

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**



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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



Flexible Lease  
Term Available



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



Open Floor Plans



New Upgraded  
Landscaping Underway



Park Like Setting



Up to 1,200 Amps  
each building



1 Min Drive to Highway 85

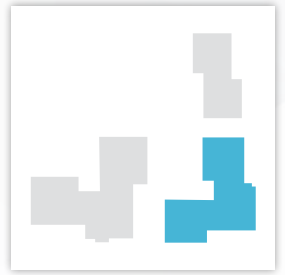


Monument  
signage available



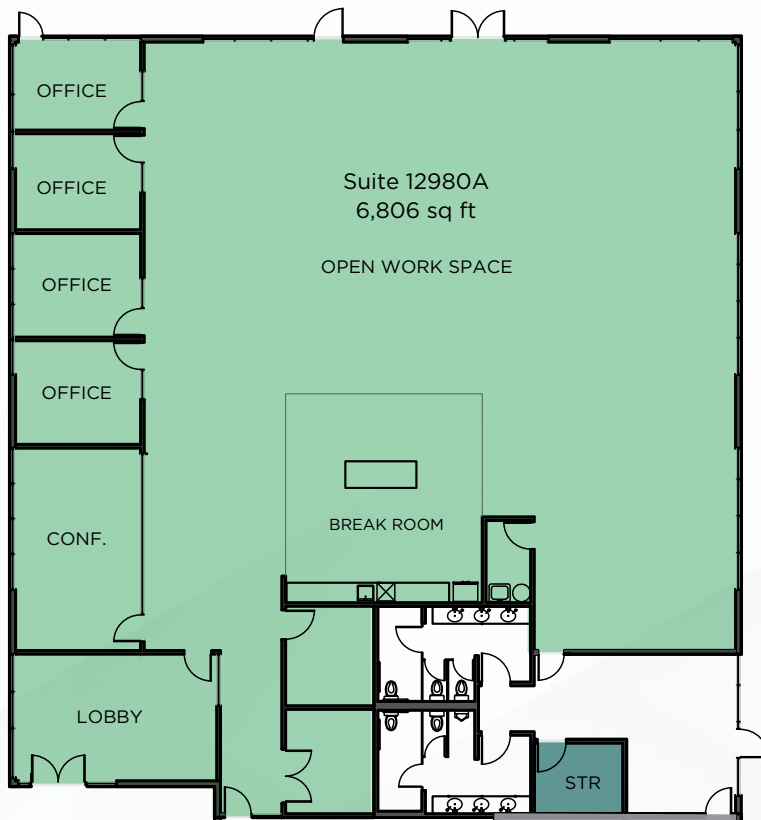
# FLOORPLAN

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

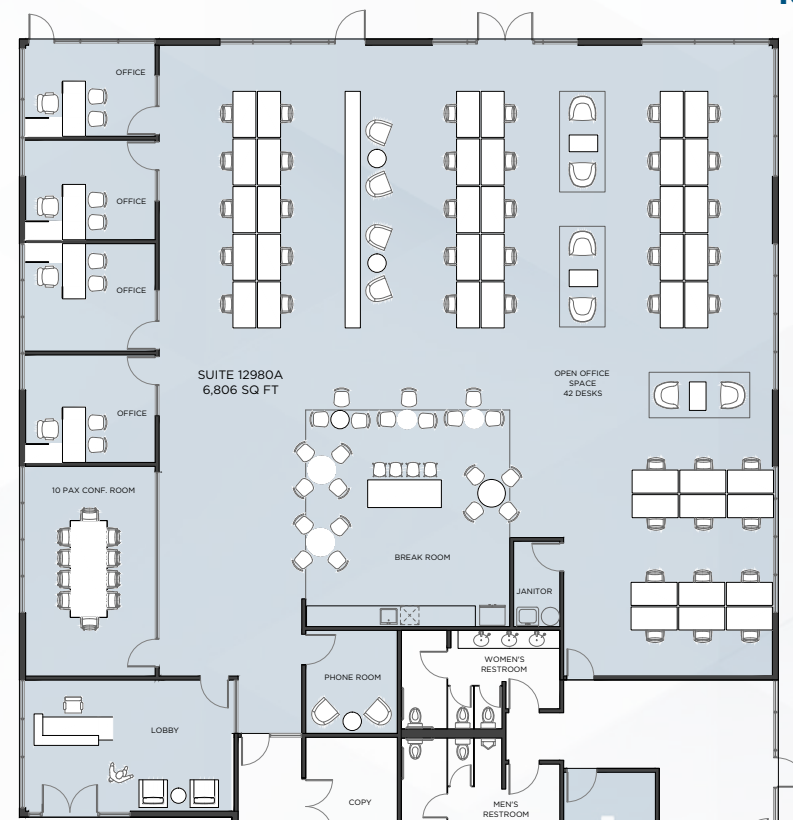


**View Virtual  
Tour**

EXISTING LAYOUT

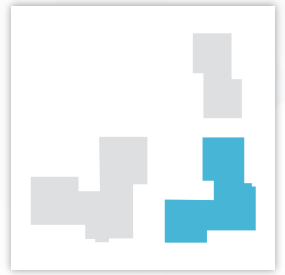


HYPOTHETICAL LAYOUT



# FLOORPLAN

**12980 SARATOGA AVE** | ±17,198 SF  
**AVAILABLE NOW** Suite C ±10,392 SF  
**MOVE IN READY**



**View Virtual  
Tour**

EXISTING LAYOUT



HYPOTHETICAL LAYOUT





# NEW INTERIOR

12980 SARATOGA AVE





# PHOTO GALLERY





# PHOTO GALLERY





## 12980 SARATOGA AVE

Suite A |  $\pm 6,806$  SF

Suite C |  $\pm 10,392$  SF

MOVE IN READY

Featuring  
**AMPLE PARKING: 3.5/1000**  
22 EV Parking Stations



12930

12980

33% of Signage

SARATOGA AVENUE

COX 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 &	Hot Yoga
Amarin Thai	Sandwiches	<b>COMING SOON:</b>
Five Guys	Tomatinas	Costco

## SARATOGA OFFICE CENTER

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

## DOWNTOWN SARATOGA

## EL PASEO DE SARATOGA

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	<b>COMING SOON:</b>
Fire Wings	Whole Foods
575 Miishein	

## WESTGATE CENTER

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





# SARATOGA

## RENEWED WEST VALLEY R&D / OFFICE

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