



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 *

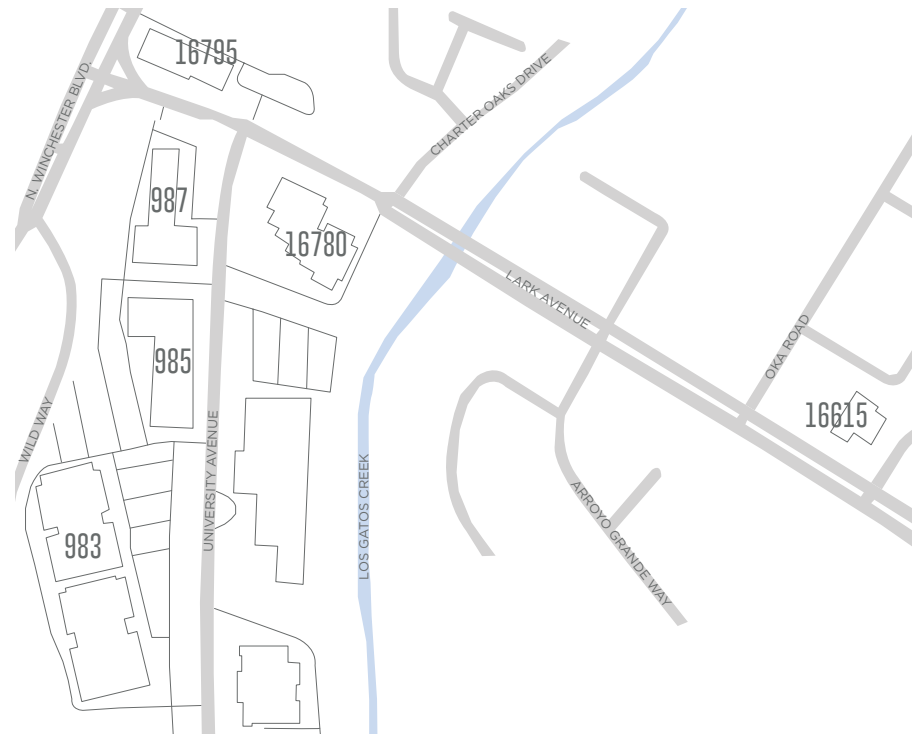
*COULD BE COMBINED FOR A TOTAL OF ±7,301 SF

16615 LARK

SUITE 200: ±2,179 SF AVAILABLE W/ 30 DAY NOTICE

16795 LARK

2ND FLOOR: ±4,350 SF - ±11,301 SF



985 University Avenue

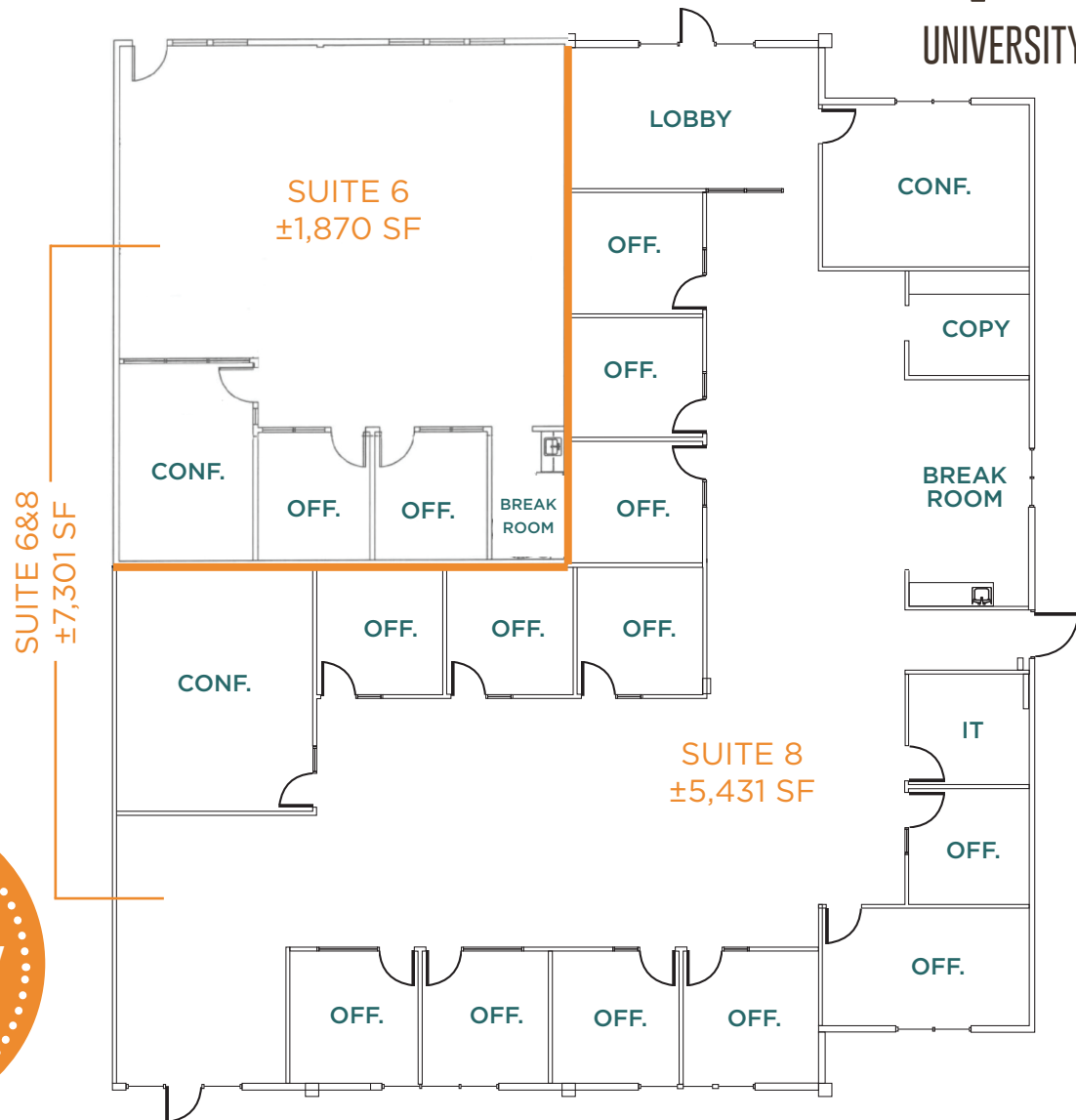
Suite 6: ±1,870 SF*

- 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

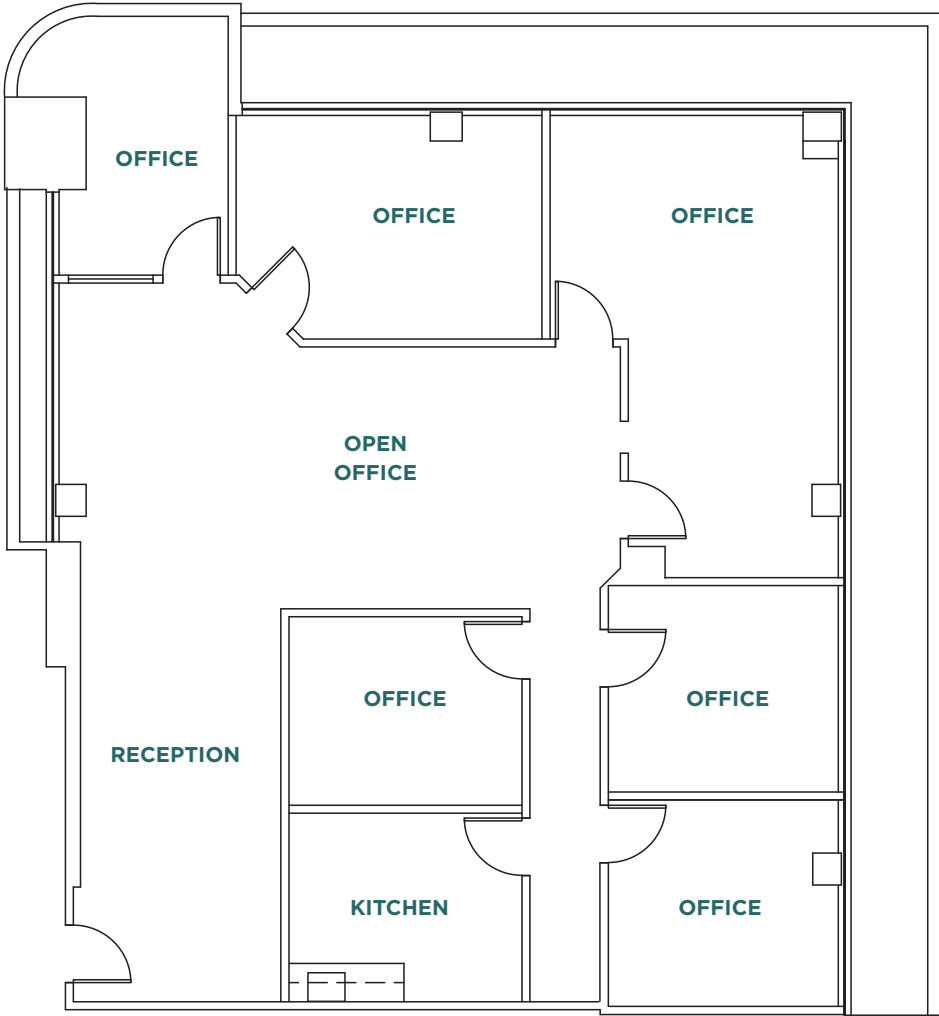


UNIVERSITY PARK

16615 Lark Avenue

Suite 200: ±2,179 SF

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



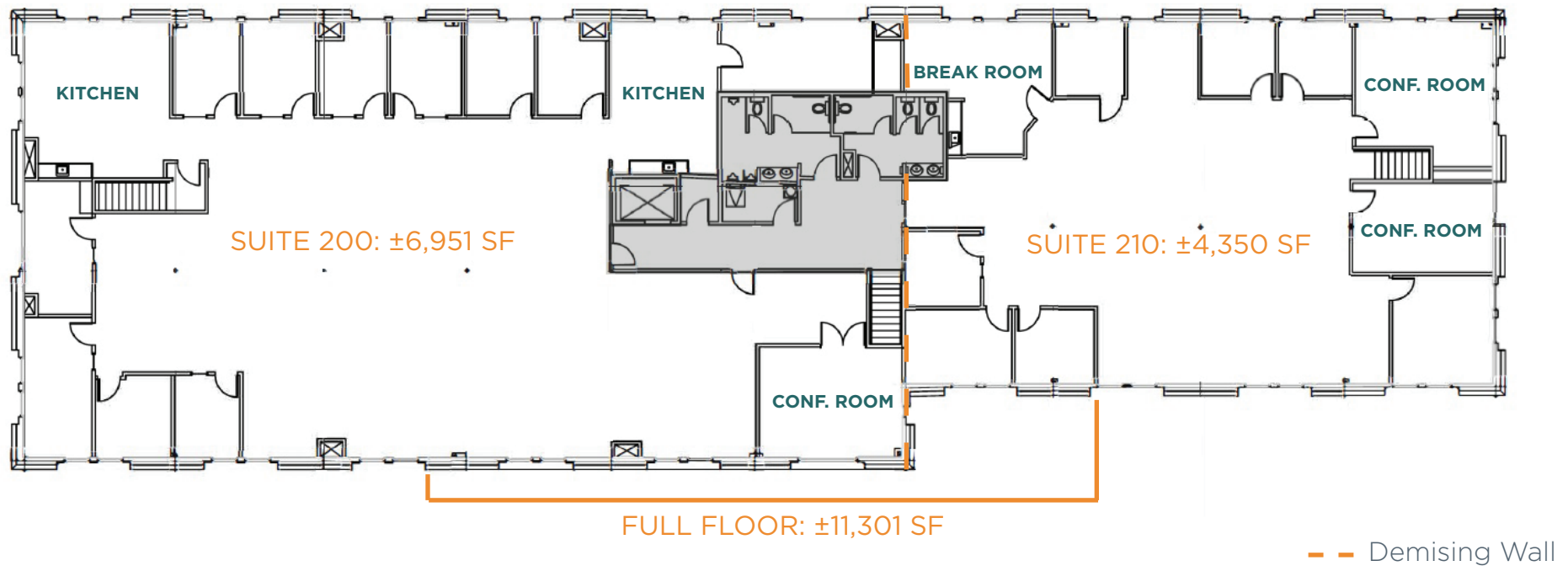
UNIVERSITY PARK

16795 Lark Avenue

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

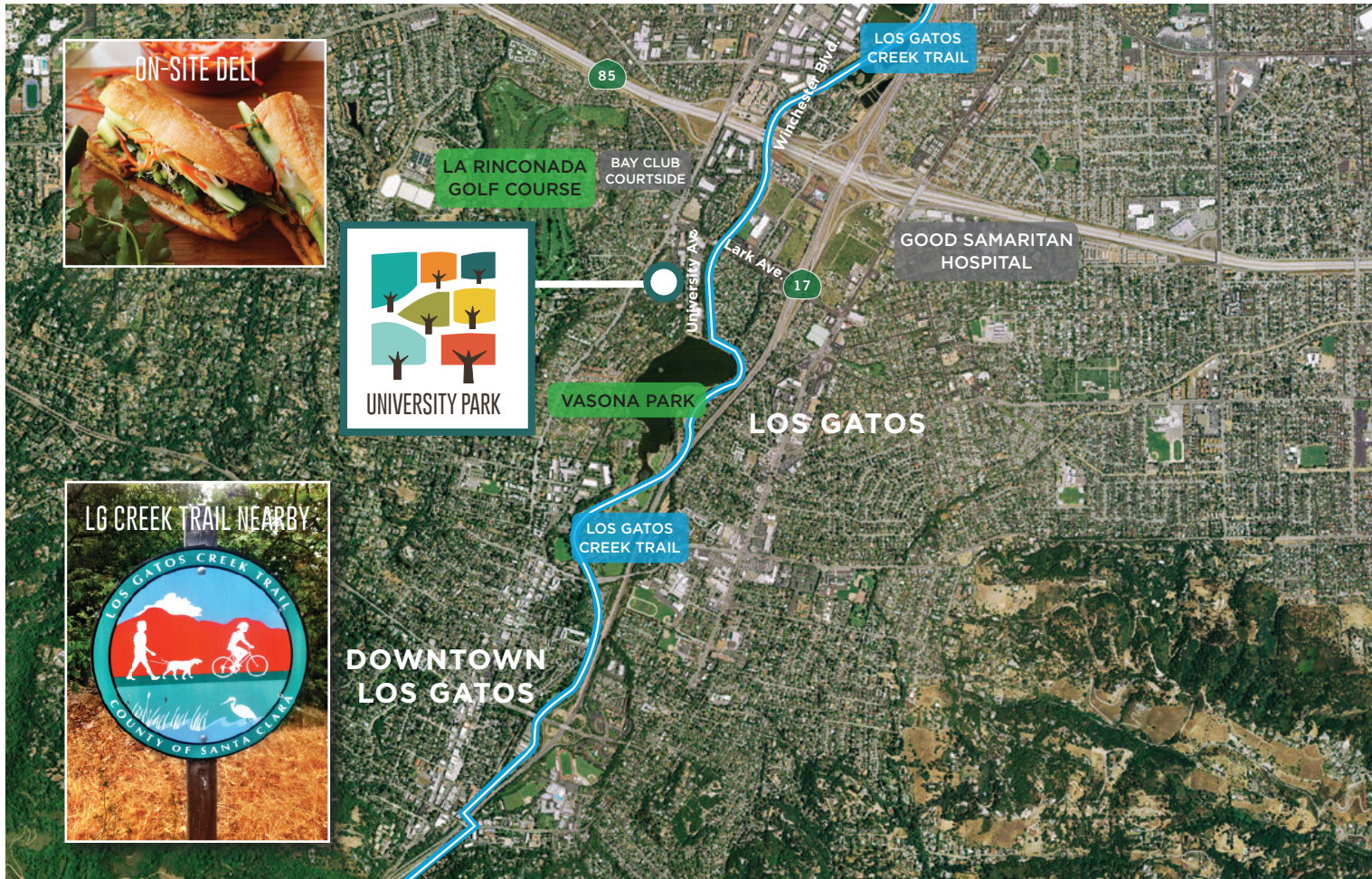


- Full 2nd Floor Available
- Elevator Served
- Open Office Area
- 16 Offices
- 3 Large Conference Rooms
- 3 Kitchens
- Storage/IT Server Room



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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