

16268

LOS GATOS BLVD | LOS GATOS CA

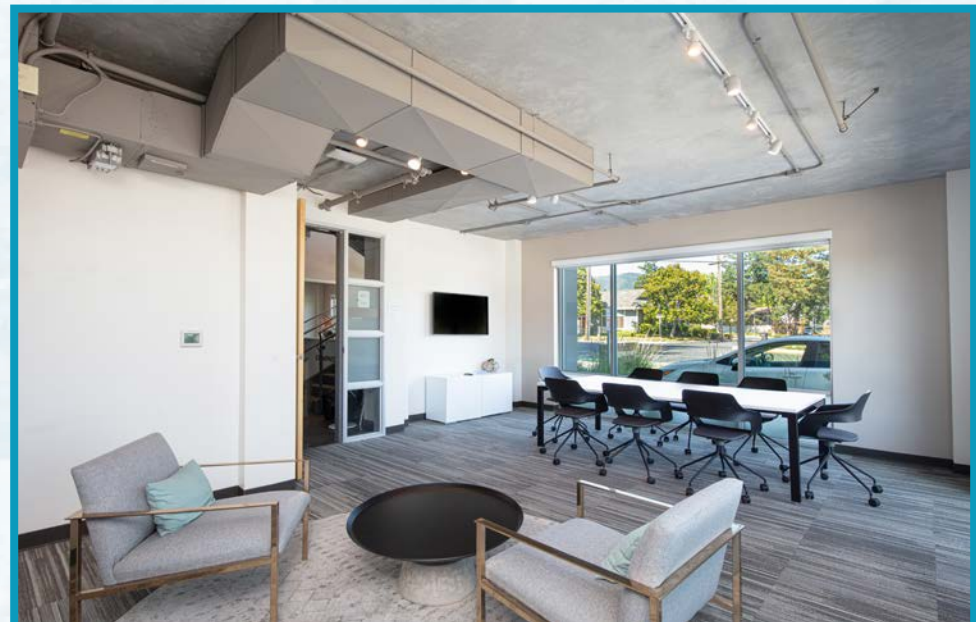
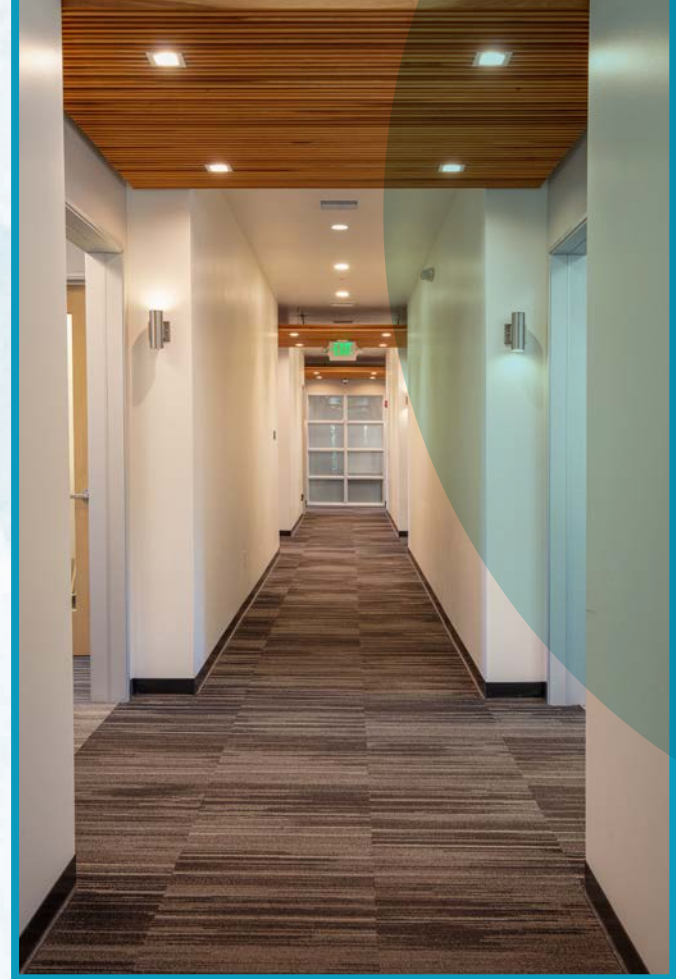


CBRE

±6,915 SF | CLASS A OFFICE BUILDING | FOR SALE OR LEASE

BUILDING HIGHLIGHTS

- Constructed in 2015
- Prominent / Visible Location Along Los Gatos Boulevard
- Two Story, Class A Professional Office Building
- Customizable Signage Opportunities
- ±6,915 SF Office
- 2nd Floor Balconies
- Zoning C1
- Elevator-Served
- Garage Parking
 - 29 Parking Spaces
 - 2 Handicap Accessible
 - Perimeter (Non-Covered) Parking Areas Nicely Appointed With Permeable Pavers



INTERIOR FINISHES



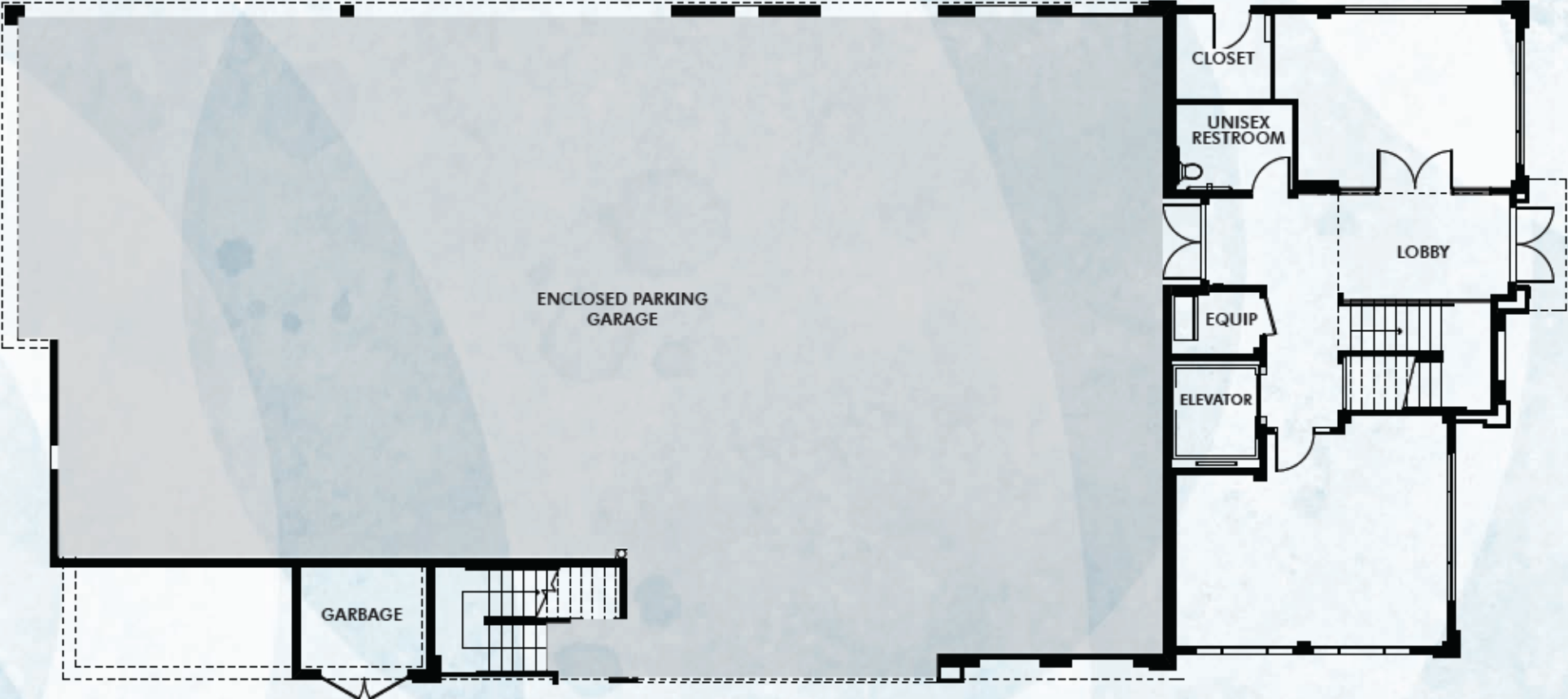
- Lobby – Natural Stone Flooring, Aluminum Storefront Windows and Doors, Gypsum Walls and Floor-to-Ceiling Glassline
- LED Lighting Fixtures
- Flooring Materials – A Mix of Natural Stone, and Environmentally Sensitive Carpet Tiles
- Offices Areas – Dropped (9-Foot) Ceilings Throughout, and Smooth Walls Finishes
- Restrooms – Nicely Appointed with Natural Colored Stone/ Tile Finishes

CONSTRUCTION TYPE/ BUILDING EXTERIOR FINISHES

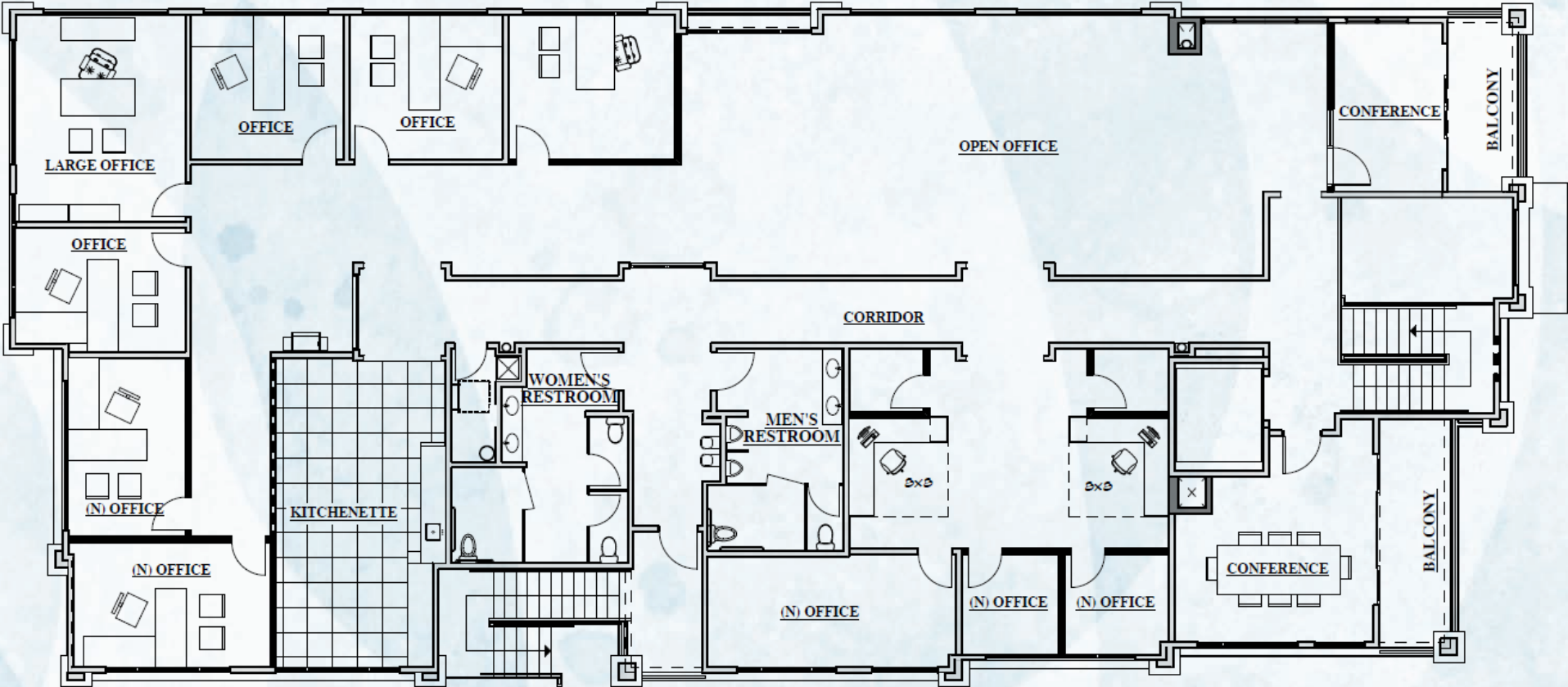


- Post-Tensioned Elevated Concrete Slab
- Concrete With Smooth Stucco Finish and Tile Appointments
- Anodized Storefront Window System with Light Green Tint
- Exposed Concrete in Garage
- Concrete Charcoal Tiled Roof

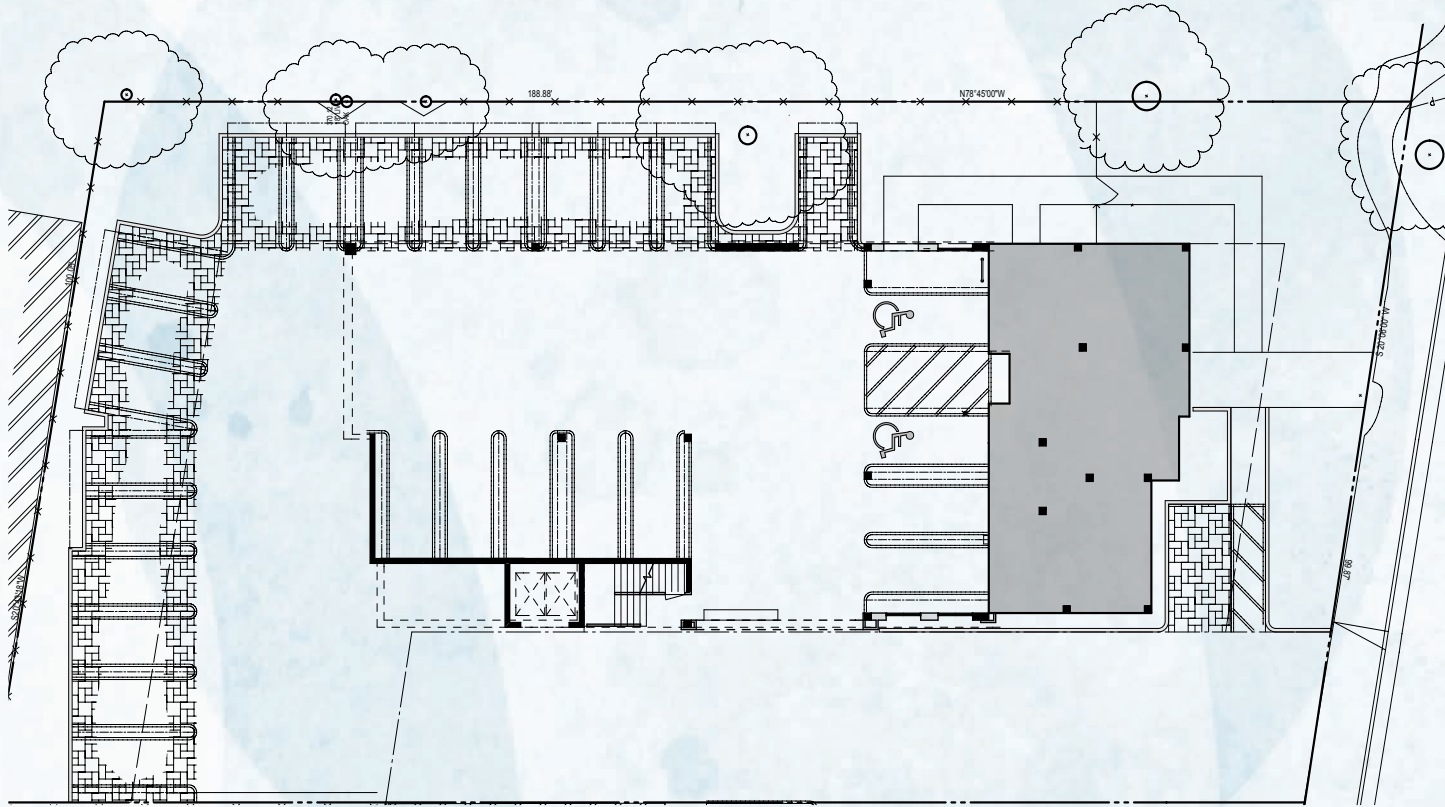
FIRST FLOOR PLAN



SECOND FLOOR PLAN



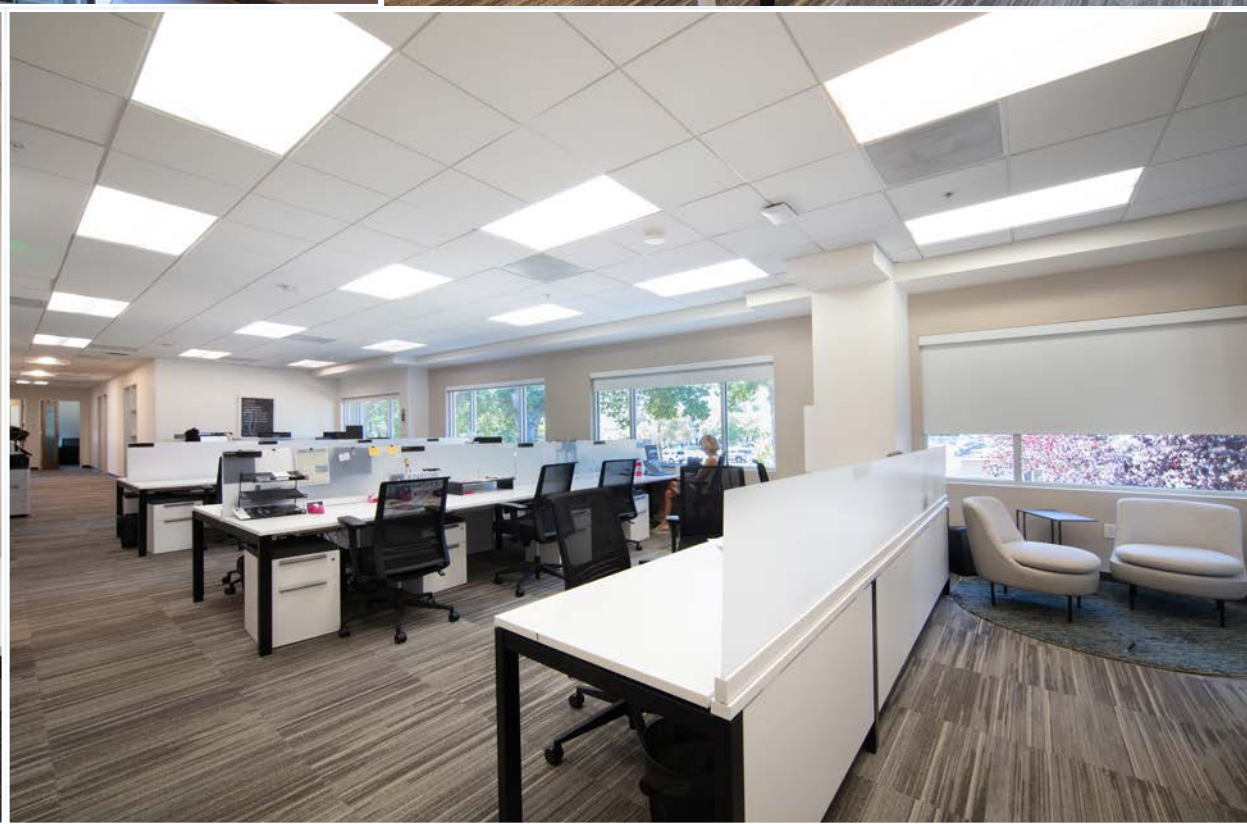
SITE PLAN



Shannon Road

Los Gatos Boulevard

ADT 19,868
(2009 Los Gatos/
Magneson Loop)



AMENITIES MAP



NUTRISHOP
VITAMINS • SPORTS NUTRITION • WEIGHT LOSS

McDonald's

B EGG ROLL HOUSE

BALLY TOTAL FITNESS™ **FedEx Office**

O'Reilly AUTO PARTS.
PROFESSIONAL PARTS PEOPLE

LOS GATOS VILLAGE SQUARE

Baja FRESH
MEXICAN • GRILL

pet food express

TRADER JOE'S **ups**

Major National Bank



Jack **GOODYEAR.**
in the box

EL GATO VILLAGE

NOB HILL
FOODS

R radioshack **BR** baskin robbins

UNA MAS
MEXICAN GRILL

LOS GATOS BLVD

Firenza
PIZZA LIKE NEVER BEFORE!

Philz Coffee
ONE CUP AT A TIME

the bar method

SUPER DUPER
BURGER

citibank

CORNERSTONE OF LOS GATOS

Great Clips
IT'S GONNA BE GREAT™

NOAH'S BAGELS.

MAJOR NATURAL FOODS GROCER

RITE AID

BLOSSOM HILL RD

Jamba Juice **CHIPOTLE** **Starbucks**
MEXICAN BELL

at&t **Pier 1 imports**

TOGO's
GREAT SANDWICHES

High Tech Burrito
FAST-FOOD-MADE-TO-ORDER

CVS
SHANGRI-LA
CHINESE RESTAURANT

Peet's Coffee & Tea
MAJOR BANK

BLOSSOM HILL RD

KFC **TACO BELL**

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