

MOVE IN READY

PREMIERE WEST VALLEY R&D / OFFICE SARATOGA



AVAILABLE SPACES

12980 SARATOGA AVE
Suite A | ±7,117 SF
Suite C | ±10,082 SF
MOVE IN READY



**VIDEO
TOUR**

NEWMARK

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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



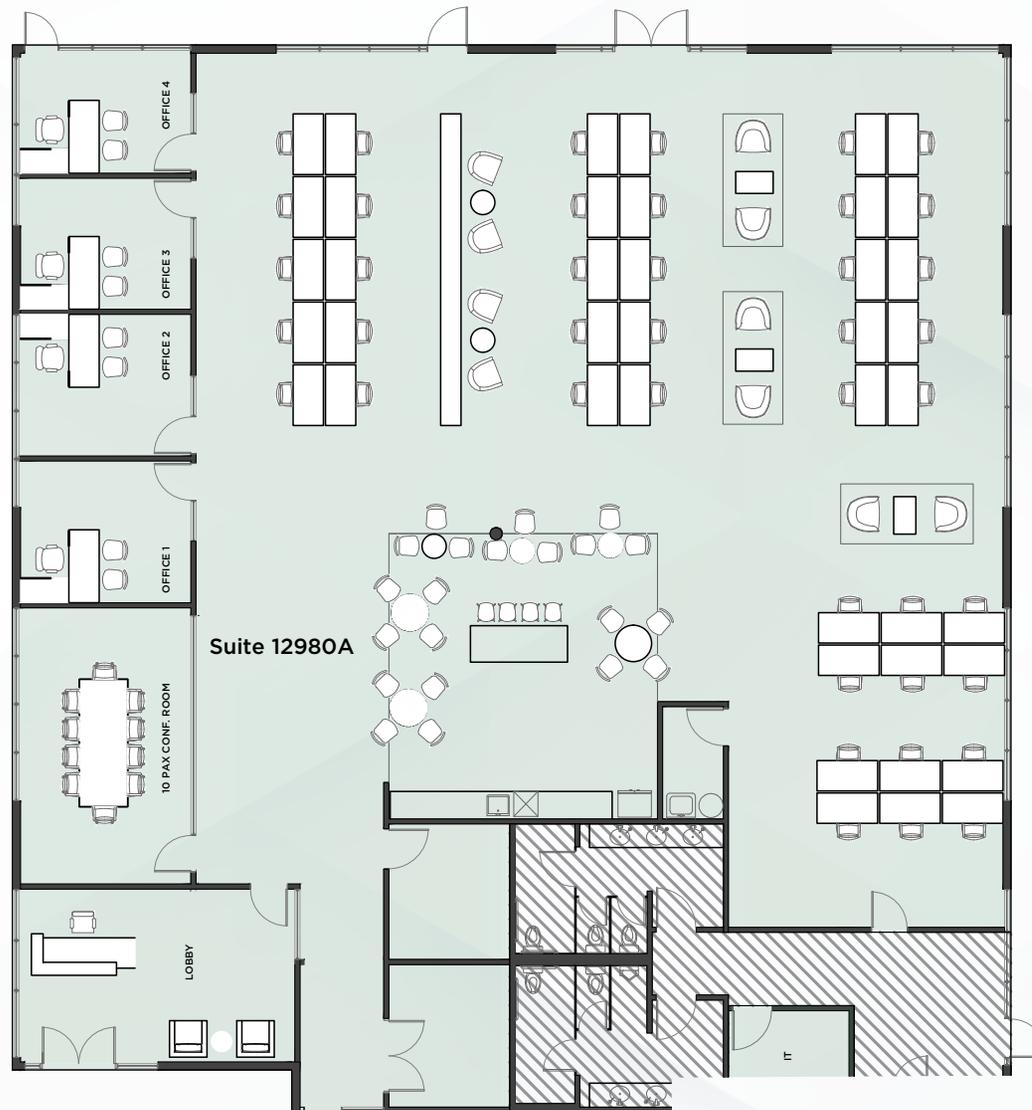
Monument signage available

FLOORPLAN

12980 SARATOGA AVE | ±17,199 SF
AVAILABLE NOW Suite A ±7,117 SF
MOVE IN READY

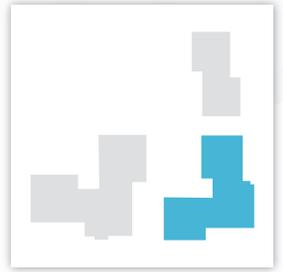


**View Virtual
Tour**



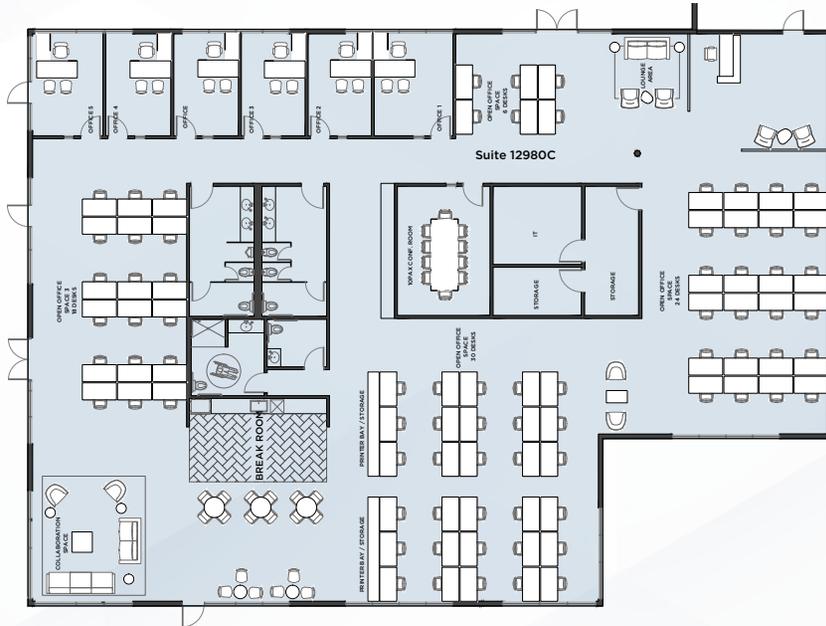
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EXISTING LAYOUT



HYPOTHETICAL LAYOUT



NEW INTERIOR

12980 SARATOGA AVE



PHOTO GALLERY



PHOTO GALLERY



12980 SARATOGA AVE

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MOVE IN READY

Featuring
AMPLE PARKING: 3.5/1000
22 EV Parking Stations



12930

12980

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



SARATOGA

OFFICE CENTER

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 | COMING SOON: |
| Fire Wings | Whole Foods |
| 575 Miishein | |

WESTGATE CENTER

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

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

SARATOGA

RENEWED WEST VALLEY R&D / OFFICE

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