

FREESTANDING R&D/CLEANROOM/LAB



101 COOPER COURT

Los Gatos, CA

±5,663 SF - ±18,011 SF For Lease

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PROPERTY HIGHLIGHTS



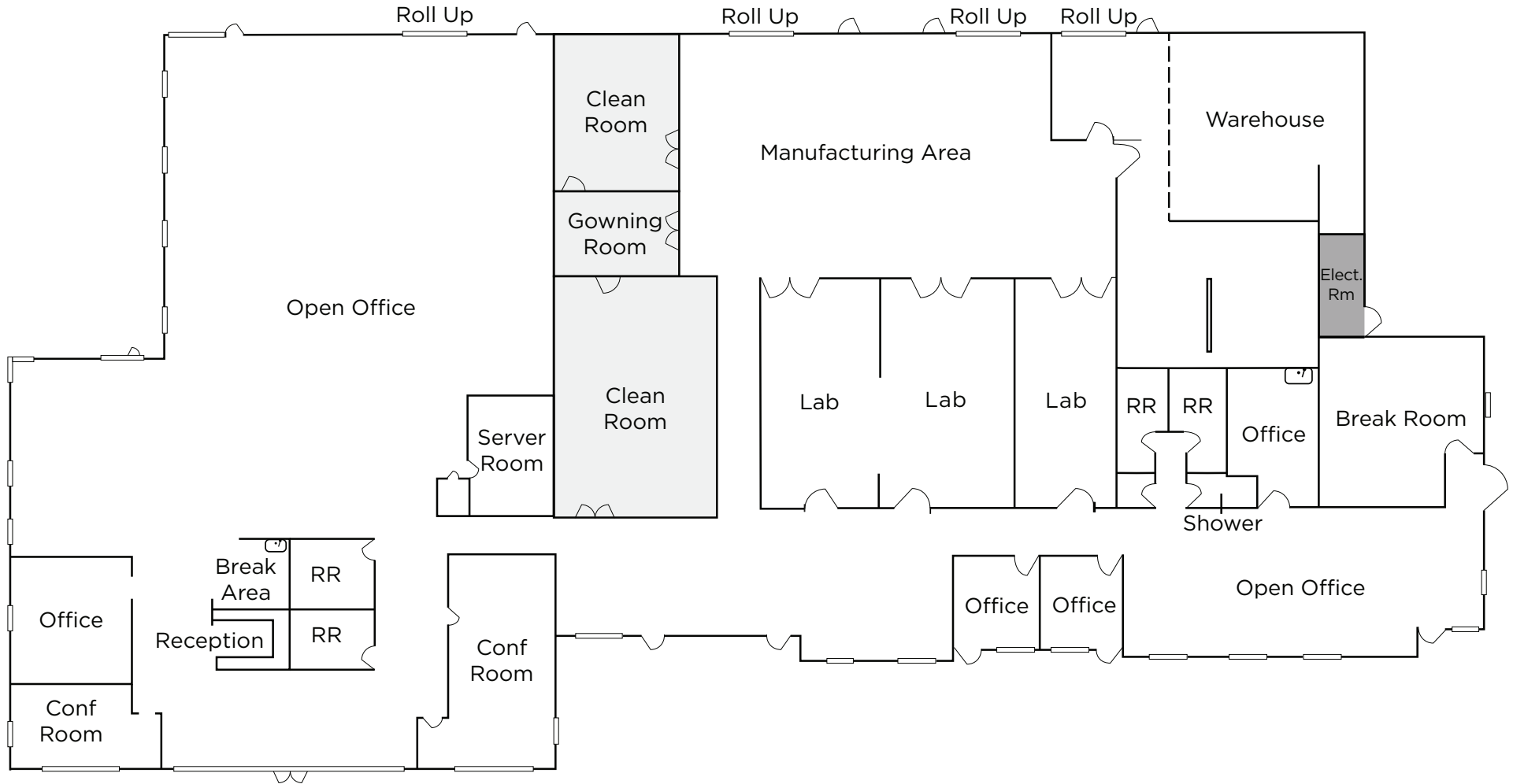
- Great Central Los Gatos Location
- Adjacent to Vasona Park
- Easy access to Highways 17 & 85
- Close to Retail and Restaurants
- Monument Signage on University Ave

- 2 ISO 7 Clean Rooms
- CDA & Compressors
- Multiple Lab Areas
- Manufacturing & Warehouse Areas
- Heavy Power - 1000 Amps

- 4 Roll Up Doors
- 16'+ Clear Height
- 3.3/1000 Parking
- Shower On-Site

FLOOR PLAN

±18,011 SF



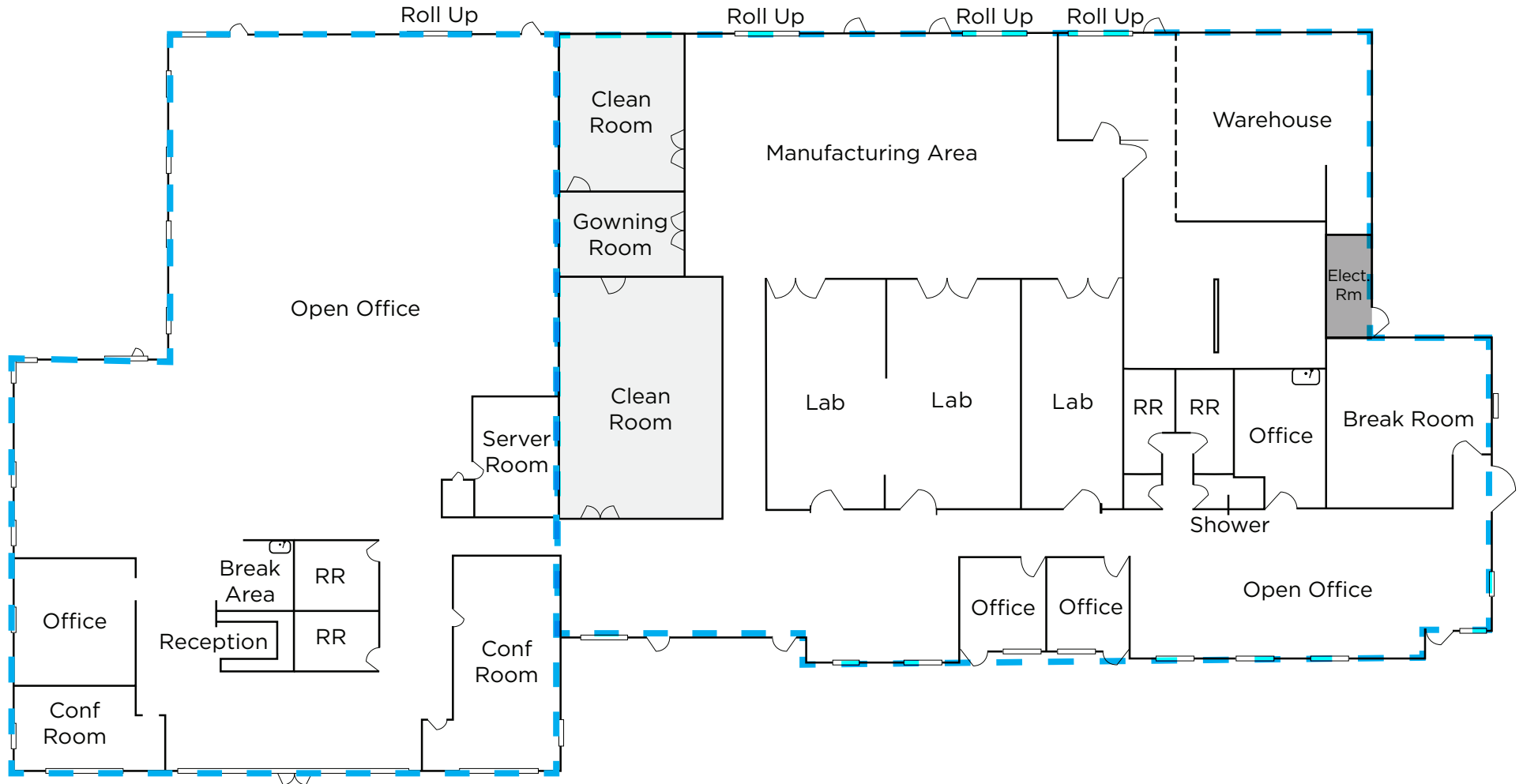
FLOOR PLAN

HYPOTHETICAL

DIVISIBLE TO $\pm 5,663$ SF & $\pm 12,348$ SF

$\pm 5,663$ SF

$\pm 12,348$ SF



AMENITY MAP



RESTAURANTS

- 1 Blue Line Pizza
- 2 Steamer's Grillhouse
- 3 The Lexington House
- 4 Gardino's Ristorante Italiano
- 5 We Olive & Wine Bar
- 6 The Palms
- 7 Loma Brewing Company
- 8 Forbes Mill Steakhouse
- 9 Dolce Spazio Gelato
- 10 Oak & Rye
- 11 Pedro's
- 12 Chin-Chin Wine Bar & Restaurant
- 13 Nothing Bundt Cakes
- 14 Enoteca La Storia
- 15 Starbucks
- 16 Sweet Pea's Café & Catering
- 17 Campo di Bocce
- 18 The Bywater
- 19 Los Gatos Meats & Smoke House
- 20 Subway
- 21 Taco Bell
- 22 Togo's Sandwiches
- 23 Peet's Coffee
- 24 Starbucks
- 25 Chipotle Mexican Grill
- 26 Firenza Pizza
- 27 Philz Coffee
- 28 Viva Primavera
- 29 Happy Hound
- 30 Jack in the Box
- 31 Classic Burgers of Los Gatos
- 32 Lou's Restaurant

RETAIL

- 1 Apple Los Gatos
- 2 GAP
- 3 U.S. Bank
- 4 Wells Fargo Bank
- 5 Bank of America
- 6 Chase Bank
- 7 Walgreens
- 8 Petco
- 9 Safeway
- 10 The UPS Store
- 11 Wells Fargo Bank
- 12 7-Eleven
- 13 Wells Fargo Bank
- 14 CVS
- 15 Bank of America
- 16 Pier 1
- 17 Whole Foods Market
- 18 Rite Aid
- 19 Citibank
- 20 Nob Hill Foods
- 21 Chase Bank
- 22 FedEx
- 23 Hertz
- 24 O'Reilly Auto Parts

COMMUNITY

- 1 Old Town Center
- 2 Los Gatos Community Foundation
- 3 Los Gatos DMV
- 4 Los Gatos Police Department
- 25 The UPS Store
- 26 Trader Joe's
- 27 AAA Los Gatos



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