



12950 SARATOGA AVENUE

±15,183 SF FOR SUBLEASE

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±15,183 SF

LOCATION HIGHLIGHTS

- Located at Saratoga Office Center
- Close to Restaurants, Hotels & Retail
- Easy Access to Hwys. 85, 280 & 17
- Conveniently Near Cupertino, Campbell & Saratoga

PROJECT HIGHLIGHTS

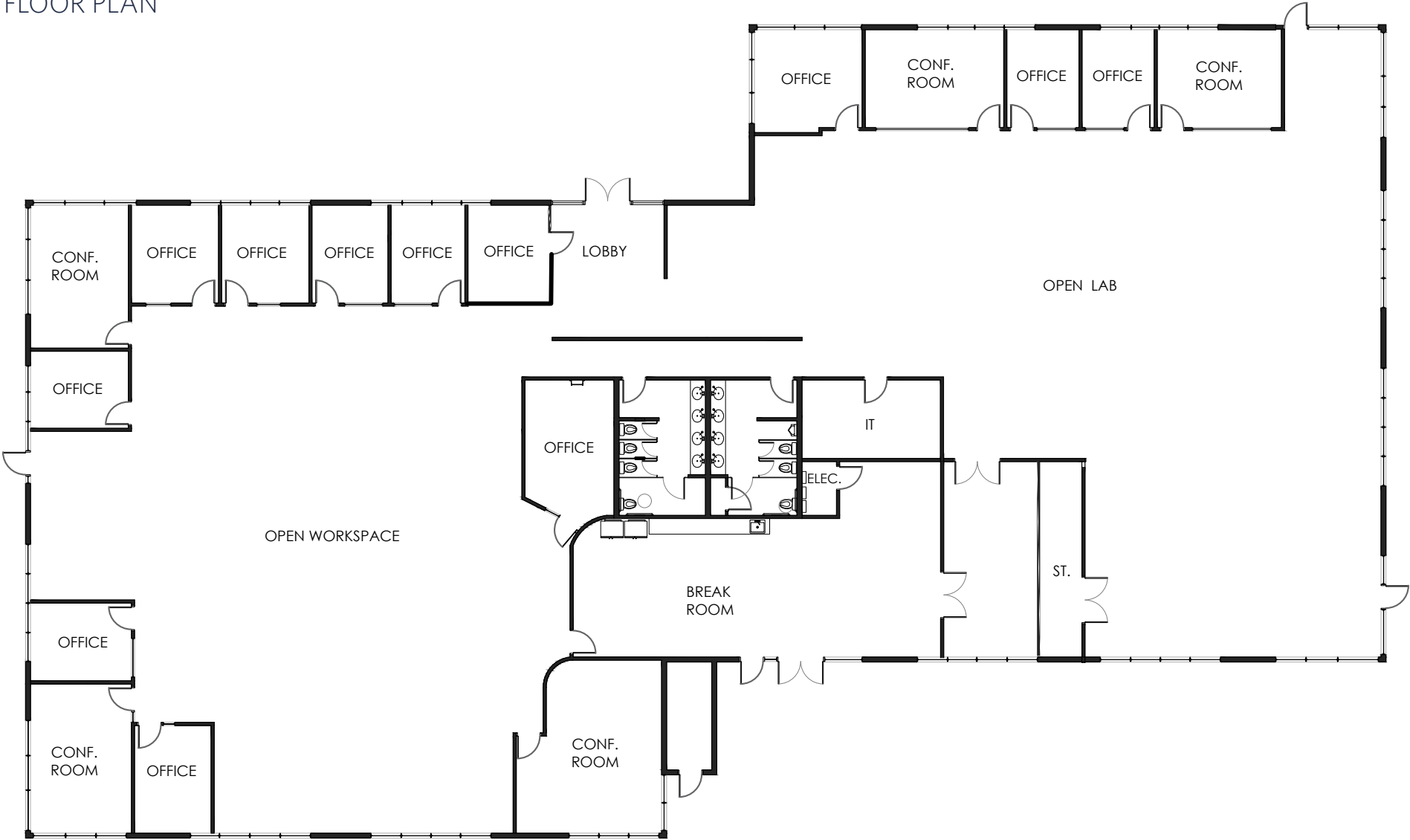
- Park Like Setting w/ Newer Landscaping
- MERV 10 Air Filters Installed
- Comcast Available
- Parking: ±3.5/1,000 Ratio
- EV Parking Stations on Campus
- 5 Conference Rooms
- 12 Offices
- Break Room
- Open Workspace & Lab
- LED: November 30, 2027



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FLOOR PLAN



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PHOTOS



WEST VALLEY SHOPPING CENTER

Smart & Final	Chipotle	Boudin Bakery
MOD Pizza	Pop Pot & Tea	Slapfish
Ogisan Ramen	Happy Lemon	Trader Joe's
BevMo!	House of Bagels	Omaha Steaks
Sprouts	Ike's Love &	Hot Yoga
Amarin Thai	Sandwiches	
Five Guys	Tomatinas	

AREA AMENITIES



Prospect High School

Campbell Ave

EL PASEO DE SARATOGA

Citibank	Petco
Jamba Juice	REI
Red Robin	Noah's Bagels
AMC Theatres	Peet's Coffee
Pizza My Heart	Panda Express
Ulta	Wells Fargo
Tabu Shabu	
Fire Wings	
575 Miishein	

WESTGATE CENTER

Starbucks
Sushi Boat
Gen Korean BBQ House
Target
Veggie Grill
Gong Cha
Buffalo Wild Wings

Westmont High School

Saratoga



12950 SARATOGA AVE.

Cox Ave

Cox Ave

Quinto Rd

McCoy Ave

Miller Ave

Saratoga Ave

Fruitvale Ave

West Valley College

DOWNTOWN SARATOGA

Cafe Pink House	The Barn Owl
The Basin	Floral Fantasia
East Coast Alice	Rockin' Kids
Masu Japanese Bistro	The Bank
Hongs Gourmet	The UPS Store
Florentine Trattoria	Indo Cafe
Gluten Free Gourmet	Mint Leaf Cuisine
Uncorked	Wells Fargo
Relish Gastro Pub	Juice Plus
Stilettos Wine Bar	Starbucks
Bai Tong	Minicakes by Tasha
Bella Saratoga	Big Basin Burger Bar
Hachi Ju Hachi	Santorini Wine &
Hero Ranch Kitchen	Beer Garden
Big Basin Cafe	Bell Tower Bistro
La Mere Michelle	& Patisserie
Bank of America	