

SARATOGA

OFFICE CENTER

±11,000 - ±22,642 SF

Unique West Valley Freestanding R&D Building

NEWMARK

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Peninsula Land and
Capital

PROJECT HIGHLIGHTS

SARATOGA
OFFICE CENTER



CA 85
1/4 Mile Away



Flexible,
Open Floorplan



Amenity Rich with
Shopping Center
Next Door



3.5/1000
Parking



Desirable
Park-like Setting



±22,642 sf
Divisible to
±11,000 sf

LOCATIONAL AERIAL

SARATOGA
OFFICE CENTER

Shopping
Center

BUILDING ONE
12980 Saratoga Ave
±22,642 SF
Divisible ±11,000 sf

85

ABUNDANT AMENITIES

West Valley Shopping Center

Smart & Final, MOD Pizza, Ogisan Ramen, BevMo!, Sprouts, Amarin Thai, Five Guys, Chipotle, Pop Pot & Tea, Happy Lemon, House of Bagels, Ike's Love & Sandwiches, Tomatinas, Boudin Bakery, Slapfishm Trader Joe's, Omaha Steaks, FedEx Office, Bank of America

Quito Village

Starbucks and Ruby's Tamales Y Mas

El Paseo De Saratoga

Citibank, Mimi's Cafe, Jamba Juice, Rubio's, Red Robin, AMC, Pizza My Heart, Ulta, Tilly's, Petco, REI, Noah's Bagels, Peet's, Panda Express, Wells Fargo

Westgate Center

Starbucks, Smashburger, Sushi Boat, Gen Korean BBQ House, Gap Outlet, Old Navy, Justice, Nordstrom Rack, J. Crew, Luggage Center, Michaels, Target, Veggie Grill, Gong Cha, Ella, Vitamin Shoppe, Buffalo Wild Wings, Men's Warehouse

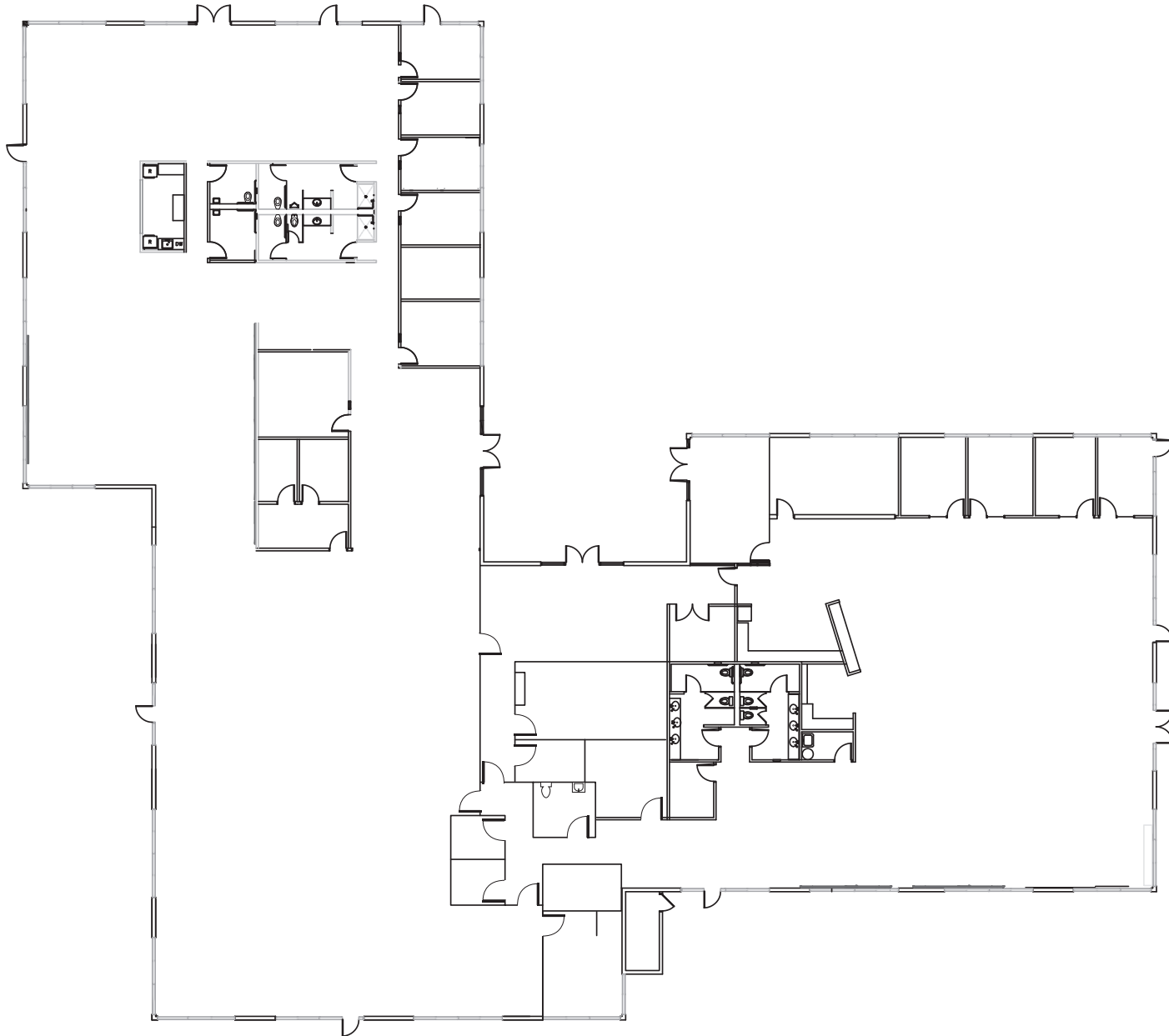
Downtown Saratoga

Cafe Pink House, The Basin, East Coast Alice, Echo Shop, La Fondue, Plumed Horse, Masu Japanese Bistro, Hongs Gourmet, Florentine Trattoria, Gluten Free Gourmet, Uncorked, Relish Gastro Pub, Stiletto's Wine Bar, Bai Tong, Bella Saratoga, Hachi Ju Hachi, Hero Ranch Kitchen, Big Basin Cafe, La Mere Michelle, Bank of America, The Barn Owl, Floral Fantasia, Rockin' Kidz, The Bank, The UPS Store, Indo Cafe, Mint Leaf Cuisine, Wells Fargo Bank, Juice Plus, Starbucks, Minicakes by Tasha, Big Basin Burger Bar, Santorini Wine & Beer Garden, Bell Tower Bistro & Patisserie

SARATOGA
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Saratoga

PROPOSED FLOORPLAN



PARK-LIKE SETTING

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