

980 UNIVERSITY AVE

LOS GATOS, CA

±5,000 SF TO ±66,400 SF OFFICE/R&D AVAILABLE

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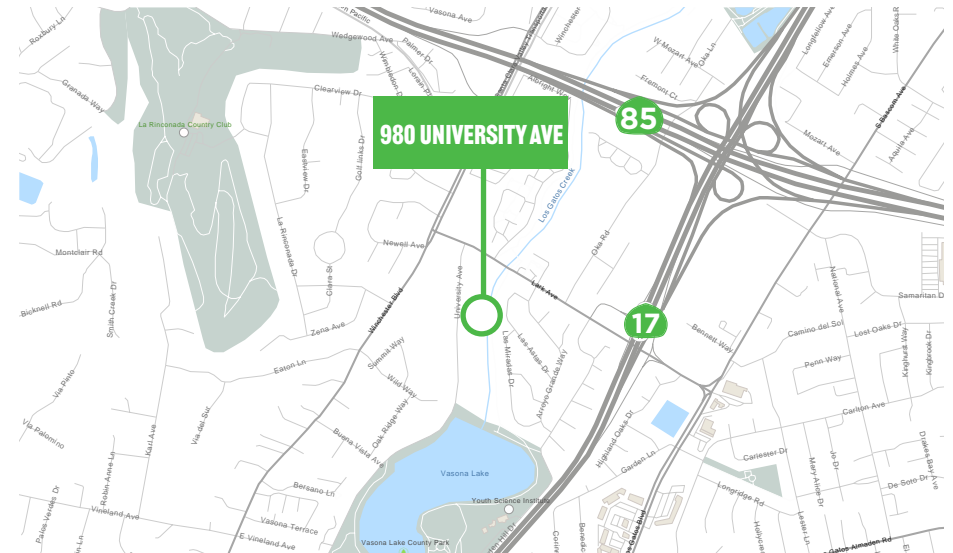


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LOS GATOS, CA

HIGHLIGHTS

- ±66,400 SF Available (Divisible to ±5,000 SF)
- Rare Freestanding Office/R&D Building
- Premier West Valley Location
- Former Netflix Headquarters
- Excellent Access to Highways 85 & 17
- Heavy Power: 4,000 Amps
- 100% Plug-N-Play
- Warehouse w/ 14-16 ft Clear Height
- 2 Grade Level Doors
- Fenced Parking Lot w/ Outdoor Storage
- Outdoor Amenity Area w/ Vasona Park Access
- 11/30/26 LED (Direct Deal Possible)



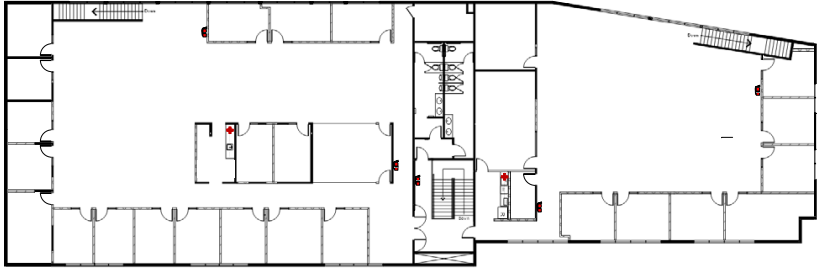


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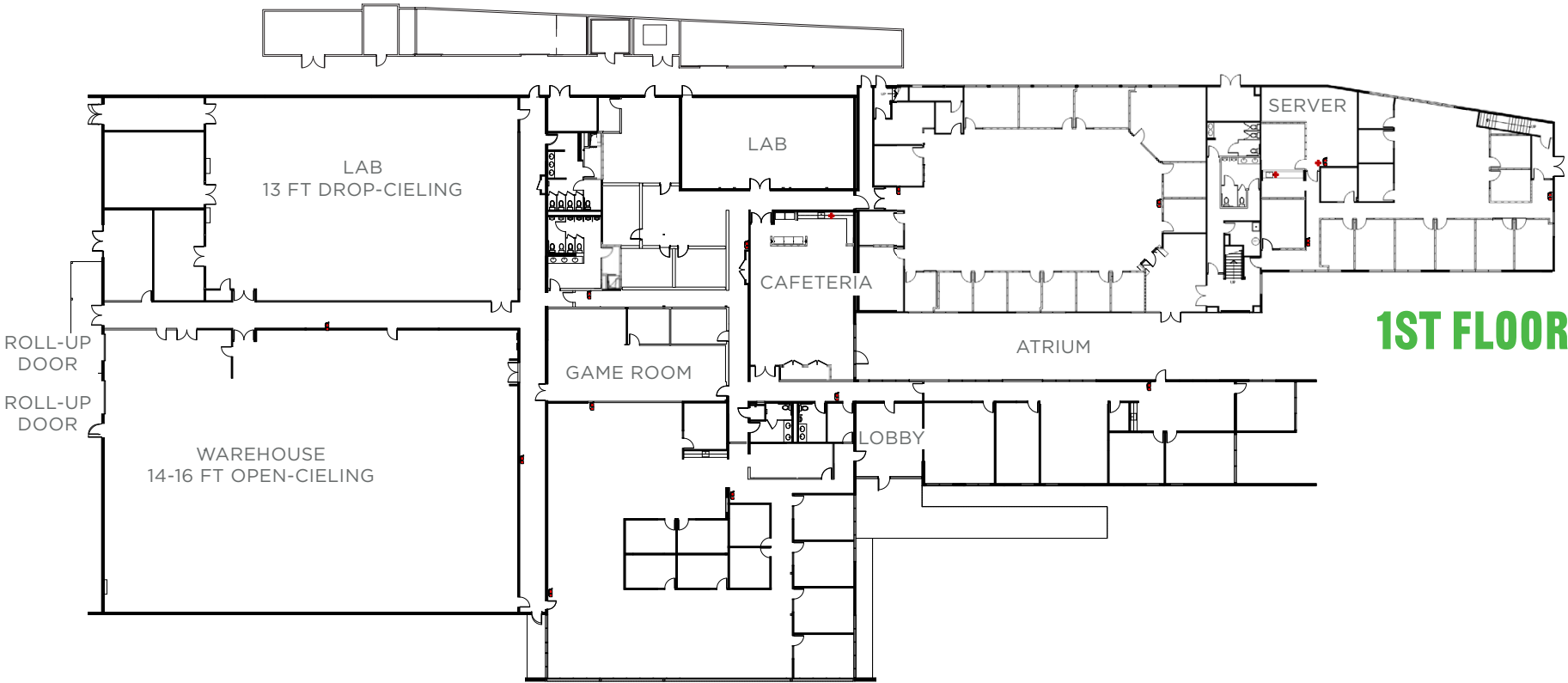
LOS GATOS, CA

±66,400 SF

- 100% Plug-N-Play
- Multiple Open Office Areas
- Great Mix Of Offices & Conference Rooms
- Cafeteria & Numerous Coffee Bars
- Existing Warehouse & Lab
- Gym & Showers
- Recording Studio



2ND FLOOR



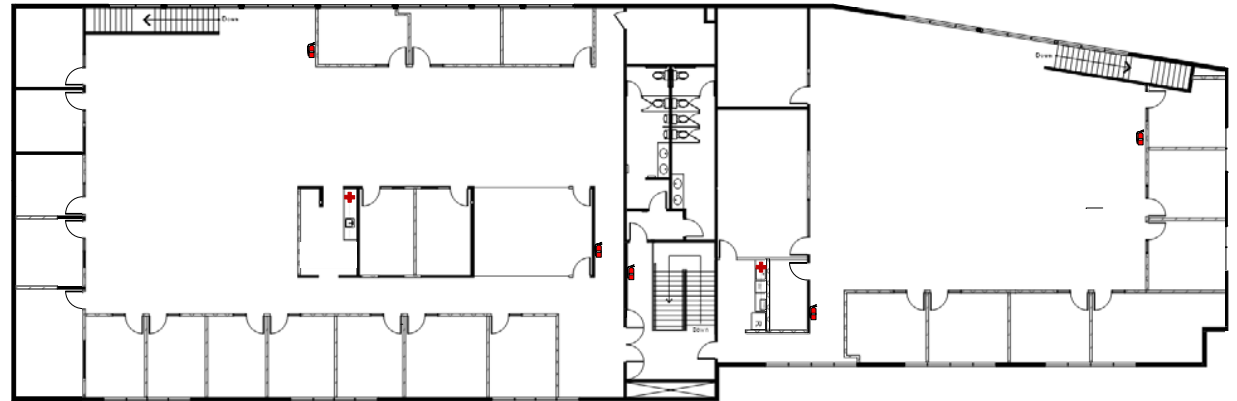
1ST FLOOR

980 UNIVERSITY AVE

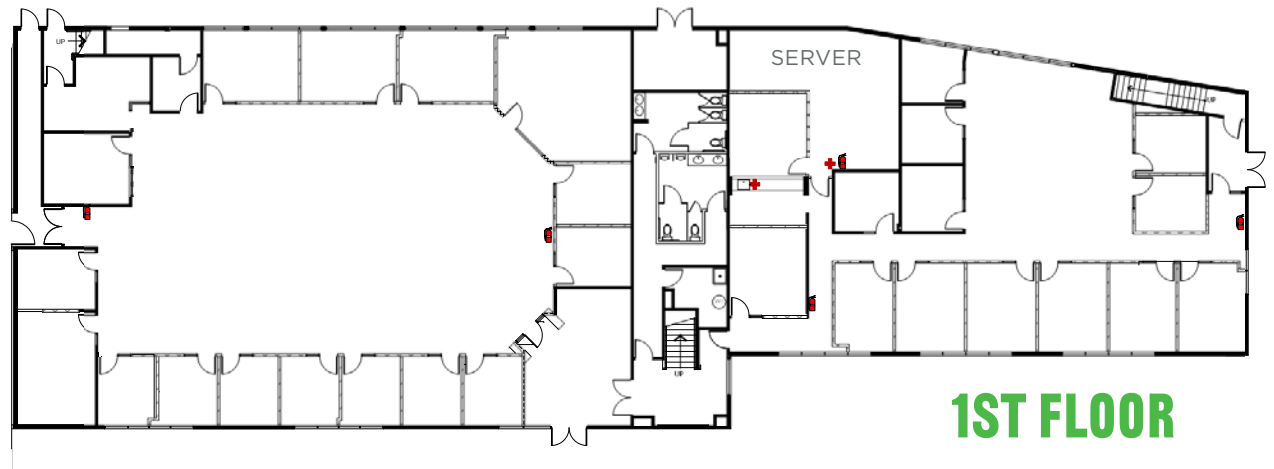
LOS GATOS, CA

±5,000 SF TO ±25,000 SF

- 100% Plug-N-Play
- Multiple Configurations on 1st & 2nd Floors
- Great Mix of Offices & Conference Rooms
- Break Rooms in Each Suite



2ND FLOOR



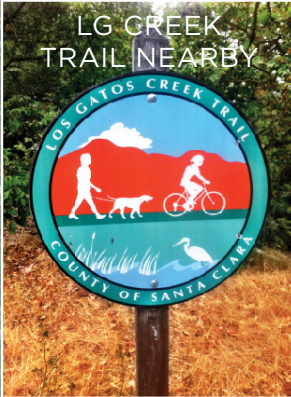
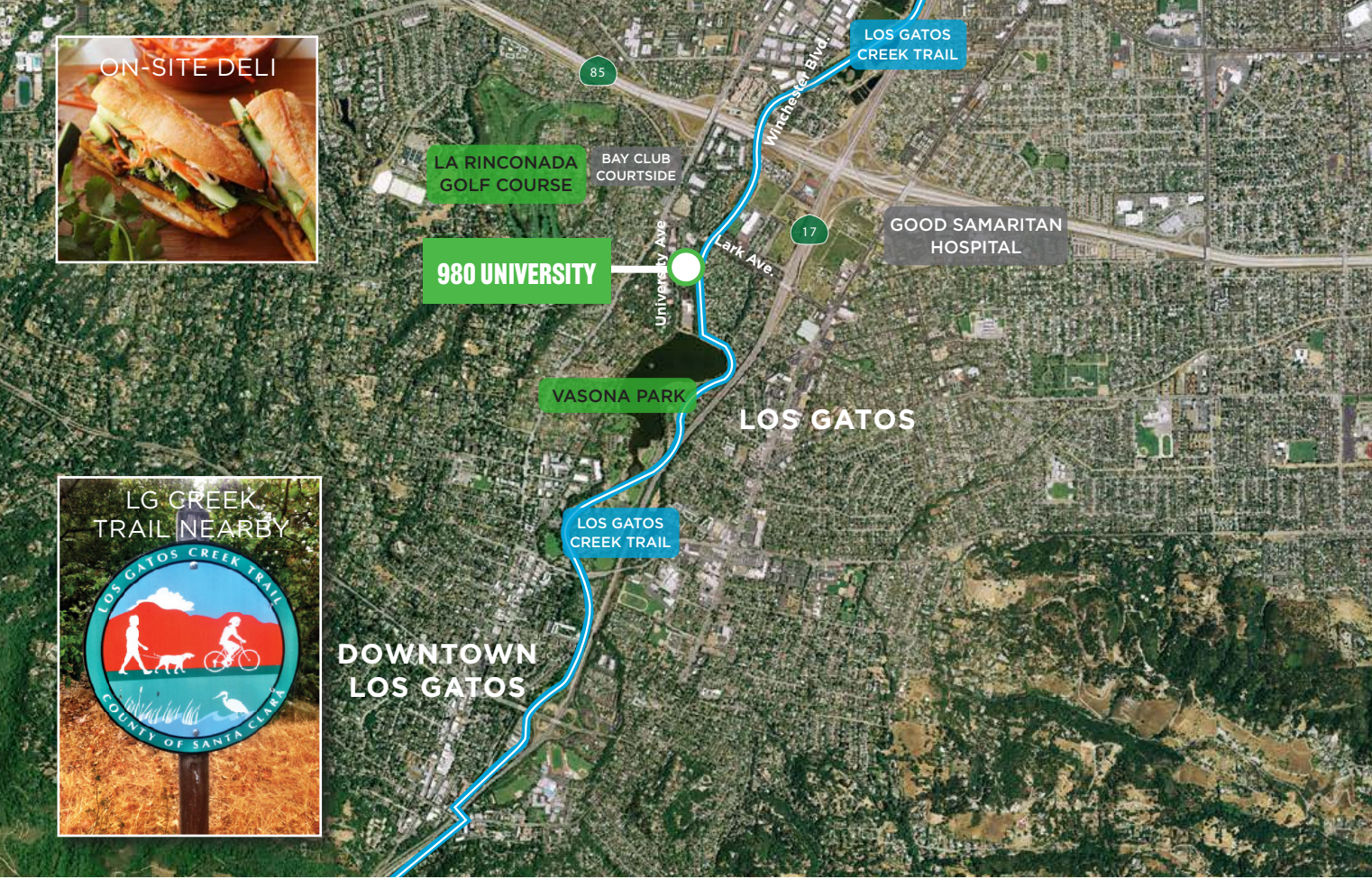
1ST FLOOR

980 UNIVERSITY AVE

LOS GATOS, CA

LOCATION MAP

6 Minute Drive To Downtown Los Gatos
5 Minute Drive To Highway 17
Direct Access To The Los Gatos Creek Trail



980 UNIVERSITY AVE

LOS GATOS, CA



NETFLIX

**COURTSIDE
BAY CLUB**

SANTANA ROW

CAMPBELL

85

17

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