

# GROUND FLOOR MEDICAL / DENTAL SUBLEASE

265 CRESTVIEW DRIVE, SANTA CLARA CA 95050



## PROPERTY HIGHLIGHTS

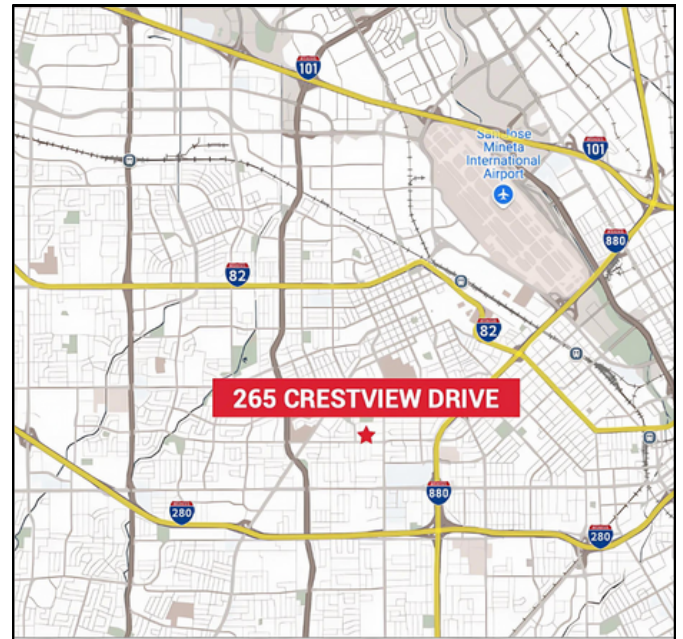
- **Ground floor office**, ideal for medical/dental use
- **Portion of the space available for sublease**, w/ shared access to select common areas (see floor plan)
- **Neighborhood setting** with convenient access for patients
- **Corner location on Pruneridge Ave** with high visibility
- **Easy access** to Highway 101 and Interstate 880
- **Ample parking**

## AVAILABLE

- ±1,000 RSF

## LEASE RATE

- \$3.75 MG
- Flexible lease term



260 Los Gatos-Saratoga Rd., Los Gatos, CA 95030  
Lic. 01902032 | 408.217.6000  
www.healthmedrealty.com

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**For Further Information, Please Contact:**

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# FLOOR PLAN

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## FLOOR PLAN LEGEND

**Green:** Available spaces for sublease

**Orange:** Shared lab and sterilization room (if sublessee is a dentist)

**Reception/Waiting Room:** Shared with all subtenants



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