



# UNIVERSITY PARK

LOS GATOS, CA

±4,350 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!**

16795 LARK

2ND FLOOR:  
±4,350 SF - ±11,301 SF

985 UNIVERSITY

SUITE 4:  
±11,170 SF

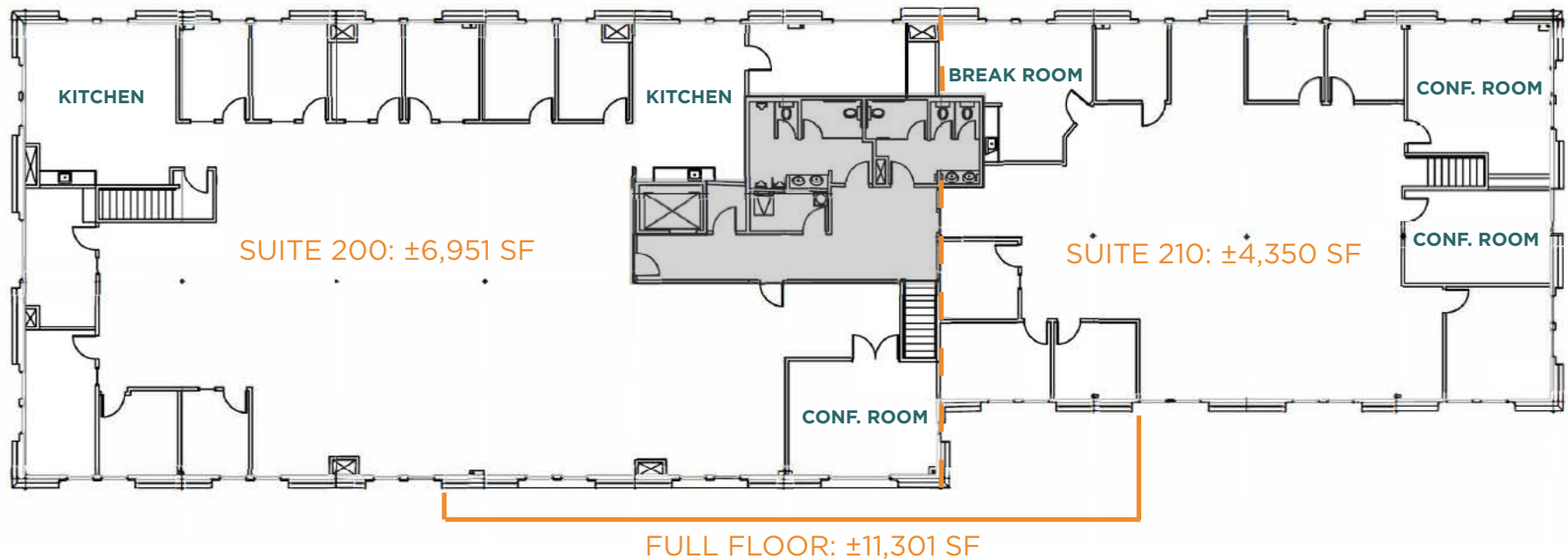


# 16795 Lark Avenue

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



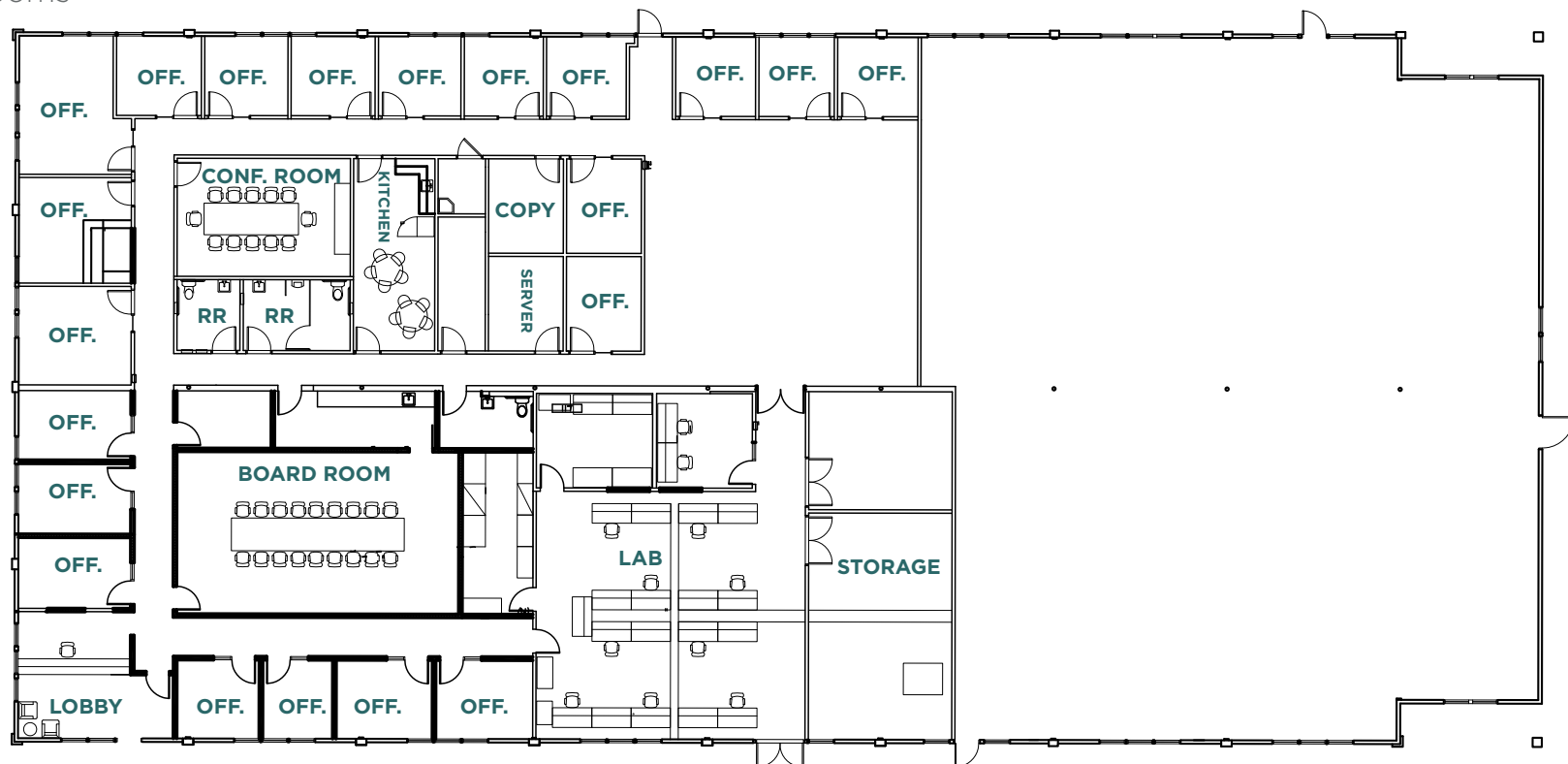
- Full 2nd Floor Available
- Elevator Served
- Open Office Area
- 16 Offices
- 3 Large Conference Rooms
- 3 Kitchens
- Storage/IT Server Room



# 985 University Avenue

## Suite 4: ±11,170 SF

- 21 Offices
- 1 Conference Room
- 1 Board Room
- Kitchen/Break Area
- Lobby
- Lab Space
- Storage Areas
- Server Room
- Restrooms



# Amenities Map



## DINING

- 1 Al Castello Ristorante & Pizzeria
- 2 Starbucks
- 3 Campbell Pizza
- 4 Classic Burger of Los Gatos
- 5 Effie's Restaurant & Bar
- 6 Krispy Krunchy Chicken
- 7 Lou's Coffee Shop
- 8 Mountain Mike's Pizza
- 9 Orange Bowl
- 10 Oriental Garden
- 11 Subway
- 12 The Sandwich Maker

## RETAIL

- 1 Campbell Plaza
- 2 El Gato Village
- 3 Los Gatos Village Square
- 4 Office Depot
- 5 Sportsmen's Supply
- 6 Rinconada Center
- 7 Vasona Station

## RECREATION

- 1 The Bay Club Courtside
- 2 La Rinconada Country Club
- 3 Los Gatos Swim & Racquet Club
- 4 Camden Pond No 3
- 5 Savvy Bike Fit
- 6 Oka Ponds
- 7 Move It Silicon Valley

# Location Map

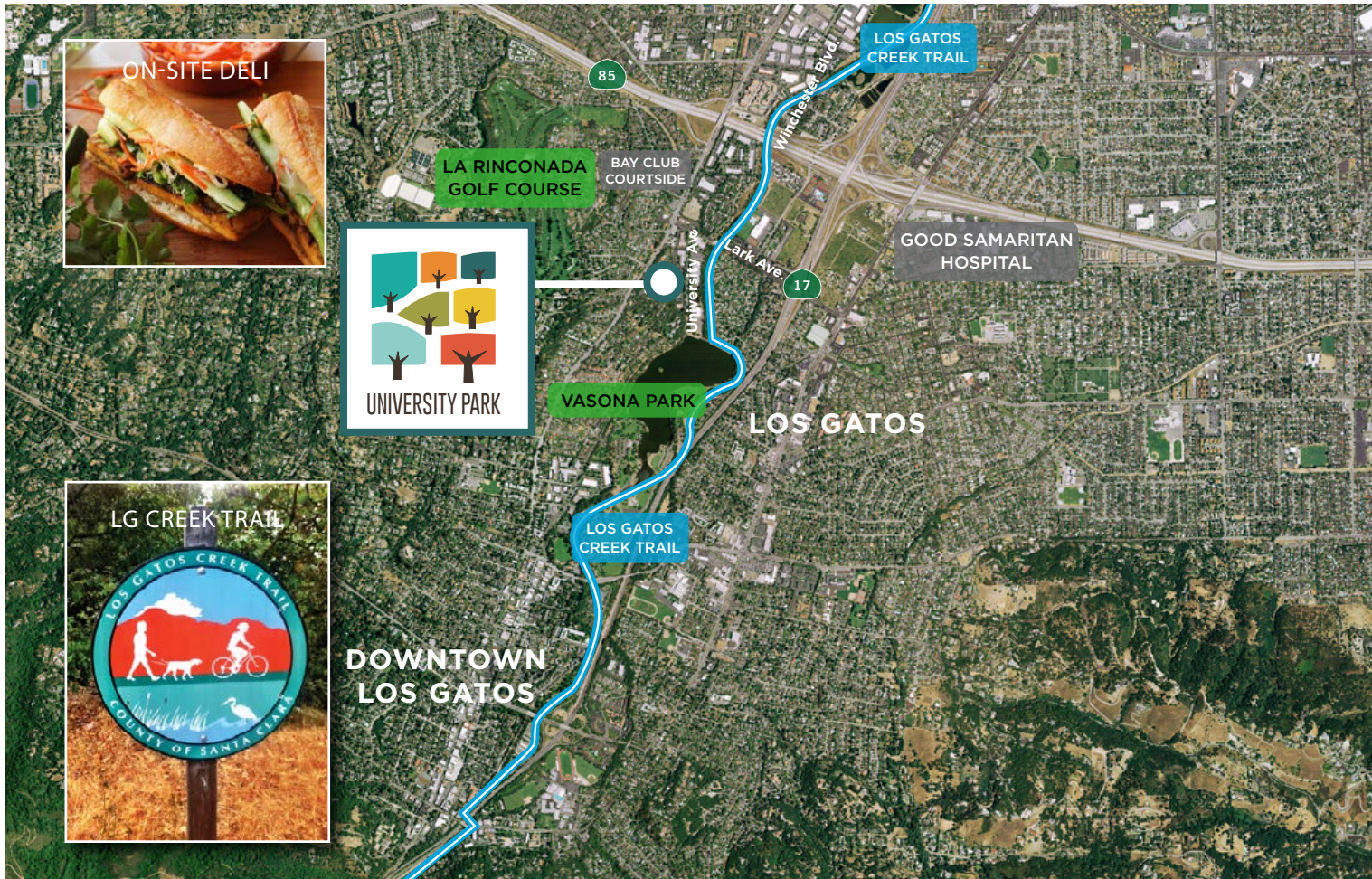
6 MINUTE DRIVE TO DOWNTOWN LOS GATOS

5 MINUTE DRIVE TO HIGHWAY 17

DIRECT ACCESS TO THE LOS GATOS CREEK TRAIL



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