



# UNIVERSITY PARK

LOS GATOS, CA

±1,870 SF - ±11,301 SF  
AVAILABLE FOR LEASE

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**CUSHMAN &  
WAKEFIELD**



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 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

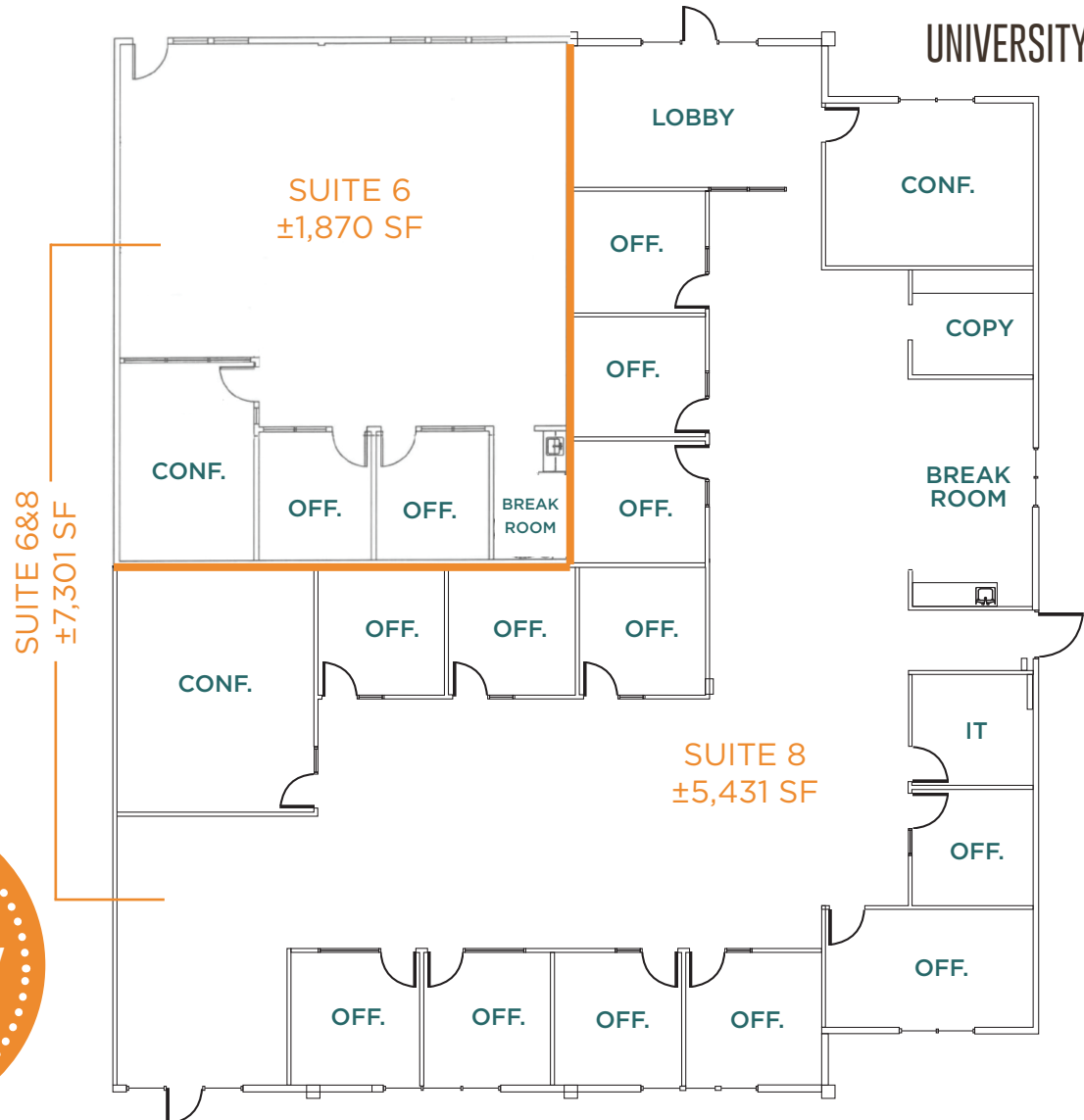
## Suite 6: ±1,870 SF\*

- 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

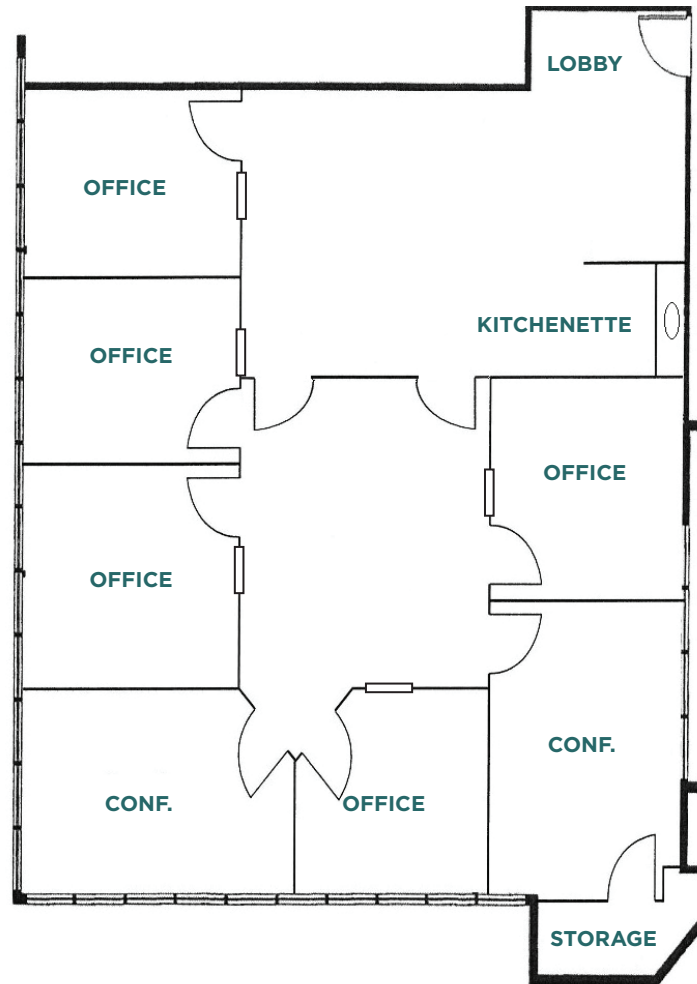
\*Could Be Combined for a  
Total of ±7,301 SF



# 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

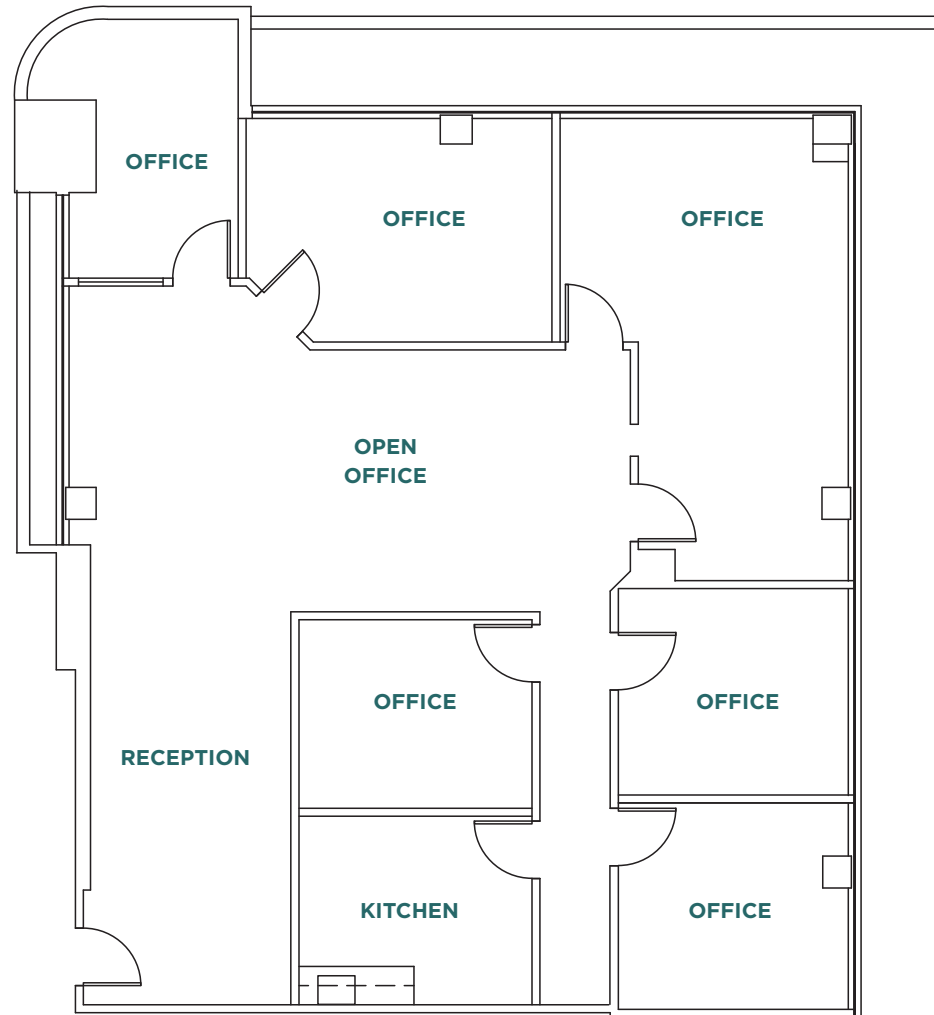




# 16615 Lark Avenue

## Suite 200: ±2,179 SF

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

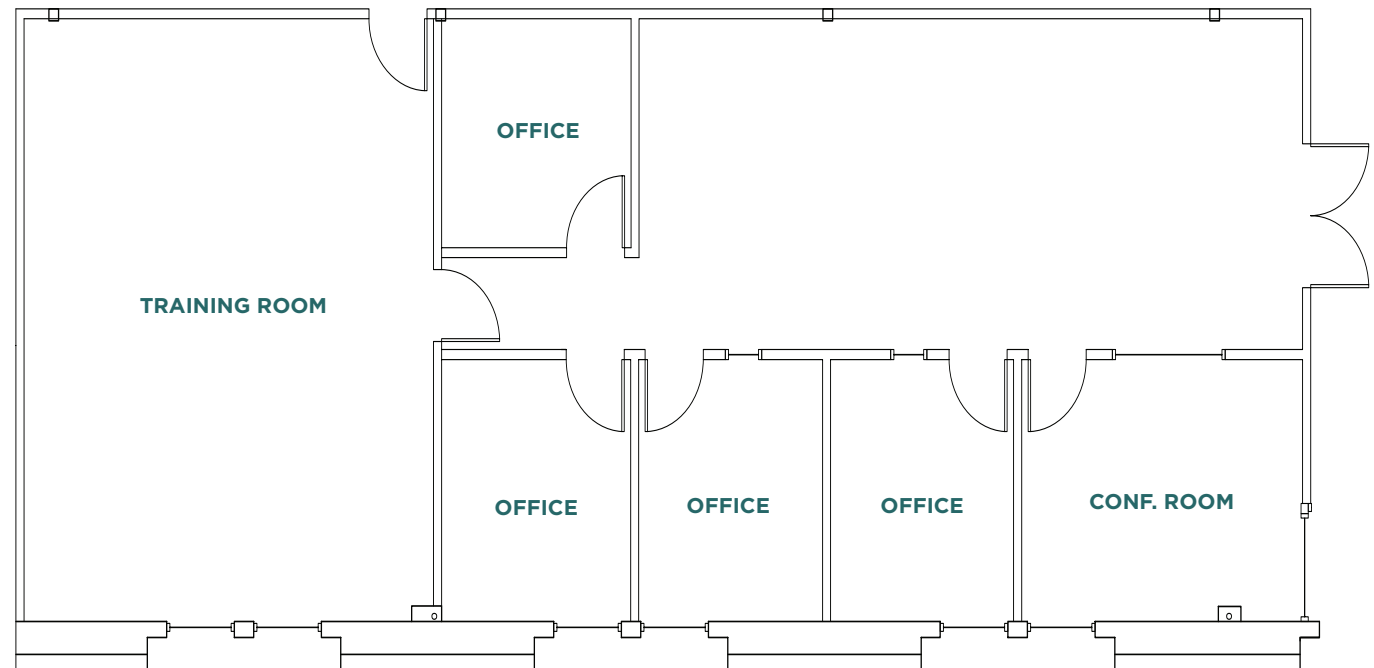


# 16795 Lark Avenue

## Suite 102: ±1,872 SF



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



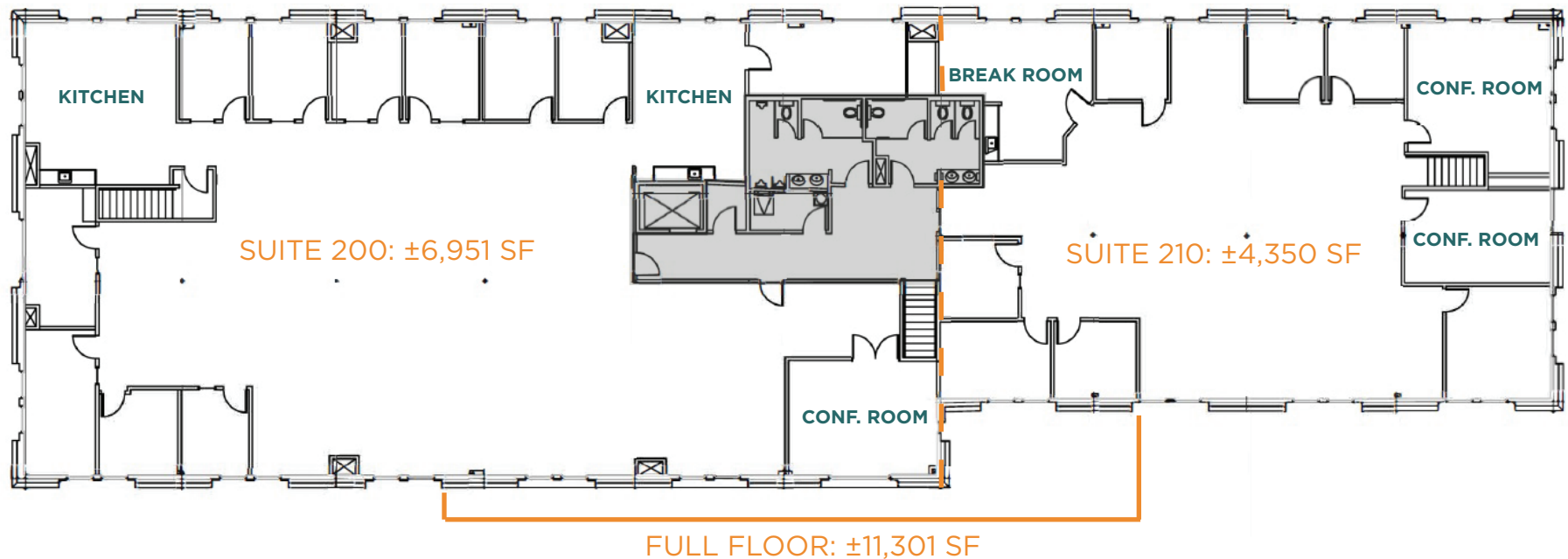


# 16795 Lark Avenue

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



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





# Location Map

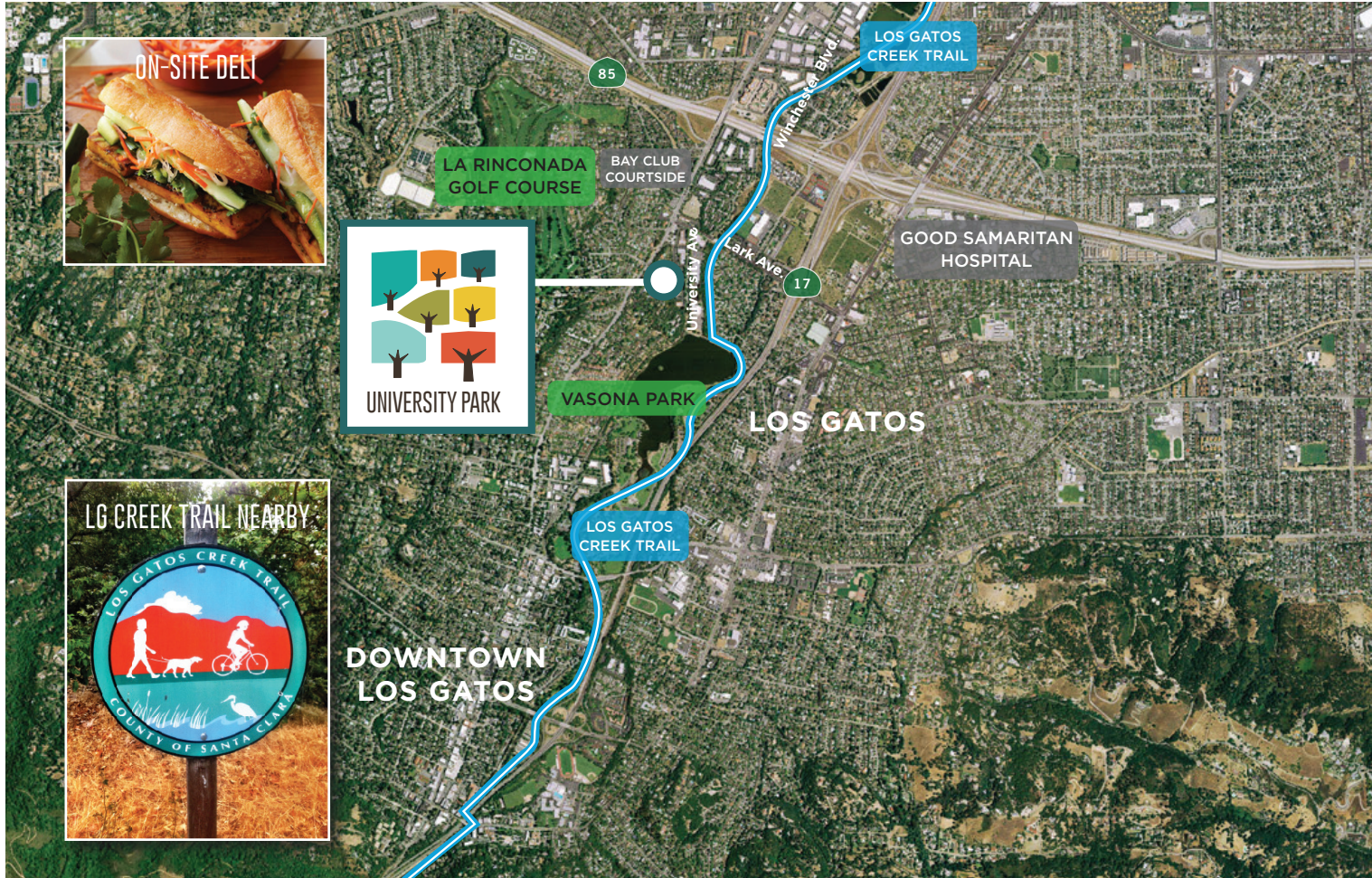
6 MINUTE DRIVE TO DOWNTOWN LOS GATOS

5 MINUTE DRIVE TO HIGHWAY 17

DIRECT ACCESS TO THE LOS GATOS CREEK TRAIL



UNIVERSITY PARK







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