



# 130 KNOWLES DRIVE

LOS GATOS, CA

**±15,000 SF AVAILABLE FOR LEASE | RARE ISO-8 CLEAN ROOMS**

**WALT STEPHENSON**

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**CUSHMAN &  
WAKEFIELD**

# PROJECT HIGHLIGHTS

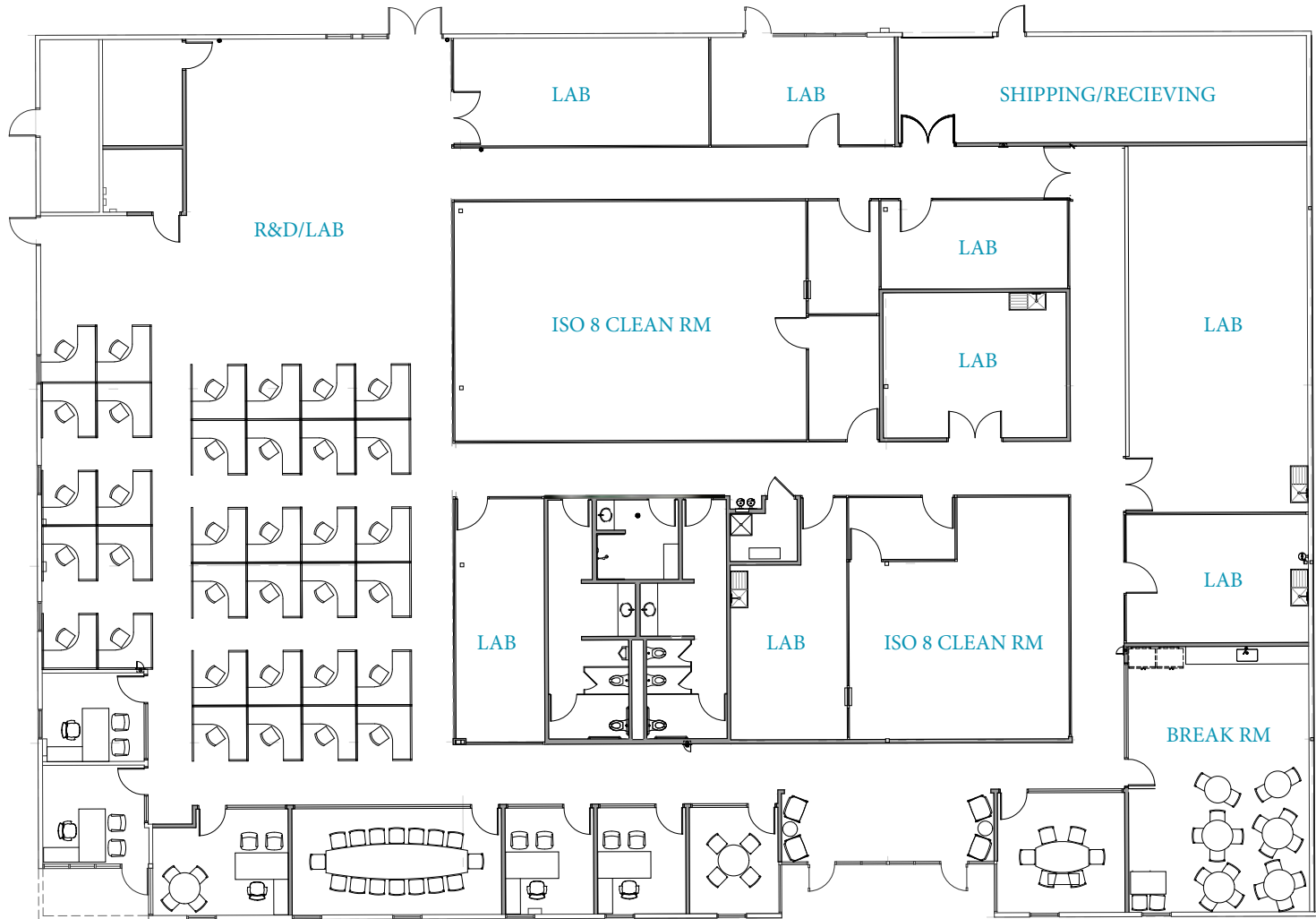
## ±15,000 SF Available For Lease

- Rare ISO 8 Clean Rooms in Place
- Modern Interiors with Furniture Available
- Immediate Access to HWY 17 and HWY 85
- Monument Signage Available
- Grade Level Loading
- Served by Both Comcast and AT&T Fiber
- Immediate Access to Los Gatos Creek Trail
- 3/1,000 Parking



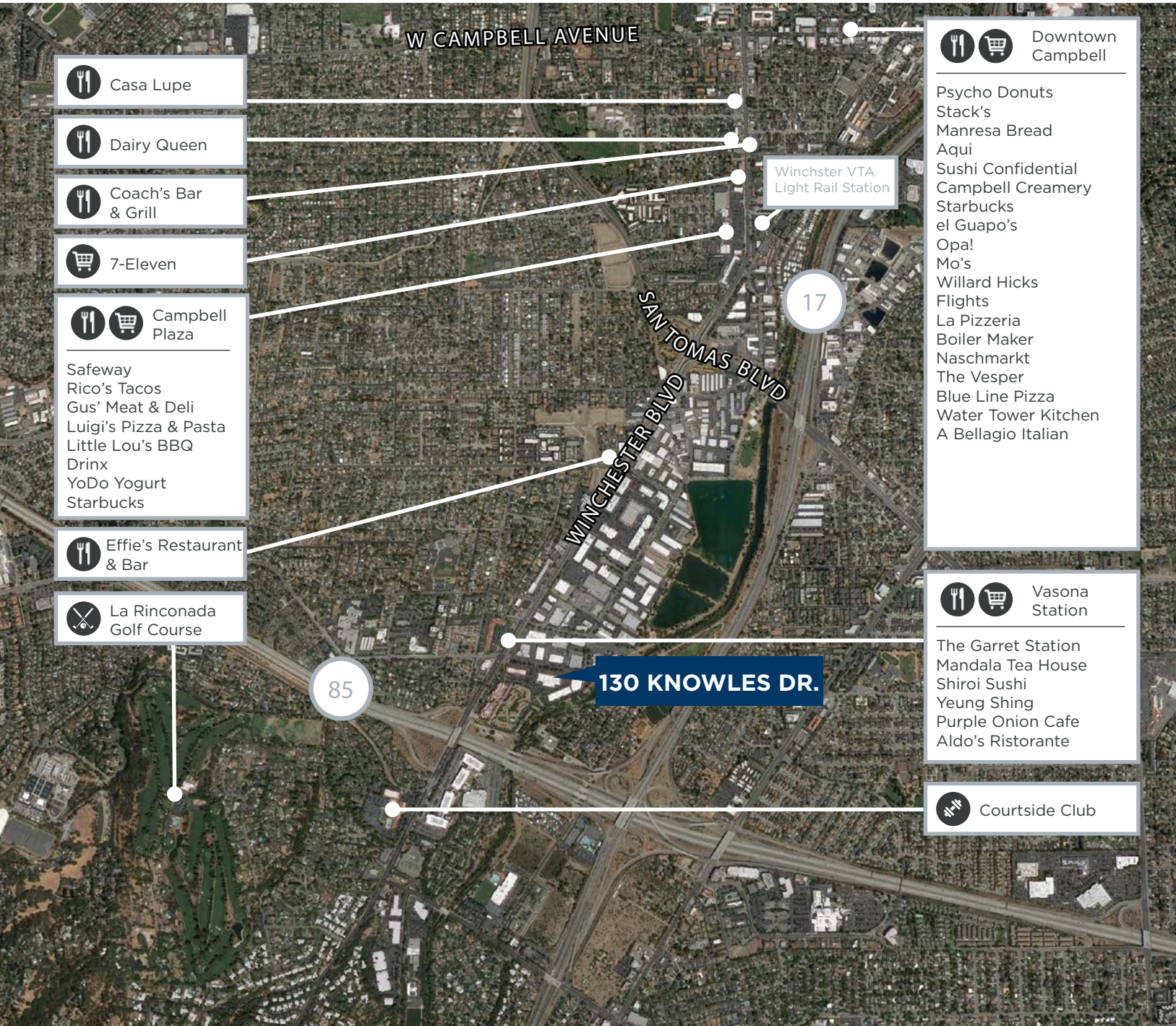
# FLOOR PLAN

±15,000 SF



# AMENITY MAP

## 130 KNOWLES DR.



Casa Lupe

Dairy Queen

Coach's Bar & Grill

7-Eleven

Campbell Plaza

Safeway  
Rico's Tacos  
Gus' Meat & Deli  
Luigi's Pizza & Pasta  
Little Lou's BBQ  
Drinx  
YoDo Yogurt  
Starbucks

Effie's Restaurant & Bar

La Rinconada Golf Course

Downtown Campbell

Psycho Donuts  
Stack's  
Manresa Bread  
Aqui  
Sushi Confidential  
Campbell Creamery  
Starbucks  
el Guapo's  
Opa!  
Mo's  
Willard Hicks  
Flights  
La Pizzeria  
Boiler Maker  
Naschmarkt  
The Vesper  
Blue Line Pizza  
Water Tower Kitchen  
A Bellagio Italian

Vasona Station

The Garret Station  
Mandala Tea House  
Shiroi Sushi  
Yeung Shing  
Purple Onion Cafe  
Aldo's Ristorante

Courtside Club



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## LOS GATOS, CA

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