

SARATOGA

12930-12980 SARATOGA AVE | SARATOGA, CA

12600 - 12980
Saratoga Office Center

PREMIERE WEST VALLEY R&D / OFFICE

ROGER FIELDS

(650) 327-2014 OFFICE
(650) 207-1610 CELL
RFIELDS@PENINSULALAND.COM

PARKER FIELDS

(650) 327-2014 OFFICE
(650) 208-9979 CELL
PARKER@PENINSULALAND.COM



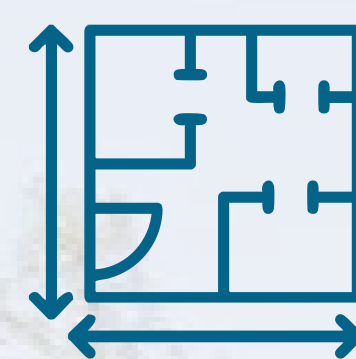
PROPERTY HIGHLIGHTS



NEW MARKET READY
WORK COMPLETE



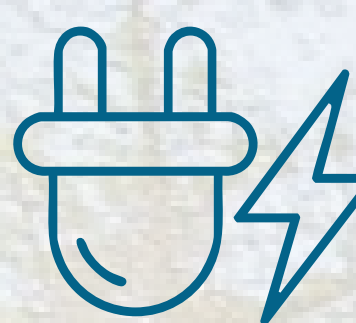
FLEXIBLE LEASE
TERM AVAILABLE



OPEN FLOOR PLANS



NEW UPGRADED
LANDSCAPING
UNDERWAY



UP TO 1,200 AMPS
EACH BUILDING



1 MIN DRIVE TO
HIGHWAY 85



PARK LIKE SETTING



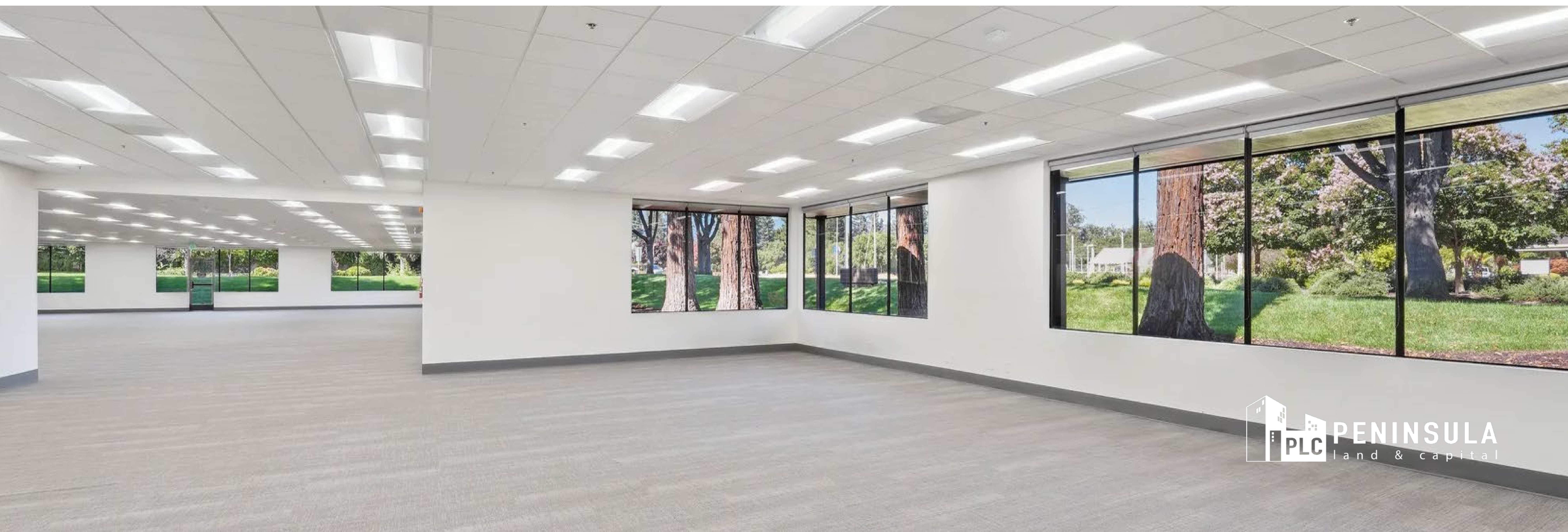
MONUMENT
SIGNAGE AVAILABLE



AT&T DEDICATED INTERNET, BUSINESS FIBER
(BROADBAND SERVICE), AND COMCAST BUSINESS
INTERNET (COAX) AVAILABLE. COMCAST DEDICATED
INTERNET (FIBER) - CONSTRUCTION REQUIRED 2-3 MONTHS



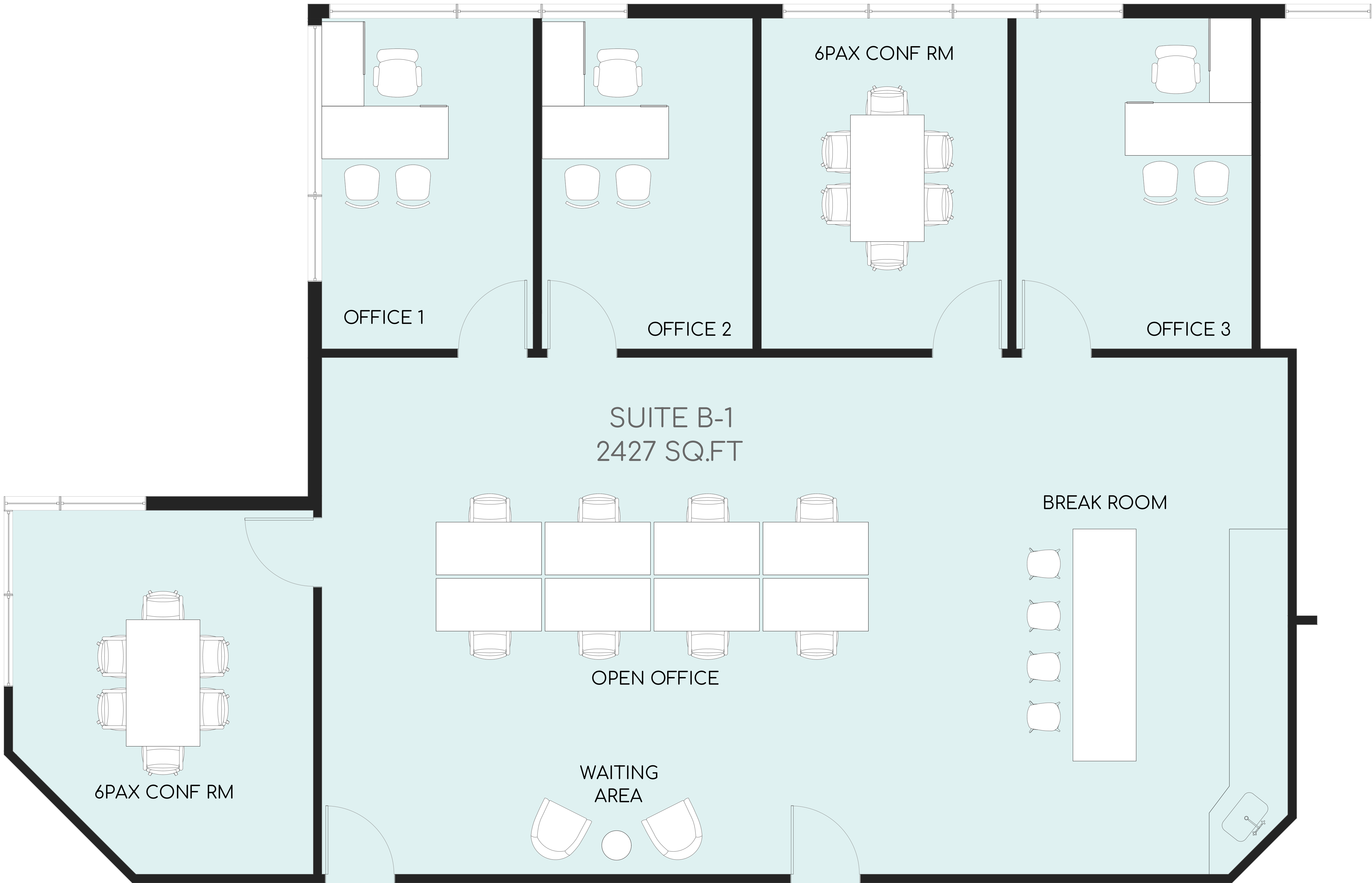
SARATOGA OFFICE CENTER
SARATOGA, CA



FLOOR PLAN

SUITE B-1 | 2,427 SF

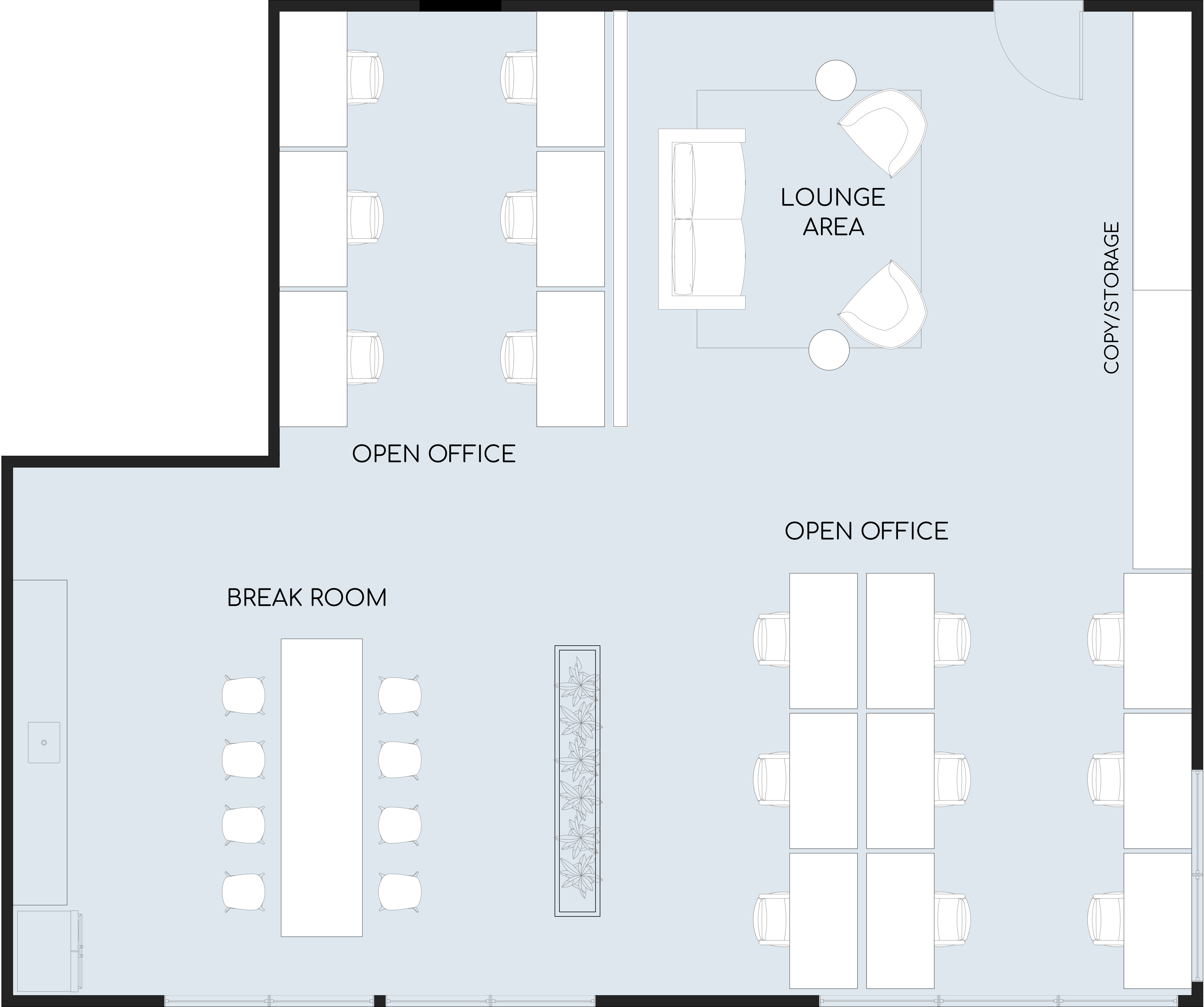
SARATOGA OFFICE CENTER
SARATOGA, CA



FLOOR PLAN

SUITE C-6 | 1,630 SF

SARATOGA OFFICE CENTER
SARATOGA, CA



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

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

5

Prospect Rd

Prospect
High School

3

1



2

Campbell Ave

Saratoga Ave

Cox Ave

4

Cox Ave

Quito Rd

McCoy Ave

85

Saratoga Ave

Saratoga

WESTGATE CENTER

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

Westmont
High School

SURROUNDING AMENITIES

West Valley
College

Fruitvale Ave

**FOR MORE INFORMATION, PLEASE
CONTACT THE LISTING AGENTS:**

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