

221-225 LOS GATOS-SARATOGA RD.

Los Gatos, CA



±8,468 SF CLASS A CREATIVE OFFICE SPACE

ERIK HALLGRIMSON

+1 408 615 3435

erik.hallgrimson@cushwake.com

LIC #01274540

COLIN FEICHTMEIR

+1 408 615 3443

colin.feichtmeir@cushwake.com

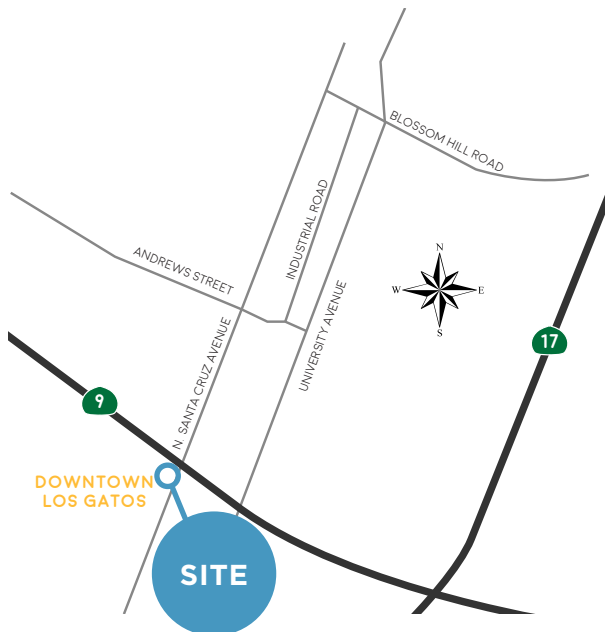
LIC #01298061



PROPERTY HIGHLIGHTS

±8,468 SF

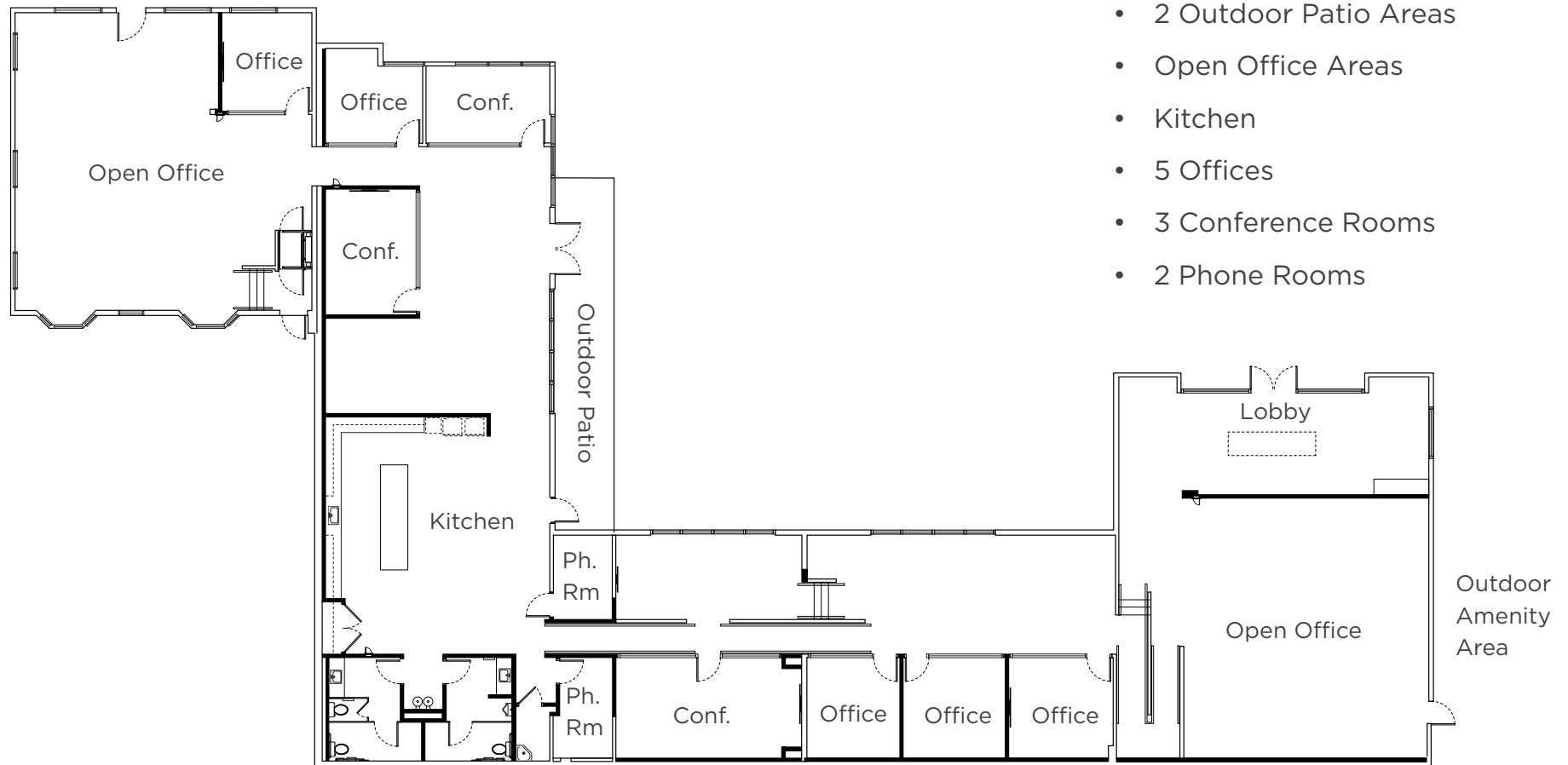
- Available January 2027 (Can Be Delivered Sooner)
- Most Prominent Office Presence in Downtown Los Gatos
- New Tech Interiors - Ready for Occupancy
- High Visibility Signage on Hwy 9
- Downtown Los Gatos Amenities
- New Repositioned Buildings
- The Only Ground Floor Office Space in Downtown
- Parking: 3.0/1000
- Excellent Access to Highways 85, 17, & 9



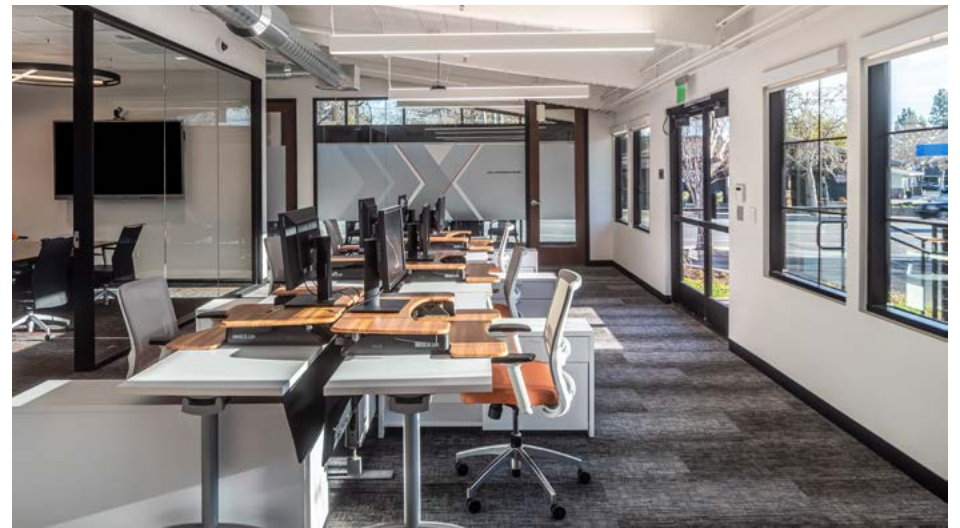
FLOOR PLAN

±8,468 SF

LOS GATOS SARATOGA RD.



INTERIOR PHOTOS

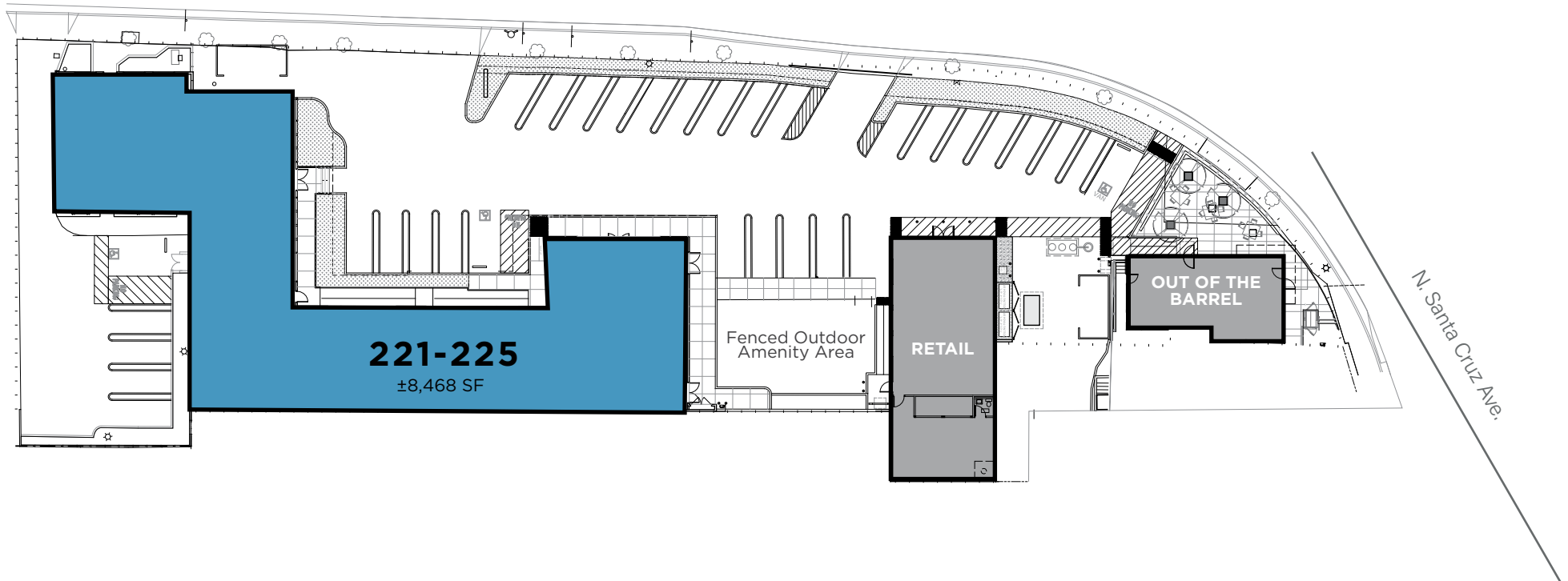


INTERIOR PHOTOS

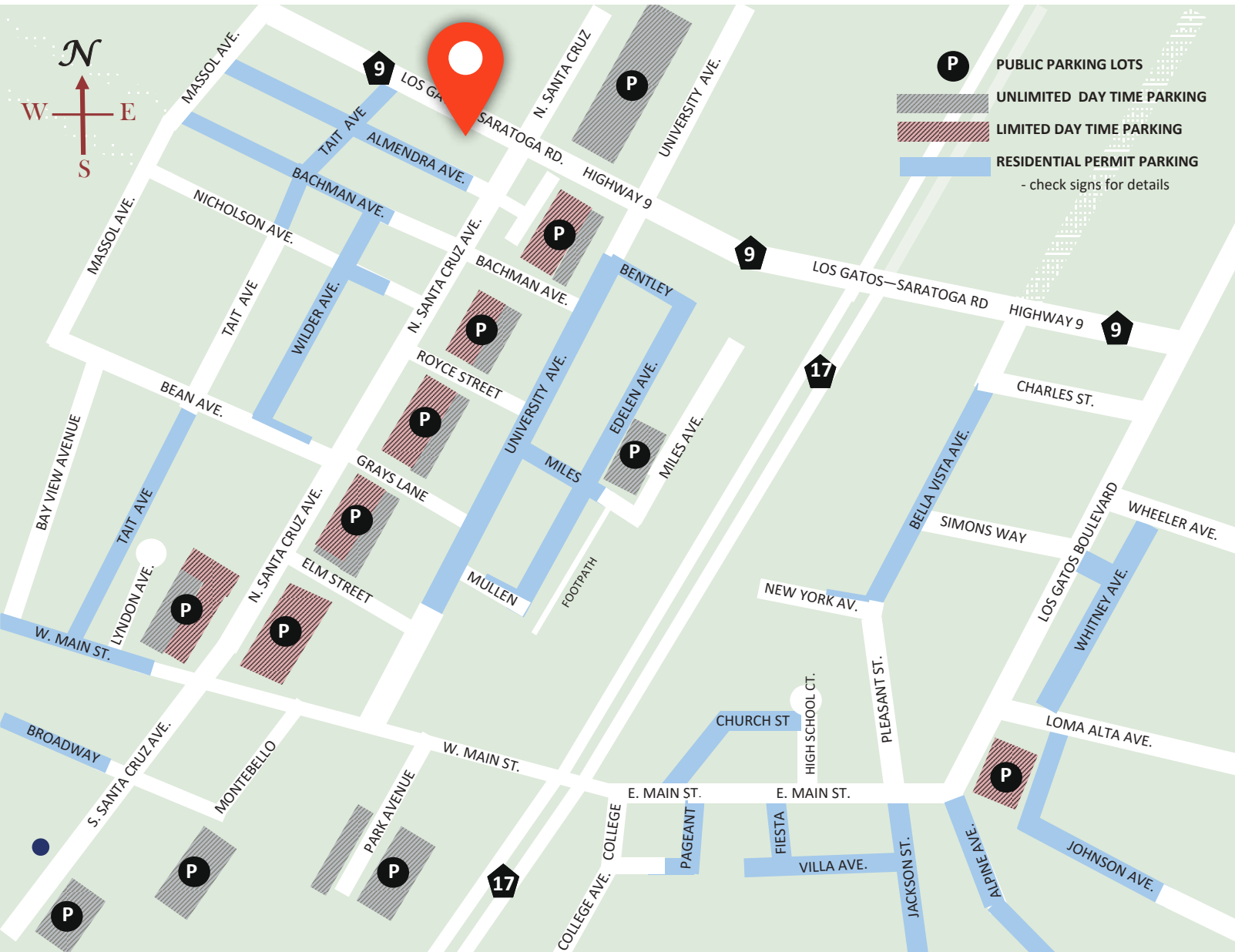


SITE PLAN

Los Gatos Saratoga Rd.



AMPLE PARKING



AMENITIES MAP

221-225 LOS GATOS-SARATOGA

Oren's Hummus
Andalé
Pizza My Heart
Vitality Bowls
Great Bear Coffee
The Pastaria & Market
Fleur De Cocoa
The Lexington House
Manresa

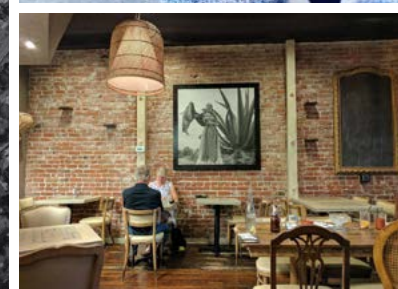
Tea Fermata
Gardino's Ristorante
Italiano
Round Table
The American Italian Deli
We Olive & Wine Bar
Gardenia
Loma Brewing

North Seasonal Vietnamese
Cuisine
Kamakura
Coup De Thai
Mr. Pickle's
Forbes Mill Steakhouse
Pressed Juicery
Golden Triangle Cuisine
Rootstock Wine Bar
Dolce Spazio Gelato
Oak & Rye

Out of the Barrel
Pedro's
Italian Brothers
Yokohama
Los Gatos Cafe
Tasting House
Flights
Double D's Sports Grille
Thai Spice
Qatar Green Leaders
Teleferic Barcelona

Verge
Hapa's Brewing Co.
The Spa-Los Gatos
Willow Street Wood-
Fired Pizza
Posh Bagel
Centonove
Los Gatos Coffee
Roasting Co.
Zona Rosa
Icing on the Cake
Toll House Hotel

The Club at Los Gatos
Los Gatos Garden Inn
Hotel Los Gatos - Greystone Hotel
Los Gatos Soda Works
Purple Onion Cafe
Southern Kitchen
Namaste
Cafe Dio
Dio Deko



ERIK HALLGRIMSON
+1 408 615 3435
erik.hallgrimson@cushwake.com
LIC #01274540

COLIN FEICHTMEIR
+1 408 615 3443
colin.feichtmeir@cushwake.com
LIC #01298061



221 - 225 LOS GATOS-SARATOGA ROAD

Los Gatos, CA



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.