

MOVE IN READY

# PREMIERE WEST VALLEY R&D / OFFICE SARATOGA



## AVAILABLE SPACES

### 12930 SARATOGA AVE

Suite C | ±2,427 SF  
Suite D1 | ±8,229 SF

### 12980 SARATOGA AVE

Suite A | ±6,806 SF  
Suite C | ±10,392 SF  
MOVE IN READY

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Peninsula Land  
and Capital

**NEWMARK**

 **Kidder  
Mathews**

 **PENINSULA**  
land & capital



# PREMIER SETTING

Positioned 1 minute from highway 85 and steps from numerous retail, restaurant, and entertainment options, Saratoga Office Center provides tenants with a convenient location combined with flexible space options. Surrounded by trees and greenery, multiple outdoor gathering areas promote collaboration or spaces for quiet reflection.



## PROPERTY HIGHLIGHTS



New market ready work complete



Flexible Lease Term Available



AT&T Dedicated Internet, Business Fiber (broadband service), and Comcast Business Internet (Coax) Available. Comcast Dedicated Internet (Fiber) - Construction required 2-3 months



Open Floor Plans



New Upgraded Landscaping Underway



Park Like Setting



Up to 1,200 Amps each building



1 Min Drive to Highway 85

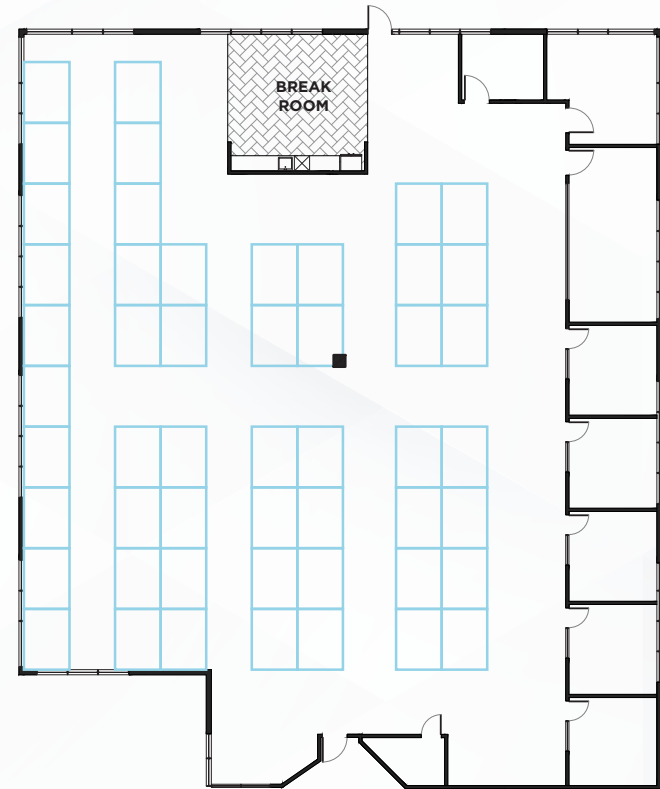
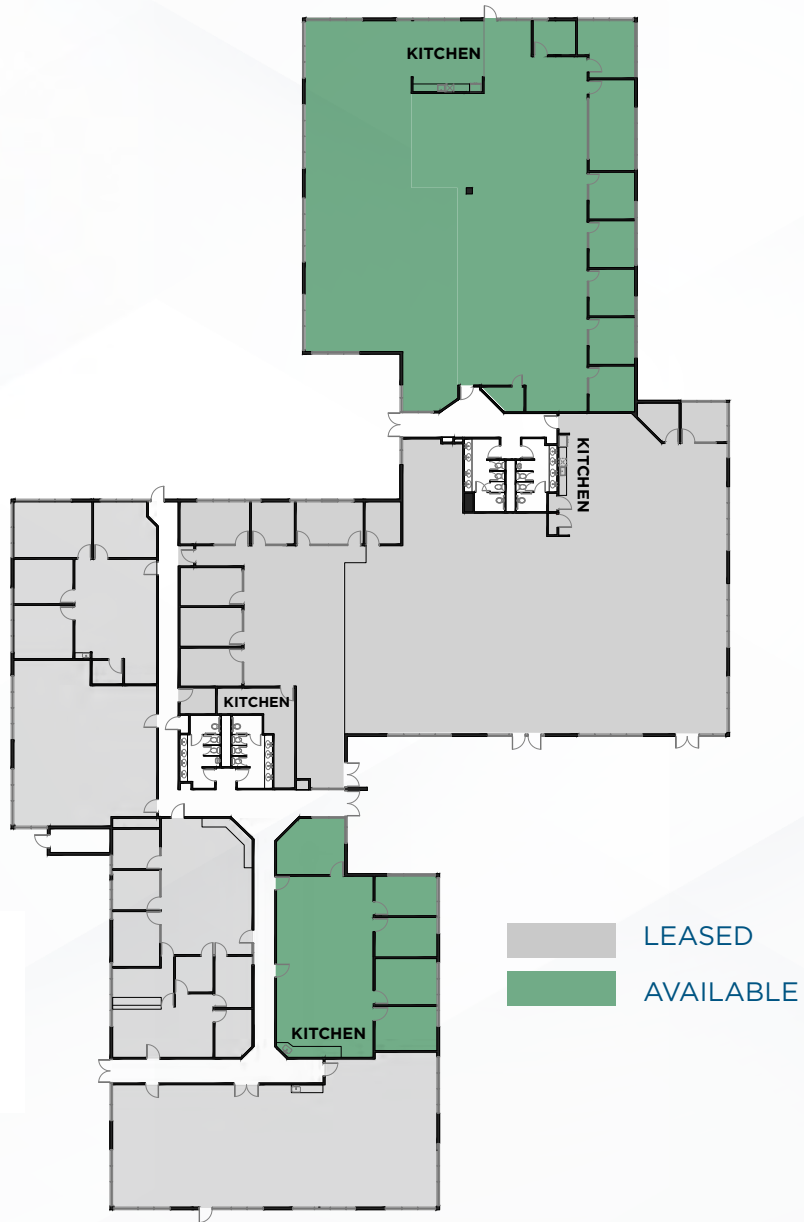


Monument signage available



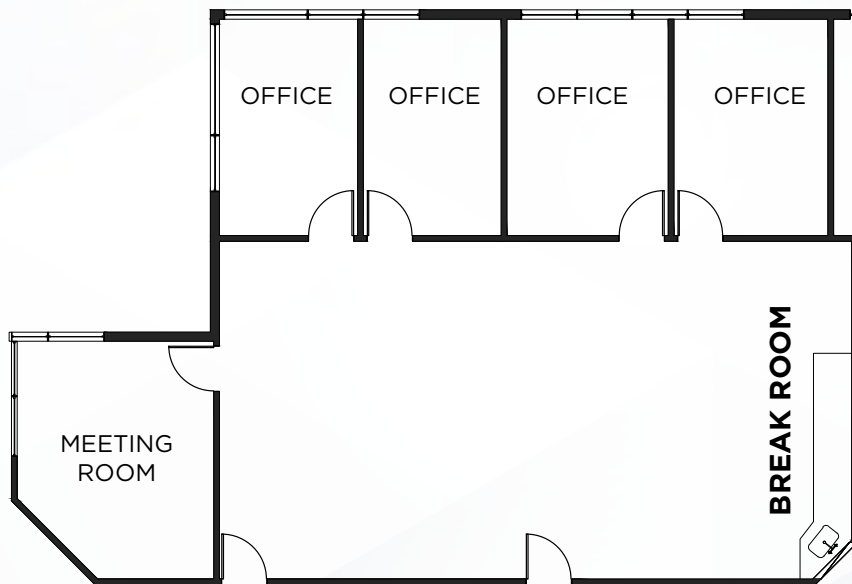
# FLOORPLAN

12930 SARATOGA AVE | SUITE D1 | ±8,229 SF

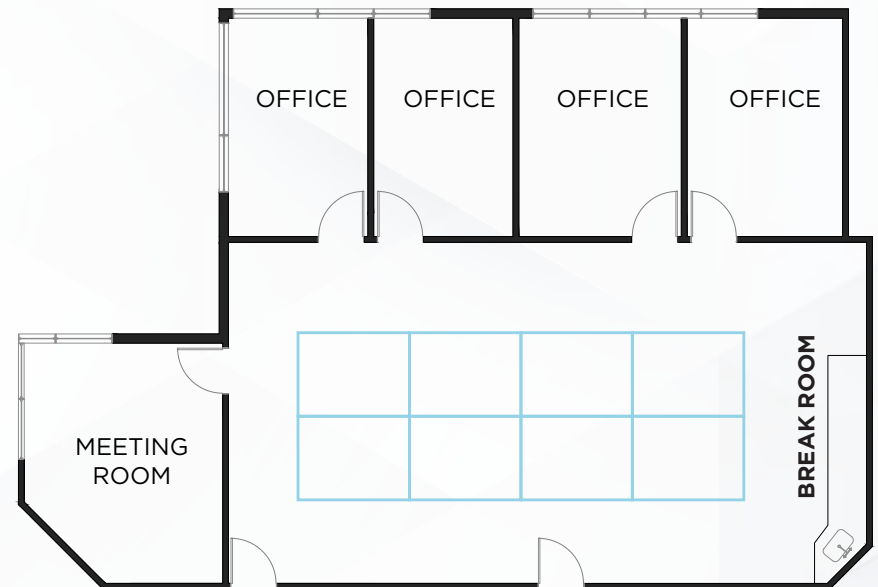


# FLOORPLAN

12930 SARATOGA AVE | SUITE C | ±2,427 SF



## HYPOTHETICAL FURNITURE PLAN

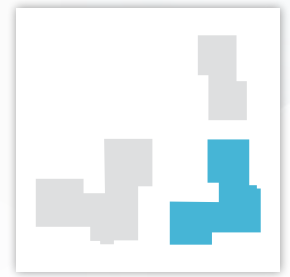


- 8 6x8 WORK STATIONS
- 4 OFFICES
- 1 LAB / CONF ROOM
- 1 BREAK ROOM

# FLOORPLAN

**12980 SARATOGA AVE** | ±17,198 SF  
**AVAILABLE NOW**  
MOVE IN READY

Suite A ±6,806 SF  
Suite C ±10,392 SF



**View Virtual  
Tour**

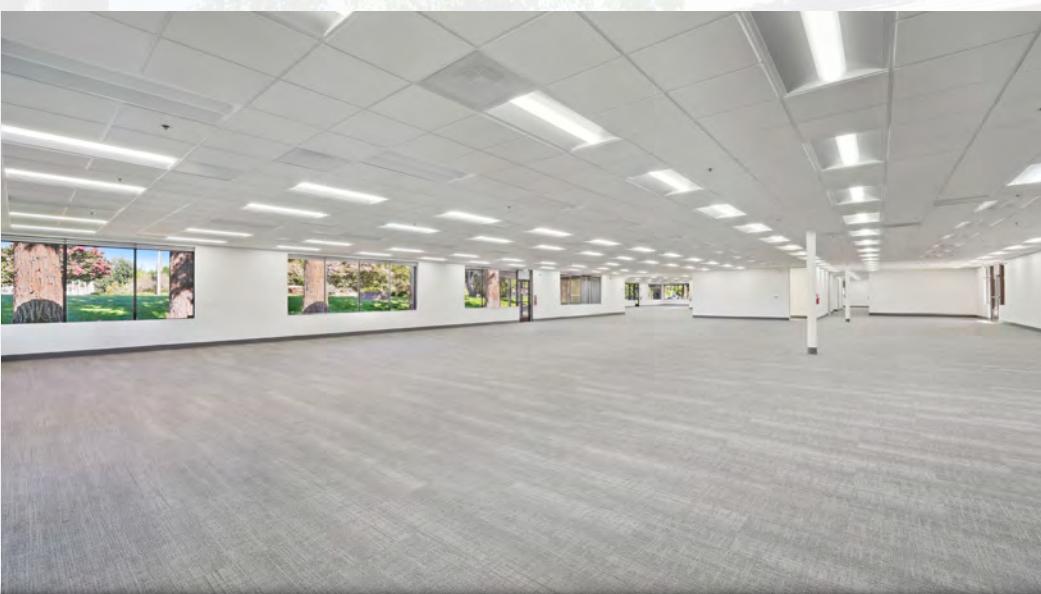
Floor Plan is not to scale

\*This is a Conceptual Floor Plan.  
Furniture and Phone Booth are not provided by Landlord.



# NEW INTERIOR

12980 SARATOGA AVE





# PHOTO GALLERY





# PHOTO GALLERY





**12930 SARATOGA AVE**

Suite C | ±2,427 SF  
Suite D-1 | ±8,229 SF

**12980 SARATOGA AVE**

Suite A | ±6,806 SF  
Suite C | ±10,392 SF  
MOVE IN READY

Featuring  
**AMPLE PARKING: 3.5/1000**  
**22 EV Parking Stations**



12930



12980

33% of Signage

COX AVENUE

SARATOGA AVENUE



## 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      | <b>COMING SOON:</b> |
| Five Guys     | Tomatinas       | Costco              |



# SARATOGA

OFFICE CENTER

## EL PASEO DE SARATOGA

- |                |                     |
|----------------|---------------------|
| Citibank       | Petco               |
| Jamba Juice    | REI                 |
| Red Robin      | Noah's Bagels       |
| AMC Theatres   | Peet's Coffee       |
| Pizza My Heart | Panda Express       |
| Ulta           | Wells Fargo         |
| Tabu Shabu     | <b>COMING SOON:</b> |
| Fire Wings     | Whole Foods         |
| 575 Miishein   |                     |

## WESTGATE CENTER

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

## DOWNTOWN SARATOGA

- |                      |                      |
|----------------------|----------------------|
| 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      |                      |



# SARATOGA

## RENEWED WEST VALLEY R&D / OFFICE

±2,427 SF UP TO ±27,584 SF AVAILABLE

3055 Olin Avenue, Suite 2200, San Jose, CA 95128

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**NEWMARK**



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