



# 12950 SARATOGA AVENUE

±15,183 SF FOR SUBLEASE

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## 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

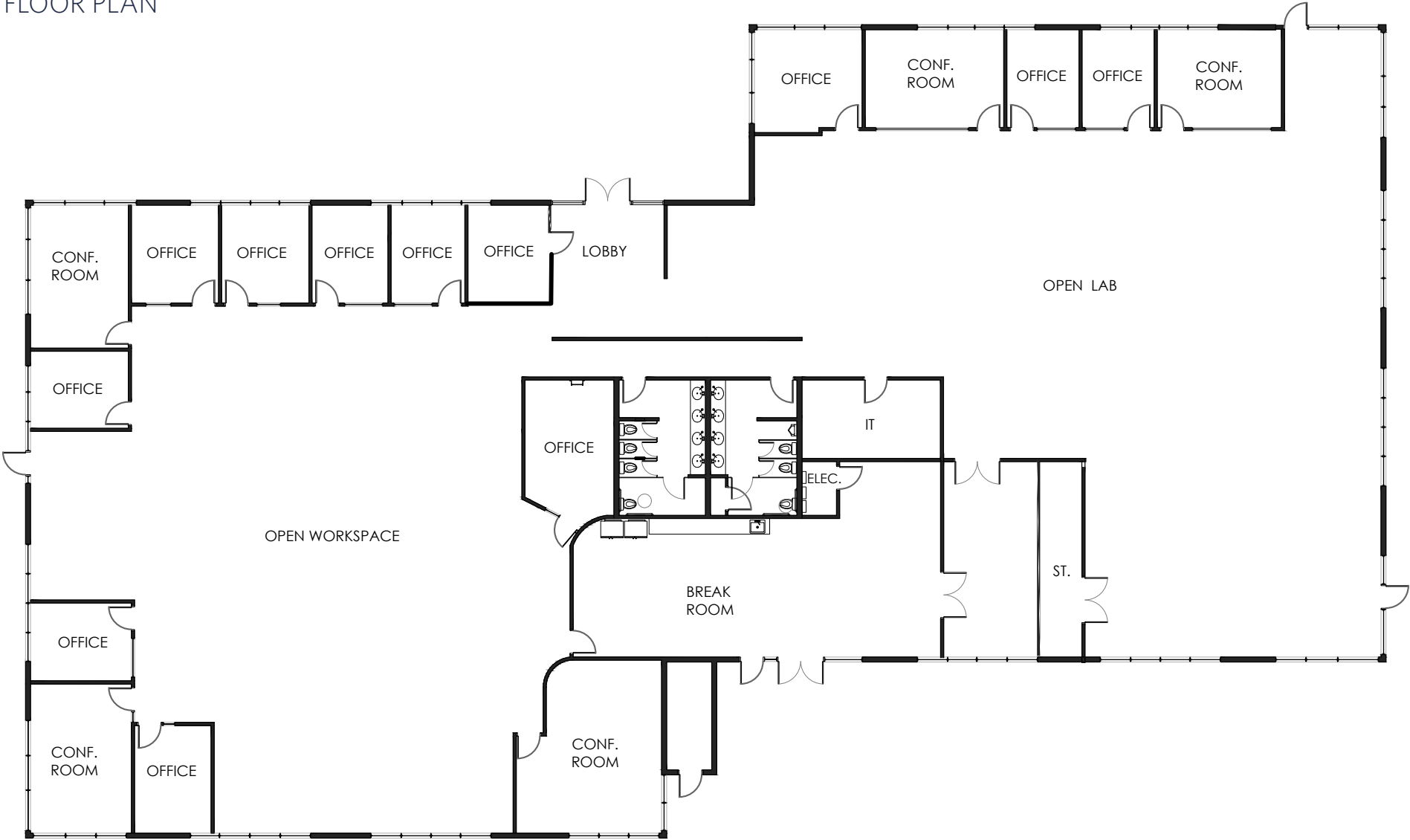
- Park Like Setting w/ Newer Landscaping
- MERV 10 Air Filters Installed
- Comcast Available
- Parking: ±3.5/1,000 Ratio
- EV Parking Stations on Campus
- 5 Conference Rooms
- 12 Offices
- Break Room
- Open Workspace & Lab
- LED: November 30, 2027



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## FLOOR PLAN



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## INTERIOR PHOTOS



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## EXTERIOR 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 Rd

Prospect High School



Campbell Ave

Miller Ave

Saratoga Ave

Cox Ave

12950 SARATOGA AVE.

## EL PASEO DE 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      |                      |

|                |               |
|----------------|---------------|
| 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   |               |

Cox Ave

Quito Rd

McCoy Ave



Saratoga

## WESTGATE CENTER

Westmont High School

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

## DOWNTOWN SARATOGA

Fruitvale Ave

West Valley College