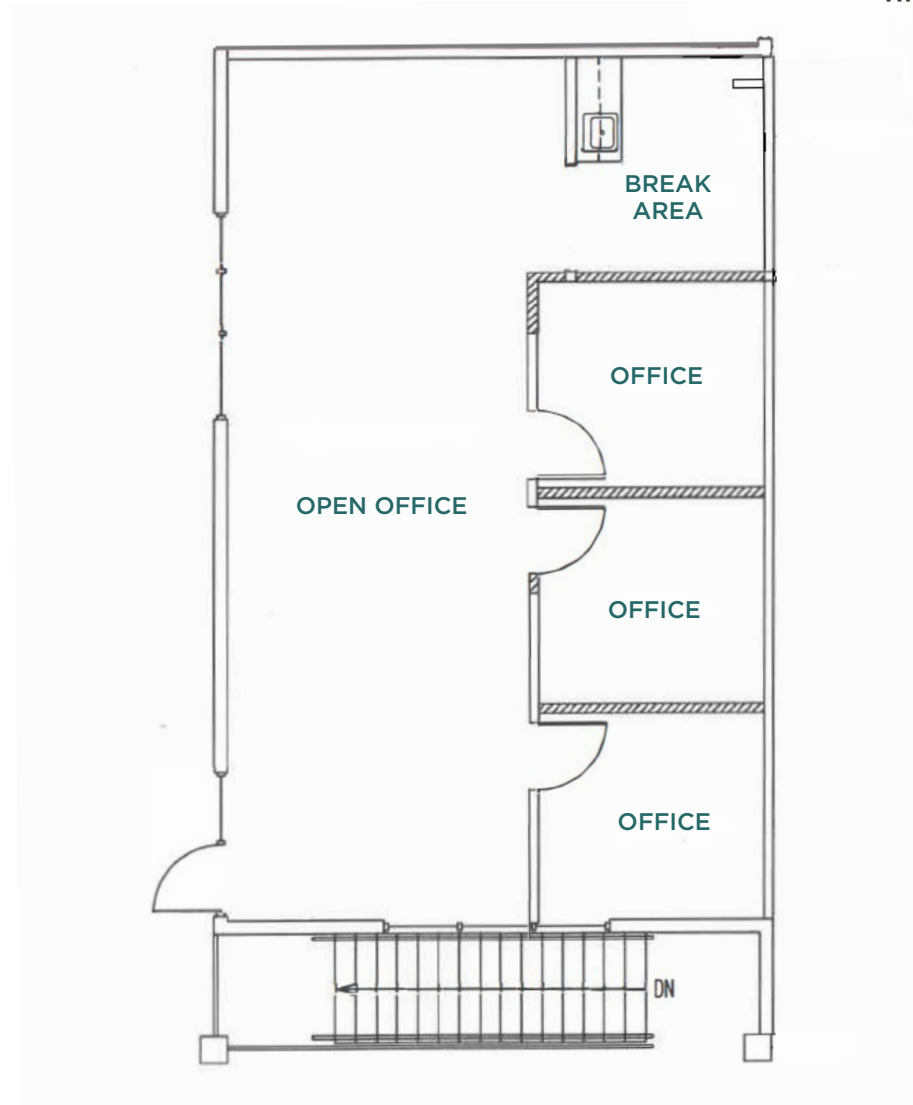


985 University Avenue

Suite 37: ±981 SF



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



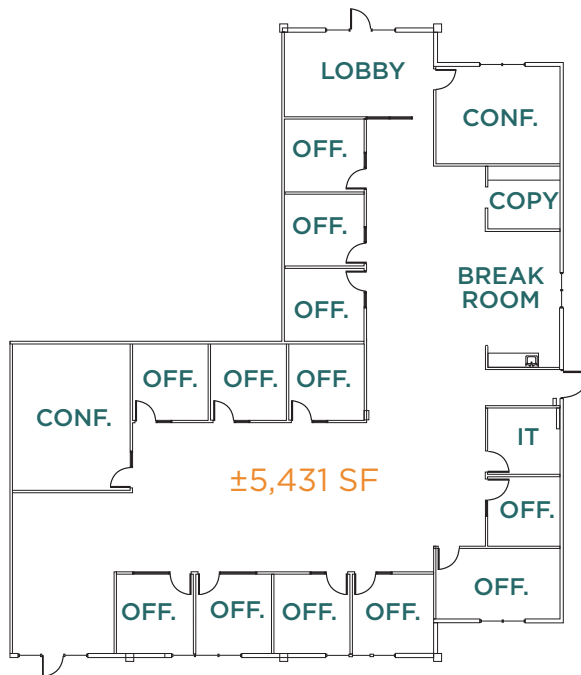
985 University Avenue

Suite 8 A&B: $\pm 5,431$ SF*

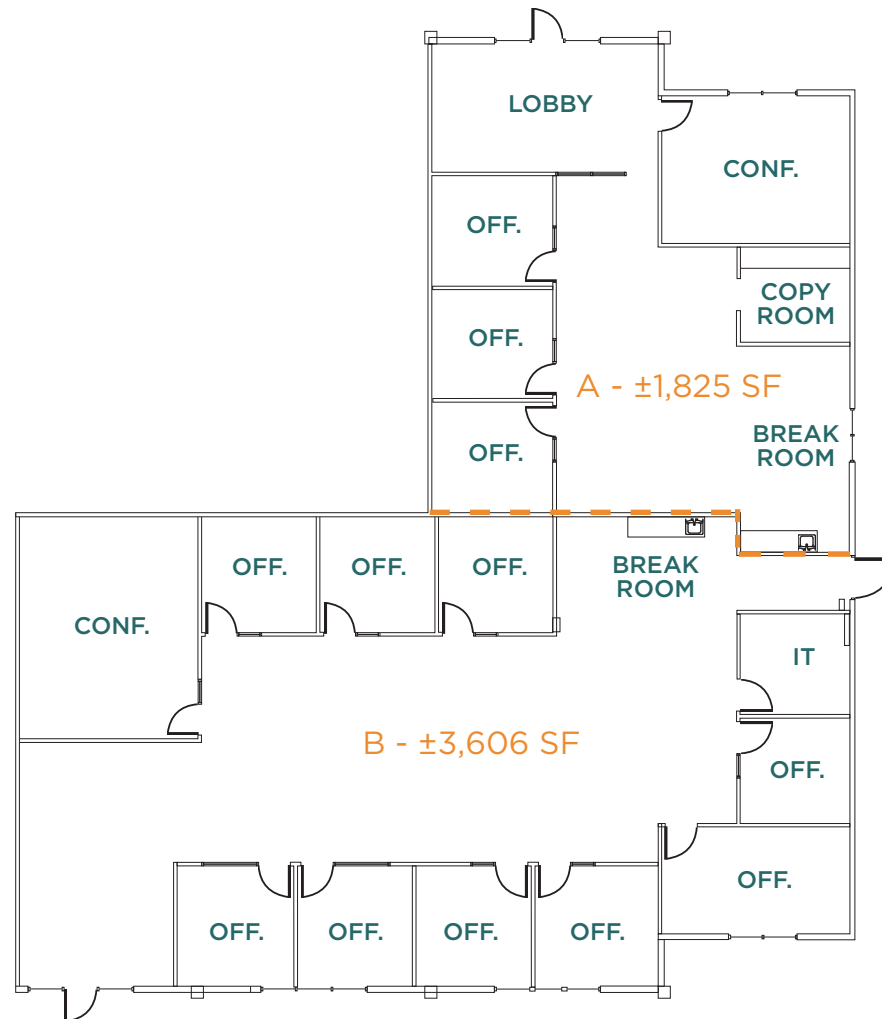
*Can be demised to $\pm 1,825$ SF & $\pm 3,606$ SF

- 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



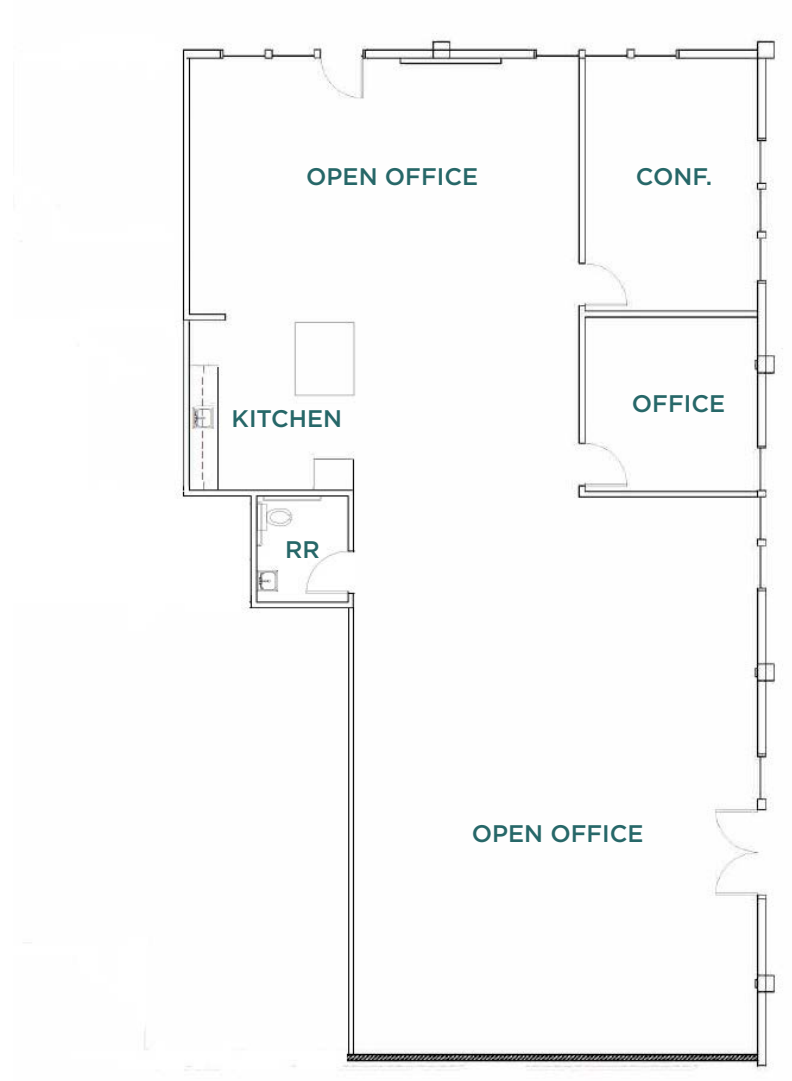
--- Demising Wall



985 University Avenue

Suite 35: ±2,634 SF

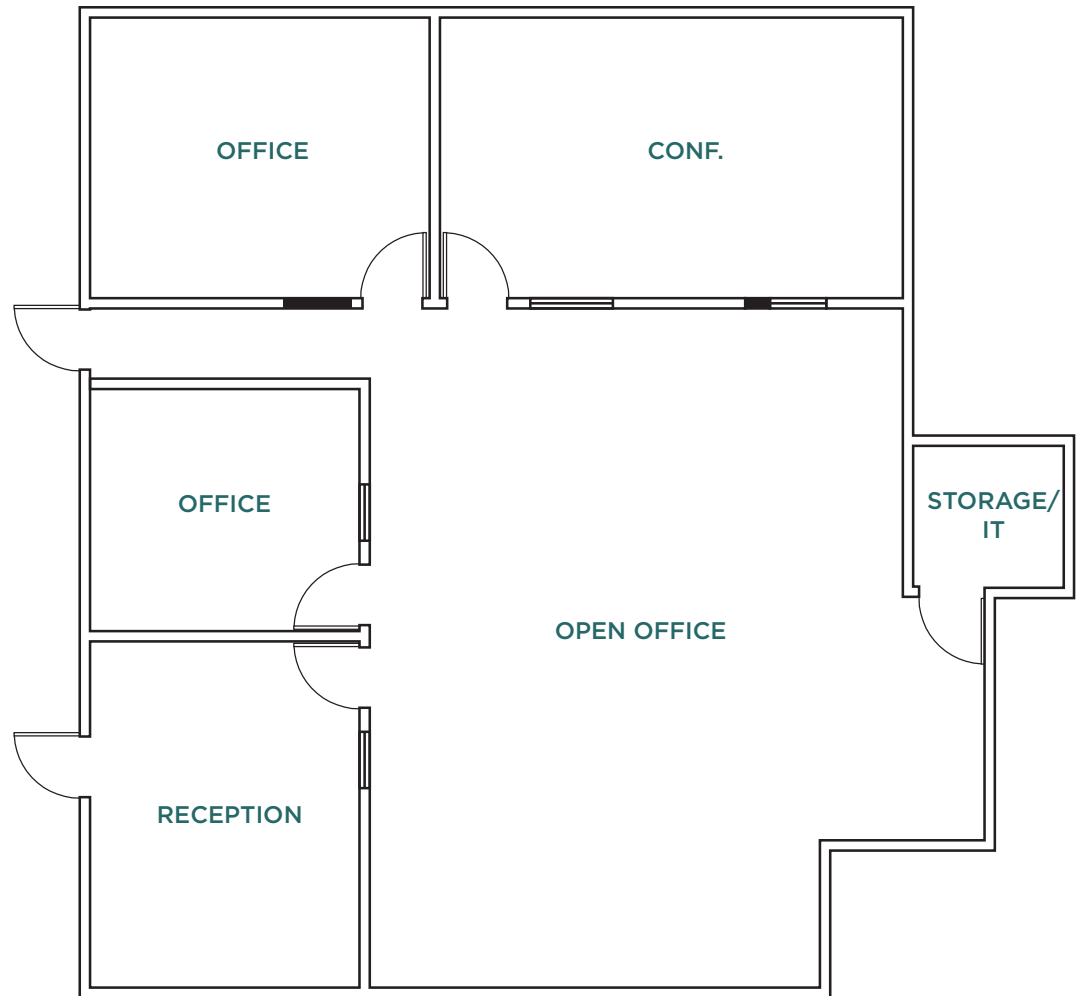
- 1 Private Office
- Open Office
- Reception
- 1 Conference Room
- Kitchen
- 1 Private Restroom
- Monument Signage



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

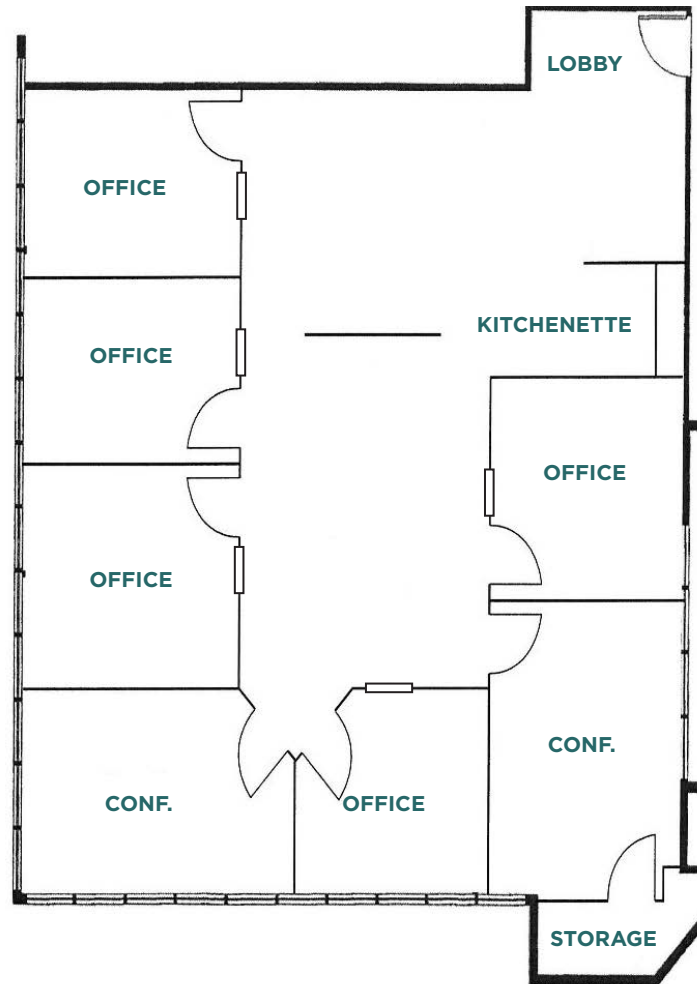
- University Avenue Frontage
- 1 Office
- 1 Conference Room
- Kitchen
- Open Area
- Available w/ 30 Day Notice



16615 Lark Avenue

Suite 100: ±1,966 SF

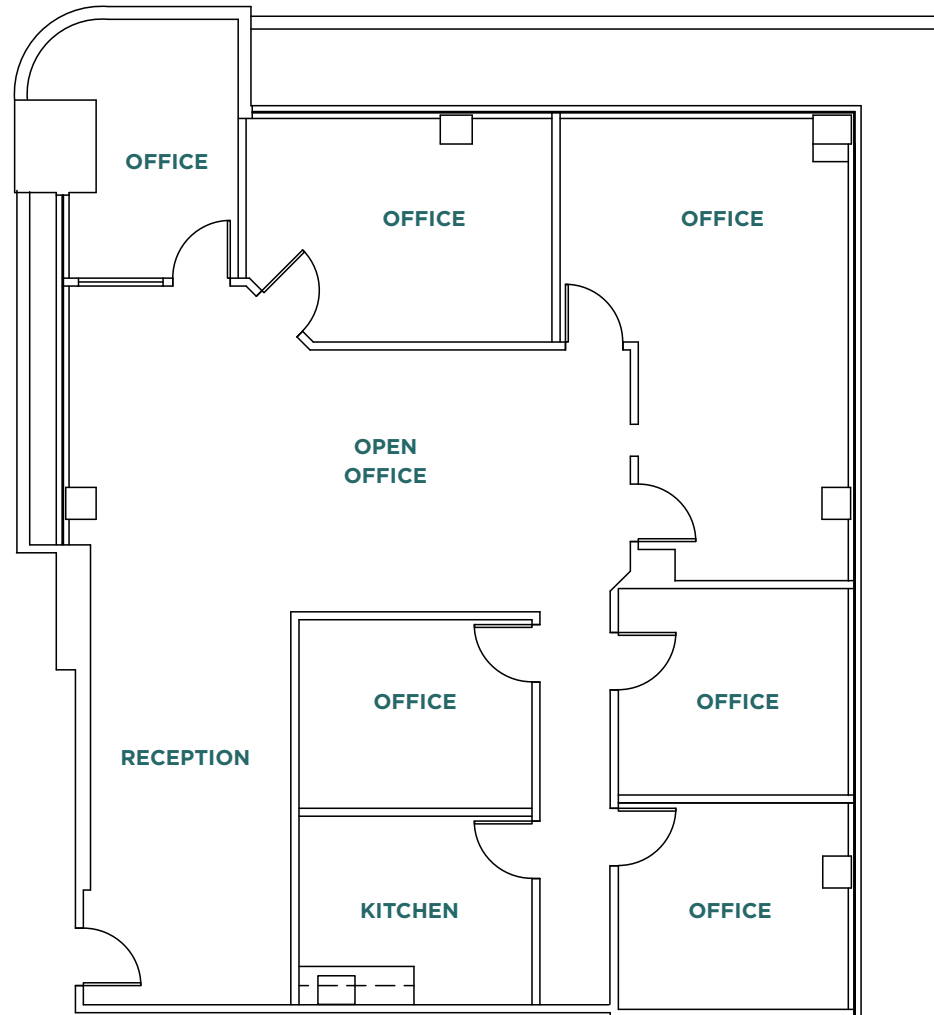
- 2 Conference Rooms
- 5 Private Offices
- Lobby
- Kitchenette
- Ample Open Area
- Great Window Line
- Direct Access to Lobby & Elevator
- Available w/ 30 Day Notice



16615 Lark Avenue

Suite 200: ±2,179 SF

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

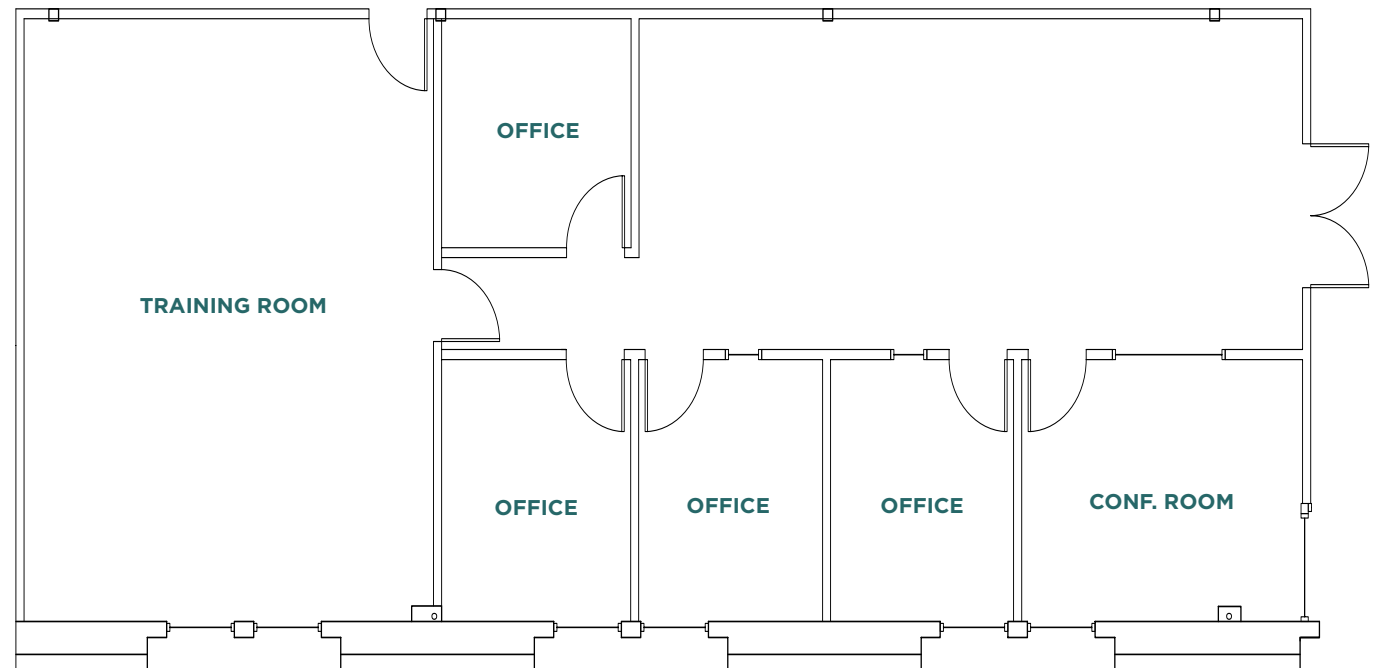


16795 Lark Avenue

Suite 102: ±1,872 SF



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

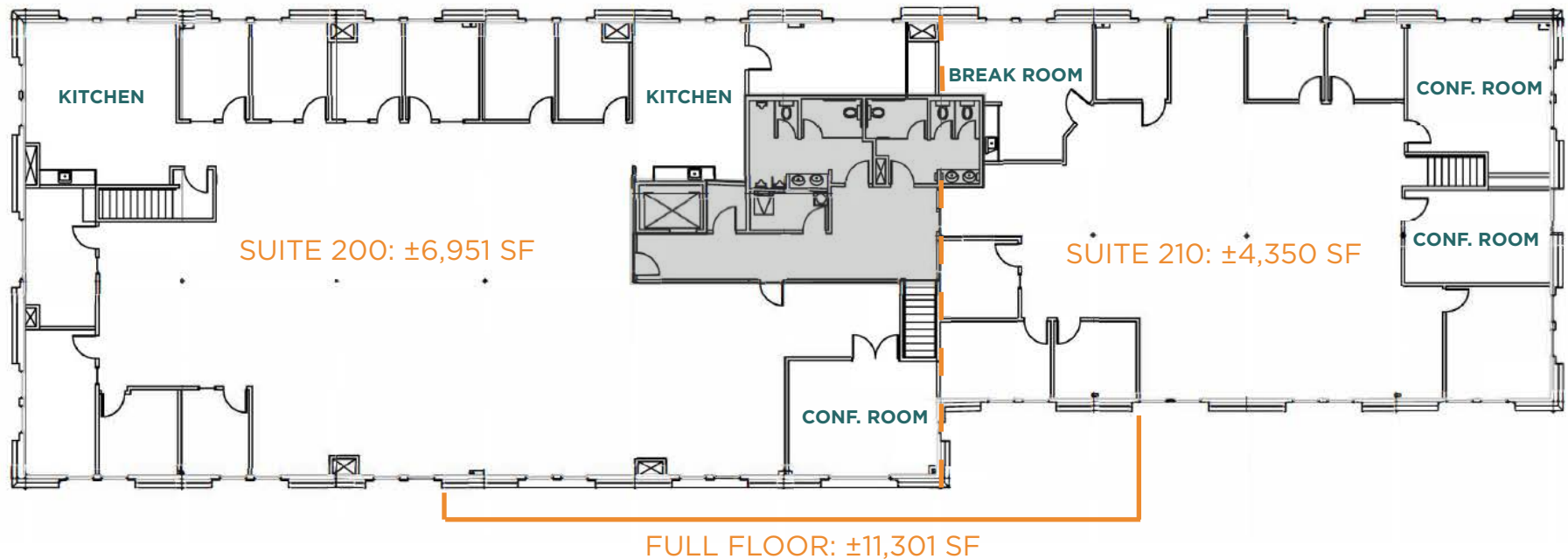


16795 Lark Avenue

Second Floor: $\pm 4,350$ SF - $\pm 11,301$ SF



- Full 2nd Floor Available
- Elevator Served
- Open Office Area
- 16 Offices
- 3 Large Conference Rooms
- 3 Kitchens
- Storage/IT Server Room



— Demising Wall

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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