

# OFFICE FOR SALE OR LEASE

12280 SARATOGA SUNNYVALE RD, SARATOGA, CA



## *±2,122 SF Office Space Available For Sale or Lease*

10% down payment possible with SBA Financing

Underground parking

Furniture available

Gym, sauna, and shower

Excellent West Valley location

Minutes from restaurants, shopping, and other amenities

**DAVE GEISSBERGER**  
408.588.2338  
dave.geissberger@kidder.com  
LIC N° 01401887

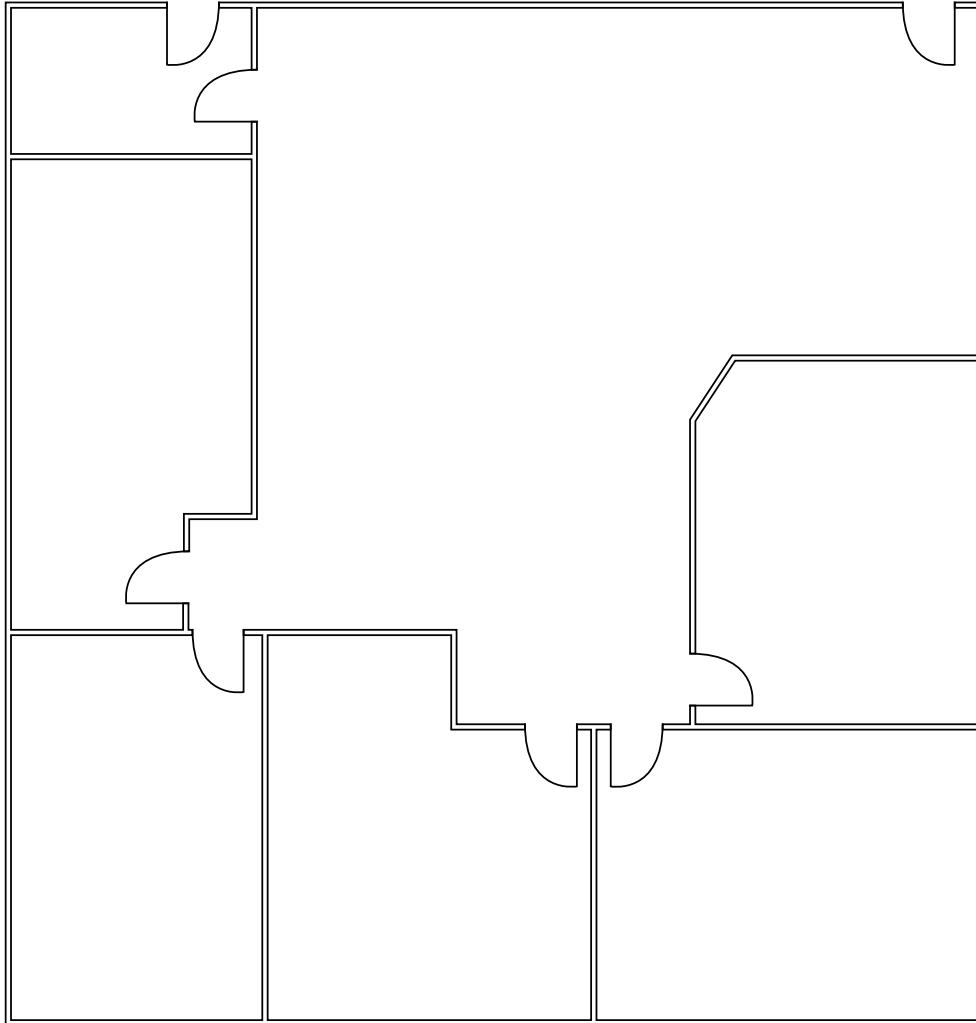
**DERIK BENSON**  
408.588.2332  
derik.benson@kidder.com  
LIC N° 01182654

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*Suite 105/107*



FLOOR PLAN NOT TO SCALE

*Suite 105/107 Highlights*

±2,122 SF

Four (4) private offices

Conference Room

Great window line

\$1,270,000 (\$599 PSF)

\$1.95 Gross + \$0.55 CAM

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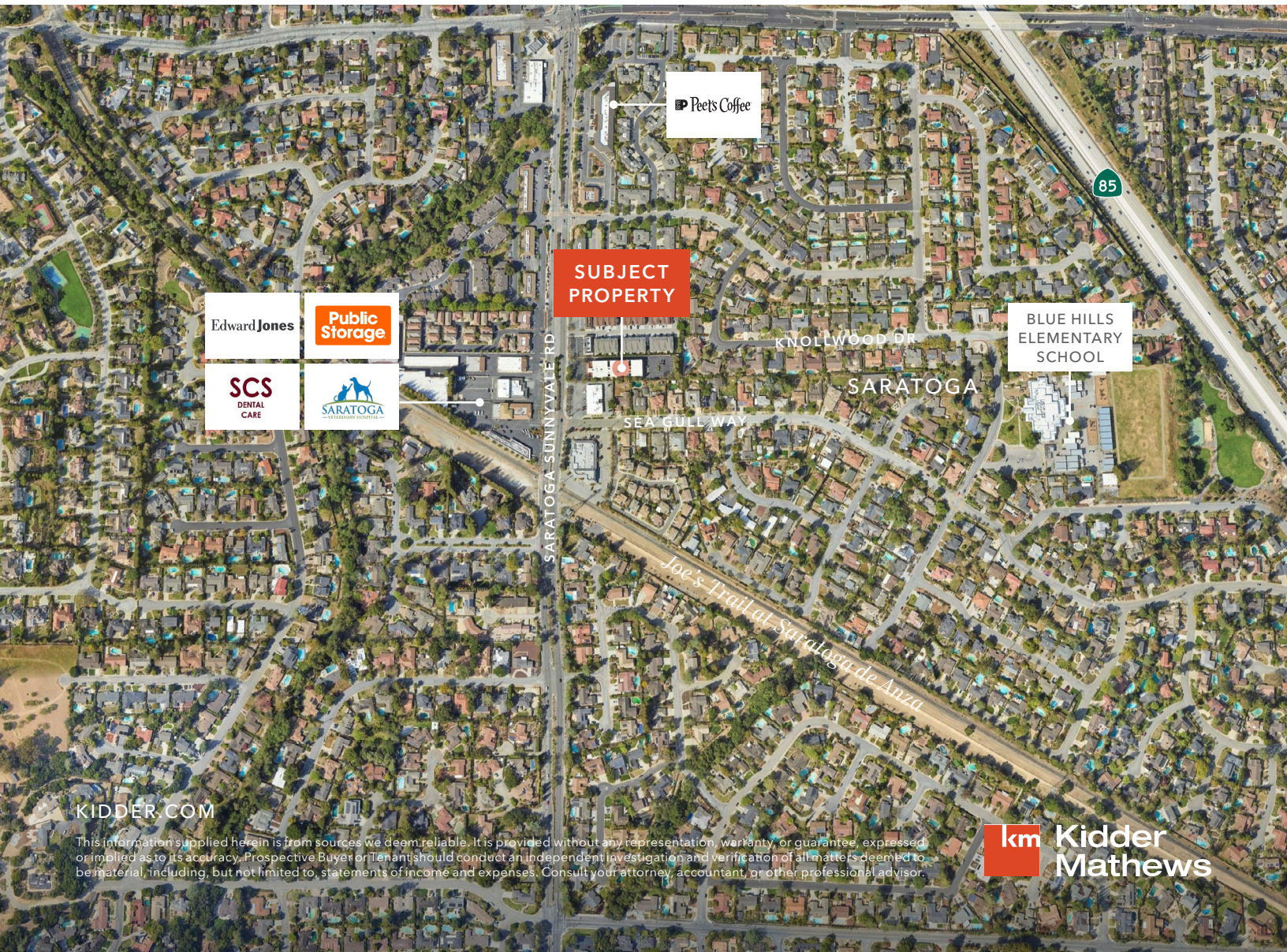
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**km** Kidder Mathews