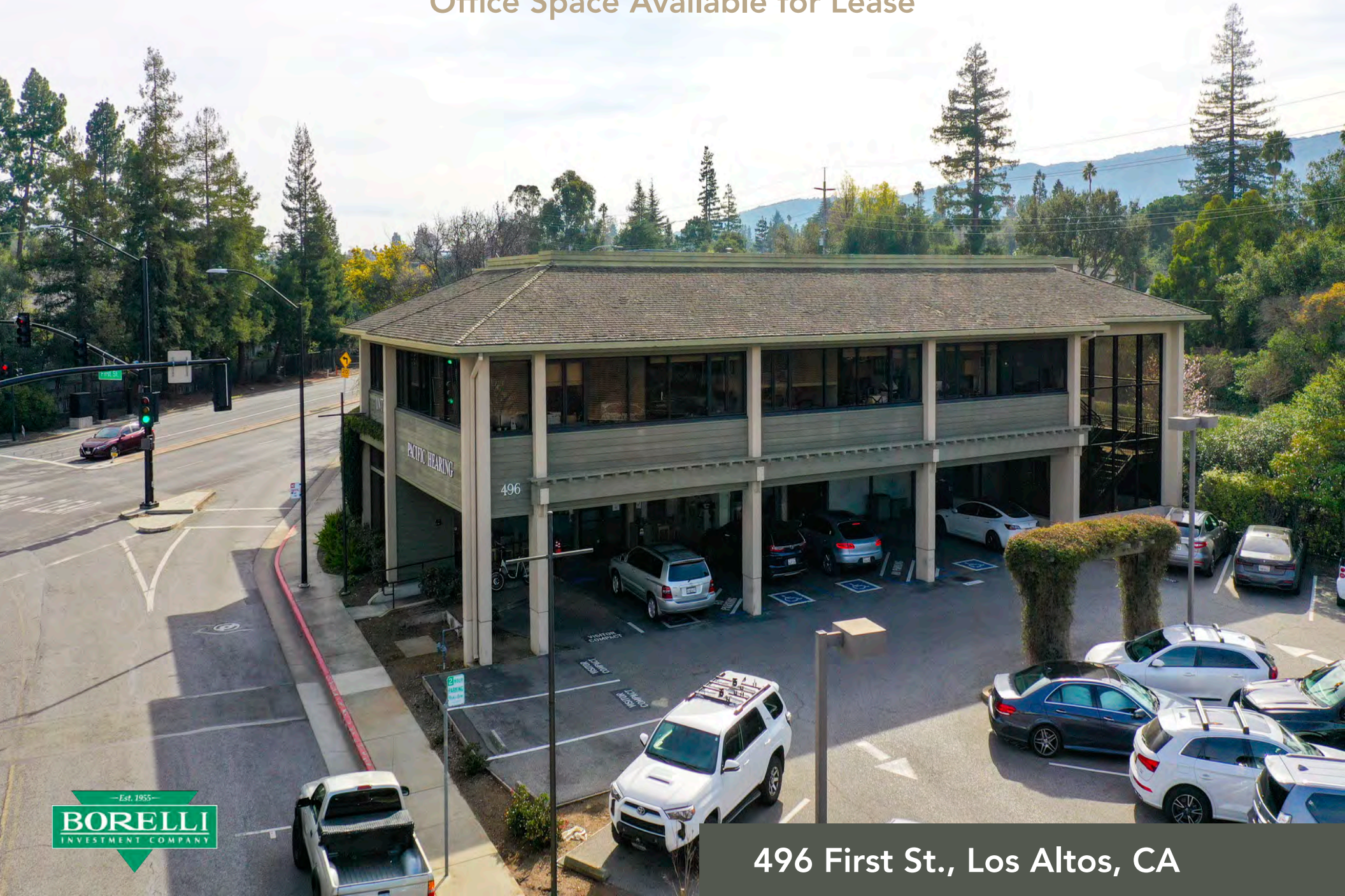


LOS ALTOS GATEWAY

Office Space Available for Lease



496 First St., Los Altos, CA

THE PROPERTY



20,000+ RSF

Convenient location at Foothill Expressway & San Antonio Rd.

Ample on-site parking

Common area restrooms

Walking distance to many major retailers & dining options

Monument signage available

Buddy Parsons
President
408.453.4700x116
buddy@borelli.com
LIC. 00754782

Contact us for more information

Lee Jatta
Senior Vice President
408.453.4700x140
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The statement with the information it contains is given with the understanding that all negotiations relating to this purchase, renting, or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable. Offering subject to change.



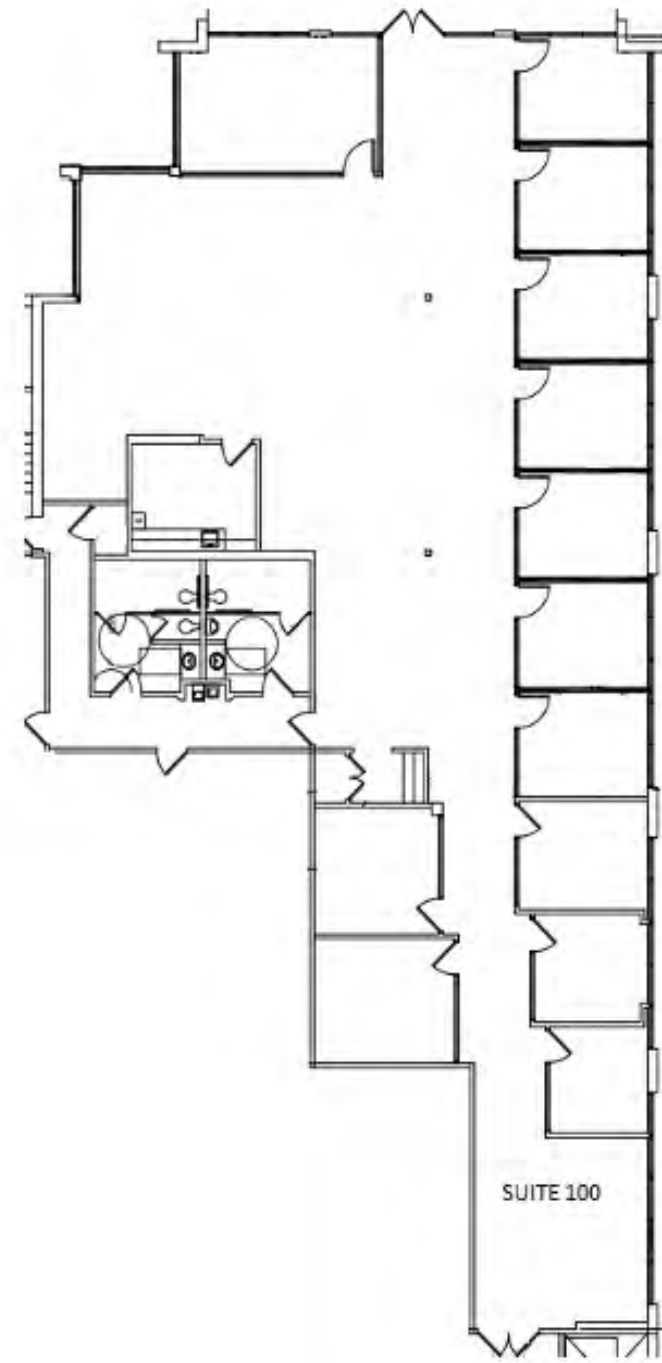
SUITE 100

5,115 RSF

Available Now

For the first year of occupancy, the effective rate is \$5.21/RSF/month NNN, based on a minimum three-year lease.

- Class A office suite
- Double door glass front entry, with reception counter and built-in cabinetry
- Executive corner office
- Large corner conference room with impressive glass line
- Conference room at suite entrance
- 10 private offices, 9 with exterior glass lines
- Large open office area
- Kitchenette with upper & lower cabinetry, sink, & room for refrigerator
- Men's & women's restrooms
- Monument signage available

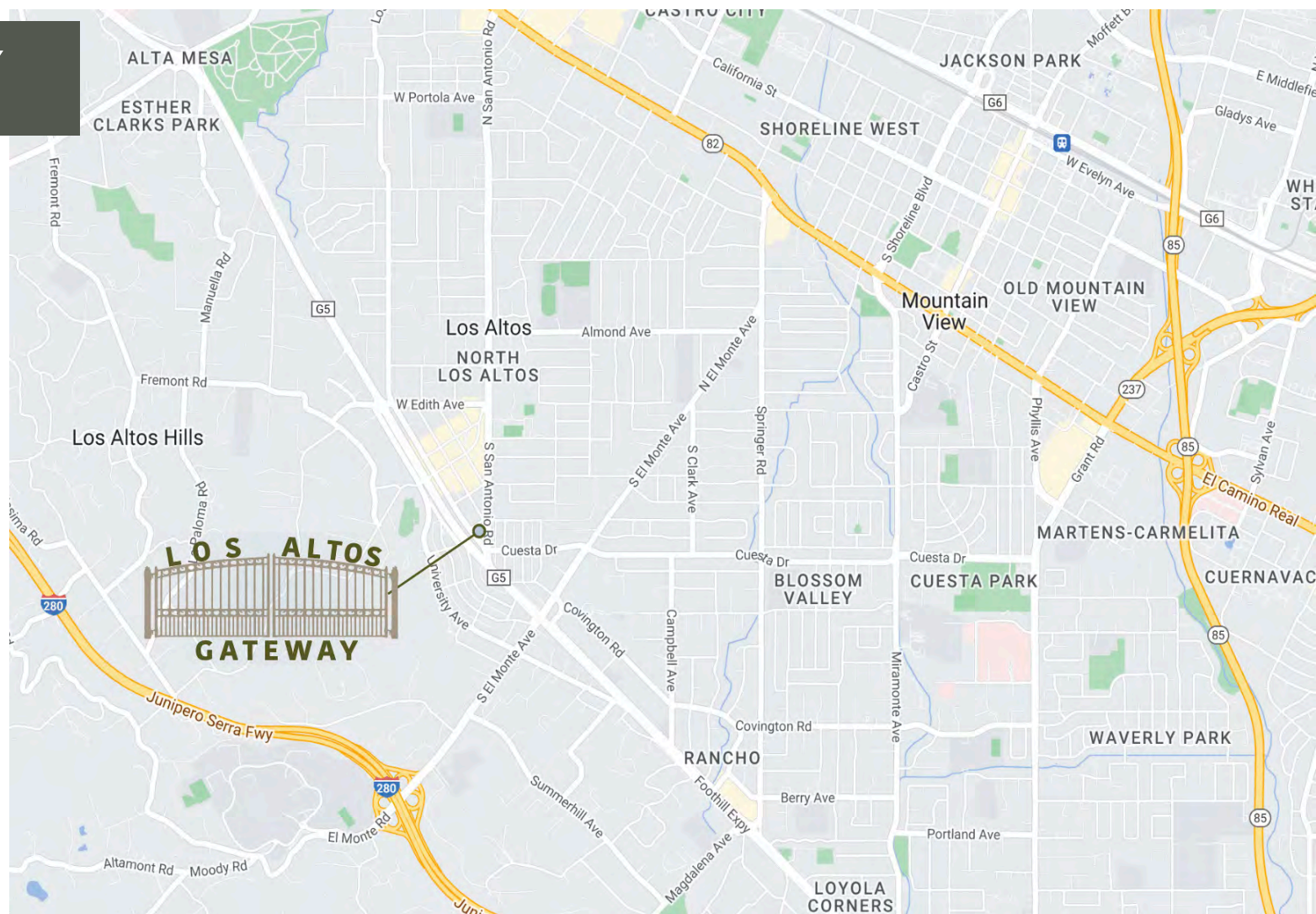


SUITE 100 GALLERY



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ACCESSIBILITY



Within Two Miles

30+

Restaurants
and Dining
Options

Round Table Pizza,
Sumika Grill,
Pompeii Ristorante,
Casa Lupe Mexican
Restaurant, etc.

15+

Banks and
Financial
Services

Bank of the West,
Chase Bank, Wells
Fargo Bank, etc.

10+

Cafes and
Bakeries

Red Berry Coffee
Bar, Peet's Coffee,
Starbucks, Rick's
Cafe, etc.

5+

Exercise
Studios and
Gyms

Yoga of Los Altos, Sky
Family Taekwondo,
Empowered Body
Pilates, etc.

Drive Times

Foothill Expressway

0.1 mi

Interstate 280

1.1 mi

Foothill College

1.6 mi

El Camino Real

1.9 mi

Highway 237

2.6 mi

Highway 85

3.4 mi



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LOS ALTOS GATEWAY

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Scan or click
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