

MOVE IN READY

PREMIERE WEST VALLEY R&D / OFFICE SARATOGA



AVAILABLE SPACES

12980 SARATOGA AVE

Suite A | ±6,806 SF

Suite C | ±10,392 SF

MOVE IN READY



VIDEO
TOUR

NEWMARK

Kidder
Mathews

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PLC
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Land & Capital

ROGER FIELDS

650.207.1610

Peninsula Land
and Capital

PREMIER SETTING

Positioned 1 minute from highway 85 and steps from numerous retail, restaurant, and entertainment options, Saratoga Office Center provides tenants with a convenient location combined with flexible space options. Surrounded by trees and greenery, multiple outdoor gathering areas promote collaboration or spaces for quiet reflection.



PROPERTY HIGHLIGHTS



New market ready
work complete



Open Floor Plans



Up to 1,200 Amps
each building



Flexible Lease
Term Available



New Upgraded
Landscaping Underway



1 Min Drive to Highway 85



AT&T Dedicated Internet, Business Fiber (broadband service), and Comcast Business Internet (Coax) Available. Comcast Dedicated Internet (Fiber) - Construction required 2-3 months



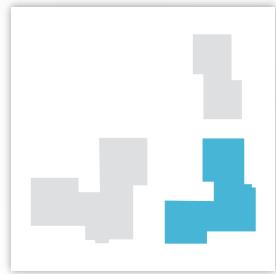
Park Like Setting



Monument
signage available

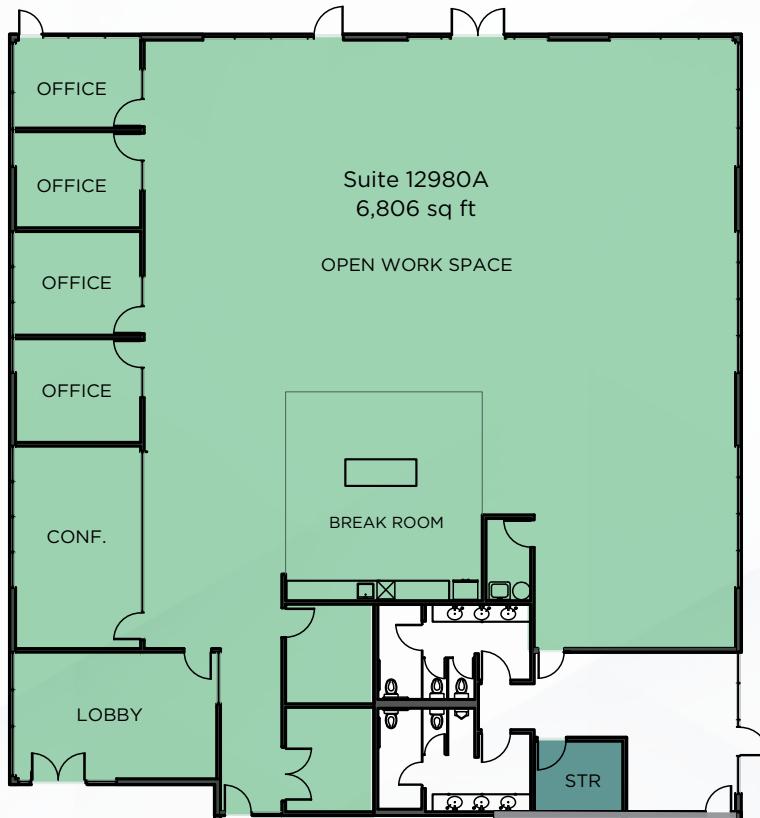
FLOORPLAN

12980 SARATOGA AVE | $\pm 17,198$ SF
AVAILABLE NOW Suite A $\pm 6,806$ SF
MOVE IN READY

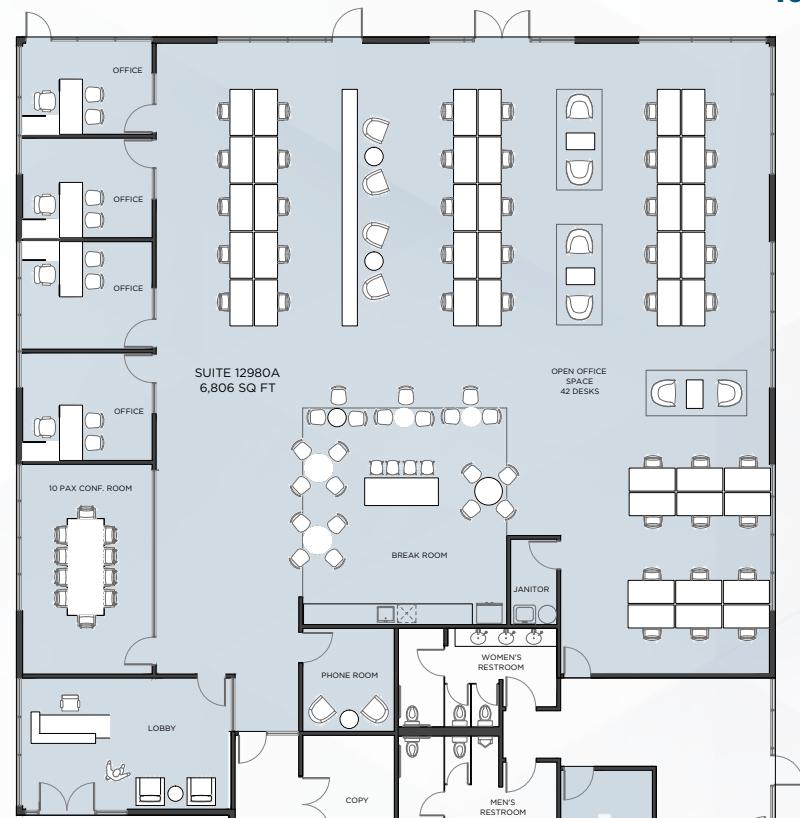


**View Virtual
Tour**

EXISTING LAYOUT



HYPOTHETICAL LAYOUT



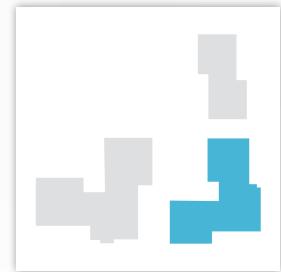
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AVAILABLE NOW

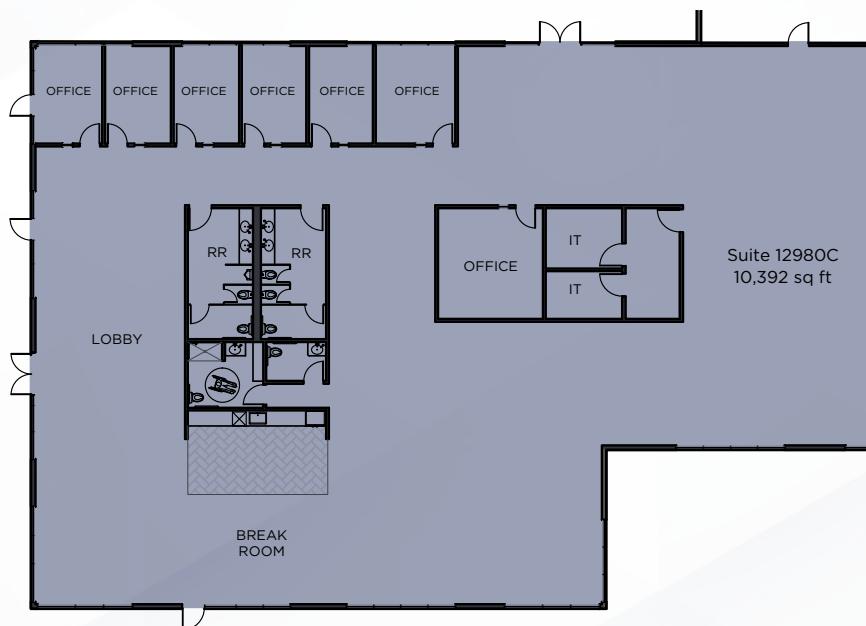
MOVE IN READY

Suite C ±10,392 SF



**View Virtual
Tour**

EXISTING LAYOUT



HYPOTHETICAL LAYOUT



NEW INTERIOR

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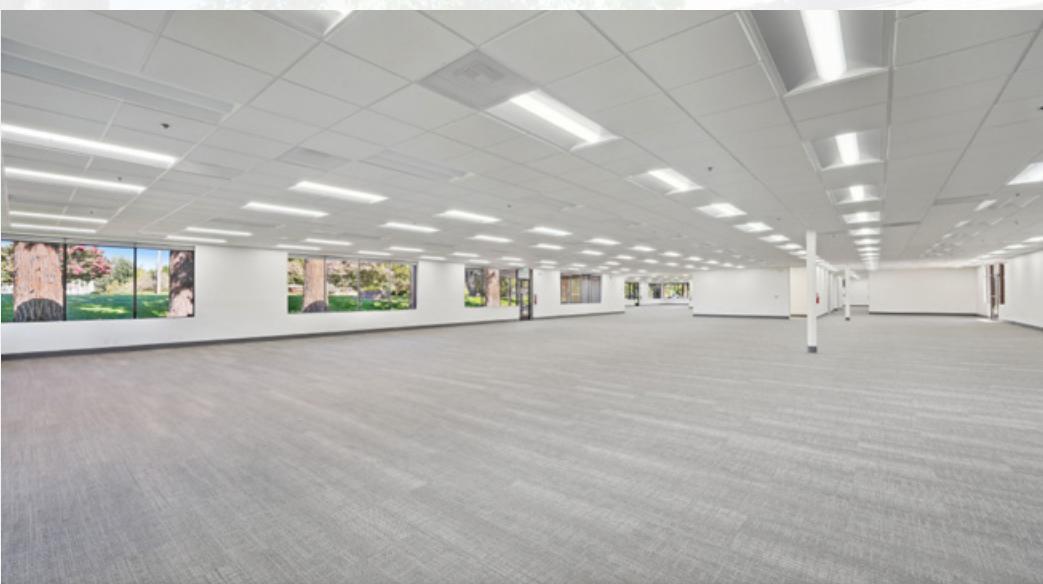


PHOTO GALLERY



PHOTO GALLERY





12980 SARATOGA AVE

Suite A | ±6,806 SF

Suite C | ±10,392 SF

MOVE IN READY

Featuring
AMPLE PARKING: 3.5/1000
22 EV Parking Stations

33% of Signage

COX AVENUE

SARATOGA AVENUE

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 & Sandwiches	Hot Yoga
Amarin Thai	Tomatinas	COMING SOON: Costco
Five Guys		

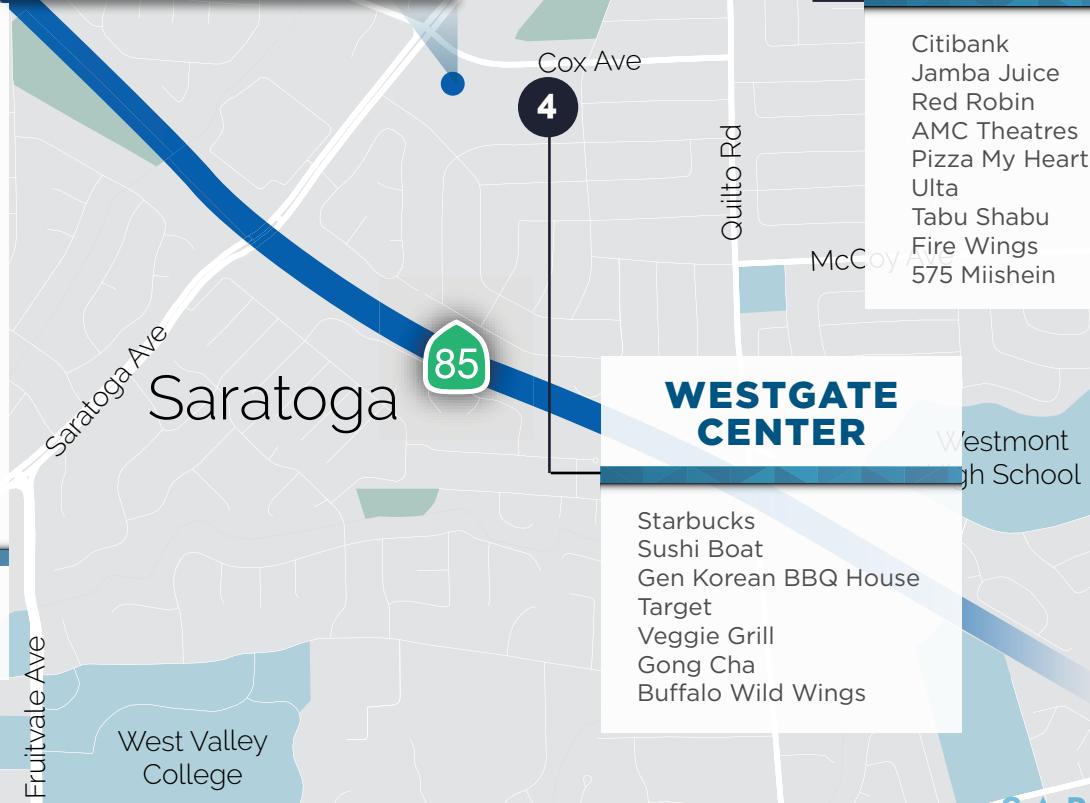


EL PASEO DE SARATOGA

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 & Beer Garden
Hero Ranch Kitchen	Bell Tower Bistro & Patisserie
Big Basin Cafe	
La Mere Michelle	
Bank of America	

DOWNTOWN SARATOGA

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WESTGATE CENTER

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

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	COMING SOON: Whole Foods
Fire Wings	
575 Miishein	

SARATOGA



RENEWED WEST VALLEY R&D / OFFICE

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