



FOR SUBLEASE

# 12850 Saratoga-Sunnyvale Road

12850 SARATOGA-SUNNYVALE ROAD  
SARATOGA, CA 95070

## BUILDING SIZE (SF)

1,231 SF

## LED

12/14/2028

## PROPERTY SUBTYPE

Office/Retail

## PROPERTY HIGHLIGHTS

- Turnkey, professional office suite with welcoming reception area, private offices, and break room with abundant natural light.
- Excellent branding and signage opportunities on both the building façade and suite entry.
- Highly visible Saratoga location with ample, convenient parking for employees and clients.
- Situated within the established Argonaut Shopping Center with nearby retail and dining amenities.
- Strong exposure along Saratoga-Sunnyvale Road with traffic counts exceeding 33,000 cars per day.

For more information, please contact:

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# NEWMARK

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## PROPERTY DESCRIPTION

Discover an exceptional opportunity at this turnkey professional office suite, thoughtfully designed with a welcoming reception area, private offices, and a break room flooded with abundant natural light. The property boasts excellent branding and signage opportunities on both the building facade and suite entry, ensuring a strong presence. Enjoy the convenience of ample parking for employees and clients in the highly visible Saratoga location within the established Argonaut Shopping Center. With strong exposure along Saratoga-Sunnyvale Road and traffic counts exceeding 33,000 cars per day, this property offers a prime location for a thriving business.

## OFFERING SUMMARY

<b>Lease Rate:</b>	Negotiable
<b>Available SF:</b>	1,231 SF
<b>Building Size:</b>	1,231 SF

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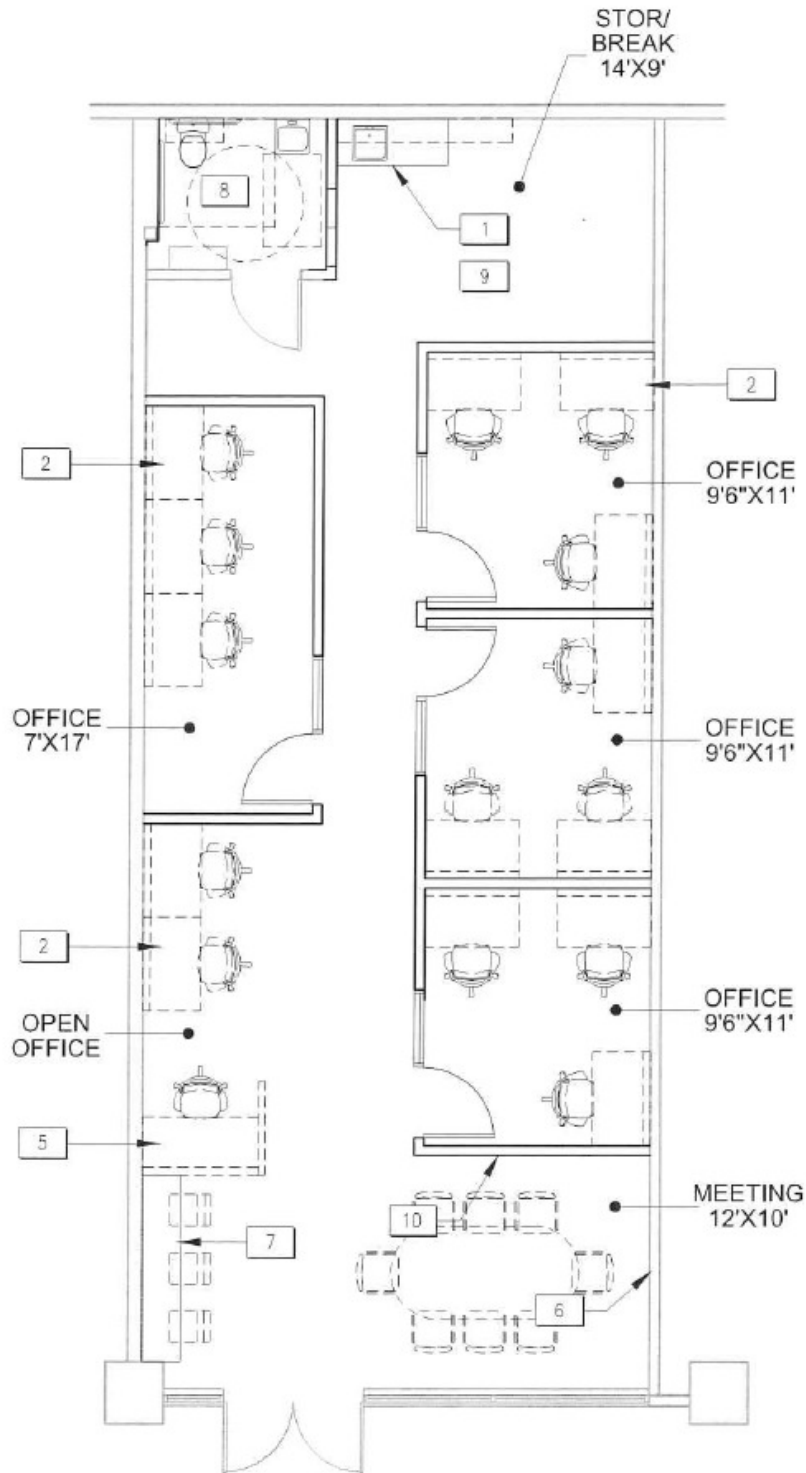
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