



FOR LEASE

404 Saratoga Avenue

404 SARATOGA AVENUE
SANTA CLARA, CA 95050

BUILDING SIZE (SF)

21,114 SF

LEASE RATE

\$2.75

LEASING PROMOTION

\$1.95 Full Service for the first year

*Minimum 3 year term

**Space must be leased as-is

***Lease must be completed by December 31, 2026

PROPERTY HIGHLIGHTS

- Suites divisible to $\pm 2,629$ SF & $\pm 7,371$ SF
- Extensive glass line and elevator served
- Close to San Tomas Expressway and Hwy 280
- AT&T fiber & server room with racks and cooling
- Next to Pruneridge Golf Club
- 4/1,000 parking ratio
- Available now (call to tour)

For more information, please contact:

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Director

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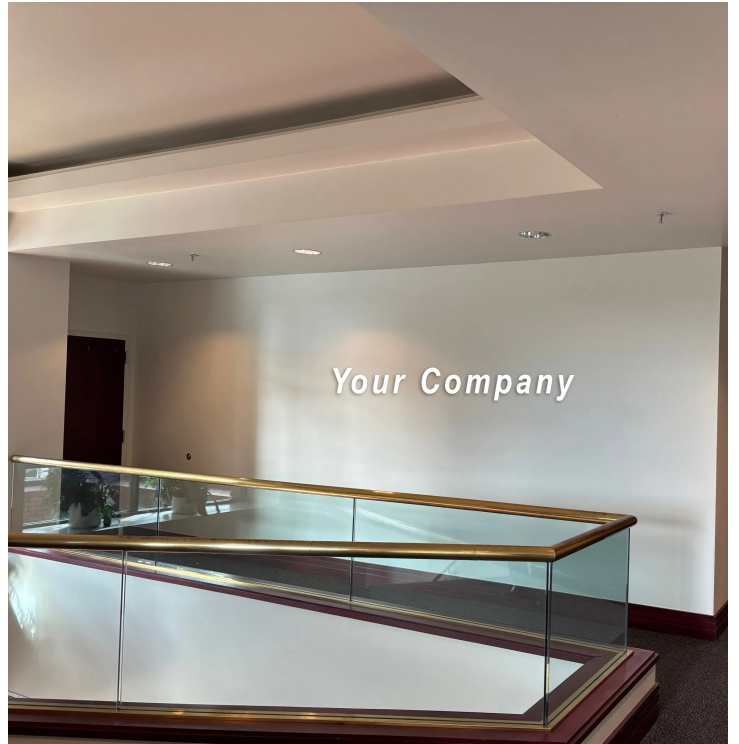
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NEWMARK

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NEWMARK

(Not to Scale)

Suite 201 - ±2,629 SF

- 4 Offices
- 1 Media Room
- 1 Storage

Suite 200 - ±7,371 SF

- 12 Offices
- 1 Medium Meeting Room
- 1 Large Meeting Room
- 1 Kitchen



*Hypothetical furniture plan

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